THEME + SITE + FUNCTION PRESENTATION / DORMITORY

Budapest, 8th District (Magdolnanegyed)

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13.01.2025

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Budapest, 8th District (Magdolnanegyed)

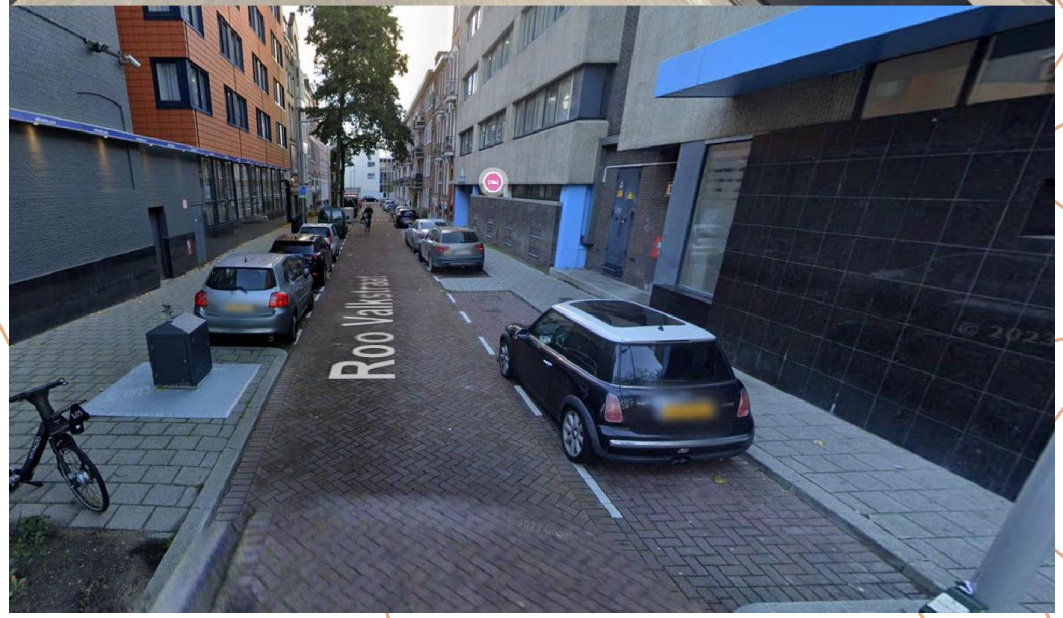
Theme presentation

1.WHAT IS THE TOPIC OF INTEREST?

ENHANCING CONNECTIVITY AND WALKABILITY IN URBAN NEIGHBORHOODS

The core theme of this project is transforming urban neighborhoods into pedestrian-centered, well-connected spaces that enhance everyday living. With increased global urbanization, making cities more walkable has become essential to improving residents' quality of life, reducing environmental impact, and fostering a stronger sense of community.

In dense city areas, people often face challenges like limited pedestrian pathways, car-dominated streets, and public spaces that lack accessibility and amenities. By prioritizing walkability and connectivity, this project explores how thoughtful urban design can create seamless, enjoyable movement for pedestrians. This shift away from car-centric planning opens possibilities for more engaging, accessible neighborhoods that invite social interaction and support sustainability.



2. WHY IS THIS TOPIC RELEVANT?

A RESPONSE TO MODERN URBAN CHALLENGES

Research reveals that neighborhoods with high walkability see a 15% increase in small business activity and a 40% reduction in traffic-related air pollution.

Walkability in urban neighborhoods is more than just a convenience—it's a response to key challenges of modern cities. As populations grow, urban areas often struggle to provide safe, accessible routes that support easy pedestrian movement. Vehicle traffic and congestion lower the quality of public spaces, limiting social interaction and contributing to environmental pollution.

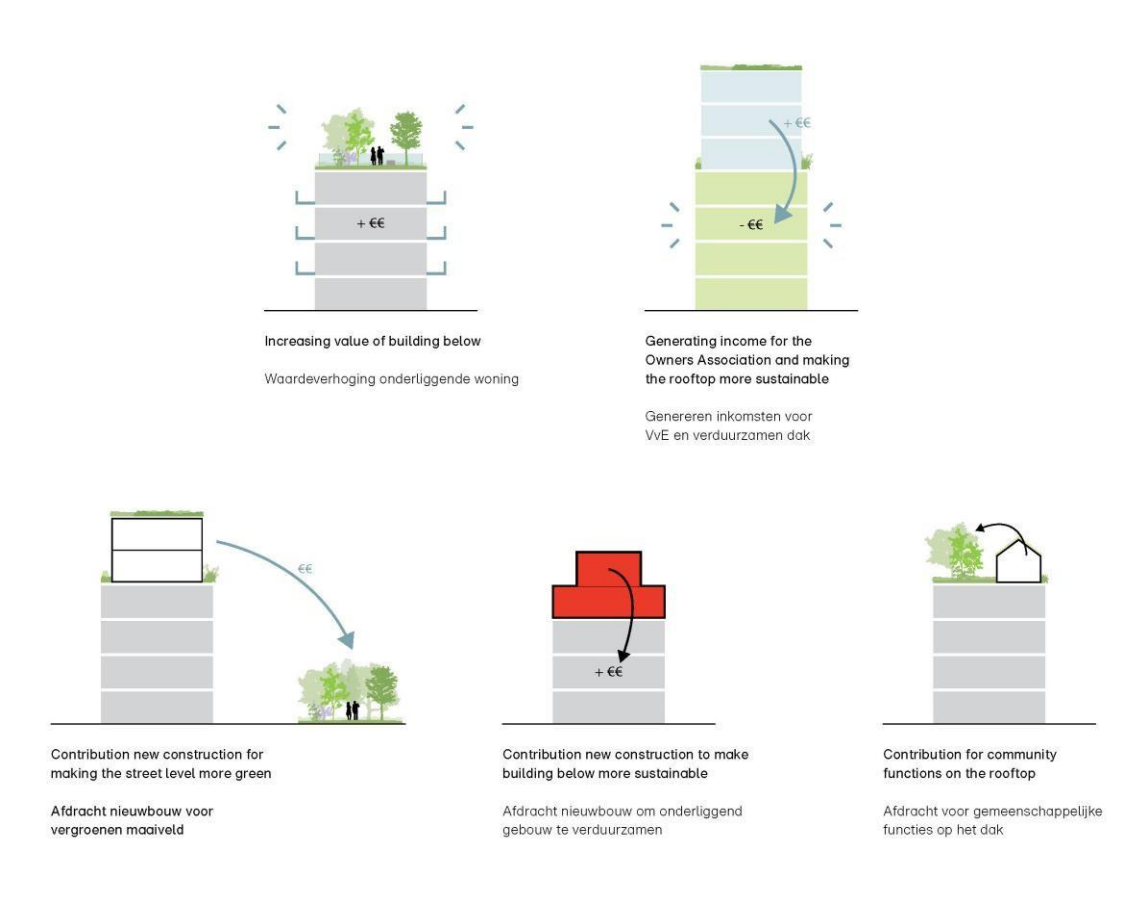
Creating walkable spaces aligns with sustainability goals, as it reduces vehicle dependency and supports cleaner, quieter city environments. Walkable urban areas allow people to move through neighborhoods effortlessly, connecting residential areas with workplaces, parks, shops, and leisure spaces. This interconnected layout builds community by increasing foot traffic, which supports local businesses and makes neighborhoods feel more welcoming. Walkability is relevant to modern urban planning as it bridges the gap between the fast pace of urban life and the growing need for community-oriented, sustainable spaces.

3. WHY IS IT WORTH BEING DEALT WITH?

BUILDING URBAN SPACES FOR HEALTH, SAFETY, AND COMMUNITY

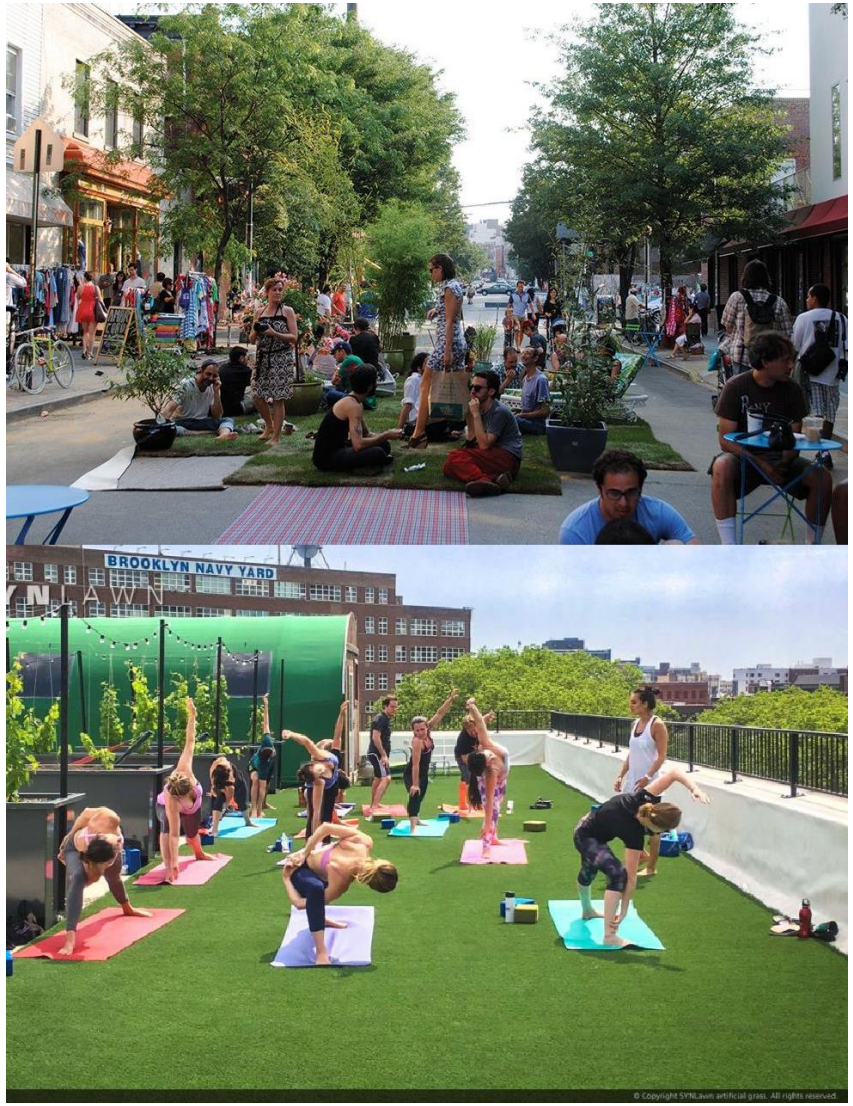
Transforming neighborhoods into walkable, connected spaces directly impacts residents' well-being, safety, and sense of community. Urban spaces designed around pedestrians rather than vehicles have been shown to reduce stress, improve physical health, and foster a safer environment. Studies indicate that residents of walkable areas engage more with their surroundings, feel a stronger connection to their neighborhood, and lead more active lifestyles.

