

READING THE MORPHOLOGICAL TRANSFORMATION AND URBAN EXPANSION PHASES IN FAMAGUSTA

The Walled City and Its Surrounding Urban Fabric

PRESENTED BY:

Auwal Muhammad Abdulkarim

Mahmoud El Doukhi

Almina Sila Kuran

Josiah Calvin Nadiope



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OUTLINE

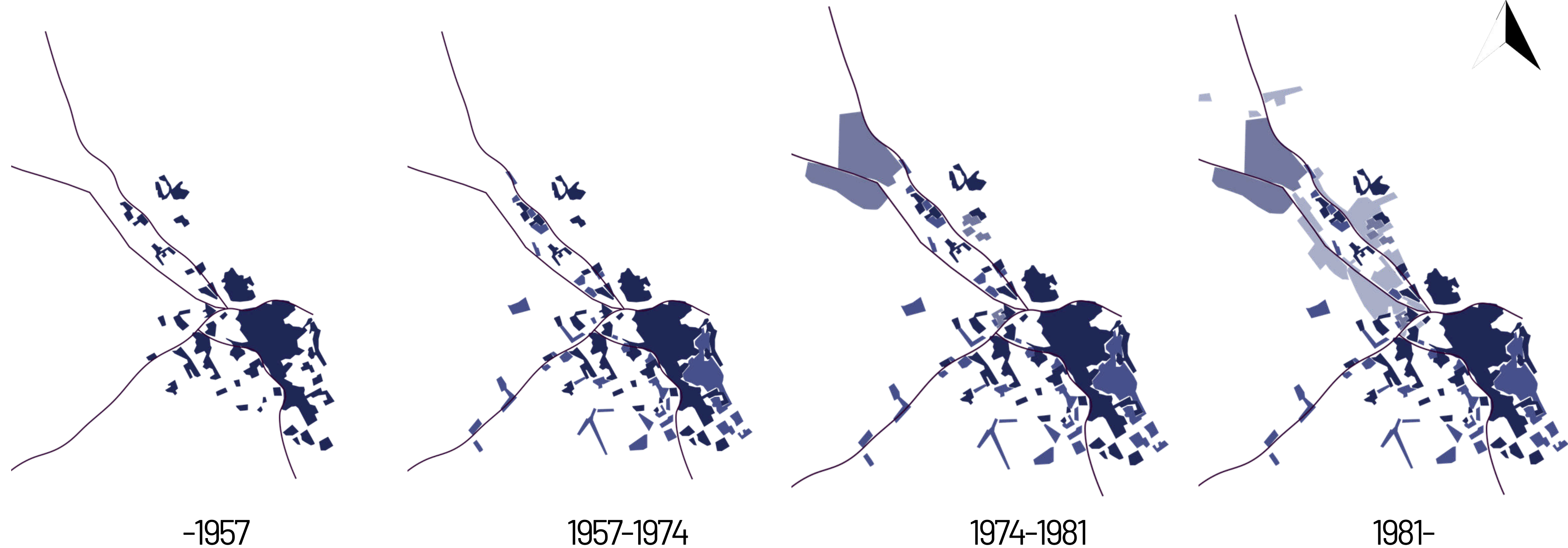
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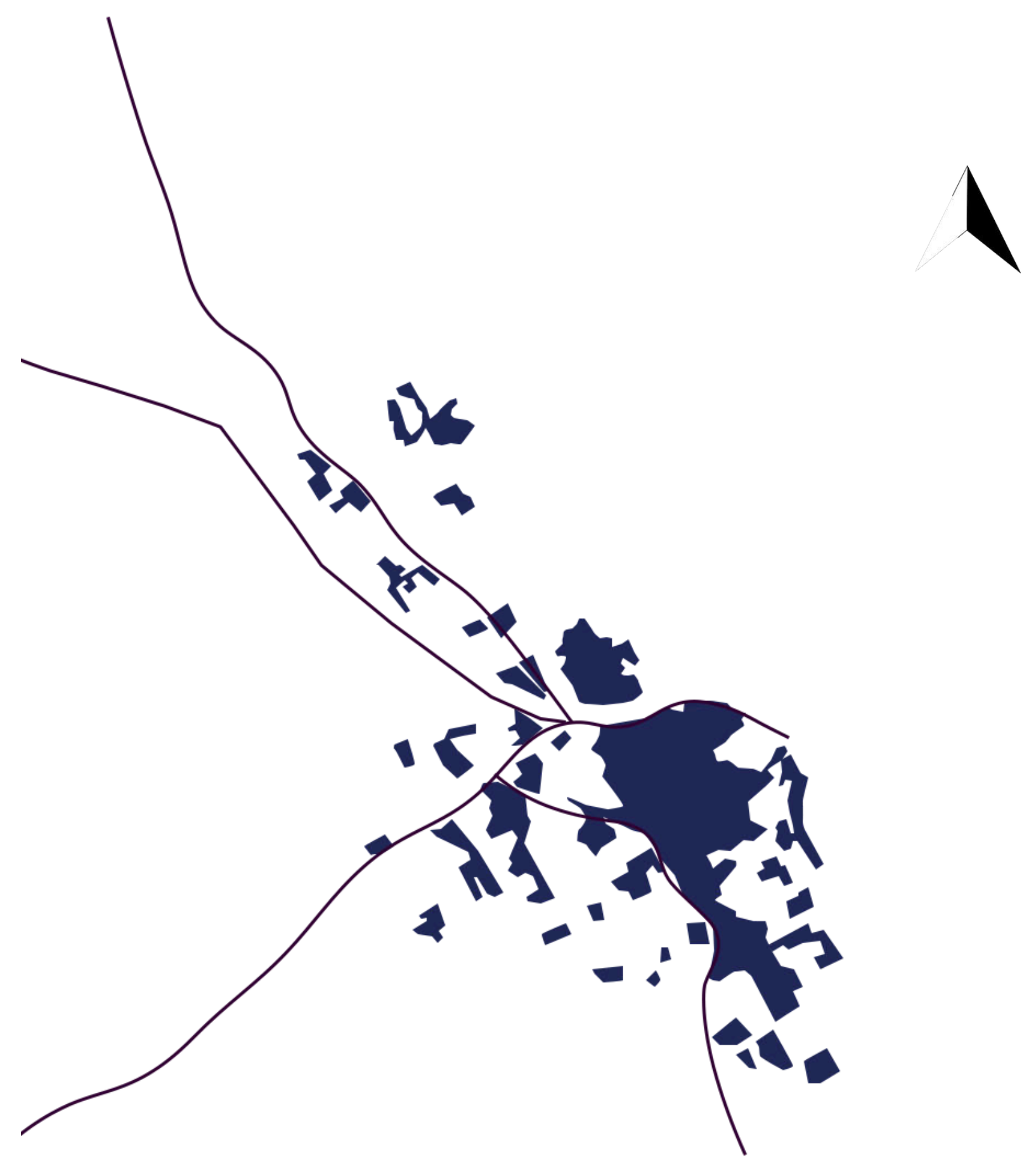


Urban Expansion and Sprawl in Famagusta



-1957

- Development concentrated within and immediately around the Famagusta Walled City, forming a compact and inward-oriented urban core.
- Urban form characterized by dense, attached buildings and organic street patterns.

