

## DEPARTMENTAL PROJECT FOR BRAZILIAN STUDENTS 3 - 2015 SPRING SEMESTER

### COURSE DESCRIPTION

#### SÓSKÚT TOWN CENTRE

In the last 20 years the population of the capital decreased by nearly 300 000 people. The majority moved to the conurbation, changing dramatically the close settlements, towns (Budakeszi, Törökbálint), more or less the more far ones (Páty). Maybe the proportion of migration from and to the capital is now equilibrated. The villages becoming small towns and the small towns becoming big cities can start a quality development after the quantitative one. Although every settlement has its own characteristics, the unsolved situation may be quite similar, since the roots of the problems are the same. Sósokút, well known for its stone-quarry, is not an exception either.

During the course DP3 for Brazilian Students in 2015 we will deal with the town centre of Sósokút, a settlement with 3000 inhabitants. The village has seen better days before, there are some houses with two levels and town-like character along the main street, also nice looking residential streets in a strange condition. Thanks to the new inhabitants of the last two decades, it starts to recover. It is an affordable place next to the capital (with 2 motorways within a distance of 10 kilometres) in a beautiful natural landscape.

The stone-quarry with a past of round 400 years once employed 80 per cent of the residents. It provided building material for buildings like the Parliament in Budapest, the Operas in Budapest and Vienna, the "Vigadó", St Stephen's Cathedral in Budapest. Nowadays it is vegetating because of an expert's opinion on limestone. Naturally the characteristic, sometimes artistic carved blocks of limestone appear everywhere in the village, from fences, retaining walls, to family houses and public buildings. There is the Andreotti family outstanding from the rich tenants of the quarry. Antal (1820-1899), Anselm (1844-1907) and Károly (1878-1949) through their origin have brought Italian culture, their house was built by Italian craftsmen as well.

To understand the existing complex situation, to analyse the urban context and to find new opportunities is the most important part of this semester work. The project sites are close to each other, but their context and character are very different which should be considered for the design project. The existing regulation plan attached is only a guideline. To define the built ratio and building heights is going to be the students' task together with the consultant considering the existing situation (context and character). Also the design programs can be changed with consultants' agreement.

#### DESIGN SITES

##### I. Town hall (Szabadság square 1. – parcel number:1)

Standing at the curve of the Fő utca – Main street the town hall is the last significant building of the town centre. Although the corner plot is easily accessible, there are no parking facilities, and despite of the low traffic the junction in front of the building is not safe. The technical condition of the house is satisfactory. However, it was built for a different purpose, furthermore the municipality wouldn't require so much space. An optional solution for some of the problems could be to demolish the out-of-use building of the police and to open a new entrance from the back courtyard. But is this really the optimal solution?

Through merging more sites and demolition also the area on the opposite side of the road could be made suitable for placing a new building. Moreover there are possibilities, sites in the town centre as

well. Due to the small size of the village the administrative function might be combined with other community spaces.

## **II. The old school building (Fő street 22. – parcel number: 148)**

According to the available data at the building is more than 120 years old. It was the most modern school building of the county when built. On the one hand it represents a high local value and is in a condition that can be saved. On the other hand there are no sources of the local authority for the restoration.

The house has a considerable dimension (net floor area of 720m<sup>2</sup>). It stands very close to the baroque church of the 18<sup>th</sup> century. Its plot is sloping and very small, in the current situation there is no solution for parking. Any optional function should be examined. No wonder, all the previous attempts for utilization have failed.

There are many arguments standing for the demolition, however it would effect a question how big gap would be created instead of the school, and how the area arisen could be handled. The two sites on the opposite side (parcel numbers: 146 and 147) could be merged with the plot of the school, in this case the traffic problems should be solved, since the street around the church is currently used for turning by long-distance buses. The level difference of the plot is 1.5 metres in the longitudinal direction.

## **III. The cultural centre/ House of the citizens ( Fő street 35. – parcel number: 211 and 212)**

The building is outmoded both from technical and in functional points of view, despite its communal function it seems a rather strange volume in the surrounding. It only has an inorganic connection to the existing layout and the neighbouring park (Flórián square). It seems rather easy to decide about its demolition, however, the harder questions will just follow. Is this really the ideal place for a public building attracting lots of people and demanding quite a number of parking places? If not, what to replace with? Is a building needed at all at this place, and if so, how big can it be? The level difference of the plot is 1.0-1.5 metres, it ends in a high retaining wall in front of the neighbouring family house, the gateway of which is situated a whole level lower.

## **IV. The site of the used-to-be cinema (Flórián square/Fő street – parcel number: 195, 204/1 and 204/2)**

Facing the used-to-be house Andreetti (now Coop) there is a depreciate group of buildings made up of three parts; the pharmacy, the used-to-be cinema and post office and family house. Separately these plots are not big enough, some of them have bad conditions because of the terrain conditions. However being merged they can form quite another situation. The existing buildings can be demolished. Due to its central situation the site is suitable even for a more important public building.

There are considerable level differences within the block, there are retaining walls standing on the end of the sites on Ady Endre street. The level difference on the longest plot is 3 metres, on the smaller ones 1.5 – 2 metres.

