A RESEARCH ON HOUSING IN ANKARA-TURKEY

Dr. Füsun Demirel

University of Gazi

Department of Architecture

Ankara

Turkey

ABSTRACT

The subject of this research contains an opinionnaire study and its results obtained from 30 houses in Ankara-TURKEY in which the people have middle and upper middle income so as to identify their favourites and criticsm about housing, regarding to their both houses and environment as well as to make the definition of ideal houses and environment. Totally 30 subjects of which 21 are female and 9 are male which represent middle and upper middle incomed people. The average age of the subjects whose age range vary between 21 and 70 is 41. In the study, firstly, the opinionnaire questions were prepared and the housing in which the middle and upper middle incomed people live were determined as socio-economic level to be examined. Next permission and time reservation were requested from the owner's of housing to implement the study. During the times which have been determined by the subjects, the following procedure has been followed reading of the opinionnaire forms by myself and recording of responses of the subjects exactly, drawing of reliefs and plans of house, taking pictures of outer views and surroundings of housings. Tendencies of users' against various conditions have been transformed into numerical values from 1 to 7 in a scale with 7 column. In the light of above information; Considering the country conditions it was observed that these housing were excessively large and were built for ostentation purposes, not for functional purposes. Usefulness, that is to say, design of house is in the bottom of the criteria list and it is not an important factor to choose the house, form another part of interesting findings of this study. Another significant result has been observed due to users desire about their house. Although the rising of design which was in 6th rank among the reasons to prefer a house was not an effective criteria on users' attitudes merely to have a house, this criteria was the 1st rank (87 %) among reasons due to the advantages that were provided for the users with respected to design and functionality as a result of meticulous studies of architects.Users' criticisms on their vicinity have shown variations according to their sexes.

As a result of this research that were initiated to define the ideal house and environment concepts; interesting and detailed data about users' tendencies in the scope of both house and settling are available in "Findings" part of this study. Rising of desing criteria which was the 6 th rank among criteria's to choose a house, to 1st rank has brought the following conclusion: since the users are not able to act consciously due to the consideration of the properly owing action much more important, the main duty here is performed by the planner. Hence, starting from the assumption that users living in housings are extremely sensitive to their houses and especially environments, provision of public participation via this kind of opinionnaire studies while creating new environments, may contribute to create such environments in which people can live.

1 METHOD

1.1 Subjects

Totally 30 subjects of which 21 are female and 9 are male which represent the middle and upper middle incomed people. The average age of the subjects whose age range vary between 21 and 70 is 41. The educational background of the subjects participated in the study in middle and upper middle incomed people is as follows: university students 10 %, graduates from high schools and equivalent schools 40 %, graduates from primary school, 3 %.

1.2 Procedure

In this study, firstly, the opinionnaire questions were prepared and the housing in which the middle and upper middle incomed people live were determined as socio-economic level to be examined. Next, permission and time reservation were requested from the owner's of housing to implement the study. During the times which have been determined by the subjects the following procedure has been followed: reading of the opinionnaire forms by myself and recording of responses of the subjects exactly, drawing of reliefs and plans of house, taking pictures of outer views and surroundings of housings. After having obtained the responses to the questions given in 30 opinionnaire forms, reliefs, plans, pictures, the data were thus recorded on to tables and the evaluation step has been initiated by drawing the scaled plans.

1.3 Findings

Tendencies of users' against various conditions have been transformed into numerical values changing from 1 to 7 in a scale with 7 column. These values refer to the following meanings: 1; undesired end (not pleasure, inadequate, small) 7; desired end (pleasure, adequate, large). Besides in crowdedness-solitude scale, 1 represents solitude and 7 represent crowdedness.

In the light of above information; the fact that among the reviewed housing, of which 83 % were high block of apartments, 17 % have 1-2 floors and 90 % were owner of the property, have an average areas of 127 m^2 and have 34 m^2 of usable area per person. This condition has showed that they are in better conditions than most of developed countries in terms of the housing size and are approaching to USA standards gradually. Considering the country conditions it was observed that these housings were excessively large and were built for ostentation purposes, not for functional purposes.

