

How to transform a former electricity plant into a viable urban centre? The city would like to integrate the site into the urban tissue and to catalyze a feasible real estate development by cooperating with the site owner. Both have an interest to raise the value of the site from their own perspective. There is an opportunity to complete an attractive development both for the benefit of the community and the investors.

OBSERVATIONS

- The district of the project site, RÓKUS has a weak and fragmented image.
- Its perimeter is uncertain and it is not clear where one finds its centre.
- The location is well connected to transportation networks both inwards and outwards the city.
- The area has relatively young population, many of them are students.
- Most of the locals live in multi storey prefabricated housings.
- There are plenty open areas but they lack definition and functional intensity.
- The site has been isolated from its surroundings for generations.
- It has a notable old chimney and it is not an absolute blind spot for the people in Szeged. However the plant became an unrelated visual and functional blockage in a predominantly residential area.



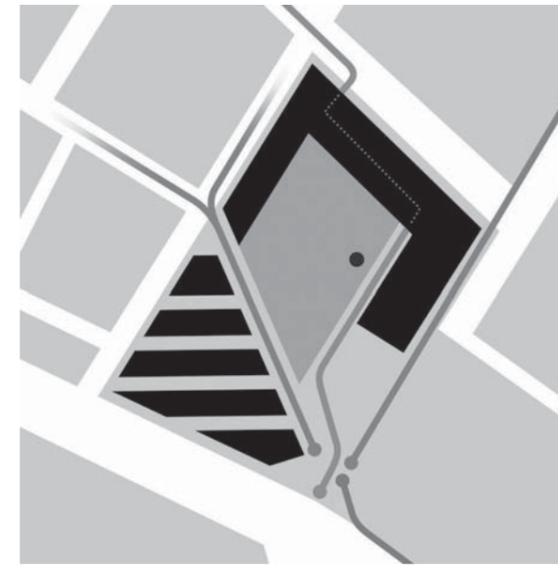
DOMB [hill]

DOMB means HILL in Hungarian. It is an open social space, an opportunity to meet, interact and cooperate with other people. Guiding principles of our design response:

PERMEABILITY

How to deal with location?

Link DOMB to the rest of the city and make it accessible for all users. The presence of people has a social and economical importance, consequently DOMB need to be a welcoming, permeable place both for locals and visitors. Various user groups will access DOMB in a different way. We modelled their movement to shape the layout of the site.



“DOMB is just a 20 min walk from here, but you can also take the tram or rent a bike to get there”

LEGIBLE IMAGE

How to deal with perception?

Create a clear cityscape that helps people to recognize its parts and organize it into a coherent pattern. Both users and stakeholders benefit from an image that clearly appears on our mental map. DOMB has a clear visual definition to serve various perspectives. It is a gateway of the city of Szeged, a symbol of the Rókus district and a clear termini of the Kossuth Lajos Avenue setting off from the city centre.



**“Can you see the chimney?
That’s where you find the
DOMB”**

INTERACTION AND COOPERATION

How to deal with people?

Enable interaction between users. A vivid spatial experience stimulates various events and activities, but that is the user’s contribution which sustains a plausible social space. To achieve this goal, DOMB needs to combine meaningful programs and services. Civil co operations encourage self-responsibility and solidarity, the bonding values of a community.

