

CASA 15

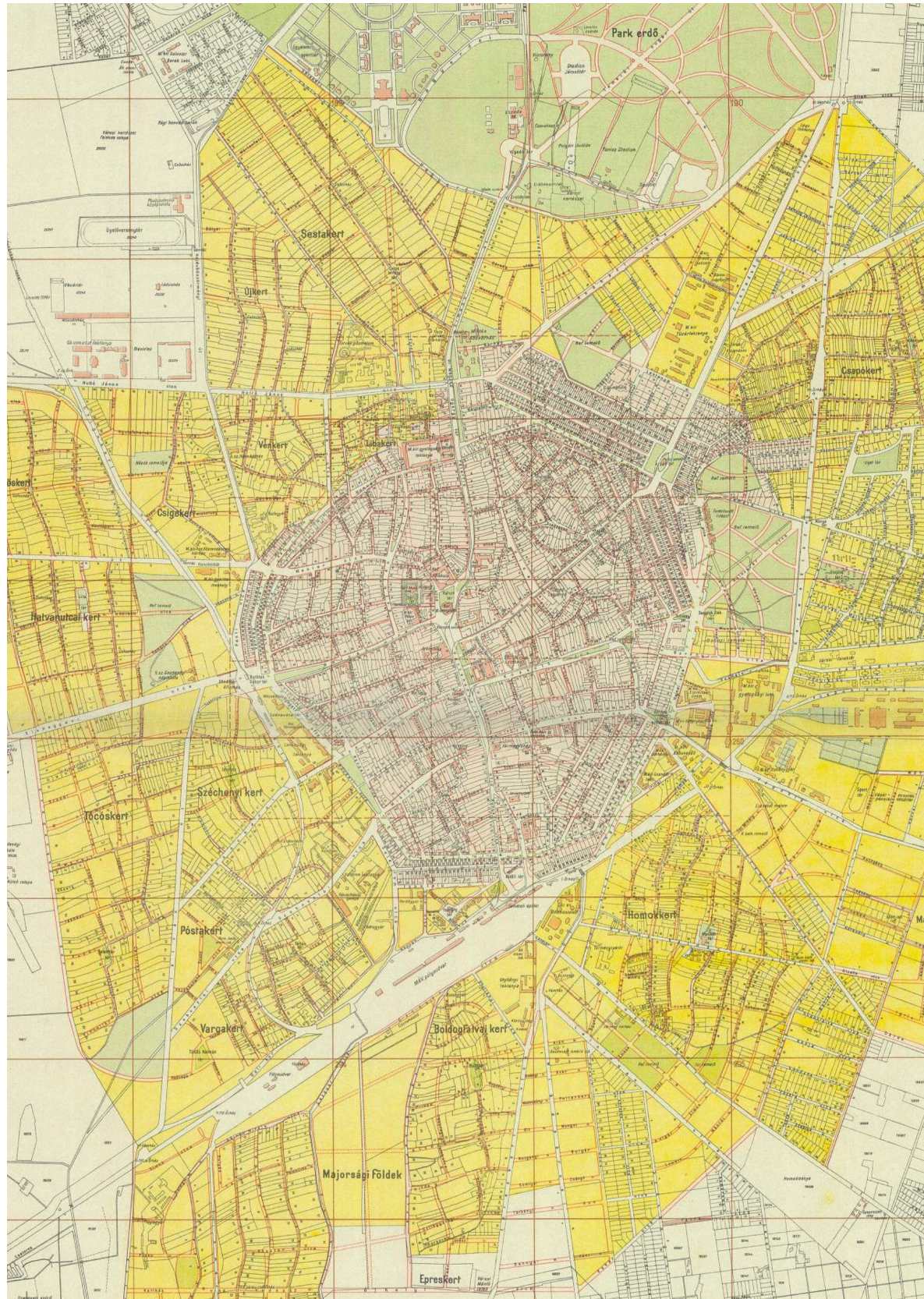
ARCHITECTURAL STUDENT'S ANNUAL
COMPETITION, 15TH EDITION,
DEBRECEN, 2024

CASA 15

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Historical context

Debrecen is a city in Alföld, in the middle of the countryside. It lies far from mountains, rivers and lakes, yet at the crossroads of important routes and landscapes. The town centre was formed by the 14th century by the interweaving of three Árpád-era hill settlements, whose street pattern is still visible in the urban fabric. The historic town core, roughly 2 km in diameter, is organised around the central main street and the main roads leading into it. The town was surrounded by a concentrically shaped moat.

