

JOINT TEMPLATE FOR FEASIBILITY STUDIES FOR INTEGRATION
FOR CULTURAL SCENE IN INDUSTRIAL DEVELOPMENT AREAS

D.T.2.1.1

VERSION 1



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1. Summary/conclusion

The study of the Hungarian Project Partner includes two creative scenes. The first one as a pilot project is in Baranya County, the city of Komló. The second scene takes place in Pécs, the county town of Baranya. The distance between them is 20 km, a century-long historical period of them has been bound by the coal-mining past and tradition.

PILOT PROJECT

INTRODUCTION

The Komló building used to function as the headquarters of the city's communist party. The city had been built up in favour of expanding the local coal mining capacities. The coal mines were shot down and the company legally liquidated in the first half of the nineties of the past century, simultaneously with the change of the political regime. This time the dedicated building provided place for the new parties of the forming multi-party system first, later, parallel with the declining needs of the parties it turned to receive cultural-creative functions. In our days it operates as „Komló Város Önkormányzat József Attila Városi Könyvtár és Muzeális Gyűjtemény” („Komló Town Local Government's József Attila City Library and Museum Collection”). Library is the main function. Its collections, exhibitions spread to the area of mining, natural science and ethnography.

The building stands in the city centre. It is an easily recognisable, detached, imposing architecture in the meeting point of the roads that lead to the city centre. From longer distances it is reachable by bus, car and train, within the city of course by bicycle or on foot as well.

Komló city used to be a small village originally. It began to grow in the XXth century, especially in the time of the socialist heavy industry era by means of coal mining, it reached a city status in 1951. It can be approached on road from three directions, but the railway is available as well, the logistic position may be regarded as commonly advantageous.

The structure of the city has been determined by the relief of the land and the mining past. The structure of the typical industrial city has been characterized by the spots of strongly steeped, wooded areas, industrial plants built to the valleys and residential areas on flat slopes, interfering each other. Since the terminating of coal mining the city turned to a fairly good position in environmental aspects.

The aesthetic picture of the city has been featured by socialist architecture style and precast panel-houses, however it raises a fresh impression, due to much green surface. Komló and its surrounding have been well supplied by cultural heritage, such as traditions, artisan knowledge; on this base a target of the city governance is to develop the creative sector.

The dedicated building was built in 1954, it's block has been characterized by the typical socialist- realist architecture of the fifties. Main features are: reinforced concrete frame, high levels, horizontal, symmetric



order of the building masses. It stands on a very lightly sloping, almost flat place. The structure reflects the original commanding and administrative office function, therefore offices, storage rooms for archives, smaller negotiating rooms and larger, more imposing conference-rooms may be found. The building has got a basement level, first level, second level and an attic level which has been not utilized so far. The utilized total level area is 2000m², the dimension of the ground is 3500 m². The surroundings have been ordinated, the building is facing the main street- main square. The site is situated in a traffic cross point.

The building has been basically in an ordered and maintained shape both from outside an inside. Reaching the building and moving inside may mean difficulties for someone due to high staircases and the lack of lifts. The inside traffic has not been accessible for handicapped people in any means at all. The building has been updated energetically, the operating institution has deserved the “Green Library” title, which is rather unique in Hungary.

A portal, own-use offices and a library for adults take place on the first floor, and there are some additional offices to let. A museum of local history, a natural history collection and store rooms are on the second floor. A library for children, store rooms belonging to the adult library and the museum occupies the basement level, where the furniture is rather degraded. The book stock needs discarding, the furniture claims maintenance thoroughly and be reorganized.

COMPARING THE BUILDING TO THE PLANNED FUNCTIONS

Based on the location, building structure, inner partition, the functions possible to install in the building are the following:

Commerce (Internet based, wholesale, broker, agent)	Culture and public education
Financial services	Health care
Residential function	Economic- industrial activities (small scale, artisan)
Administration (offices, intellectual services)	Warehouse (small scale)

IDENTIFYING THE ROUGH FUNCTION- ACCOMMODATION VERSIONS

SECOND FLOOR AND ATTIC

Local history and tradition-history centre: exhibitions for mining, social and ethnographical history and tradition, creative products with traditional roots, display area for workshops, centre of museum pedagogy.

Centre of creative science and knowledge: a scene of introducing creative actors, museum pedagogy and awareness-raising presentations, programs, events, based on the library and natural science collections



First floor: The present library and archive remain here. New functions: catering to supply the visitors, workers (buffet, coffee, garden box); Offices of creative industry and community sphere

Basement: small artisan industry (basically cultural, creative industry with moderate room needs and low noise-output (i.e. graphic planning studio, illustrators, etc.). The function of children's library and playhouse may stay here and may be extended with a part of the natural science collection, interesting for children.

COSTS OF CHANGES

The changes that may be carried out after the present project is estimated to cost around 250 thousand HUF/m² (cca. 77 €/m²) regarding the parts to be restructured, including the completion and installation of the attic that is empty now and obtaining new furniture. Further expenditures may be planning, technical and project management, application elaborating. Accounting with the total area and all the new creative functions to settle here, in total around 300-500 M HUF (0,9-1,5 M €) amount is needed for the restructuring and completion, depending on the certain content of the plans.

FACILITY TEST AND DEVELOPMENT

In the frame of this project we rethink the whole structure and functions of the building, it leads to the possibility of new combination of using it. The main obstacle of an optimal exploitation had been the lack of accessibility during the last 20 years. The possibilities and operation of the institutions working here had been limited by this infrastructural situation. The local government -after the change of the political regime, having lost the coalmining bases- got to a poor financial situation, so the implementation of a complete accessibility was not possible, the building didn't meet the legal claims from this point of view. However, the claim of equal access for people or a complex or at least proportional implementation of accessibility used to be a preliminary claim of almost every application for funds. (That means that such kind of costs were not eligible.)

In our present project it's a good option to realize the accessibility besides the renovation of the exhibition area, so, it opens a door before the further development of the organisations operating here, such as institutions, public services, creative actors who move in, will be enabled.

As parts of the project a toilette for disabled people, a lift and a special staircase securing accessibility to the main entrance are carried out. The lift helps to reach the basement, the first and the second levels on the left side of the house. A new elevator is to build to compensate the level difference inside, influencing the basement, the first and the third level. This is important for moving the products and materials of artisan works and exhibitions. Accessible toilette will be implemented on every level, furthermore the exhibition area will be reconstructed; equipment needed to the main activities is on the buying list as well.



Risk management

The pilot project wares very low risks due to small scale structuring activities, more-less outside effect-free situation and skilled management.

The second project is theoretical in this phase of the work, it needs no risk management.

SECOND SCENE

INTRODUCTION

WHY THE ANGSTER-HOUSE?

Pécs, in the form of the Zsolnay quarter, already possesses a creative centre of regional importance, which, due to the separation from the university quarter and the historical urban core area, had not been able to meet this role in the possible and necessary rate. The city itself possesses more mining assets, which, as industrial monuments, could become objects of such a function, but, unfortunately, they are far from the city and not advantageous to meet such criteria. There's no need for a new regional creative centre in general, but, step by step, its important to enforce the existing one to fulfil the optimal criteria. Stations erected between the two pillars of the core downtown and the Zsolnay district will build a bridge. The assets of the former Angster Organ Factory and the belonging apartment block, as a basic organ factory of Eastern Europe till the first part of the last century, is situated just between the two areas. It has been out of use for long, its state is becoming worse and worse, claims an urgent saving action.

In opposite with the house, another culture-historical building, the former home of Pécs Bóbita Puppet Theatre is standing. In the next street, the walking street of the downtown, some steps from here, fresh cultural life of young people is sparkling. Refunctioning the two old buildings with creative functions would reinforce the weight of the eastern part of the downtown, it would increase the attraction and eliminate the distance of the Zsolnay district, as the creative centre. Among the two old buildings the Angster object, due to its structure and cultural-industrial past, better meets the criteria of our project as a new creative centre, that's why it was chosen.



FACTORY HISTORY

The factory had been operating between 1867 and 1951, when it was nationalized, and the organ production was discontinued in ideological - political aspects.

“The name of the factory was a brand. They built 1307 organs to churches of small villages and cathedrals as well. Cathedrals of Pécs, Kassa, Kalocsa, and Szeged, or before renovation the St. István Basilica in Budapest and after its first reconstruction during a half century the concert organ of the Hungarian National Music Academy hold their name.”

The property consists of a residential house and a factory building, all together it takes around 1400m² inner room. The factory stands on the yard, it has three levels and the attic, the residential house consists of a ground level and the attic. The state of the building, especially the factory, has been degraded, very urgent to save.

COMPARING THE BUILDING VS. THE PLANNED FUNCTIONS

Pécs city has connected to the international highway network threw M6/M60 highways, the extension towards Croatia soon will improve this situation. The connection on railway is favourable as well. Pécs has a local airport, too, but is does not make orderly public transport in our days. The Angster house is situated in the historical downtown, it's a monument itself. The area is traffic-reduced, however the next car-traffic reach- points are available within a 5-10-minute walk.

Due to the monument and cultural heritage state, museum and collection functions are evident which provide a basic visitor number on the normal days. As the financial possibilities of Pécs town -following from the loss of its original industry- are strongly limited, the new building functions should result a non-profit operation, excluding a need for aid of the local government. In this aspect we must target an interactive, tradition and modernity-combining, imposing and influencing introduction of the Angster organ and family. There are artists and organ-sound- physicists among the descendants of the Angster family who are able and willing to play a determining role in the planning and organising the implementation. Even the present proposal has been elaborated threw conversations and workshops held together already.

PROPOSALS:

Angster museum: An „organ-church” where the organ is a temple-like architecture itself; it is transparent, able to be walked-threw, appropriate for concerting and practicing; the organ-room is able to provide several and changeable kinds organ sounds, or play music interactively, depending on the walk-steps of the visitors. Original small organ, harmonium is exhibited. Introduction of the factory and the family. Sound-physics of the organ, starting from organ and leading to electronic midis of our days.

Installation of memories collected and reserved by the family members, with documents and relics.



Design-week - design year centre: A festive-centre, organized-office for cultural and creative events, exhibitions that may develop and extend the creative sector.

Small artisan industry: artisans linking to the main subject directly or indirectly, education, services, i.e. musical instrument making or maintaining, interactive workshops, small scale wood, stone and metal industry (i.e. jewellery), making design-products

Show-art studios of painters: the may be arranged in the attic of the factory.

Office and public functions: the industrial actors, traders, service-providers linking to the creative actors working here may support the development and network of the sector.

IDENTIFYING THE ROUGH FUNCTION- ACCOMMODATION VERSIONS

The museum and exhibition rooms, show-studios may take a seat in the factory building. The family-history and restaurant functions, offices better fit the previous family house. The family history introduction and the restaurant functions may overlap each other to increase the taste of both the history and the food; providing foods, introducing habits, traditions of that age.

FACILITY TEST AND DEVELOPMENT

The facilities need a total reconstruction practically. Due to the beneficial location a lively turnover in people and money is realistic, even if the functions will be attractive, and the linking part of the creative sector settles to the place. The approach is down-town type. Parking is possible on the existing paid parking areas. The total cost of the reconstruction and development of the new functions is estimated around 500 Million HUF (around 1,5M €). It may be possibly even (much) more depending on a later, more deep facility test and certain plans.

2. Description

Komló lies on the northern side of Mecsek, it is the second largest settlement after Pécs in Baranya County. It is the center of the Komló district, which consists of the town itself and the 19 villages around. The population is 22,997 according to a data from January 2016 from the Central Statistics Office. Komló (in German: Kumlau, Croatian Komlov) is a north Baranya city, center of Komló district. The town was famous for its coal mining for a century; it has been strongly developed in socialist times thanks to its mining treasures and was declared to a city in 1951. Today it is the dominant economic, administrative, cultural and health center of northern Baranya. The town has a holiday village called Sikonda, and since 1954 also Kisbattyán, Mecsekfalu and Mecsekjánosi is a part of it. Between 1958 and 1992, Mánfa (and Pécsbudafa) was part of Komló as well.



The city can be reached from the direction of the No.6 main road, from the No.6541 road, through Hosszúhetény or from the No.66 road from Pécs-Sásd highway through Mánfa (road No. 6543) or via Magyarszék (road 6542).