Beyond individual benefits, pedestrian-centered design enhances safety by reducing traffic accidents and pollution, both of which pose serious public health risks. Organized, walkable public spaces also reduce street clutter and waste, creating a cleaner environment. In a well-designed neighborhood, all these factors converge to make everyday life smoother, safer, and more enjoyable.



4. IMPACT ON THE WORLD

REDEFINING URBAN SPACES THROUGH CONNECTIVITY



- The project proposes a new urban model where connectivity and accessibility are at the forefront. This vision redefines urban spaces by seamlessly integrating pedestrian paths, public transit access, and green areas, creating a neighborhood that prioritizes people's mobility and access over vehicle use.
- By designing neighborhoods to be pedestrian-friendly and connected, cities can encourage a more active lifestyle, reduce pollution, and create inclusive spaces that bring people together. This model aims to showcase that urban areas don't need to compromise between functionality and aesthetics—they can be places where residents thrive, interact, and build a sustainable community

5. HOW DOES IT CHANGE WORLD FOR THE BETTER?

PROMOTING HEALTHIER, INCLUSIVE URBAN LIVING

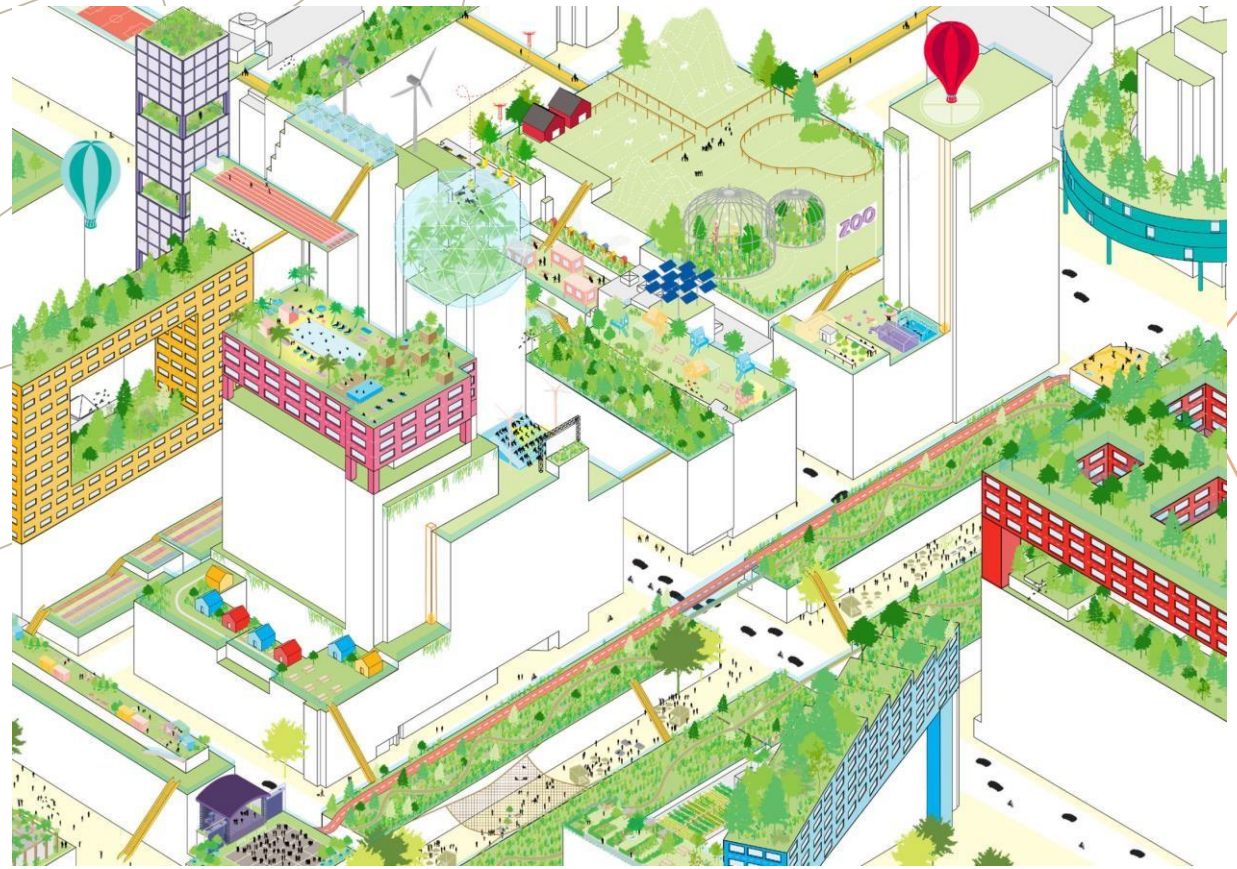
This project aims to inspire a shift towards urban living that is healthier, more connected, and more inclusive. By creating spaces where pedestrians and green areas are prioritized, we can encourage a healthier lifestyle and a stronger community connection. Walkable spaces allow for better interaction between people and their environment, fostering a sense of pride and responsibility for public spaces.

The goal is to create an environment where public spaces are inviting, accessible, and serve as extensions of people's homes. Safe, clean pedestrian paths make neighborhoods more accessible to everyone, from families with young children to the elderly. This vision aligns with broader sustainability efforts, as reducing car dependency lowers carbon emissions and supports cleaner air in cities.

The project proposes a unique approach to urban connectivity that fully integrates both vertical and horizontal spaces, transforming previously underutilized areas into accessible, community-driven spaces. This layered approach allows each district element to serve multiple purposes and maximize function without requiring additional land.

6. WHAT IS THE AIM?

CREATING A MODEL FOR SUSTAINABLE, CONNECTED URBAN NEIGHBORHOODS



The aim of this project is to establish a model for urban design that addresses connectivity, walkability, and public space quality. By making connectivity the central focus, this project seeks to enhance quality of life in high-density areas while supporting long-term sustainability goals.

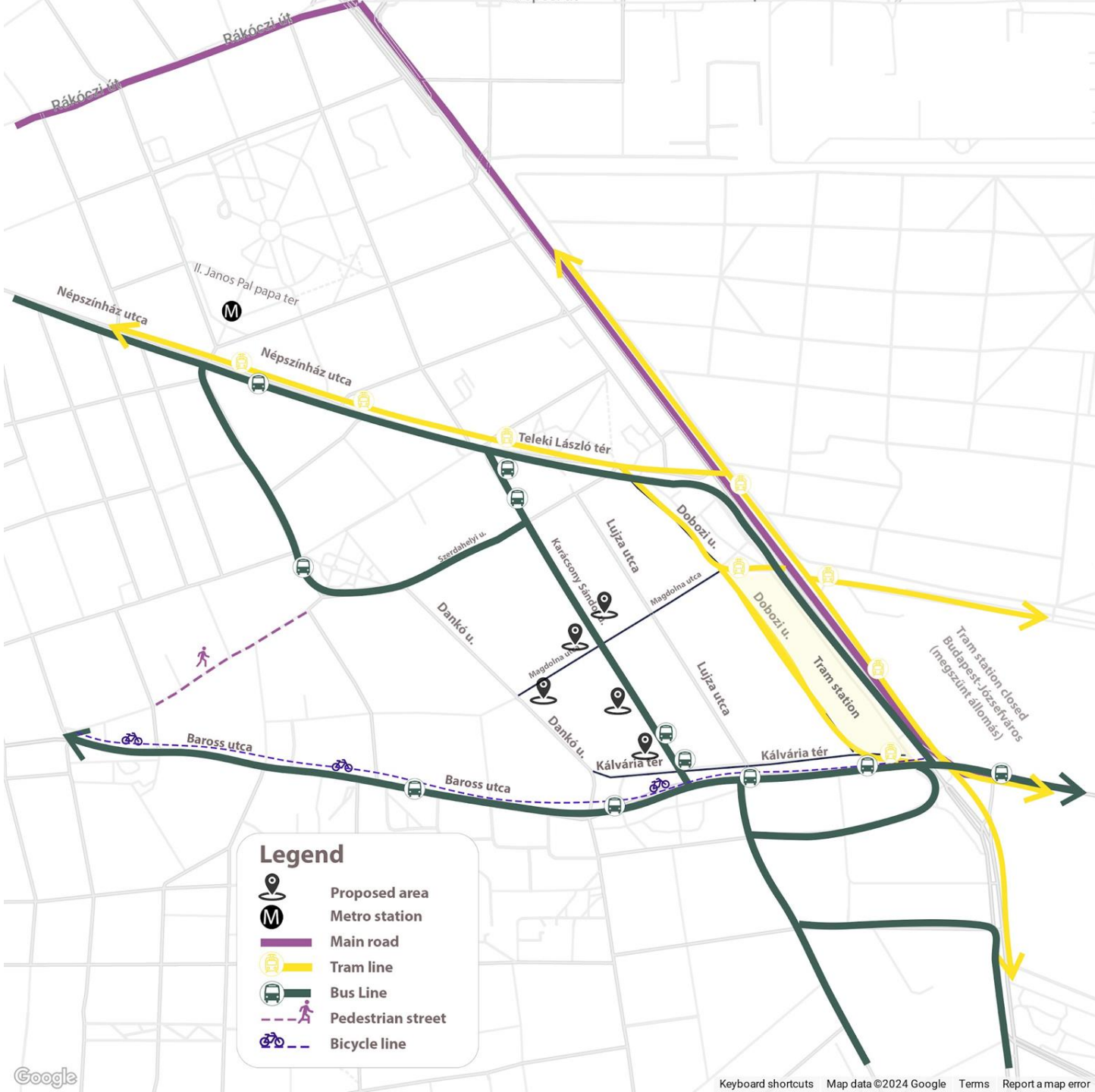
The project demonstrates that a well-designed, pedestrian-centered environment that fully integrates both vertical and horizontal spaces, transforming previously underutilized areas into accessible, community-driven spaces can be achieved without compromising on functionality or aesthetics. Through adaptable and inclusive urban design, it is possible to build resilient communities that serve the needs of all residents. This model could provide inspiration for similar high-density areas looking to improve urban functionality, making cities more liveable and aligned with future environmental goals.