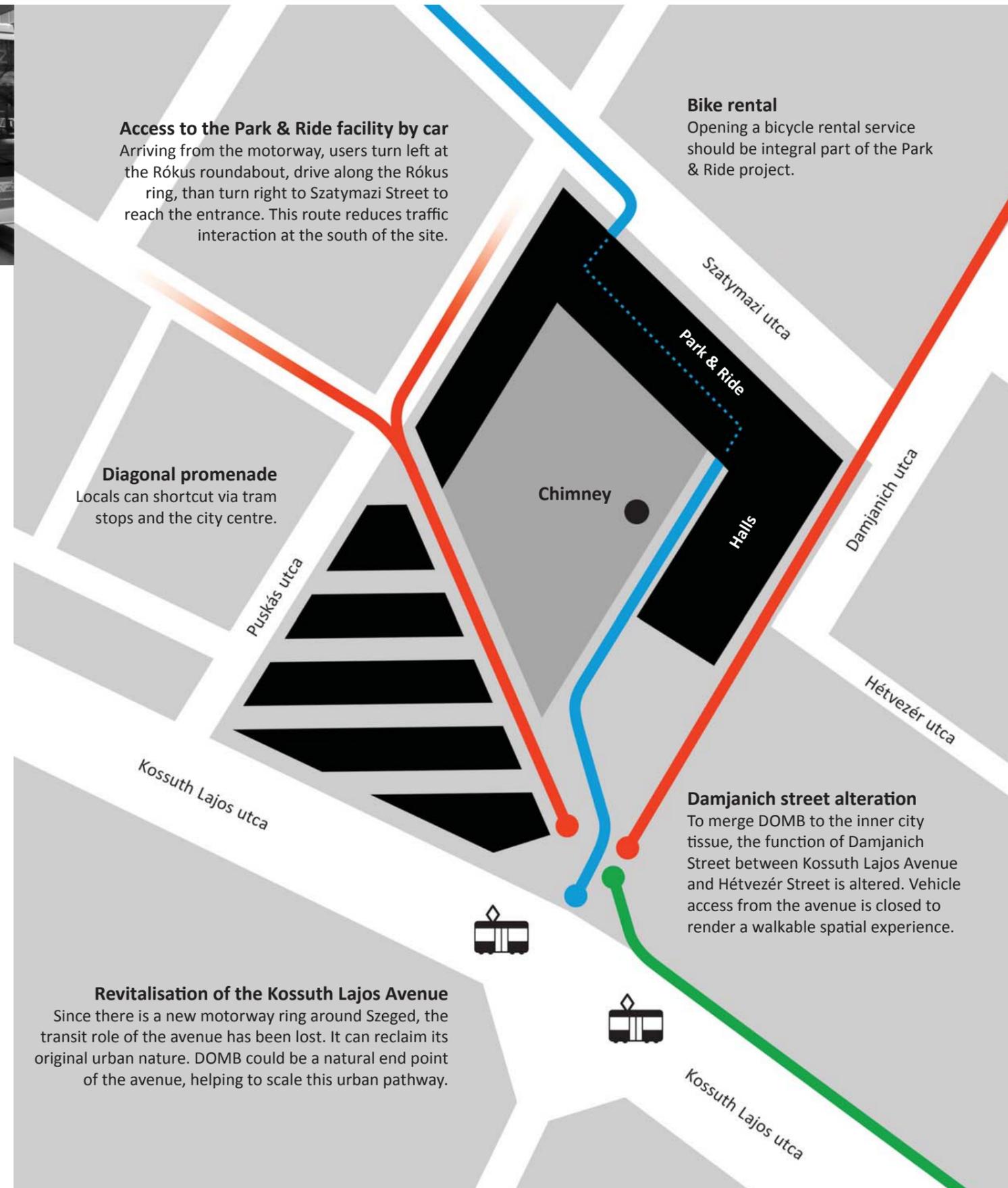
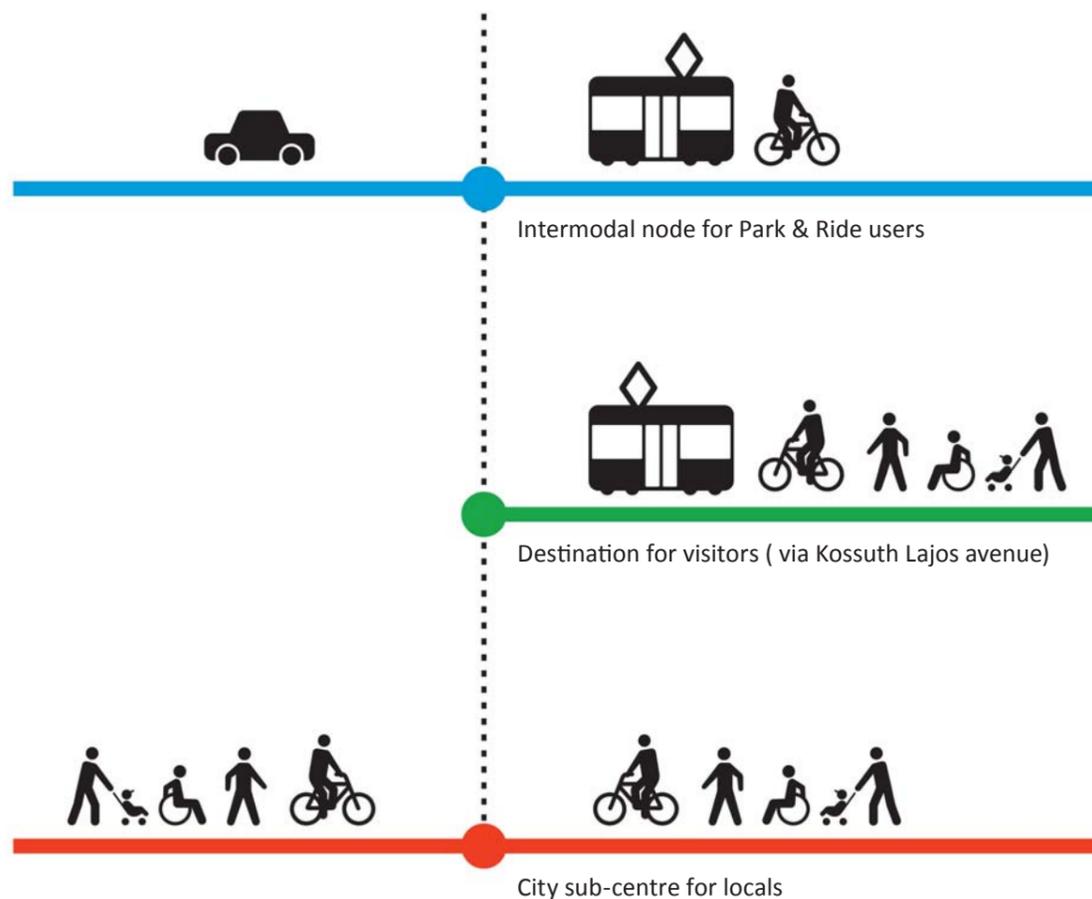