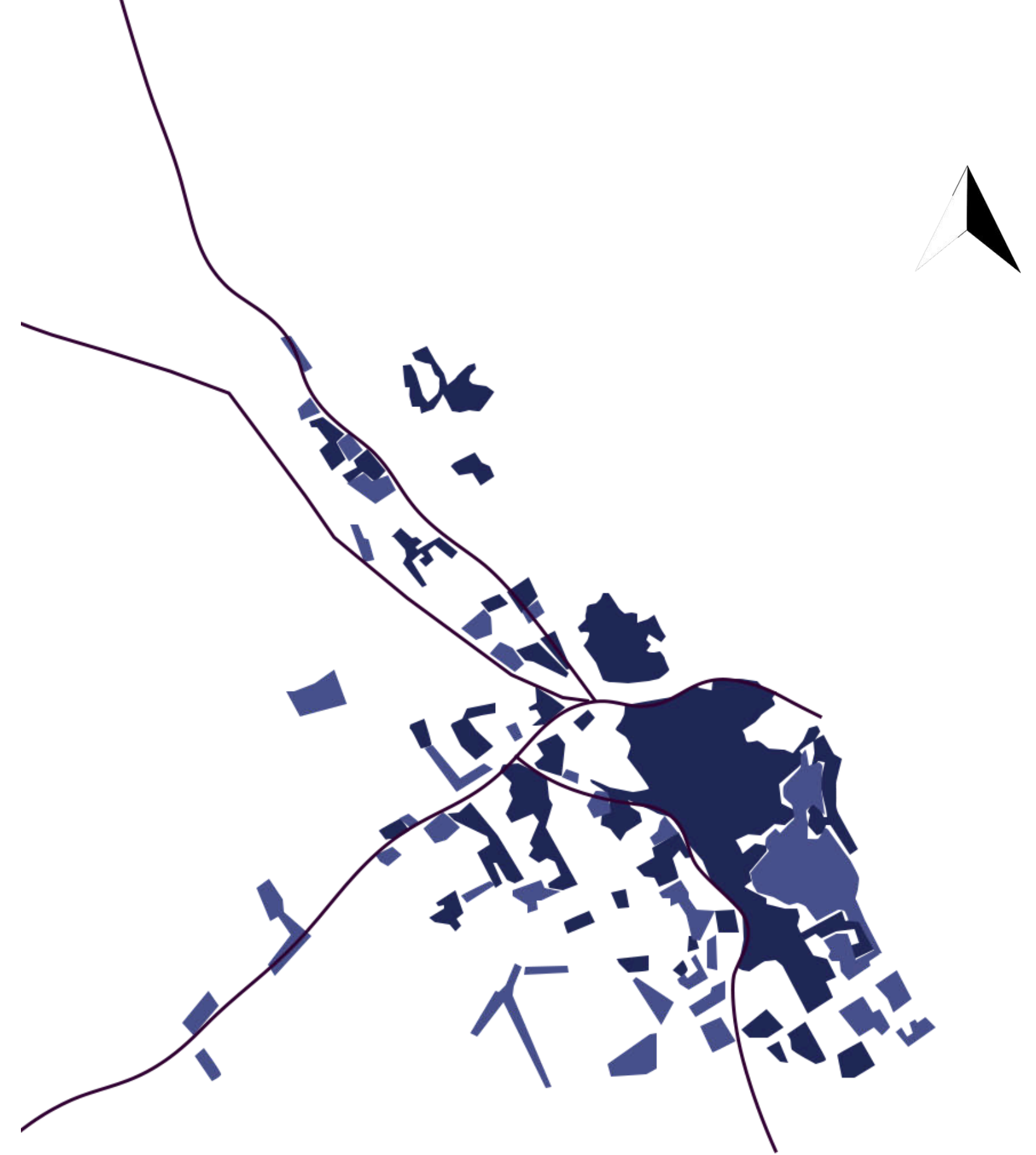


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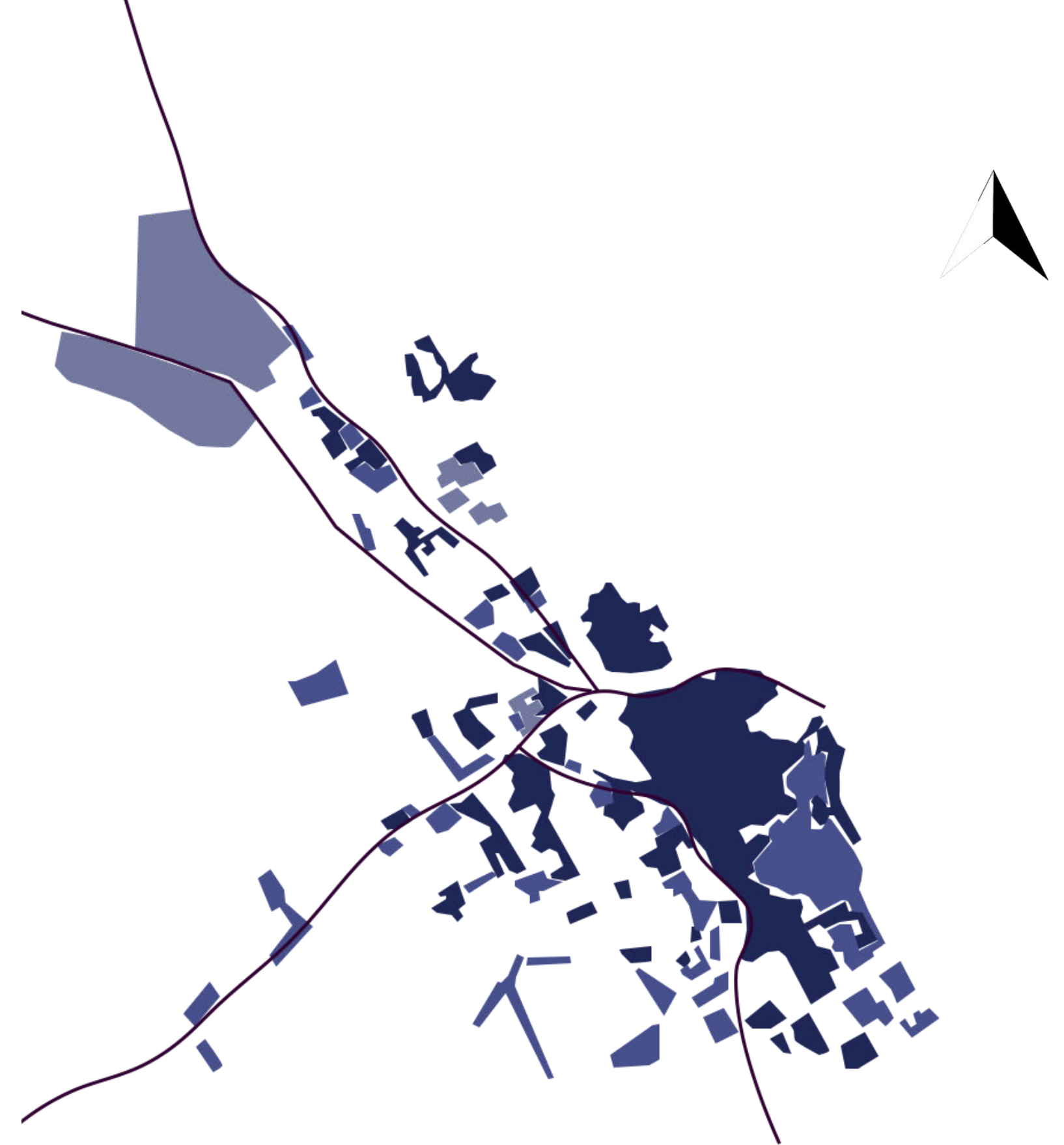
1957-1974

- Rapid expansion beyond the walled city, especially towards Varosha, driven by tourism and economic growth.
- Emergence of more regular street layouts and larger plot structures compared to the historic core.



1974–1981

- Urban growth disrupted due to the division of the island and the abandonment of Varosha.
- Sudden spatial discontinuity and fragmentation in the urban fabric.



1981-

- Expansion directed towards the north and northeast, influenced by the establishment of Eastern Mediterranean University (1979).
- Increasing fragmentation and detachment from the historic urban structure.



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Analysis Area



Walled City and Its Transitional Surroundings, Famagusta

- Encompasses the surrounding street network representing the first phase of expansion beyond the walls.
- Exhibits a clear transition from high-density, attached structures to lower-density, detached forms.
- Demonstrates varying street relationships, from direct interfaces in the core to more indirect connections in outer areas.
- Reflects morphological diversity shaped by different periods of urban growth.

