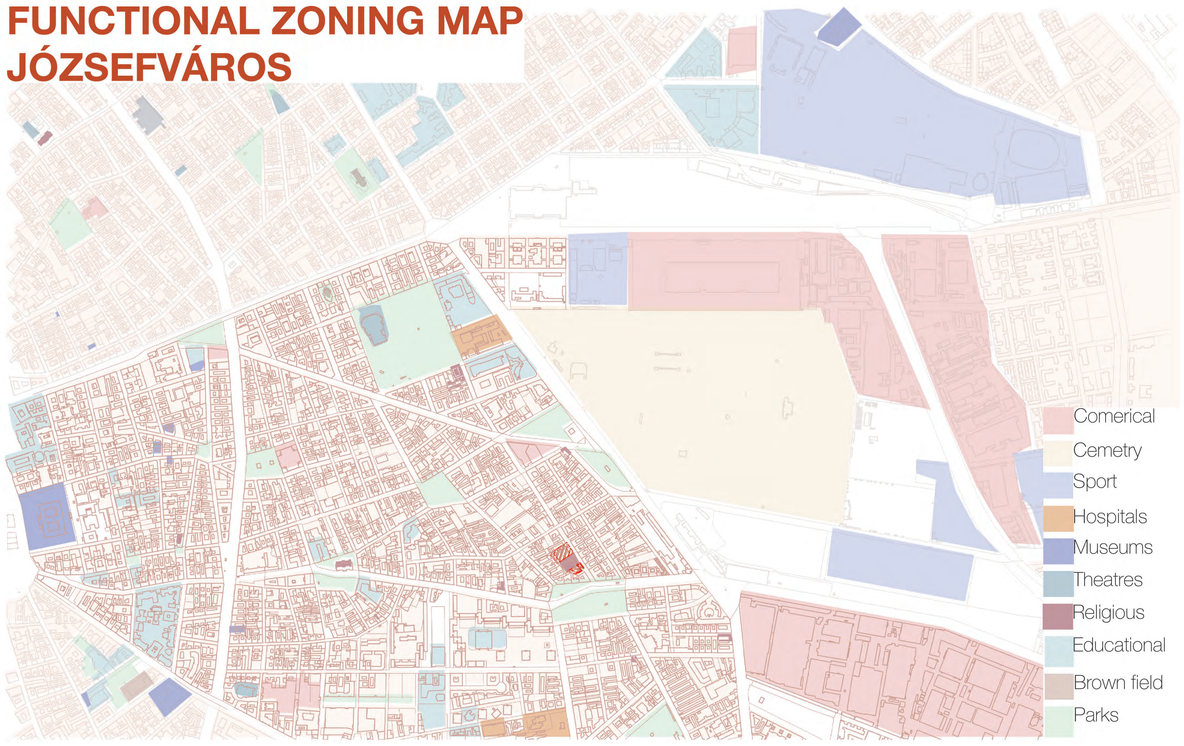
FUNCTIONAL ZONING MAP JÓZSEFVÁROS

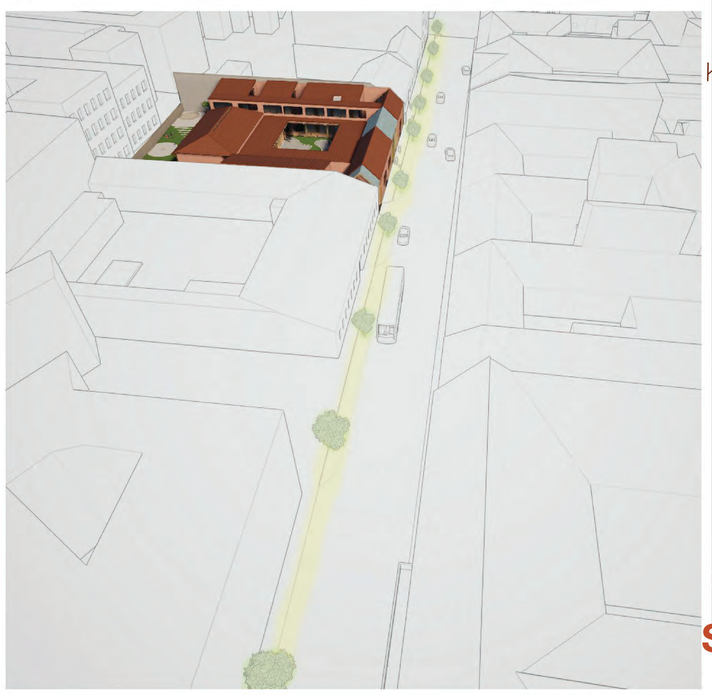


The project is located in Budapest's 8th district, Józsefváros, specifically in the Magdolna-negyed, an area undergoing significant urban and social transformation. Known for its rich multicultural fabric and historically marginalized communities, Magdolna has become a key target for socially sensitive urban regeneration projects in recent decades.

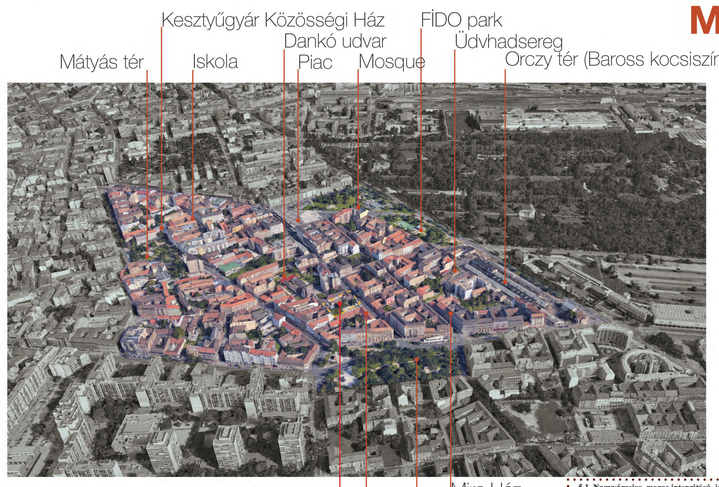
The district is home to a diverse population, with a large number of Roma, Hungarian, Arabic, and African residents. Józsefváros has around 70,000 residents. At least 15% of the district's population is not from Hungary. Roma population is officially around 4.5% (2011 census) .
Despite its challenges, the neighborhood carries a deep musical heritage, especially tied to Romani music, jazz, and hip-hop, which have historically played a crucial role in the cultural identity of Józsefváros.

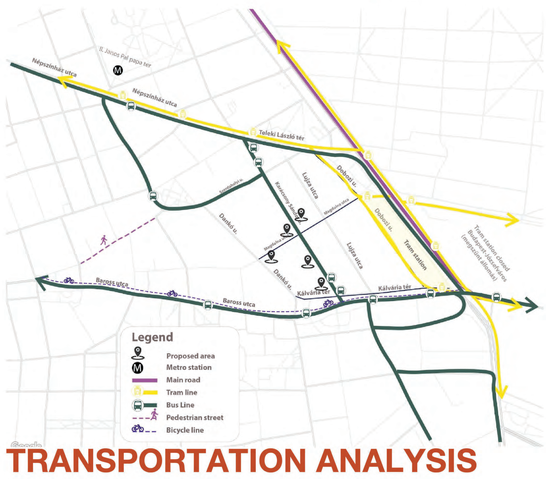
GREEN STREET CONCEPT

From an urban planning perspective, the project aligns with the district's ongoing Green Street Program, which aims to improve public spaces and pedestrian comfort across Magdolna. By reimagining the street in front of the site as a green pedestrian corridor, the project eliminates the existing on-street parking and widens the pedestrian walk zone, integrating new tree planting and greenery. To support this shift, a new community parking zone has been designated approximately 5–6 minutes away on foot, reducing local traffic impact while increasing pedestrian quality and safety.



MAGDOLNA NEGYED ANALYSIS





TRANSPORTATION ANALYSIS

VEGETATION MAP

Functions

Functionally, the neighborhood is primarily composed of community-based facilities, including religious and charitable centers like Mandák House, Mira House, and the former Glove Factory, which now operates as a cultural and social hub. The new music center integrates into this network, adding a creative and educational layer to the local functions.