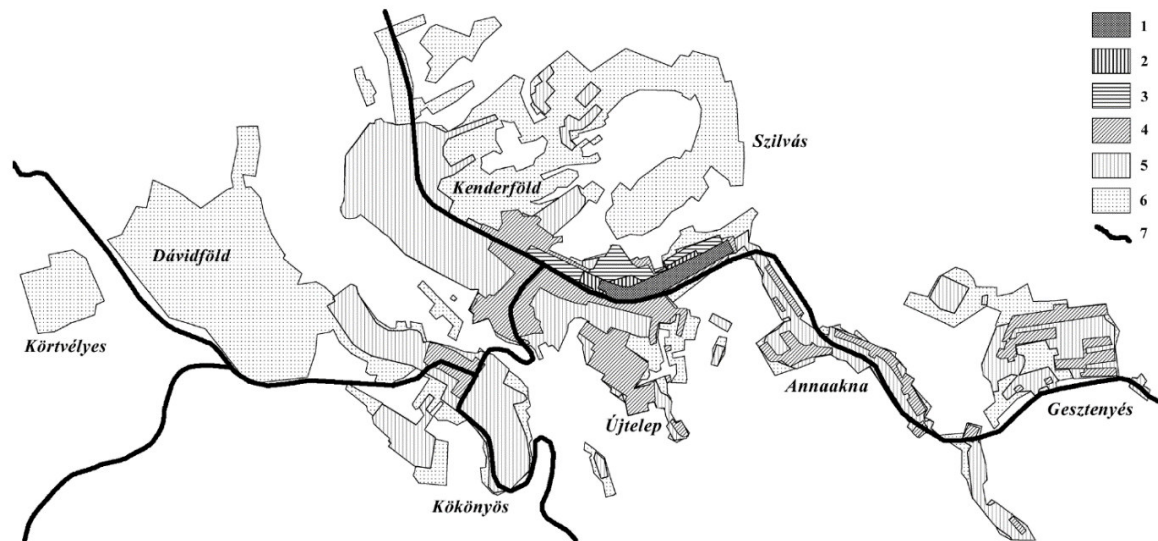
The proximity of the town Pécs (20km) determines the settlement's relations. A significant part of the city's administrative area - more than half of it - is formed by forests - and smaller meadows and pastures occupy the area. Watercourses (Baranya canal, Kaszánya stream, Sikonda ditch) and also lakes (Sikonda, Gadány, Magyaregregy valley) can be found in the cramped valleys.

The area of the city was already inhabited in the Roman and medieval times, its literary history dates back to the Middle Ages, it was first mentioned in 1256. Back then sources called it Villa Complov, as it was a property of Pécsvárad Abbey. The settlement was occupied by the Turks in the 1540s, and during the Turkish rule it became almost depopulated. According to the census of 1697, only 9 people lived there. In the 18th century, the settlement started to grow and grow slowly, the arrival of German settlers at the end of the century played a huge role in this. The people living here mainly dealt with agriculture, animal husbandry, because the soil of the region is not very good quality. Their income from these two occupations were sometimes supplemented by income from forestry.

Mining, which also determines the present image of the city, officially began in 1812, - development was unfolding at the end of the 19th century. In 1812 the settlement was investigated by the commodity director of the Batthyány estate in the region of Jánosi - Szopok based on the call of József Kern.

The commodity director found that there were significant, exploitable carbon incidents in the region. It begins to be exploited by an organized company of peasants, and then, in 1820, under the leadership of a coal worker, work started again with three people. However, the volume extracted was very small (150 tons), production and transport were cumbersome and uneconomical, so the mining operation stopped for a longer period. At the same time, in the 19th century, the population grew slowly and steadily, the proportion of Germans - presumably because of the small volume of the re-entering mining - reached and exceeded 50% in 1890, with 427 inhabitants.

In 1880, Adolf Jánosi Engel bought the Batthyány estate, then called mining professionals to the city and in 1892 he started the first mines (Ganzler, Szerencse, Adolf Gate), and in 1896 the Anna-mine, named after his wife. This year the Komló-Godisa railway line was also built, which plugged Komló into the rail network and gave a significant boost to the coal market. In 1909, the Komló mine was transferred to the Hungarian State Treasury under the name Transdanubian Köszénbánya Rt. The population of the city was constantly increasing, and in 1910 it became one of the most important settlements of the region with more than 1500 inhabitants. The main reason for population growth was migration. In 1930 there were 2187 inhabitants lived in Komló and in the established mining housing estates. Out of these inhabitants 203 were German. 68% of the population lived from mining. Institutions (schools, kindergartens, hospitals, cultural houses, churches, thermal power stations, etc.) and the first mining sites were being built between the two World Wars. The center of the city was the catholic church and the contemporary theatre, as well as the Anna mine.



Komló alaprajzának változása 1783–1988 között (Mecsekfalu, Mecsekjánosi, Kisbattyán és Sikonda nélkül). – 1 = 1783; 2 = 1856–1860; 3 = 1880; 4 = 1950; 5 = 1967; 6 = 1988; 7 = fontosabb út

The changed layout of between 1783-1988. Source: www.mtafki.hu/konyvtar/kiadv/FE2008/FE20083-4_273-288.pdf

The significant development of the city really started after the II. World War, in the socialist period. In 1947, the settlement became a community and then in 1951 it got a city rank.

The existence and structure of the city is the result of forced mining development between 1950 and 1985.

In the 30s, after the liberation, Komló started to become the well-established commune with a mining orientation, and in the mid-40s, 3-4,000 people lived in the settlement.

In 1954, Kisbattya, Mecsekfalu (named after Szopok until 1928) and Mecsekjánosi villages were attached to Komló, and in 1958 also the village of Mánfa, which in 1992 became a separate village.

In 1961, the population reached 25,000, and in 1970, the central area of Komló, together with Mecsekfalva and Mecsekjános, had 24,871 inhabitants. Its other residential areas are: Kisbattyán 186, Mánfa (with Budafa) 907, Sikonda 49 and Zobákpuszta with 173 inhabitants, so the number of inhabitants of the city was close to 27 thousand. In 1980, the number of permanent populations was 29096, in 1990 it was 29,520.

The need for industrial development preceded the needs of the public, the development of railway and railway stations, new mines, service plants, coal classifiers, bath buildings, and cableways were constantly built. The goal was to increase the volume of hard coal mining, supplying the Danube Iron Works with sufficient quantities and quality of coking coal for the iron and steel industry.

During this period, in the 50s, workers arrived in the city from all parts of the country, and until 1956 also there were four prison camps (3 mining, one construction) in the city. Due to the geographical features of the city structure, the distinct advantage of the separate parts of the city is that it has extensive green spaces and parks between the neighborhoods, so the air quality of the residential areas - most of them built



on the hilltop - was tolerable despite the scale and size of the industrial activity. The disadvantage is the cumbersome traffic links between the parts of the city that are affected in this project, and the lack of urbanization.

Komló and its region is rich in intellectual heritage, such as traditions, craft knowledge, and in recent years many new cultural life initiatives have been launched. Over the past decade, the city's leadership has devoted significant human and material resources to cultural life in order to change the city's image, and has supported many new initiatives. One of the most important tendencies of the city management is that - with the connection of the art training in Pécs - the creative industrial center that helps the settlement and the region was established. For this, the building that used to be the headquarters for decades in the city center was the most suitable.

The goal is to provide Komló an exhibition venue for traditional craftsmen through the pilot project and, at the same time, organize knowledge transfer between similar creative actors in the partner countries. The specific purpose of the project is to transform the old communist party building into a cultural and creative centre. In the implementation of the project Komló intends to involve the creative industry sector, the related economic and service organizations, and the traditional training industry.

The investment focuses primarily on accessibility, as it has a great importance for the disabled and the elderly. In addition to accessibility, the new exhibition hall will provide the necessary tools for handicraft presentations, photo exhibitions, film and video presentations, thus providing the creative industry with the necessary infrastructure for introduction.

The primary beneficiaries of the project are creative industrial actors who are given the opportunity to present their work and products. Through the international network of projects developed within the framework of the project, new opportunities open for them, they receive new ideas, inspirations and even more demand for their products. The project has a positive effect on the image of the settlement, positively influences the marketing of the city, and the local population also benefits from the results and activities of the project.



3. Presentation of real estate development

3.1. Pilot project

3.1.1. Description of the main features of the building and the environment

The downtown of Komló is located in the eastern-western main valley of the Kaszánya stream, some of which originated from the former mining area, an industrial area and the city center, surrounded by housing estates and neighborhoods adjacent to the hilltop next to it. The railroad was also built into the main valley that defines its settlement structure - basically to serve the mine. The individual parts of the settlement are separated from each other, with wide slopes and unbuilt areas. The disadvantage of the structure is that the transport links between the parts of the city are incomplete and the railroad separates the northern and southern parts of the city. As a result of the development determined by the industry, the urban structure was partly determined by the mining facilities and plants, and partly by the optimal placement of their back-office (mechanical, construction, material supply) services and all of these logistic functions. As a result of more flexible placement and fast availability of workplaces, housing estates have been built around and near industrial bases. In accordance with the rugged, sloping terrain, this was possible on the hills around the industrial plants and infrastructure facilities installed in the valleys. Due to the slope conditions, areas not suitable for this purpose have been preserved as woodland forest areas. As a result, industrial plants, residential areas and green spaces are intertwined. Emissions damage from the plants in the valleys (dusty, noisy coal and coal processing, transportation of persons and materials, fuel with concentrated smoke) resulted unfavorable environmental conditions and cityscape, which was mitigated by the use of forested green areas due to slope conditions. From the population's point of view, it is favorable that the residential areas have been settled on hillsides with more fresh air.

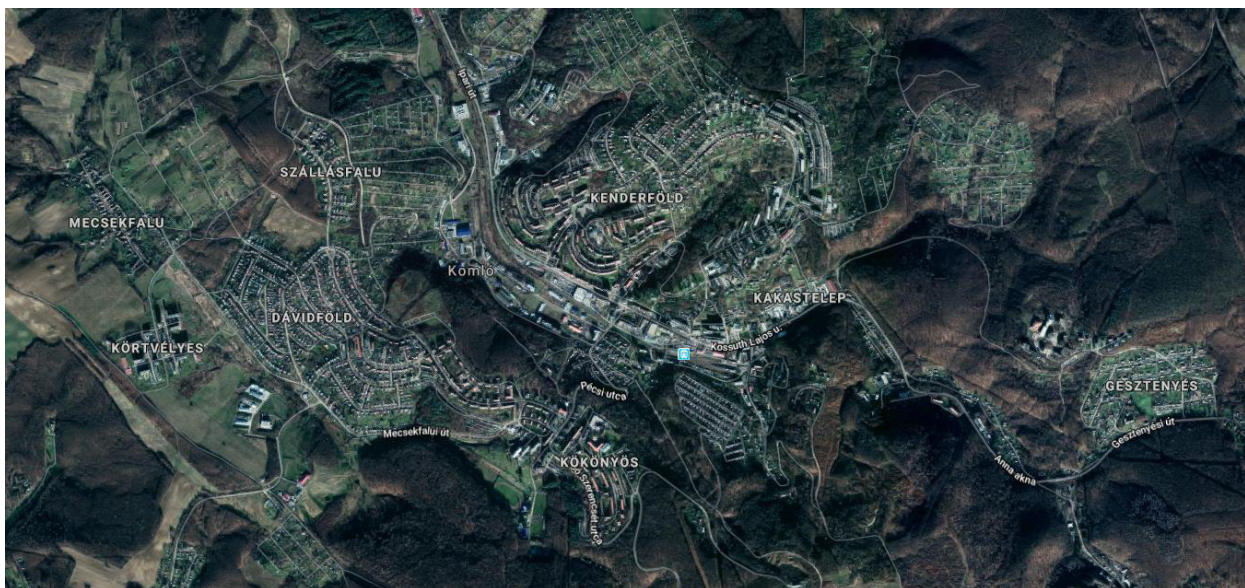
The mining control center and the new city center were built in the fifties by the greatest advancement of the valley area, directly adjacent to the mines, symbolizing the undoubted fact that the city of Komlo was about the same as coal mining.

At the beginning of the 1990s, following the economic and legal liquidation of coal mining, a significant part of the mining facilities was demolished, freeing up space for the development of a new type of downtown. The city without economic funds did not have the resources to build a long-term redesigned city center; therefore, in these areas shopping centers and commercial facilities were built by new investors that came to Hungary, as solvent buyers. Urban functions have been placed in old buildings that were compatible. Former industrial plants have partly survived with their industrial roles among new market conditions and partly with new economic functions and owners.