Budapest, 8th District (Magdolnanegyed)

SITE PRESENTATION

Image: Vizi András

DISTRICT SCALE ANALYSIS
Infrastructure & Transportation Analysis



Legend

- Metro station
- Main road
- Tram line
- Bus Line
- Pedestrian street
- Bicycle line

DISTRICT SCALE ANALYSIS
Surrounding Function Analysis

Legend

- Proposed area
- Residential
- Commercial
- Education, Institution, Office
- Green, Public spaces, Squares
- Cultural spaces
- Hospital

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 beépítettsége terepszint		legkisebb zöldfelülete	általános	parkolási célú			
3.					felett	alatt		szmá	szmp	legfeljebb	legalább	legfeljebb
4.			m^2	m	%	%	%	m^2/telek m^2		m		
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

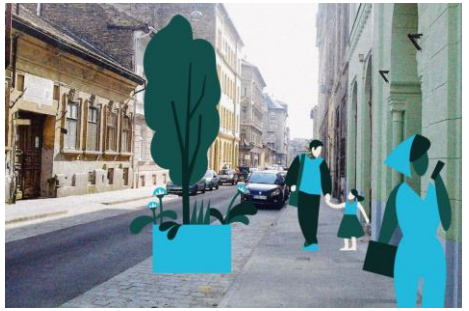
Beépítési mód: Z -have to build from one neighboring facade till the other neighboring façade. Streetfront.
Legnagyobb beépítettség terepszint felett- maximum percentage of the floor area abouve ground can be built.
Terepszint alatt - under the ground can be built.
LEgkisebb zöldfelület -minimum green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

Future Development Plans

1- Street planting plans

Public space	Planned new trees	Planned new green area	Disappearing parking spaces
Corvin köz	10	23 sqm	0
József utca (in between József körút and Német utca	24	128 sqm	10
Karácsony Sándor utca (in between Teleki László tér and Magdolna utca)	20	103 sqm	6
Kiss József utca (in between Rákóczi út andSzilágyi utca)	58	752 sqm	38
Kun utca (in between Dologház utca and Alföldi utca)	12	53 sqm	5
Teleki tér	7	37 sqm	0
Tolnai Lajos utca (in between Déri Miksa utca and József utca)	8	48 sqm	3
In total	145	1144 sqm	62