Since 90 % of the reviewed houses were owner of the property it was observed that our public is in general, very pleased with their houses together with the happiness of possessing a house although they have quite large number of objections to the attention they have to pay against the properties (53 % very pleased, 37 % quite

pleased, 3 % fairly pleased, 3 % neither pleased nor unpleased, 3 % fairly un- pleased) whereas when we come to the criteria in choosing their houses, the first reason is the desire to have a house (20 %), the second is the region in which the house is located and the third is the economic factors. Other factors according to their ratio orders are as follows: spaciousness (10 %), view (7 %), design-usefulness (3 %), some criteria of choice like hot water availability (3 %) and some other factors like outer appearance, detached house etc (28 %). It was highly appreciated that the view criteria was the 5th one among the criteria's used in house preference although the 83 % of the houses reviewed had quite large view and only one person living in one of the 5 detached houses had chosen this type of house as it was a detached one. Usefulness, that is to say, design of house is in the bottom of the criteria list and it is not an important factor to choose the house.

In terms of the height preference; it is observed that 77 % prefers to live in houses with 1-2 floors, 16 % in houses with 5-8 floors, 7 % in houses with 9-15 floors and none of them prefers to live in houses with 3-4 floors.

67 % of the subjects have considered the largeness of windows of reviewed housings which has really large windows, as normal, 53 % above-normal levels and none has considered the largeness of windows under normal.

In addition, we have observed a non-sense contradiction, since 10 % of subjects have given a response to the questions "How large do you wish the windows to be? 10 % of subjects have complained prom the excess of parapet walls (houses with wide area view were including the 5 % of this) and 3 % have desired the windows to have double glass.

Another significant finding was the following: although the first rank (27 %) among the complaints of the subjects regarding to their house was occupied by the largeness of house, the factor was the 4th rank (10 %) among reasons to prefer suitable house. This situation therefore, shows that users have choosen their houses unconsciously just to satisfy their needs to have a houses unconsciously just to satisfy their needs to have a house without considering the future results.

Another significant result has been observed due to the users' desire about their house. Although the rising of design which was in 6th rank among the reasons to prefer a house, was not an effective criteria on users' attitudes merely to have a house, this criteria was the 1st rank (87 %) among reasons due to the advantages that were provided for the users with respected to design and functionality as a result of meticulous studies of architects. It was also observed that view criteria was the 2nd rank by getting votes of 10 % although where the house is located which was in 1st rank among reasons to prefer a house (3 %) has decreased to 3rd rank.

It was an interesting point that elevation of house which is an extremely important criteria for architects. Outer appearance of houses has not attracted the attention of 28 % of subjects, so far 31 % of subjects did not like the outer appearance of houses, 14 % neither liked nor did not like and 17 % did not like the elevation of the houses.

When they were asked to make the definition of ideal house; 87 % of subjects desired to have detached house with garden and 7 % of users which are, at present,

residing in high block of apartments mentioned that they met with their ideal house and the rest 6 %, on the other hand, mentioned that they dreamed to reside in high block of apartments.

Subjects have desired the following materials as floor covering: 63 % wood, 33 % wall to wall carpet covering and ceramic-covering in wet places. As far as observed, 40 % of the subjects desired wall paper, 23 % plastic painting, 13 % lime painting and 10 % oil painting. 83 % of the subjects told that they liked their area view, 7 % mentioned that they did not deal with the area view and 10 % told that they did not like it. Similarly, 40 % of users considered the housing settlement around of them as solitude, 33 % as normal and 27 % as crowded.

In addition, when we come to the point "How do the users wish to arrive their houses?"; 80 % of the subjects desired to arrive up to the front of their home by car and 20 % desired to park their car in a car park which was located out of the settlement region and to continue towards their homes via walking on any road, reserved for pedestrians. But, it was observed that 10 % of the subjects choosing the latter alternatives had no car. It was also observed that there was a need for one car park for each 1,5 houses in settlements.

It was considered highly appreciable that responses to the questions "How close you wish the motor-way to be to your house" were given as good by 73 %, as for by 13 %, and close by 13 %, for distances changing between 20 and 200 m.

In Ankara, 63 % of housings in which people have middle and upper-middle income have desired to see parks which include green areas, tea-houses and recreational areas, in vicinity of their houses. 16 % of the subjects whose majority are males have mentioned that they wish to see the green areas around themselves as forest in which walking is merely possible, 13 % as forest in which both garden functions and walking facilities are possible, 4 % as visual green area and 4 % has mentioned that they did not need common green areas.

Users' criticisms on their vicinity have shown variations according to their sexes. Males have, for example, considered the building crowdedness and elevations more negatively as compared to females. The concentration point of criticisms was, by 33 %, the inadequate amount of sports ground. Their complaints are according to rank order, as follows; 27 % inadequate amount of kindergartens, 23 % inadequate amount of green areas and pedestrian ways, 10 % crowdedness, irregular building elevations and parking of cars on side-walks, 7 % deficiency of car parks, unpaved roads, and inadequateness of street illumination systems.