Figure–Ground(Solid–Void)Analysis



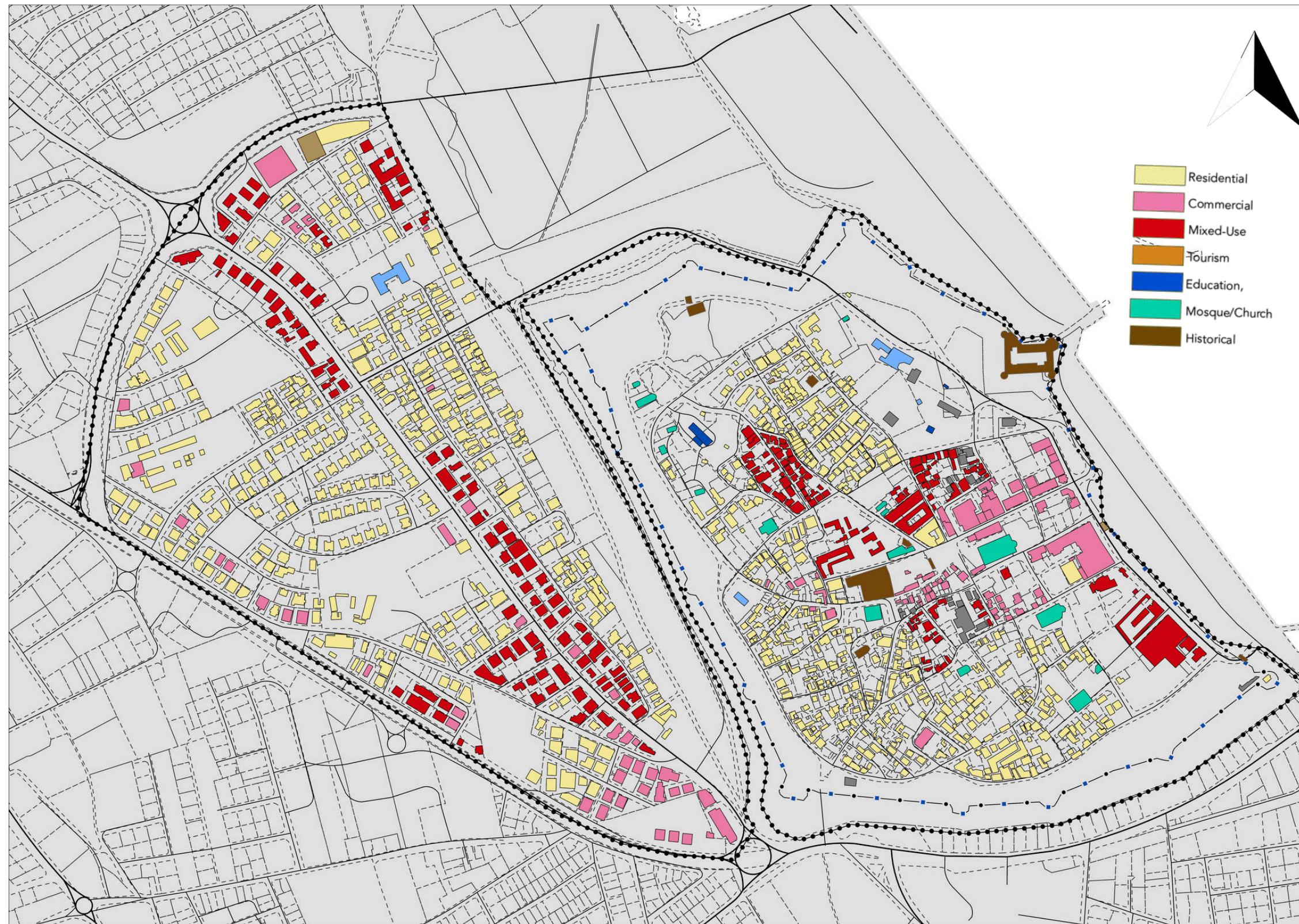
Walled City(Phase 1)

- High proportion of solid mass
- Limited open/void spaces
- Compact and continuous urban fabric
- Strong spatial enclosure

Transitional Urban Fabric(Phase 2)

- Increased proportion of void spaces
- More open and fragmented structure
- Discontinuous urban fabric
- Weaker spatial enclosure

Land Use Distribution



Walled City

- Residential buildings form the outer ring of the urban fabric
- The central area is dominated by commercial and historical uses
- Land use is more concentrated and functionally layered

Transitional Urban Fabric

- Predominantly residential development
- Commercial uses are distributed intermittently within the residential fabric
- Land use is more dispersed and less centralized

Building Height (Storey Analysis)



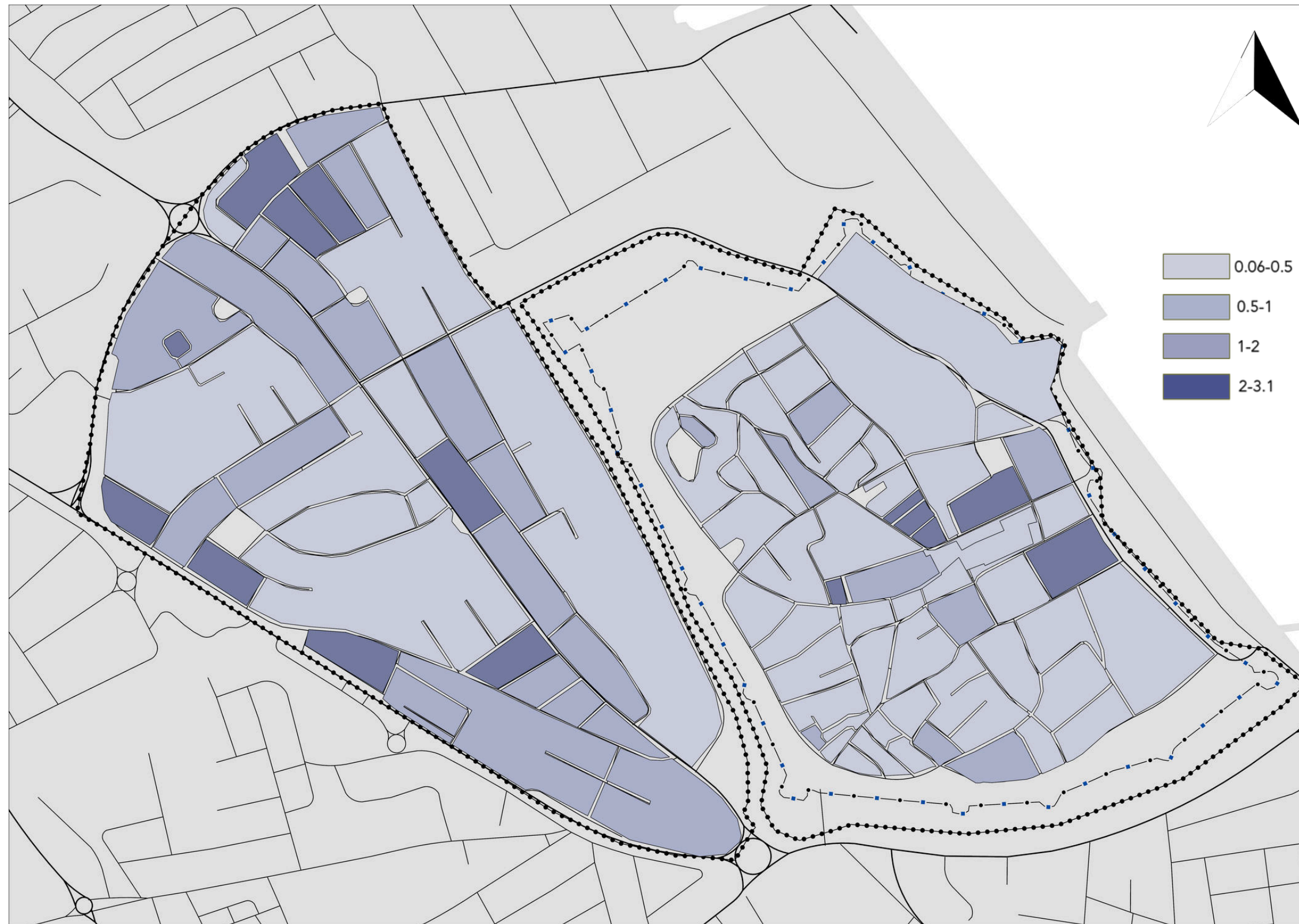
Walled City

- Predominantly 1–2 storey buildings
- Low-rise and human-scale urban fabric
- Consistent building height across the area

