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Reuse of Heritage Buildings: The Case of St. Peter & Paul Cathedral, Famagusta- North Cyprus

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Abstract

Walled City as part of the Famagusta city in North Cyprus is located on the East Coast of Cyprus. This ancient city has deep and rich historical background with heritage buildings that have been changed, demolished, reused or converted constantly throughout history. Reuse of buildings in the Walled City in Famagusta is not a new phenomenon. This process is evident in history, done in order to save resources, time, material, craftsmanship, being at the same time purposefully or not, a reason for maintenance and preservation of buildings. Nowadays, there are numerous heritage buildings in the historic fabric of Walled City that are still in good physical condition in terms of structure, material, conservation methods applied. In the list of these buildings are: The St. Peter and Paul Cathedral, The Twin Churches, The Nestorian Church and The Zoni Church. They are occasionally used without any access to the public and no strategy for further use is given by the authorities. In this article, the case of St. Peter and Paul Cathedral, its background, values and context will be analysed and explained initially by the historical research method. Furthermore, the present condition of the building will be considered and how it can be improved in the light of the Adaptive Reuse approach. By the comparison research method, the chosen relevant and worldwide successful studies which are already benefiting from Adaptive Reuse will present a possible solution or a new public function to the heritage building of St. Peter and Paul Cathedral. With such a conversion, public access and constant use of the heritage buildings, the context could be influenced and revitalized; in the same manner the cultural repertoire of the Walled City could be enriched. One of the most important advantages of such a conversion would be increasing the awareness for the values of heritage buildings in the Walled City in Famagusta, opening numerous possibilities for their further treatment and use.

Keywords

Heritage Buildings; Adaptive Reuse; Conversion; Famagusta Walled City

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Kültürel Miras Yapilarinin Yeniden Kullanimi: Buğday Camii (Aziz Peter & Paul Katedrali), Gazimağusa, Kuzey Kibris

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Özet

Kuzey Kıbrıs'taki Gazimağusa şehrinin bir parçası olan Suriçi, Kıbrıs'ın doğu kıyısında yer almaktadır. Bu antik kent, tarih boyunca sürekli değiştirilen, yıkılan, yeniden kullanılan veya dönüştürülen miras yapıları ile derin ve zengin bir tarihî geçmişe sahiptir. Gazimağusa Suriçi'nde bulunan yapıların yeniden kullanımı yeni bir olgu değildir. Bunun; kaynaklardan, zamandan, malzemeden ve işçilikten tasarruf etmek için ve aynı zamanda bilinçli veya bilinçsizce binaların bakımı ve korunmasını sağlamak amacıyla yapıldığı açıktır. Günümüzde Suriçi tarihî dokusunda yapı, malzeme, koruma yöntemleri uygulaması açısından hâlâ iyi durumda olan çok sayıda kültürel miras yapısı bulunmaktadır. Bu yapılar listesinde Buğday Camii (Aziz Peter ve Paul Katedrali), İkiz Kiliseler, Nestorian Kilisesi ve Zoni Kilisesi bulunmaktadır. Bu yapılar ara sıra farklı amaçlarla kullanıma açılmakla birlikte, genel olarak kamuya kapalı olup yetkililer tarafından daha fazla ve etkili kullanımları için bir strateji geliştirilmemektedir. Bu makalede, Buğday Camii (Aziz Peter ve Paul Katedrali) örneği, geçmişi, değerleri ve bağlamı tarihsel araştırma yöntemi ile analiz edilecek ve açıklanacaktır. Ayrıca yapının mevcut durumu ve 'Uyarlanabilir Yeniden Kullanım' yaklaşımı ışığında nasıl iyileştirilebileceği değerlendirilecektir. Karşılaştırmalı araştırma yöntemi ile, seçilen 'Uyarlanabilir Yeniden Kullanım' yaklaşımı, dünya çapında gerçekleştirilmiş başarılı örnek çalışmalardan yola çıkarak kültürel miras yapısı olan Buğday Camii (Aziz Peter ve Paul Katedrali) için olası bir çözüm veya yeni bir kamu işlevi sunacaktır. Böyle bir dönüşüm ile, kamuya açık erişim ve kültürel miras yapılarının sürekli kullanımıyla, Suriçi yeniden canlandırılabilir ve aynı şekilde Suriçi'nin kültürel repertuarı zenginleştirilebilir. Bu tür bir dönüşümün en önemli avantajlarından biri, Gazimağusa Suriçi'ndeki kültürel miras yapılarının değerleri konusundaki farkındalığı artırmak ve daha fazla işlev ve kullanım için pek çok olanak sağlamaktır.

