

Social Housing with Community-centric solution

1/8 URBAN DESIGN SPECIALIZATION

Addressing the housing crisis with a focus on **affordability, sustainability, and community well-being.**

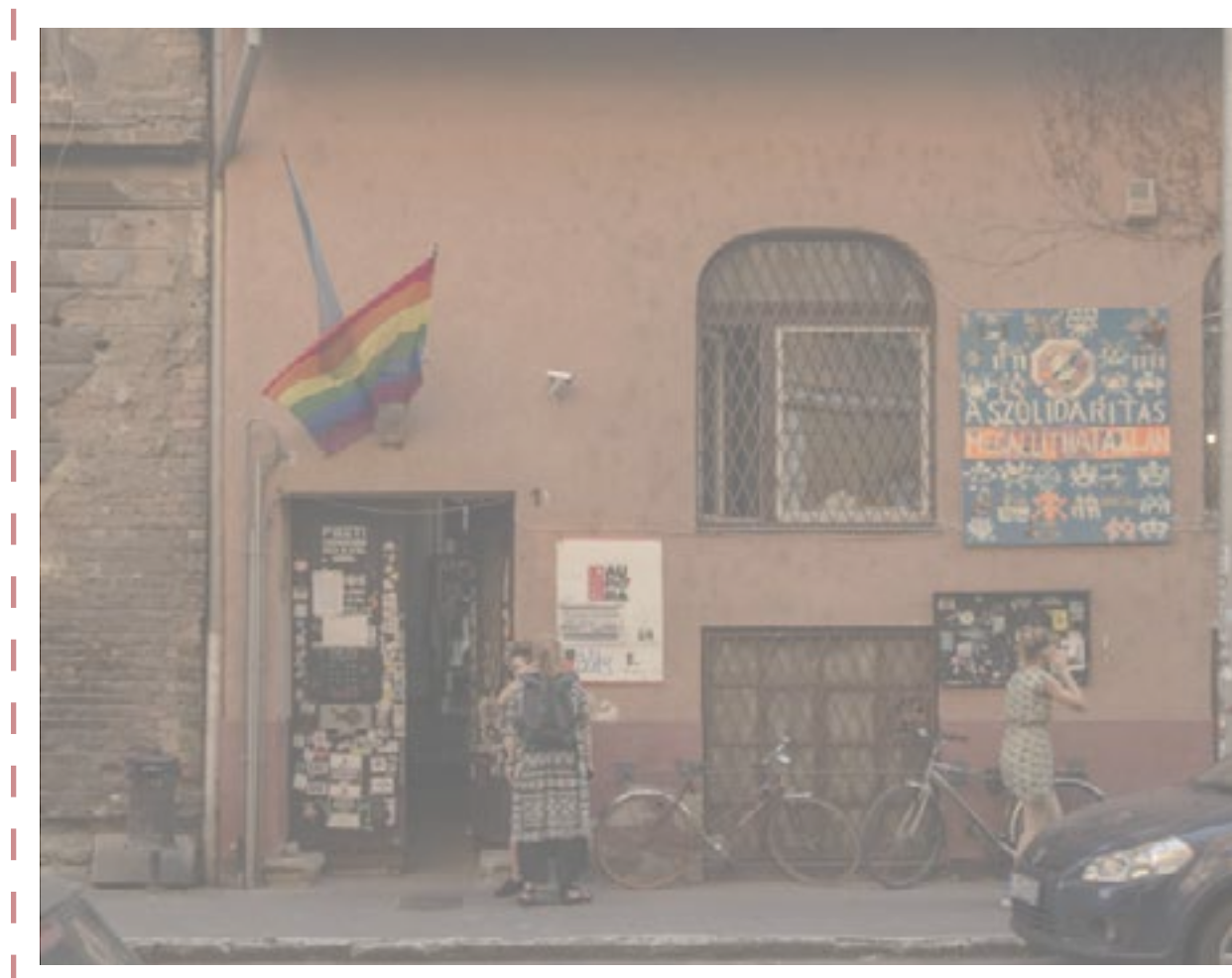
DEFINITION AND ROLE OF SOCIAL HOUSING

Social housing provides affordable rental options to low-income populations, offering secure housing and preventing displacement.

SOCIAL HOUSING IN RELEVANCE TO JÓZSEFVÁROS

In relation to district: Located in Budapest’s 8th district, Magdolna is an area with rich cultural history but also significant socio-economic challenges (including poverty, high unemployment, gentrification...). Many buildings are in poor condition, and residents face economic struggles, making it ideal for a social housing project that brings both physical improvement and social upliftment.

GENTRIFICATION & URBAN RENEWABLE PROJECT



“These were places that didn’t have any political activities, but they were cool places for young people to hang out, maybe exchange their thoughts. That’s the thing. They want people to stay home and not talk to each other.”

**GENTRIFICATION IMPACT**  
Rising costs and development could impact low-income residents

**POLITICAL CONTEXT**  
The influence of policies on urban renewal projects can illustrate both challenges and opportunities for sustainable, inclusive housing solutions.

**LOCATION:** The site is located in Józsefvaros (8th) district of Budapest, Hungary. Situated on Karacsony Sandor Ut and Lujza Utca. The site is 73m x 22m. Area is 1,606m2

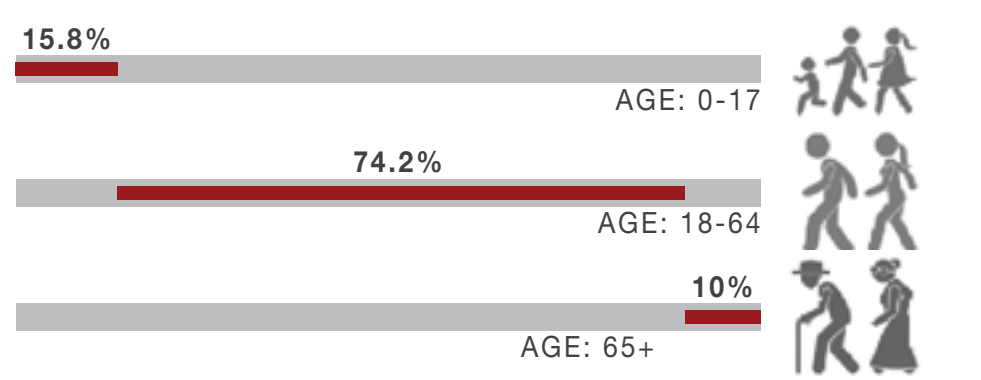


PEOPLE OF MAGDOLNANEGYED

POPULATION

Józsefváros has around 70,000 residents,  
**With 10,225/km² density**

AGE DISTRIBUTION



IMPACT ON HOUSING NEEDS:

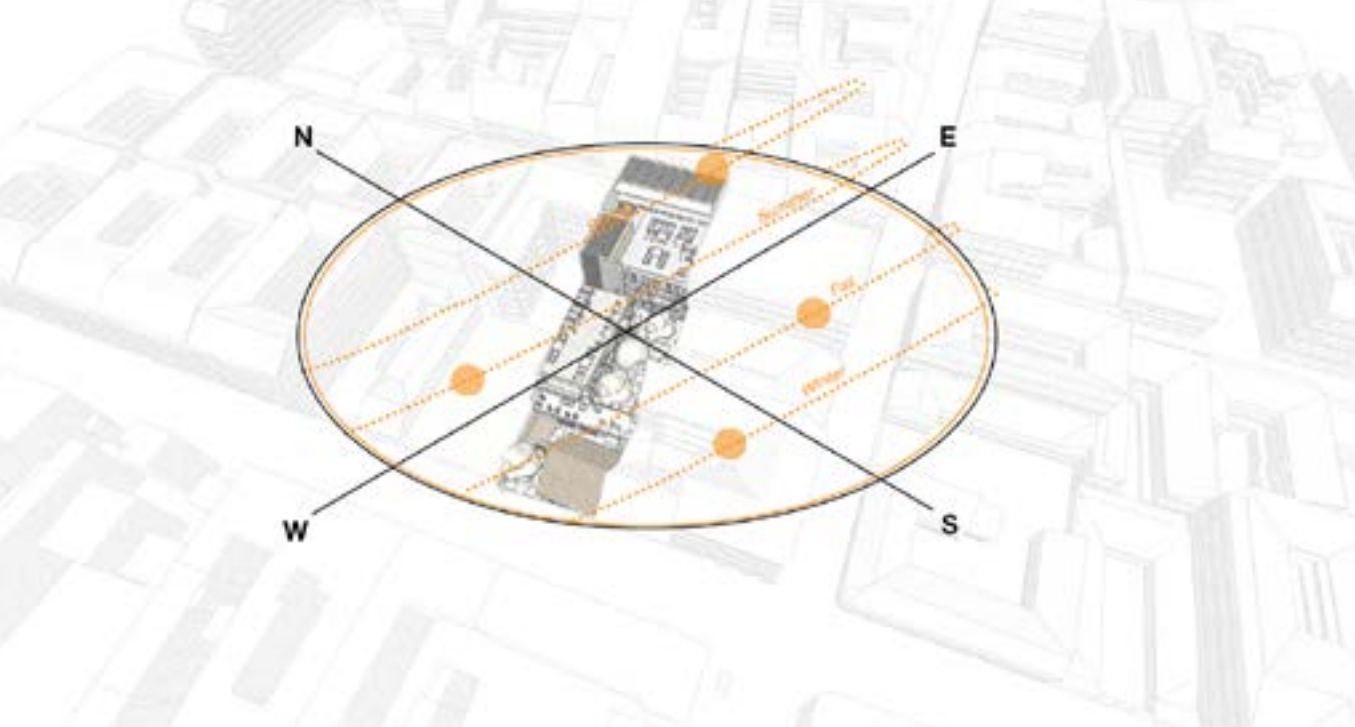
A younger population may drive demand for affordable, flexible housing options, while an aging demographic might require accessible and supportive living environments.

*This is why there’s the need for social housing: to preserve community identity, maintain affordability, and resist purely profit-driven redevelopment*

