

# Proposal for the Revitalisation of the Walled City Famagusta

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*The life condition is reflecting to the walled city development day by day. After the establishment of Eastern Mediterranean University (EMU) in 1986, the Famagusta started to develop the north side of the walled city outside. Then, the walled city spoilt, lost the life ness and attraction. According to these, the main aim of this paper; is to analyze the urban problem of walled city Famagusta and to prepare proposal for the revitalization of walled city. Then, the study authors will investigate general characteristics of the walled city defined under these different analysis (SWOT, Lynch, Figure Ground....etc.). After these analysis created a scenario for the walled city revitalization. Connected to this scenario, one faculty of the EMU proposed to integrate the walled city. According to the historical and cultural importance of the city, decided the faculty of arts integrated to city. Main aim of these decisions is to gain the city life ness with the university department and students. One the other hand, cities closed to the sea and the harbor. Other part of the scenario consisted to improve tourist attraction to the walled city.*

*Key-Words: Urban Problem, Revitalization, Conservation, Walled City, Famagusta, North Cyprus*

## 1 Introduction

The main aim of the research is to analyze the urban problem of walled city Famagusta and to develop proposal for the revitalization of walled city. Additionally, it will identify common urban problems which are seen in the walled city. Furthermore, the study authors will investigate general characteristics of the walled city under these different titles. (Location of Famagusta and Topographical Features of Famagusta, History of the city according to the Historical sources and identity of walled city Famagusta). On the other hand, urban problems of Walled city Famagusta will be examined under these heading (Physical problem of walled city Famagusta, Economical Problem of Walled city Famagusta, Socio-Cultural Problem of Walled city Famagusta, Time Affects to the Famagusta.) According to these analyses a proposal will be produce for the revitalisation of the walled city Famagusta.

## 2 Problem Formulation

### 2.1 Problem Definition

A basic feature of the problem is that the historical cities in North Cyprus are spoilt. To solve this problem the first thing that must be done is to examine the source of the problem. Over centuries, the walled-city of Famagusta has been ruled by different civilizations- the Byzantines, Louisianans, Venetians, Ottomans, British,

Turks and the Greeks. Intermingling cultures resulted in a distinctive historical and cultural heritage which makes up the unique identity of the historic city. During the historical process, the unique identity of the walled-city of Famagusta was seriously endangered according to changing conditions; such as political, socio-economical, and demographic and cultural. The walled-city with its unique identity and character is losing its importance and the demand to the city is decreasing day by day. Most important reason for this is the establishment of the university. Because the university creates a separate attraction point for the whole city and the development of the city is directed towards the university. Due to this development, these new housing and recreational areas are developing around the university campus area. As a result, the walled-city lost its competitive advantage over the new developing districts of the whole city which offers more contemporary standards against the needs and demands of the inhabitants. In order to transmit the historical and cultural heritage to the future generations, the walled-city needs a revitalization process. Because, it faces with decay and deterioration as well as physical, functional and locational obsolescence. As the walled-city is not able to meet the contemporary standards needs, there is a functional obsolescence. On the other hand, the harbor lost its importance, which affects the walled-city in a negative way. The negative effects, which are the results physical and functional obsolescence, resulted with locational obsolescence in time. Consequently, the walled-city of Famagusta needs a revitalization process which involves both the

RENEWAL of the physical fabric and the ACTIVE ECONOMIC USE of the buildings and spaces in order to change the unfortunate fate of this unique historic place.

## 2.2 Method of the Study

In this research for the basic research methods will be provided which is selected for this research. The research type is the case study research. The case study research is a type of qualitative research. This type of research is produced from gathered data directly from individuals or community groups in natural environments. Famagusta walled city is selected as a pilot area for the case study.

## 2.3 General Information of Famagusta

### 2.3.1 Location and Topographical Features of Famagusta

Cyprus is the third largest island in the Mediterranean after Sicily and Sardinia, covering an area of 3,572 square miles [1]. The island is situated in north-eastern corner of Mediterranean Sea between latitudes 34 ° 33' and 35° 41' North and longitudes 32 ° 15' and 34° 35' east. It is about 40 miles from the coast of Turkey to the north, 60 miles from Syria to the east, 250 miles from Egypt to the south and 300 miles from the Greek islands to the west [2]. Famagusta is the second largest city in Northern Cyprus and the third largest city in Cyprus situated at the far eastern part of the Mesarya (Turkish for Messaoria) plain, hummocky and relatively confined around Nicosia, opens out to steppe-like dimensions as it approaches the long, gradual arc of Famagusta Bay (Fig. 1). This coast has been advancing slowly east over the centuries, with the courtesy flowing intermittently at best [3].