Transitional Urban Fabric

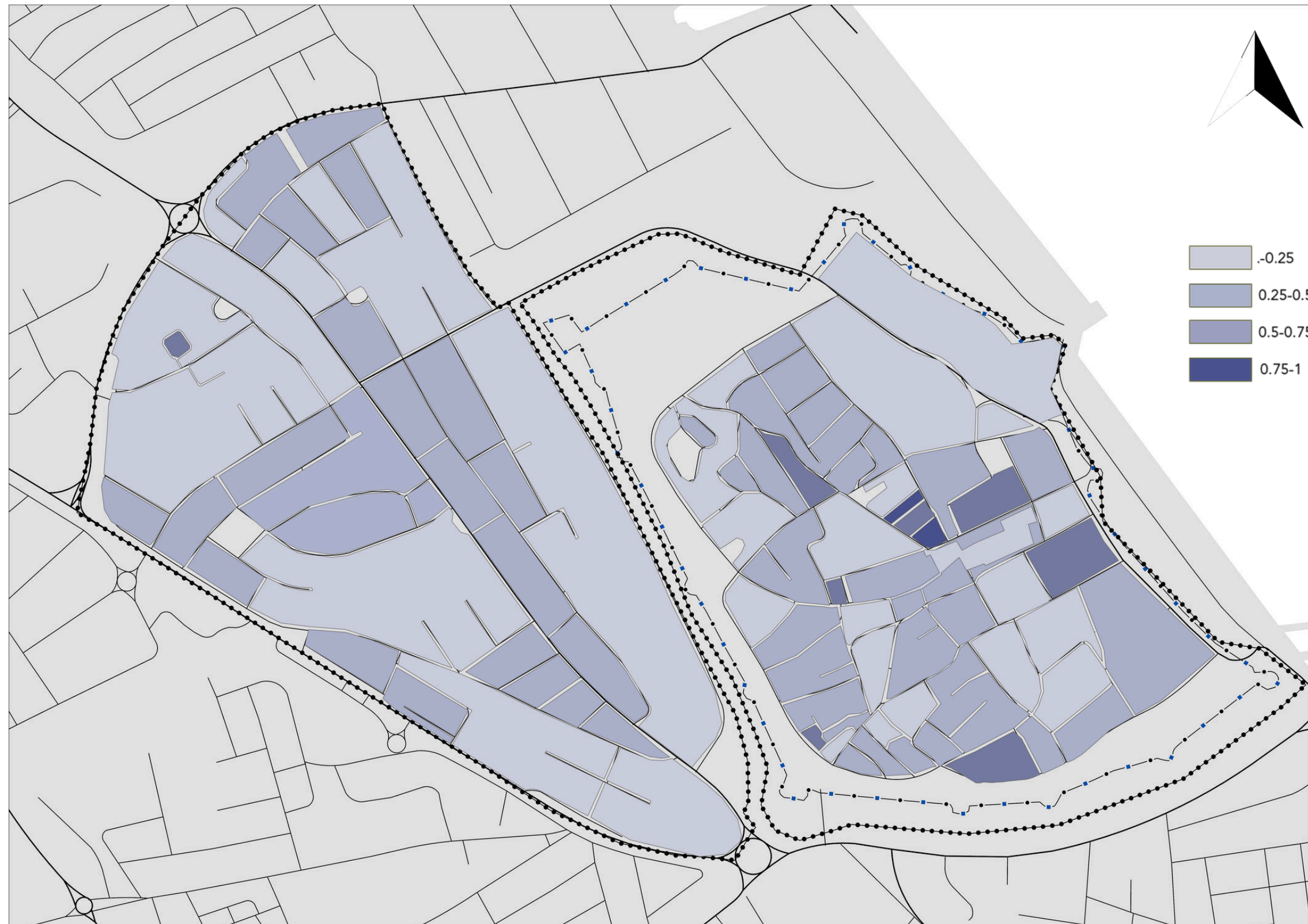
- Building heights increase up to 5–7 storeys
- Emergence of mid-rise apartment blocks
- Greater variation in building heights

Floor Area Ratio Distribution(FAR)



Higher FAR values are concentrated in the surrounding urban fabric, indicating increased building intensity compared to the more consistent structure of the walled city.

Building Coverage Ratio Distribution(BCR)



The walled city exhibits a more continuous and higher building coverage, while the surrounding area shows a more fragmented and variable pattern.

Street Typology Analysis



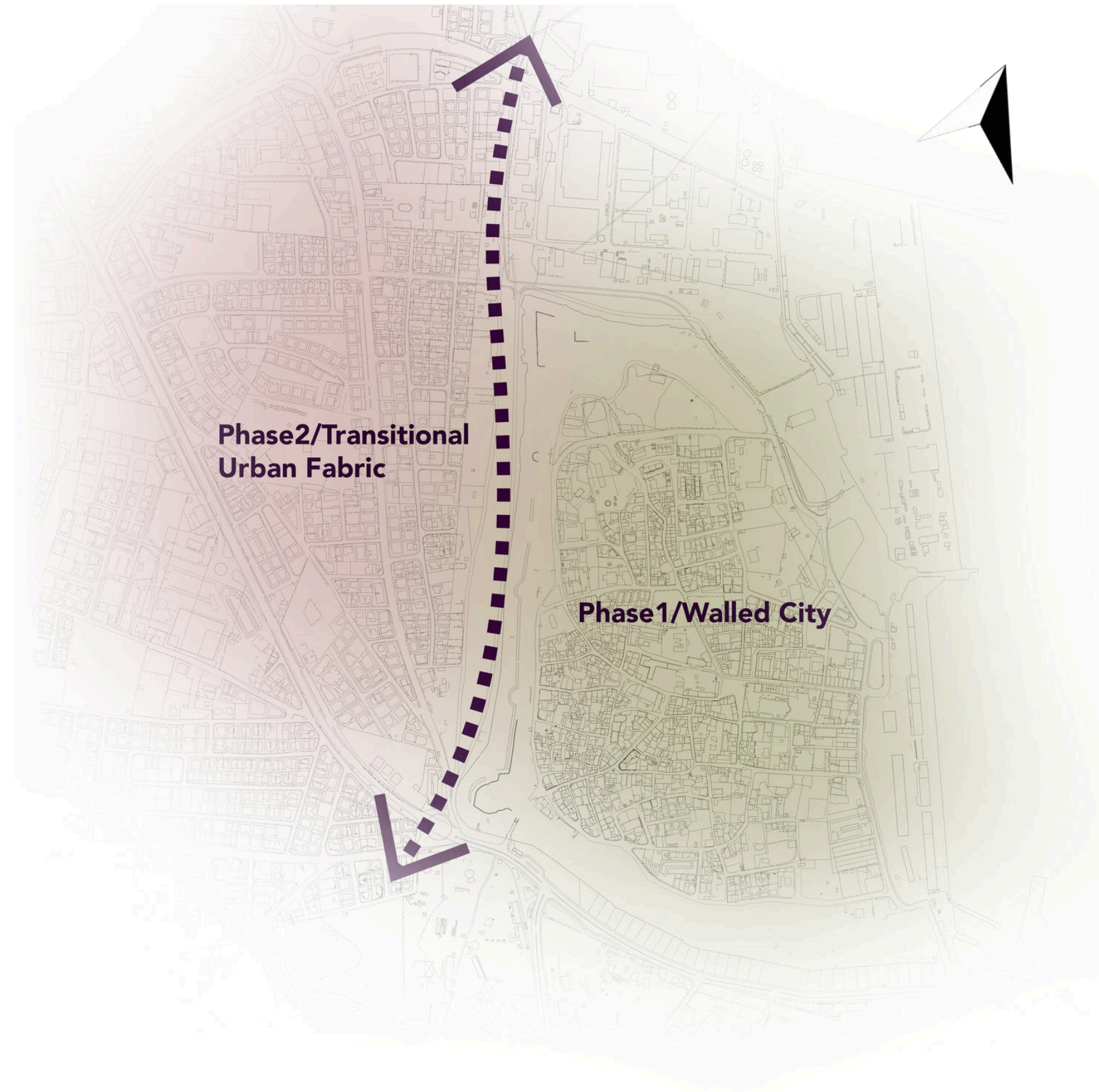
Walled City

- Narrow and irregular street network
- Organic urban pattern
- Strong street enclosure

Transitional Urban Fabric

- Wider and more regular streets
- More grid-like or planned layout
- Weaker street enclosure

Phases of Urban Morphological Transformation



Criteria for Phase Identification

- Building density (high vs. low)
- Degree of attachment (attached vs. detached)
- Plot structure and size
- Relationship between buildings and streets (direct vs. indirect)
- Street pattern (organic vs. more regular)

