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XXIV. Hungarian Real Estate Development Excellence Award Competition

The Városháza tér of Hegyvidék - a treasure trove in the heart of the city



Urban development and architectural concept:

The development of Böszörményi út and the related subprojects is one of the major comprehensive and complex development programs of the district.

The environment of the protected building of the Hegyvidék City Hall was suitable for the above development in several respects: the expansion formed by the angle break of Böszörményi út and the surrounding public areas physically created the space that became the focal point of the development. The existing historical institution with an administrative function strengthens the role of the traditional local city center. The property at Törpe utca 2 provided an opportunity for the new building of the Hegyvidék Cultural Salon to be placed in a central place, thereby becoming an integral part of the renewed space.

The goal was to create a space suitable for relaxing, meeting, and holding smaller events and community programs. The expansion of pedestrian areas, the reduction of traffic, the provision of barrier-free access to transport, the strengthening of pedestrian connections, and the qualitative renewal of green spaces were the defining design aspects of the development of Városháza tér.

Description of the development:

The current design and use of Városháza tér were created by changing the traffic order in the area. Transit traffic was eliminated on the section of Kiss János altábornagy utca between Böszörményi út and Törpe utca. Traffic calming was ensured by the transformation of the section of Kiss János altábornagy utca from Németvölgyi út and Törpe utca into a dead end, as well as the redesign of the cross-section of Böszörményi út. Some of the surfaces previously used for motor vehicle transport and parking have been included in the development, thus creating a larger contiguous area closed to motor vehicle traffic. Furthermore, new parking spaces have been created in Margaréta utca and the related section of Kiss János altábornagy utca. As a result, a contiguous barrier-free pedestrian area was established between the City Hall and the Cultural Salon. In addition to the routes reserved for pedestrian traffic, newly created green spaces and fountains make the area livable.

Catering services opened on the ground floor of the institutions bordering Városháza tér. On the south side of the new square, the Cultural Salon inaugurated a café with a terrace connecting the public space and the Salon building. From the north, in the building of the City Hall, the former office function was replaced by a restaurant open to all (Izlelő Étterem - <https://izleloetterem.hu/hegyvidek/>). The restaurant employs people with disabilities and provides quality dining opportunities for the inhabitants.

The central role of the area is further strengthened by the Margareta playground connected to the Városháza tér, which has become a multigenerational community meeting place. Unique thematic playing equipment and sports fields attract not only families with young children, but also adolescents. The area closed to traffic in front of the City Hall building is also suitable for hosting a regular weekly farmers' market, special holiday events, or other community happenings.

The Hegyvidék Cultural Salon was not only able to expand in terms of floor space and number of rooms but also gained new opportunities due to its location and connections. The new building can be accessed both from Törpe utca front and the traffic-free section of Kiss János altábornagy utca. This particular location strengthens the connection between the Salon's internal functions and the public space and also flourishes the attachment of the residents to the City Hall.

The building of the Cultural Salon must also adapt to three different architectural environments. Firstly, it has to harmonize with the row of villas on Törpe utca, respecting the scale of residential houses. Secondly, it must form a transition between the high-rise, multi-story attached buildings on Kiss János altábornagy utca and the architectural scale of Böszörményi út. Thirdly, it needs to fit the scale of the City Hall standing on the other side of the new square. This does not mean that it should form a comparable physical dimension with the latter, but the character of the building and its role in the neighborhood should be similar.

In terms of the building's character, the Cultural Salon aims to be a contemporary element of the villa architecture of Hegyvidék. Considering its physical dimensions and internal space organization, it follows and reinterprets the structural principles of villa buildings. The use of materials is determined by rationality, simplicity, and representativeness at the same time. A noble brick surface of high standard constitutes the façade covering, reflecting the prevalent design of the City Hall. The interiors' architecture is dominated by simple and rational operation, structures facilitating or allowing flexible use and accurate material use.