The former mining headquarter's building on the outskirts of the main square got the function of the primarily health care, service and retail, in the former party headquarter's building on the main square, where the city library is also located - it is the subject of the project.

It shows the difficulty of transforming the cityscape and its features that some large, virtually city-centered buildings have remained unused, and their condition is deteriorating.

In spite of the lack of in-depth redesign and the significant real estate market definition of new buildings, the city's environmental status, liveability and image have improved significantly as a result of the disappearance of industrial facilities, the nature of the green city of Mecsekvidék, and besides the noise and air pollution have decreased significantly, too. Unfortunately these changes have not effected the image of the city a lot, and as a result, the attractiveness towards investors and population did not reach real potential levels. It all has an even more significant time delay effect because an unfavorable industrial-environmental image became added to the image of the city with the picture of the depletion of the economic base, and it takes a long time to work it off. It also causes a delay effect that the industrial city (built with the government's will and budget resources) was dismantled by the government's decision, and afterwards the city has not benefited from any planned, development-oriented restructuring programs and the state has only assumed the role of "ruin cleaning". With its substantial restructuring, the city has practically been left alone, it is constantly expanding its connections and is looking for new economic and social functions and participants with whom it would be able to change its long-term image.



The parts of the city of Komló. Resource: <https://www.google.com/maps/@46.1911944,18.2579915,15z?hl=hu>

According to the settlement development concept, the city's vision: Komló is a city that provides jobs, livelihoods and values to its inhabitants in 2030, sustaining its economy, society and environment. According to the concept, reaching the vision of the city of Komló in 2030 requires: "to get out of the social economic crisis and obstruction caused by the mine closure. To do this, the followings are needed:

- *the population of the city and its catchment area should be a job-giving economic center,*
- *develop a high quality, sustainable living environment and an attractive city center;*



- *be a future-oriented, open-minded, solidarity-based society.”*

In line with the settlement’s development concept, the City’s Integrated Urban Development Strategy (ITS) was also completed. The document sets medium-term goals:

- T1. Improving city accessibility, facilitating work
- T2. Providing an area for new employers, raising the level of supply of existing economic areas
- T3. With the help of R & D, better utilization of the region’s capabilities, development of the economic structure
- T4. Supplier and employment cooperation with Pécs
- T5. Efficient city management
- T6. Complex renewal of housing estates, reduction of housing costs
- T7. Attractive city center
- T8. Reducing the environmental impact of vehicle traffic
- T9. Establishment of crossing and hiking trails
- T10. Developing an unified, high-quality green area network related to the surrounding forests
- T11. Stopping the decline of the population
- T12. Strengthening the social care system, adapting to changing needs
- T13. Strengthening social integration

As a program or measure related to the Territorial Objective for the ITS Downtown, it names:

1. Preparation of a comprehensive plan for the public space arrangement of the section between the Kossuth Lajos Street and the liquidated railway line 48 and Zrínyi Square
2. Increasing the even capacity of the Kossuth Lajos street Berek street Pécs road junction
3. Kossuth Lajos Street Traffic Deterioration and Road Separation Reduction
4. Building a cycling infrastructure in the city center
5. Turning unused MÁV (railroad) areas into the city center
6. Quality green areas, community spaces, promenades, street and parking
7. Establishing a new passenger-friendly bus station
8. Market and Market Hall XXI. century design



9. Environmentally friendly solution for stone transport
10. Develop a tourism package coordinated with the region
11. Realizing a tourist attraction in the City Library building and behind the KH
12. Establishing a road connection between the end of Tröszt Street and the Zrínyi Square
13. Creating a road connection between the Tröszt street and Pécs road junction and the Temple Square
14. Unlocking and connecting the Kaszánya stream to the green area network
15. Expanding and developing the infrastructure of basic health and social care (Kossuth L. u. 103).

The municipality also has a cultural strategy related to public education and its purposeful development. The overall objective of the City's Cultural Strategy is to improve the quality of life, which can serve through three cultural pillars: economic development, positioning, and retention. The strategy is based on the following pillars and principles:

- *“The cultural values of the city contribute to increasing tourism.*
- *The mediation of cultural goods serves to raise the level of education of the population, to develop a knowledge-based society, to improve the ability and ability of society to innovate;*
- *Cultural opportunities provide young people with an opportunity to express themselves;*
- *The activity of public education institutions promotes the cultural catching up of disadvantaged social groups and regions;*
- *Expanding the opportunities of the minority and preserving their heritage,*
- *Cultural mediation strengthens national identity and belonging to the local community, deepening the feeling of local patriotism,*
- *Culture contributes to the development of micro-regional and regional relations.”*

The strategy has three basic objectives:

- Development of cooperation between cultural programs and tourism, event development
- Development of joint tourism and cultural program packages
- Cultural marketing, PR and image change.

The following agreements were applicable to the building involved in this project:

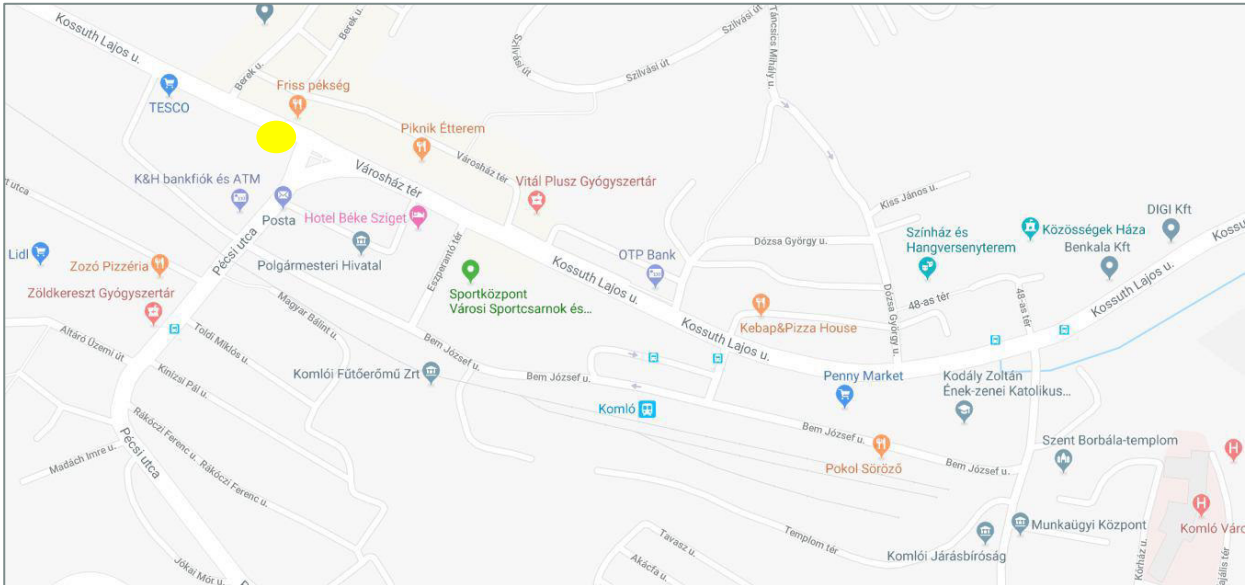


- *“Attila József City Library and Museum Collection will continue to play a decisive role in the city’s cultural life.*
- *Its activity is eclectic, since, in addition to the basic public library services, its founding charter is required to manage the science and museum collections and coordinate its programs.*
- *As a strategic and future plan, it is important to confirm what the Municipal Council of the City of Komló defined in its April 2004 economic program:*
- *“It would be necessary to construct a mining museum, which is actually the mining industry itself, with a small pit tower, possibly transforming an existing one (eg a cellar sanctuary). The museum could be presented with the processes, tools, and panoptic nature of mining activities for participants in everyday life, related documents and data.”*
- *“a part of the future museum collection is currently in a rather overcrowded library; these objects would, of course, be placed in the right place, thus relieving the library premises.”*



POSITION IN THE CITY

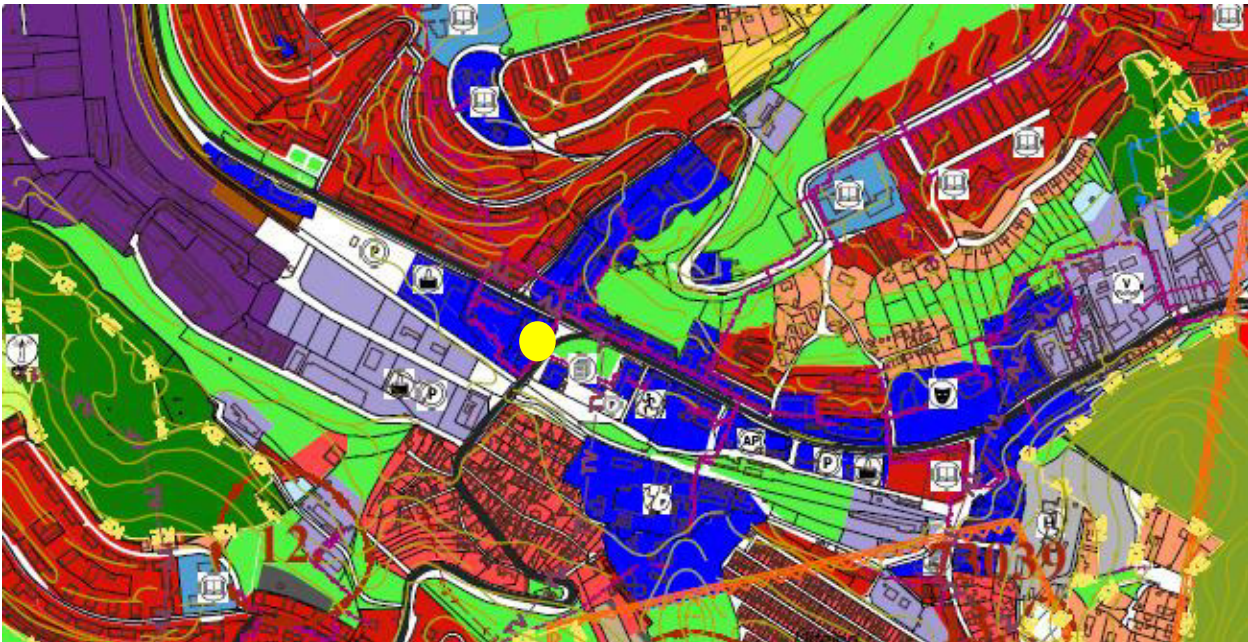
The map below shows the city center of Komló with its public institutions:



Map of downtown Komló with features. Forrás: <https://www.google.com/maps/@46.1911944,18.2579915,15z?hl=hu>

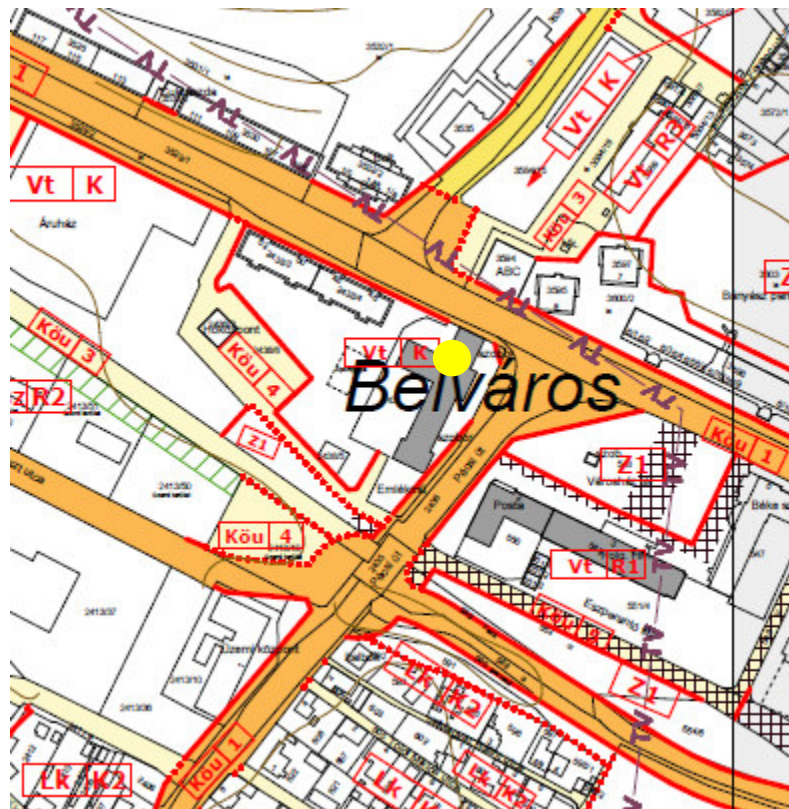
The building affected by the investment is located in the downtown of Komló, on the main square, City Hall Square. The downtown is the center of retail, hospitality and services, along with the economic center, and its residential function. Here are the shops of the major food chains (TESCO, LIDL, PENNY), and most of the shops of the industrial nature. The area is characterized by the full deployment of public utilities and the overall comfort. The institutions and most of the apartments are supplied with heating and hot water by the Komló Heating Plant. In the downtown area, the transport infrastructure needs to be improved; The construction of the public transport network is inadequate (due to the narrow valley), the number of parking lots is very low. There is a wide range of community and human public service functions in the city. Most of the public areas serve the needs of vehicle transport (road or parking), there is little opportunity for pedestrian traffic, and the city has no agora type center.