**“Several times a week,
she tends vegetable patches
in the community garden”**

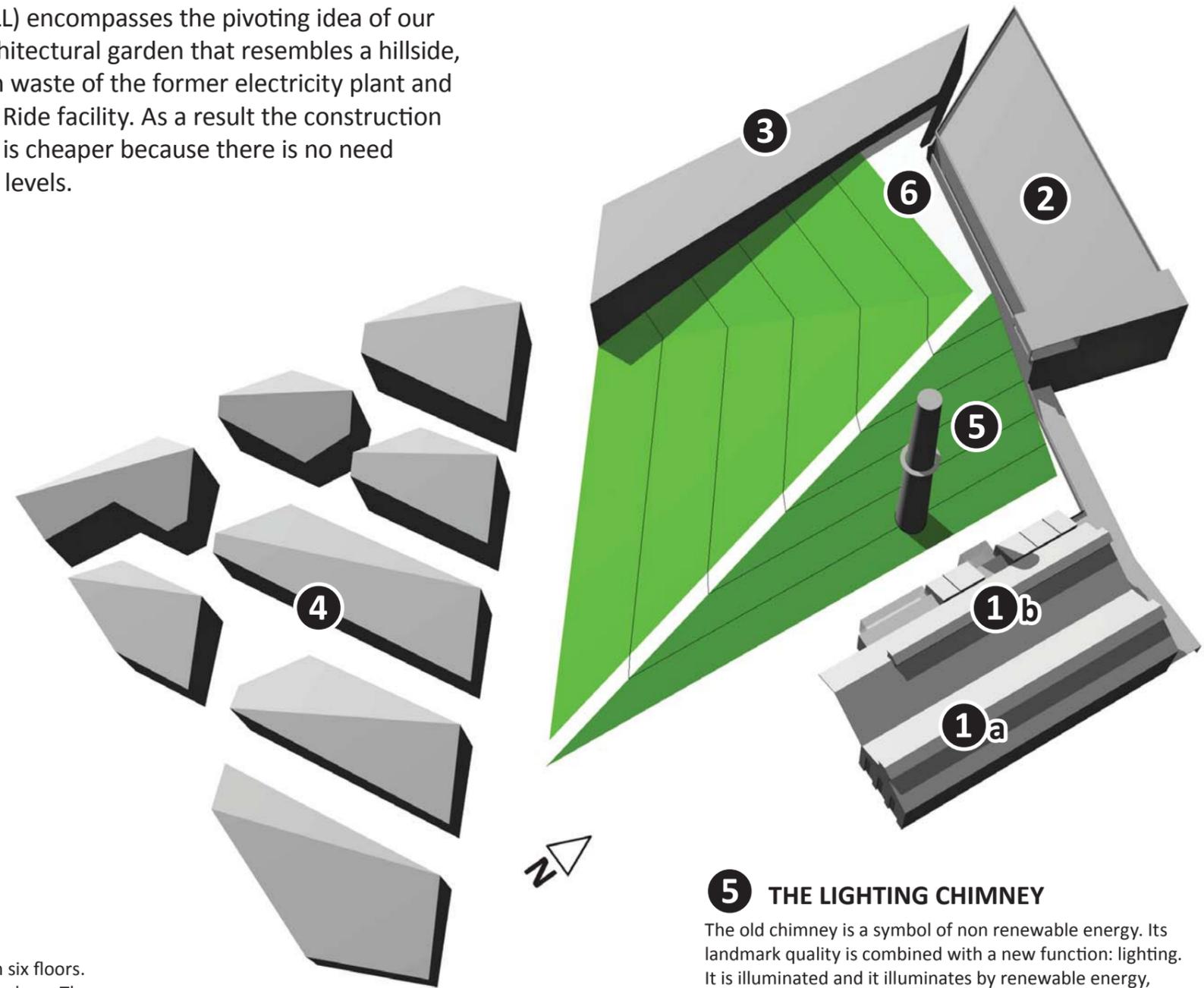
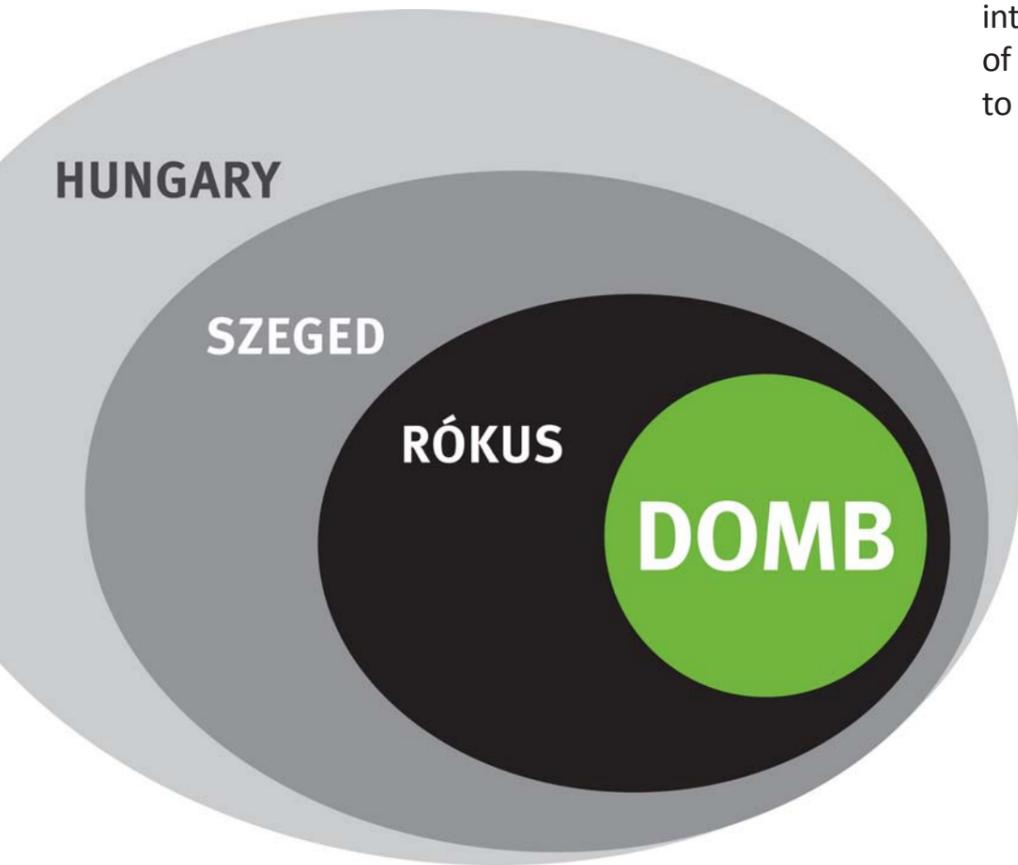