REGULATIONS

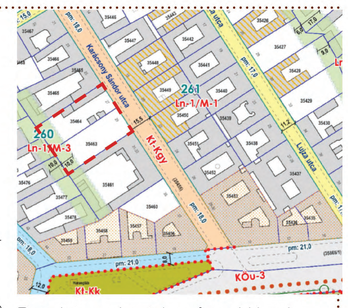
5.1. Nagyvárosias, magas intenzitású, jellemzően zártsorú, zártudvaros beépítésű lakóterület (Ln-1)

	A	B	C	D	E	F	G	H	I	J	K	L
1.	Építési övezet jele	Beépítési mód	Az építési telek kialakítható					Legnagyobb szintterületi mutató		Az épület utcai párkány-magassága	Az épület-magasság	
2.			legkisebb területe	legkisebb szélessége	legnagyobb beépíthetőség mértéke		legkisebb zöldfelülete	általá-nos	park-o-lási célú			
3.					főkért	alkért		szintű	szintű		legnagyobb	legnagyobb
4.			m^2	m	%	%	%	m^2/m^2	m^2/m^2	m	m	m
5.	Ln-1/M-1	Z	500	18	65 ≤75	85	15 ≥10	4,0 ≤4,5	1,0	1. melléklet szerint		
6.	Ln-1/M-2	Z	500	18	60 ≤75	85	15 ≥10	3,5 ≤4,0	1,0	1. melléklet szerint		
7.	Ln-1/M-3	Z	500	18	50 ≤75	70	20	3,5 ≤4,0	0,7	1. melléklet szerint		
8.	Ln-1/M-Kk	SZ	K	K	3	-	40	0,03	-		-	4,5

- Building Coverage:
- The maximum buildable area (ground coverage) is 65% of the site area.
- Green Area:
- At least 20% of the total area must remain as green space. For the site, this is 400 sqm.
- Building Height:The building height is 13.5 m might be the maximum.

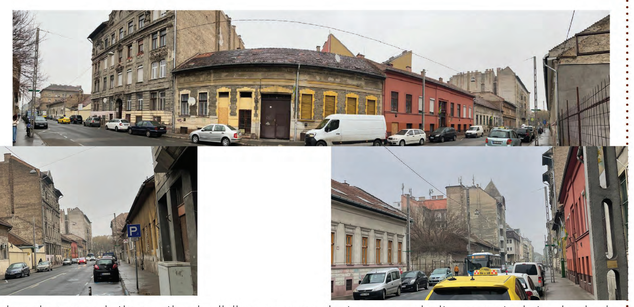
This typically allows 3 stories, depending on the floor height.

- Floor Area Ratio (FAR):The total floor area (all stories combined) must not exceed 3.5 times the site area.



Regulatory plan taken from Urbanitas "BUDAPEST CAPITAL VIII. DISTRICT BUILDING REGULATIONS OF JÓZSEFVÁROS" for the purpose of diploma work. As visible on the drawing, the plot belongs to the Ln-1/M-3 zone

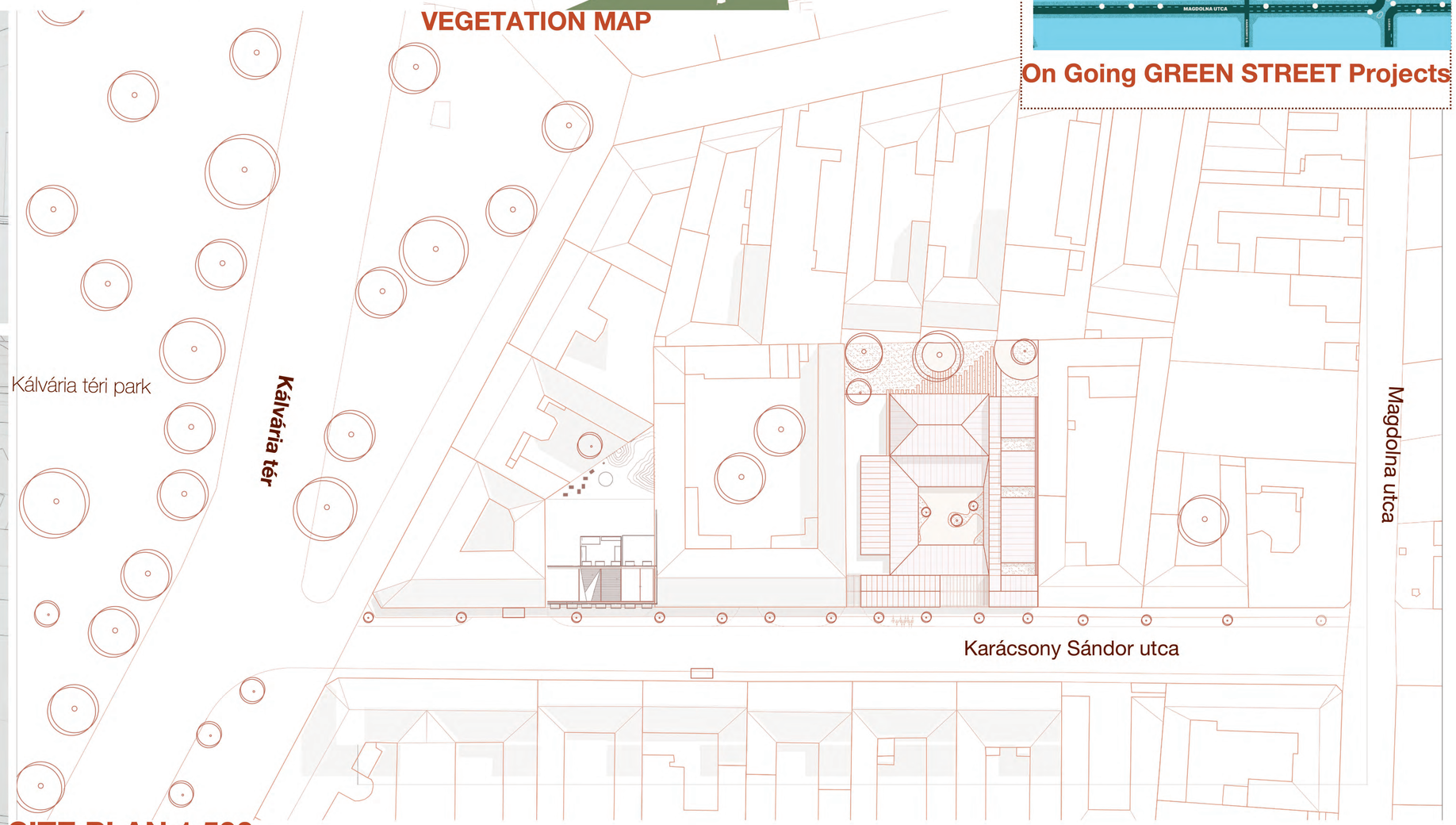
STREET VIEW



In terms of planning regulations, the building responds to several site constraints, including a 10-meter non-buildable zone at the rear of the site, and follows the regulatory street line defined in local zoning codes. The architectural intervention respects the existing urban grain, filling a gap in the street wall while maintaining compatibility with neighboring

a (in between Józset Német utca	24	128 sqm	10
Sándor utca (in Teleki László tér and utca)	20	103 sqm	6
f utca (in between t andSzilágyi utca)	58	752 sqm	38
(in between Dologház Alföldi utca)	12	53 sqm	5
	7	37 sqm	0
os utca (in between a utca and József utca)	8	48 sqm	3
	145	1144 sqm	62

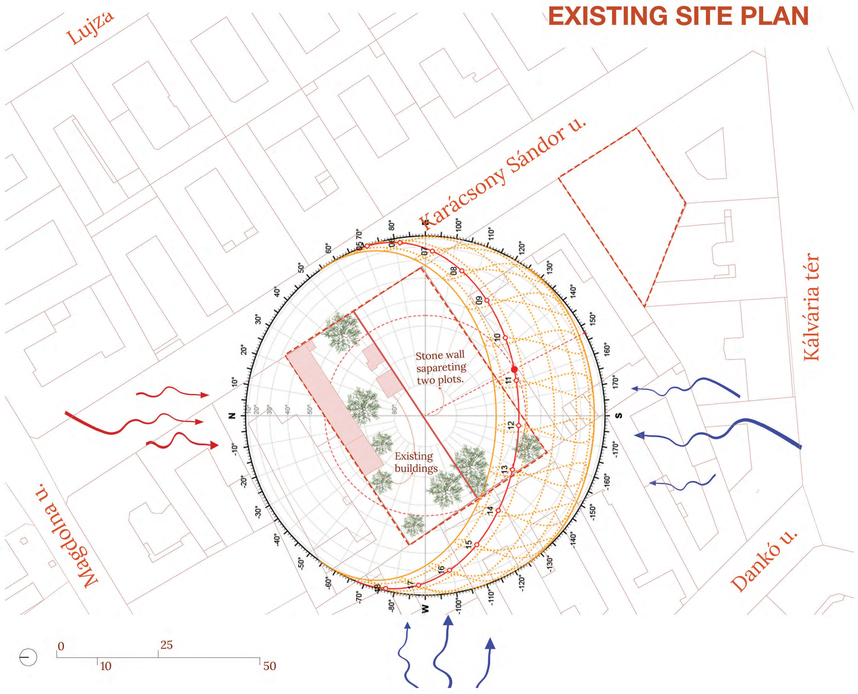
On Going GREEN STREET Projects



SITE PLAN 1:500

DIPLOMA PROJECT: ZENEKERT MUSIC CENTER 2025
MAGDOLNA NEGYED / KARÁCSONY SÁNDOR UTCA
NURAN RAMAZANOVA CONSULTANT/ HORY GERGELY