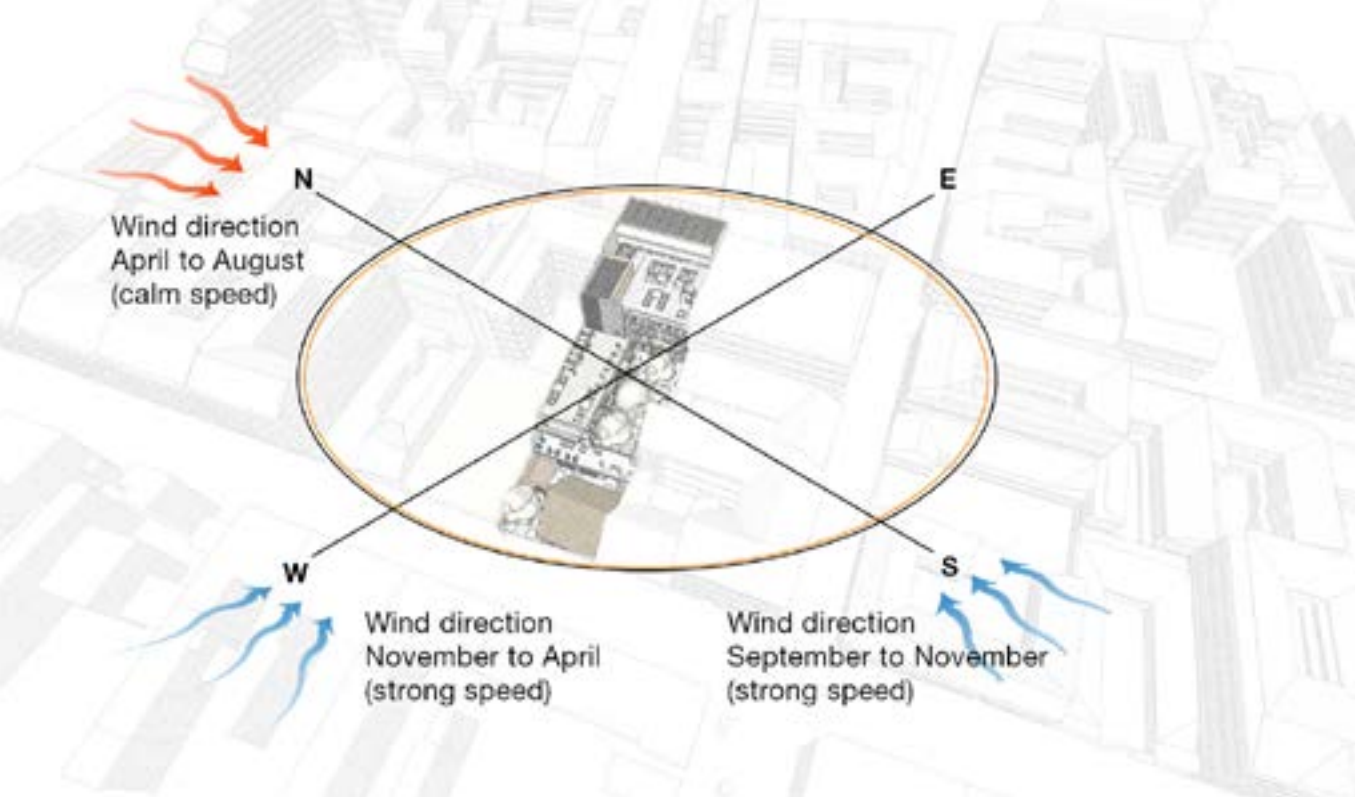
FUNCTIONAL MAP



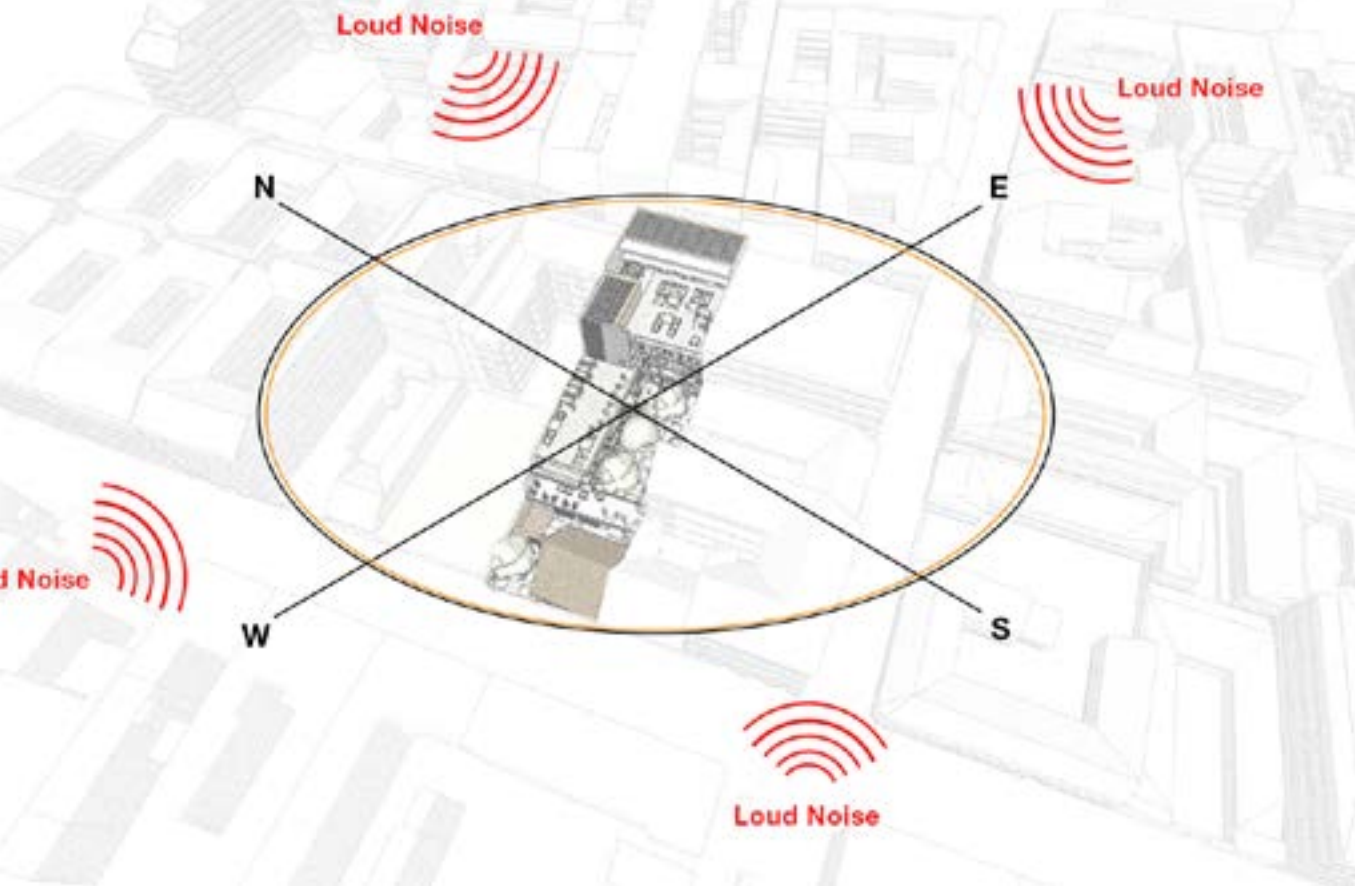
SUN PATH DIAGRAM



WIND PATH DIAGRAM



NOISE LEVEL DIAGRAM



SITE CONTEXT & CONDITION

The site is located between Karacsony utca and Lujza utca. The site is 73m x 22m. Area is 1,606m²



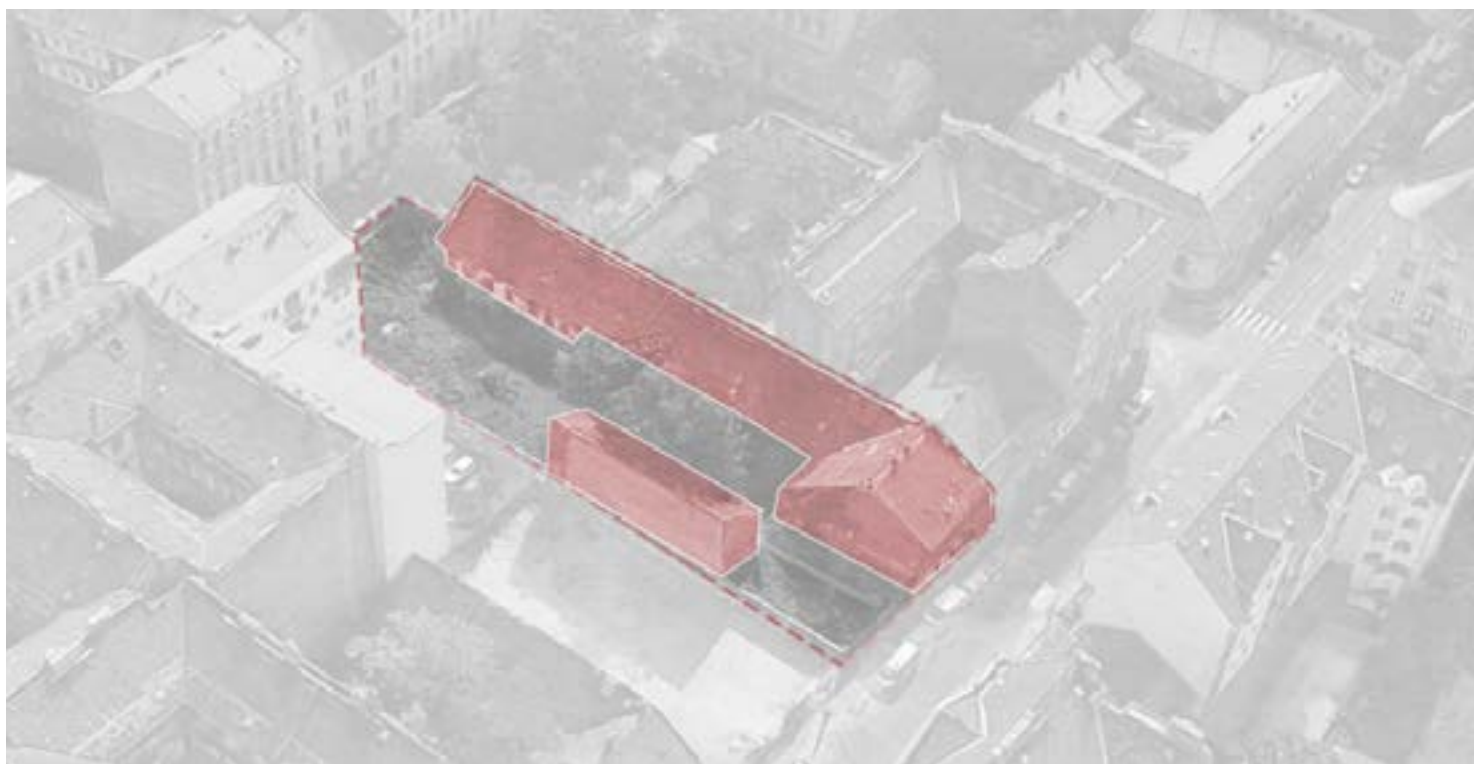
FIREWALL AND NEIGHBORING WALL

There are buildings adjacent to the site, so firewalls are in place for the neighboring buildings.



EXISTING SITE CONDITION

There are existing building on site. Some parts of it will be maintained to be adaptive-reuse



TRANSPORTATION MAP



BUILDING HEIGHT



SITE PROS AND CONS  
STRENGTH

- Public Transport Accessibility: 3-5mn walk to bus/tram lines
- Proximity to essentials: market, school, pharmacy, church, and other services are
- within walking distance.
- Pedestrian friendly: The site’s centrality reduces the need for cars, which fits
- the social housing model (affordable living = lower car dependency)
- Potential for community integration: Since amenities are nearby, the project can encourage
- mixed-use spaces and local engagement

WEAKNESS (CHALLENGES TO ADDRESS)

- Noise & Air Pollution (Karácsonyi Sándor út): heavy car traffic leads to higher noise & air pollution, affecting livability.
- Urban Density & Overcrowding: the 8th District is dense, limiting open space
- Building Height & Sunlight Issues: Neighboring buildings may block natural light
- Limited Green Space On-Site: while parks exist nearby, the immediate site lacks greenery
- Traffic Flow & Walkability Issues: Karácsonyi Sándor út is busy, making pedestrian safety a concern. Lujza utca is quieter, making it more suitable for residential access.

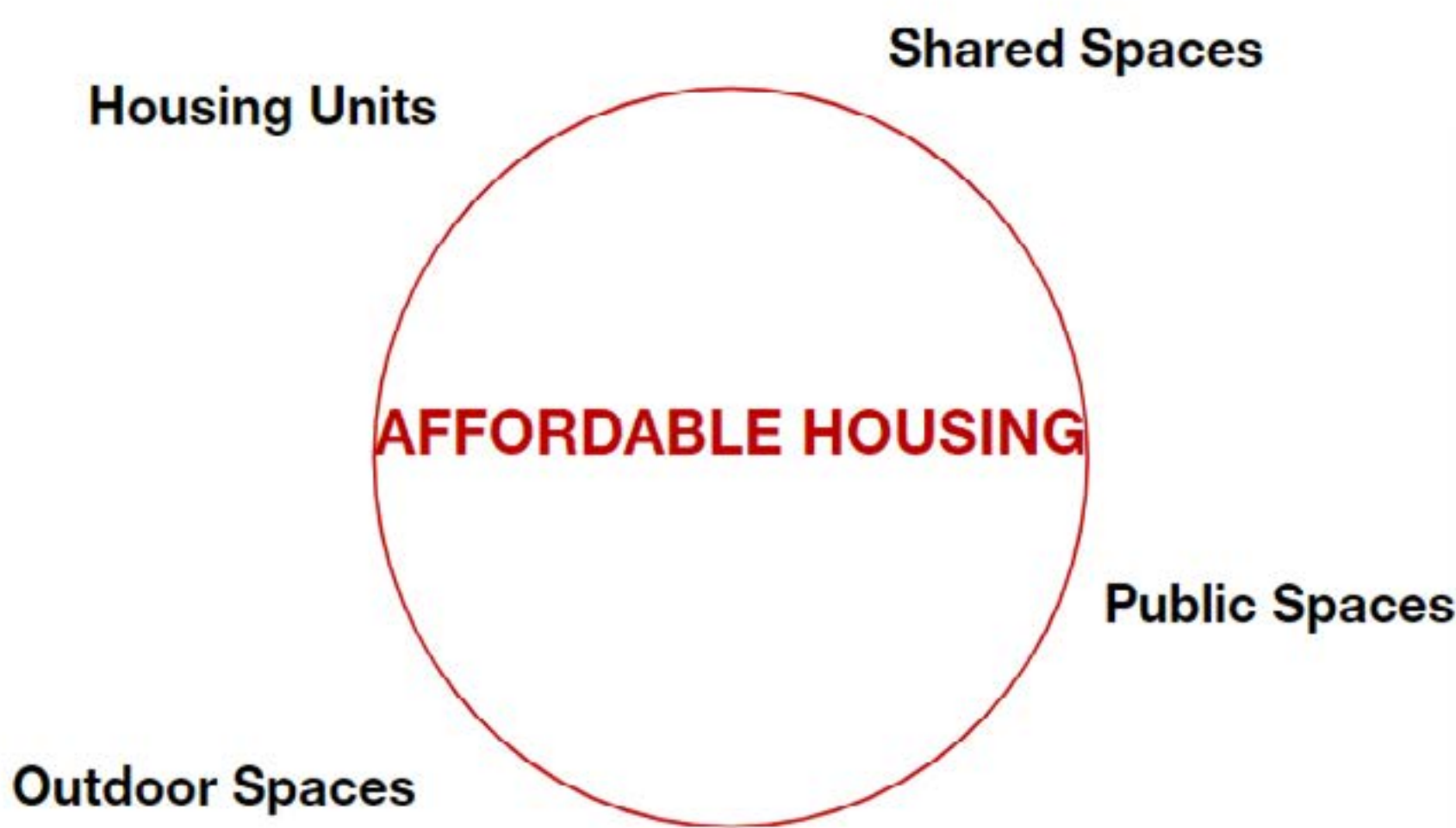
**Housing demand is expected to increase due to ongoing urban renewal projects and potential demographic shifts. The need for social housing is critical in ensuring that vulnerable populations have access to affordable and quality living spaces**



CORE IDEAS & DESIGN INTENTIONS

- CULTURAL & SOCIAL IDENTITY
  - People’s background
  - Creating an inclusive space with links to the community center, park, and market
- SUSTAINABILITY
  - Low-cost
  - Maximizing green spaces and energy-efficient systems.
- COMMUNITY ENGAGEMENT
  - Inclusiveness
  - Encouraging social interaction between residents and users of adjacent projects.
- DIVERSE HOUSING TYPES
  - Accommodating different family sizes and needs.