Fig. 1 Famagusta on the Cyprus Map [4].

### 2.3.2 History of the City According to the Historical Sources

The contemporary city was developed throughout eight

periods, which reflected political and architectural evaluation of the city. The early periods 648-1192 AD during the Byzantine period was thought to be the time of the emergence from a small fishing village or a town. With the crusade expeditions it was enlarged into a city particularly under the Lusignan period (1192-1489). Its rapid growth began after the establishment of the Christian Refugees from Acre in 1291 A.D. and very soon it became one of the richest and most important trading centers of the Levant [5]. The last Lusignan ruler Queen Catherine Cornaro abdicated and the sovereignty over the island was transferred to the republic of Venice [6]. The inhabitants lived and worked again under a feudal system of government similar to that of the Lusignan period. Heavy taxation, the decline in agricultural products and foreign trade had direct effect on Famagusta. A good number of the traders and others moved to Larnaca [6]. Cyprus was administrated by the Venetian until the beginning of the last quarter of the 16th century. Although in earlier times the Turks and the Venetian were in good relation there were some problems caused by Venetian pirate ships sometimes attacked the merchants or pilgrims' ships. This was continued until the ship of the Treasurer of Egypt, an Ottoman province than, was pilaged and his vessels was damaged. The growing power of the Ottoman Empire in Middle East and in the Levant forced them to enable their own security. After this event, Sultan Selim decided to take the Cyprus to provide the land safety. Then the Ottoman occupation, the practice of new administrative system and Islamic religion began in Cyprus and until Great Britain occupied the island ottoman rules continued in Cyprus. Then the Ottoman, Great Britain occupied the island under the provisions of the convention of Defensive Alliance signed on July 1878 between Britain and Turkey, negotiated by Lord Salisbury [2]. After the British period, new administration system started in the walled city. This was the municipality system and the first republic was produced between the Greek Cypriots and Turkish Cypriots, Walled city was administrated by Turkish Municipality. During this period after the Turkey's second piece operation, new period was started in Famagusta continued to administrative system. The Republic of Cyprus declared after the 1974 opened the gates of walled city and with a number of Turkish immigrants coming from all over the island.

## 3 Scenarios for the Revitalization of the Walled City

The scenario is based on restructuring, enhancement and Regeneration for the revitalization of the area. The key factors in this scenario should be the university and

tourism which are the flagship sectors in the development of the whole city. Besides; the university would fully utilize the physical and spatial potential of the area through its educational, residential and cultural activities. There will be a two-way revitalization process including education and culture. Restructuring and regeneration will involve in the process of revitalization.

**CULTURAL TOURISM:** The aim is to introduce and transmit the cultural heritage including the characteristics of different civilizations to the world. In order to achieve this, some existing buildings will be rest orated and converted to accommodate new uses by which they are able to avoid a functional obsolescence in the original use. These new functions will be workshops, open and closed museums and touristic residentials.

**EDUCATION:** Some departments of the university will be relocated in the walled-city which will contribute to the development of the cultural tourism and revitalization of the walled-city. In order to meet the needs of students, inhabitants and tourists, and to make the walled-city a 24-hour living place, some additional functions are necessary such as; recreation, housing, shopping etc.

**SEA:** As the walled-city is close to the sea, some new functions will be added to integrate the city with sea.

**CULTURE:** Some cultural functions that are not present in the Famagusta will be added which can contribute to the development of the revitalization process. As a result, when all these factors are considered, the walled-city will be a 24-hour living and an internationally recognized place.



Fig.2 Figure ground plan of Walled City Famagusta

The central Square is a place of rest and many cultural and political activities. What makes this area so special is the historical background, plus the various cafes that are continually livable area of the walled city Famagusta nowadays. The beauty of the square has been developed even more after brand new construction of side walkways around the square in which no vehicle allowed. The Situation of the character did not randomly construct medieval city. Main important evolution was started from the center of the city. According to these important explanations the city's most famous buildings and the useful buildings were situated at the city square (center) [7]. In the central square the visitor can also find the most famous buildings St. Nicholous Cathedral and Venetian Palace. These are the landmarks of the walled city Famagusta (Fig.3).

