

The project area from the main road

CATEGORY: urban/architectural

LOCATION:	SZEGED
POPULATION:	167 000
STUDY SITE:	60,0 ha
SITE OF PROJECT:	2,6 ha
SITE PROPOSED BY:	Municipality of Szeged
OWNER OF SITE:	EDF DEMASZ Electricity Supplier Company

COMMISSION AFTER COMPETITION:
New management plan
Lay-out plan for the support of the new regulation plan

TRANSFORMATION OF THE SITE

The former electricity production of the plant ceased to exist in 2009. The project area is before a functional transformation and with the cooperation of the city and the site owner the integration of the site into the urban tissue is the main goal. A small part of the existing building stock has to be kept and reused, and with the demolition of all the others a completely new spatial and functional system has to be implemented on the site with emphasis on new public spaces and a functional diversity of office, leisure, recreational, residential, retail and cultural functions.

Keywords: densification, accessibility, spatial relations, community spaces and contextual diversity

CITY STRATEGY

Szeged is a regional centre and one of the biggest university towns in Hungary with about 15% of its population connected to education. The last decades the functions of the well structured and renewed inner city started to develop to the west with new commercial functions appearing mainly around the outer ring, which is strongly enhanced by the currently ongoing renewal of the tram system. The city intends to develop a new mixed-use urban hub in the project area with a wide range of functions and with a new high density, that besides serving the retail needs of the close surrounding can create a city scaled centre with a strong architectural identity and with administrative, commercial and residential functions.

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The project area in the context of the city


The project area in the context of the strategic site

SITE DEFINITION

The project site is defined by the limits of the previously isolated area of electricity production and is not in use today. The site has one owner, who intends to create the possibility of an ambitious development with the help of the competition.

The site is located at the transitional zone of the traditional urban structure, the zone of the early 20th century industrial developments and late 20th century housing estates.

The strategic site consists of the former Cloth Factory south-west of the site with listed buildings mainly used by small enterprises, a big housing development of the 1970s with a number of huge commercial centres built in the early 2000s to the north west and a traditional residential area with a closed building-line pattern to the east.

NEW SOCIAL LIFE - NEW URBAN MOBILITY

The site has to be developed as a new centre for public life with well defined and high quality public spaces for the neighbouring residential units and for the high percentage of educational population of the city. The area with its quality new public transport system has the potential to become a local centre and a city-scaled subcentre at the same time.

The site is next to the ongoing main public transport project of the city: the renewal and the extension of the tram system mainly financed by EU. The location of the site provides a possibility to be used as a P+R centre of the city being well connected to the motorways coming to the city from the north-west.

NEW ECOLOGY, SUSTAINABLE IMPLEMENTATION

The project site is in the transitional zone of the city with a low percentage of green spaces, but the surrounding housing estates have a green environmental quality. A new balance of this green system, the proposed public spaces and the relatively high functional density has to be achieved in the project area through the creation of a high quality green and open space system.

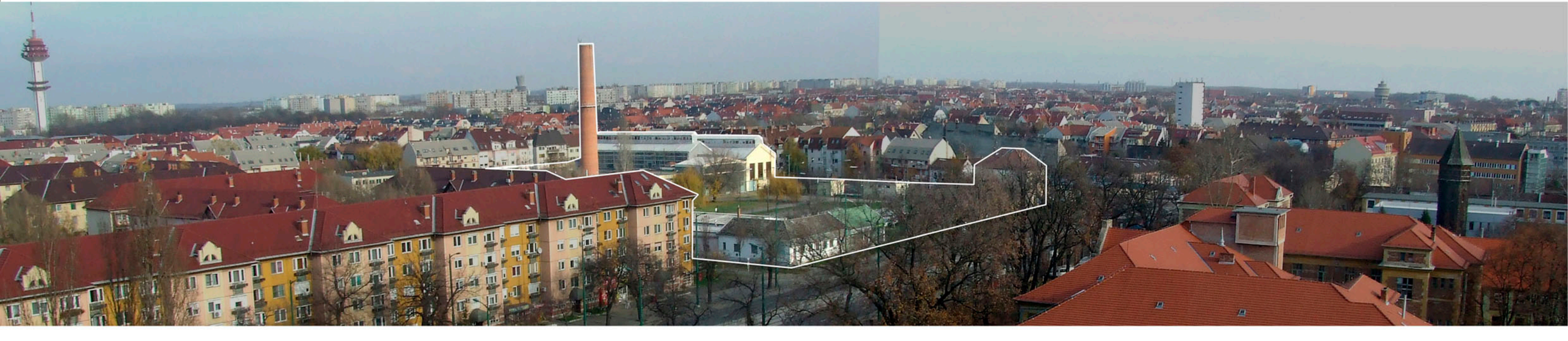
The EUROPAN competition is used as a tool for creating the bases of a long term development framework for the site, which has to take into consideration the time scale of the development, the feasibility of the project on the property market and the long term sustainability issues concerning financing and ecology.

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Existing constructions of the site



Industrial hall to be preserved



Existing conditions of the site





Chimney and industrial hall to be preserved