MAIN FUNCTIONAL PROPOSALS

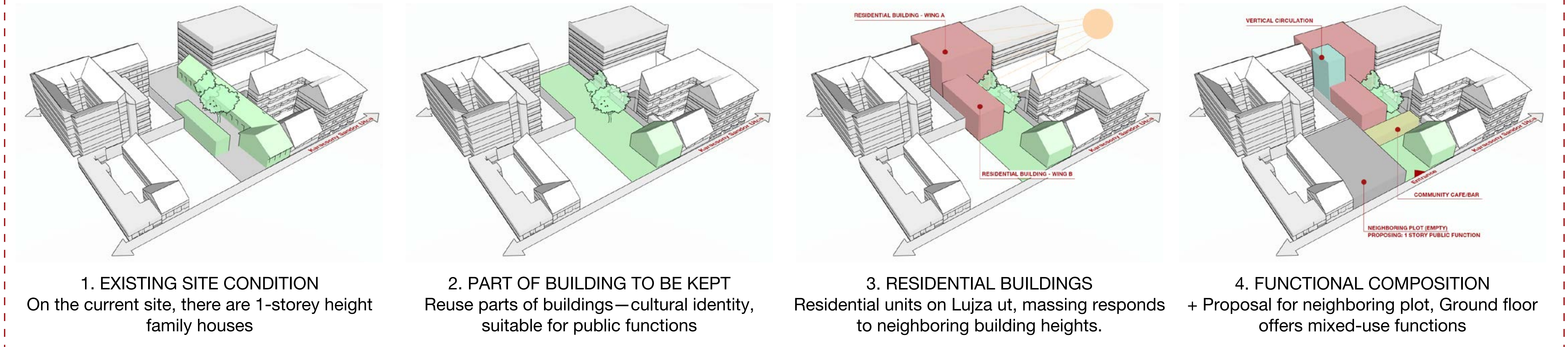


TARGET USERS/ TENANTS

The housing is designed for diverse groups in need of affordable urban living. Main target is socially vulnerable residents, benefiting from community support.

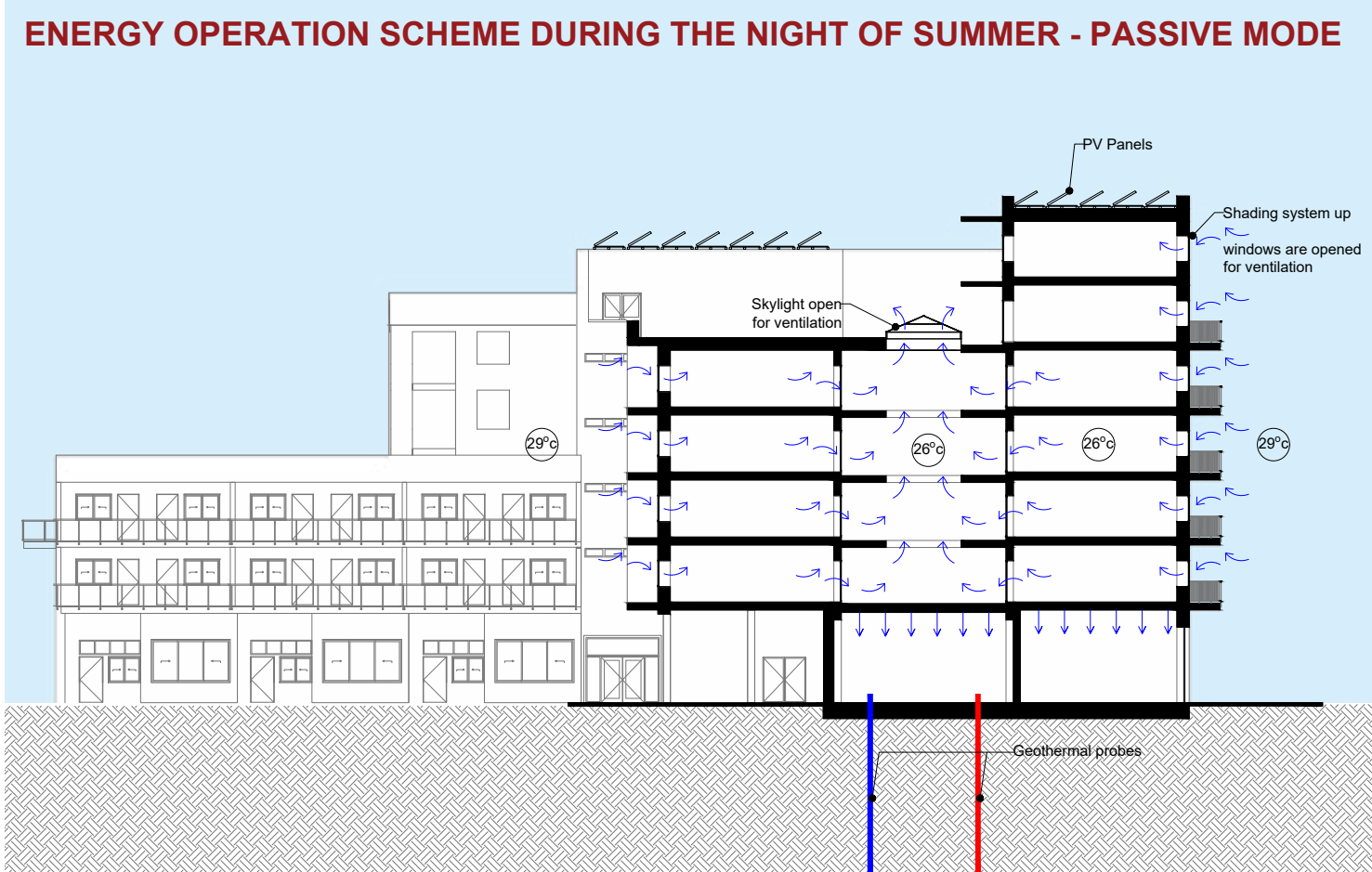
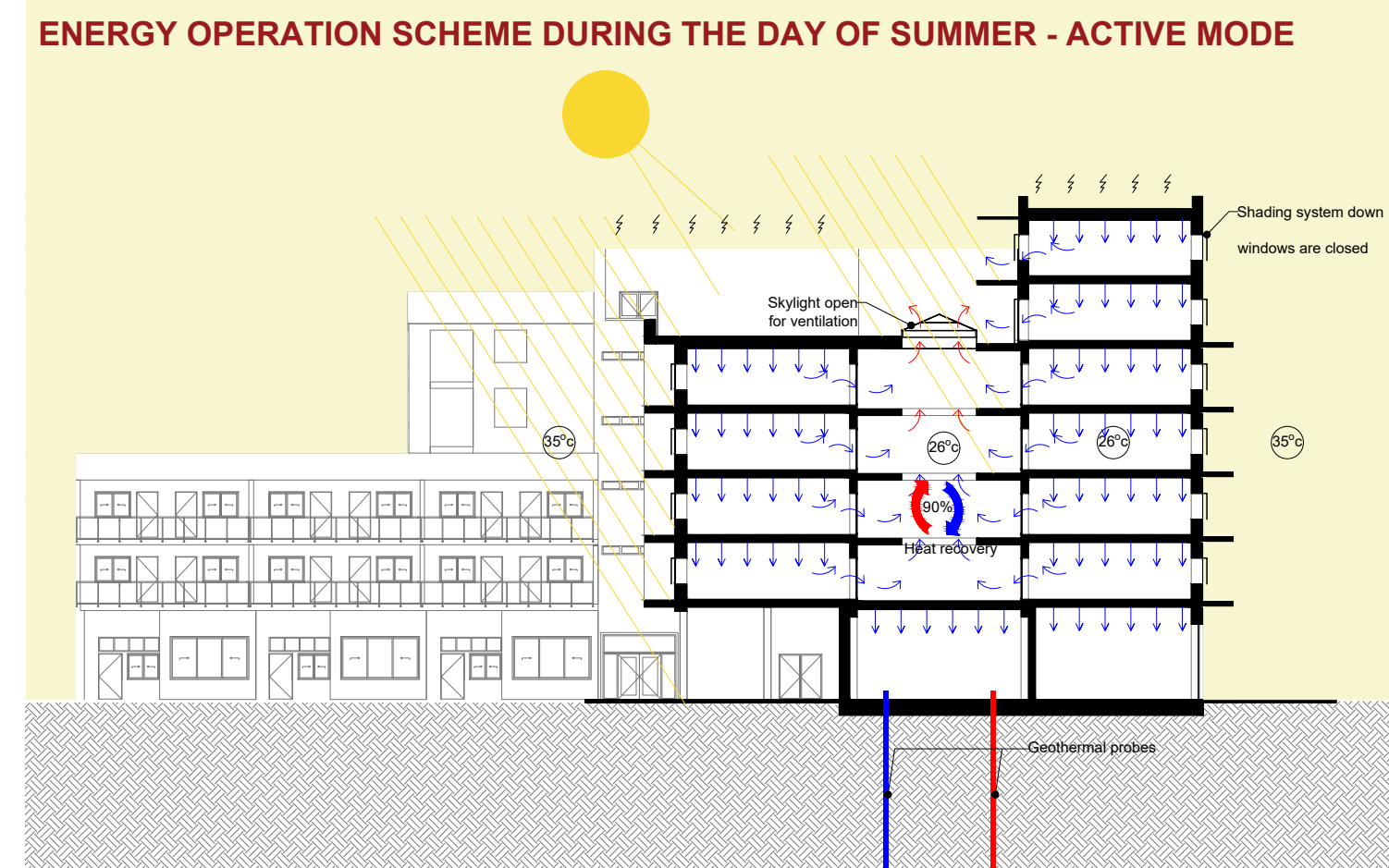


FORM DEVELOPMENT

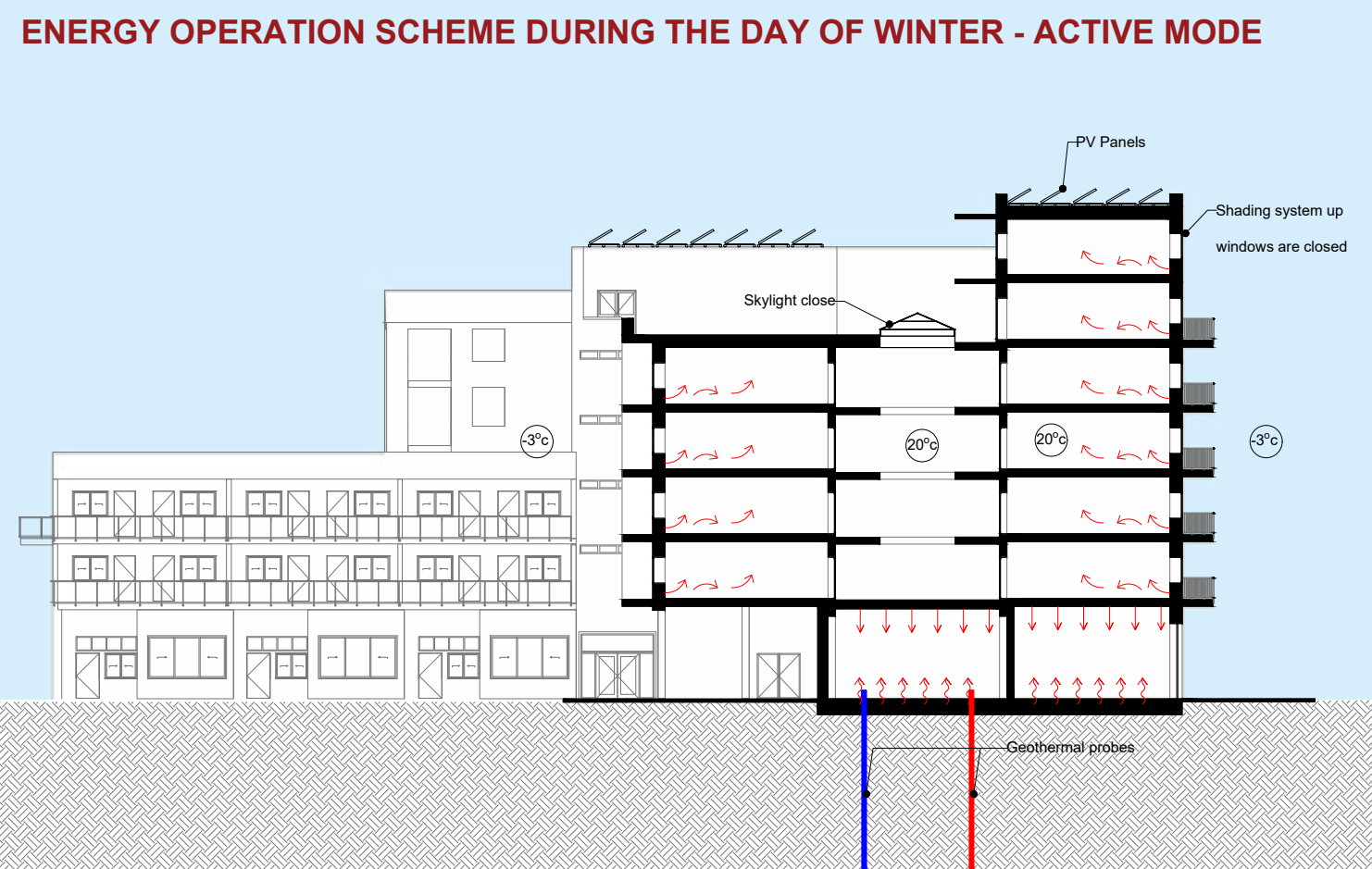
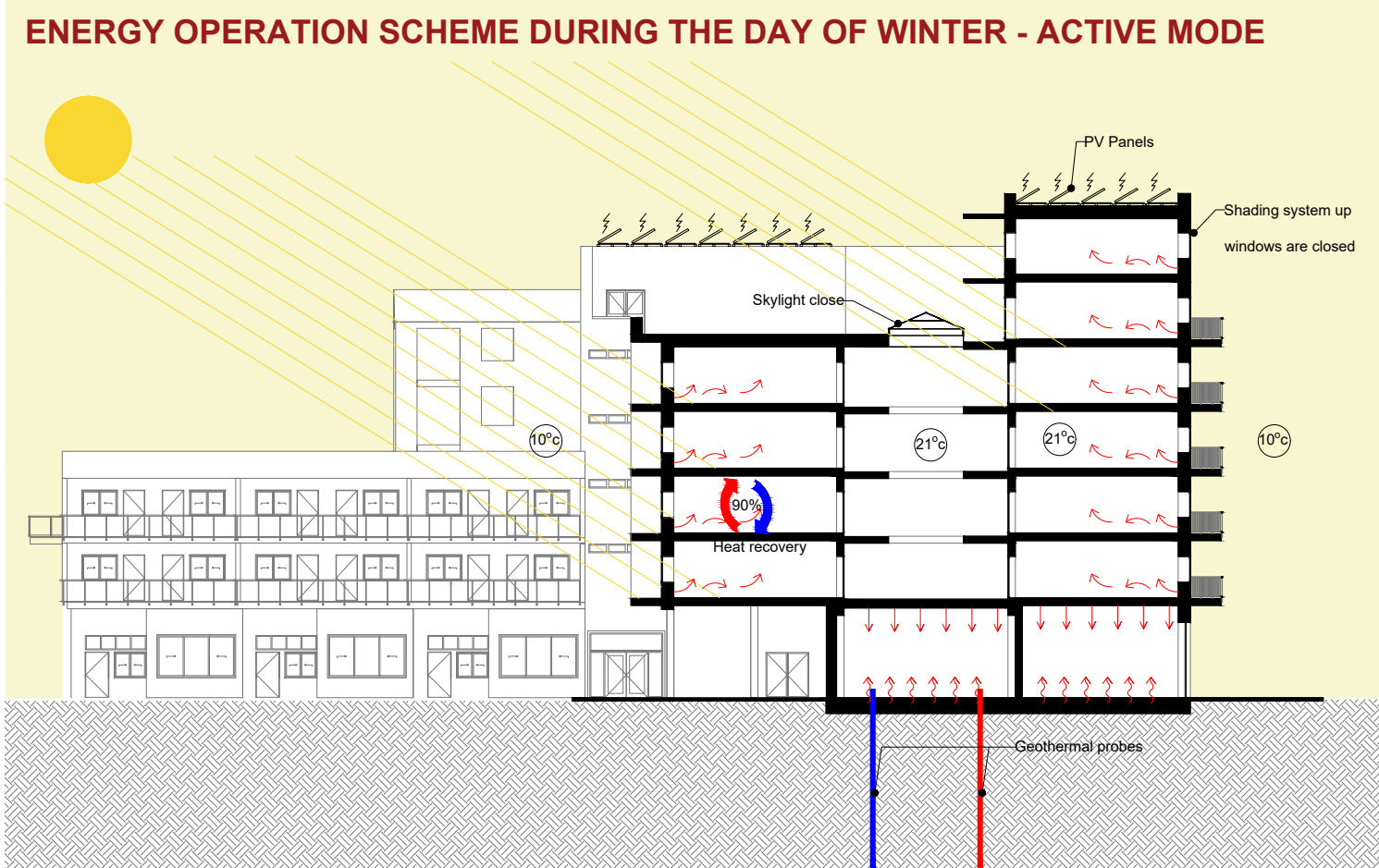