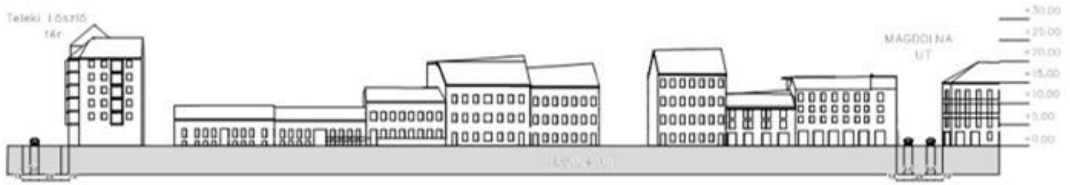
2- Greening of Magdolna Utca

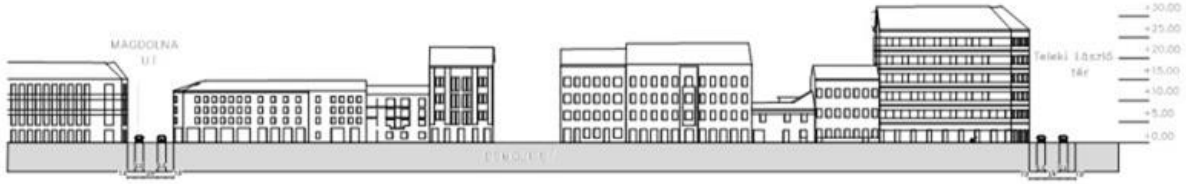


BLOCK SCALE ANALYSIS

Building Heights

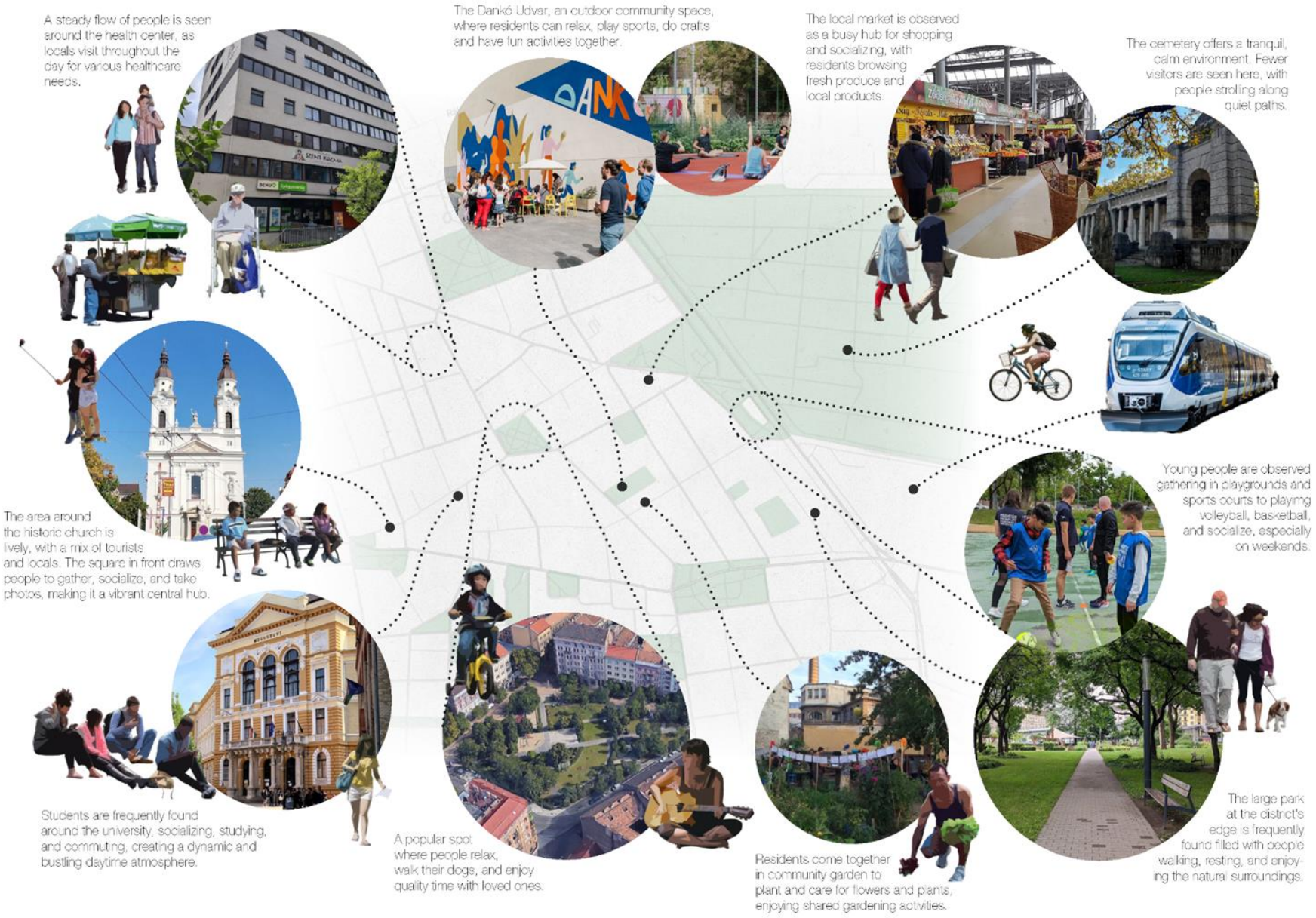
1- Steet façade



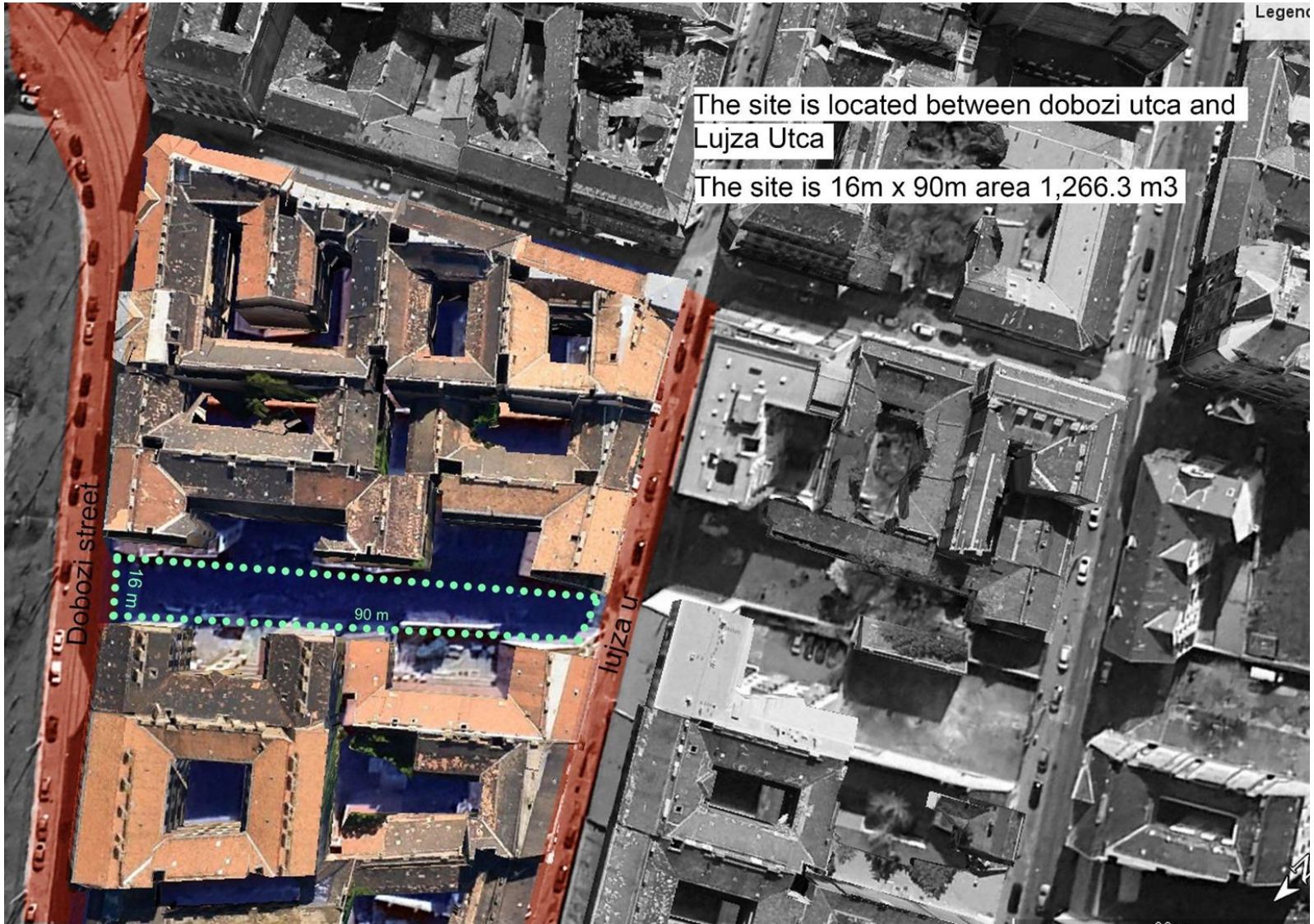


2- Steet Section

Activities Mapping



SITE SCALE ANALYSIS
Site Context and Conditions



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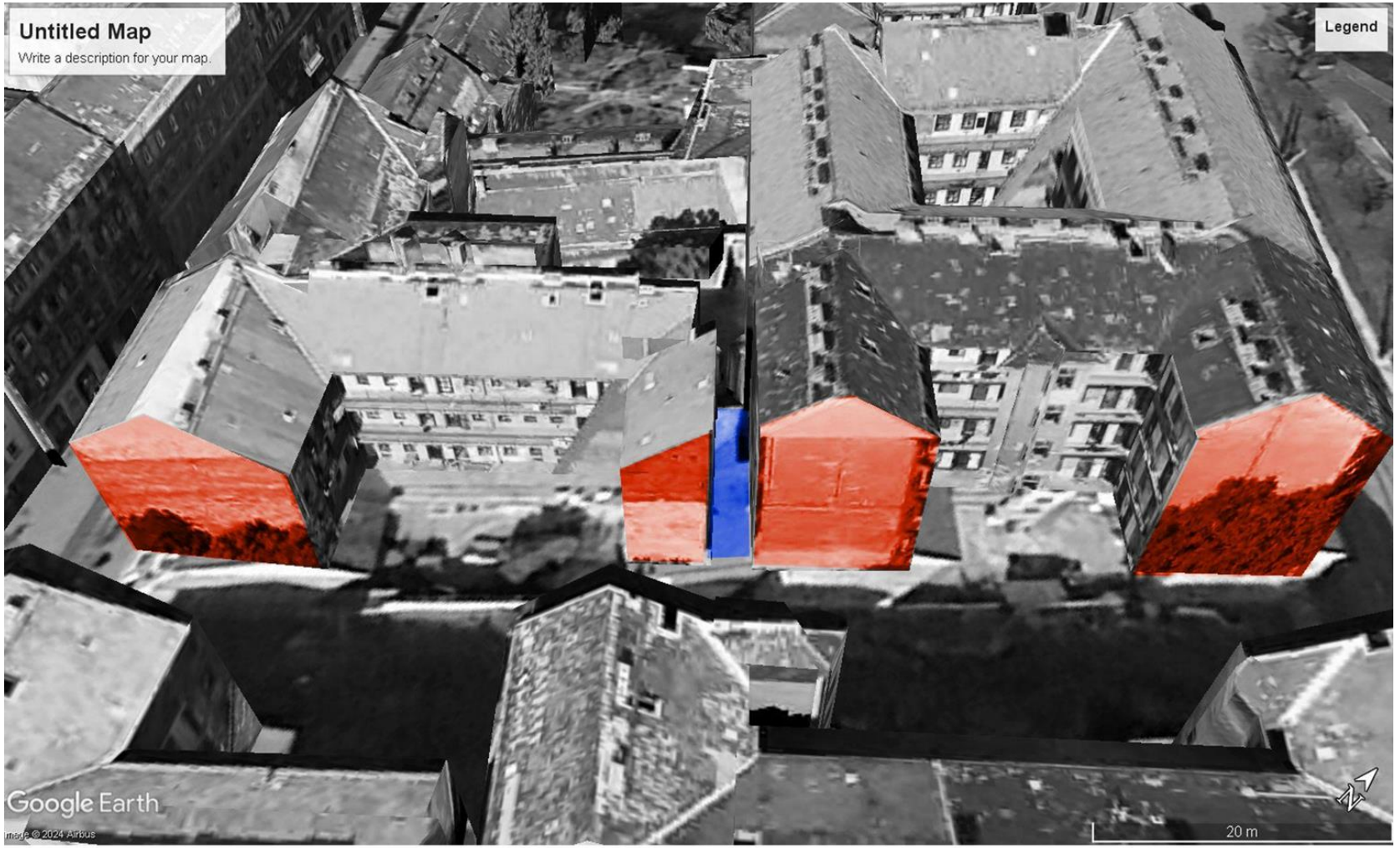
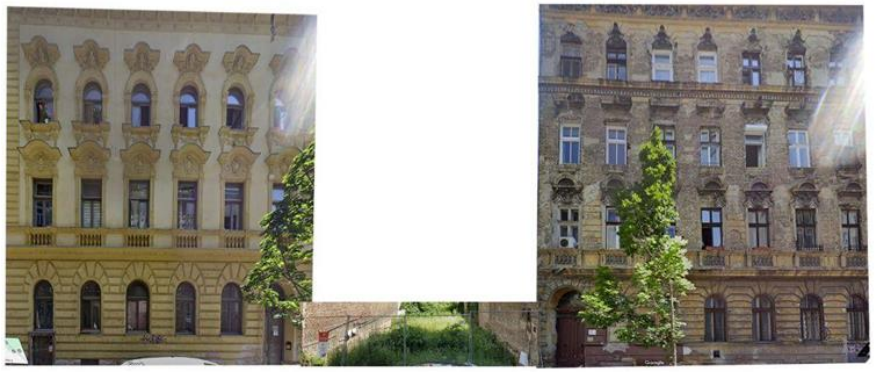


There are buildings adjacent to the site, firewalls are looking towards the plot for the possibilty of neighboring buildings there is a challange due to the gap between the two resedential block which might be challenging .

