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VIII. district, 1084,  
Karácsony Sándor u. 35.  
Budapest, Hungary

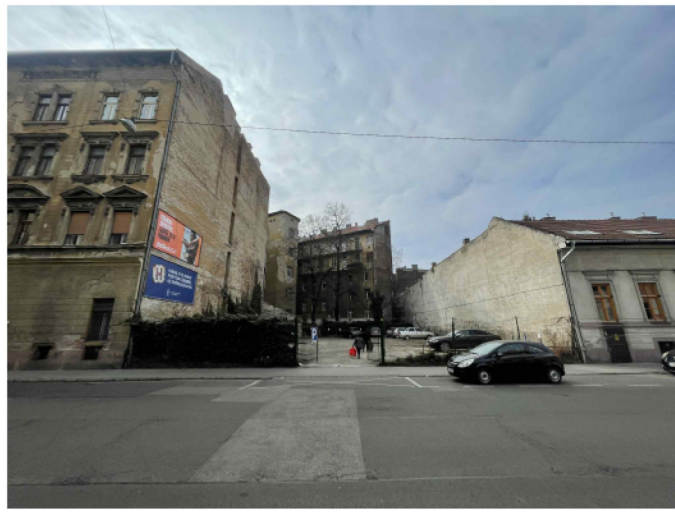
# Urban Design Specialization

The site is located in Józsefváros (District VIII), a central, dense, and socially diverse neighborhood of Budapest. It is surrounded by a mix of residential buildings, cultural institutions, and small commercial units.

# D i p l o m a

// 2025

## Site Photos



## Neighbouring



# Functional Analysis



## Regulations

	A	B	C	D	E	F	G	H	I	J	K	L
1.												
2.	Építési övezet jele	Beépítési mód										
3.												
4.												
5.	Ln-1/M-1	Z	500	18	65 s75	85	15 s10	4,0 s4,5	1,0	1. melléklet szerint		
6.	Ln-1/M-2	Z	500	18	60 s75	85	15 s10	3,5 s4,0	1,0	1. melléklet szerint		
7.	Ln-1/M-3	Z	500	18	50 s75	70	20	3,5 s4,0	0,7	1. melléklet szerint		
8.	Ln-1/M-Kk	SZ	K	K	3	-	40	0,03	-	-	-	4,5

Beépítési mód: Z - have to build from one neighboring facade till the other neighboring façade.  
 Streetfront.  
 Legnagyobb beépítettség terepszint felett- maximum percentage of the floor area above ground can be built.  
 Terepszint alatt - under the ground can be built.  
 Legkisebb zöldfelület - minimum green area.  
 Szintrelvél mutató - the complete floorarea with all the levels divided with the parcel floor area.



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### Advantages / Strengths:

Central Location: Proximity to metro lines and multiple public transport options (bus, tram) ensures excellent accessibility.

Cultural and Social Vibrancy: Surrounded by diverse functions, including public squares, parks, schools, and community activities.

Green Spaces Nearby: Several green zones are located within walking distance, offering potential for environmental and public health synergy.

Active Street Life: The area benefits from frequent pedestrian activity and diverse social interactions.

Defined Urban Fabric: The presence of surrounding firewall buildings offers structural and compositional integration opportunities.

### Challenges / Constraints:

Narrow Street Frontage: Limits visibility and access, requiring smart spatial planning for entrance and façade design.

Firewalls on Site Edges: Imposes spatial constraints but also presents potential for visual or programmatic integration with neighboring buildings.

Noise and Congestion: The proximity to major roads and public transport may bring challenges related to noise and air pollution.

Limited Green on Site: The plot itself lacks natural vegetation, necessitating intentional design for greenery and outdoor comfort.

Zoning Restrictions: Local zoning (as per regulations) limits building heights and requires certain setbacks and land use types.