DOMB would be an important transit node with several mobility patterns.

The traffic generated by the planned Park & Ride would be in strong contrast to the urban mobility modes (walking, cycling and riding public transport). For the users benefit, these patterns should be clearly separated. While visitor by car enter DOMB on the north end, the urban traffic is concentrated on the south.



The name DOMB (HILL) encompasses the pivoting idea of our concept, a simple architectural garden that resembles a hillside, reuses the demolition waste of the former electricity plant and integrates the Park & Ride facility. As a result the construction of the parking facility is cheaper because there is no need to build underground levels.



1 a MARKET HALL

Its primary function is to serve daily shopping needs of locals and P+R users all around the year. The hall has two entrances to allow access from north (P+R) and from south. It can accommodate market vendors or/and a small size grocery.

1 b COMMUNITY HALL

It is a versatile community space with functions and services related to social life. It has entrances on the south and on the west elevations. Alternatively it can have access to the market hall. The hall is dominated by a great multi-purpose space adjustable for various socio-cultural activities. The western side accommodates a restaurant, a café/library and six duplex flats for visitors (e.g. artist-on-residence).

2 PARK & RIDE FACILITY AND ROOFTOP GARDEN

The lot provides parking place for 450 cars on six floors. Three floors are built partly under the hillside slope. The facility has a covered access to the market hall on the east side. The rooftop can accommodate a community garden which has a ramp access to the hillside. All other floors have access by lift and stairs.

3 HOTEL & CONFERENCE CENTRE

To be built in the 3rd stage of the development (see page 6) according to investor's specifications. The roof has the possibility to house the expansion of the P+R rooftop garden.

4 RESIDENTIAL DISTRICT

Area with a dense spatial structure to house residential, service and office functions. The orientation of buildings follows guidelines of solar collector installation. The angle, size and position of roof surfaces are to maximize the capture of sunshine and allow sufficient light in the buildings. To be built in the 3rd stage of the development (see page 6).

