



**SELÇUK  
ÜNİVERSİTESİ**



**The Effects of Drawing Distance Applications  
Stated in Development Plans on Environment**

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### INTRODUCTION

In our very fast developing world, we are changing newly established settlements and areas in 25-30 years again, and demolishing the old houses and building bigger ones as is we are in a race.

Nevertheless while constructing these buildings, unlearning incomes are get especially by opening avenues for commercial activities and using building's setback distances which are out of settlement area (area of neighbourhood, road) for commercial benefits.

In some countries these areas are belong to public. Commercial activities cannot be done in close building distances. In these areas people are on move (areas between road and commercial activities).

These areas are common areas. In these areas people sustain their social lives. Social life of human being is possible with the existence of others.



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## INTRODUCTION

Public areas (common areas) are constructed or unconstructed areas. Constructed areas; are areas such as service, management, industry, recreation, entertainment which creates urban structures. Unconstructed areas are; squares, streets, parks, avenues

Public areas are the areas which gain meaning of personal freedom of people by being together with others, at the same time these are the areas that person meet with others and enrich his existence.

Usage of public squares (common areas) for commercial activity areas significantly damages environment

This kind of usage of such areas should be controlled and prevented. Or these areas are used out of their purposes and effects landscaping in a very negative way.



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## Park Distance in Construction Plans

It is the minimum distance of the building to the road and neighbour parcels which will be constructed within parcel. There is four kind of park distance which are front park, side park, back park distance and neighbour park. (Figure1). Front park is the distance that parcel's face distance to the widest road. Side park is the face distance between corner parcels and other road. Neighbour park is its distance from side park.

*According to property ownership law; Negotiations, Statement 2;*

- The parts which are out of main real estate's independent parts, and used for protection and common usage (**common places**); property owners' right of usage for these places in the capacity of coparcener (**right of usage**);



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### Park Distance in Construction Plans

Common places, according to statement 4; Subject of the common places can be defined by a contract.

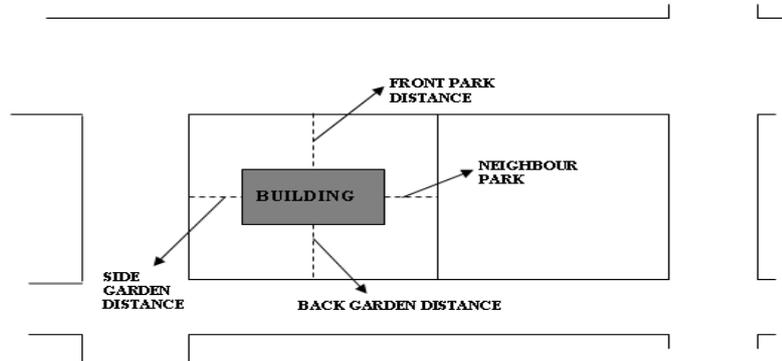


Figure 1. Park setback distances



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### A SURVEY ABOUT THE WORK PLACES WHICH MERCHANDISE BY USING COMMON AREAS

In most places of our country, avenue faceted offices, are using setback distances for their own benefits, and gives serious harm to environment by getting unearned income.

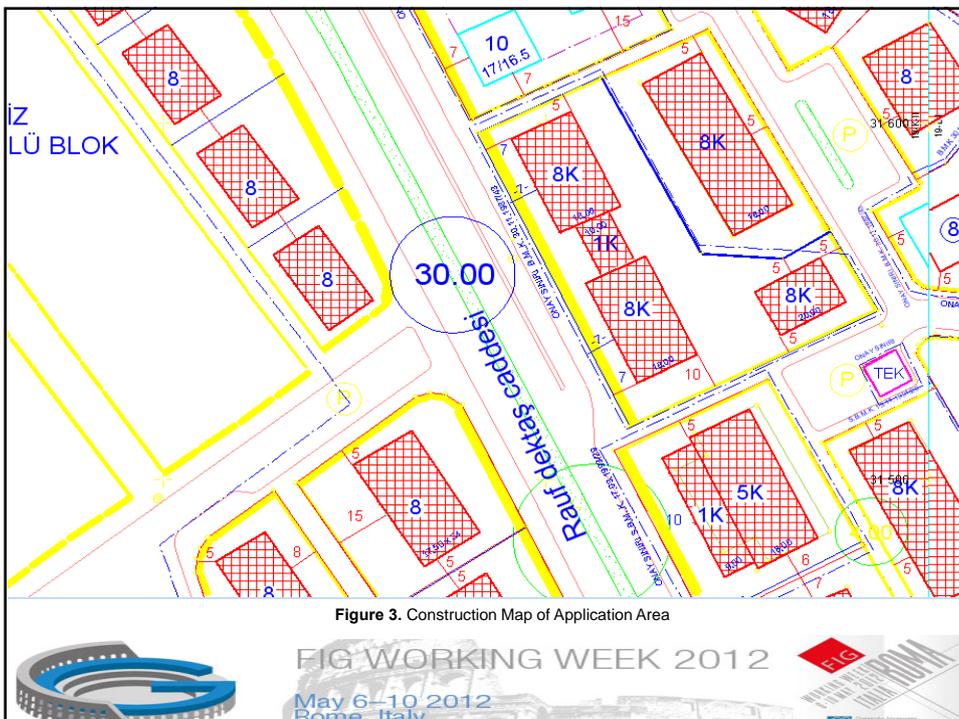
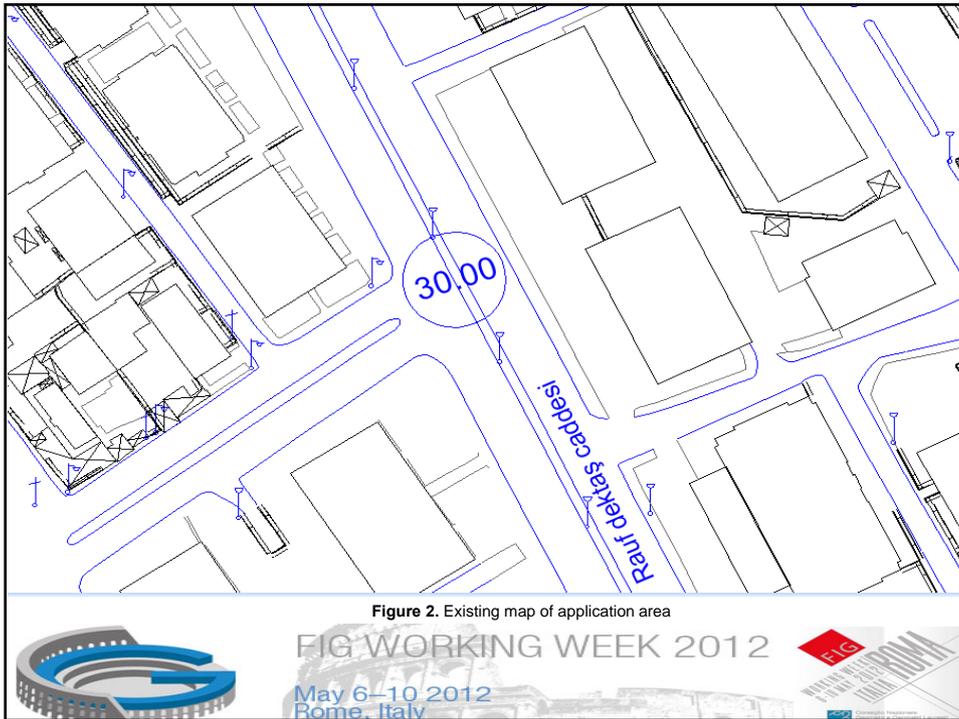
We have observed Konya, which is one of the important cities of our country, Rauf Denktaş Avenue which is of a intense traffic (Figure 2 and 3 ) and have various merchandise centres in right and left which uses public areas for their own benefits.



