

The Impact of the Urban Development Process on City Silhouette: Visual Conflict Between Kırşehir TOKI Housing and Rural Settlements



Sedanur BİRİNCİ ¹

Şevval ERGİNDÖĞAN ²

Olcay Türkan YURDUGÜZEL ³

¹ Yozgat Bozok University, Yozgat

² Yozgat Bozok University, Yozgat

³ Yozgat Bozok University, Yozgat

¹ birinciseda98@gmail.com

² ergindogansevval@gmail.com

³ otyurduguzel@gmail.com

ABSTRACT

In the process of urban development, the differentiation of the physical fabric often leads to the reshaping of identity and silhouette through new planning decisions. It is well-established that settlements where the traditional fabric consists of small-scale, low-rise building units—and where planning decisions favor open spaces—possess a user-oriented character. Consequently, the fabric forming the silhouette of such settlements is more sensitive to topography, climate, and vegetation. However, building density increases in line with the growing population during the development process. While this intensification applies to various urban functions, the most significant increase occurs in residential buildings.

Whether produced by individuals or the state, housing developments are known to exceed existing building and usage densities based on demand. Although these productions allow for open spaces and landscaping in their site layout decisions, their massing and height (gabari) are shaped by the prevailing regulations of their respective periods.

Within the scope of this study, a comparative evaluation is conducted between the mud-brick (adobe) dwellings in Kırşehir's Bağbaşı Neighborhood and the TOKI (Mass Housing Administration) housing projects. Kırşehir, a mid-sized Anatolian city, is a settlement with deep historical roots. The qualified structures that define the city's identity and silhouette are monumental buildings dating back to the Seljuk Period; thus, the city is characterized as a "Seljuk City." The TOKI housing units built in the Bağbaşı Neighborhood were produced in three phases and are currently in active use. The area where these structures were built was shaped by the demolition of traditional mud-brick houses, which reflected the city's heritage.

Positioned between the city center and Kırşehir Ahi Evran University, this settlement has undergone significant silhouette changes following the construction of TOKI housing. In an

area where the traditional residential fabric once consisted of maximum two-story houses with gardens, TOKI housing has emerged as a gated site development with floor counts ranging from 6 to 10. This study aims to discuss how these residential structures from different eras affect urban identity and the city silhouette. Furthermore, it intends to determine the shifts in housing usage habits resulting from the production of TOKI housing and to develop proposals for integrating new developments while preserving the traditional fabric during the urban growth process.

KEY WORDS:

Mud-brick Housing, TOKI Mass Housing, Kirşehir, City Silhouette, Urban Identity