ENERGETIC MECHANICAL CONCEPT

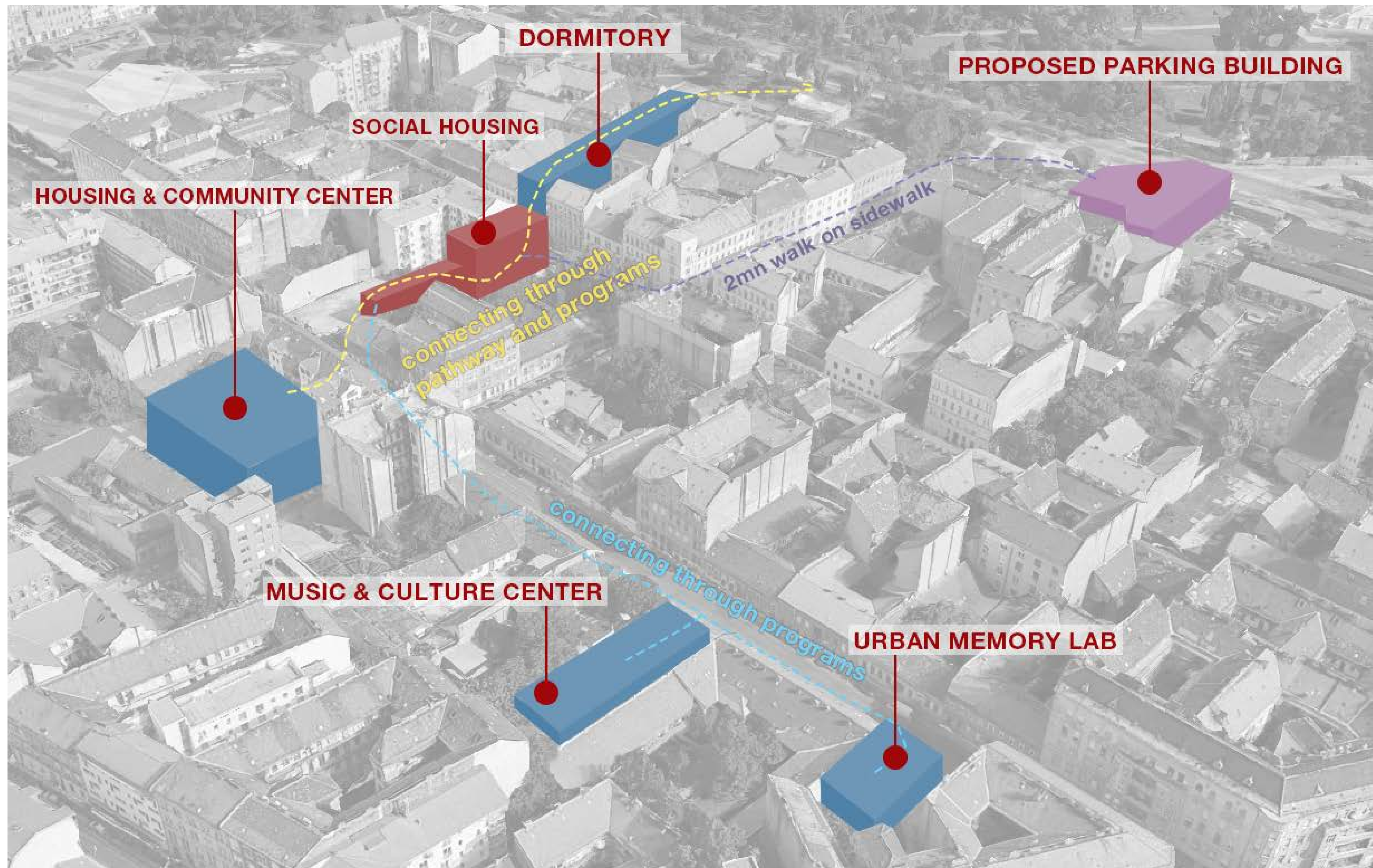
ENERGY OPERATION SCHEME DURING SUMMER



ENERGY OPERATION SCHEME DURING WINTER

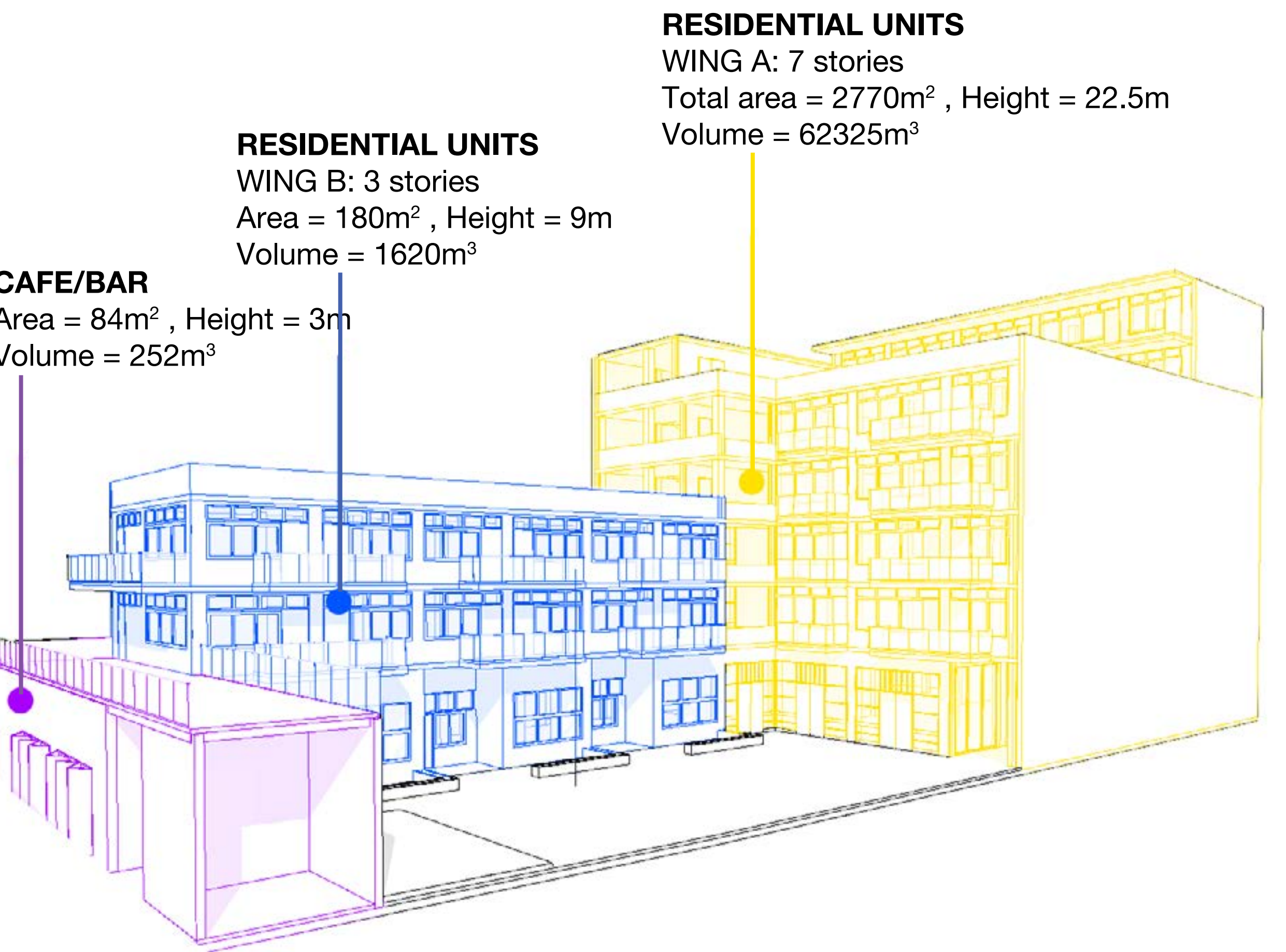


CONNECTIONS TO OTHER SITES + PARKING



BUILDING MASSING OVERVIEW

The design is split into 2 residential wings (A and B) and one lightweight public structure (cafe/bar). Heights responds to existing context: 7-storey wing along Lujza utca, 3-storey wing perpendicular to it; and a 1-storey community unit at Karacsony Sandor utca.





TERRACE



DIFFERENCES BETWEEN ENTRANCES

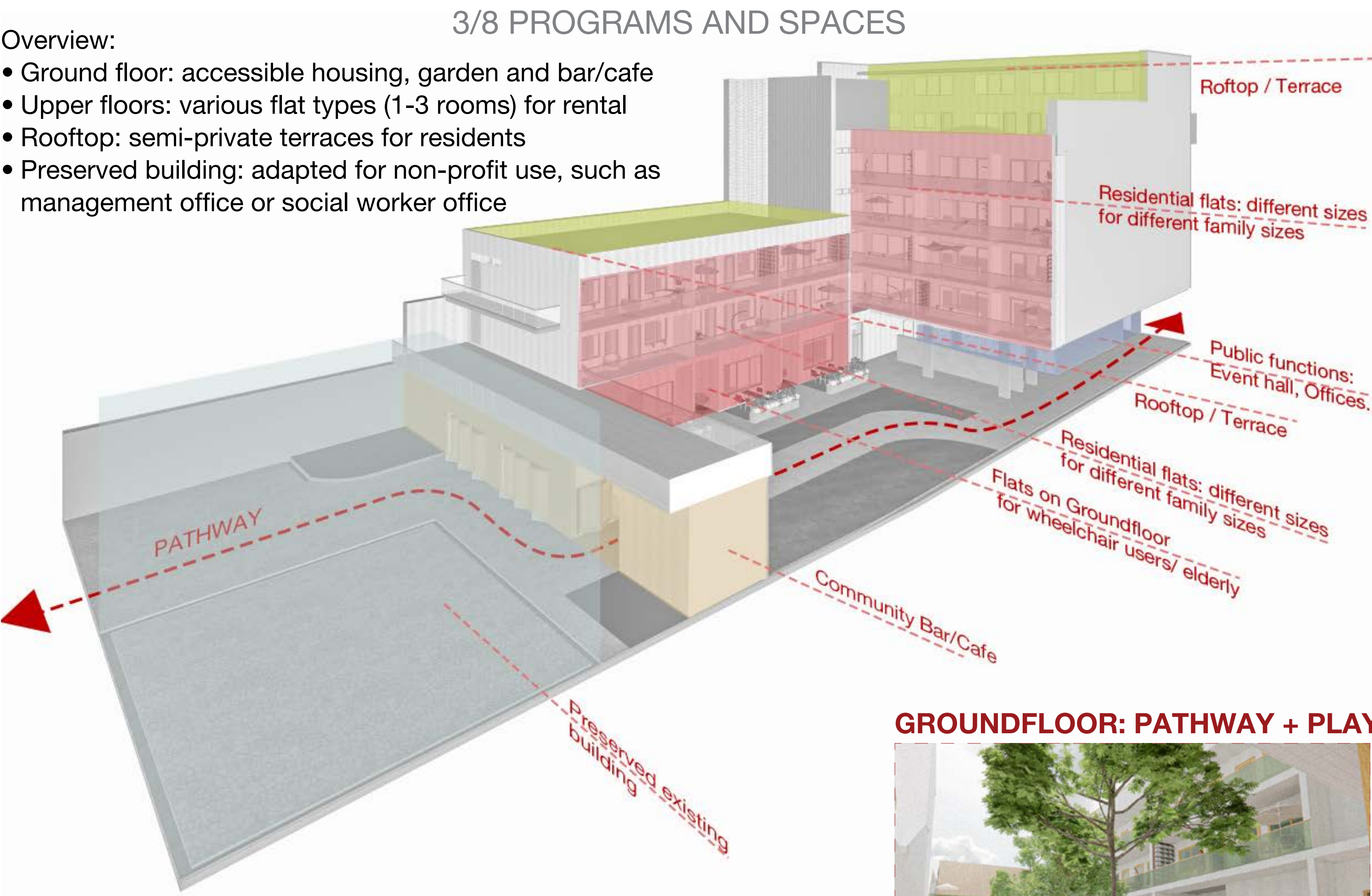


KARACSONYI SÁNDOR UT.