Anahtar Kelimeler

Kültürel Miras Yapıları; Uyarlanabilir Yeniden Kullanım; Dönüşüm; Gazimağusa Suriçi

Introduction

Building conversion is not a new occurrence, but in the context of on-going discussions about adaptive reuse nowadays, it is more topical than ever before. Existing buildings had been converted to new uses already in the Middle Ages. The conversion of heritage buildings always takes place in the conflict of interests representing conformity with the criteria of historical listing and radical new interpretation and conscious inclusion of historical significance and the economical use of existing architecture as raw material (Uffelen, 2011). The potential of these places to be used frequently and to contribute to the community is undoubtedly enormous. Such raw material in cities and places that have rich multicultural historical background and spatial values is witnessed in the Walled City of Famagusta, North Cyprus.

Adaptive Reuse of Heritage Buildings

The re-use of a heritage building that has its cultural or historical significance in literature is commonly defined as adaptive re-use. Adaptive re-use advocates use as an integral part of conservation, enabling the building to have not only continuity in its use but also continuity in a social sense. *"The best way to conserve a heritage building, structure or site is to use it" (Kerr, 2012).*

The adaptive reuse of various building typologies such as: industrial, residential, public, monumental, etc. is a crucial approach towards future sustainable environment and improvement of communities worldwide. Adaptive reuse methods and projects allow us to preserve what we inherited from our descendants and upgrade them with up-to-date concepts that will reflect the time that we live in, matching with the rapid changes of the 21st century and the contemporary way of life. According to the International Charters defined by ICOMOS (International Council on Monuments and Sites), especially in the Athens Charter in 1931 and in 1964, The Venice Charter is pointed out to the importance of adaptive reuse within the restoration and conservation practice announcing that, *"…the conservation of monuments is always facilitated by making use of them for some socially useful purpose" (ICOMOS, 1964).*

By protecting and reusing the heritage buildings no matter their typology, giving a properly chosen function, the benefits will be common for the community as well as for the existing structure and its maintenance. By not using and maintaining them, buildings can become redundant and obsolete before their physical life has ended even in a very short period of time. Therefore, it is always preferable to reuse the existing structure and respond to with flexible / reversible design solutions and concepts that will allow the heritage to be improved and not to be left to obsolete or to be demolished (Seeley, 1983). There are a number of possible combinations for changing a heritage building's use nowadays. The range of possibilities can vary by the change from same use to a different use (Douglas, 2006). Usually, the conversions to other uses are more attractive than the same-use conversions.

The idea of reusing the existing heritage buildings that are in good physical condition in the Walled City of Famagusta, implementing contemporary concepts,

materials and functions can improve the maintenance of the existing condition of the heritage buildings and can have environmental and various social, cultural, aesthetic and economic benefits as well. Most common benefits that come from the reuse projects can be both for its function, users and the building (aesthetics, maintenance and protection) (Mine, 2013). Also in the literature according to some scholars such as Johnson and Mine the benefits can be categorized as: economic, social, environmental, functional, aesthetical, and technological (Johnson, 1996).

The Research Process

Problem Statement

The lack of constant public access and appropriate use of the heritage buildings in the Walled City of Famagusta is evident, especially buildings in good physical condition such as: St. Peter & Paul Cathedral, The Twin Churches, The Nestorian Church and The Zoni Church.

Research Problem

There are not sufficient studies in literature on Adaptive Reuse of the St. Peter & Paul Cathedral and its values and context.

Research Objective

The research objective of this article is to develop adaptive reuse recommendations / guidelines for improvement of the existing condition of the St. Peter & Paul Cathedral and its closest surrounding.

Research Questions

- How can the dynamic of use of the building be improved?
- How can the Adaptive Reuse approach influence urban context and contact zones of the building?
- What are the benefits of applying new public function to the building?

Field Study

The initial aim of the field study is to analyse, observe and document the existing condition of the St. Peter & Paul Cathedral and its pedestrian and vehicular movement in order to understand the use of the contact zones of the heritage building (exterior and interior). As second aim of the field study is to specify the potential advantages and disadvantages on location. As third aim of the field study will be to explore the possibilities for appropriate use of St. Peter & Paul Cathedral and its context.