EXISTING SITE PLAN



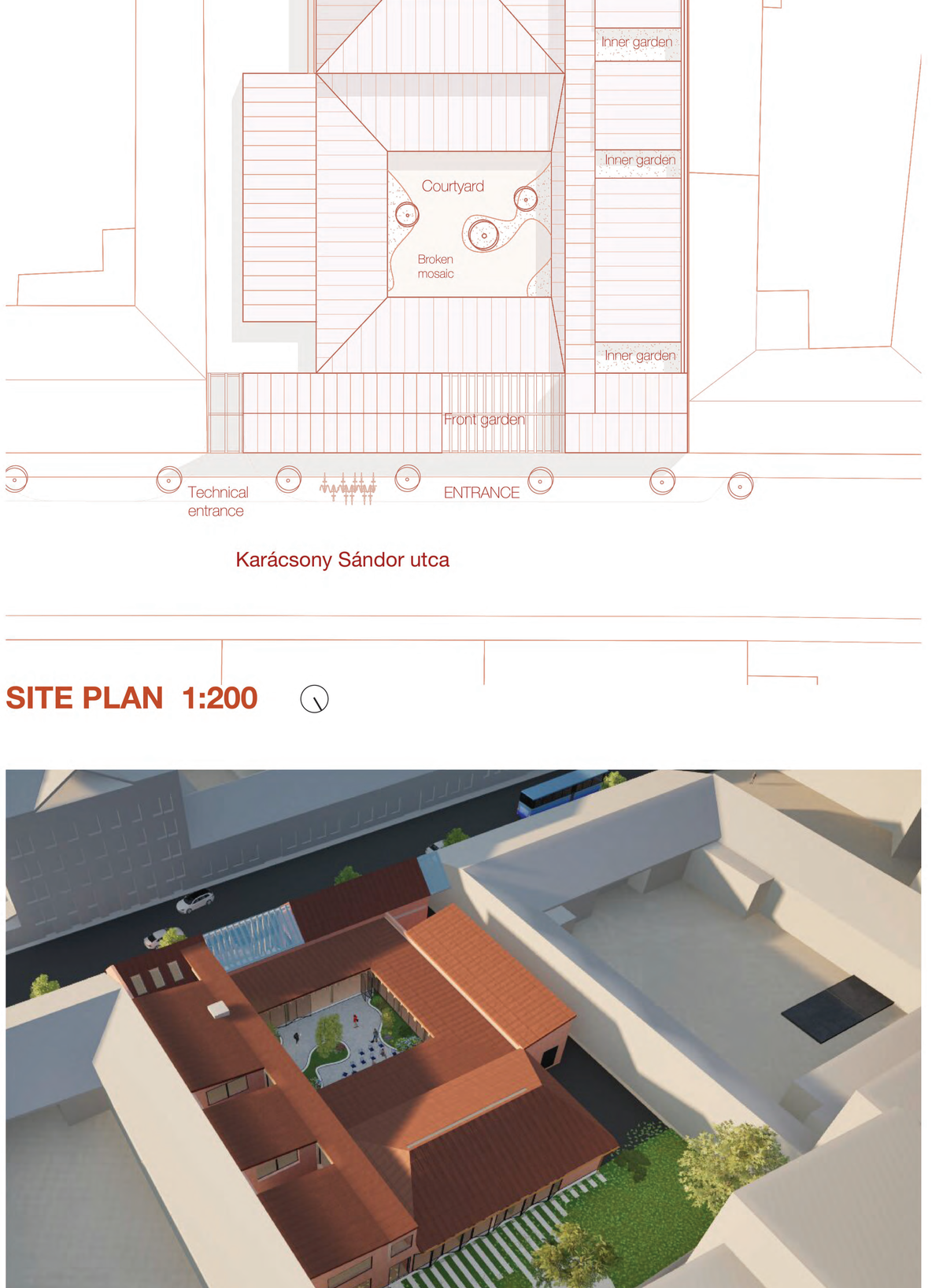
The Community Music Center in Magdolna-negyed is a strategic cultural and social infrastructure project that aims to support the urban regeneration efforts of Budapest's 8th district, particularly within the Magdolna neighborhood. The project responds to the district's need for accessible, inclusive, and creative spaces, while also celebrating the area's rich music heritage. As part of the broader revitalization of Józsefváros, this center plays a critical role in strengthening local identity and improving the urban experience of both residents and visitors.

Located in a typical courtyard building on a narrow street, the project transforms the site while respecting its urban context. The architectural strategy focuses on activating the street front with a public café, redesigning the inner courtyard as an acoustic public space, and developing classrooms, studios, and a performance hall that are acoustically and socially integrated.

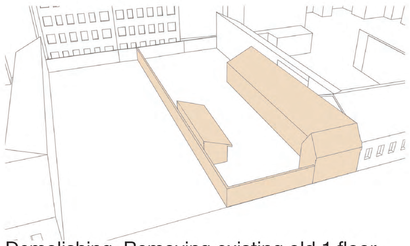
The Community Music Center is open to anyone with an interest in music, regardless of skill level or background. It offers free music education programs for local youth and adults who might not otherwise afford private lessons. Structured learning modules include instrumental training, voice coaching, and music technology, guided by passionate musicians and professionals.

Project area is divided by a stone wall;one side is residential one floor height buildings, other one used for parking.
Some trees that locates on the site are old.
Site area is 2,292.48 m²

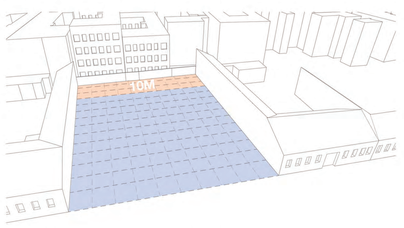
SITE VIEW



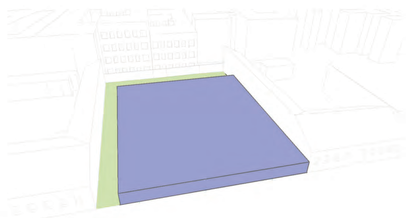
SITE PLAN 1:200



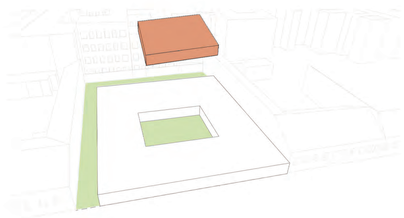
Demolishing. Removing existing old 1 floor building, stone wall between two plot and cutting old trees.



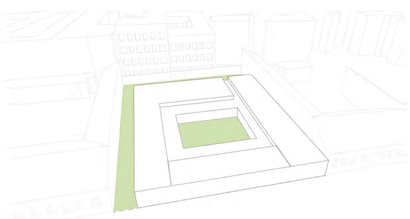
Site. Building spot was formed according to redline restrictions: 10m away from neighbouring plot.



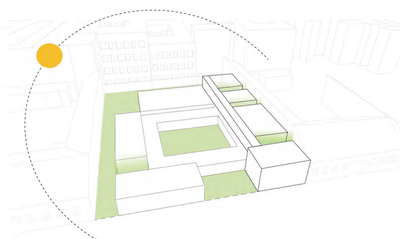
Volume. Creating volume necessary to fir the program. Also devote some space for accessible circulation.



Courtyard. Carving block to create inner yard. Bringing more light into halls and inside of the buidling. Following "At least 20% of the total area must remain as green space".

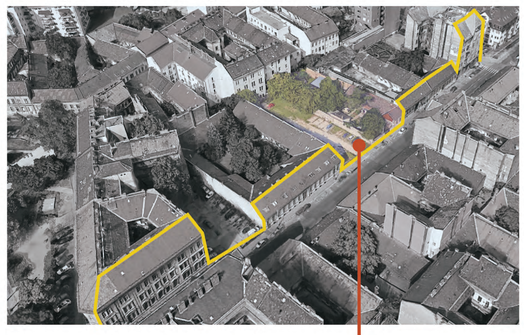


Independance. Separating volumes into 4 different functions that can work independently.