By the second half of the 18th century, the town had reached its limit, when new regular streets began to be laid out outside the moat. The regular small plots of land were used to build model houses. For centuries, due to a lack of durable building materials and transport, they were built mainly of adobe, wood and thatch. The railways reached Debrecen in 1857, which opened up the possibility of using large quantities of new building materials. Debrecen burnt down many times, so building was regulated as early as the 1760s, but it was only after the last great fire in 1811 that the people of Debrecen managed to enforce it. From then on, brick and tile began to be used in increasing numbers. This date can therefore be regarded as the origin of the *cívis* houses still standing today.

The 19th century saw the emergence of a truly urban street pattern in Debrecen: the new houses, which were still typically ground floor, were built with a continuous building line, and the public buildings erected in this period had already reached a considerable height. The inner city areas, which had suffered several damage in the Second World War, were largely spared by communism, but were also abandoned and not developed. As a result, the city still remained predominantly ground floor in the 1960s. Drastic urban-scale interventions in the second half of the century destroyed whole streets or parts of streets.

After the regime change, this process changed and private interests came to the fore. Alien, large-scale residential buildings began to be integrated into the streetscape: the historic city centre began to densify and building heights began to increase.

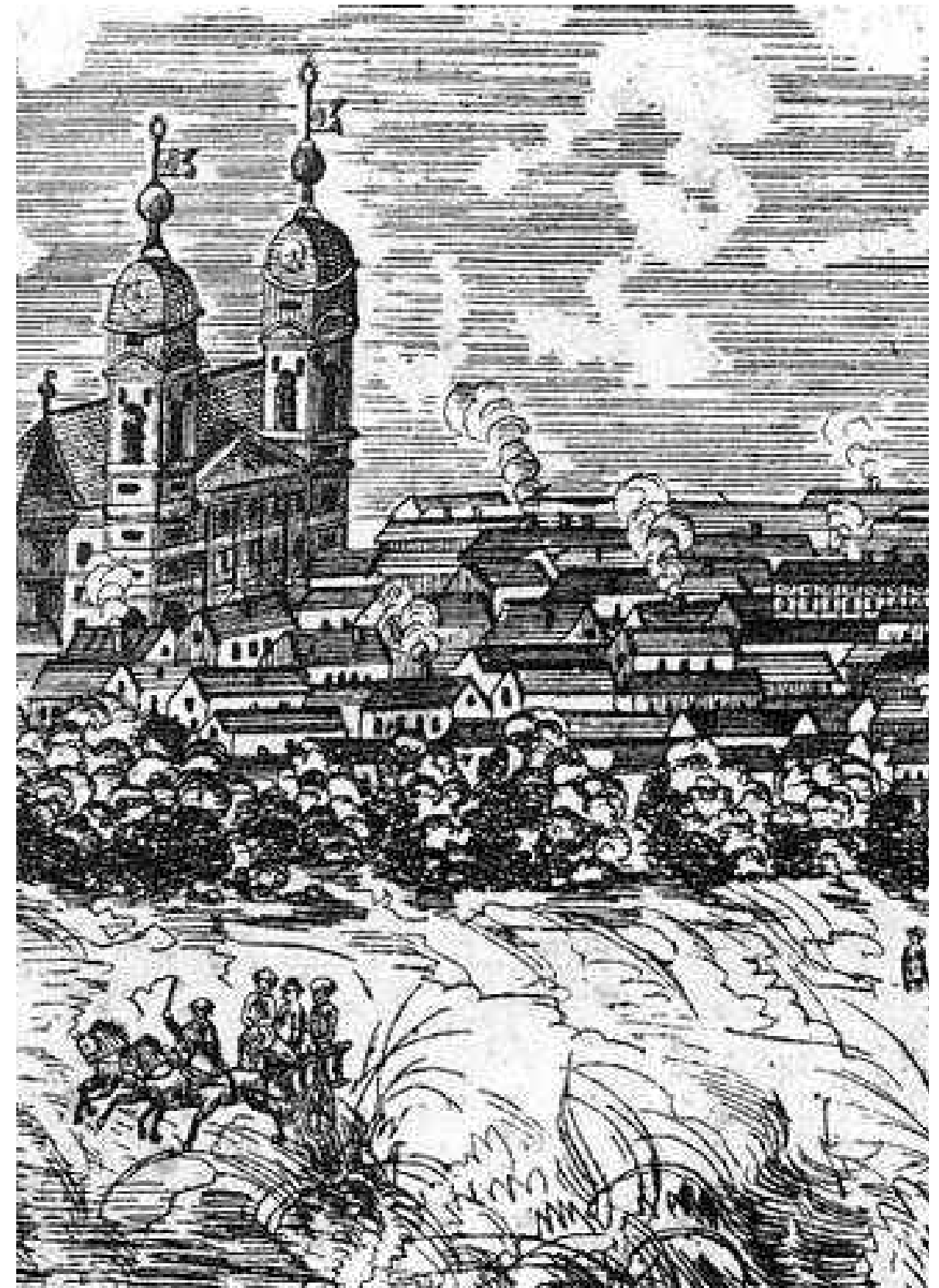


Image on page 4.: Regulatory map of Debrecen, May 1930. Source: <https://maps.hungaricana.hu>.

Image on page 7.: View of Debrecen, around 1850 In: László Gazda-Gyula Varga(editor): Folk art of Hajdú-Bihar county. Our folk art heritage. Europa, Budapest, 1989, page 11.

Cíviss houses

The *cívisség* is an ethnographic group in the Alföld. The word *cíviss* means citizen in Latin, the peasant population of the Alföld towns of peasant origin and still living from agriculture. In a broader sense, the term *cíviss* refers to the indigenous population of the Alföld towns, not only the wealthy bourgeois peasants, but also the merchants, craftsmen and servants. The wealthiest inhabitants of Debrecen could buy the right of citizenship. Debrecen's distinctive *cíviss* population was an autonomous, homogeneous, closed community, with their own laws governing their lives and distinguishing them from everyone else. Because of the location of the city, they lived in the middle of nowhere, in a state of permanent vulnerability. The most important characteristic of the *cíviss* was that they lived a agricultural life alongside their urban citizenship. Their houses in the city centre were attached to land on the outskirts of the city, which they had to cultivate, so they had to farm in addition to their urban occupation.