The building takes place almost in the entire length of the eastern side of the Town Hall Square. The central location of the building that is independent of the houses of the square and the surrounding streets has a good access to both mass and pedestrian traffic. Intercity and most local bus stops can be found in about 100-150 m away, the railway station is about 300 m-s. The building is accessible by car as well, but parking is difficult. There are only a few parking lots behind the building. It is possible to wait for a longer period only in the square in front of the nearby ten-storey residential building, in the parking lot of the town house and by the surrounding shops in the distance of about 50-100 m.



The downtown of Komló according to the settlement plan (the yellow point marks the place of the building). Source: Municipal Building Regulations of the City of Komló

The local regulations for the construction of the city are summarized in the following decree: COMMERCIAL REPRESENTATIVE BODY OF THE CITY OF THE CITY 28/2012. (XII.15.) Municipal Decree approving the City Regulatory Plan and laying down the Local Building Regulations. (IX.27.), 18/2015 (IX.11.), 26/2015. (XII.12.), 16/2016. (VII.15.), 25/2016. (XII. 15) and 12/2017. (IV.29.) In a unified structure.





The downtown of Komló according to the settlement plan (the yellow point marks the place of the building). Source: Municipal Building Regulations of the City of Komló

According to the building regulations, the area affected by the investment belongs to the Vt. Based on this, HÉSZ makes the following statements:

"8th V e g y e s t e r e t e t (V k, V t)

Section 8 (1) 34A buildings in the areas defined in the OTÉK may be located, but may not be built, expanded for storage, wholesale and production purposes, and residential buildings in the Vt-R4 building area, and car storage - except for the car storage.

(2) The smallest plot sizes, the required installation method, the maximum built-in area and the minimum green area ratio and the maximum permissible height of construction³⁵ are applicable in the construction zones of the areas, as well as the maximum building height³⁵.

(3) 36

(4) 37A In the Vt-R1 zone, the size of the front yard during the installation of the plots shall be adapted to the existing environment, which shall be discussed with the chief architect of Komló City.

According to the cadastre of built-up values under local protection, the area - the City Hall Square is under the protection of territorial value: Komló, City Hall Square is a united socialist-realistic building complex (there was a party house, post office, mayor's office, Béke hostel).

The area is not a priority area for landscape protection.

The building height is max. 12.5 meters, the installation percentage is up to 355, the smallest plot size is at least 5000 m². "K" indicates the established state, which means that "rules must be adhered to in the case of new construction or expansion, and a building permit may be issued taking into account the principle of fit." An established condition specification shall be used for the characteristics of the building as specified in the zone code with the letter 'K'.

Based on the local building regulations, the mosaic structure of the city center can be seen, it is within the mixed areas of the settlement center created, which is in need of reconstruction (R), and within the 150 m radius of the Gksz (several types of commercial trade and service economic zone), Ze (green areas), several types of small and metropolitan residential areas can also be found, while the railway station and the thermal power plant needing reconstruction are also in the center. This is framed by the elements of the transport network.

Industrial activity is not allowed in this area.

THE STYLE OF THE BUILDING

The mass of the building is determined by the socialist realist architecture typical of Hungary in the fifties. "Socialism is not style. There are no internal, stylistic organizing principles. Unlike all artistic orientations,



the socialist is not the result of a stylistic or worldview, but the image of the communist dictatorship on the artistic system. " (Dr. Gábor Bellák)

The socialist realistic architecture was determined by Stalin's expectations, the buildings were socialist in their content, and their form had to be national. The prefabricated reinforced concrete structure, slabs, high ceilings, horizontal, symmetrical mass arrangements were typical. These principles and guidelines defined the structure and style of most of the buildings at that time. Pioneers and children's camps, trade union districts were built, slums were dismantled, new hospitals, schools, residential districts were built, and the buildings that had been damaged during World War II have been rebuilt in this style. The goal of socialist-realist art was to catch the support of the people and the workers for political ideology.

In addition to the given political-ideological expectations, its development was also supported by the contradictions between the increased social demands (housing, industrialization, migration) and the professional, technological traditions and capacities of the Hungarian construction industry. It was a strongly archaic and eclectic trend.

It is this architectural style that defines the image of Komló, a virtually new city built in the "heroic" era of socialism. The most important buildings were built at the following times:

- In 1952, the Mining Trust Building,
- The Mayor's Office and the Library were built in 1953,
- The Party House, the Museum, May 1, built in 1954, House of Culture, Post Building at the then council building,
- In 1955, the only hotel in the city for a long time was the Béke Hostel, between the 50s and 70s the neighborhood clubs (Gesztenyés, Gyula Juhász, etc.) and at the end of the 70s and early 1980s, the House of Theater and Music, Communities. up.

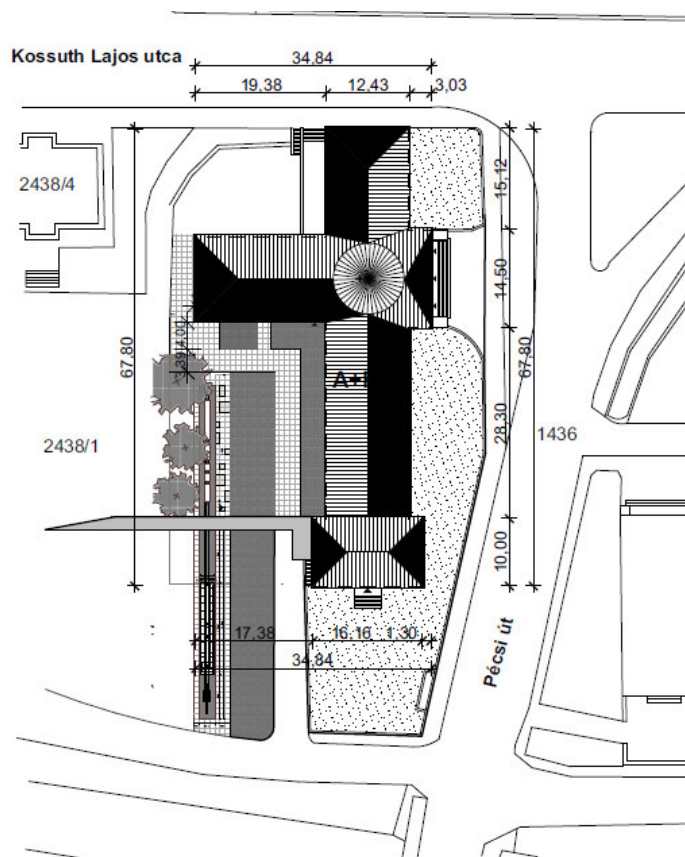
In addition to the large, representative buildings necessary for basic urban operation, the line and institutional infrastructure serving the urban population were built in the fifties: "Csillesor", Clinic, Hospital, other institutions of the city, kindergartens, schools, crèches, booths and even the bathrooms. Due to the smaller number of bathrooms, the Béke Hotel itself also operated a public bathtub. Complete streets and neighborhoods were established in one or two years. In each part of the city there was usually a separate post office, school, kindergarten, grocery store and pub, club room, medical office, and occasionally a restaurant was also built. From 1949 a mining casino, a theater circle, a brass band, a library in the city, a separate Komlói Radio and Komlói newspaper were established, were in the fifties, during this period three more cinemas were operating. Lectures, concerts and fashion shows from Budapest were also regularly organized. The city had a vibrant cultural life compared to the rest of the country. Urban sports life was also very significant, and the sports club had been operating since 1922, and at the beginning there was a sports ground in the grassy area on today's Town Hall Square. At the end of the fifties, at the beginning of the 1960s, the city was a football team in NBI, and the mining stadium in Kökönyös was built to serve it.



The main square of the city is the newly built party house. Source: <http://www.fortepan.hu/>

The building was established in the fifties and was handed over in 1954. As far as its function is concerned, it is a party house, besides the communist party, “the organizations that serve it (the people's front, the workers' union, the KISZ) in this building were the city and district center before the change of regime.

CURRENT STATE



Site layout of the building

Basic Building Data:	Existing	Planned	Requirement
Total land area	3457 m ²		
Installation mode	free		
Building Zone	Vt		
Installation rate within the zone	33,62 %	33,62 % existing	Max 50 %
The gross floor area of the main building:	1161 m ²	1161 m ² meglévő	
Green surface	existing	existing	
Green area ratio: within an area	57,46 %	57,46 %	Min 25%
Total useful floor area	2683 m ²	2681 m ²	
Building height	existing	existing	

Basic data of the planned building. Source: Design documentation

In the planning and design of the building, the needs of the office management center and office functions were taken into account in the planning of the functions, room allocation, therefore office space, storage

space required for filing, and smaller and more impressive, larger councils were placed in the building. In accordance with the prevailing architectural and ideological style, the central spaces of the building's facade and its interior or exterior were designed. In terms of the party's authority, size and architectural mass, it was the same as the council house on the square, expressing the party's dominant and controlling role. The building has a basement, ground floor, first floor and attic level, the useful / used floor area of the building is about 2000 m², the plot area is about 3500 m².



The front side of the building. Source: [googlemaps.hu](https://www.googlemaps.hu)

The building was built on a slight slope, the main mass of the building was built above the street level, the southern part of the building lies a little deeper (1 m) due to the base of the valley.

The area around the building is well-arranged, on the side of the square there are a 1 m high wall behind the street level, monuments (statue of Adolf Engel, memorial 56), bushes and flower beds. Behind the building, a monument commemorating mining and a few parking lots were built a few years ago in the former parking place. On the higher northern side, there is an open courtyard and an unused terrace.





View of the building from the NW. Source: googlemaps.hu

The building was made of compact, solid bricks, it has an about 50 cm thick brick wall, with a high-pitched wooden structure with gable roof tiles. As the building is located in the valley of the Kaszánya stream, it probably received reinforced piling. The facade is characterized by plastered, single-color (basement slightly darker), non-partitioned facade design. There is no external watering on the building, its structural condition is good. The buildings are cellular, load-bearing, long-walled, with transverse partitions. The basement floor line is at -3.29 m.

The slabs were made of reinforced concrete / steel beams, between floors, between slab beams, thermal insulation appears, about 15-18 cm of blast furnace or boiler stove, depending on the level of concrete and cement slabs or sanding, “stafli”, concrete and parquet.

Underneath the roof is a cornice representing contemporary architectural style, the tinning is good, rainwater canals perform their task, due to external visual inspection.

The building has all the conveniences, the heating is solved by district heat (gas). Onto the roof, in 2013-2014, about 70 solar cells were put up by the municipality by means of tenders, so the building does not require external consumption of electricity (it generates towards the network instead). The institution operates as a “Green” library with the use of tender resources.

The building, the level of transport between different levels, the availability of the functions and the rooms are not barrier-free.

The building has been upgraded in the framework of an energy tender for a few years now, the replacement of external door locks, the thermal insulation and the modernization of the energy system have also been carried out. Solar panels were placed on the roof. The windows are made of simple plastic, the entrance actuators have also been replaced with plastic pieces. There is no large structural crack on the building, the masonry can be considered to be in good condition.

The attic can be accessed, the roof is clearly visible from the outside, the structure is intact, the shell is connected. No traces of soaking in the interior are visible.