Methodology and Research Type

The comparison research method will elaborate two purposefully selected case studies that have various types of benefits from the implemented adaptive reuse approaches. Moreover, the selection and evaluation criteria for these case studies will be made upon the above mentioned benefits according to the scholar Johnson (social, economic, technological, functional, aesthetic and environmental). With such an evaluation of the reuse projects it will be proven what makes these worldwide case studies successful both in literature and practice. Also, these well-known successful case studies will be presented in order to suggest different challenges and possibilities of the reuse functions that could be implemented and applied on the St. Peter & Paul Cathedral in Famagusta.

Historical research method will provide a wider understanding of the existing condition and historical background of the building and its closest surrounding. The research type of this article is qualitative. The data collection techniques are used by observation (exploring the use of the interior / exterior spaces nowadays) and an interview with an expert on Adaptive Reuse. Categorizing and selecting phrases, memoing and sorting are chosen as techniques for evaluating the collected data.

Limitations

This article will elaborate on an intentional selection of a case study and will provide results. These results can be applied further on to other possible heritage buildings that deal with the problem of occasional use. This article will not include studies and results for other mentioned heritage buildings in the Walled City of Famagusta.

Literature Review

The two purposefully selected case studies in this chapter of the article (Modern Bookstore in Maastricht, Netherlands or Garden Museum in London, United Kingdom) will show and explain various practices, possibilities and benefits through the approach of Adaptive Reuse. These projects are representatives of successful examples of heritage buildings around the world that previously were neglected, abandoned and misused, but today after their conversion and reuse, the condition of these buildings is improved, maintained, protected, and brought benefits by being constantly used by its communities. The new additions, which are carefully infused to the heritage buildings are undoubtedly respecting the existing values and improving them by adding a contemporary and up to date charm. The aim of exploring these case studies is to understand how their solutions are beneficial and how they can possibly be related, transferred and applied similarly to St. Peter & Paul Cathedral in Walled City of Famagusta in order that the existing condition of the heritage building is improved.

Successful Worldwide Adaptive Reuse Case Studies

The first selected case study is an ancient Dominican Cathedral that is located in Maastricht, Netherlands. This cathedral is an example of a successful transformation and applied Adaptive Reuse approach that turned the heritage building into a modern bookstore matching with the 21 century lifestyle. The reasons for that issue is that the architects Merkx & Girod in collaboration with the famous Bookstore chain – Selexyz and the City Council of Maastricht, proposed a new inventive solution for reuse of the cathedral and converted it into a bookstore. This building had a rich historical background and multiple conversions throughout time (warehouse, archive, bicycle parking) even though initially it was built in 1294 as church (Schmidt, 2017) (See Table 1). The new function (Selexyz bookstore) and addition that is a three story steel structure stretches to the stone vaults and provides remarkable views to the renovated 14th century frescoes (Pham, 2011) (See Fig.1-2). By this manner, it is simultaneously given important accent and respect to the existing frescoes in the interior of the Cathedral.

Table 1. Previous and today's usage of the heritage structure (Adopted by Schmidt, 2017)

Previous usage of the heritage building	**Church** (1294)
	Stable (1794)
	Bazaar, Festive Hall, Exam Room, Bicycle Storage (1910 – 2006)
Today	**Bookstore** (2006 – present)

The previous functions were not satisfying for the needs of the community, so the intention of the new proposal was to solve and increase awareness of existence of heritage buildings and the number of visitors (Pham, 2011). Moreover, the open and friendly access, the program and events, the contemporary addition, the content of the Bookstore are some of the many reasons why the place is popular today and attracts up to 400-500 visitors in its busy moments (Dhir, 2017). Moreover, what makes this reuse project valuable is its sustainable maintenance, future management plan and collaboration with authorities for upcoming activities. Furthermore, the respect for the contact zones of the building both interior and exterior is another advantage that could be followed. Showing such respect can be recommended for the case study of St. Peter & Paul Cathedral. This reuse project can be evaluated as successful due to the fulfilment of the various aspects that brings various types of benefits to the community (See Table 3).