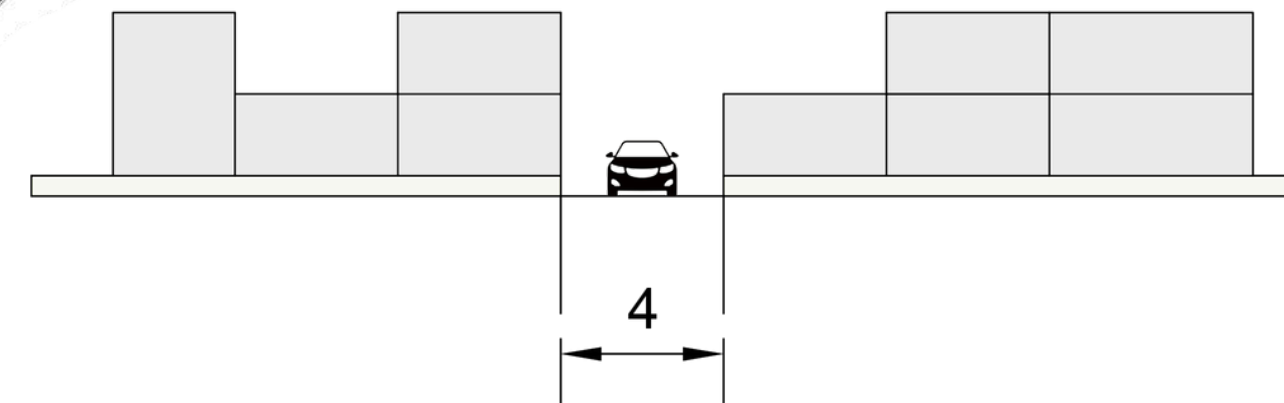
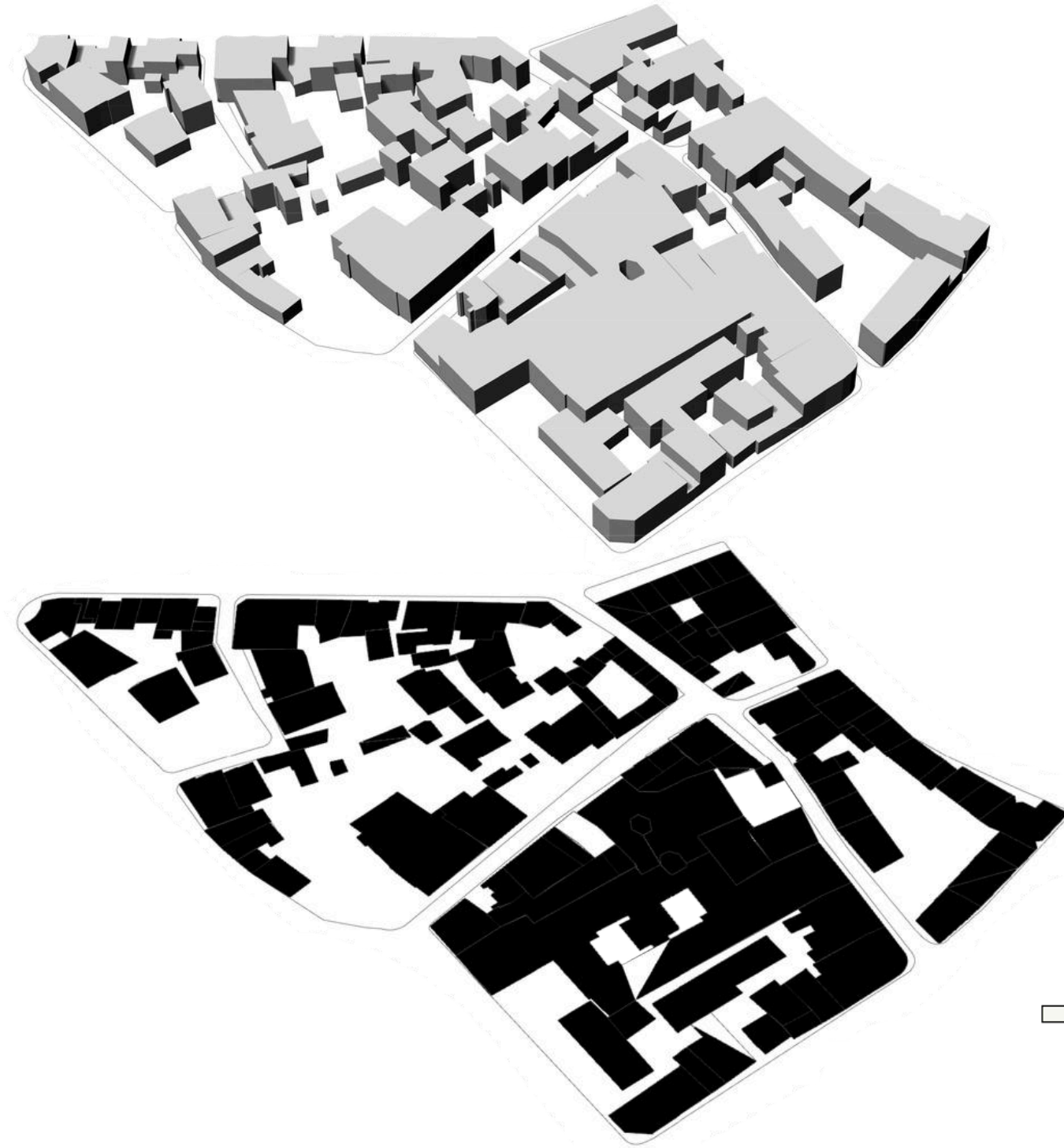
Phase 1/ Walled City



- High-density and compact urban structure
- Predominantly attached buildings
- Direct and continuous street interface
- Organic street network and irregular plot pattern

Phase 1/ Walled City

1.Primary Urban Fabric

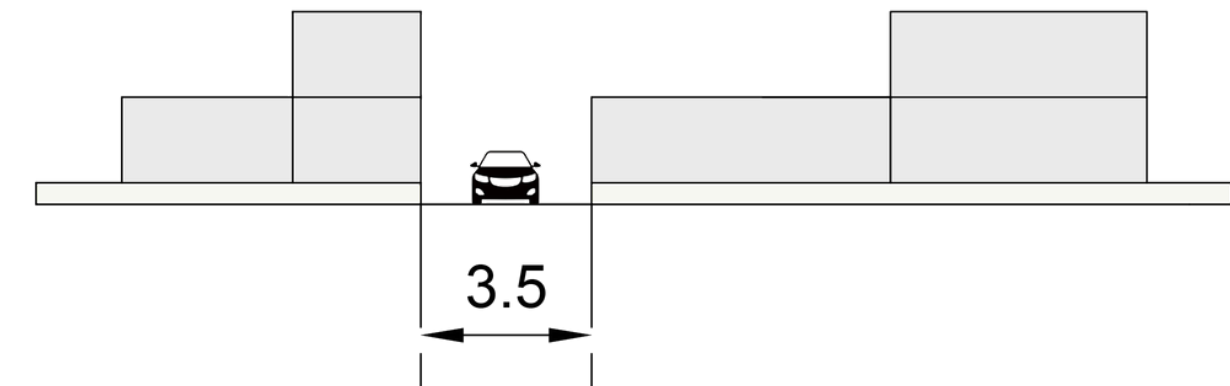
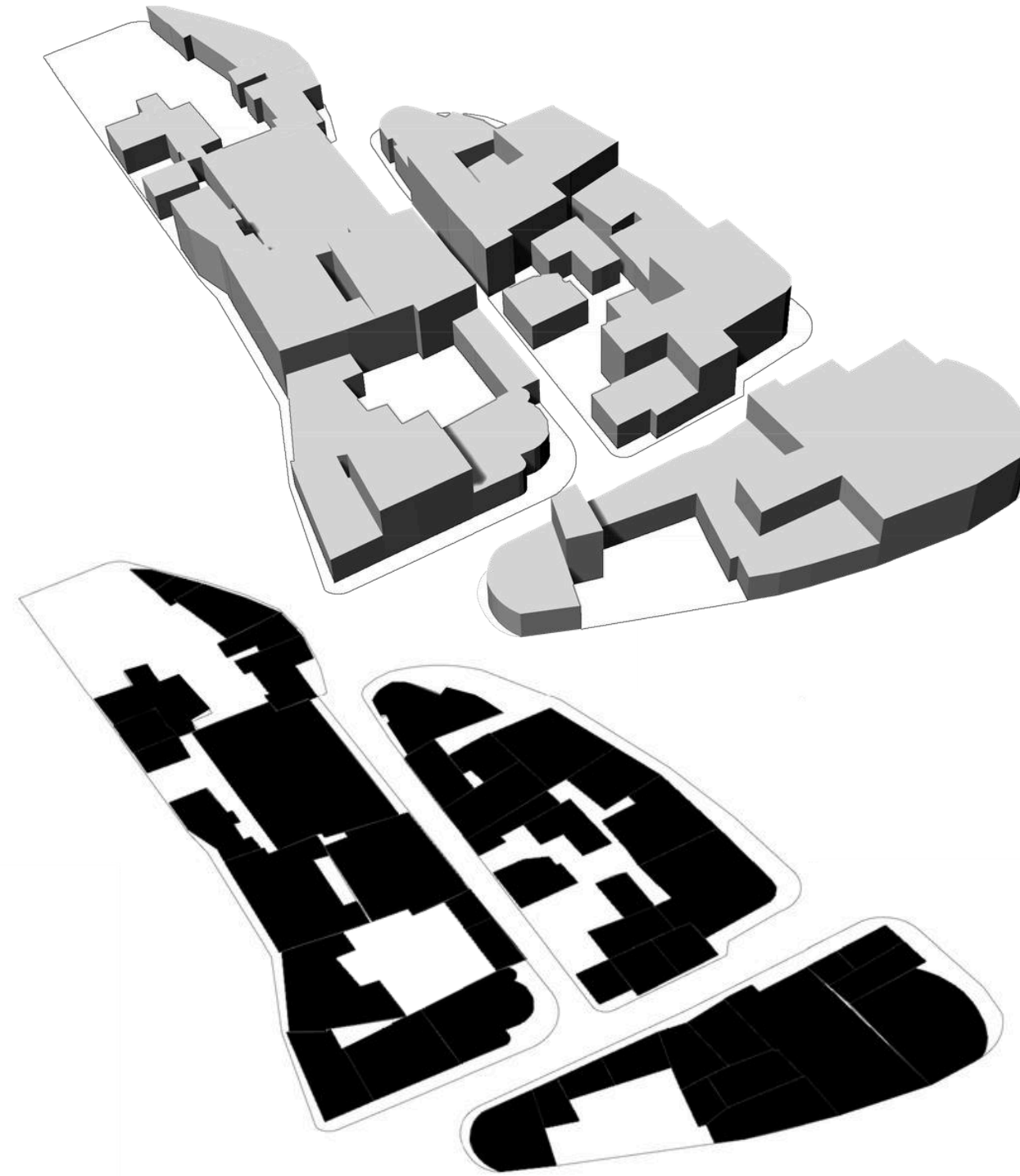