Cíviss house is a collective noun. The *cíviss* houses of Debrecen are ground-floor dwellings in the urban fabric, built on the basis of the *cíviss* way of life. They form a unit with the courtyard and courtyard buildings belonging to the house. There are two main types of ground-floor dwelling-house: the vernacular dwelling-house which stands in the of the site and urban dwelling-house with continuous building line.

The vernacular dwellings on the side, which are a local urban version of the Alföld three-part farmhouse. Built perpendicular to the street frontage and the side boundary of the plot, the carcasses of the houses are defined by the triangular gable. The oldest town maps of the 1760s still show almost exclusively such houses. Nowadays, there are only a few dozen of these folk houses left in the city centre, which are the oldest architectural monuments of Debrecen, and may be two or three hundred years old. In Debrecen, houses were built mainly on the ground floor on relatively large plots. An important feature of the street-front dwelling is the use of the courtyard, the garden, workshops and agricultural buildings.

The other type is a townhouse with continuous building lines. Some of the oldest houses are also town-houses, but they were typically built in the second half of the 19th century and the early 20th century. The character of the *cíviss* houses is defined by the eclecticism of the townhouses. Closed-roofed houses may have been built with central and side gates, while those with gaps are characterised by the use of a back porch or large brick or timber frames, with the roof ridge parallel to the street frontage.

A separate type is the corner house, which is built with the corner accentuated, for example with a cut corner or corner balustrade, or without emphasising the corner, with a main entrance façade or with equal façades.

Debrecen was severely damaged during the Second World War, and afterwards, due to the housing crisis and nationalisation, most of the houses were divided into several apartments. Today, the challenge of how to preserve the ground floor apartment buildings in an evolving and changing urban fabric is becoming more and more challenging. Compared to the historic model cities, the old town of Debrecen covers a huge area. Today, only a few groups of *cíviss* houses remain as fragments, with no more than 4-6 valuable houses forming a streetscape.

In the context of the competition, we are looking for solutions that both respond to the current processes in the city centre and seek a link with the historical and architectural tradition: the *cíviss* houses. It is important to note that, in our opinion, embedding tradition does not mean formal copying, but rather rewriting or reinterpreting the spatial, functional and formal reinterpretation of the *cíviss* houses.