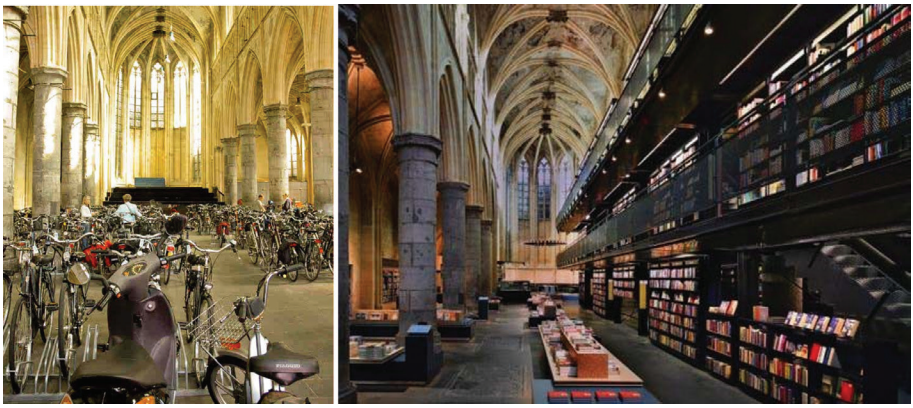

Fig.1 (Left) Previous use of the building –bicycle storage
Fig.2 (Right) Three story steel structure as a new addition with bookshelves
(source:http://assets.inhabitat.com/files/Selexyz-Domincan-Church-Maastricht.jpg)

The second selected case study is the Garden Museum (formerly, St. Mary Cathedral at Lambeth) in London. It is a recent case study which shows how the heritage building is converted, renovated and preserved in order to be saved from demolition after WWII. The building itself has deep transformations throughout history and has remarkable significance because it hosts the burial place of John Tradescant (1570 – 1638), the first great gardener and plant-hunter in British history (History of the Museum, 2016) (See Table 2). The Dow Jones Architects, in 2008 proposed a new reuse project of the space due to the lack of sustainability

and space for exhibiting the collections of the Museum. The proposed project is an inner addition that on the ground floor provides creative use of flexible spaces for lectures, seminars, classes for increasing the awareness for sustainability, temporary exhibitions, wedding ceremonies etc. (See Fig.3). Moreover, the first level of the added structure allows views to the whole building and hosts the permanent exhibition collection of the Museum (Meinhold, 2009).

Table 2. Previous and today's usage of the heritage structure
(Adopted by URL: https://gardenmuseum.org.uk/the-museum/history/st-mary-at-lambeth/)

Previous usage of the heritage building	**Wooden Church** (1062)
	St. Mary Al-Lambeth Church (1337)
	Derelict after WWII (1941-1972)
	Discovery of the Tomb of John Tradescant c.1638 (plant hunter and gardener) **First Museum of Garden History** (1976)
Today	**Garden Museum** (2008 – present)

In 2017, after the re-development and reuse project for the building, the exterior renovation of the cloister and garden now has educational room and cafe that brings increased number of visitors around the various amount of spaces. These spaces can be rented and host different activities, events and workshops that besides the economic benefits are bringing environmental, technological and aesthetical benefits to the community as well (Vincent, 2017).

Also, in the Table 3, the evaluation criteria and which benefits are achieved through the reuse project and the reasons why this case study is selected as successful are presented.

Fig.3 (Left) Addition that allows flexible use of space
(source:http://assets.inhabitat.com/files/gardemuseum-ed01)
Fig.4 (Right) Lambeth Palace cloister and garden
(source: https://lookup.london/visit-the-garden-museum)

Table 3. Evaluation criteria: Types of benefits achieved through the reuse projects of the selected case studies

Type of benefits from reuse	**Selexyz Bookstore, Maastricht, NL**	**Garden Museum, London, UK**
Economic	Management plan, frequently visited – up to 500 visitors in busy days, tourists, café, lounge, shopping	Recent redevelopment project in 2017 that brings frequent visitors, café, gallery & museum, receptions, workshops, weddings, fashion events, private events
Social	Community and tourist hub, raising awareness for heritage, educative, public access, friendly and easy access to information and spaces	Schoolchildren are able to learn about plants beyond biology books, while others from the local community will be given access to green space
Environmental	Accessibility respectful to the heritage structure (vehicular movement is limited, advantage is given to pedestrian and bicycle movement)	Green spaces that are improving the context and increasing the green areas that are lacking in the contact zones of the heritage
Functional	Constant use and openness to the public	Constant use and friendly accessibility, functional & flexible spaces
Technological	Maintenance of the heritage building, sustainable approach through implementing contemporary systems, recent literature on disposal	Interactive and educational exhibitions and spaces for children and families
Aesthetic	Respectful to the historical context both in the interior and exterior (selection of form materials and finishes)	Materials that are applied both in the interior and exterior are carefully selected, sustainable, pre- fabricated and natural

Furthermore, this case study, which is in many physical aspects similar to the case study of St. Peter & Paul Cathedral is clearly giving the clues how through successful reuse project the heritage structure can be revitalized and provide the community with contemporary activities that are promoting 21st century learning and living.