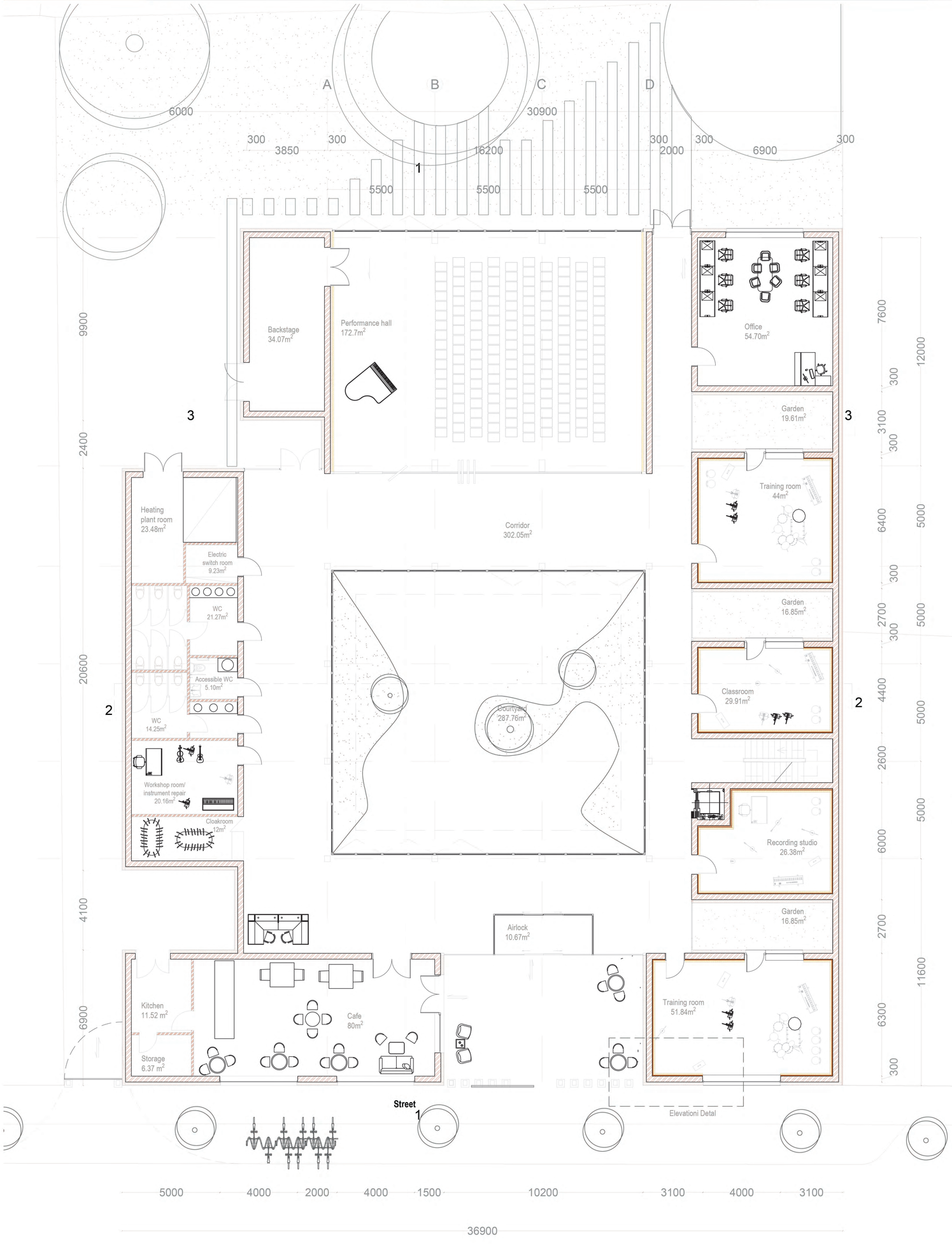
Facades. Push volumes to emphasize main entrance. Following the sun carving extra inner yards to let the light into the rooms.

Roof. Shaping roof.

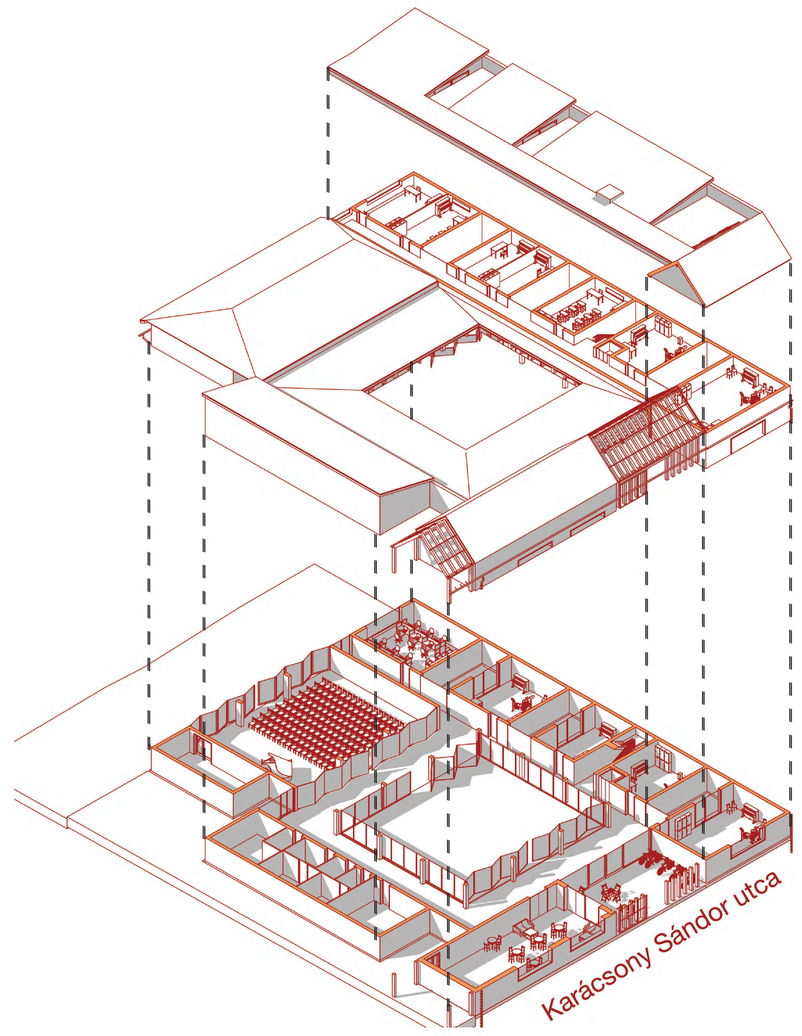


Timber frames.Designed to keep continuous fasade look and give security to open zone.

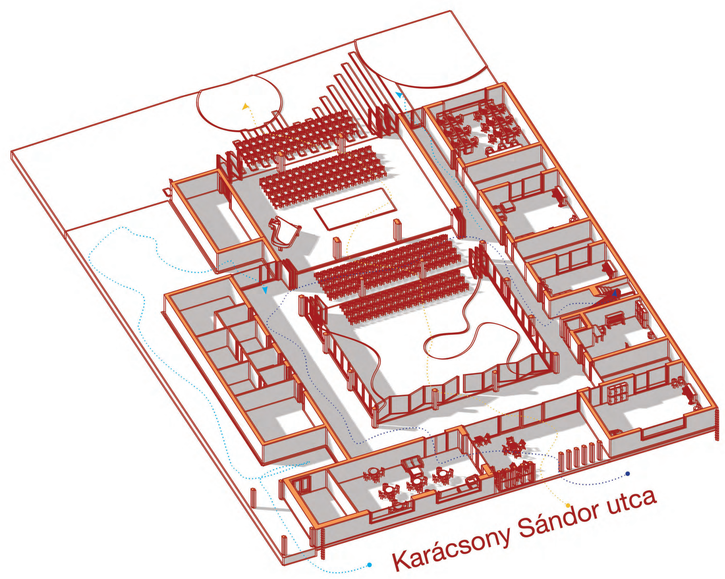
STREET BUILDING HEIGHTS



GROUND FLOOR 1:100



Isonometric Section of the building



Space transformation for Ground floor.

During the year, participants prepare performances that are later showcased in public events. Students' work is celebrated through monthly community concerts held both indoors and in the courtyard.