Image on page 9.: Gate of an old *Cíviss* house. In: Attila Harangi, Viktor Lőki: Debreceni *cívisházak* és lakóik nyomában, Méliusz Juhász Péter Könyvtár, Debrecen, 2022.





1.row: vernacular dwelling house on the boundary of a plot
 2.row: later type of the vernacular dwelling house on the boundary of a plot
 3.row: townhouse in continuous building line with gaps
 4.row: townhouse with fake facade in continuous building line with gaps



- 1.row: townhouse in continuous building line with side door gate
- 2.row: townhouse in continuous building line with central door gate
- 3.row: later type of townhouse in continuous building line or with gaps
- 4.row: cornerhouse



Site

The planning area is located in the district called Tizenháromváros, one of the four zones (Belváros, Mesterfalva, Miklóskapu and Tizenháromváros) within the historic moat, bounded by Hatvan, Nyugati, Miklós, Antall József and Nyugati streets. Its name refers to the 13 settlements in Spiš that Sigismund of Luxembourg pledged to King Ulászló II of Poland, and which remained pledged for almost 60 years. Another interesting historical link is that during the great fairs in Debrecen, the accommodation and warehouses of the Spiš merchants were located in Szepešségi Street.

The area covered by the application includes the vacant plot at 10 Szepešségi Street and the vacant plot behind it. There is a difference in level of approximately 1.5 metres between the two plots, which are now accessible from two directions thanks to the recent construction of the Hatvan köz. This means that the proposed building (or group of buildings) will have two distinctly different street frontages and the two potential entrances will make it easier to divide the outdoor and indoor/outdoor spaces detailed in the programme into different use zones.

The one-way Szepešségi Street is flanked by a parking zone, and the near-closed urban fabric is framed on both sides by a pavement and a narrow green strip. At the moment, Hatvan köz is unpaved and only provides access to the newly built large residential buildings.

History

The planning area is formed by the merging of two plots, the rear area of 10 Szepešségi Street and 68 Hatvan Street. Both plots were already inhabited in the second half of the 1700s, at which time dwellings and outbuildings were sporadically and irregularly located along the plot boundaries. (Image 1.) A similar pattern of development and land use can be observed in the early 1800s, with changes occurring in the second half of the century. The dwelling house on Hatvan Street is extended along the lot towards the courtyard, while the dwelling house on Szepešségi Street is extended towards the street. The enclosure of the street, typical of the Cívís houses, developed in the 1900s. Both plots were increased in built-up area, creating a framed arrangement with a sheltered inner courtyard.

Function

In the 1930s, a tire and carriage repair shop was located on the Hatvan Street lot, and from the late 1950s, a Kádár Ksz. office and factory. The Szepešségi Street site had workshops in the first half of the 1900s. In 1937, permission was granted to extend them with 1 workshop, 1 office, 1 sample warehouse and 1 water block and to rebuild the bed feather factory. A fire-walled building system was laid down. The building complex was demolished in the late 2010s.

Image 1: Dvt.34 - 1767-1768 (in separate folder)

Image 2: Dvt.478 - 1822 (in separate folder)

Image 3: DPC.24. - 1872 (in separate folder)