These two world-known selected case studies represent how the economic, social, environmental, functional, technological and aesthetic benefits are obtained. The two new proposed functions to the buildings add contemporary values to both of the contexts and enrich it by being constantly open and friendly to the public and by being used in different manners. The variety of the offered events and educational programs attract increased number of visitors and users of the heritage spaces. At the same time these case studies are teaching us about the importance of such heritage buildings through keeping them well maintained, preserved and protected for future generations.

The case of St. Peter & Paul Cathedral has all the potentials (physical and contextual) to be transformed and reused by giving new public function and opening the access to the public for a constant use. Compared to the selected case studies it is possible to conclude that one way for solving the problem of occasional use of the building is to be reused.

Historic Background

The case of St. Peter & Paul Cathedral so called "Bugday Camii" is located in the Walled City of Famagusta and it is pure example of a heritage building (in good physical condition) that has a rich multicultural past and several transformations / conversions throughout history (See Fig 5-6).

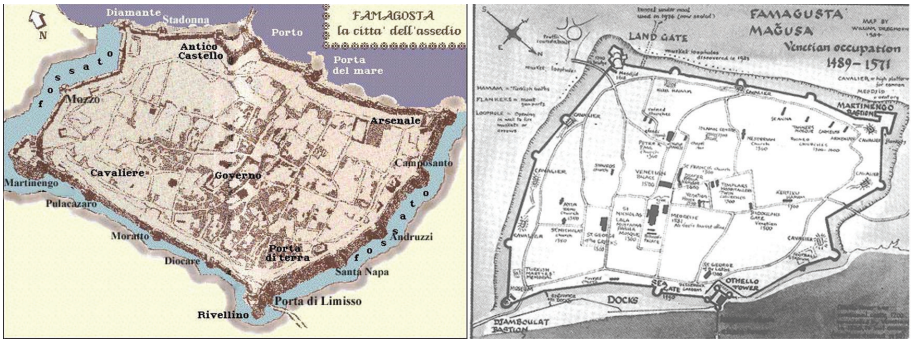

Fig.5 (Left) Map of Famagusta within the Walls (Venetian occupation 1489-1571) (source:http://www.cypnet.co.uk/ncyprus/city/famagusta/walls/index.html)
Fig.6 (Right) Map of Famagusta within the Walls showing the location of the St. Peter and Paul Cathedral (Venetian occupation 1489-1571)
(source:https://www.stwing.upenn.edu/~durd uran/drfm1.html)

Initially, it was built in the Lusignan era in the period of 1358 – 1369 and it was used as church. The exact name of the building at that time is still controversial among writers due to its early Gothic structure, decoration and ornamentation. At that time the building used to be Orthodox and instead of St. Peter & Paul, it was named St. Simeon (Steward, 1908). After the Venetians took the island from the Lusignans (1489-1571) the St. Peter & Paul remained to function as a church (Newman, 1940) (See Fig.6).

During the Ottoman Period in 1571, the building was restored and converted into a mosque again serving to the residents for worshiping purposes (Sinan Pasha Camii).

In the British Period (1878-1960) the building was used as storage for wheat and junk space. The name "Buğday Camii" means "Wheat Mosque" and it comes from the period when it was used as wheat storage. Also, from 1965-1966 a New Year Ball was organized in the "Wheat Mosque" by Erol Erozan, who was a Literature teacher at Namik Kemal Lycee.

Before the conflict in Cyprus 1974, in 1964 restoration and conservation methods were applied on the St. Peter & Paul Cathedral in order to become the next Town Hall and public library in the Walled City of Famagusta (Famagusta N.Cyprus, n.d.). In that period the building was converted for the first time so as to have a public and civic function serving the community. In 1991 the building functioned as a mosque for a very short period, due to some conservation activities in the main Mustafa Lala Pasha Mosque.

In 2010, with the financial support of USAID, restoration and conservation activities were applied on the minaret (major cracks from earthquake were solved

and supported with steel manacle) and the roof (due to the water penetration in the building, new system was applied).