Plasterings are missing in several places on the building, which can cause additional structural problems. On the building, there is no watering from the street fronts and the inner courtyard facades. The inner courtyard cover, sidewalks and water drainage have been solved, not causing damage to the building in the present state.

Windows, exterior and interior doors are in good condition. Large iron doors on the basement level need renovation and transformation. Ceiling and interior coverings on the ground floor and upstairs are in medium condition and are not urgent to renovate.

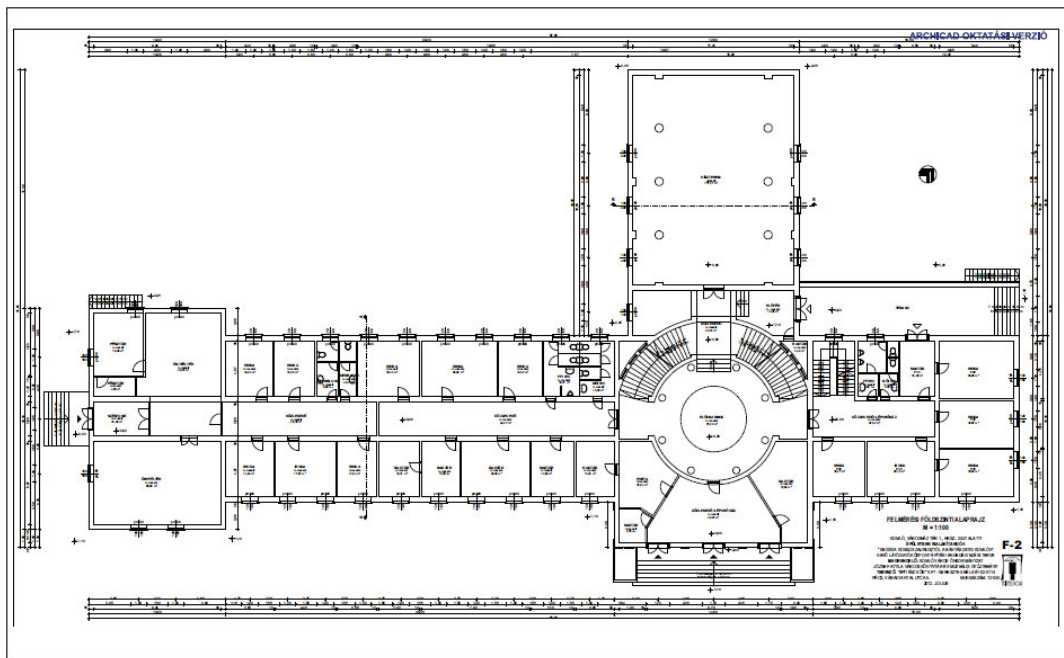
GROUND FLOOR AND FIRST FLOOR



The main entrance of the building is on the ground floor, on the side of the Town Hall Square. To emphasize the monumentality of the building, a staircase (8 + 2) leads to the door on the three-class facade.

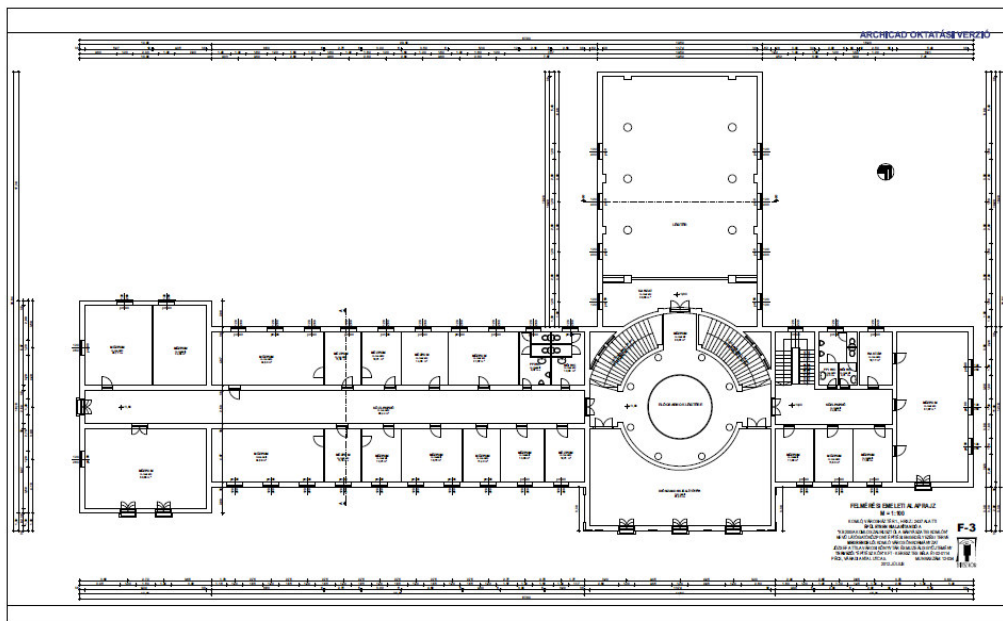
The main entrance leads into a spacious lobby, where visitors can see a reception on both sides. From the foreground, we enter a spacious, atrium-type, circular central space with upstairs and roof levels. From this point to the right side there is a shorter, and to the left, a longer corridor with smaller or larger, former office spaces adapted to the needs of the party headquarters. There is a staircase similar to the circular corridor, as well as a former ornamental hall of almost 200 m² with large windows and double doors.

The condition of the restrooms and mods is inadequate, there is no social block, no dining room and dressing room for the workers.



Ground floor plan.

The upstairs level (first floor) has a similar layout, similar structure and condition to the ground floor. The only significant difference compared to the ground floor is in the usage, as one third of the western wing of the ground floor is occupied by a commercial bank, it is separated by a wall, and it has a separate water block.



Plan of the first floor.

On the ground floor there are office spaces (museum and library servicing premises), empty offices, reception and a library for grown-ups.

Upstairs there is a local history museum, a collection of natural sciences and storage rooms.

BASEMENT LEVEL:

The cellar can be approached from the courtyard side of the building, directly down the street or from the building, on a circular staircase opening from an atrium central.

Part of the basement level, southwestern wing, towards the street is a basement, the back yard with ground-level, normal-sized entrance doors. The cellar has the following facilities: close to 20 smaller and larger, 10-60 m² warehouses, social block (s), garage.

Most of the warehouses preserve the stock and collection of the city library and museum, their condition has been severely degraded, some of them have been soaked several times due to the failure of the water pipes. The warehouse equipment is outdated and inadequate in terms of space utilization (old wooden shelves and cabinets, storage, salco systems). Utilizing the headroom and processing and selecting the stock would cut down on a significant, usable space. There is no ventilation system, which causes particular damage in the science collection, but of course it does not have a good effect on the books and the staff either.



3.1.2. Testing the compliance of the building with the main functions planned

In the 1980s, the city had a vibrant cultural life, thanks to outstanding mining payments, mining, and the city's state subsidy. During this period, institutions dealing with the cultural life were operating in Koml6: 8 primary schools, 3 secondary schools, two cultural houses, two youth clubs (with rehearsal rooms), two cinemas, a museum, a library, a phonothèque, a theater, a music school. In addition, there were several kindergartens, nurseries, homes for the elderly, neighborhoods and seniors in the city.

After the change of regime, with the establishment of the multi-party system, the transformation of the economic structure, the emergence of the market economy, the development of the welfare society, the position and role of Koml6 changed both nationally and at the level of the city. The city lost its former privileged and subsidized status, becoming an industrial crisis area due to the elimination of mines. The support of public education by the state and the mining company has been abolished, so urban public education has faced with a major financial crisis. In the city, economic transformation, as well as the closure of mines, resulted in the liquidation of many companies, the increase in unemployment, and a significant decrease in solvent demand. In addition, the maintenance and financing of institutions that provide basic human services (educational, cultural, social, health) and urban and regional needs have also led to growing financial difficulties for city management. The listed institutions and the majority of the buildings they occupied were built after the 50s, their demolition was unreasonable, and their utilization dropped significantly with the cessation of many disciplines, workshops and organizations. In addition to institutional buildings, the disappearance, reorganization and reduction of the number of mining plants and light industry companies has made many corporate / industrial and industrial buildings inoperable. "It became empty" eg in the downtown, the Tr6szt Building, the courtyard of the Carbon Light Industry Factory and the lower part of Kossuth Lajos Street, several mining buildings and mining facilities with the corresponding service infrastructure. Economic transformation also affected demographic and social processes. Migration and emigration increased, affecting primarily the younger, higher educated ones, and significantly reduced the number of children in the city.

From the beginning of the 1990s to the beginning of the 2000s, the urban institutional system underwent a major change, some institutions were merged, and other institutions ceased to exist. Both cinemas, two primary schools, the secondary schools (thus a building was freed) and a cultural house were dissolved.

In this process, the party house building has lost much of its former functions. Under the market conditions, the MSZMP and its successor parties did not have the resources or the need for such a large building.

The municipality has been looking for the building's functions for several years and has tried to utilize a brick building in relatively good condition. Due to the design of the entrance, the allocation of the premises, the rent and the operating costs, it was not easy to find the financial background for those who owned the building. The city did not have the resources to reconstruct the building, rebuild it and to modernize it energetically. Housing utilization was also raised, but in the absence of an investor, it also had financial constraints.



The separation of different functions was characteristic of the urban institutional system both before and after the change of regime. The cultural institution and theater were operated in a separate building, initially as an institution with a separate budget, independent management and professional direction. This situation changed only in the mid-1990s when the institutions were reorganized and merged.

In the past decades and in connection with the current design, the following functions have emerged as a real alternative to building:

In the 90s there were several party offices (FIDESZ, MSZP, MSZMP, SZDSZ) on the ground floor of the building, such as a driving school. After the cessation of the 1st May House of Culture, Sponot started to work here. The K @ H bank moved to a separate, detachable part of the building.

At the basement level, where the garage is located, several shops operated through the years (pet shop, plastic shop, fur coat, etc.), and on the same level operated the first public Internet provider of the city for years. There were media service providers, tourist associations, micro-regional offices, etc. too. At present, there is a children's playhouse next to the children's library. In about two-thirds of the level there are warehouse spaces.

On the first floor, after the change of regime, the museum and then the natural science collection were placed by the city. The replacement was mostly ad-hoc, without strategic bases, only for financial reasons. In 1999, the former library from the other building was also relocated here, as well as former Internet provider and the phonothèque that had both since been ceased.

In general, the building currently has a mixed function, some parts of it have public educational institutional functions, a library, a museum's public collection takes place, and other parts have a social (Start Foundation) and administrative (headquarters of NGOs) role, but there are offices leased on a market basis as well (with administrated tasks, storage premises).

Due to the location, structure and internal division of the building, the following functions can be installed as a realistic alternative:

- Commercial function
- Financial-service function
- Apartment Function
- Administrative Features (Office Building)
- Cultural and public education functions
- Health function
- Economic (industrial) function
- Storage Function



3.1.3. A schematic presentation of the main features

“In the 21st century, the role of creativity, knowledge and innovation in economic development increased. In the international and domestic competition of cities, the social and economic environment has an important role for the establishment of a creative economy. In the course of the economic transformation that has taken place since the change of regime, it has become evident that Hungary can compete in the European economic competition primarily in the knowledge-based economic sectors. Accordingly, since 2000, the development of creative and knowledge-intensive economic sectors has become increasingly important to national, regional and local economic strategies.

Creative industry: book market, newspapers and magazines, music, performing arts, television, film, radio, video games and other games, visual arts, architecture and advertising.

“Creative industries are activities whose roots go back to individual creativity, skills and abilities and are capable of creating wealth and jobs through the creation and use of intellectual property. The creative industry is based on 12 sectors: electronic and print media, advertising and advertising industries, film and video, software and digital game development, architecture, publishing, music, performing arts, fine arts, applied arts, design and fashion design, art and antique market as well as crafts. [...]”

In the city, the main artistic sectors connected to the creative industry and associated with each other have an independent institution and venue.

The House of the Communities has regular meetings of creative, and artistic groups in the city (eg craft club, embroidery circle, choir). However, the building does not have a designated exhibition space in terms of its features, but the exhibitions are mostly in the foreground or corridor.

The Theater gives place for the amateur theater and occasionally for the dance group. In the foreground, exhibitions are also regular here, but not a classical exhibition space or less suitable for performing economic functions related to the creative industry.