DIPLOMA PROJECT: ZENEKERT MUSIC CENTER 2025

MAGDOLNA NEGYED / KARÁCSONY SÁNDOR UTCA

NURAN RAMAZANOVA

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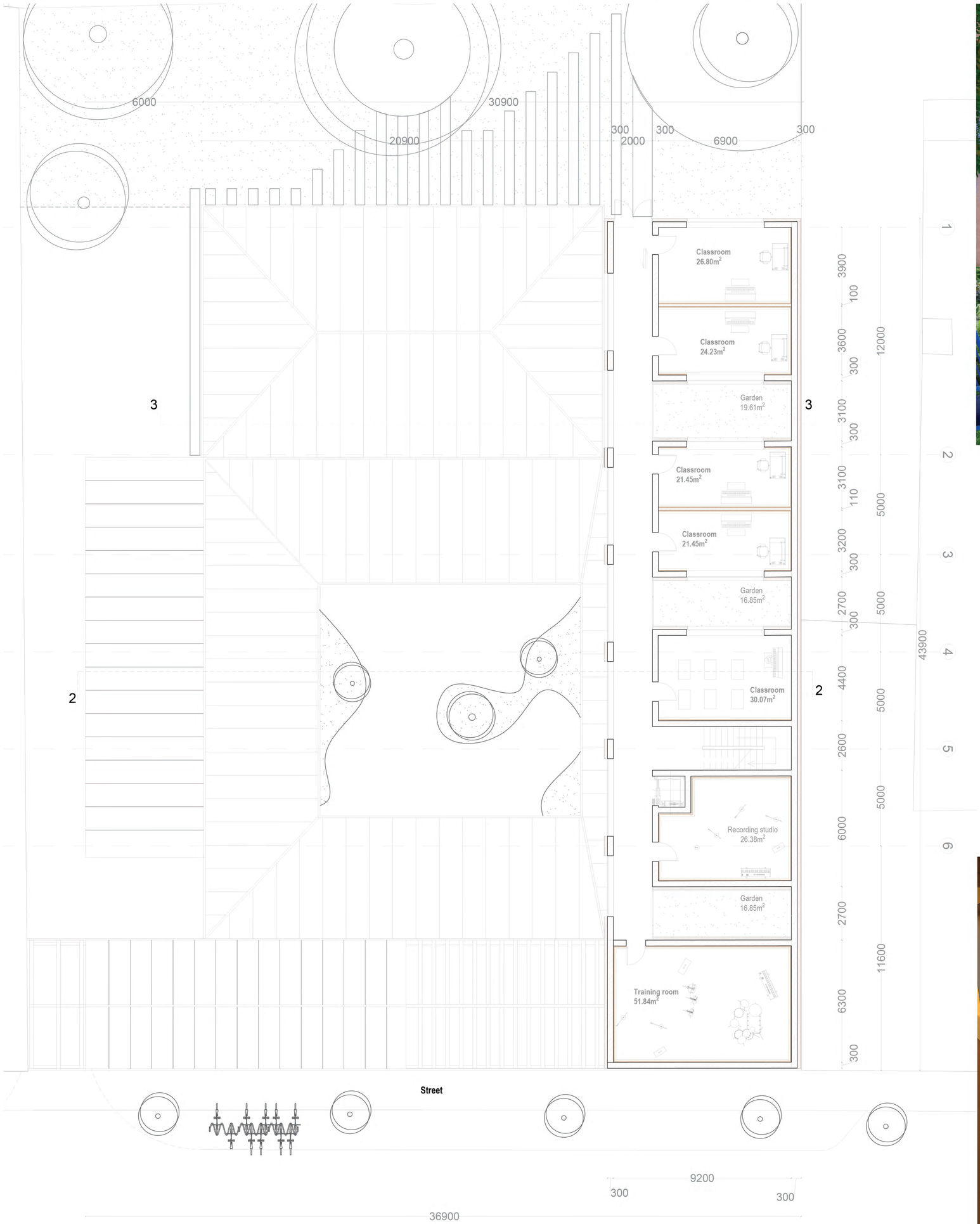
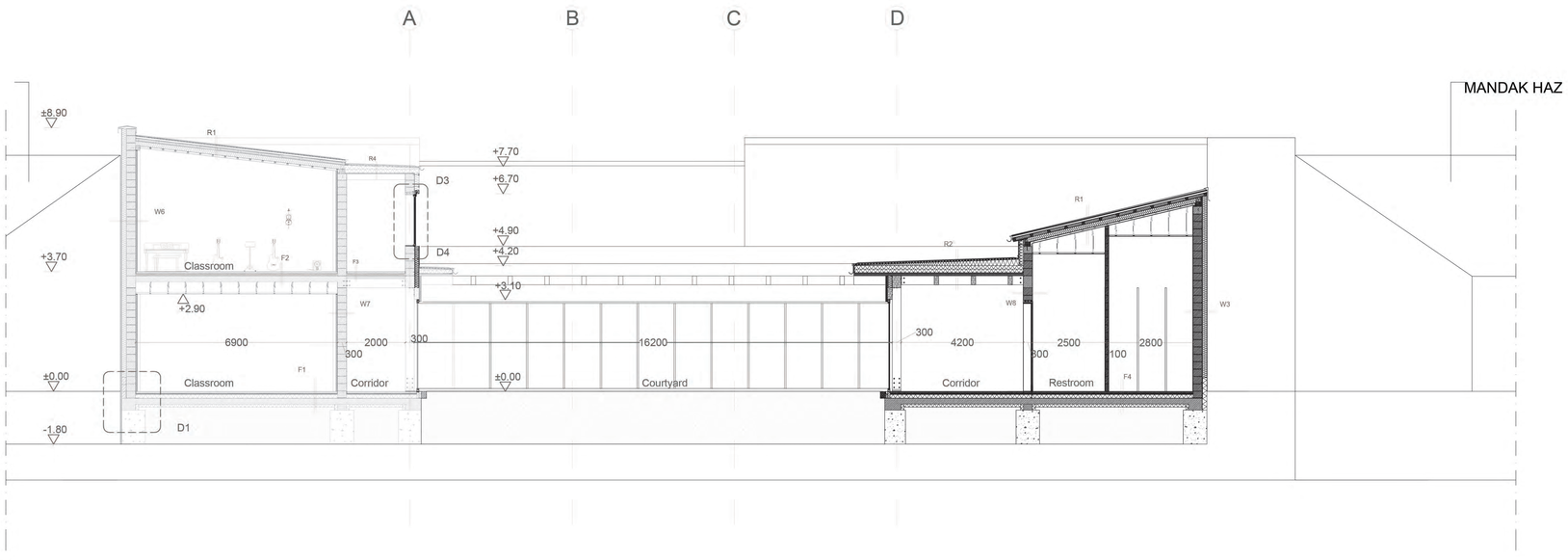