## **V. Sports ground (corner of Orgona street/ Gárdonyi street – parcel number: 2804)**

The edge of the village has been totally transformed thanks to the new housing estate and public institution, the village starts to grow around the sports field. In Sósút the new school building may be the most important public building, together with the neighbouring kindergarten they form quite a new local centre. However it has a rather tiny connection through Vörösmarty street with the traditional core of the village. The current situation mainly because of the changing rooms cannot come up to the higher expectations of the new residents. Beyond the minimum program of a new block of changing rooms, a much bigger development is feasible, since the gym of the school doesn't come up to the demand of everyday physical education. Moreover there are very few local sport facilities. Part of the task is to decide about the combination, whether in one or more steps. Important is to strengthen the loose urban network.

## DESIGN PROGRAMS

### 1. Town hall

foyer, reception, wardrobe: ~60 m<sup>2</sup>  
customer service: ~30 m<sup>2</sup>  
conference hall: 60 m<sup>2</sup>  
offices: 2x20 + 4x15 m<sup>2</sup>  
meeting rooms: 40 + 20 m<sup>2</sup>  
block of toilets: ~40 m<sup>2</sup>  
storages: 2x20 m<sup>2</sup>  
archive: 40 m<sup>2</sup>  
room for installation: ~40 m<sup>2</sup>  
circulation area: as required

### 2. Community centre

foyer, reception, wardrobe: ~100 m<sup>2</sup>  
multipurpose hall: min. 240 m<sup>2</sup>  
club rooms: 4x25 m<sup>2</sup> (two by two connected)  
offices: 2x20 m<sup>2</sup>  
block of toilets: ~40 + 10 m<sup>2</sup>  
kitchenette: 20 m<sup>2</sup> (occasionally catering)  
storages: 40 + 20 m<sup>2</sup>  
changing rooms: ~20 m<sup>2</sup>  
room for installation: ~60 m<sup>2</sup>  
circulation area: as required

### 3. Sports club

fitness room: min. 120 m<sup>2</sup>  
aerobic room: 2x60 m<sup>2</sup>  
squash: min. 2 courts  
*or a divisible gym instead (15x24 m)*  
foyer, reception, buffet: ~60 m<sup>2</sup>  
block of toilets: ~20 m<sup>2</sup>  
changing rooms 1: for 20/20 people for the outdoor courts  
trainer's room and changing room: 2x20 m<sup>2</sup>  
changing rooms 2: for 30/30 people  
dressing station: 10 m<sup>2</sup>  
storages: 40 m<sup>2</sup> total  
room for installation: ~60 m<sup>2</sup>  
circulation area: as required

### 4. Furniture restorer's workshop

shop: 120 m<sup>2</sup>  
workshop: 120 m<sup>2</sup> (with an open-covered docking area)  
storage: ~60 + 20 m<sup>2</sup>  
toilets and kitchenette: ~20 m<sup>2</sup>  
changing room: 10 m<sup>2</sup>  
office: 20 m<sup>2</sup>  
room for installation: ~40 m<sup>2</sup>  
apartment with a separate entrance: 120 m<sup>2</sup>  
circulation area: as required

5. Health centre:

a) family doctor's reception rooms (2)

waiting rooms (with airlock and isolation of the infectious patients): 2x30 m<sup>2</sup>

reception room (for 1 doctor and 1 assistant each): min 15 m<sup>2</sup>

examining room (1 for each reception room): min 20 m<sup>2</sup>

laying room: 10 m<sup>2</sup>

patients' changing room: 2x5 m<sup>2</sup>

room for taking blood sample: 15 m<sup>2</sup>

room for taking urinary sample: 15 m<sup>2</sup>

block of toilets: ~2x15 m<sup>2</sup> (for patients)

storage for cleaning materials: 5 m<sup>2</sup>

b) dentist's reception room (1)

waiting room (with airlock, can be common with the one of the family doctor's reception room): 20 m<sup>2</sup>

reception room (for 1 doctor and 1 assistant): min 15 m<sup>2</sup>

c) paediatrician's reception room (1)

waiting rooms (with airlock and isolation of the infectious patients): 2x20 m<sup>2</sup>

reception room (for 1 doctor and 1 assistant): min 15 m<sup>2</sup>

examining room: 15+10 m<sup>2</sup>

toilet with a baby dresser: 5 m<sup>2</sup> (for patients)

storage: 20 m<sup>2</sup>

d) health visitor's service (2)

health visitor's room: 15 m<sup>2</sup>

examining room: min. 20 m<sup>2</sup>

nurslings' changing room: 5 m<sup>2</sup>

suckling room: 5 m<sup>2</sup>

storage for cleaning materials: 5 m<sup>2</sup>

room for installation: as required

circulation area: as required

Internal connection is required between the paediatrician's reception room and the health visitor's service. The waiting rooms of the paediatrician's reception room and the health visitor's service can have a common airlock, but should be separate rooms! The program can be completed with a pharmacy.

These programs are normative, they can be changed or completed until  $\pm 10\%$ , but all changes have to be approved by the head of course. Parking: 50% of OTÉK within the plot.

8<sup>th</sup> February 2015.

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