5 THE LIGHTING CHIMNEY

The old chimney is a symbol of non renewable energy. Its landmark quality is combined with a new function: lighting. It is illuminated and it illuminates by renewable energy, produced by a vertical axis wind turbine.

6 ROSE TERRACE

The top of the hillside is a small public terrace. It is a decorative showcase of the rose growing region around Szeged and can be maintained by successful rose producing companies. The terrace can be accessed by a ramp from the south, by elevator and ramp through the rooftop garden and by stairs from the north.



Mr Puskás

is a regional sales manager. When visiting the Szeged branch, he parks his car in the P+R lot, then rides a public bike downtown. In rain, he prefers to take the tram instead. Occasionally, he rents an office for a day in the DOMB conference centre. Being a great fan of organic fruits and vegs, he is a regular at the market hall.

MARKET HALL AND OPEN MARKET

The market hall is a place for daily food shopping. It functions all year around. Open market is a weekly market outside the hall, with rentable stalls. It can have different profiles reflecting community needs (e.g. food market, flea market, bicycle parts market, Christmas market, cooking contest etc.)

Ms Galántai



Recently retired, is determined to maintain a healthy and meaningful lifestyle. Several times a week, she tends vegetable patches in the Paprika Club community garden, and sells her organic produce at the open market. She enjoys socializing on the club's rose terrace. For using the exercise machines on the hillside, she prefers the quiet morning hours.

COMMUNITY GARDEN (PAPRIKA CLUB)

The garden is organized as a co-operative and located on the Park & Ride rooftop. Members can rent a garden bed container to grow fresh organic food. It provides education, training and information on urban gardening for the community.

Community garden Boston, US:
www.thefoodproject.org



Eszter and her family

take a trip to DOMB on Children's Day to watch a puppet theatre play in the community hall. Later, Matyi and the kids go for a romp in the fountain and test the new playground, while Eszter relaxes with a cappuccino at the café. In the market hall, they stumble upon the season's first cherries, which calls for a picnic on the hillside.



COMMUNITY HALL

The hall is the heart of community life. It is an open platform for local civil activities and events. Outside the hall's southern entrance there is a covered open stage ready for use. The community hall has a curator to manage programs and safeguard operation.

Community hall in Copenhagen:
www.kubik.kk.dk/kvarterhuset/english-version



Fredrik,

a contemporary artist from Norway, lives in a guest loft in the art and design residence while preparing for an exhibition in the community hall. He loves mingling with locals at the Chimney Café and watching football matches on the supersize outside screen.

ART & DESIGN RESIDENCY

The residency program welcomes artists and designers from all around the world. Creative professionals can spend 3 month in DOMB in accordance with a framework set up by the city. The program promotes DOMB as a cultural hotspot and offers an opportunity for both the guest and the locals to interact and cooperate.

Artist-in-residence program Vienna: www.m-q.at



Zsófi

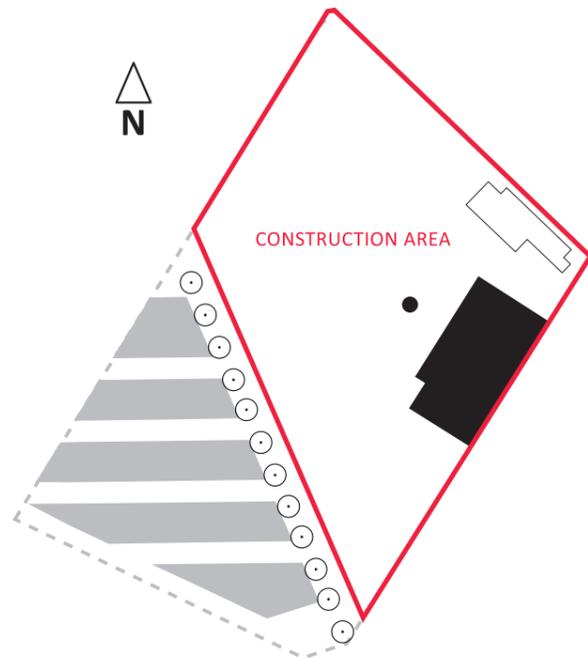
lives in the dorm, so she finds it convenient to take her books and study outside on the hill. To clear her head, she can get a bit of exercise in the outdoor gym nearby. She is starting her summer job as a waitress at the Chimney Café. She is looking forward to the season's first festival, with concerts every night at the open-air stage.

CHIMNEY CAFÉ & RESTAURANT

Located in the Community hall, the café & restaurant has a dual function. Its primary goal to offer affordable and healthy food using local products (e.g. community garden vegetables). Its secondary goal is to serve events in the Community hall.