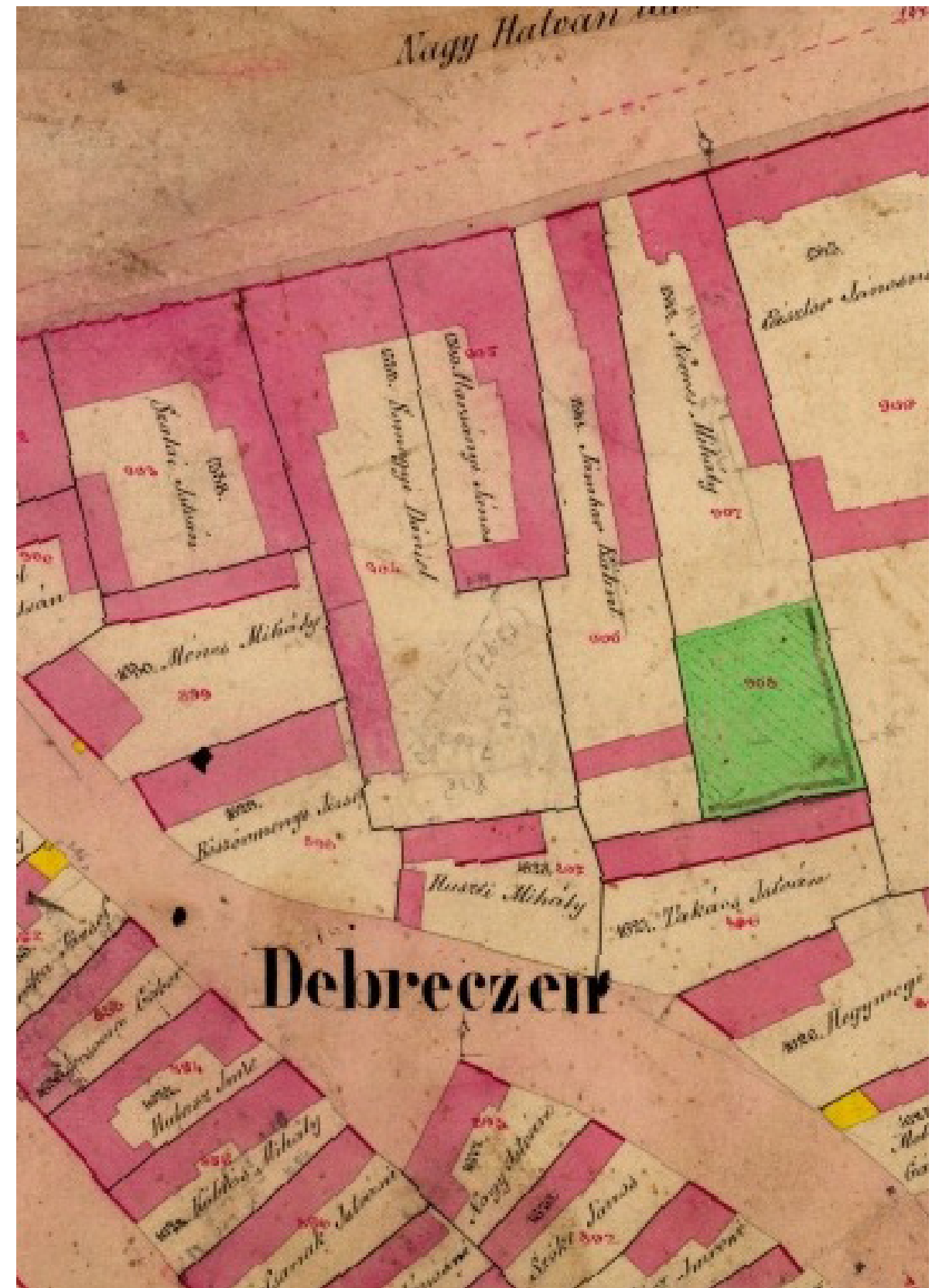
Image 4: DVK.82. - 1911 (in separate folder)

Image 5: Aerial photograph from 1975 (in separate folder)

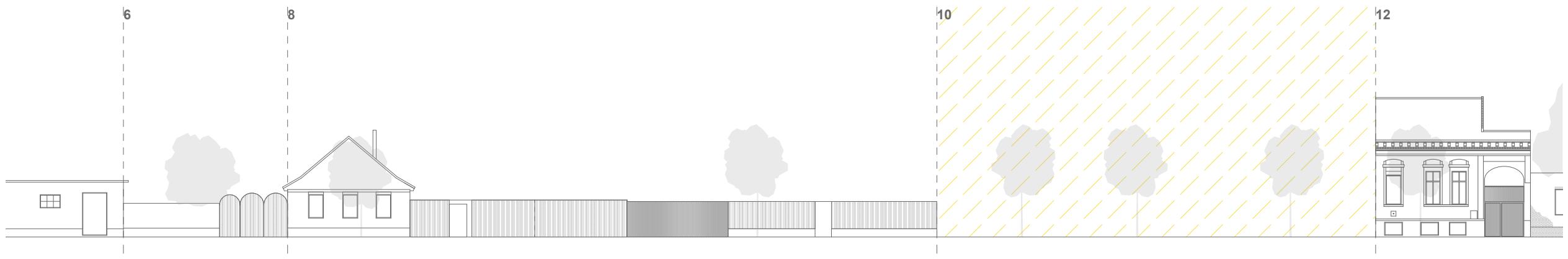
Image on page 15.: Maps from 1872. Source: <https://maps.hungaricana.hu>.