SITE SCALE ANALYSIS
Site Context and Conditions

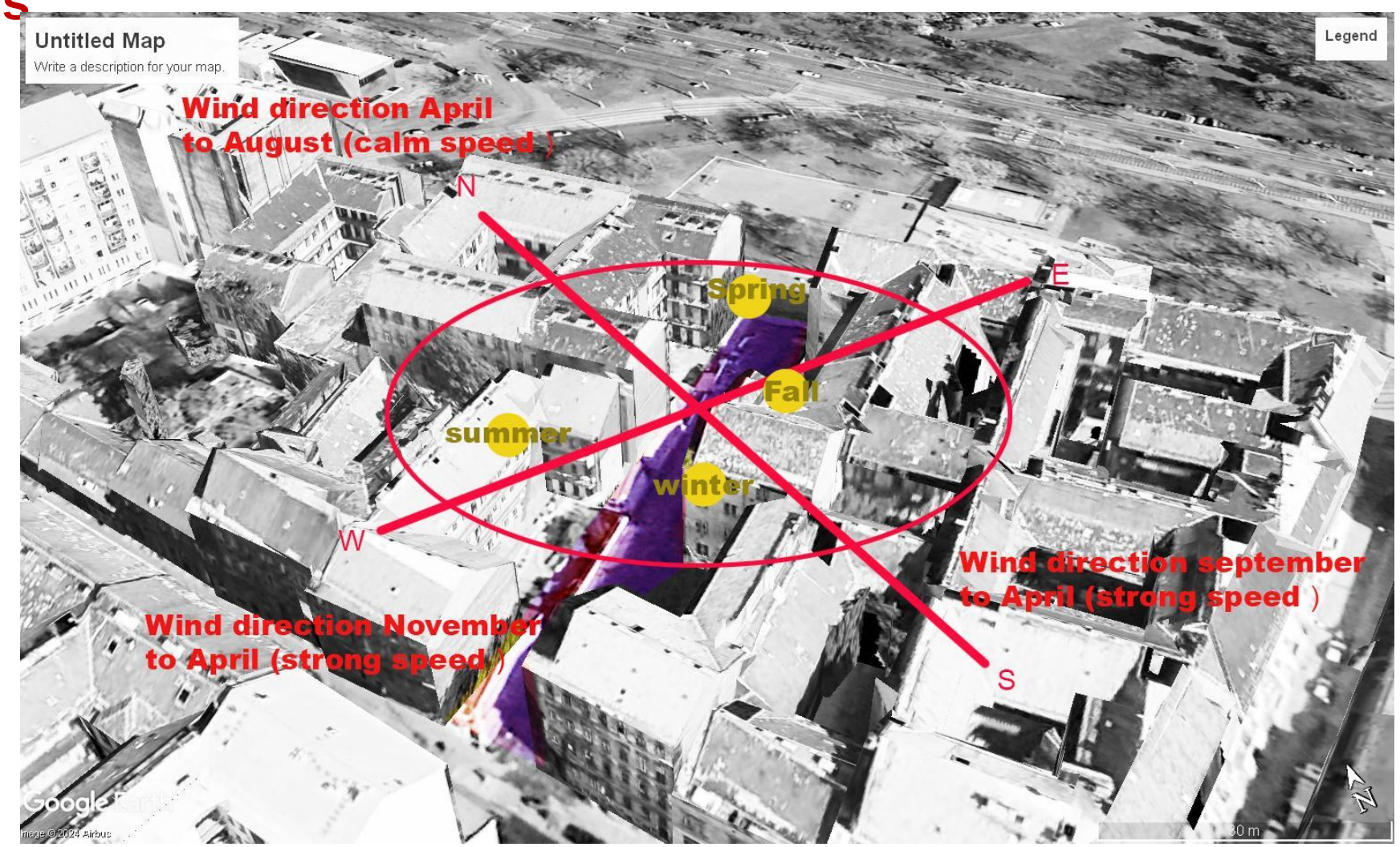
dobozi street facades



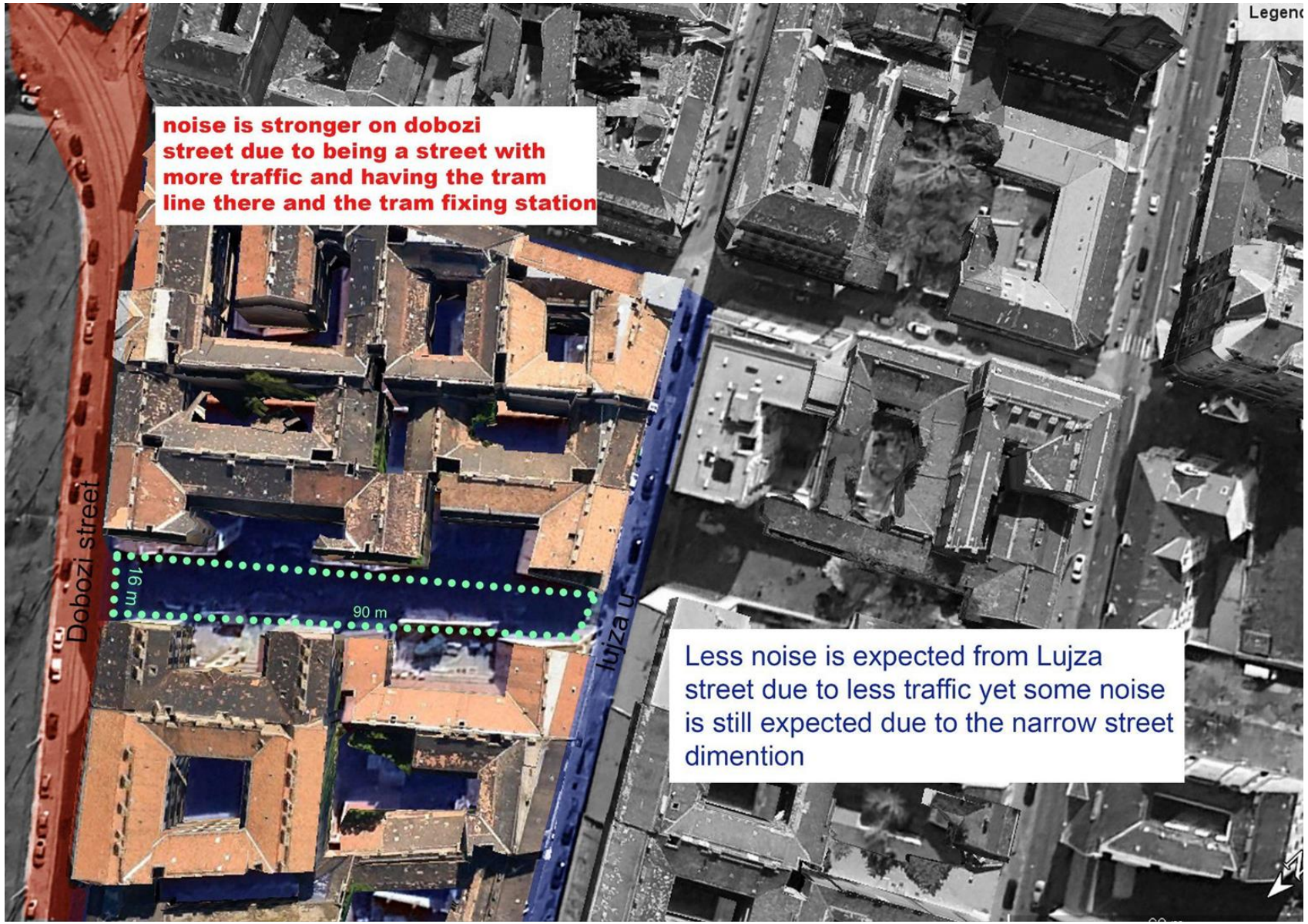
lujza street facades

SITE SCALE ANALYSIS

Climate Analysis



SITE SCALE ANALYSIS
Climate Analysis



Budapest, 8th District (Magdolnanegyed)

Function PRESENTATION

1- AIM OF THE PROPOSED FUNCTION?

Enhance Urban Connectivity:

•Create a space that strengthens ties within the community and integrates seamlessly with the surrounding urban fabric.

Support Sustainable Development:

•Prioritize environmental responsibility by implementing energy-efficient design principles and sustainable construction methods

Revitalize Underutilized Spaces:

•Transform the site into a vibrant and active hub that contributes to the regeneration of District 8.

Facilitate Inclusion and Accessibility:

•Design for a diverse group of users, ensuring inclusivity and accessibility for people from varied backgrounds.

Promote Long-Term Community Value:

•Establish a solution that not only meets immediate needs but also contributes to the district’s long-term social and economic development.

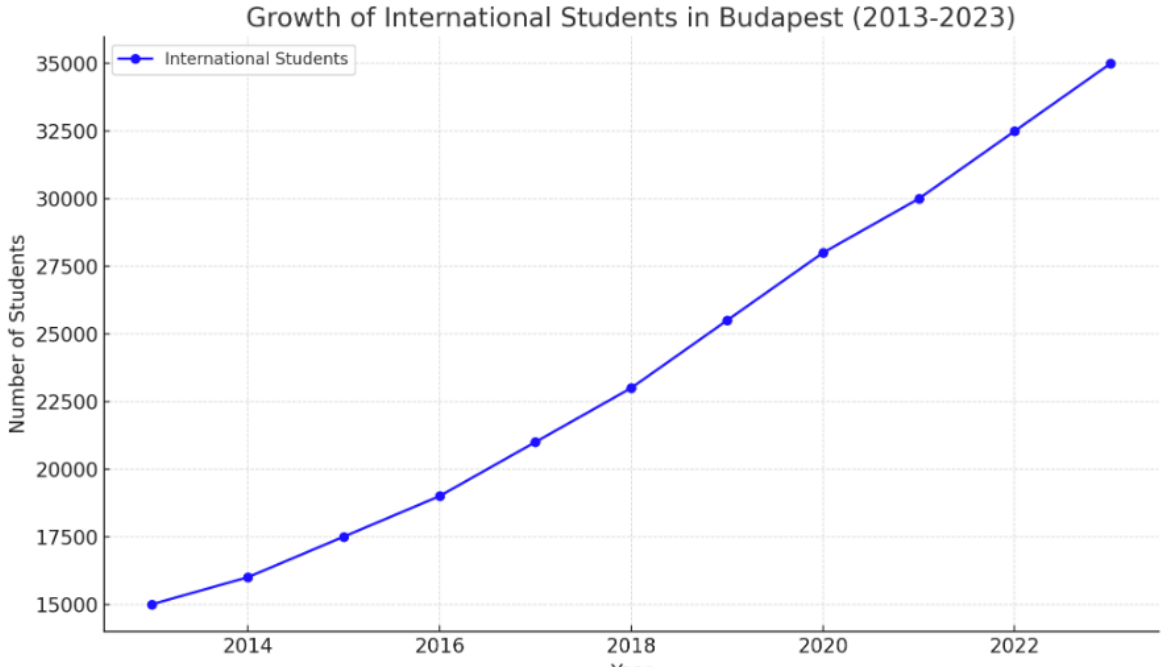
2- HOW THE PROPOSED FUNCTION SERVE THE AIM ?

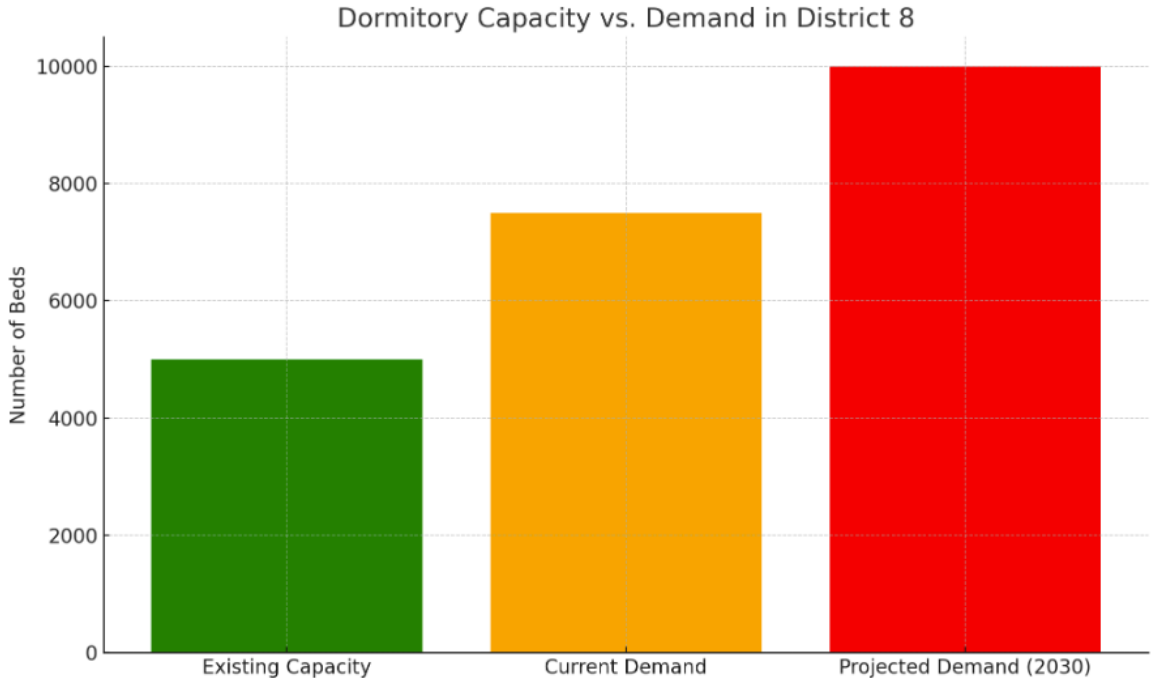
. Proposal : Dormitory

Why a dormitory ?