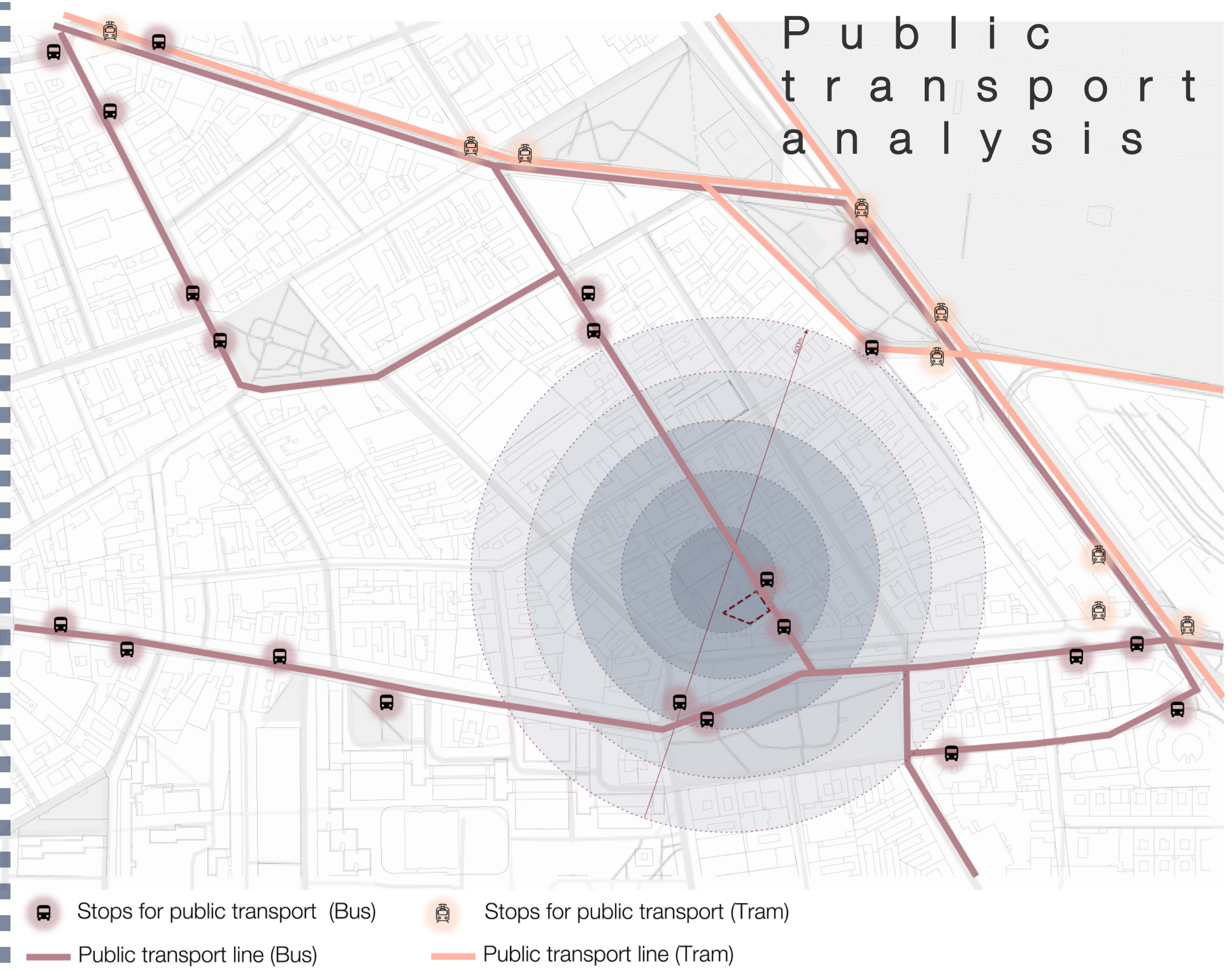
## Activity Map



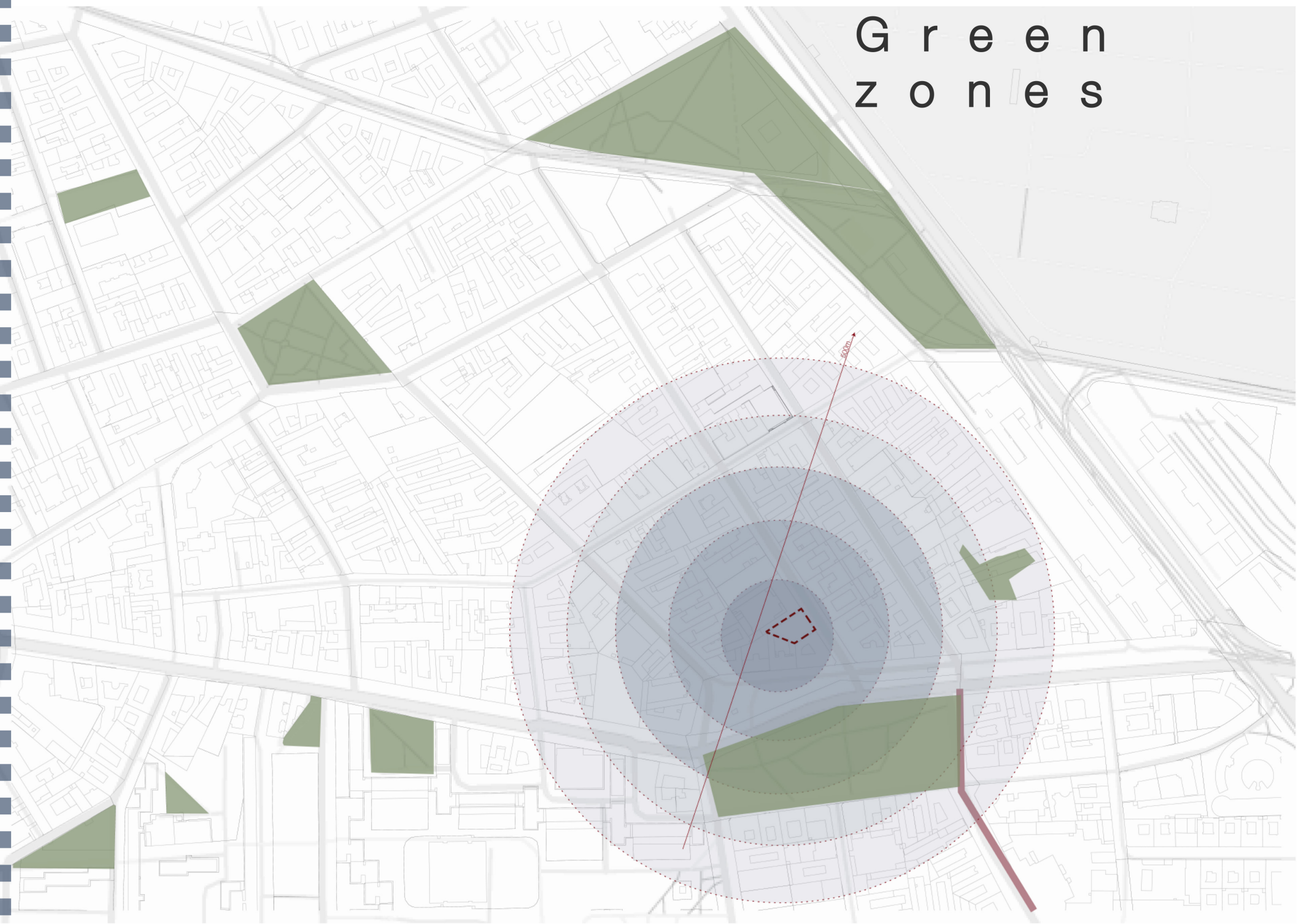
