



**OBSOLESCENCE and RENOVATION**  
**20th Century Housing in the New Millennium**

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**Abstract / Initial Proposal Form:**

**1. Paper / Proposal Title:** Maintenance Of Revalued Residential Neighborhood: Levend Case

**2. Format:** Verbal Presentation / Written Paper

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**6. Abstract (300 words):**

Levend neighbourhood of Istanbul was developed under estate investment with 4-phase development which had been directed by the "Real Estate and Credit Bank of Turkey" and designed by Arch. Prof. Dr. Kemal Ahmet Aru and Arch. Rebii Gorbon. The Levend settlement (1st , 2nd and 3rd phases) consists of single storey and duplex housing units with gardens, which were designed as distinct and adjacent forms. In addition to the aforementioned typologies, in the 4th phase, mono and row housing blocks were also constructed. Levend settlement which was constructed according to

a plan, carries an archetype of garden houses evidently. The houses were defined in terms of social housing during the so-called build-and-sale period. The 2nd, 3rd and 4th stages of the neighbourhood were realized due to the rising demands of habitants.

Later on, against the the corruptive actions of some business companies that had started to buy dwellings in the neighbourhood, a union called "Çağdaş Levent Derneği" was established. The union's operations and attempts provided the neighborhood to be declared as "Urban Conservation Area" in 2008 (13.05.2008 dated, 3047 numbered decree). This declaration means that the dwellings on the neighborhood can be used conveniently to the development plan and the commercial functions in the "Turkish Real Estate and Credit Bank" area will not be allowed. The commercial buildings (e.g. banks) that are located in the residential area had started to move to the commercial areas in the neighborhood. The relocation of commercial functions had also caused some dwellings to become abandoned. Levent, once a social housing settlement, now had high real estate value. This means that an innovative renovation and urban renewal plan should be considered to attract high class citizens to the neighborhood in terms of providing the residential maintainability . The paper aims to investigate aforesaid renovation and renewal proposals as well as maintaining the neighborhoods' architectural and historical values.

#### **7. Author(s) Biography (200 words maximum for all authors):**

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