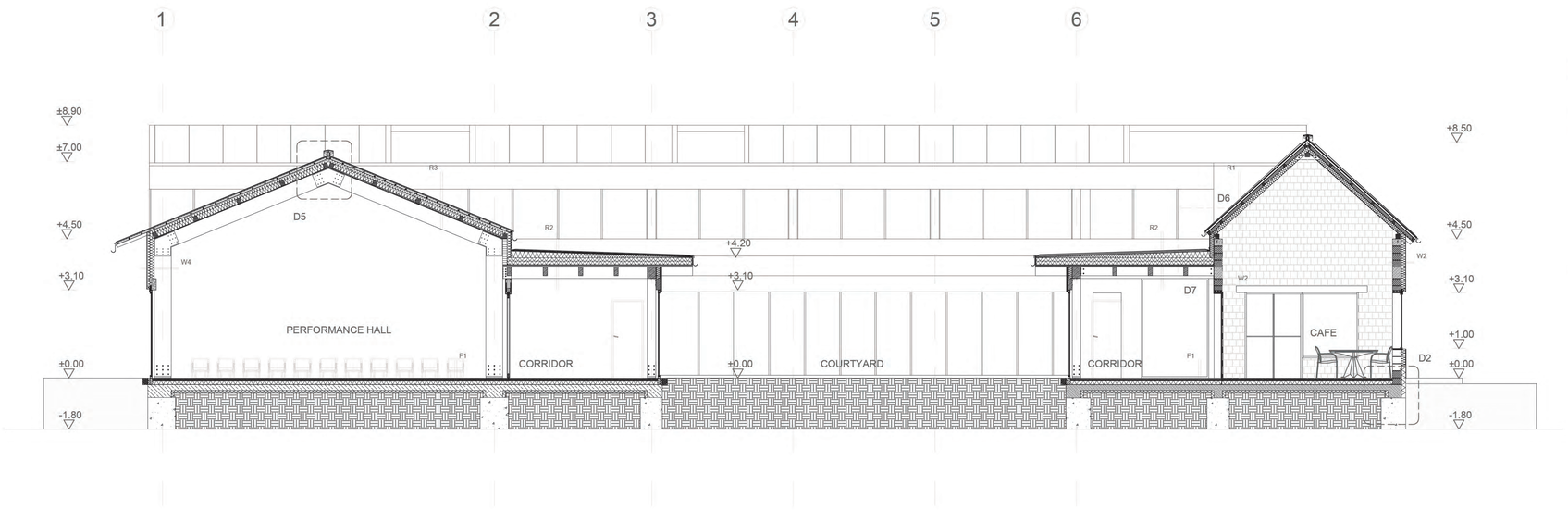
FIRST FLOOR 1:100

BUDAPEST UNIVERSITY OF TECHNOLOGY AND ECONOMICS
FACULTY OF ARCHITECTURE/ DEPARTMENT OF URBAN PLANNING AND DESIGN

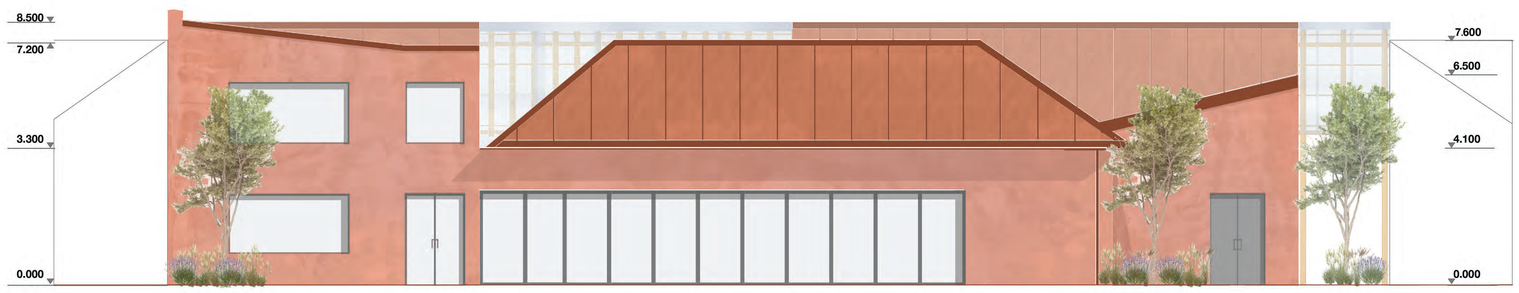
MŰEGYETEM 1782 urb/bme



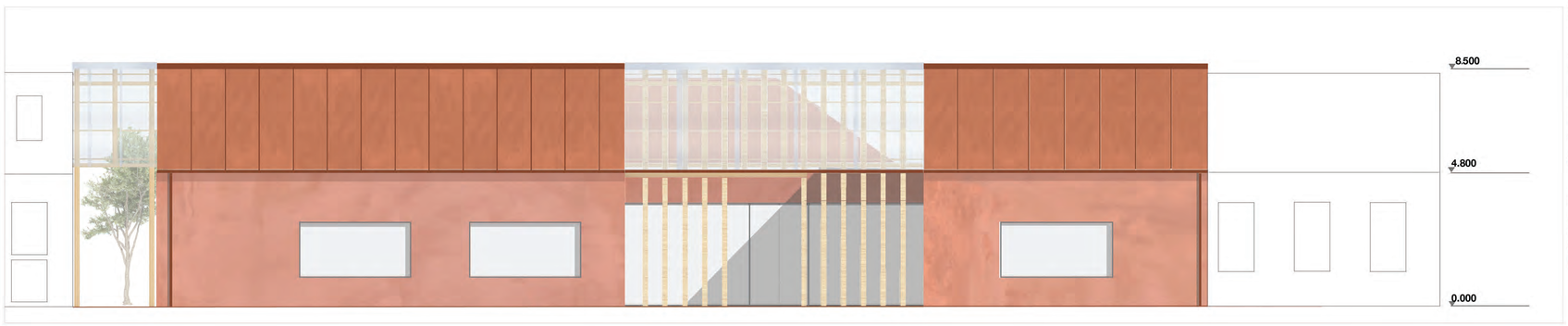
SECTION 1-1
1:100



SECTION 2-2
1:100



SOUTH-WEST ELEVATION
1:100



NORTH-EAST ELEVATION
1:100

R1: Roof layer

0.7mm	Titanium Zinc seamed roof cladding
1 lyr.	Underlayer and drainage mat
2,5cm	Timber boards laid with 1 cm gap
5 cm	5/5 counter battens and air gap
1 lyr.	watertight, vapour permeable foil fixed by self adhesive tape
10cm	10/10 spacers with mineral wool thermal insulation in between
15cm	75/15 rafters with mineral wool thermal insulation in between
1 lyr.	air- and vapourtight foil
1,5 cm	plasterboard cladding

R2: Roof Layer

7mm	Titanium Zinc seamed roof cladding
1 lyr	Underlayer and drainage mat
2,5cm	Timber boards laid with 1 cm gap
1 layer	1,5 mm flexible PVC waterproofing, in 8 cm overlapping 3 cm hot airwelding
1 layer	separation and levelling layer (polyester), loose laid and adjoining sheets must overlap at least 50 mm.
2-21 cm	(EPS) inclined, substructure
12 cm	(EPS) thermal insulation
12 cm	(EPS) thermal insulation
1 layer	3,0 mm modified bitumen vapour barrier membrane (aluminium foil reinforced), fully bonded
8cm	GLH roof slab

R3: Roof layer

0.7mm	Titanium Zinc seamed roof cladding
1 lyr.	Underlayer and drainage mat
2,5cm	Timber boards laid with 1 cm gap
5 cm	5/5 counter battens and air gap
1 lyr.	watertight, vapour permeable foil
10 cm	10/10 spacers with mineral wool thermal insulation in between
18cm	15/18 timber purlins with mineral wool thermal insulation in between
1 lyr.	air- and vapourtight foil
1,5 cm	plasterboard cladding
50cm	GLH Beam

R4: Roof Layer

7mm	Titanium Zinc seamed roof cladding
1 lyr	Underlayer and drainage mat
2,5cm	Timber boards laid with 1 cm gap
1 layer	1,5 mm flexible PVC waterproofing, in 8 cm overlapping 3 cm hot airwelding
1 layer	separation and levelling layer (polyester), loose laid and adjoining sheets must overlap at least 50 mm.
2-21 cm	(EPS) inclined, substructure
12 cm	(EPS) thermal insulation
12 cm	(EPS) thermal insulation
1 layer	3,0 mm modified bitumen vapour barrier membrane (aluminium foil reinforced), fully bonded
1.8cm	Plywood roof deck

F1: Floor layer

3.5 mm	Forbo Decibel linoleum floor cover
6 cm	Concrete screed
1 rtg	PE foil saperation layer
5 cm	Rockwool acoustic insulation
12 cm	Expanded polysterene foam
1 layer	4 mm SBS modified bituminous sheet waterproofing
1 layer	cold bituminous grounding
25cm	Prefabricated concrete filler block beam slab
10cm	XPS thermal insulation
15cm	Gravel bedding

F2: Floor layer

3.5 mm	Forbo Decibel linoleum floor cover
6 cm	Concrete screed
1 rtg	PE foil saperation layer
5 cm	Rockwool acoustic insulation
3 cm	Expanded polysterene foam
25cm	Prefabricated concrete filler block beam slab

F3: Floor layer

3.5 mm	Forbo Decibel linoleum floor cover
6 cm	Concrete screed
1 rtg	PE foil saperation layer
5 cm	Rockwool acoustic insulation
3 cm	Expanded polysterene foam
8cm	Glulam Floor slab

W1: Wall Layer

Exterior

0.5cm	Finishing plaster + Paint
0.5cm	Base coat with fiberglass mesh
16cm	Mineral wool (ETICS) with adhesive and mechanical fixing
1cm	External plaster
30cm	Hollow ceramic block wall
0.5cm	Airtight base plaster
5cm	Technology layer: Metal stud and cavity for acoustic panels, infill with Mineral wool for extra acoustic insulation
9 cm	PET acoustic panel

Interior

W2: Wall Layer

Exterior

0.5cm	Finishing plaster + Paint
0.5cm	Base coat with fiberglass mesh
16cm	Mineral wool (ETICS) with adhesive and mechanical fixing
1cm	External plaster
30cm	Hollow ceramic block wall

Interior

W3: Wall Layer

Exterior

0.5cm	Finishing plaster + Paint
0.5cm	Base coat with fiberglass mesh
16cm	Mineral wool (ETICS) with adhesive and mechanical fixing
1cm	External plaster
30cm	Hollow ceramic block wall
0.5cm	Airtight base plaster
1.5cm	Internal Plaster + Ceramic tile

Interior

W4: Wall Layer

Exterior

0.5cm	Finishing plaster + Paint
0.5cm	Base coat with fiberglass mesh
10cm	Mineral wool (ETICS) with adhesive and mechanical fixing
15cm	Mineral wool (ETICS) with adhesive and mechanical fixing
2.5cm	2 layers Gypsum board
9 cm	Acoustic panel

Interior

W5: Wall Layer

4mm	Ceramic Tile
1.cm	Internal Plaster
10cm	Protherm 10 N+F walling block
1.5cm	Internal Plaster
4mm	Ceramic Tile

W6: Wall Layer

Neighboring building

5cm	Rockwool expansion gap
16cm	Mineral wool (ETICS) with adhesive and mechanical fixing
30cm	Hollow ceramic block wall
0.5cm	Airtight base plaster
5cm	Technology layer: Metal stud and cavity for acoustic panels, infill with Mineral wool for extra acoustic insulation
9 cm	PET acoustic panel