## 4 Analysis of the Existing Situation of the Walled City Famagusta

### 4.1 Urban Identity

The street pattern and the urban fabric of walled city Famagusta define a high dense, organization of houses with similar characteristics. The urban pattern, narrow and irregularly organized streets are lined with houses of one or two storey (Fig.2). The plan organization of open, semi-open and closed spaces of the residential units together with their façade designs represent the social life-style of the residents due to climatic as well as cultural factors.



Fig.3NicholousCathedral [7].

In the historic period which explained above historical background parts of the reports, coffee kiosk, bedesten (which means the fabric market) located in the square of the city. Nowadays, city square's importance is still continuing but most important differences than the previous period the city square only live the days time and previous times the city center were livable twenty four hours. The city center is dominated by a piazza and its surroundings by the dominated historical buildings. On the other hand, identity of the pattern in Famagusta walled city is extracted from the aesthetic value of its irregular streets and square surrounded/defined by houses/buildings of traditional/historic character, and the

existence of a variety of old buildings for different functions and architectural characteristics defined in various time periods in history under different cultures. Thus, there is not only aesthetics or visual continuity but also a continuity of cultural memory within the city pattern (Fig.4).



Fig. 4 Transportation Analysis

Within the lost space analysis were determined the lost space areas. These areas have a potential for propose new function (Fig.5).



Fig. 5 Lost Space Analysis

After these; determinations a existing Lynch Analysis was prepared. Main aim of the Lynch analysis is to define the most suitable place for the new functions (Fig 6). In this analysis; walled city Famagusta nodes, paths, land marks, edge and district divisions are define. Firstly, vacant part of the city determined (1 in Fig.6). (This part of the city consisted traditional buildings of the city.) Second district of the city produced from the education and sport (2 in Fig.6). Then the residential part of the city shown is as the third, forth and sixth part of the fig. 6. Traditional core of the walled city shown as the number five on the (5 in Fig.6).And the last district eight showed the offices and vacant part of the city. (8 in Fig.6).

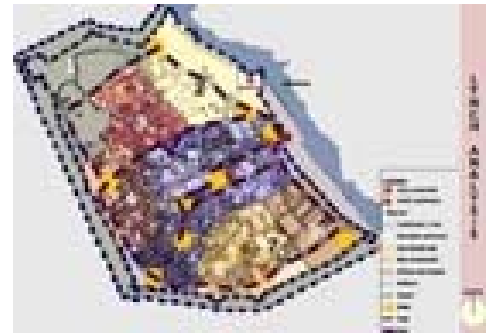


Fig. 6 Lynch Analysis

#### 4.2 Swot Analysis

SWOT Analysis is an effective way of identifying our Strengths and Weaknesses, and for examining the Opportunities and Threats in selected area. This will help us to focus on our strengths, minimize weaknesses, and make the greatest possible advantage of opportunities available. According to these information's we were examined today's condition of the walled city under three different titles, Natural Environment, Socio Economic Situation and Built Environment.

	STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS
NATURA ENVIRONMENT	Monumental Tree, huge old trees	Inadequate green area	Empty spaces and moat	Environmental pollution
	Existing Vegetation	Vacant lands	Sea	Remains of the shed in harbor
	Topography		Wind energy	
	Natural Archeological Site		Spaces close to gates	
	Climate			
	Fresh Air			

Table 1 Natural Environment SWOT Analysis

	STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS
SOCIO ECONOMIC SITUATION	Low Rent of the House	Decreasing of the real owners	Financial supports for restoration of the buildings	Existing resident moved from outside of the walled city
	Traditional neighborhood relations	Lack of the city culture	Low level of obsolescence	Embargoes
		Insufficient supports commercial a	Some existing func tourism, culture even in low level	Low level of tourism and touristic activities
		Lack of 24 hours liveliness	M.t.g	Increasing level of vacancy
		Low quality environment	D.a.u cultural center and samtay vakfi	Changing occupiers-users

Table 2 Socio Economic Situation SWOT Analysis

BUILT ENVIRONMENT	STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS
	Traditional tissue sequence of small traditional shops	Buildings in poor condition	Variety of buildings and functions	Vacant buildings
	Existing of buildings and Monuments (especially, othello castle and cathedral)	Visual Pollution (sign boards, air antennas)	Degree of robustness of some buildings. bandabulya, storage buildings etc...	Incompatible exterior and interior spaces
	remains of the different periods and culture	Contrasting building	Post office next to the main gate	Existance of harbor as it is
	fortification walls and gates	No accessibility to the sea	High density housing regions	Losing identity
	street pattern with high accessibility	Incompatible paving material		Vehicular traffic