Image on page 17.: Aerial photograph from 1975. Source: fentrol.hu

Image on page 18-19.: Dronephoto about the site. 2024. Source: Attila Balla.







People

The Alternative Communities Association (AKE), which supports non-governmental projects from the community, is located at 16 Baross Street. The site is home to the organisation's office and community spaces (HUB), as well as the Malter café-pub, currently run by the Micélium Cooperative.

The Association of Alternative Communities (AKE) is a Debrecen-based organisation founded in 1998. In its early days, the association organised a wide range of programmes in places promoted by young people belonging to subcultures. Their direct activities are mainly targeted at young people belonging to subcultures, but they support all people who are outside or have difficulties in moving between the social structures. The aim of the association is to reintegrate alternative-minded citizens of Debrecen into society in a way that allows them to pursue their activities according to their own values.

Today, AKE mostly generates grassroots initiatives and works with informal groups, developing and organising communities. They are trying to provide everyone with a career model that allows them to maintain their individuality, but also to be brought within a realistic and democratic framework. They are currently working hard to create their own community spaces, workshops and offices.

The following three organisations rent offices: Amnesty International Hungary (with one coordinator), Debreciner (online press), Hungarian Civil Liberties Union (with one local lawyer)

It has its own workshop within the community space: Főnix Fixed Gear (cyclist group)

The community space is used (free of charge) on a weekly or monthly basis by the following groups: Cívicolors (LMBTQ legal entity/informal group), Cívisházakért (informal group), Debrecenzorok (reading club), Egységes Diákrönt Debrecen (informal education group), Food Not Bombs Debrecen (informal group for food rescue), Láthatatlan Iskola Alapítvány (mentoring children living in temporary family homes), Manír (music, cultural events informal group), Morzsaparty (charitable informal group cooking for the needy group), Regélő Főnix (roleplayers)

In addition to group meetings and programmes, the association regularly organises cultural events (film clubs, film festivals, concerts), professional training and workshops, and parties to celebrate major holidays.

Image on page 20-21.: Street elevation from Szepességi Street.

Image on page 23.: Life at Association of Alternative Communities 2024. Source: Facebook



Program

Based on the previous work, the 2024 edition of CIAISIA is designed for an imaginary NGO with similar needs to those of the Alternative Communities Association. The association operates on this site and also provides a space for activities by different communities and individuals. The programme will therefore include an office for the operating organisation, a multifunctional community and cultural space, a café, and office, workshop and accommodation spaces. The different functions in the building can function independently of each other, but the aim is to create a space that encourages interaction between users.

Unit Office (40-50 m2):

The headquarters of the organisation is located in the building, with 4-6 people working in the office, each with their own workstation. They also need a meeting room, a kitchenette and a staff toilet. It is important that the office is located near the entrance to the area, so that people can easily find the organisation and employees can follow events in the area. The office does not necessarily have to be isolated from other functions, but employees should always have the privacy they need to work.

Social and cultural space (150-200 m2):

The cultural part is a real public space, operated but not exclusively used by the NGO group. It is therefore important to be able to accommodate groups of different sizes and a variety of uses (exhibition, cinema, conference, wardrobe fair, etc.). The space should be linked to a covered open space and a café, which can also be used for various events. In order to accommodate several events at the same time, it should be divided into different areas. This is because some events (fairs/markets) require an open atmosphere, while others require a closed, intimate atmosphere (meetings of minority groups). The equipment of the room should be easily adaptable and, in order to be able to be completely emptied if necessary, it should be equipped with a furniture storage room.

Café (80 m2):

It is generally independent of the event space, but can occasionally host large-scale events. It is not necessary to link the two spaces directly, but it is important to ensure that they work together in a mutually beneficial way. A key requirement for the café function is that it should be clearly visible from the street and have independent access. The consumer space should be connected to both outdoor and indoor/outdoor space, and the café should also include a preparation kitchen, storage and the necessary staff facilities. The area should also include at least one large water closet to serve customers. For efficiency, it may be advisable to locate the function close to both the cultural space and the café.

Office spaces (100 m2, 3-4 office units):

In addition to the communal space, there is a need for several groups of rooms that can be rented out to individuals or groups. The office space consists of two parts: 3-4 small office units and a co-working area. The individual rooms provide separate workspace for different small businesses, while the co-working space helps individual workers or micro-businesses to get started. The office space will be complemented by a kitchenette, which can also serve as a meeting room for employees.