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### A SURVEY ABOUT THE WORK PLACES WHICH MERCHANDISE BY USING COMMON AREAS

- In this locality, shopping centres narrows living area of habitant,
- Rape common places and carry out their sales stands,
- Make site common place like a three-ring circus, in fruit sellers fruit and vegetables wastes, nylon bags, paper boxes pollute the environment ,
- Prevents the entrance of site,
- Signboards which are assembled to building wall damages common areas,
- Totems of the shopping centres are bigger than standards and narrows the road for this reason,
- watchman's huts effect living areas,
- Sales of ice cream or corns in common places according to season and weather conditions (Photo1.a and Photo1.b) cause a lot noise.



Photo 1.a Existing occupied view of communal area





Photo 1.b Existing occupied view of communal area



### A SURVEY ABOUT THE WORK PLACES WHICH MERCHANDISE BY USING COMMON AREAS

Also, customers of these shopping centres park their vehicles to this common place and site habitants cannot find place for their vehicles.

There is a heavy traffic in Rauf Denktaş Avenue. Cars which stops on the avenue for shopping clog the road in some hours and cause traffic accidents. (Photo 2.a and 2.b). Especially in winter season, as the roads are snow and icy it cause trouble for customers who stop in this avenue for shopping.

Site management has declared that this merchandise harms site habitants and environment in 14.08.2009 and in previous dates; but tradesman have not considered this warning. Site management then sued these shopping centres in Konya court of first instance. Court asked for expert opinion and case between the site habitants and tradesman still going on.





Photo 2. a Traffic accident caused by occupation of communal area (30.01.2009)

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Photo 2. b Traffic accident caused by occupation of communal area (17.12.2011)

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## EVALUATION

Considering existing positions before starting a construction is a study which is of a great importance. Lacking or wrongness of these studies creates great problems on technical, economical, social or legal issues in the future.

A constructed area is needed for the building. Building should not be constructed to an area in a superficial way. Place of the building should be chosen in a position to serve people and building should satisfy expected needs. Building should be constructed in a proper way to its aim and should be qualified for operation.

It should not ruin the social and cultural structure of the city. If merchandise is done like offices in application area Rauf Denktaş Avenue, people will be dissatisfied and some problems come along



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## EVALUATION

Legislators, should be a bit more careful about the usage of common areas and make some enforcements. This issue causes greater problems day by day in some of our cities.

There should be m2 limitations for shopping centres in city centre which do not have parking places, harming site habitants hygienically and about health.

Problems in the application area are that municipality is giving licence for shopping centres without parking place condition. There is a need for new legal regulations about this issue for public interest.



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## CONCLUSION

As stated in existing construction regulation (3194 Construction Law 1, 3 and 26th statements), usage of buildings should be constructed proper to health and environment conditions, not out of regulation legislation purposes, harmony and acquiring a nice view.

In construction plans, the areas which are in setback distance should be used in commercial purposes in an incongruous way to construction regulation.

Especially in morning and evening hours, going to work and clock out times are very busy, there is traffic accidents happen in these places. Areas which are in setback distances must not be used out of their purposes.

Common areas that urban people wander freely should be a device to make people happy. The more the people happy and peaceful are the more productive and hardworking they are.



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People, public areas, these children must be so happy.

Thank You Very Much For Your Listening

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