1-Increase in International Students: Hungary has seen significant growth in international student numbers, driven by programs like the Stipendium Hungaricum scholarship. Over the last decade, Budapest, as a central hub, has experienced a steady rise in international enrollments. By 2023, nearly 40% of students in Budapest's higher education institutions were international, with a large concentration in Districts 7, 8, and 9 due to proximity to universities

2- High Demand for Student Housing:
District 8, particularly near Magdolna utca, has seen a rapid influx of international students due to relatively cheaper rent value . However, current dormitory capacities fall short of meeting this growing demand, forcing many students to seek private rentals. A dormitory in this location would directly address this gap, offering affordable and community-oriented housing.





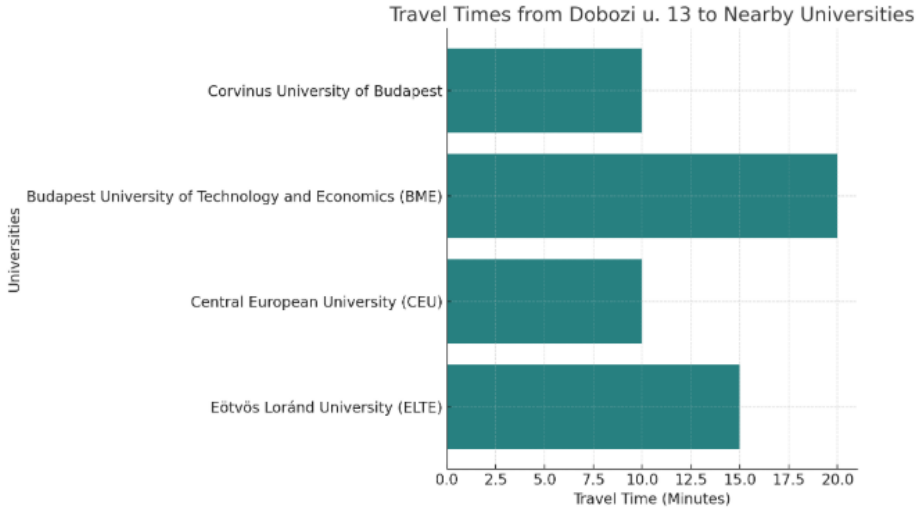
2- HOW THE PROPOSED FUNCTION SERVE THE AIM ?

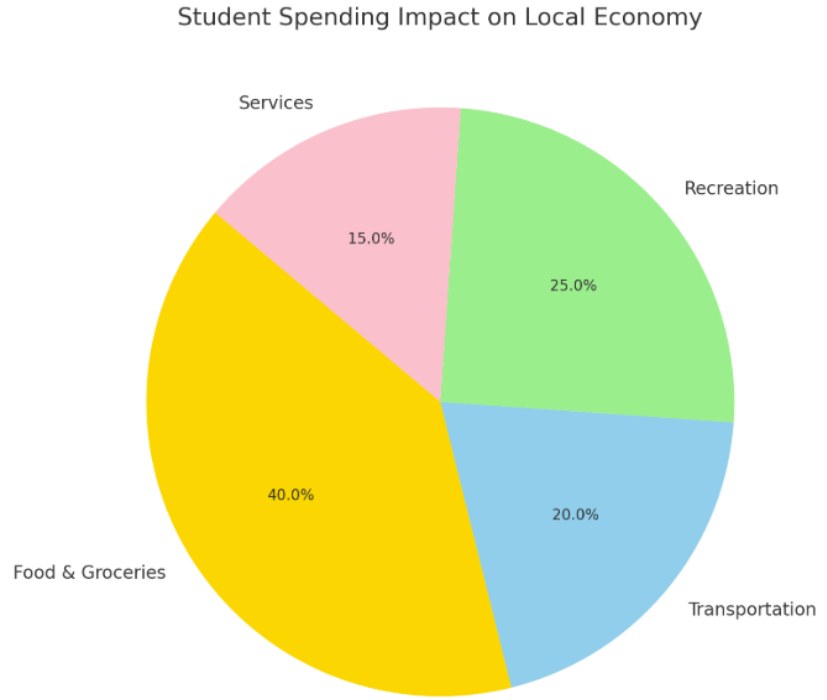
3- Strategic Location in District 8:

Dobozi u. 13 is situated in the heart of District 8, an area undergoing significant urban renewal. It is close to major educational institutions, including several universities and research centers, making it a prime location for student housing. The proximity to public transport links ensures excellent connectivity, reducing commute times for students and integrating them with the broader city network.

4- Social and Economic Benefits:

The project aligns with broader city goals of enhancing livability and inclusivity in District 8. Providing accessible student housing contributes to reducing rental pressure on the local housing market. Moreover, increased foot traffic from students would support nearby businesses and services, contributing to local economic growth.





3-PROGRAM

1. Residential Units (Rooms)

Single or Shared Rooms:
Private Study Areas:
Storage:

2. Common Areas

Kitchens or Kitchenettes:
Living / Lounge Areas:
Dining Area (Cafeteria):

3. Administrative and Support Areas

Reception Area:
Maintenance and Service Rooms:.

Laundry Facilities:
Security Office:

4. Sanitary Facilities

•Bathrooms and Toilets

•Disabled Access Toilets & Showers:

5. Study and Academic Support Areas

•Study Rooms/Areas:

•Computer Lab / IT Facilities:

6. Outdoor and Recreational Spaces

•Courtyard or Garden:

•Sports Facilities:

7. Circulation and Access Areas

•Stairwells and Elevators:

•Hallways and Passageways:

8. Sustainability Features (Optional but Increasingly Important)

•Energy-Efficient Systems:

•Waste Management Areas:

•Green Roofs / Walls:

9. Accessibility and Inclusivity Features

•Wheelchair Access:

•Assistive Technology:

10. Social and Cultural Spaces

•Event or Multipurpose Room:.

•Cultural Spaces:

3-PROGRAM

Category	Room/Area	Average Area (m²)	Notes
Residential Units	Single Rooms	12–15 m²	Includes bed, desk, chair, wardrobe, and small storage area.
	Double Rooms	18–22 m²	Shared between two students; includes two beds and desks.
	Shared Bathrooms (per floor)	10–20 m²	Toilets, sinks, and shower cubicles; size depends on the number of users.
	Accessible Rooms	15–18 m²	Designed for students with disabilities; includes accessible bathroom.
	Laundry Room (per floor)	15–20 m²	Washing machines, dryers, and a folding area.
Community Spaces	Common Lounge	25–35 m²	Comfortable seating, entertainment (TV, games), and relaxation space.
	Study Rooms	20–30 m²	Quiet space for individual or group study; equipped with desks and chairs.
	Kitchen or Pantry (per floor)	15–20 m²	Shared cooking space with counters, sinks, stoves, and refrigerators.
	Dining Area/Cafeteria	50–70 m²	Central dining space with tables and chairs for group meals.