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Phase 1/ Walled City

2.Secondary Infill Fabric



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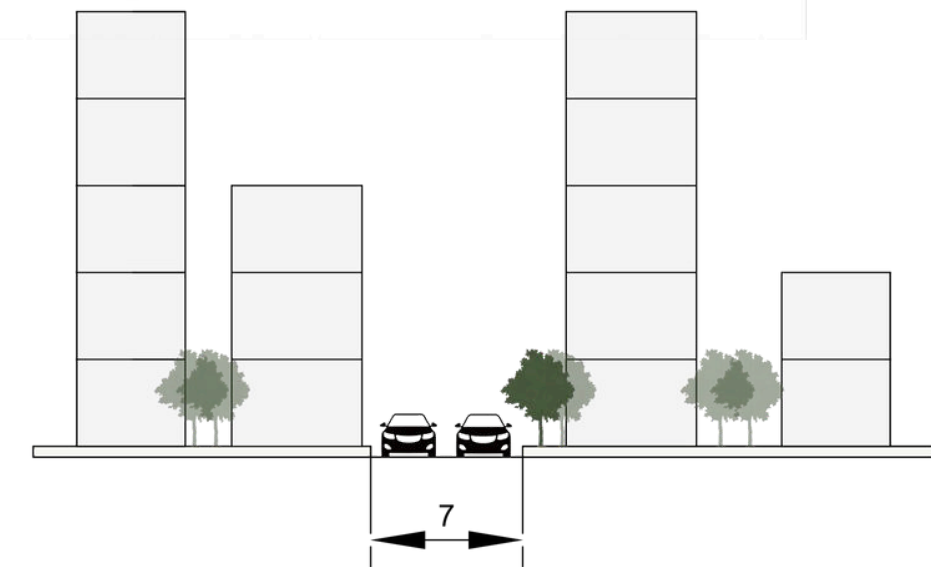
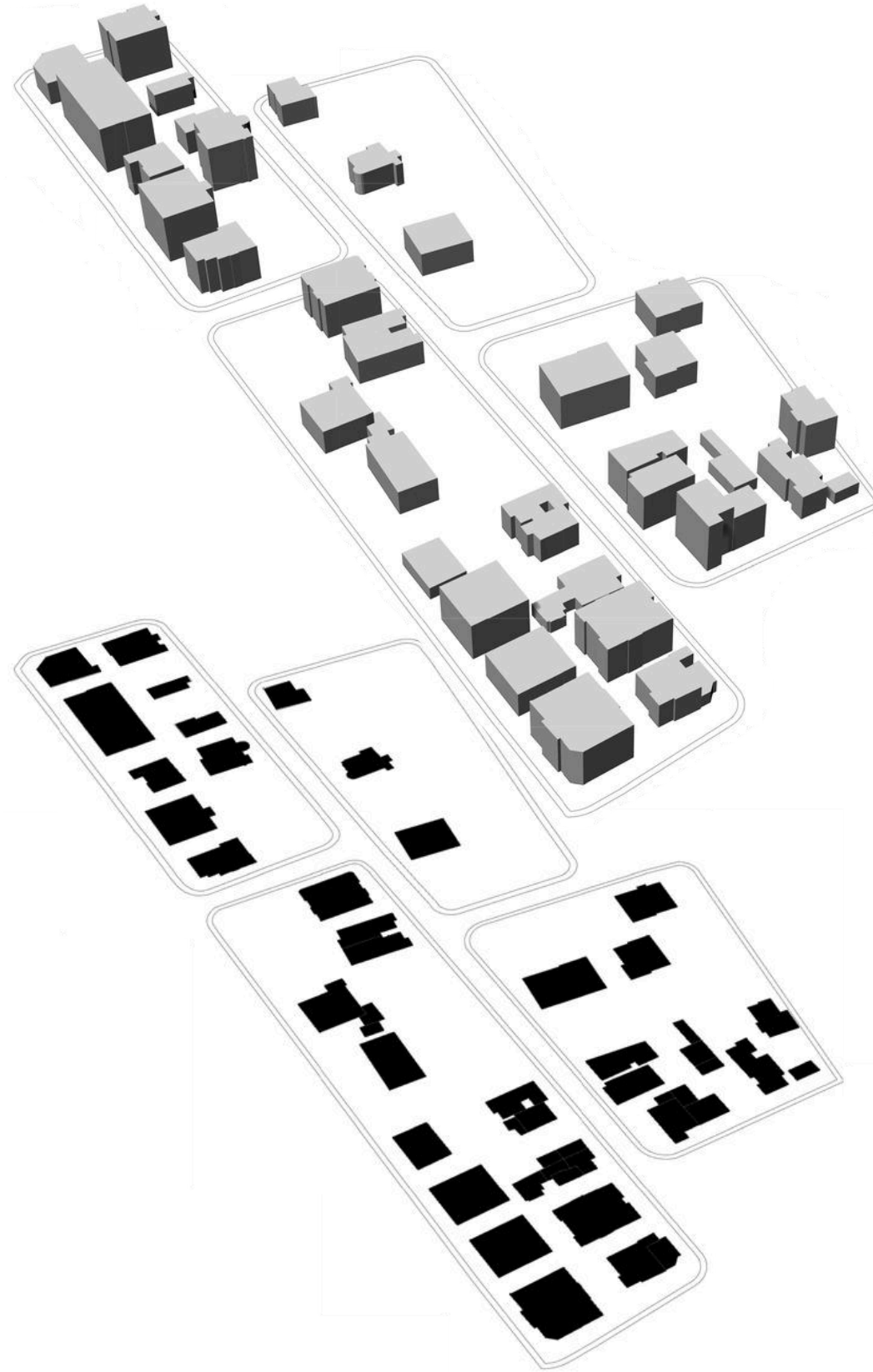
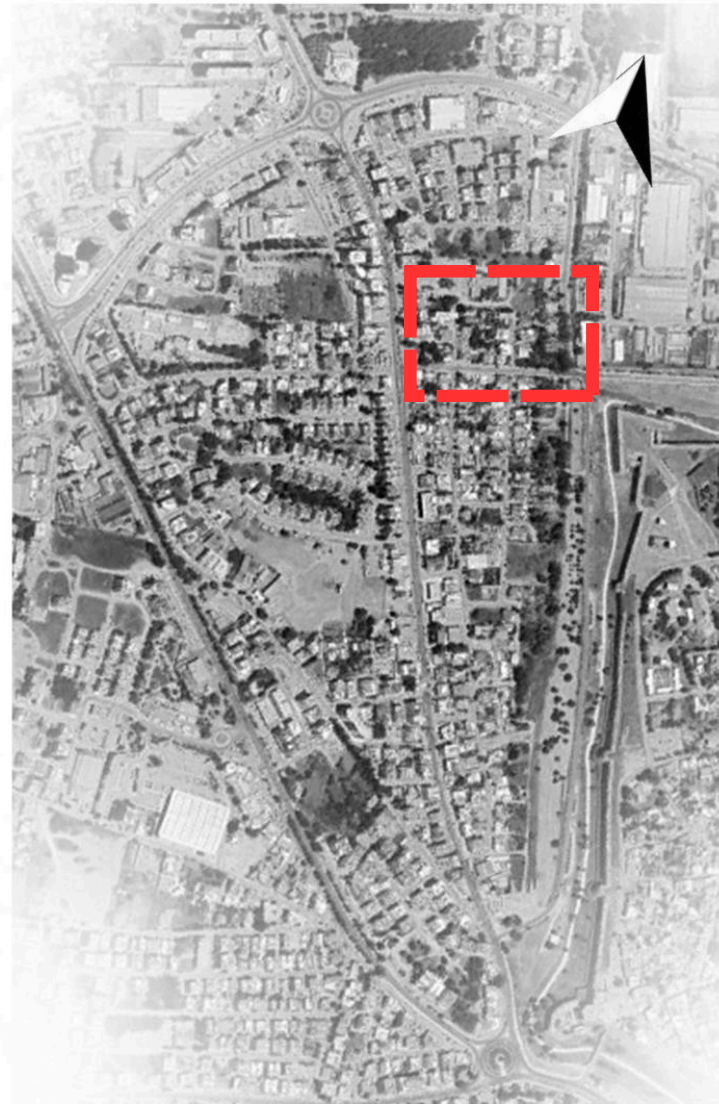
Phase 2/ Transitional Urban Fabric