Field Study - Existing Condition and its Users

After the applied reconstruction and conservation activities, the building today is located in the most frequent pedestrian axis in the Walled City and it's in good physical condition and functions as a Cultural Centre. Unfortunately, the building is most of the time closed. It is used occasionally and without any programme or long term strategy.

Exterior (Contact Zones)

The nearest buildings (in the contact zones) are mostly remaining's of the Venetian palace, ruins (Greek, Latin and Ottoman heritage buildings) and parts of the crusaders fortifications, that have different architectural language and style but at some point in the history they met a devastating fate (Walsh, 2004).

Orientation of the building which is East–West shows that it is following the principles of iconography and symbolism of all Christian temples.

Unfortunately, nowadays the nearest and valuable surrounding of the historic building - contact zones, are blocked by vehicular movement and parking lots (especially in the Venetian Palace and in front of all façades of the building) (See Fig.7).

Fig.7 (Left) Aerial view of the St. Peter & Paul Cathedral & Venetian Palace (2005), Parking lots blocking the main entrance of the building and contact zones
(source:http://magusasurici.com/eser_detay?id=46)
Fig.8 (Right) The main entrance of the St. Peter & Paul Cathedral (2016)
(source: author)

The main problem is that the vehicular movement and parking lots in the valuable historic context of the building is limiting the pedestrian access to the building, to the tomb of Mehmet Celebi and hiding the main entrance on the West Facade (see Fig.8-9). Moreover, the exterior of the building, especially the courtyard on south, is neglected and has lack of use and urban furniture (See Fig.10-11).


Fig.9 (Left) East & South Facade of the St. Peter & Paul Cathedral, Constant vehicular movement and parking, blocks the contact zones and most frequent pedestrian axis
(source: author)
Fig.10 (Right) Blocked main entrance with a parking lot, Lack of designed and urbanized spaces
(source: author)

The fences of the plaza show the introvert character and limited access to the building. The additions such as the kiosk / taxi stop in front of the main plaza – oriented towards the main pedestrian axis on east are disrespectful to the landscape of the historic building (See Fig.12). On a daily basis, the contact zones of the building are being constantly used by the locals, tourists and students (See Table 4).


Fig.11 (Left) Representing the neglected courtyard near by the tomb of Mehmet Celeb next to St. Peter and Paul Cathedral, It is out of any use and without any urban furniture
(source: author)
Fig.12 (Right) Kiosk addition blocking the access to the building – East Facade, Disturbing the main views of the heritage
(source: author)

Interior (Users)

St. Peter & Paul has a symmetric and dynamic plan (24/17m. and 20m. height). Even though the outside appearance of the building, the rhythmic buttress structure, massive and dominant shape seems rough and unpolished, the qualities of this building should be searched in its pure and elegant interior design. The general interior outlook of the cathedral is dominating by its fine linear and vertical accent as undecorated, formed Gothic arcs, beyond the rhythm of bays, from the simple

and curved piers with unornamented capitals (Walsh, 2004). There are still remains of valuable frescos on south wall and ship scribbling on the north wall that are deserving attention and preservation.

Unluckly, even though the building today functions like a cultural centre and the interior space is in good condition, the building has been used occasionally, on yearly basis not more than 10 times (See Table 4). The occasional users of the space are by NGO's, Municipality of Famagusta and Eastern Mediterranean University (EMU) that hold few activities like: ceremonies, exhibitions and seminars.

Table 4. Users of the building – Today (Exterior / Interior)

Owner of the building: Evkaf Foundation	
Constant Users in contact zones (Exterior) (daily)	Occasional Users of the building (Interior) (1-10 times, yearly)
Locals	NGO's (exhibitions, seminars)
Tourists	MUNICIPALITY OF FAMAGUSTA (activities/events/bazaar)
Students	EMU (ceremony activities)

Expert's Opinion

Experts on adaptive reuse claim that the building today has no any management plan or long term strategy for further use and cannot bring any kind of benefit to the context, environment and community. Moreover, the owner – Evkaf Foundation as main responsible authority should be involved with all stakeholders in order to decide for all possible levels of usage of the building. Even though there is lack of coordination between them, the correct way for initiating any decisions, future management or strategy that have to be applied must include all the responsible authorities, experts, locals, the owner – Evkaf, City Planning Department, Antiquities Department and NGO's. Thus, all the levels, from the bottom (locals) to top (government and authorities) can be involved in the correct process for improving the existing condition of St. Peter & Paul Cathedral. By reusing, proposing new public function and implementing contemporary concepts, the economy, society and environment can undoubtedly have benefit from it.