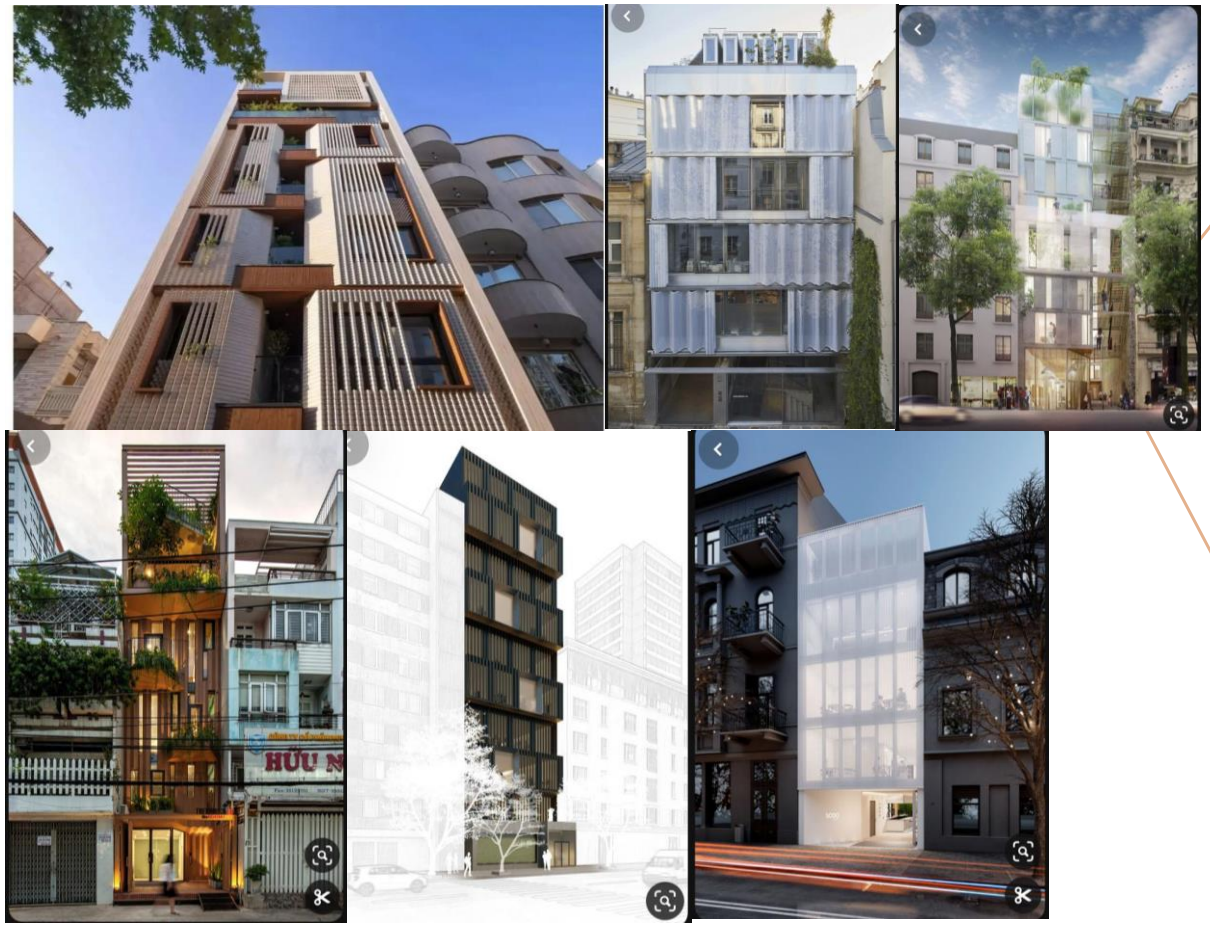
3-PROGRAM

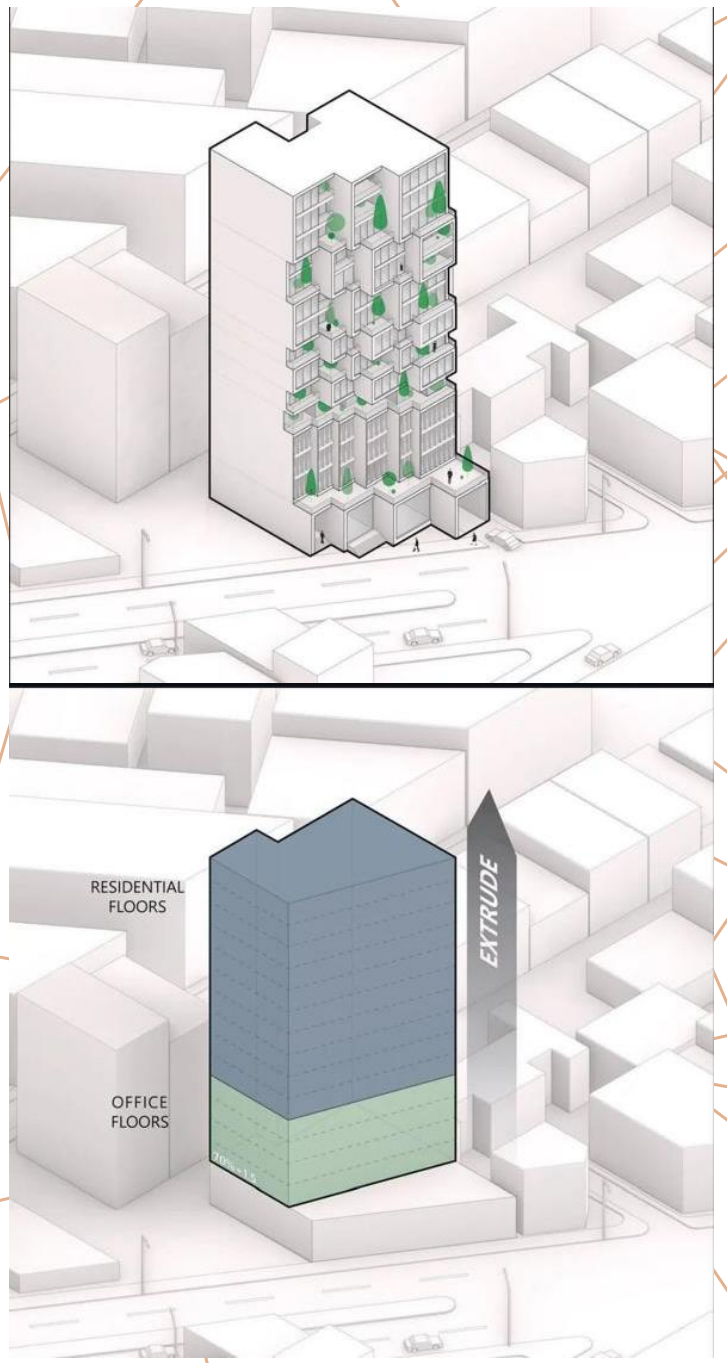
Category	Room/Area	Average Area (m²)	Notes
Administrative Areas	Reception Area	20–25 m²	Includes a front desk, seating for visitors, and administrative workspace.
	Office for Staff	15–20 m²	For dorm management and maintenance staff.
	Maintenance/Storage Rooms	15–20 m²	Storage for cleaning supplies and maintenance tools.
Recreational Areas	Multipurpose/Event Room	40–60 m²	For social events, workshops, or cultural activities.
	Gym/Fitness Area	30–50 m²	Includes basic workout equipment for student use.
Support Spaces	Elevator Lobby	10–15 m²	Waiting and circulation area near elevators.
	Hallways and Corridors	~15% of total GFA	Circulation spaces for movement within the building.
Outdoor Spaces	Courtyard/Garden	100–150 m²	Relaxation space with seating, greenery, and recreational use.
Utilities and Facilities	Electrical/Mechanical Rooms	15–20 m²	For HVAC, electrical panels, and other utilities.
	Waste Management Area	15–20 m²	Separate bins for recycling, compost, and waste disposal.

4- REFERENCES / CASE STUDY ANALYSIS

SKINNY BUILDINGS

What kind of building could host such activities?





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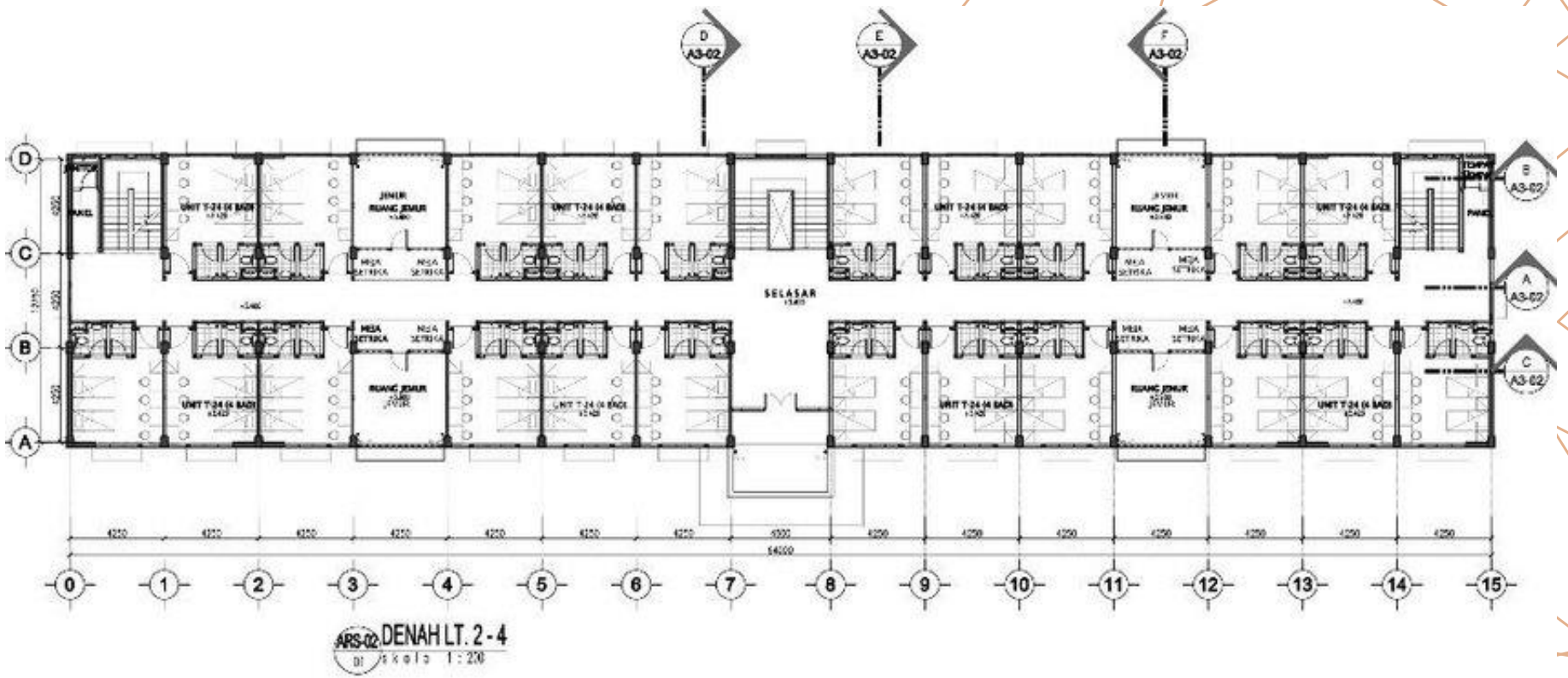
What kind of building could host such activities?