LUJZA UTCA

- Overview:
- Ground floor: accessible housing, garden and bar/cafe
  - Upper floors: various flat types (1-3 rooms) for rental
  - Rooftop: semi-private terraces for residents
  - Preserved building: adapted for non-profit use, such as management office or social worker office



Two access points separate public functions (Karacsonyi Sándor utca) from private residential use (Lujza utca)

ROOFTOP TERRACE



WING B: SPECIAL FLATS ON GF



GROUND FLOOR: PATHWAY + PLAYGROUND + GARDEN



DEGREE OF PUBLICNESS—OF TYPICAL FLOOR OF FLATS  
SHARED/COMMUNAL ROOM



During full operation

Community rooms offer flexible use—events, informal gatherings, shared kitchen, workshops or after school activities.

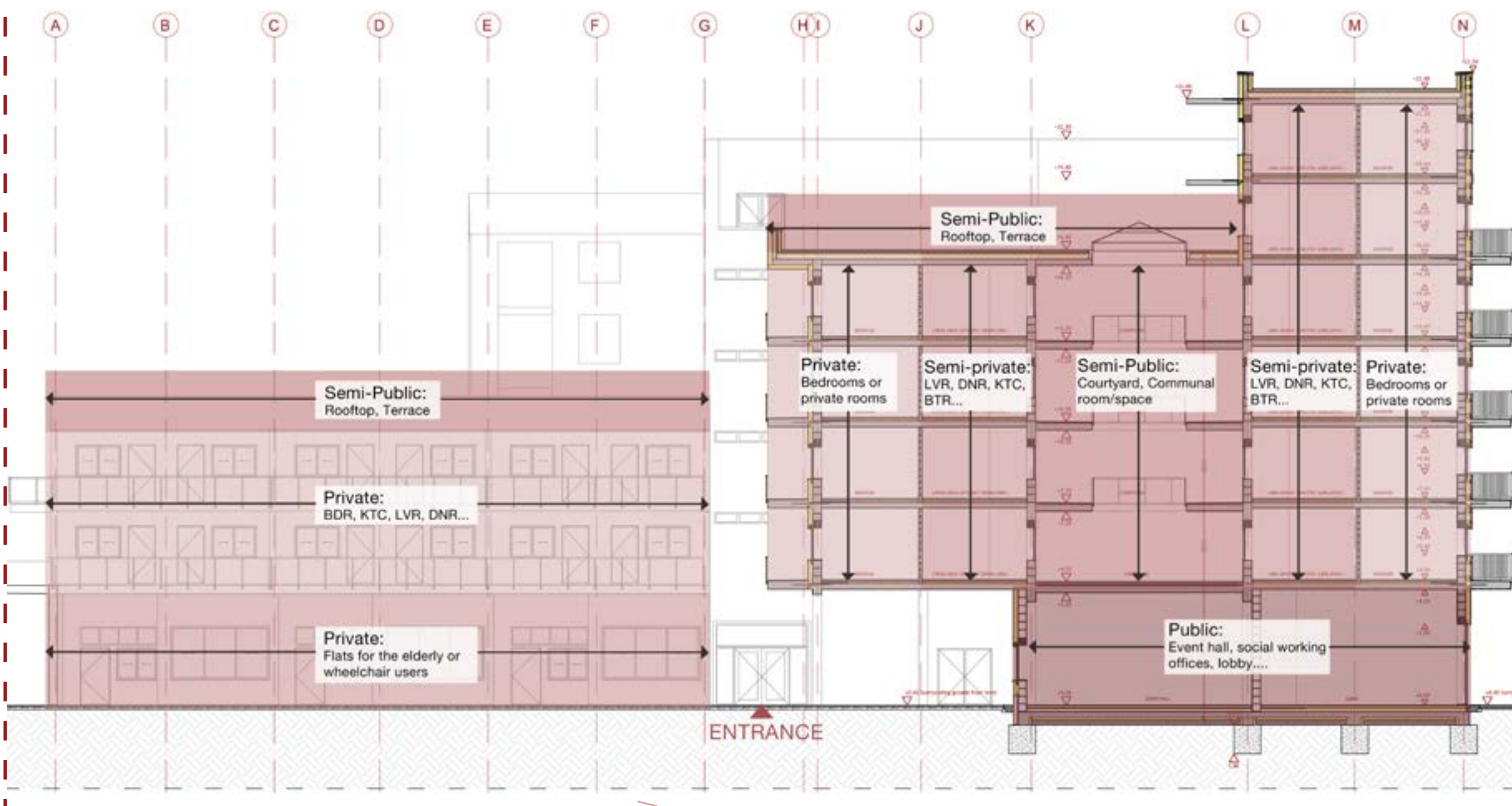
The shared room is located on every floor and accessible to all residents.

Positioned between inner courtyard and flats; it acts as a soft interface between private life and public presence.

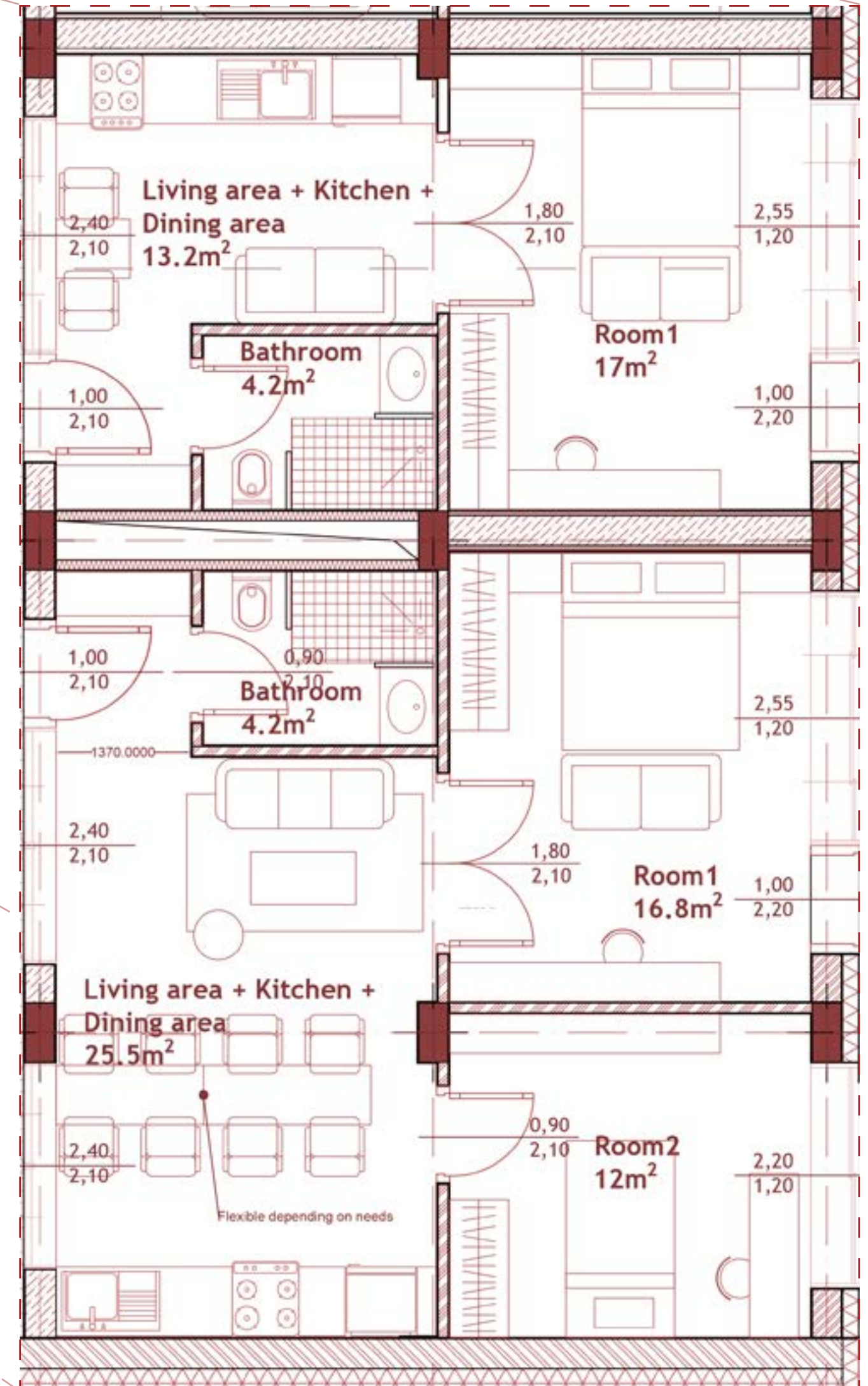


Private    Semi-Private    Semi-Public    Semi-Private    Private

DEGREE OF PUBLICNESS—OF ENTIRE BUILDING



SAMPLE FLAT LAYOUT



SHARED/COMMUNAL COURTYARD



During full operation



During everyday use

The central courtyard is the social core of the project — connecting all flats, opening to neighbors, and offering a safe space for children, elderly and casual gathering. It blurs the boundary between public and private, encouraging passive interaction between residents.

TYPICAL FLAT LAYOUT

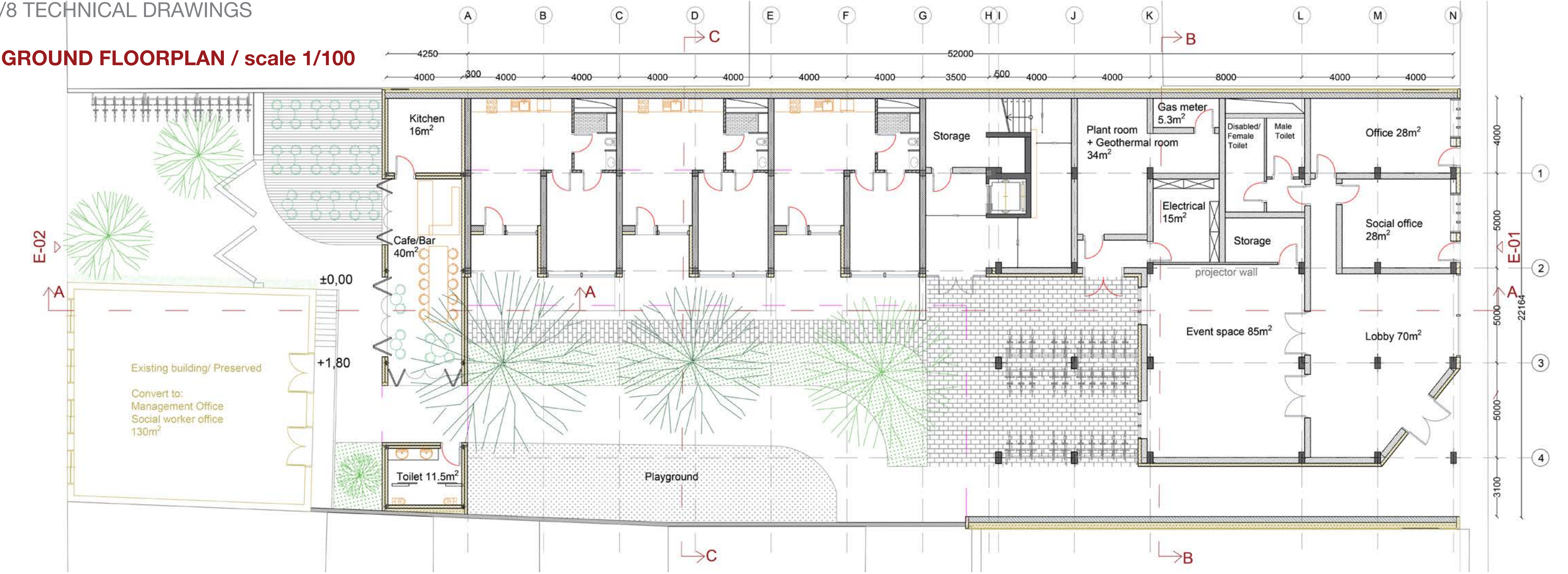


During full operation

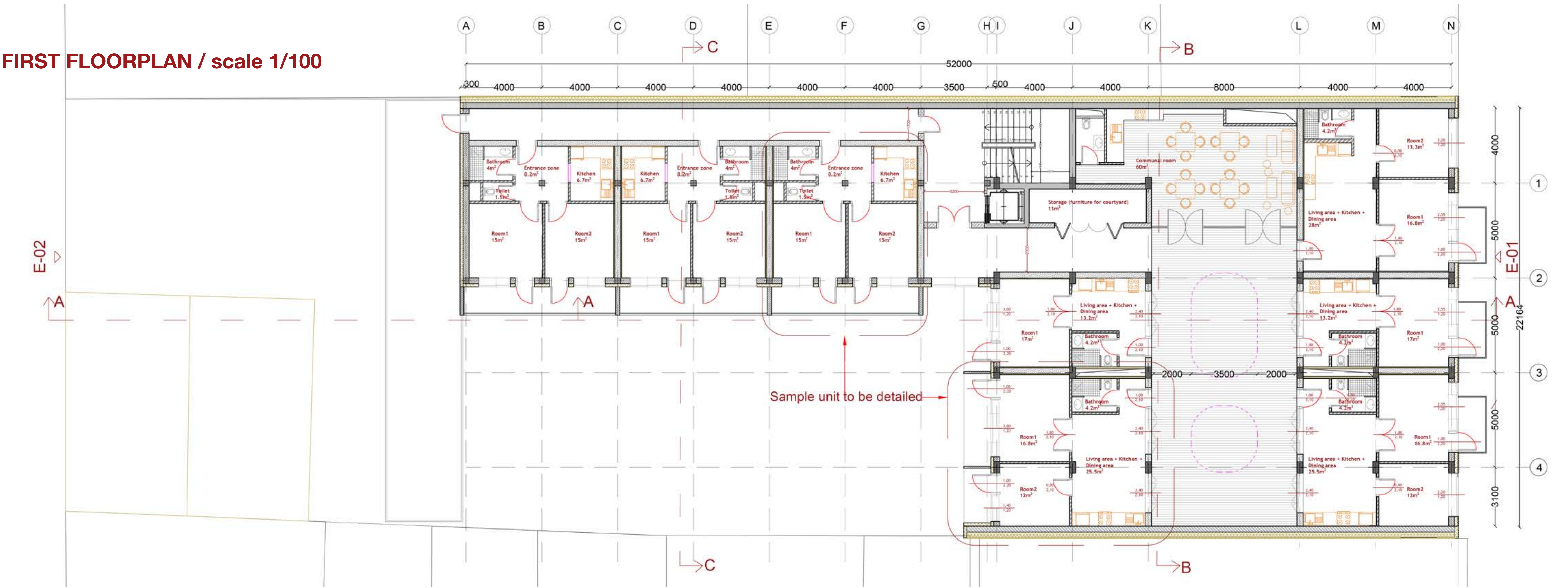
Flat is designed to encourage passive social interaction. Interior layouts support separation between private and semi-private functions. Flats can accomadate singles, couples or small families.