The music school mainly performs classical art school functions.

Zrinyi Club: economic based entertainment club, which regularly provides local bands with performance and rehearsal facilities.

Library and Museum: library, collection management, archive tasks, however, the building is a mixed-profile, showroom, and conferences, museums suitable for holding educational activities.

Due to the proximity of Pécs, the traditions, the current institutional system and civil society, the settlement has a necessary background for the establishment of creative industries, but there is a lack of an appropriate intellectual and organizational center.

The goal is to "clean up" the building's profile in order to provide the local and regional creative industries with a suitable introduction and professional background, based on local traditions, existing capacities and



capabilities. During the creation of the function of the building, the experimental presentation of the collection of natural sciences and local history should give a prominent role, the creative use of these features is an important task.

In the building affected by the development, we distinguish main and sub functions for the future as follows. The main function of the building is the public educational institution, public collection, which is subject to the cultural law. Due to the characteristics of the building, the other institutions of the town (Community House, Theater, Music School, Zrinyi Club), due to the features and capacities of the city, are advisable to install additional sub-functions related to this function.

PLANNED FUNCTIONS BASED ON THE BUILDING AND THE STRUCTURE OF THE BUILDING

The exterior facade of the building, its energy efficiency is in a good condition, whatever the function of the building, internal and external modernization, interior design reflection and transformation are needed. The planned functions should be defined so that the protected nature of the building and the surrounding space would not be damaged, proud of its past, living together with its traditions and the XXI. century city. The industrial past, the mining tradition of the city, is an extremely favorable link to this. In addition, the cost-effective maintenance of the property must be provided, and a building of this quality should be self-sustaining or become as soon as possible.

The creative industry center must thus assume a set of functions that strengthen and complement each other, but also relate to the existing functions. Spaces should be handled flexibly as the building structures allow. The public traffic building must meet many directions, one of today's requirements is that it is barrier-free, and it is also important to be fire-safe.

The attic and the roof are to be completely renovated if we want to install a function there, and we should also have a barrier-free access to that level. In the long run, it would be advisable to completely eliminate and minimize the administrative and financial service functions from the building. The renovation of the roof could create a modern, unique mining demonstration site, and in the central hall, the dome action should be either film screening, planetarium use or the connection of the garden / plot to the building (eg: Spice Garden, Park of Mecsek Native Plants, etc.).

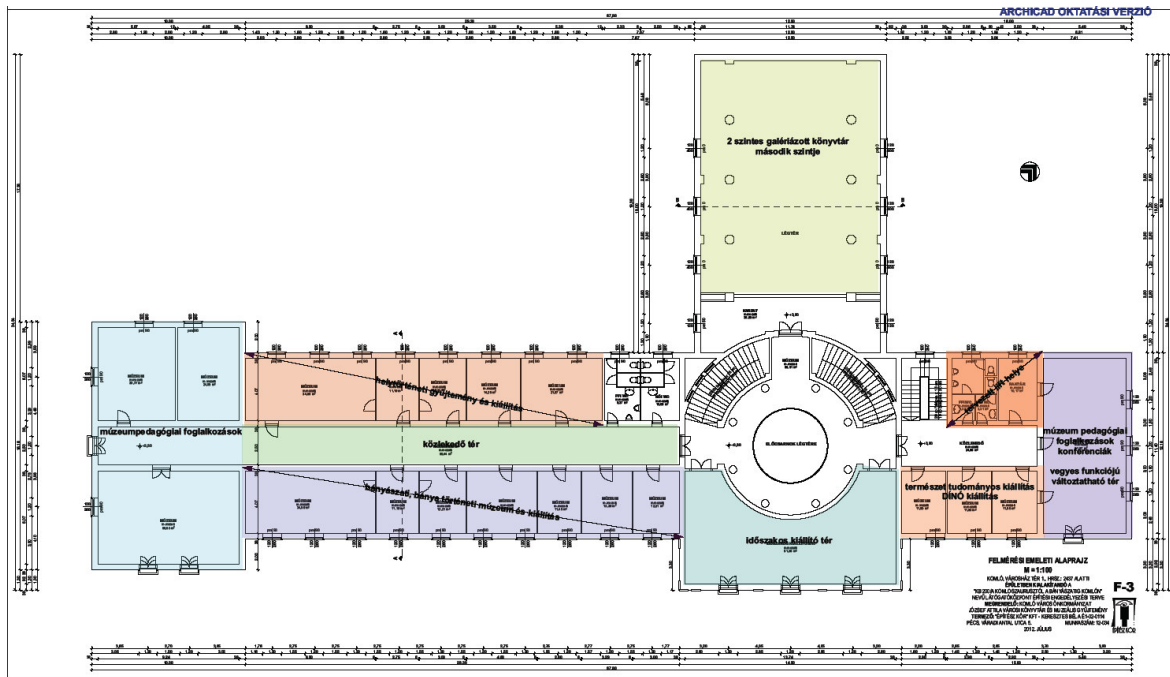
As a summary, the building can be used for a wide range of functions during a complex renovation, but this must be taken into account at the design stage.

LIST OF POSSIBLE FUNCTIONS WHICH BUILDING COULD TAKE

FLOOR AND ATTIC:

Historical center: a showroom for mining, social history, and ethnography, complemented by the introduction of present-day creative products and workshops based on traditions. In addition, it is a museum pedagogical center for the development of fidelity.

Creative Science Center: based on the library and science collections, the establishment of a museum for teaching pedagogical, attitude-forming lectures, programs and events. It is also important that urban artists and craftsmen are available as exhibition spaces and showrooms.



Plan of the floor by possible functions.

GROUND FLOOR:

Library and archival functions are retained at the current location.

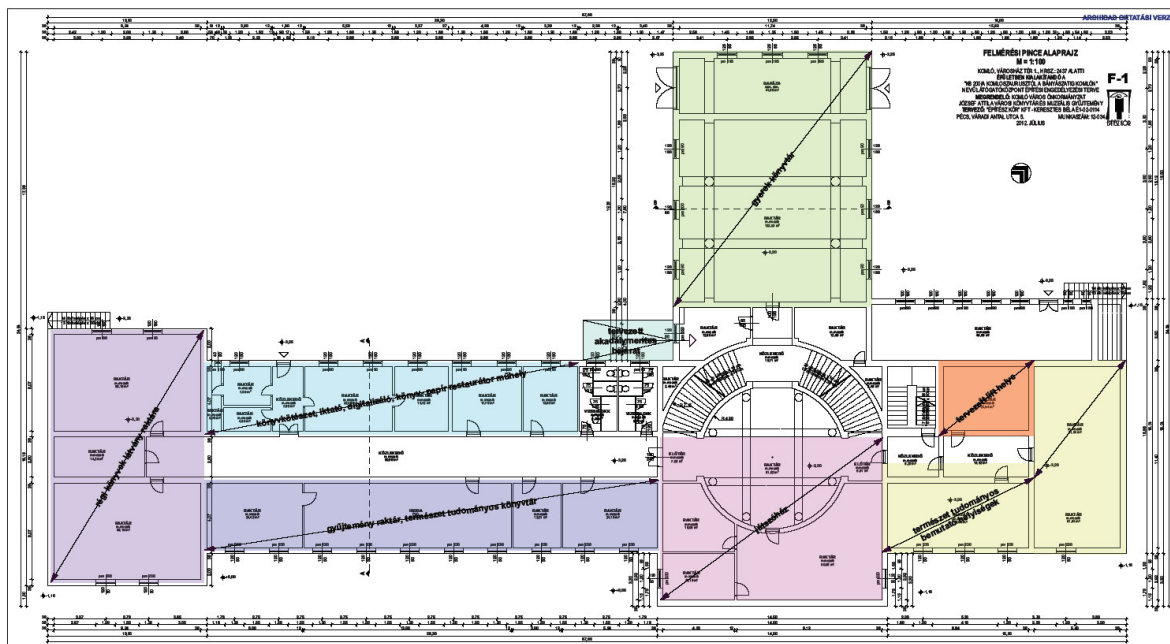
Catering buffet, café:

The function of the catering unit would be on the north-west side of the back terrace, or on this side of the cellar. Part of the yard could be set as a garden room.

Creative industries related to office space: graphic design studio, illustrators, etc.

OFFICE, PUBLIC OFFICE FUNCTION:

It would stay on the current site, but in the long run it would be expedient to move within the building to make the building more open.



Plan of the cellar according to possible functions.

Planned functions of the building					
Cellar		Ground floor		First floor	
Function	Area (m ²)	Function	Area (m ²)	Function	Area (m ²)
Book Warehouse, Showroom Warehouse	126,55	Commercial / Banking Feature	224,74	Education / Museum Education	115,98
Collection & Natural History Library	99,54	Offices	67,02	Local History & Mining Museum Space	207,59
Bookbinding, Creative Industrial Workshop (eg Graphic)	91,11	Library	231,1	Exhibition Space	116,83
Playhouse	61,62	Information Space	78,77	Mixed (Education, Event Space)	61,87
Natural History Museum	97,7	Catering	72,59		
Children's Library	132,53	For Civil Services, Creative Industries Offices	60,26		
Warehouse / Storage	25				
Total	634,05		734,48		502,27

The table does not include the server areas (elevator corridor, social block, etc.).



PARKING BALANCE OF CALCULATION

Item	Description Function	Planned m2	Specification	Number of parking places to be planned
1.	Museum function	447,12	1 piece per 50 m2	9 pcs
2.	Catering function	72,59	1 piece per 5 m2	minimum 15 pcs
3.	Office / service functions (office and other self-service units)	291,76	Until 100 m2 1 piece per 10 m2 From above 1 piece per 20 m2	20 pcs
4.	training	177,85	Every started net 20 m2 1 piece	8 pcs
4.	Library function	656,74	Every started net 50 m2 1 piece	12 pcs
The number of parking places to be provided is 60 pcs according to the OTÉK decree				60 pcs

Parking Balance related to planned functions

There are several larger parking spaces within a 100 m radius of the building: Berek street parking, shopping malls, parking behind the building, parking behind the mayor's office.

COSTS

In terms of renovation costs, we can calculate an average of 250,000 HUF / sqm for the whole building. (It also includes the cost of internal transformation, furniture, and the creation of a new exhibition space on the roof.) The building as a whole has been described in the past as regards appearance and building engineering is not in bad condition;

Design fees, technical inspection fees, project management fees, application costs, application writing costs generate additional costs.

The final costs are accompanied by additional investment costs due to the features, e.g. the cost of building is a different cafe than a restaurant.

In addition, we have to allocate costs for exploring a cellar and / or cellar under the yard as it may even endanger the stability of the building. This cost can range from 1 to 2 million forints up to 5-10 million forints. Cost planning is possible after the final functions have been developed and a complex detailed design plan is available.

Taking into account the development of the entire area and complex creative functions, a development cost of about 300-500Mft would be required depending on the content of the plans.



3.1.4. Property Investigation and Development Opportunities

Since the mid-2000s, legislation has required the provision of accessible approaching of the utilities. Within the framework of the project, a collection for public education, exhibition halls and small conference rooms connected to the creative industry will be established in the building concerned, thus the accessibility of the building is a basic requirement, a statutory requirement. In the past decade, neither the institutions, organizations, nor the municipality as the owner of the building had the source of access to the accessibility of the building, as it required the construction of a barrier-free elevator, washbasin, car park, and “drivers”, which resulted in significant costs due to the structure of the building. This was not possible from any other sources. In the area of accessibility, the municipality set up a priority list for urban institutions, accessibility of social homes, kindergartens, schools and offices was the primary task.

Act LXXVIII of 1997 on the Formation and Protection of the Built Environment Act XXVI of 1998 on the Rights of Persons with Disabilities and Equal Opportunities (hereinafter referred to as the Act). (hereinafter: Fot.) and on the basis of the OTÉK, the establishment of accessibility of the part of the buildings takes place where public transport, where the given public service may be used by the municipality. In addition, these buildings and parts of buildings must be provided with equal access to services.

According to the law, "equal access:" public service is equally accessible of its use - with the independence of the condition of the user - is accessible, predictable, interpretable and understandable for all, especially for people with impaired mobility, vision, hearing, mental and communication functions.; in addition, the building in which the public service is provided must be accessible to all, the public part must also be accessible, and can be safely abandoned in case of an emergency, and objects and equipment can be used as intended for everyone and the services can be used equally.