Restaurant & Café in an industrial setting (London):
www.opentable.com/wapping-food-the-wapping-project

STAGE 1

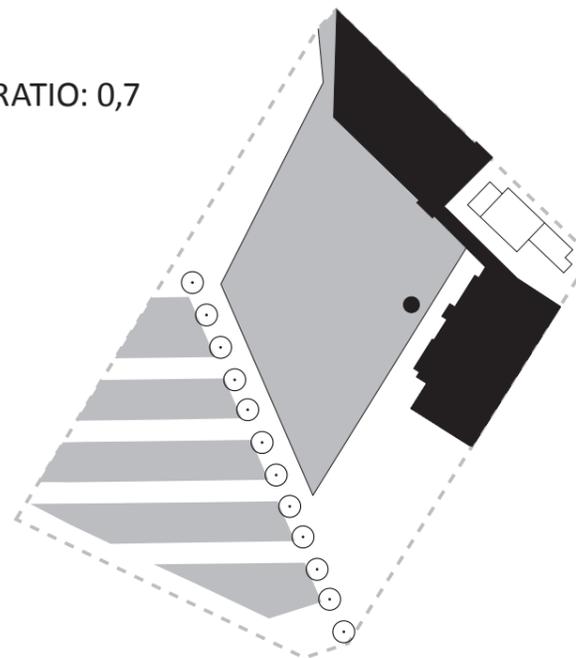


OPEN SITE

Demolition of present buildings except the industrial halls and the old chimney. The south-west section is opened to public. In this early stage locals are already introduced to the development strategy and can see some benefits. There will be a diagonal shortcut to the tram stop and a temporary public park with the row of trees.

STAGE 2

FLOORSPACE RATIO: 0,7

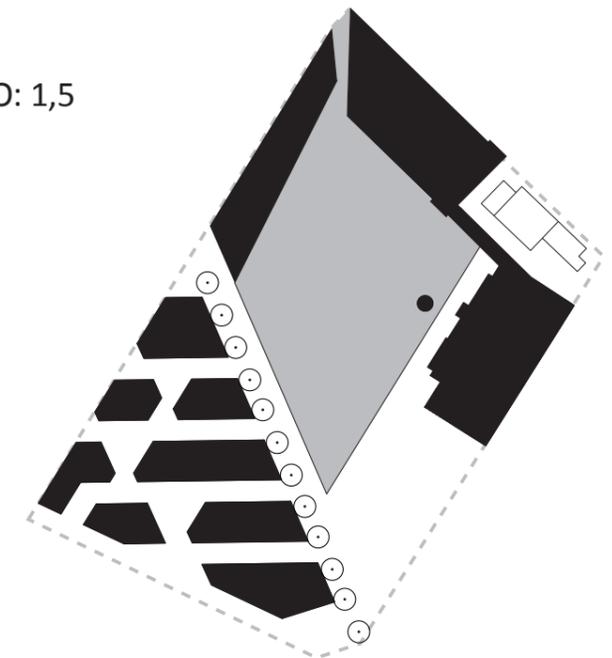


ADD VALUE

Construction of the Parking facility and the hillside. Rehabilitation of the industrial halls. The spatial framework of the socio-cultural functions are introduced. The site opens, the visitor's daily flow is consolidated, and DOMB appears on the mental map. The market value of the site increases.

STAGE 3

FLOORSPACE RATIO: 1,5



REACH FULL DENSITY

Attract real estate investors to develop the site further in respect of the city's regulatory plan. Gradual construction of the Hotel & Conference centre and the Residential district. The desired functional intensity can be reached. An integral spatial system is ready to catalyze public life.

AREAS

	INDUSTRIAL HALL	PARK & RIDE	HOTEL & CONFERENCE CENTER	RESIDENCIAL DISTRICT	CHIMNEY	COVER LINK	TOTAL	FLOOR SPACE RATIO
GROSS FLOORSPACE AREA	2 281.0 m ²	13 645.0 m ²	6 293.0 m ²	15 090.0 m ²	27.0 m ²	370.0 m ²	37 706.0 m ²	1,5
NET FLOORSPACE AREA	2 042.0 m ²	12 566.0 m ²	5 034.0 m ²	12 072.0 m ²	27.0 m ²	370.0 m ²	32 111.0 m ²	