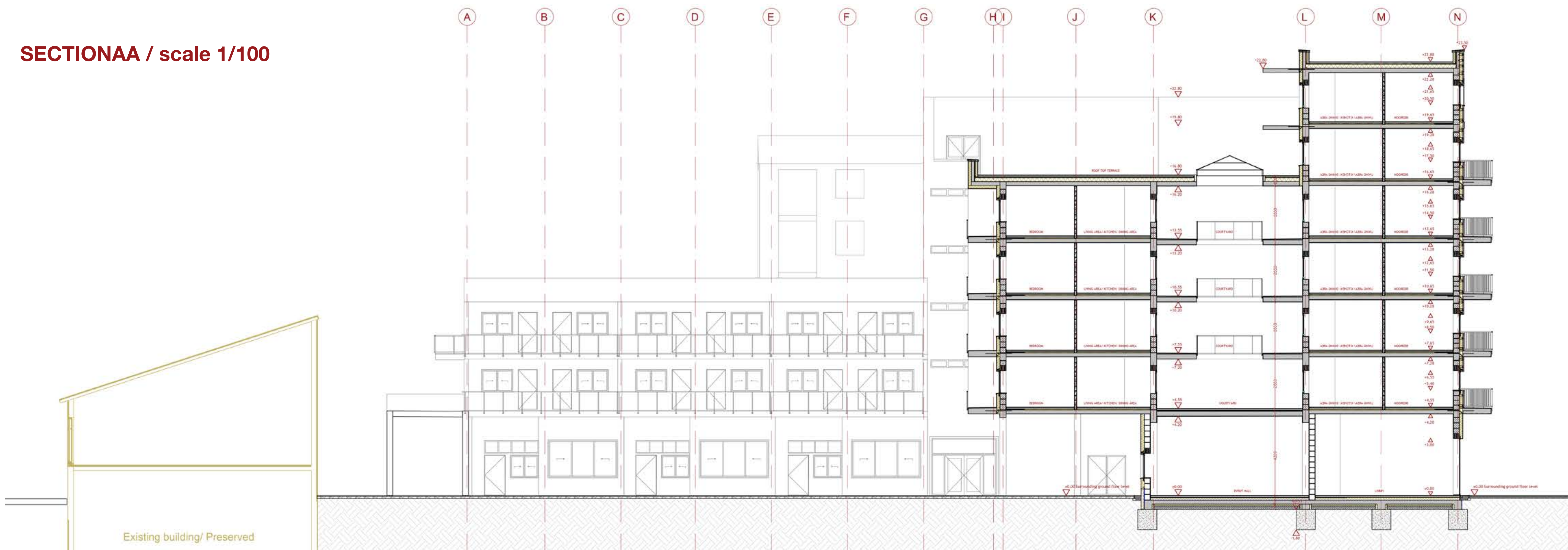
GROUND FLOORPLAN / scale 1/100



FIRST FLOORPLAN / scale 1/100

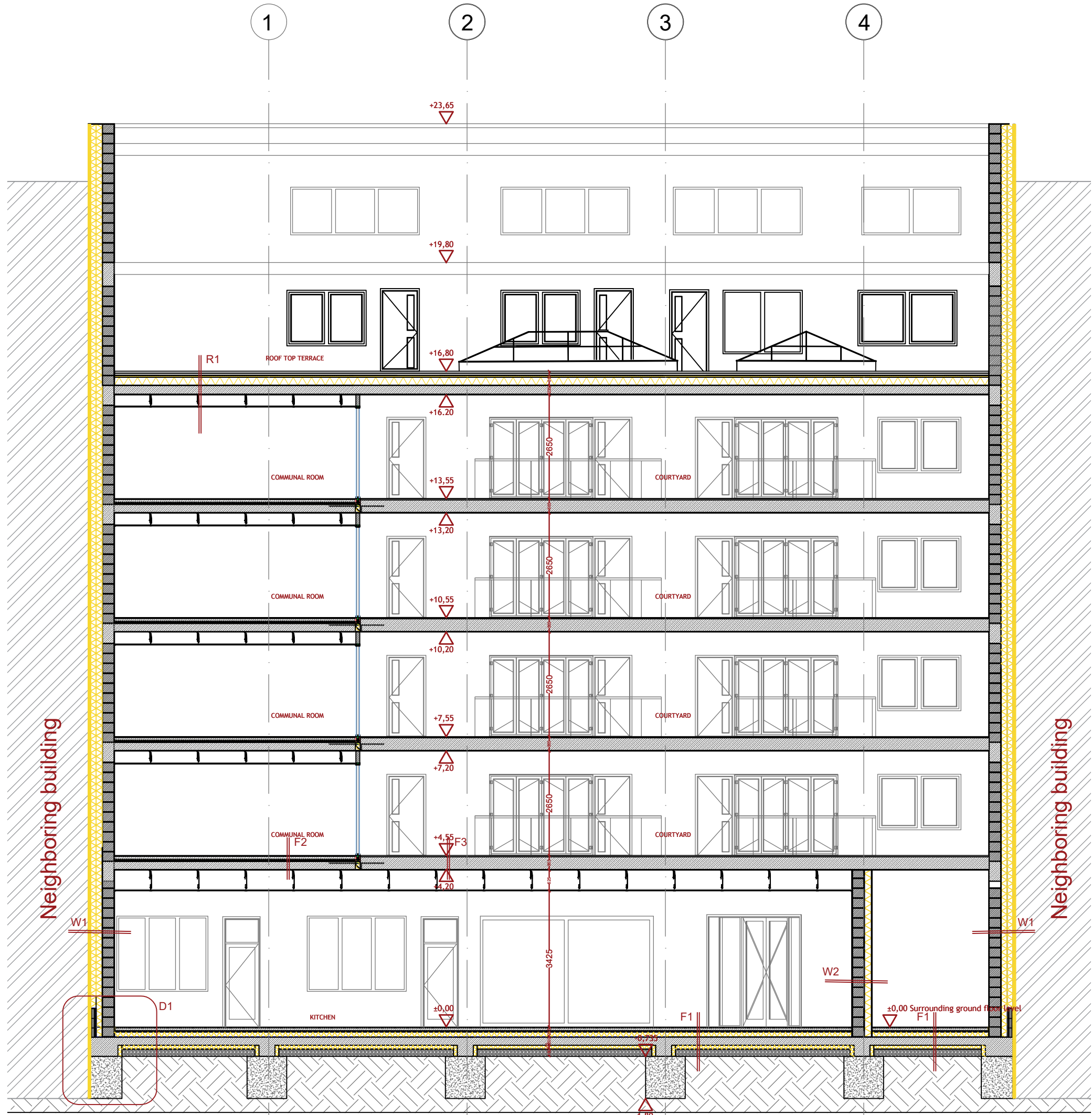


SECTIONAA / scale 1/100

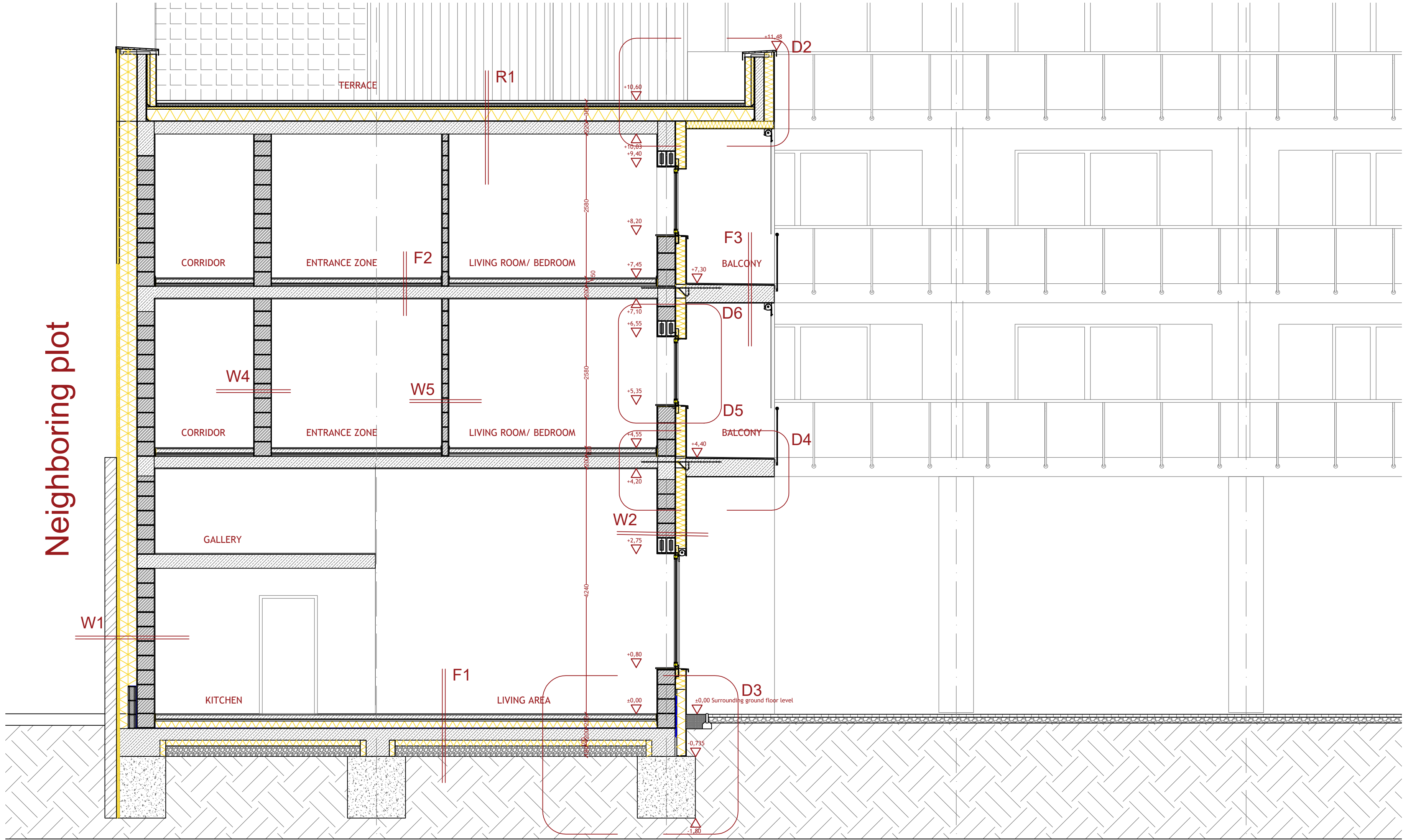