The OTÉK also regulates the concept of a person with a disability, the accessibility requirements cover the specific needs of the entire range of disabled persons (losing, hearing, and limited mobility). In the case of new buildings, complete accessibility of the building is required, the principle of differentiation can be applied to existing buildings as follows:

- Unrestricted access to the building, providing access to public service at the entrance level of the building,
- To create a barrier-free toilet room at the same building level.

However, most of the tender specifications set much stricter expectations with regard to investments in public institutions, often the complete accessibility of the building, the accessibility of the planned functions and programs, the accessibility of the entire building, even in case of a slighter renovation.

Several tendering and development opportunities have been missed out by the institution due to the lack of accessibility. In the case of tenders, in addition to requiring mandatory accessibility, only a certain percentage of the budget (5-15%) could be used for accessibility, while the city was unable to manage the additional costs required. There were no interruptions in the levels to be implemented separately for each



level, as the regulations required complex accessibility. Thus, for a long time it was not possible to develop the building and the services in it based on the fund raising, the utilization and maintenance of the building was always problematic.

The first step in making the building fully usable, utilizing, creating a creative, intellectual center is to create a barrier-free approach, elevators, barrier-free washrooms and appropriate exhibition spaces. In the framework of this project, this step is the milestone of full functional change and recycling.

The basic requirements for the planned obstruction are:

- to ensure accessibility of accesses and access to certain services and exhibition spaces;
- ensuring barrier-free transport between levels (lift installation);
- designing a barrier-free washbasin (K);
- development of barrier-free guide tracks for transport.

The accessibility of the library is ensured by the concurrent implementation of two parallel investments. From EFOP-4.1.8-16:

1 parking space for unobstructed parking spaces

- Establishing unobstructed access to the entrance
- Establishing a barrier-free entrance
- doors for unobstructed traffic
- To create a barrier-free toilet
- building an information table system in the basement.

In the framework of this investment, the accessibility of all building levels is secured as follows:

- assuring accessibility among the basement floor + ground floor + 1st floor. construction of a lift for transport
- establishing a new barrier-free toilet on the 1st floor
- building up an information table system for ground and upstairs rooms

Together, the two investments with the functions and use of the building ensure that the equal access to the service planned by the facility for disabled visitors is ensured in accordance with the requirements of project-related accessibility.

Short architectural concept based on technical specification:

Separated from the room on the western side of the building's northern staircase and on the western side of the northern wing, it would be possible to build a barrier-free lift that could be built within the building's

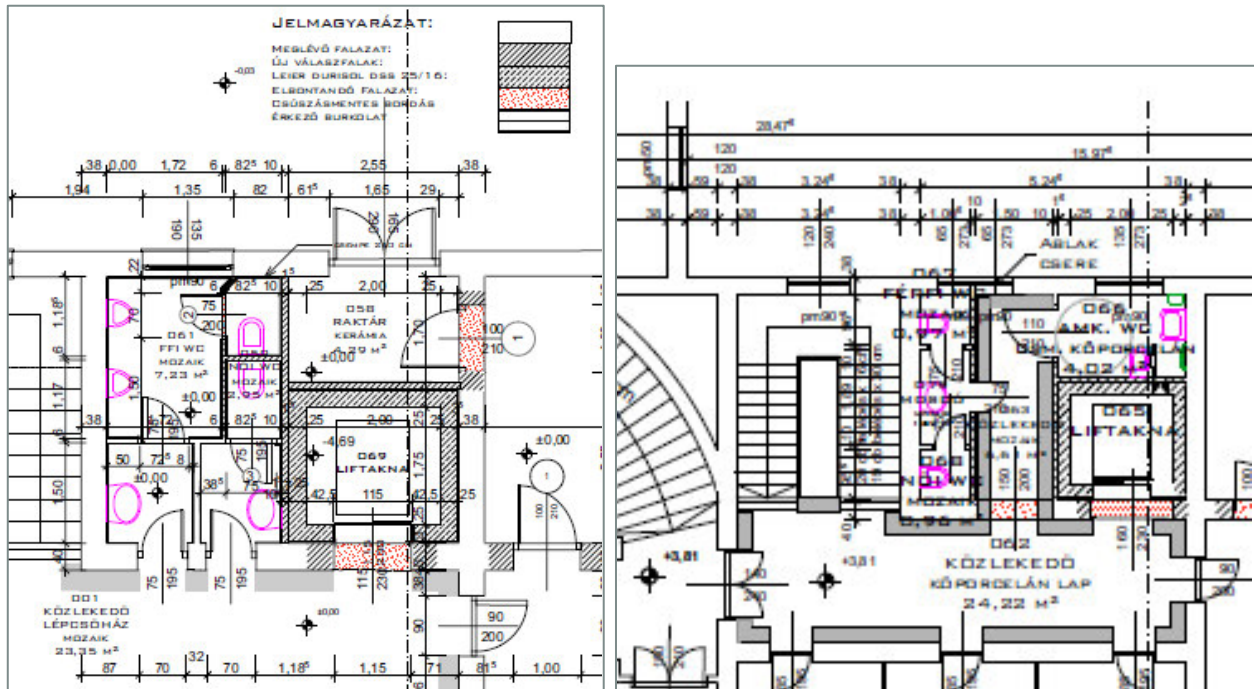


cubicle. From its point of view, it would be ideal for an elevator installed near a transport distribution center. The existing premises are secondary premises, can be functionally relocated or modified without any special consequences. The ceiling from the top floor space is no longer affected by the conversion. The elevator does not reach the loft floor level from the facade point, so nothing will appear, which means that no work subject to license is considered work. Mechanically, the rebuilding of the affected water blocks involves the cost of building structurally the slabs to be cut off to replace the foundations at this stage to be strengthened. Building new elevator structures is a common practice in installing, as a complete technology is deployed in a well-constructed shaft to provide the infrastructure and to provide appropriate statically sized structures. Then installing the inner elevator into the elevator shaft is required.

Downstairs, a barrier-free washbasin has been built on the ground floor; At the same level, the area around the lift will also be accessible. Access to the ground floor entrance and lift access is in progress.

Brief description of elevator design:

The new lift is made with countersink. In addition to the new elevator shaft, the existing building will be laid down in stages. In the existing load-bearing walls, new holes are made, and steel beam bridges with a f20-25 cm support are installed over the subsequent openings. The slab in place of the elevator shaft is demolished above the basement and ground floor. Here, a new 16 cm thick monolithic reinforced concrete slab will be built on the existing load-bearing walls and the lift wall. The new slab should be connected to existing walls in a nest. The base of the new elevator is made of sheet metal, and under the base of the plate there is a 12 cm thick reinforced concrete, widening under the sides, from which the walls of the shaft shutter insulation insulation start. 5 cm insulation is made of reinforced concrete over the insulation, and the 30 cm thick monolithic reinforced concrete base is placed. The walls of the elevator shaft are made of 25 cm monolithic reinforced concrete walls, the walls above the basement floor are 25 cm thick durisol walls, ironing and deboning. Above the openings, a monolithic reinforced concrete beam is made at a height of 25 cm. The floor of the elevator shaft is a 25-cm-thick monolithic plate into which the lift fittings are placed. must be placed before concreting.



Designed elevator shaft on the ground floor and designed lift shaft and barrier-free washbasin on the floor.



Elevator technical content:

Type:	Electric passenger lift	Installation location:	Komló, Városház square 1.
Load capacity:	630 kg / 8 persons	Speed:	1,0 m/s
Lifting height:	7,1 m	Number of stops:	3 szint
Cabin size:	1100x1400 mm	Shaft size:	2000x1750 mm
Size of the recess:	1400 mm	Size of the shaft head:	3600 mm
Operation mode:	By everyone	Placement:	closed walled shaft
Engine Positioning:	In a Shaft With Machine-Free Design	Drive:	Without Gearbox, With Regulated Engine
Cabin weight:	800 kg	Counterweight:	1084 kg
Number of hourly switches:			180 switch / hour
Drive motor:	synchronous motor	Drive controller:	frequency controller
Engine power:	4,2 kW	Engine speed:	159 1/min
Rope suspensory ratio:	2: 1	Control:	Simplex up and down collector with fire control
Rope speed:	2,0 m/s	Current flow rate:	cos 0 = 0,8
Motor current consumption:	In = 9,7 A	Drive wheel diameter:	240 mm
Shutters:	central opening automatic	Free opening:	900 / 2000 mm
Fire proofness of shutters:	Th=E30		
Cabin door:	central opening automatic	Free opening:	900 / 2000 mm
Cabin rail:	ISO T89/A (89x62x15,88)	Counter rail:	ISO T50/A (50x50x5)
Hanging rope:	6 db DRAKO 6,5x19W+(IWRC) 1770 UsZ ISO4344/EN12385 250T		
Speed limiting rope:	1 db DRAKO 6,5-8x19W+(IWRC) 1770 UsZ ISO4344/EN12385		
Diameter of guide wheel	240 mm	Cab model:	standard
Built-in security components:			
Catcher:	Two-way Braking	Cab Bumpers:	Nonlinear, Energy-absorbing E5
Speed limiter:	LK 200 bidirectional with remote control	Counter stop:	Nonlinear, Energy-absorbing E5
Protection against unintentional displacement	Brake mounted on the drive shaft		

The technical content of the lift.



Within the framework of accessibility, the basement is taken from the ground level to the elevator floor, so that the people on the ground floor and the upstairs can access it. Upstairs, a barrier-free toilet with men's and women's lavatories are created.

Accessibility also requires access to the doors, the elevator and the washbasin, the planned investment includes the following items:

- installation of doors and windows (contrasting color of the facade, color of the facade: white / light, door frame: brown (wood), 90/195 minimum opening, installation of an automatic threshold, placement of a 20 cm high end plate on the door base or impact resistant wing design on both sides to prevent damage caused by strollers, wheelchairs and kicks
- in the corridors, in the corridors, in the new greslap-covered areas, a 30 cm wide framing cover will be formed, which will be broken in the width of the wall opening at the doors, switches and equipment with staircases cut.
- light switches are installed in self-contained rooms (barrier-free toilets) with a wall height-contrast frame of 1.00 m, and other switches with a minimum height of 1.10 m.



Basic technical interventions for a barrier-free toilet:

- “In the unobstructed toilet, coloured tiles are required for the visibility of white fittings at a height of 1.20m (or at full height), which provides a contrasting background for the fittings.
- In contrast to the designed white fittings and equipment in the toilet room, a contrasting back wall is required up to a height of 1.20 m
- The non-slip toilet requires a non-slip finish
- A lock-locked handle with a large compartment is required in a barrier-free toilet.
- Fitting with the required equipment
- emergency call setup

The planned investment is subject to license, the investment does not affect the facade, but the building structure of the building is due to the construction of the elevator shaft. Permission is also required for commissioning the elevator.

The investment is not expected to have an environmental impact as the necessary rebuilds will take place within the building.

The requirements and specifications for a lift that is designed to provide a barrier-free access are set out in the following laws:

- 253/1997. (XII. 20.) Government Decree on National Settlement Planning and Building Requirements (TITLE) (amended several times):
- 146/2014. (V.5.) Government Decree on elevators and escalators and moving walkways:
- 54/2014. (XII.5.) BM Decree on the National Fire Protection Regulations
- 312/2012. (XI.8.) Government Procedures and Controls for Construction and Building Supervision Authorities

Z MSZ 9113: 2003/2. edition Lifts construction. Additional Requirements for Elevators in Building Fire

- 28/2016. (Vili. 23.) NGM Decree on safety requirements and attestation of conformity for safety devices for lifts and lifts:

Z MSZ EN 81-20: 2014 Safety requirements for the construction and installation of lifts.

Ók Lifts used for passenger and freight transportation. Part 20: Personnel and personal load lifts

- MSZ EN 81-50: 2014 Safety requirements for the construction and installation of lifts.
- Reviews and tests. Part 50: Design specifications, calculations, reviews and tests for lift components



- MSZ EN 81-70: 2006 Safety requirements for the construction and installation of lifts. Special applications for passenger and cargo lifts Part 70: Accessibility of lifts for persons, including persons with disabilities.
- MSZ EN 81-73: 2005 Safety Requirements for Elevators Structure and Installation. Part 73 Behavior of lifts in case of fire;
- MSZ 15695: 2008 Establishment of lifts and escalators. Vertical traffic requirements for buildings;
- MSZ 15698: 2013 Additional requirements for elevators, escalators and walkways

The investment can be divided into the following steps:

PREPARATION OF THE PROJECT

Reach: 28.02.2019

- Conduct a public procurement procedure to select a designer
- Preparation of licensing plans, licensing
- Preparation of export plans
- Conducting a public procurement procedure for selecting contractors
- Information - Publicity I.
- Submission of financial accounting and support request for completed work

SECTION 1.