Occasional Use of St. Peter and Paul - Proposals for Improvement

From the previously analysed literature review (purposefully selected world known successful case studies) and collected data of the field study (observation and analysis of users) together with the interview and discussions with experts on Adaptive Reuse approaches, it is possible to conclude that there are several contemporary and innovative solutions that can be provided in order to respond to the problem of occasional use / reuse of the heritage building.

Evaluation of the Existing Condition

It is possible to understand that there are various advantages from the reuse approaches presented in the selected case studies that can be used in order to improve the general condition of both the exterior and interior of the building just like the successful case studies (The Selexyz Bookstore in NL and the Garden

Museum in UK). In the light of the two evaluated worldwide known and successful case studies the evaluation of the existing condition of the St. Peter & Paul Cathedral will be analysed in terms of the type of benefits that it has and possible advantages or disadvantages it may have (See Table 5).

As one of the most important issues to be considered is the building's location (on the busiest and main pedestrian axis in the Walled City) that can be used as an anchor for visitors and users. This will allow good promotion of the new proposed public function to the building. On the site, the curiosity and interest is evident in visitors but unluckily the public access is completely limited. This should be considered as advantage and leading thought for any further actions to take. Also, at the main entrance or in contact zones of the building, there is lack of information about the importance of the building and its historical development, and about any future events (See Economic, Social & Environmental benefits, Table 5).

On one hand, following the Functional benefits in Table 5, there are many disadvantages that can be registered and noticed on the location. Initially, the mentioned constant vehicular movement and parking areas in the nearest surrounding of the building are making the most negative impact on the location. This issue should be reconsidered and the importance and accent should be given to the pedestrians. Another disadvantage is the lack of accessibility in the courtyard and the access to the tomb of Mehmet Celebi.

On the other hand, advantage that can be beneficial for reusing the building is its good condition due to the recent restoration activities applied. This will make easier application of new spatial design solutions into the building. Heritage buildings such as Venetian Palace can complement the building if its parking space problem is solved. The Palace can become part or extension of the new function, which is being used for different cultural or public activities, of St. Peter and Paul Cathedral.

This would revive the context of both of the heritage buildings and could increase the awareness for the cultural and historical heritage in the city (See Technological benefit, Table 5).

Finally, there is lack of designed landscape, urban furniture, and designed places for enjoying the cityscape of the Walled City. The temporary additions such as the kiosk and taxi station disrespect the heritage building and ruin the outlook of the building. One of the possibilities for improvement is either the kiosk and taxi station to be redesigned or relocated in the courtyard on the South side (See Aesthetic benefit, Table 5).

Table 5. Advantages and disadvantages of the existing condition of St. Peter & Paul Cathedral

EXISTING CONDITION OF ST. PETER & PAUL CATHEDRAL	TYPE OF BENEFIT	ADVANTAGES	DISADVANTAGES
Frequent pedestrian movement (locals, tourists, students)	Economic	o	
Lack of strategy for long term usage (no economic benefit)			o
Location - Commercial district		o	
Lack of information (no events/ programme announced)	Social		o
Location - Commercial district		o	
Frequent pedestrian movement (locals, tourists, students)		o	
No public & friendly accessibility	Environmental		o
Constant vehicular movement-in contact zones of the heritage building		o	
Heritage buildings in context		o	
Good physical condition	Functional	o	
Fence - blocked access to the courtyard			o
Parking plots - all around the contact zones, blocking the access to the building			o
Restoration activities applied (roof consolidation)	Technological	o	
New materials applied			o
Sustainable approach			o
Additions in front (kiosk) & next (taxi stop) to the building	Aesthetic		o
Lack of interior solutions and design			o
Lack of urban furniture and designed context			o

Proposals for Improvement

Having compared the analysed case studies in the previous chapter and evaluation of the present condition benefits (its advantages and disadvantages) it is possible to understand that proposing a reuse or a new function to the St. Peter and Paul Cathedral can be beneficial for various reasons. Initially with a reuse project such as the Selexyz Bookstore or Garden Museum, the economic issue can be solved by making the building profitable through carefully selected and proposed new public function and cultural heritage management in the long term by the authorities, including the opinion of the experts and locals as well (See Table 6).