Table 3 Built Environment SWOT Analyses

### 5 Proposal for the Revitalization of the Walled City

The proposal is improved based on the analysis of walled city Famagusta (SWOT analysis, Lost Space Analysis, Figure Ground, Transportation) to improve the proposal. Considering these analysis, the scenario of the proposed project in relation to Famaguta walled city is based on the main aim of: Encouraging both physical and economic revitalization through the creation of a student accommodation quarter of regional statues, remove the university department in to walled city, a tourist destination of national status, and enchaining the quality of life for the local community. According to the above aims we analyze all walled city’s today’s conditions defined and decided which functions will be given to existing buildings. After the main decisions of the new functions for revitalization of the walled city, we proposed new land use according to the above decisions. Below (Fig.7) divided into seventh different parts which showed as seventh different number. These are symbolizing new functions.



Fig.7 Proposed Land use

Part number one of the city proposed to educational use. Then part number two of the city proposed as recreational usage. Studio type houses for the student of the EMU showed as the number three and the other residential usage of the city showed as number four. Then the number five of the city which situated the main entrance part of the city used as the commercial use. Number sixth, showed the office parts of the city and last part which showed as number seventh used as the entertainment. As a result new divisions of the city, all functions which are used by the students and the tourist settled in a walled city after restorations. These give the new urban identity for the old city core. According to the new functions of the city some of the street’s name changed connected to the new functions like as the “Florists Street, Bookshops Street...etc.” After finished the general decisions, Fig. 8 showed all new functions which will be added to the walled city and showed as the continuity of the same functions after the restoration of the buildings or new infill project for the city.



Fig. 8 Proposed Functional Diversification

According to the above Fig.8 part number one of the city proposed functional transformation and restoration. Then part number two of the city proposed a new function. Existing function with restoration showed as the number three. Then part numbers four of the city including an existing residential function with restoration and additional function. Number fifth part of the city proposed an infill green area. Then the sixth side of the city proposed a used existing function with restoration. Number seventh places of the city proposed new functions for the vacant parts and the restoration for the existing buildings. Part number eight of the city proposed a new functions and number ninth of the city proposed a used existing function without restoration. Last parts of the city number tenth proposed as area for new building and function.

### 6 Design Proposal for Experimental Area

After the whole city analysis and determinations; it is decided to selected experimental areas in a city and integrated Eastern Mediterranean University Faculty of Arts in to the walled city. According to these decisions, new designs proposals improved. Today’s veterinary building and the storage buildings restored and gained

new functions. These are used as the new department's studios and classroom. Around these studios and classrooms designed as the semi-open and open places like as the open amphitheatre. Existed open cinema rest orated and used. According to the university department needs one of the new buildings designed. This building consisted faculty members offices, restaurants, exhibitions halls for winter...etc. Workshops areas were designed to gathered university students and the inhabitants together. After the existing building restoration, gives new functions like as the hotels, cafes and bars. Main aims of these functions are to change to communicate the inhabitants, student and tourists. One of the other important reflections of the new project to the city women's club. In this clubs inhabitants women made a local hand-made and create a design and sold these in new open-bazaars. These new clubs were designed at the back side of the existing buildings which showed as the above (Fig. 9)



Fig. 9 Design Proposal for sample area



Fig. 10 Design Proposal for sample area

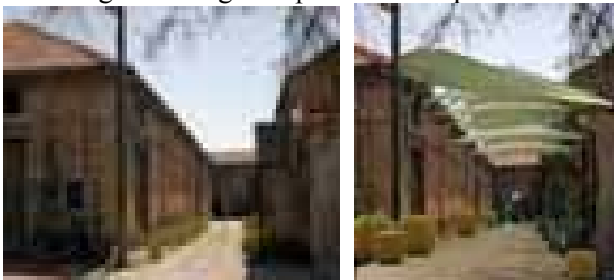


Fig. 11 Design Proposal for sample area



Fig. 12 Design Proposal for sample area

## 7 Conclusions

The development and revitalization of Famagusta walled city project will be produced from the Eastern Mediterranean University. The local and central authorities should primarily make conservations and created economical conditions for this project. On the other hand this project investigates generally all parts of the city revitalization for the old city live twenty four ours in a day. Nowadays municipality and the UNDP (United Nations Development Project) had a special offer for the city some part but its not suitable to revitalize the all city. Because revitalizations project must be improve all around of the city not focused on the special part. They must analyze general conditions or communicate the university and use this project for revitalization of the general city.

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