W7: Wall Layer

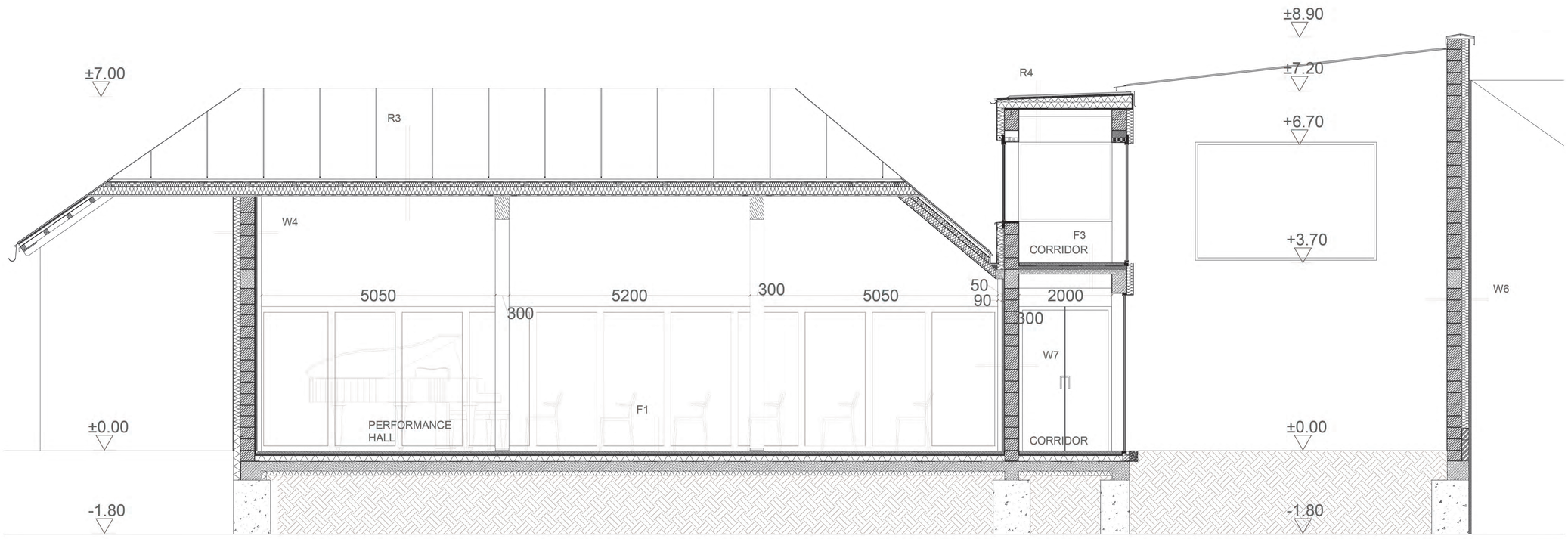
1.5cm	Finishing plaster + Paint
30cm	Protherm 30 AKU Z walling block
0.5cm	Airtight base plaster
5cm	Technology layer: Metal stud and cavity for acoustic panels, infill with Mineral wool for extra acoustic insulation
9 cm	PET acoustic panel

Interior

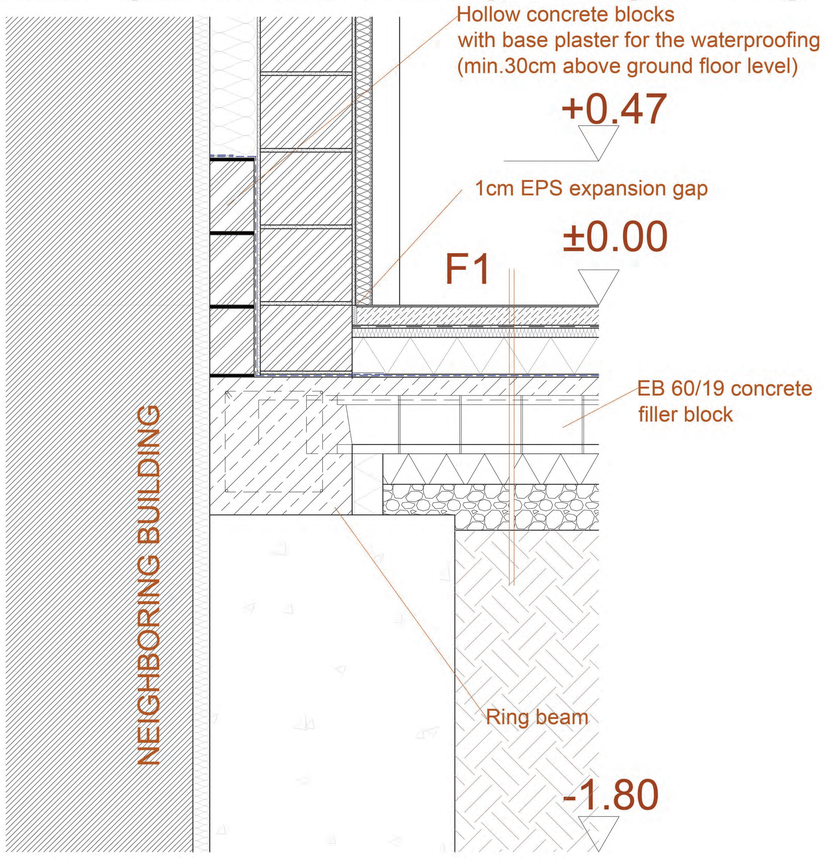
W8: Wall Layer

4mm	Ceramic Tile
1.cm	Internal Plaster
30cm	Protherm hollow ceramic block wall
1.5cm	Internal Plaster

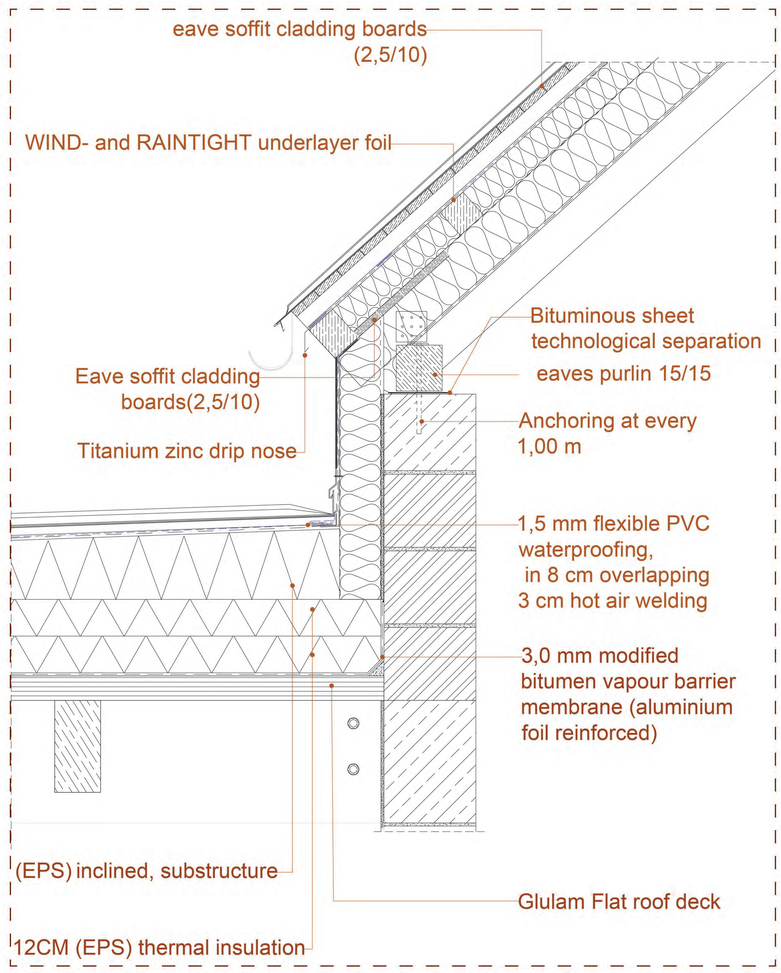
SECTION 3-3
1:50



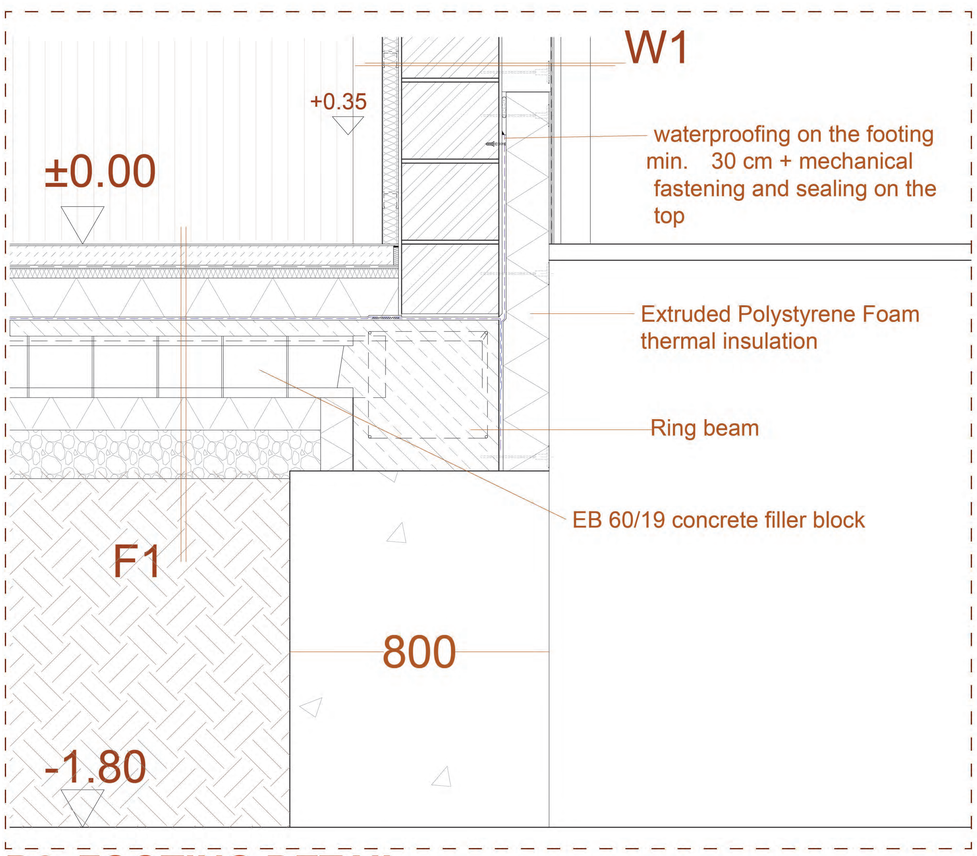
D1: FOOTING DETAIL
Footing connection to neighboring building