- Lower density and more dispersed structure
- Mix of attached and detached buildings
- Indirect street relations with setbacks
- More regular street layout and larger plots

Phase 2/ Transitional Urban Fabric

1. Single Apartment Units

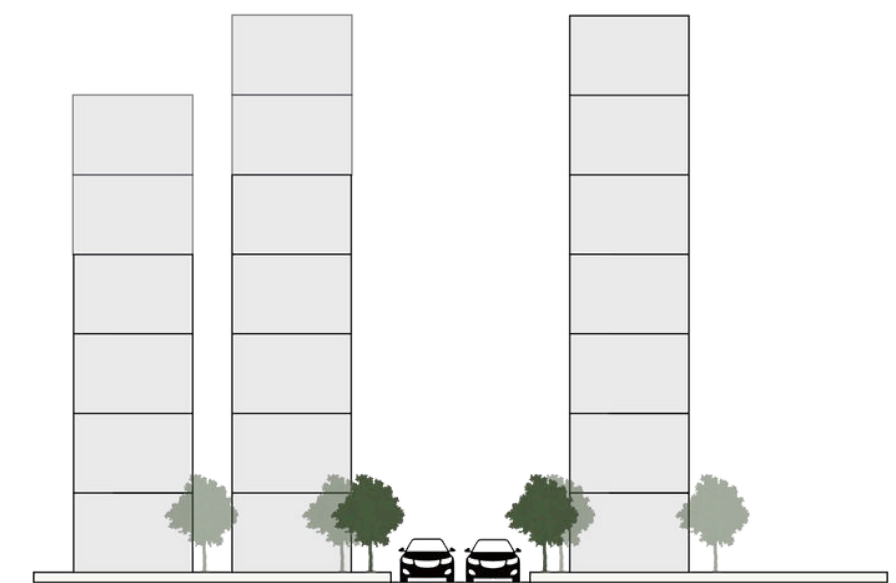
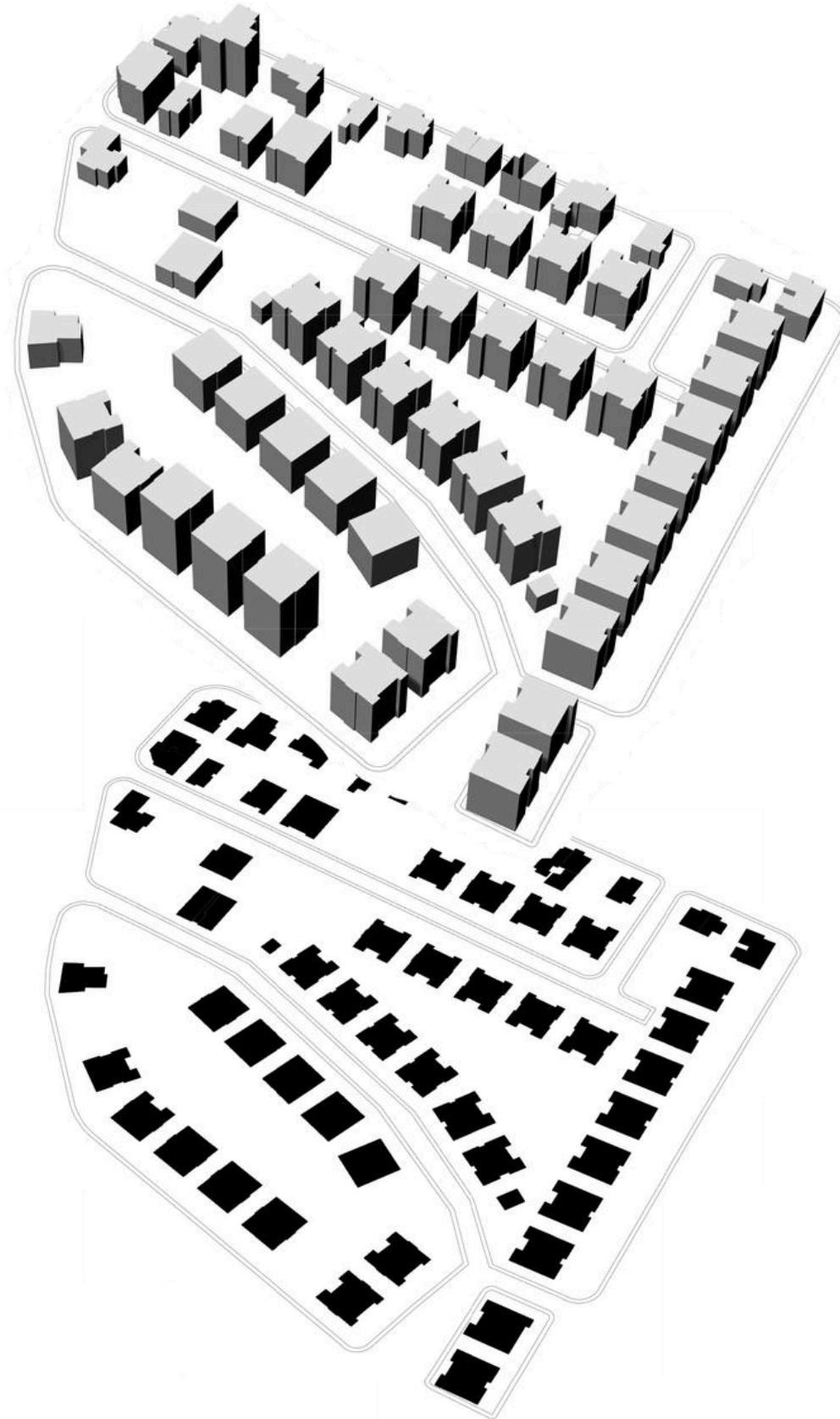
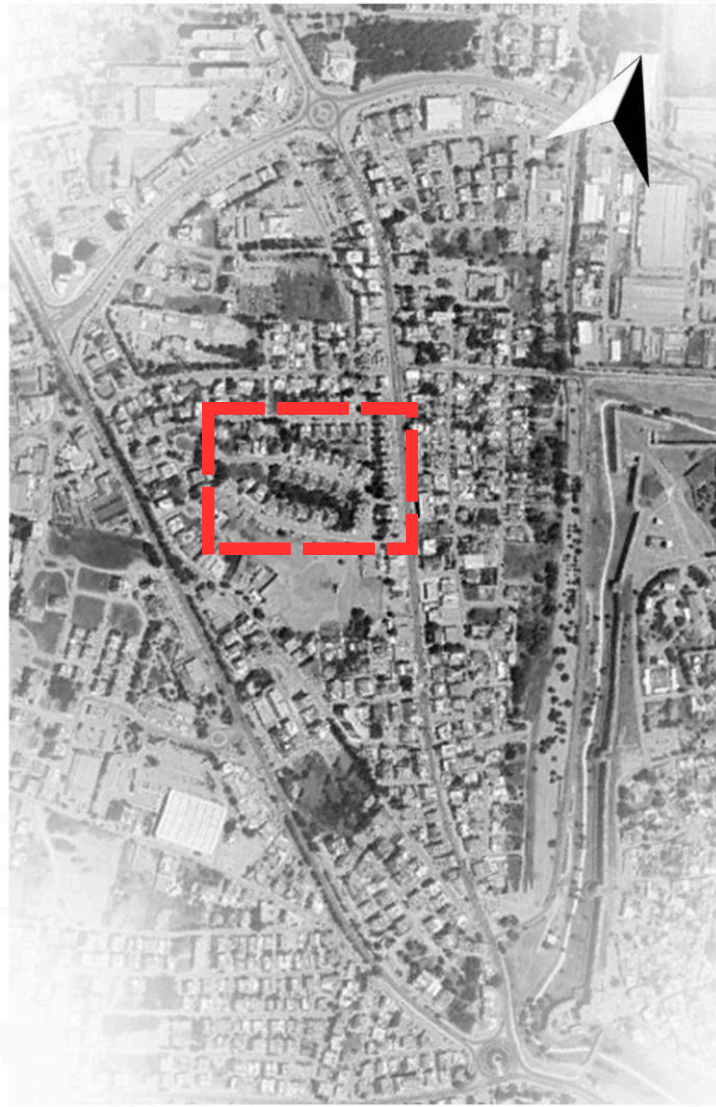