FUNCTIONS

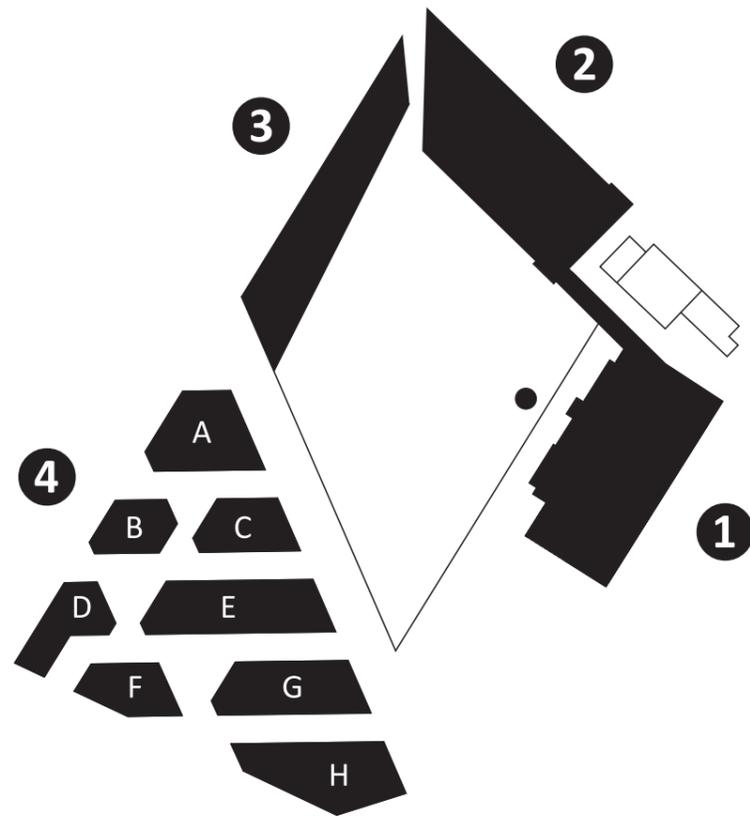
		INDUSTRIAL HALL	PARK & RIDE	HOTEL & CONFERENCE CENTER	RESIDENCIAL DISTRICT	TOTAL	100% 24 175.0 m ²
COMERCIAL SPACE	MAX 25%	1 080.0 m ²	0.0 m ²	0.0 m ²	3 806 m ²	4 886.0 m ²	20%
OFFICE SPACE & PUBLIC SERVICE	MAX 40%	797.0 m ²	511.0 m ²	2 517.0 m ²	4 932 m ²	8 757.0 m ²	36%
RESIDENCIAL SPACE	MIN 25%	404.0 m ²	0.0 m ²	3 776.0 m ²	6 352 m ²	10 532.0 m ²	44%

PARKING PLACES

20% COMERCIAL SPACE	TOTAL parking place needs 447	TOTAL parking place provide with Park & Ride building 450
36% OFFICE SPACE & PUBLIC SERVICE 8757 - 797 (cultural spaces, areas, Exhibition Hall)		
44% RESIDENCIAL SPACE		

PRIVATE & PUBLIC

	GREEN AREAS	PAVED AREAS	TOTAL AREAS
AREA OF PUBLIC SPACE	8 748.0 m ² + 9 433.0 m ² = 18 181.0 m ²		
AREA OF PRIVATLY OWNED PUBLICLY USABLE SPACES	1 440.0 m ² + 30 517.5 m ² = 31 957.5 m ²		



1 INDUSTRIAL HALLS

1. covered terrace	200.0 m2	17. wc	20.5 m2
2. exhibition hall	360.0 m2	18. artist residence "day"	20m2 x2 & 30m2 x3= 130.0 m2
3. storage and offices	47.5 m2	19. interior link corridor	67.0 m2
4. workshop	110.0 m2	20. restaurant	64.5 m2
5. distribution	13.5 m2	21. terrace	68.0 m2
6. daily entrance	65.5 m2	22. artist residence "night"	10m2 x2 & 15m2 x3= 65.0 m2
7. library bookshop	39.5 m2	23. residences living	22.0 m2
8. coffee	7.5 m2		
9. coffee storage	7.5 m2		
10. public wc	26.0 m2		
11. restaurant	63.0 m2		
12. kitchen	21.0 m2		
13. storage	9.0 m2		
14. wc	11.6 m2		
15. daily cover market	480.5 m2		
16. shops 13.0 m2 x 11=	143.0 m2		

TOTAL GROSS FLOORSPACE AREA 2 281.0 m2

TOTAL NET FLOORSPACE AREA 2 042.0 m2



FUNCTIONS m2	GROUND FLOOR 1777.0 m2	1° FLOOR 312.0 m2	2° FLOOR 192.0 m2
COMERCIAL SPACE 1080.0	980.0	100.0	
OFFICE SPACE & PUBLIC SERVICE 797.0	797.0		
RESIDENTIAL SPACE 404.0		212.0	192.0