If such a new and innovative design or spatial solution is proposed, there is a strong possibility that the building would become popular and attractive.

Furthermore, it could give contemporary and up to date charm to the Walled City and influence its closest context and increase the number of visitors as well. If a strategy is given in the long term it can be meaningful and valuable for enriching the cultural repertoire of the City too. Such activities could help in the process for increasing the awareness and existence of the cultural heritage.

Moreover, the elimination of the fences and parking lots in contact zones of the building (especially inside and in front of the Venetian Palace) could make the access to the building friendlier and open to visitors. Controlled or removed vehicular movement can bring free flow of pedestrian movement and guidance to the main entrance of the building. Removal or redesign of the present additions (kiosk and taxi stop) and designing the landscape of the courtyard (adding urban furniture) could improve the visual contact with the building and improve the cityscape and the sense of place.

Table 6. Proposals for improving the present condition of St. Peter & Paul Cathedral

PROPOSALS FOR IMPROVING THE PRESENT CONDITION OF ST. PETER & PAUL CATHEDRAL
1. Possible new public function (Bookstore, Centre for Design & Innovation, Educational Hub, Garden Museum)
2. Strategy for long term usage / Cultural Heritage Management Plan (enrichment of the cultural repertoire)
3. Removed or controlled vehicular movement
4. Removed parking lots (from the contact zones of the building)
5. Providing activities for increasing the awareness of the heritage in Famagusta and more information about future events (Cultural Heritage Management Plan)
6. Removing the fences from East Façade that are blocking the access to the Tomb of Mehmet Celebi (providing friendly accessibility to the heritage building)
7. Removing the additions (kiosk, taxi stop) oriented towards the main pedestrian axis, designing one that respects the landscape/cityscape
8. Providing urban furniture and landscape design of the courtyard (South Façade / East Façade / West Façade)
9. Providing constant and public access to the building
10. Removing the parking lot from Venetian Palace (possible extension of the function of the building to its nearest context)

Finally, by applying these proposals specified in Table 6 to this valuable heritage building in the Walled City of Famagusta the present condition could be improved and could influence its surrounding and context. These proposals could be applied to other heritage buildings (The Twin Churches, The Nestorian Church and The Zoni Church) that are in good physical condition in Walled City but have the same problem of occasional use. By their reuse the whole historic core could be revitalised and bring various benefits (economic, social, environmental, functional, technological and aesthetic) to the community.

Conclusion

Rich historical background of St. Peter & Paul Cathedral carries potential for

constant reuse through time for different purposes (religious, private or public) meeting the needs of its time. Analyses from the field study show that the building is still in a good physical condition nowadays, especially after the restoration activities (consolidation of the roof and the minaret) applied in 2006 by the local authorities and experts. Unfortunately, the building is not being constantly used and maintained. The examination of the specific worldwide successful case studies considering their application of new public function through the Adaptive Reuse approach (Contemporary Bookshop in Maastricht, Netherlands or Garden Museum in London, UK) creates possibility of understanding that the heritage buildings are being efficiently maintained and appreciated by its communities. One of the reasons why these heritage buildings are being appreciated by their communities is because of the friendly/public accessibility to the heritage buildings, and innovative public functions that match with the contemporary living as well as their educational programme for different age groups and activities announced.

Occasional use of the heritage building of St. Peter & Paul can be improved by eliminating some of the irregularities in the closest surrounding, but one of the most important issue that should be considered as priority is reusing the building by applying new public function and project that match the lifestyle of the local people in Famagusta. Public functions such as: Bookstore, Centre for Design and Innovation, Educational Hub, and Garden Museum are just few of the proposals that could be perhaps applied in order to exhibit and present the values of the Cultural Heritage of Famagusta.

The constant pedestrian movement in the contact zones of the heritage building (since the contact zones always cover the nearest surrounding of historic building) is one of the most important advantages for supporting the new possible public function. In that manner the public function, public and open access, events and information will allow constant use and increased awareness about existence and values of the building and its context. If such an innovative public and cultural function is also proposed to other nearby heritage buildings (The Twin Churches, The Nestorian Church and The Zoni Church) in the Walled City, the context of these buildings will be revitalized and the awareness for the heritage buildings in the Walled City will be increased. Properly given cultural heritage management plan and long term strategy for the heritage buildings will bring significant economic benefit both to the city, the community and the environment.

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