Workshop (80 m2, 3-4 workshops):

A rentable space for workshops, with direct access to the outside space for the movement of materials and finished products, and a covered open space to increase the working area. For workshop space, as for community space, preference will be given to solutions that allow the entire area to be used together or divided into smaller units.

Residential part (150 m2, 4-6 accommodation units):

The function is extended with social accommodation to be rented out on a social basis. The primary role of the residential spaces is to provide adequate privacy, so it is important to define the boundary with the public space. The residents form a community and therefore share certain spaces (e.g. living room, dining room, kitchen, laundry), but also have their own private living space for more intimate uses (e.g. sleeping, cleaning, privacy). One residential unit can accommodate up to 2 persons. In addition to the private interior space, private exterior spaces are required. It is up to the applicant to decide which areas will be shared and which will be in private accommodation units.

Parking:

Accessibility of the site by car is a consideration, but covered or fully enclosed parking is not required. However, the provision of a high capacity (10-20 spaces) bicycle storage facility is a design requirement.

THE PROJECT WILL BE PRESENTED ON THREE A1 FORMATS, POSITIONED VERTICALLY. FORMATS WILL BE DELIVERED IN A SINGLE PDF FILE, ORDERED FROM LEFT TO RIGHT ACORDING TO THE GIVEN LAYOUT.

- 1| SITE PLAN (AREA MARKED IN THE BRIEF) 1:250
- 2| GROUND FLOOR PLAN (REPRESENTATION OF THE ENTIRE PLOT) 1:100
- 3| PLANS OF ALL RELEVANT LEVELS 1:100
- 4| CROSS-SECTION AND LONGITUDINAL SECTION 1:100
- 5| STREET ELEVATION OF HATVAN KÖZ 1:100
- 6| STREET ELEVATION OF SZEPESSÉGI STREET 1:100
- 7| PHOTO PERSPECTIVE INSERTION (AERIAL PHOTO ATTACHED)
- 8| INTERIOR/EXTERIOR 3D CONCEPT VISUALISATION
- 9| EXPLANATORY TEXT (ABOUT 300 WORDS)
- 10| DETAILS, DRAWINGS OR SKETCHES ILUSTRATING RELEVANT ASPECTS OF THE PROJECT



7

1

2

8/9/10

4

3

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6

8/10

CALENDAR

12 FEBRUARY	CIAISIA COMPETITION ONLINE LAUNCHING
1-3 MARCH	CIAISIA COMPETITION LAUNCHING
4-10 MARCH	Q&A 1
11 MARCH	PUBLICATION OF Q&A 1 ANSWERS
05-06 APRIL	OPEN CRITIC
8-14 APRIL	Q&A 2
15 APRIL	PUBLICATION OF Q&A 2 ANSWERS
31 MAY	SUBMISSION OF PROJECTS ON THE WEBSITE
1-31 JUNE	JURY DELIBERATION
12 JUNE	ANNOUNCEMENT OF FINALISTS
14 JUNE	AWARD CEREMONY OF THE PROJECT

DEBRECEN MEGYEI JOGÚ VÁROS TELEPÜLÉSRENDEZÉSI TERVÉNEK
A DEBRECEN, HATVAN - SZEPESSÉGI – BAJCSY-ZSILINSZKY – TISZA ISTVÁN
UTCÁK ÁLTAL HATÁROLT – A 8602, 8603/2, 8604, 8605/1 ÉS 8605/2 HRSZ-Ú
INGATLANOKAT MAGÁBA FOGLALÓ – TERÜLETRE VONATKOZÓ
MÓDOSÍTÁSA. DEBRECEN, 2018.

ATTILA HARANGI, VIKTOR LÖKI: DEBRECENI CÍVISHÁZAK ÉS LAKÓIK
NYOMÁBAN, MÉLIUSZ JUHÁSZ PÉTER KÖNYVTÁR, DEBRECEN, 2022.

KÁLMÁN RADICS (EDITOR): DEBRECEN VÁROS UTCANÉVKATASZTERE.
HAJDÚ-BIHAR MEGYEI LEVÉLTÁR KÖZLEMÉNYEI 30. DEBRECEN, 2007

LAJOS SÁPI: DEBRECEN TELEPÜLÉS- ÉS ÉPÍTÉSTÖRTÉNETE, DÉRI
MÚZEUM BARÁTI KÖRE, DEBRECEN, 1972.

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