3 HOTEL & CONFERENCE CENTRE

TOTAL GROSS FLOORSPACE AREA 6 293.0 m2

TOTAL NET FLOORSPACE AREA 5 034.0 m2



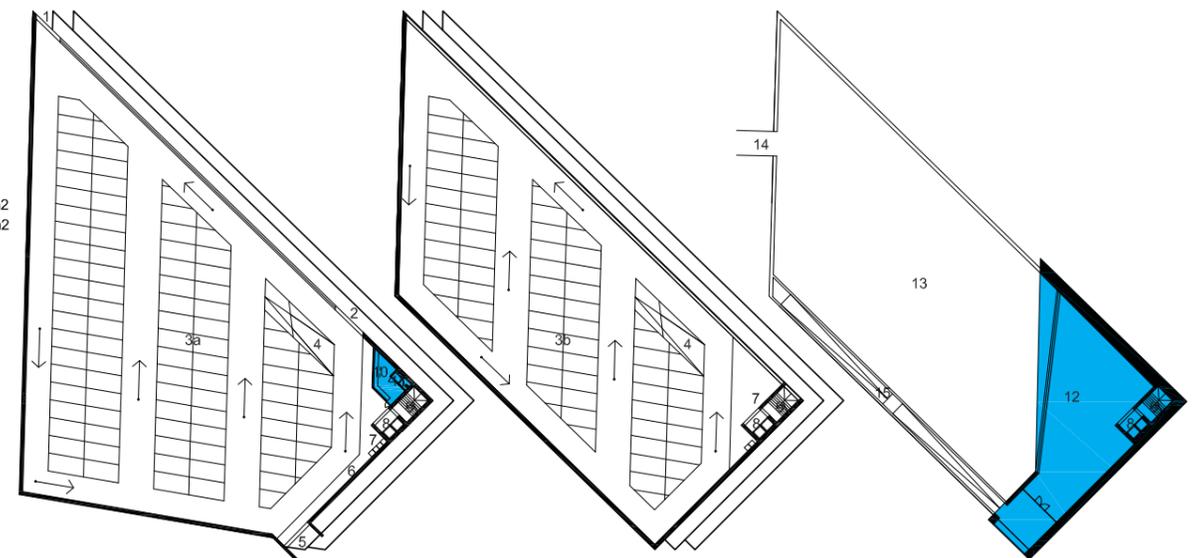
FUNCTIONS m2	GROUND and 1° FLOOR 1258.5 m2 x 2 = 2 517.0 m2	2°, 3° and 4° FLOOR 1258.5 m2 x 3 = 3 775.5 m2
COMERCIAL SPACE 0.0		
OFFICE SPACE & PUBLIC SERVICE 2517.0	2517.0	
RESIDENTIAL SPACE 3776.0		3776.0

2 PARK & RIDE

1. cars entrance		12. Paprika Club	382.0 m2
2. cars exit		13. roof garden	1 440.0 m2
3a. parking places	2227.0 m2	14. hotel bridge	
3b. parking places	1751.0 m2	15. link ramp to Paprika Club	
4. ramp to the next floor			
5. people entrance/exit			
6. corridor	62.0 m2		
7. pay machine			
8. elevators	9.0 m2		
9. stair to the next floor	12.5 m2		
10. office	18.5 m2		
11. private wc	3.5 m2		

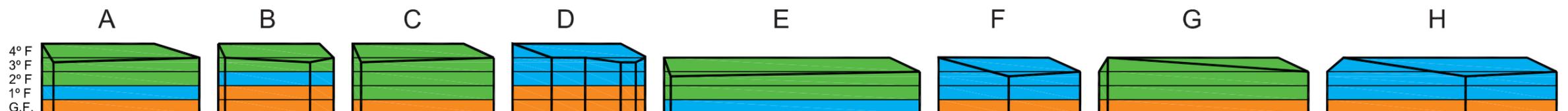
TOTAL GROSS FLOORSPACE AREA 13 645.0 m2

TOTAL NET FLOORSPACE AREA 12 566.0 m2



FUNCTIONS m2	GROUND FLOOR, 1° and 2° FLOOR 2446.0 m2 x 3 = 7 338.0 m2	3°, 4° and 5° FLOOR 1940.0 m2 x 3 = 5 820.0 m2	6° FLOOR 487.0 m2
COMERCIAL SPACE 0.0			
OFFICE SPACE & PUBLIC SERVICE 511	24		487
RESIDENTIAL SPACE 0.0			

4 RESIDENTIAL DISTRICT



TOTAL NET FLOORSPACE AREA 12 072.0 m2

TOTAL GROSS FLOORSPACE AREA 15 090.0 m2

FUNCTIONS m2	GROUND FLOOR 3 879.0 m2	1° FLOOR 3 879.0 m2	2° FLOOR 3 879.0 m2	3° FLOOR 2 735.0 m2	4° FLOOR 718.0 m2
COMERCIAL SPACE 3 806	3 156	650			
OFFICE SPACE & PUBLIC SERVICE 4 932	723	1 561	1 659	859	130
RESIDENTIAL SPACE 6 352		1 668	2 220	1 876	588