Innovative technical and environmentally conscious solutions:

The multifunctional use of Városháza tér is supported by the infrastructure located in the substructure, serving local events, Christmas markets, farmers' markets, concerts, and performances.

Water features, fountains, and periodically installed vapor gates enhance the comfort of pedestrians in heat waves. Shade sails protect the resting benches in green spaces from sunlight.

In the framework of the development of Városháza tér, an electric vehicle charging station was installed as part of the climate-friendly transport development program.

Most of the infrastructural elements of the Cultural Salon building were constructed and designed with environmental awareness. The mechanical systems are energy-conscious. HVAC equipment with heat recovery, as well as heating and cooling solutions with heat pumps, were implemented. Extensive and partially intensive green roofs were created on the flat roof next to the large roof terrace.

Construction period:

The development of Városháza tér started in August 2015 and was fully completed at the beginning of 2016. The construction of the Hegyvidék Cultural Salon started in March 2017 and proceeded in several contractual phases. The ceremonial handover took place in September 2018.

The building received the Építőipari Nívódíj (Construction Industry Excellence Award) in 2019.

Financing of the development

The development was realized in large part from the own resources of the Municipality of Hegyvidék. Furthermore, funds were provided by the TÉR_KÖZ tender within the Fővárosi Városrehabilitációs Keret (Urban Regeneration Framework of the City of Budapest), introduced by the Fővárosi Közgyűlés (General Assembly of the City of Budapest).

Significance of the development in terms of community value-creation

The unique features of Városháza tér enable the multifunctional use of space. Permanent functions are complemented by periodic services and cultural programs. The playground connected to the square is not only a community meeting place for families in the neighborhood but also a welcome venue on a capital city level. The weekly farmers' market and garage fairs turn the new urban space into a lively meeting place for the residents.

The paramount activities of the Cultural Salon are scientific and cultural value mediation, conservation of local traditions, intergenerational networking, community building, supporting the NGOs, involving volunteers in the operation of the institution, and mental health activities, which are becoming increasingly necessary nowadays. Moreover, the Salon hosts educational, scientific lectures, public debates, musical and literary evenings, disease prevention and health promotion clubs, gymnastics, dance, and other forms of exercise. Travel experience performances, as well as entertainment and leisure activities such as card games, crafts, crocheting club, stamp collecting circle, and collective singing and dancing classes, are also accommodated in the Salon. Finally, the programs are enriched by fine art exhibitions, cultural days, and festivals.

In summary, the Salon provides a unique space for social relationship building and community creation. Through its cultural and other programs, it strengthens a sense of local patriotism in Hegyvidék, and preserves cultural values and traditions, while protecting mental health and offering opportunities for meaningful and valuable leisure time.

The publications of the Cultural Salon are available in Hungarian here: <https://kulturalisszalon.hu>

Sources and contributions:

This application material is based on the construction design documentation of Platinum Group Kft. and Lenzsér és társa Kft.

Data:

Projekt megnevezése /name of the project	Városháza tér	Hegyvidék Cultural Salon	
telek területe / territory of the plot	3480	518	m2
beépített terület /constructed area		232,75	m2
zöld terület / green area	645	106,24	m2
bruttó szintterületi mutatóba beszámítandó alapterület /Total surface		768,33	m2
értékesíthető, bérelhető nettó terület / part for rent or sale	1750		m2
építési költség, melyből /Total construction cost	225 761 000 Ft	711 656 275 Ft	millió Ft
saját erő/ own resource	78 011 000 Ft; 34,55%	666 656 275 Ft; 93,68%	%
hitel /loan	-	-	%
költségvetési támogatás / subsidy	147 750 000 Ft; 65,45%	45 000 000 Ft; 6,32%	%
eladás, bérbeadás állása /sold or rented			
kivitelezés befejezésekor/ at the end of the construction	n.r.	n.r.	%
1 évvel később/1 year later	n.r.	n.r.	%

Budapest Hegyvidék, on September 22, 2022