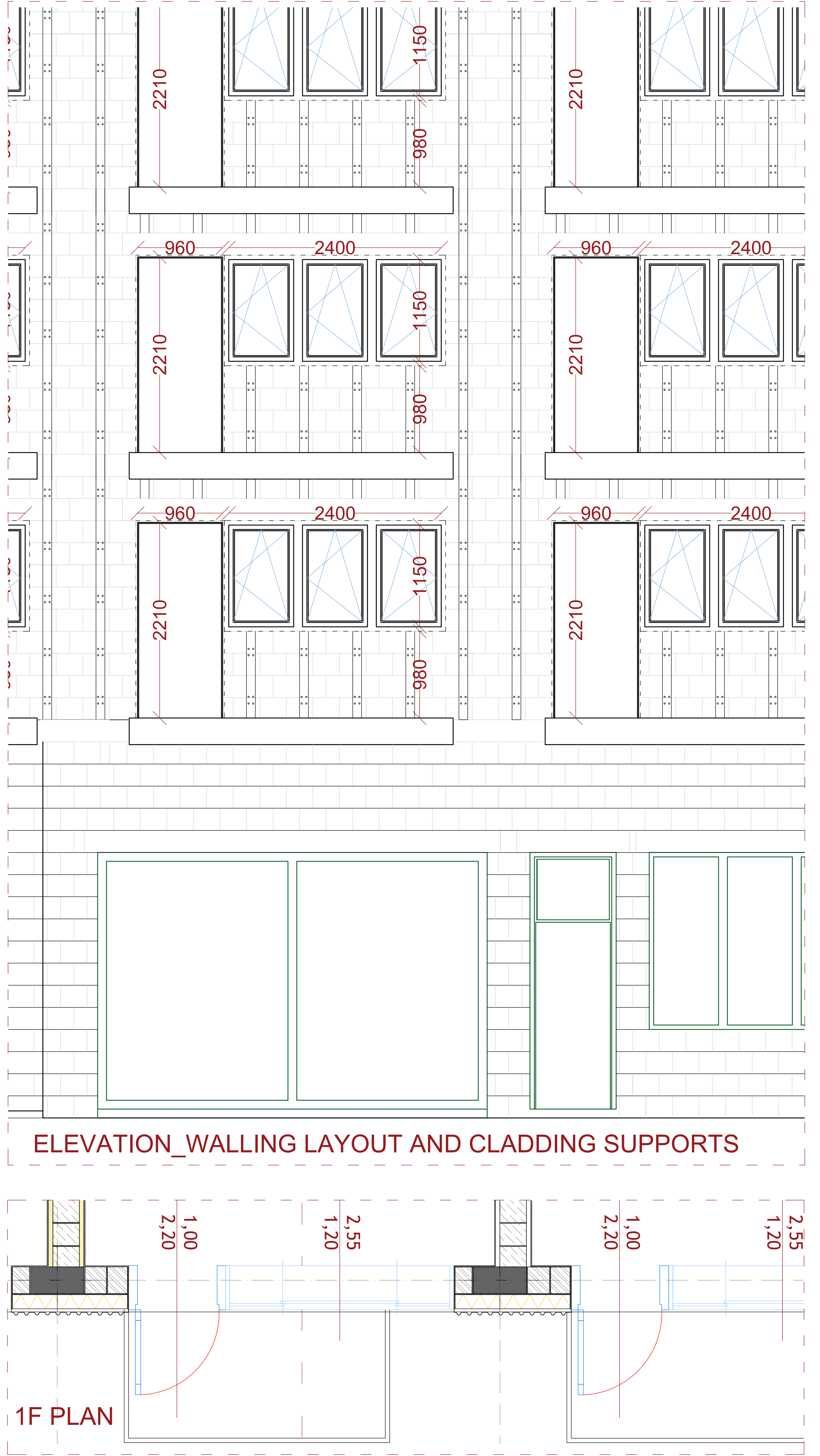
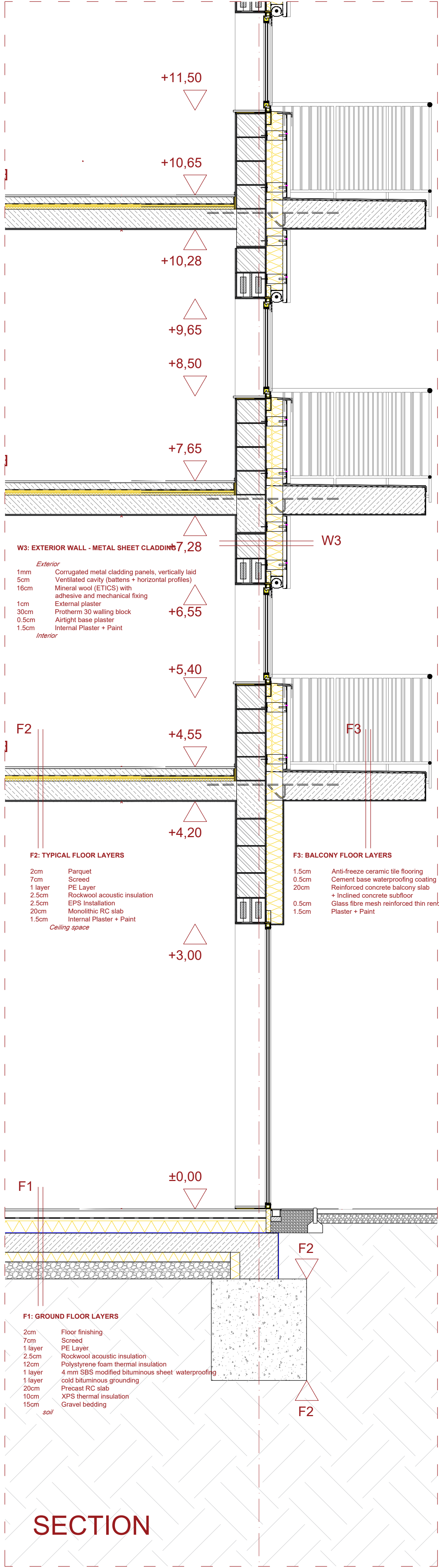
SECTION BB/ scale 1:100



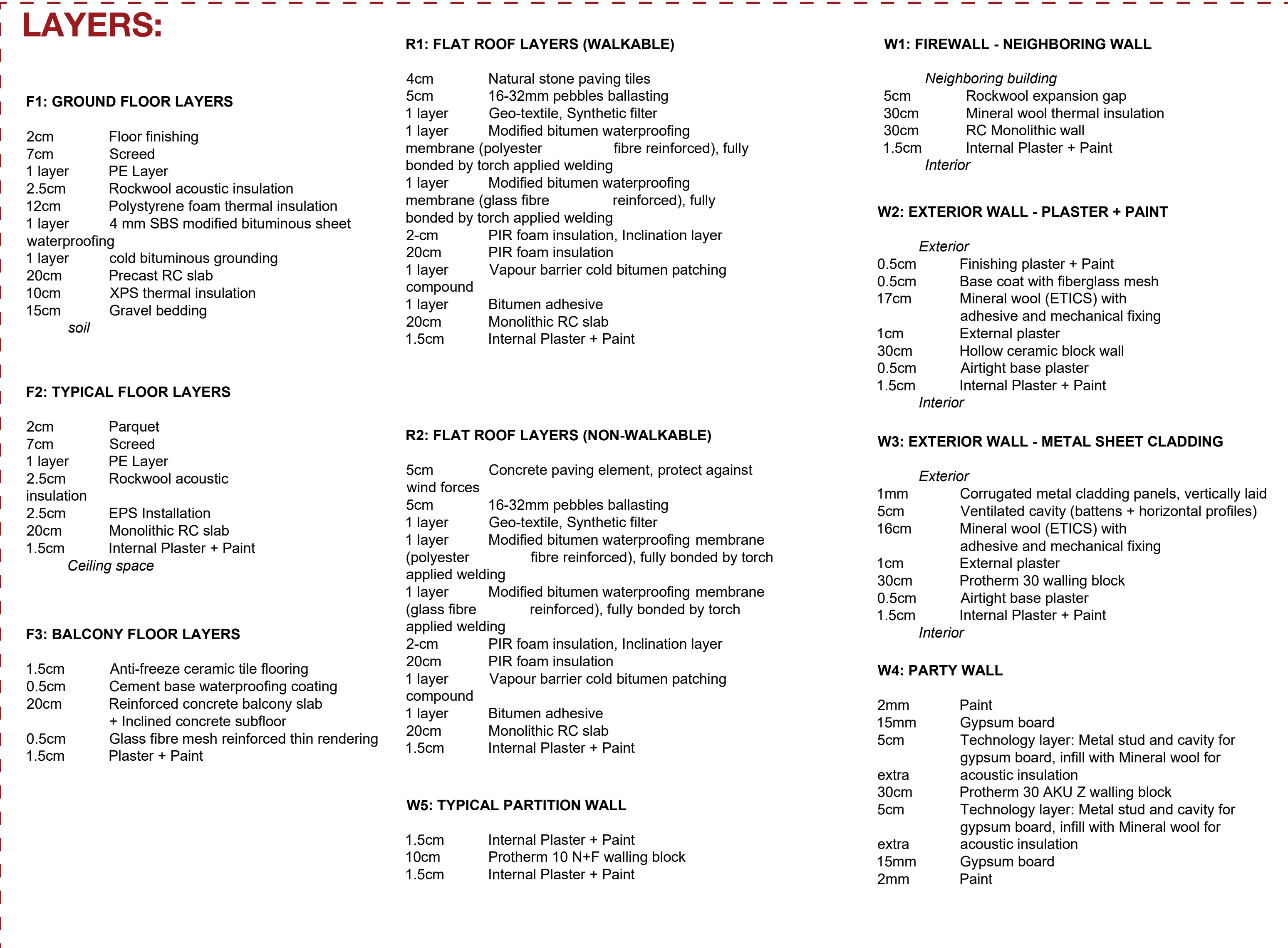
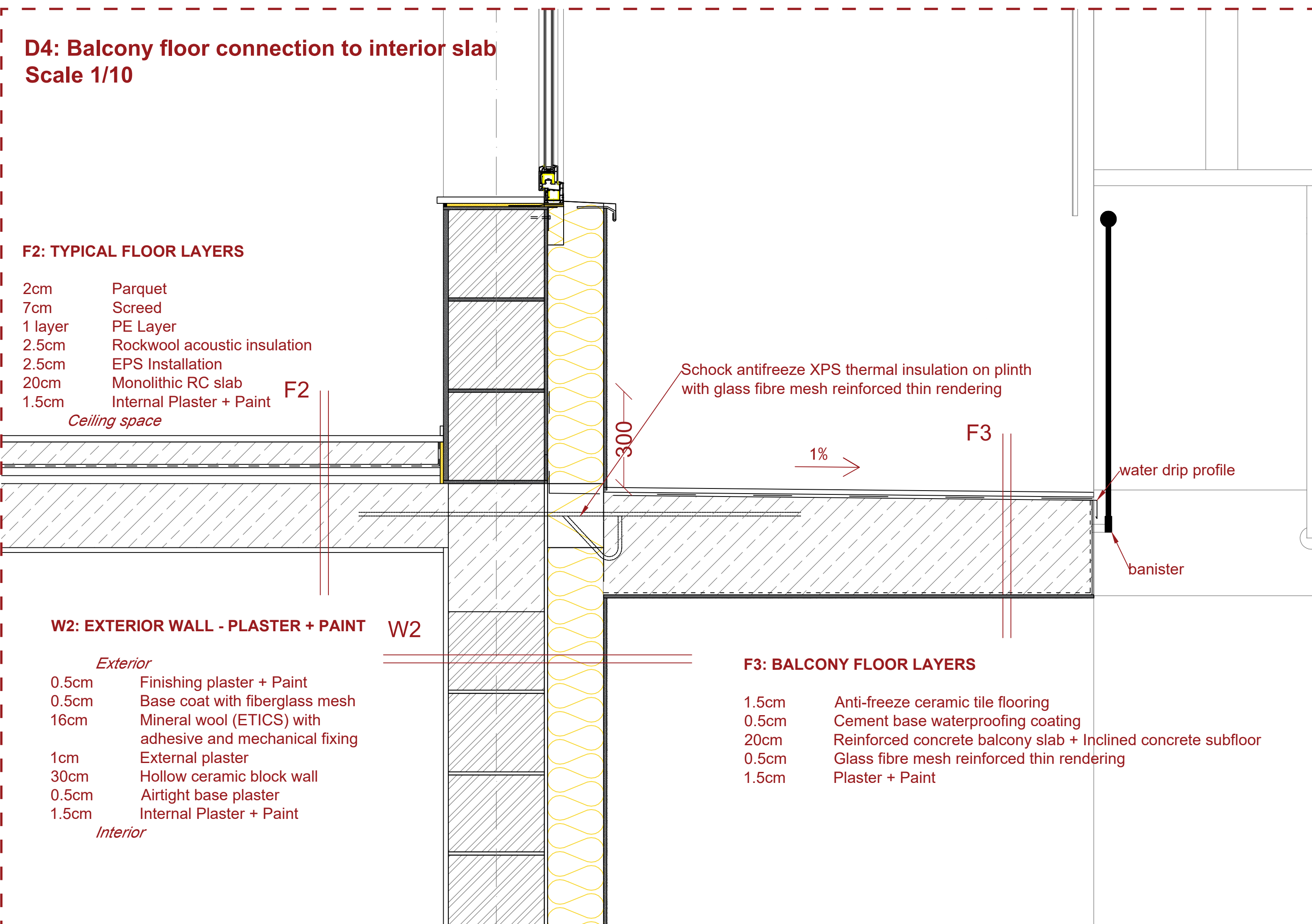
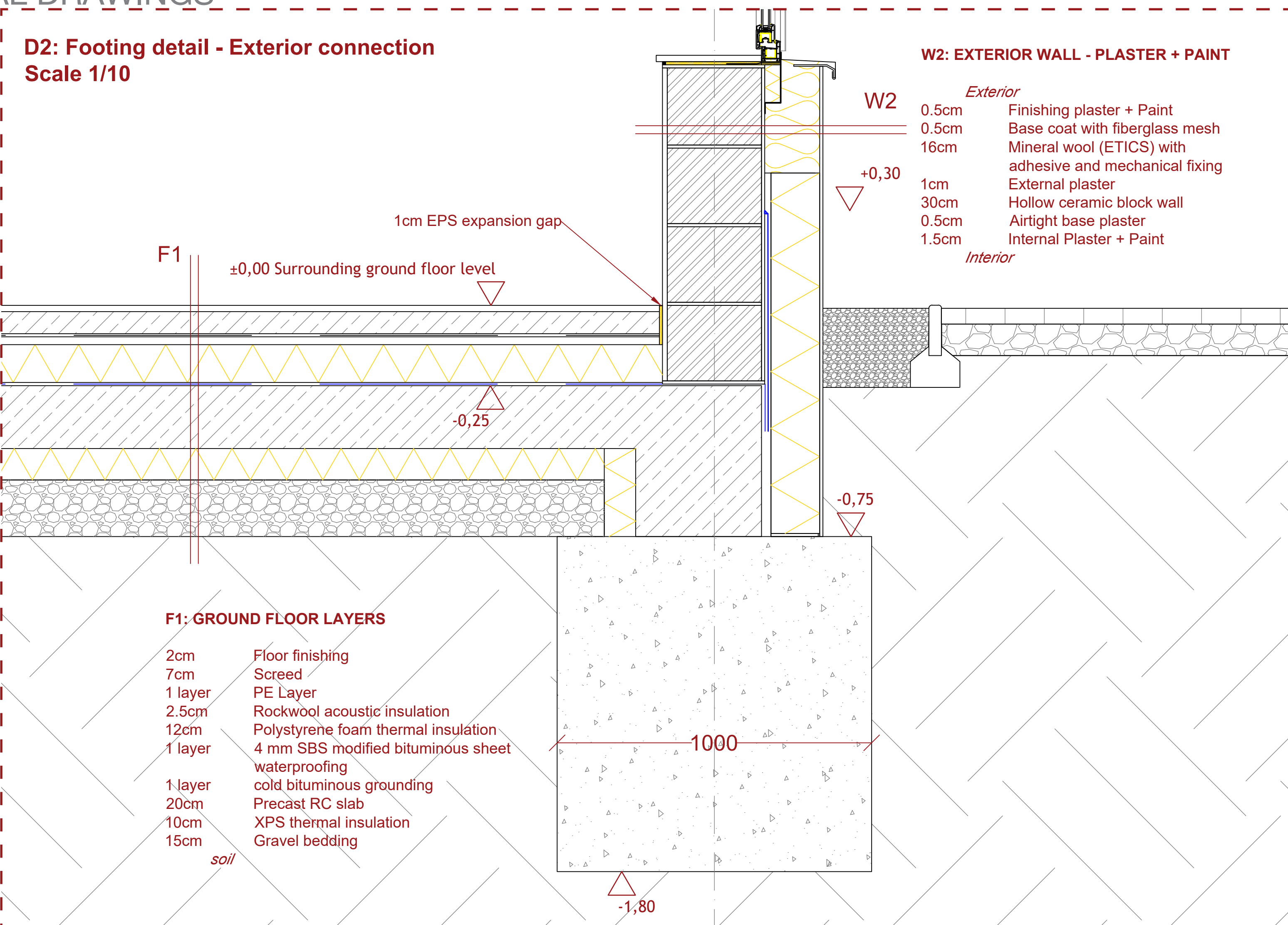
SECTION CC/ scale 1:50