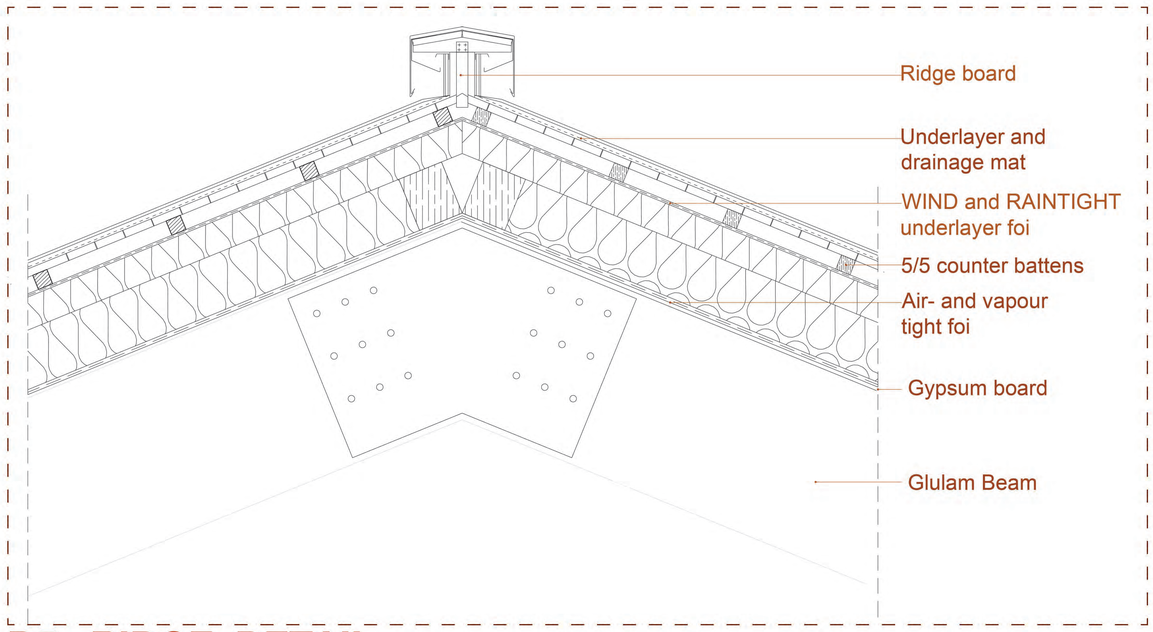
D6: EAVE DETAIL

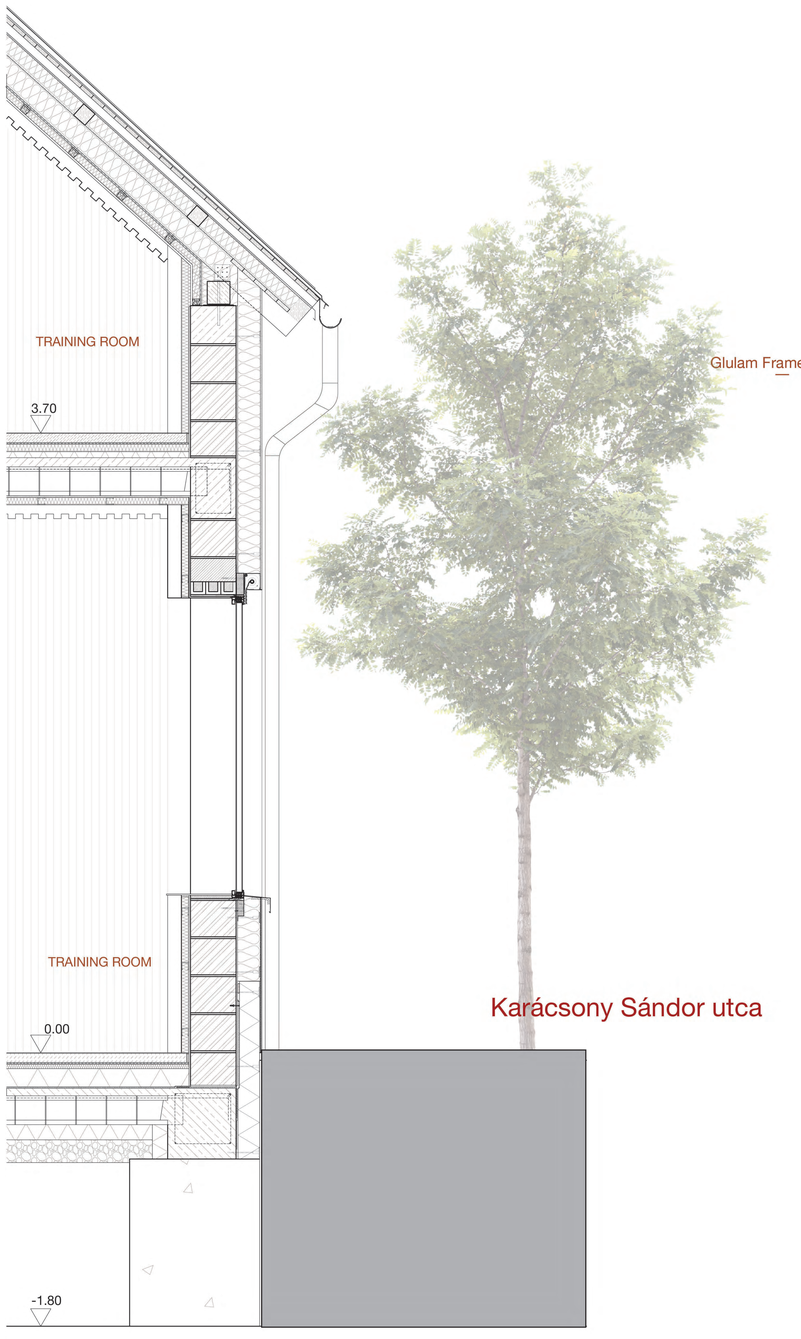
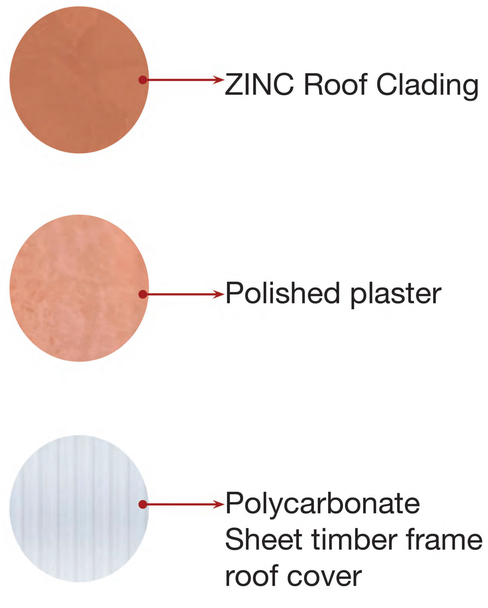
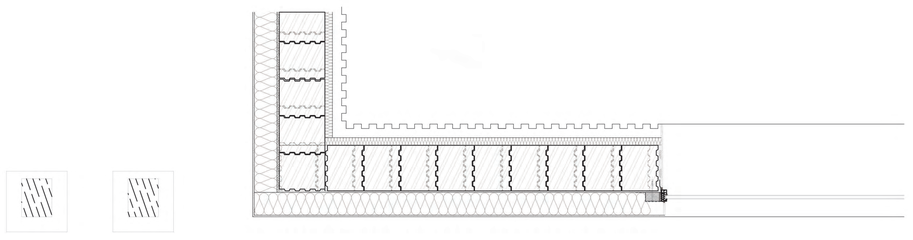


D7: FLAT ROOF DETAIL



D2: FOOTING DETAIL



D5: RIDGE DETAIL

FACADE DETAIL 1:20