70 % of subjects have responded the question "How is your ideal environment?" as an environment containing green areas, sport grounds and recreational facilities; 20 % of them as an environment having no high and crowded buildings and whose roads are all paved; 3 % such an environment having high buildings; and 7 % are desiring such an environment whose garbage cans are hidden and which is well illuminated and to which schools and shopping centers are not too far.

3 DISCUSSION

The purpose of this study was as it is mentioned at the beginning, to determine the desire and criticism of people residing in housings in Ankara-TURKEY, make the definition of ideal environment designing both in macro and micro levels.

At the end of this study it is released that it is not possible to identify and formulate the feelings of people by such a definite lines and that this process is based on extremely different dimensions than it is expected since, Turkish people do not criticise their houses and in general, state that they are pleased with their houses, due to the importance they pay against real estate. They are, however, criticising the inadequateness of sport grounds, kindergartens and green areas and irregular urbanisation by paying excessive interest to their own environment.

4 CONCLUSION

Rising of design criteria which was the 6th rank among criteria's to choose a house, to 1st rank has brought the following conclusion: since the users are not able to act consciously due to the consideration of the properly owning action much more important, the main duty here is performed by the planner. Hence, starting from the assumption that users living in housings are extremely sensitive to their houses and especially environments, provision of public participation via this kind of opinionnaire studies while creating new environments, may contribute to create such environments in which people can live.

5 REFERENCES

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APPENDICES

APPENDIX 1. OPINIONNAIRE FORM

THIS PART WILL BE FILLED BY A PERSON WHICH DOES OPINIONNAIRE

1- Name, Surname:

2- How many stories are there in the building?

3- In which storey do they live?

4- At which side do they live (front or back)?

5- How is your view of the building?

6- Are they owner or not?

7- What is the price of the building or rent price?

PERSON	M/F	AGE	EDUCATION	OCCUPATION	DO YOU HAVE A ROOM BELONGING TO YOURSELF
FATHER	…….	…….	…….……..	…….……..	…….……..
MOTHER	…….	…….	…….……..	…….……..	…….……..
GRAND MOTHER	…….	…….	…….……..	…….……..	…….……..
1st CHILD	…….	…….	…….……..	…….……..	…….……..
1nd CHILD	…….	…….	…….……..	…….……..	…….……..
3rd CHILD	…….	…….	…….……..	…….……..	…….……..
OTHER PERSON	…….	…….	…….……..	…….……..	…….……..

8- Can you explain the reason why you prefer this house?

9- Do you want to live in low-rise or high-rise building?

    1-2 stories**......,** 3-4 stories**......,** 5-8 stories**......,** 9-15 stories**......,**

10- To which extend do you like your houses

    Like…….., …….., …….., …….., …….., …….., …….,Unlike

11- Which parts of your house do you like?

12- What is your opinion about the decoration material in your house?

13- What do you think about elevation of your house?

14- What is your ideal house?

15- How do you go to your home?

    a) by walking along the pedestrian ways, …….

    b) by car to the front of the house, …….,

16- How do you find the location of your house?

    Crowded …….., …….., …….., …….., …….., …….., …… Separate

17- What is your critics about green fields?

18- What is your critics about your environment?

    a)- density of the buildings…….,

    b)- high of the buildings …….,

    c)- green fields…….,

    d)- sport fields…….,

    e)- play fields…….,

    f)- pedestrian ways…….,

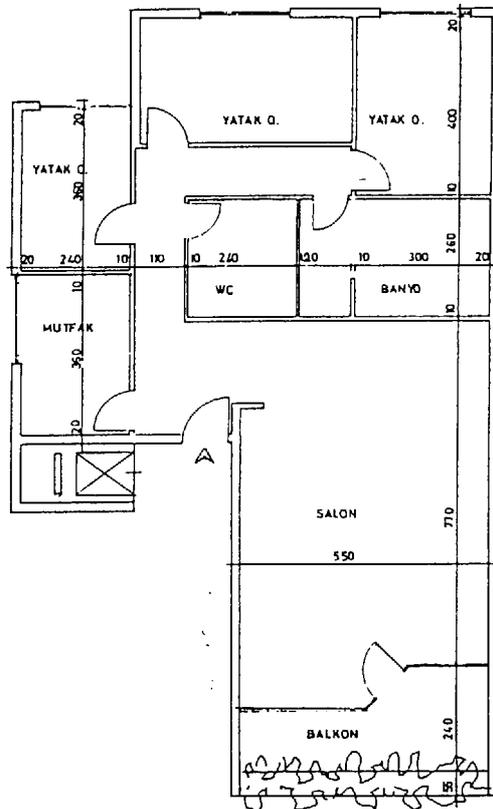   g)- motor-ways…….,

19- What is your ideal environment?