# B u i l d i n g h e i g h t s



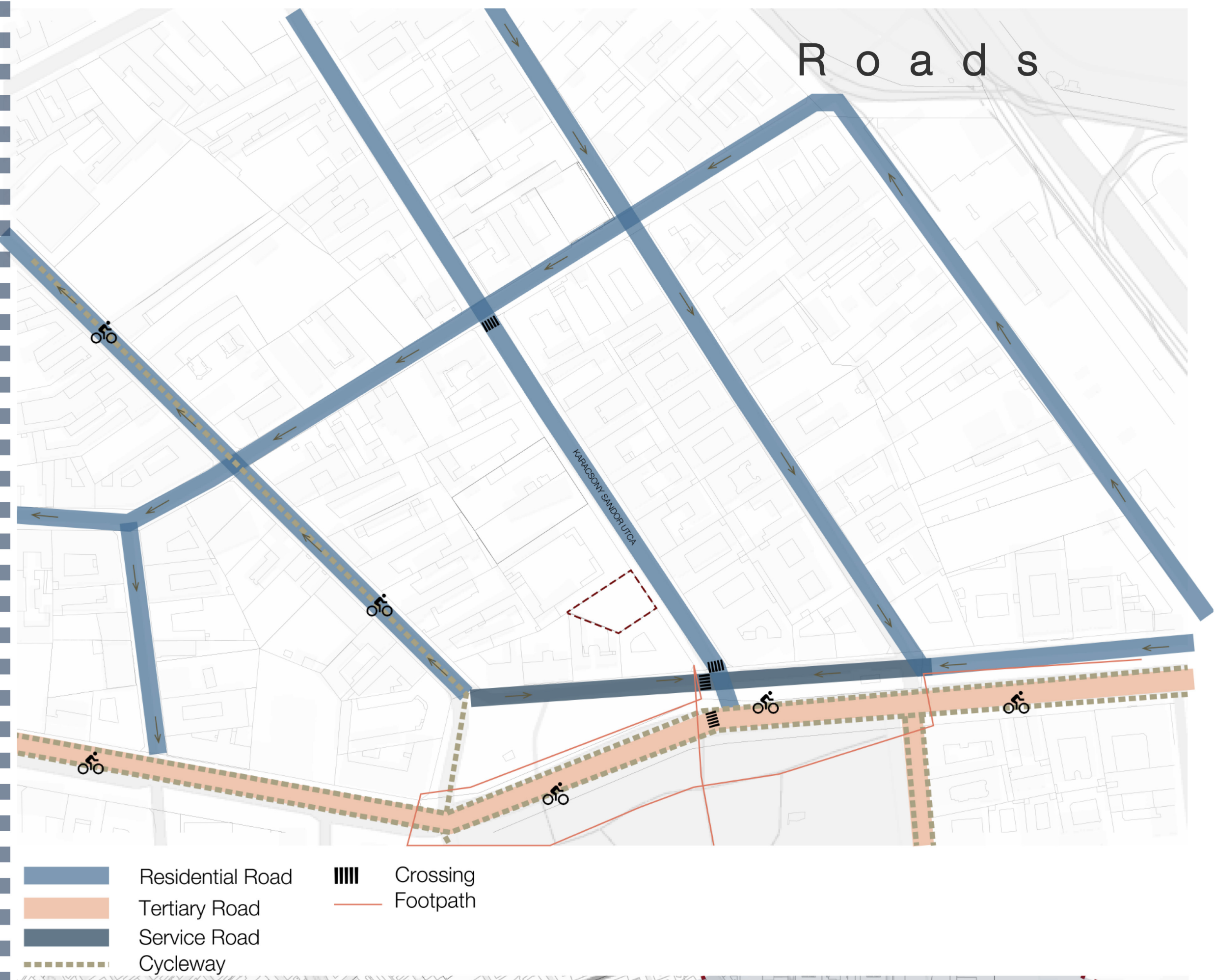
# Public transport analysis



## Green zones



# R o a d s



# Metro stations