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Phase 2/ Transitional Urban Fabric

2. Uniform Apartment Blocks



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Social Life Between “Old-New”



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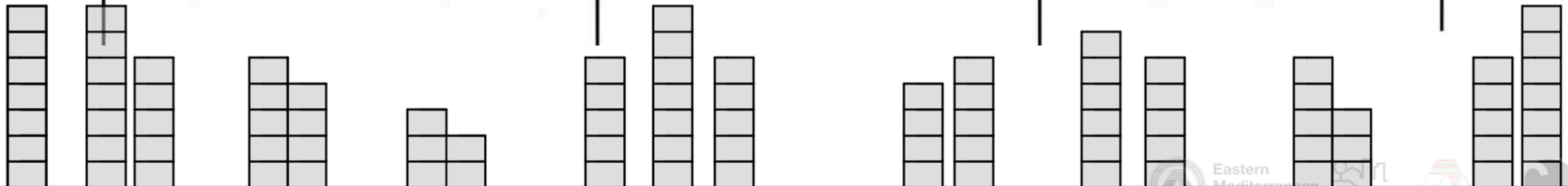
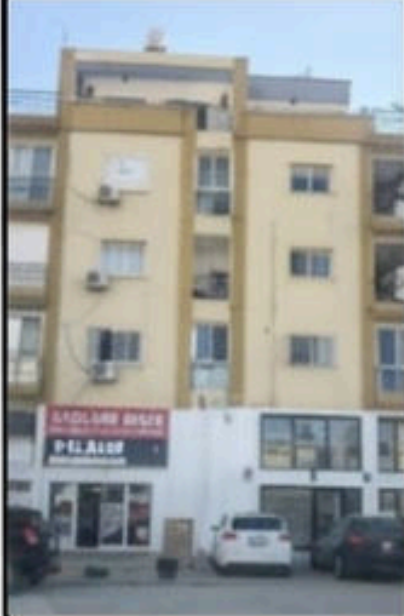


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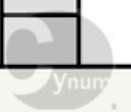
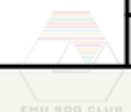
Walled City Silhouette



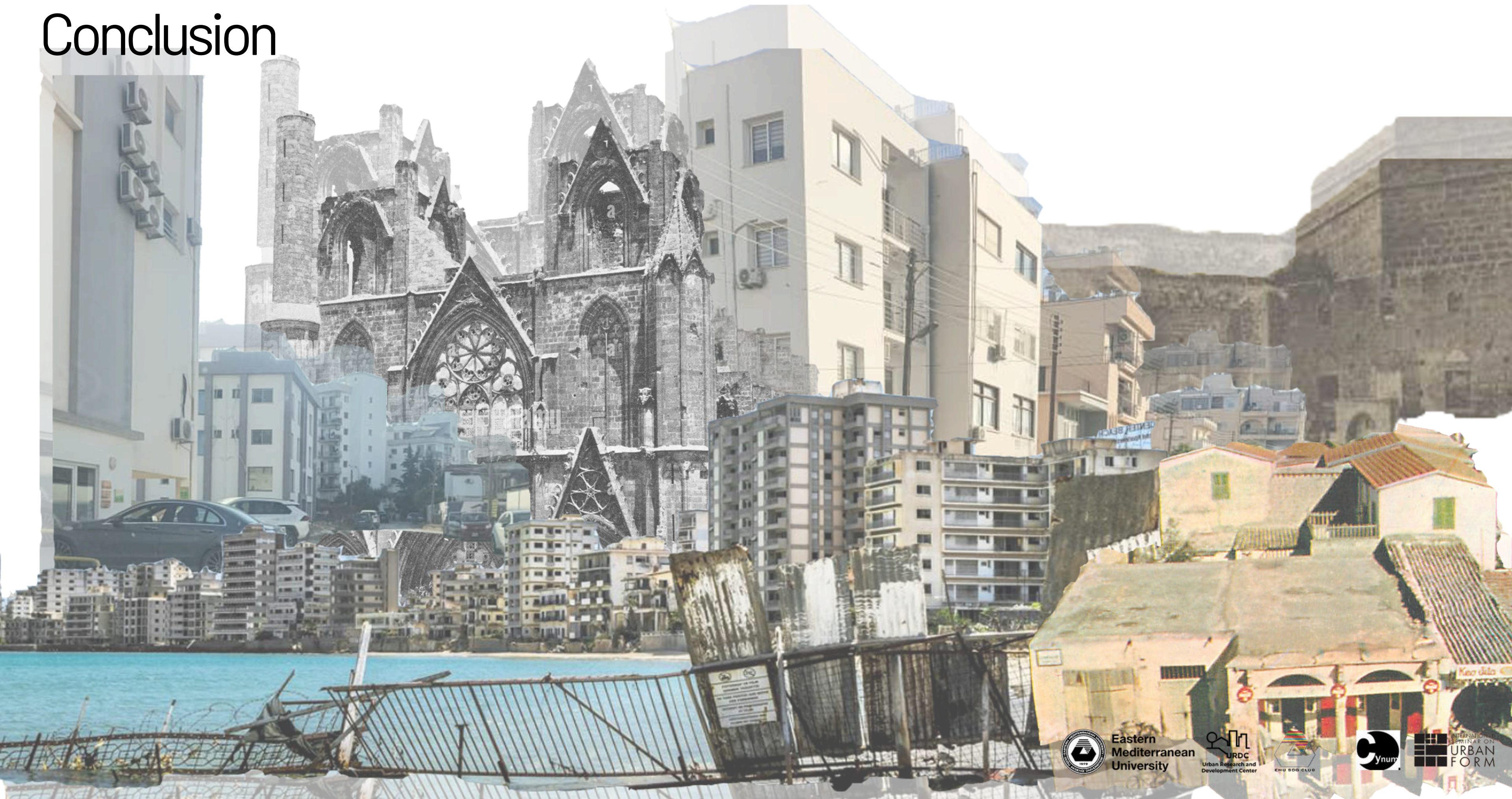
Transitional Urban Fabric Silhouette



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Conclusion



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Resources

- 1) Zafer Cömert, Nevter, and Şebnem Hoşkara. "Typo-morphological assessment of Ludlow and Famagusta Old Town." *Journal of Design for Resilience in Architecture and Planning*, vol. 2, no. 2, 30 Aug. 2021, pp. 170–186, <https://doi.org/10.47818/drarch.2021.v2i2018>.
- 2) Fuladlu, K., Rıza, M., & İlkan, M. (2018). Urban Sprawl, the Impact and Implications: The case of the Famagusta, Cyprus. Eastern Mediterranean University Institutional Repository (Eastern Mediterranean University). <https://www.easyacademia.org/cynum2018>
- 3) Önal, Ş., Dağlı, U., & Doratlı, N. (1999). The urban problems of Gazimagusa (Famagusta) and proposals for the future. *Cities*, 16(5), 333–351. [https://doi.org/10.1016/s0264-2751\(99\)00031-1](https://doi.org/10.1016/s0264-2751(99)00031-1)



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THANK YOU!

Auwal Muhammad Abdulkarim: abdulkarimauwauhammad@gmail.com

Mahmoud El Doukhi: mddoukhi@gmail.com

Almina Sila Kuran: silakrn04@gmail.com

Josiah Calvin Nadiope: jos20iahcal@gmail.com



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