APPENDİX 2. THE PLANS OF THE HOUSES
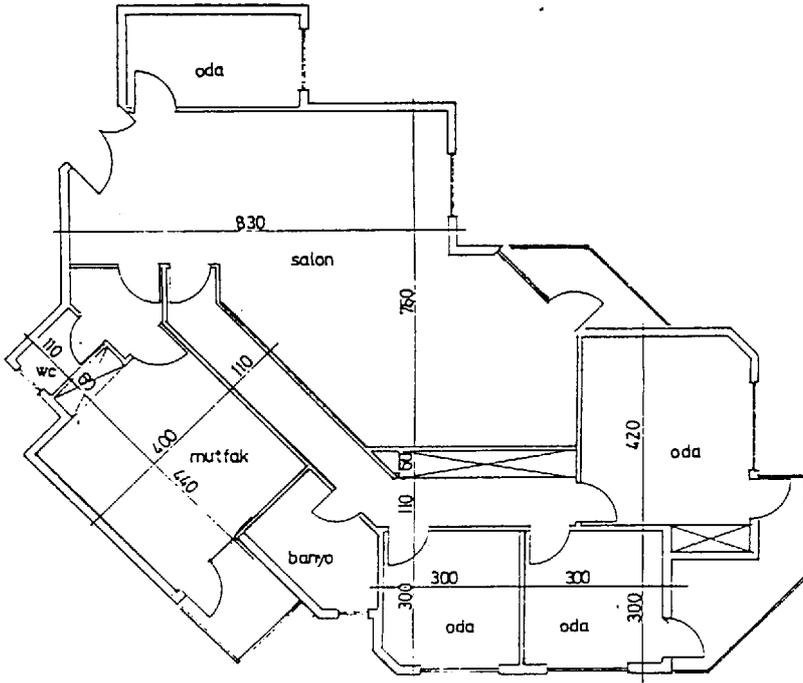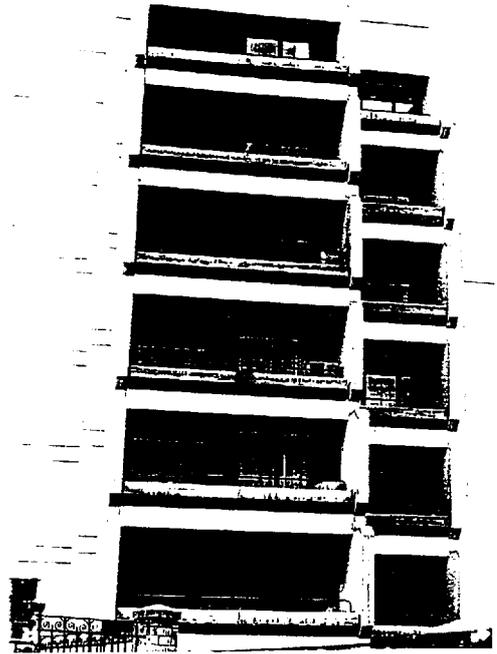

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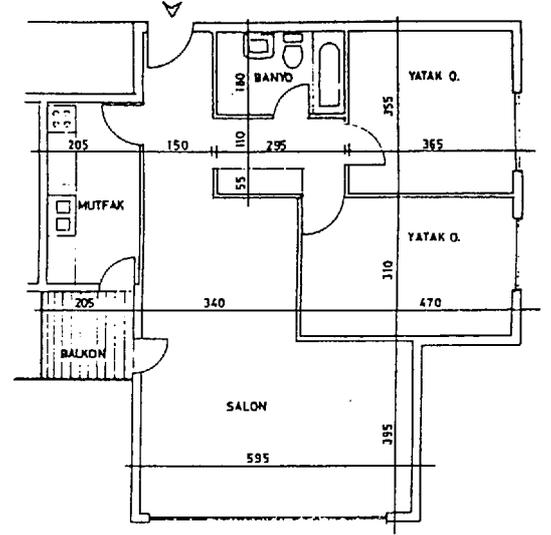
ME - SA HOUSES - ÇANKAYA

PEMBE KÖŞK HOUSES

KENT HOUSES

THE HOUSES OF THE İLLER BANK -KAVAKLIDERE

First floor plan   Second floor plan   M.E.T.U. HOUSES

KENT HOUSES

PEMBE KÖŞK HOUSES

M.E.T.U. HOUSES

THE HOUSES OF THE İLLER BANK

DOSTLAR HOUSES