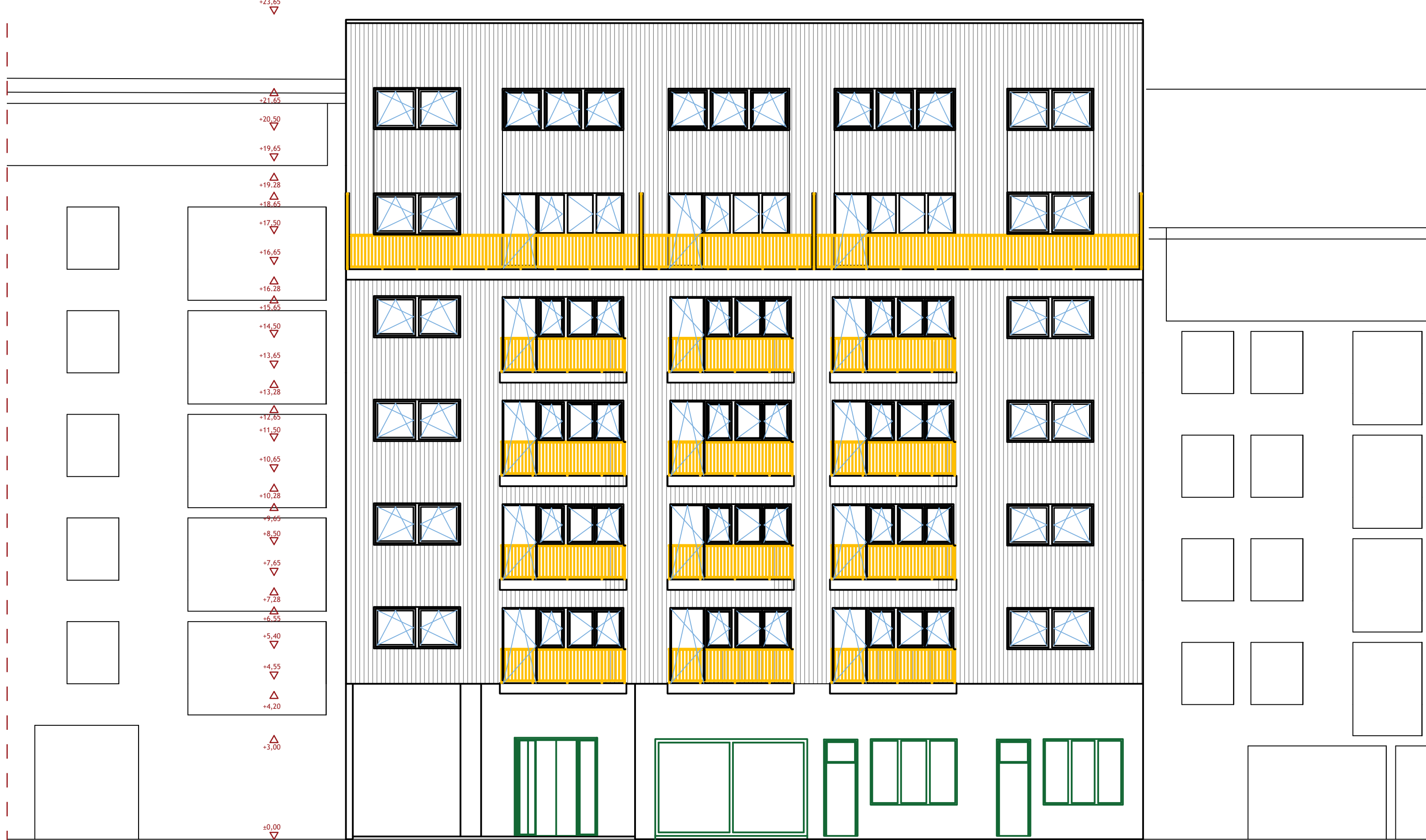
LUJZA UTCA ELEVATION — FACADE DETAIL — CORRUGATED METAL SHEET CLADDING



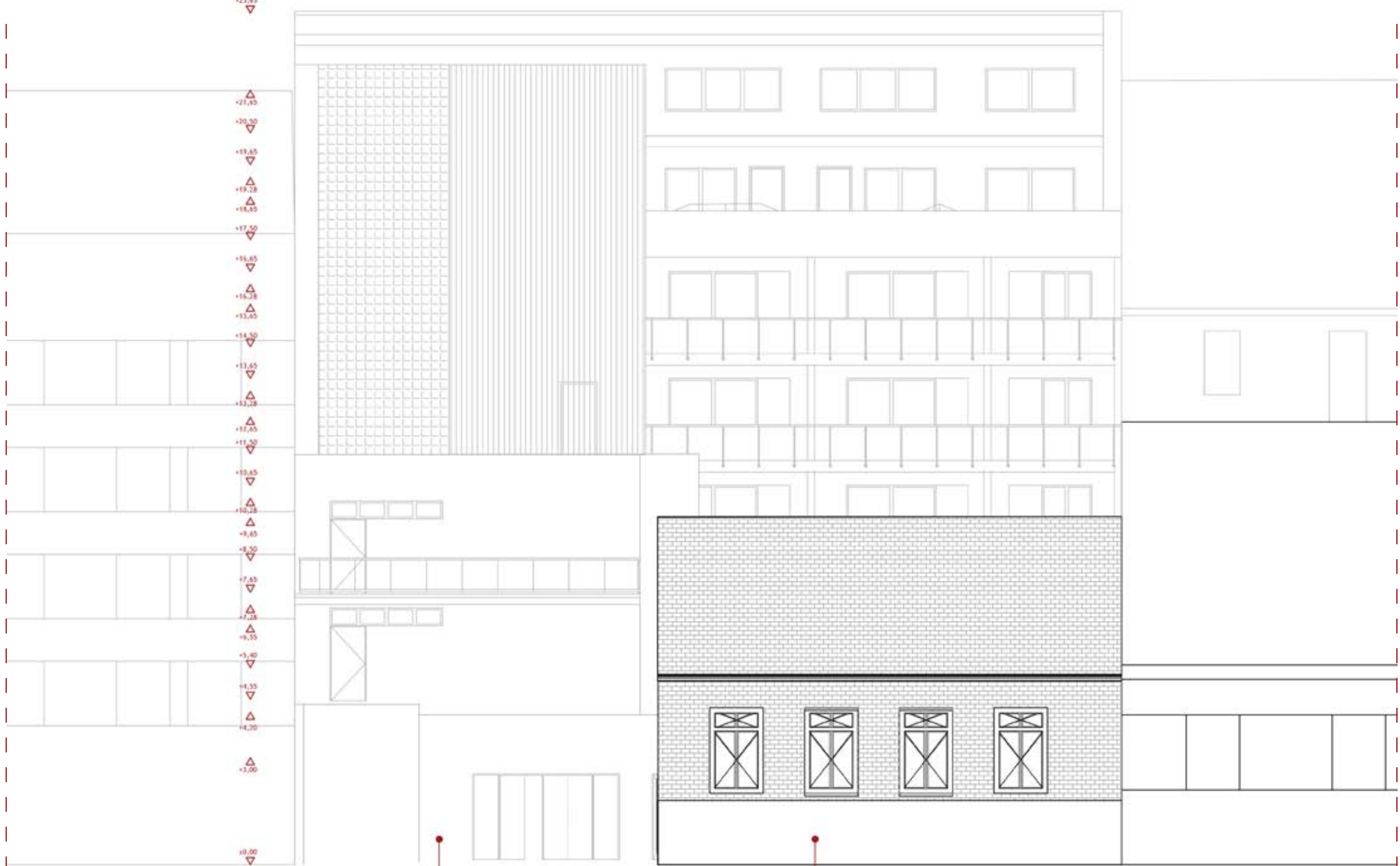








LUJZA UTCA ELEVATION



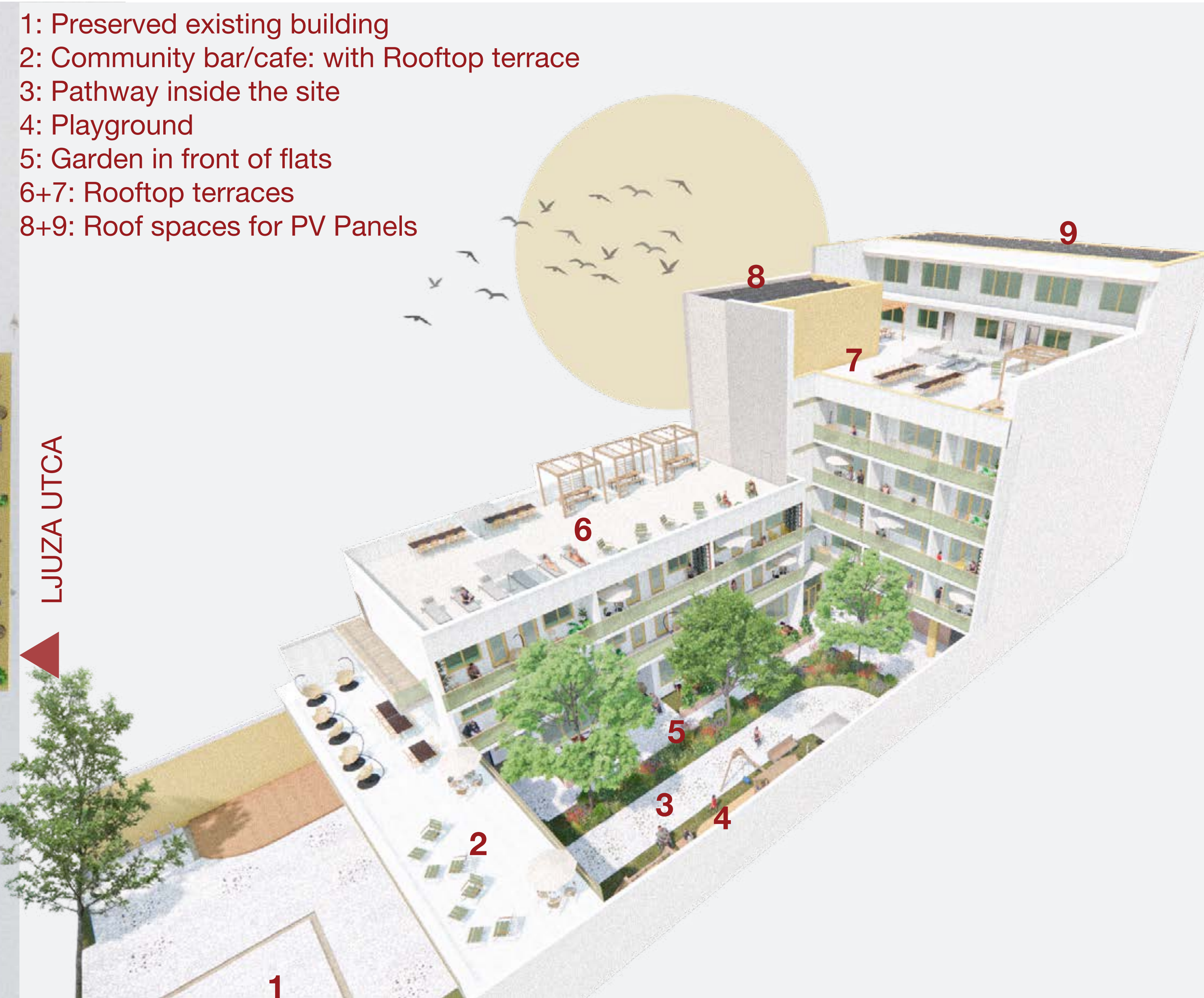
KARACSONY SANDOR UT ELEVATION



LUJZA UTCA



KARACSONY SANDOR UT







AXONOMETRY BIRD EYE VIEW: full site integration with neighboring plots.



AXONOMETRY BIRD EYE VIEW: full site integration with neighboring plots.



WING B FLAT BUILDING



WING A FLAT BUILDING



ROOFTOP TERRACE: semi-public zone, for tenants



LUJZA UTCA FACADE: showing residential balconies and façade texture.



LUJZA UTCA FACADE: showing residential balconies and façade texture.



VIEW TO BALCONIES