PLANS



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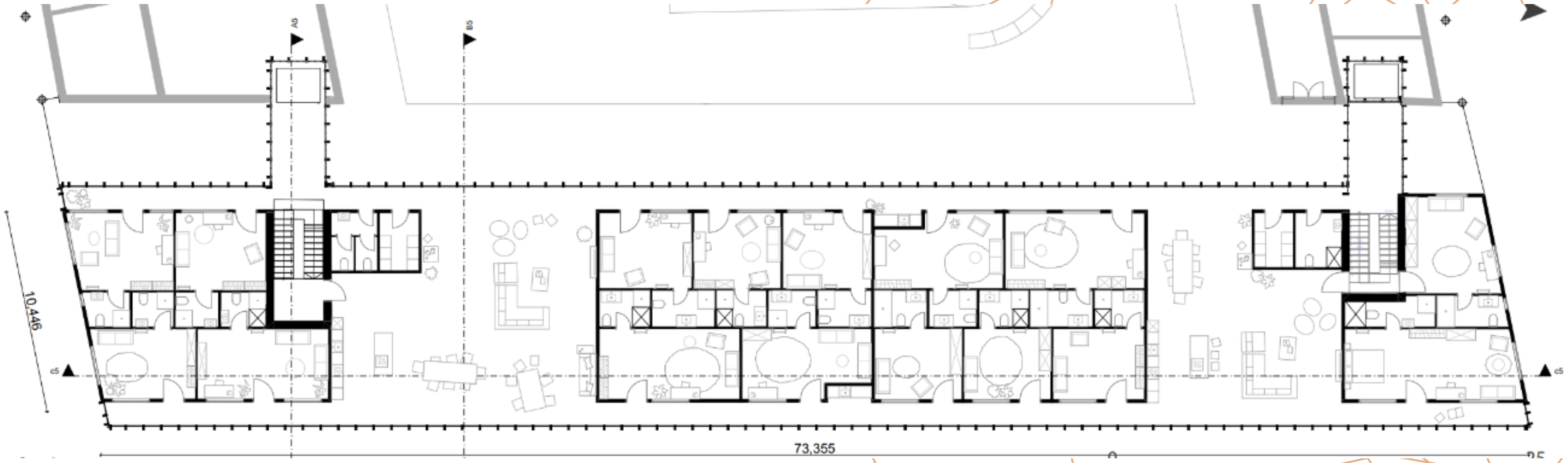

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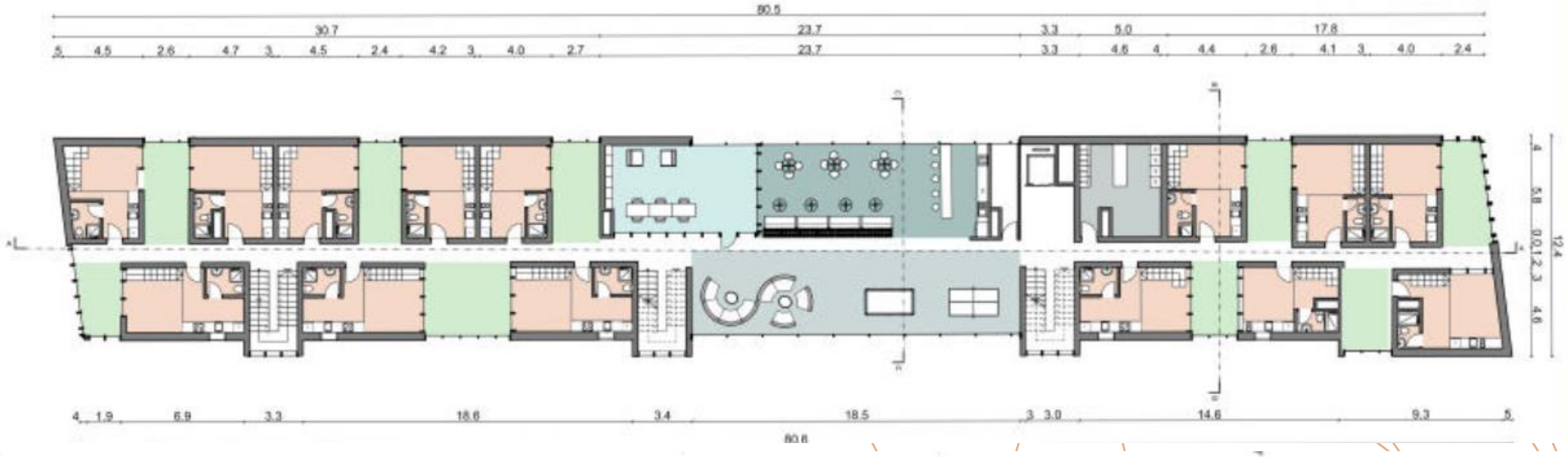

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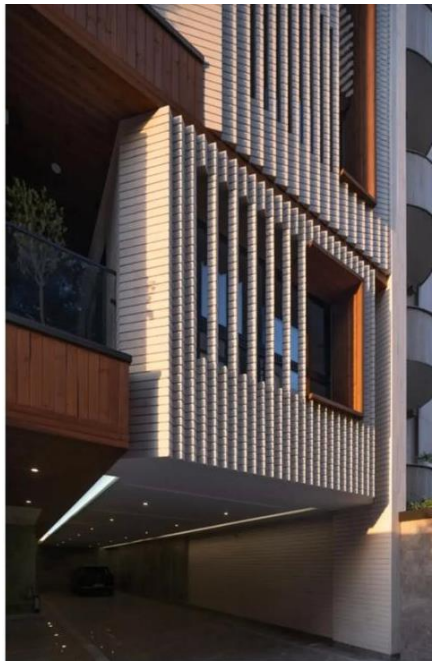
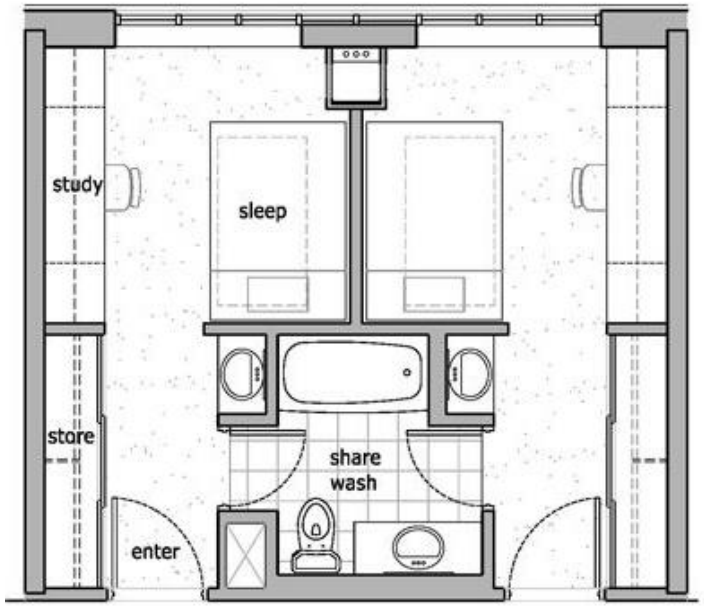
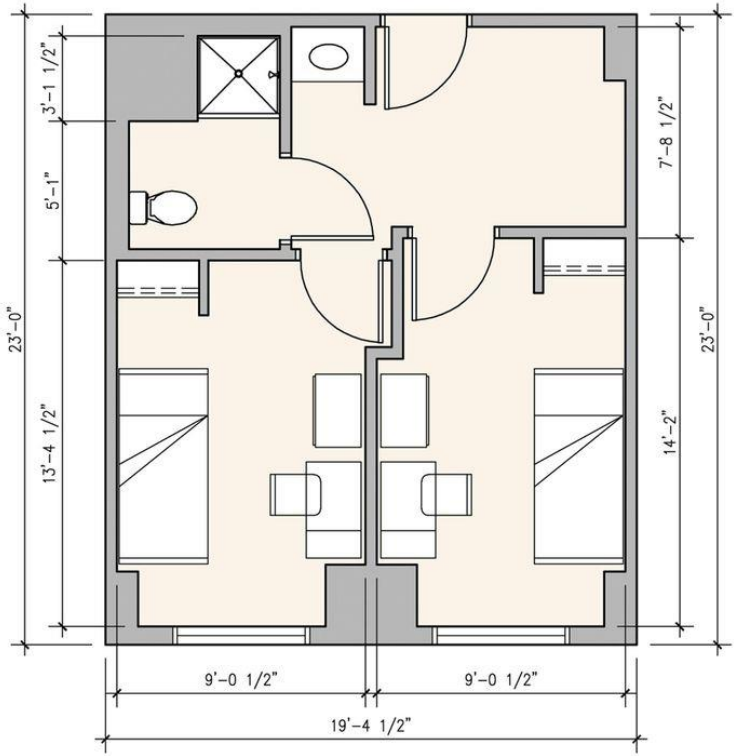
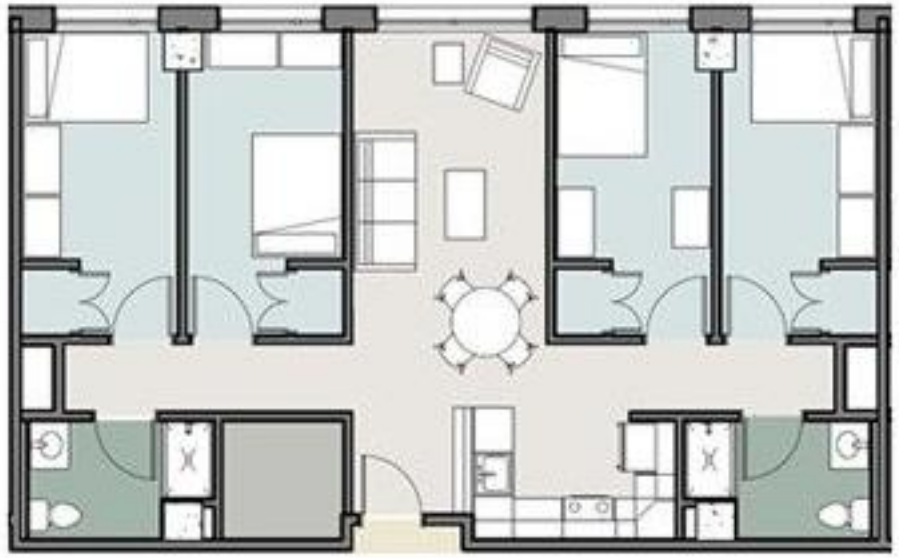


INTERESTING SOLUTIONS







5- SKETCH CONSEPT