Technical Content: Construction Work (25%)

Reaching: 31st May 2019

- The necessary internal breakdowns occur
- Building a lift shaft and utilities, power supply Phase I (foundation)
- Submission of financial accounting and support request for completed work

SECTION 2.

Technical Content: Construction Work (50%)

Reach: 31st August 2019

- Building a new building II. pace (frame construction, masonry)
- Utilities: sewage, gas, public lighting, rainwater drainage (surface and closed)
- Building a lift shaft and utilities, power supply II. pace (foundation)



- Submission of financial accounting and support request for completed work

SECTION 3. (100%)

Reach: 30/04/2020

Lift installation

- Conduct a procedure for obtaining permission and permitting
- Information - Publicity II.
- Submission of financial accounting and support request for completed work

CLOSING THE PROJECT

Reach: 28/02/2020

- Compiling and submitting financial and professional reports

INVESTMENT PROCESS

The investment will start from the main entrance, where stairs will be exempted according to the European standard. Inside, a barrier-free elevator is built that touches the basement, ground floor, first floor of the building's left wing.

Inside, a new barrier-free lift is installed, which works on the left side of a building in the basement on the ground floor and second floor. This is especially important due to the transport of craft and exhibition materials. Each level will have a new barrier free toilet for disabled visitors. This allows easy access to the exhibition hall you have created. Other costs apply to experimental actions (D.T3.4.3) as an exhibition hall for photo exhibitions and craft and film events.

Accessibility: EUR 37,000

- Demolition work: accessibility of external and internal doors
- Cost of lift installation
- Accessibility of info communication: pictograms and information boards
- Design a barrier-free washbasin



Construction of exhibition hall: EUR 5,700

- Flooring
- Painting works
- Modernizing the electrical network

Equipment related to the investment: EUR 4,800

- 30 chairs
- 6 tables
- Laptop
- Projector
- Screen
- Exhibition and storage furniture

Audit and evaluation cost assessment (assessment) 2.500 EUR

Cost of regulatory authorization

Award for Rehabilitation Engineer

INVESTORS, ORGANIZED ORGANIZATIONS

- Municipality of Komló City
- Attila József City Library and Museum Collection

Non-governmental organizations operating in the building:

- Retired Book Friendly Circle Association
- New Day Club
- Komló Association for Knowledge and Urban Development



3.1.5. Risk analysis

RISK FACTORS	Scope of impact	Probability of Prevalence %	RISK MANAGEMENT STRATEGY
	Low/medium/high	0 - 100	Actions to implement
Construction or demolition work related to the preparation and implementation of the planned project	Low	0	No investment related to the preparation of the development or other investment is made in the area affected by the project. No other works are carried out at the project site in parallel with the realization of the investment
Weather, watercourse conditions affect planned or potential construction technology.	Medium	40	During the preparation of the detailed technical documentation, the technical assessment of the affected areas is carried out and their results are taken into account during the planning. According to the right conditions plans provide the construction technology to be applied and the work to be done
Inadequate technical design and execution.	Medium	10	Provision of good performance and warranty (placing a bank guarantee or part of the consideration in a separate account). Selection of contractor with appropriate references, contractual warranty conditions, technical inspection and control.
Due to unforeseen factors, the need to deviate from the technical plans.	Low	20	The project does not include any work that involves more frequent unexpected situations, mainly affecting the walls, ceilings, floors, and lines. Sharing risks. Preliminary environmental impact assessment, preparation of licensee and export design documentation, preliminary surveys, appropriate land preparation. Contract for the whole amount with the contractor.



RISK FACTORS	Scope of impact	Probability of Prevalence %	RISK MANAGEMENT STRATEGY
	Low/medium/high	0 - 100	Actions to implement
Replacement works are required.	Low	10	There are limited, simple technical interventions that can be well planned in advance. Schedule review, enforcement of warranty rights, penalty. Flat-rate construction contract.
Delays in construction due to delays in contractors / suppliers (slippage, failure, poor work organization).	Low	15	Small volume investment, good planning. Provision of technical and financial timetable, organization plan for the contractor.
Slippage of construction due to unfavorable weather (frost, ice cover, rainy weather, etc.).	Low	10	The project includes a little outdoor work, the term allows us to work in a frost-free period. Regular review of a realistic, time-saving schedule and controll. Projekt communication.
Non-compliance with applicable laws, regulations, changes in legislation.	Medium	25	Changes to relevant laws and standards are monitored continuously during project implementation. However, the changes do not apply retroactively to investments already made or in progress.
Prolonged public procurement processes (invalid, too high prices, etc.).	Low	20	Because of the small amounts, simpler procedures are implemented. Selection of a public procurer with references, continuous review of the schedule, Monitoring of market conditions.
Contractor bankruptcy	Low	10	In the given period, the construction sector is characterized by an abundance of orders, and competition is considerably milder than usual. The probability of occurrence can be reduced if the contractor is selected on the basis of detailed, strict eligibility criteria - liquidity, reference, professional - during the procurement procedure



RISK FACTORS	Scope of impact	Probability of Prevalence %	RISK MANAGEMENT STRATEGY
	Low/medium/high	0 - 100	Actions to implement
Residential and Civil Resistance	Low	0	The realization of the project also serves the interests of the population living in the affected area and does not negatively affect any public interest
Resistance of the population due to disturbance during construction.	Low	10	If there is regular consultation, communication and publicity, it is a good PR activity.
Conflict situation among stakeholders	Low	10	The interventions are small and not diverse, with few players in the process. Continuous discussions between the parties, professional discussions
Own financial source, liquidity problems	Low	15	The project does not need its own financial source, can be applied for in advance, liquidity problems can only arise in case of force majeure. Applying for an advance, preparing a liquidity plan, separate project sub-account.
Incomplete monitoring, non-timely detection of discrepancies from indicator values, risk of "recalling" the grant source	Low	15	Developing a professional project management organization with references, financial settlements, technical advancement. The progress of the project is followed by several organizations (project management, Municipality V. Komló, PBKIK)
Underestimating planned costs	Medium	40	During the project period, a large number of projects will be implemented in the country, the orders of the contractors is high, construction prices have increased. Rescheduling project parts, reviewing technical content, involving your own financial source



RISK FACTORS	Scope of impact	Probability of Prevalence %	RISK MANAGEMENT STRATEGY
	Low/medium/high	0 - 100	Actions to implement
The Municipality becomes insolvent during project implementation	Low	10	The management of local governments is strictly regulated by law, and their management is controlled by the State Audit Office. In case of the planned projects of the Municipality, as in case of this project, it takes on a manageable financial burden. The Municipality of Komló V. is engaged in close management practices, one of the few that did not need government lending.
Institutional risks	Low	0	The project does not assume any institutional risk.
Operating problems due to improper use	Low	0	The project does not include technology that requires special preparation. Training, regular monitoring, maintenance
Inadequate project management and project planning.	Low	10	Asking for referral and verification from the experts by the beneficiary. Precise definition of tasks and responsibilities. Regular discussions, communication monitoring, public hearing, forums.
Ownership	Low	0	The ownership of the areas affected by the project has been settled and the site of the investment is owned by the municipality.
Difficulties in obtaining authority licences and documents	Low	10	Permits, official contributions to the project are available or will be available. Preparation and planning of the investment, submission of license applications on time.
Natural, environmental, sustainability factors (any factors affecting the project)	Low	0	Irrelevant. The property involved in the planned investment is located in the center of the city, in a central mixed zone, and the investments are made inside the building.



RISK FACTORS	Scope of impact	Probability of Prevalence %	RISK MANAGEMENT STRATEGY
	Low/medium/high	0 - 100	Actions to implement
Changes in tourism	Low	10	The city's tourist traffic is low, the investment is little hindered. The construction time is at most a temporary obstacle to internal movement. The building also has functions related to the creative industry, which will have a positive impact on tourism.

3.2. Second scene¹

3.2.1. Description of the main features of the building and the environment

3.2.1.1. Why the Angster-house?

For the selection of the second building, we asked for help from the real estate organizations of Pécs County Town. The four available properties include buildings of old architecture, which are considered to be protected architectural values, and which are currently unused, and the City has no concept for reutilization. Three buildings are located in the historic city center, in the fourth recreational-park environment, on the side of the Mecsek Mountains that border the city. There are several unused mining buildings on the outskirts of the city, most of which have no function for two and a half decades. Among them, several industrial monuments are classified. Their location is not related to urban construction, because of the geological locations of coal their distance from the city is significant, and therefore they are separated, creating a depressing environment, not being suitable for the role of a creative industrial center. Thus, the properties in the exposed areas of the city fabric have been the focus of attention for this purpose.

The city of Pécs already has a creative center that is capable of fulfilling regional creative functions in terms of its industrial history, dimensions, structure, status and current functions. The city of Pécs got the title of European Capital of Culture in 2010, on this occasion a cultural district was established. One of its key investments was the rebuilding of the Zsolnay porcelain factory and its assignment with cultural-creative functions. (We presented this development as the best practice in this project.) The internationally renowned porcelain factory won the Grand Prix in 1898 at the Paris World Exhibition, and with its impressive and mostly utilized buildings, open-air exterior spaces, parks, building interiors and newly created capacities with the exception of major production functions, it is able to accommodate local and regional creative industries. The site of the industrial history represents an outstanding European value as an

¹ This chapter excluding 3.2.1.1 point is prepared by using the study and building survey of Bartal and Rabb Ltd.



aesthetic environment. At present, the users of its main functions are the Pécs University of Art, the remaining porcelain manufactory of Zsolnay products, which are internationally renowned, and the largest permanent users of the Bóbita Puppet Theater. Also, the permanent exhibitions take place there, presenting the Zsolnay legacy and the craft shops, the exclusive model car maker manufacturing factory, regular exhibitions, concerts are regularly used as a venue for other art exhibitions. The aesthetic environment offers a guaranteed recharge for all those who go to the park or take their children to the playgrounds. In addition to the students of the Faculty of Arts, the Quarter is also a venue for university entertainment, a number of concerts, youth events are held here, and local residents regularly use the nearby city center for recreational purposes.

The institution forms an integrated unit with Zoltán Kodály's musical center, which is located close to the Zsolnay Quarter. The imposing building of the Knowledge Center is also close, with the role of an integrated library and information center for the city and the university.

In spite of Zsolnay Quarter's broad-spectrum creative features' power, it is unable to attract such a degree of attractiveness that that would turn its role into the living center of the active attraction of urban and regional creative industries. It has huge visiting potentials, partly due to the fact that it can still be reached on foot from the city center, but it is more divided, because between the pulsating city center and the quarter a degraded unit takes place. Without the realization of the original urban rehabilitation plans, the Quarter was not properly integrated into the structure of the city center, neither architecturally nor culturally. It would be necessary for the City to reinvigorate the stuck investment and create a unified urban fabric through the rehabilitation of public spaces, the installation of intercultural, tourist and creative functions connecting the two points. On the basis of the operation and attendance of hospitality units (restaurants) in the historical downtown, it can be stated that the interest is limited to the core of the city center; a couple of hundred meters of distance is also important, well-functioning suburbs, attraction points are needed to bring traffic to life. Located to the east of downtown Zsolnay, the city has once been the craftsmans' business and residential area, now it doesn't have a center besides Zsolnay, that could potentially generate traffic, this center should be built step by step and consciously around Zsolnay. To reach this goal it also makes it difficult and justifies this goal, that the most vibrant area of the city, the university part of the majority of the faculties is located in the westward direction, just opposite the city center. As a result of the University's commitment to art, culture, human and creative activity, the university district has strong internal cohesion, which is somewhat resolved by the proximity of the city, as entertainment and catering are concentrated there. It is therefore difficult to move the crowd to the east of the city center, but this would be much needed because of the overcrowding of the university district. From this point of view, the expansion of the inner-city boundaries to the east, the integration of the new cultural district, is also needed.

Another prerequisite for the development of the Creative Industrial Center function would be to create the organizational framework and incentive system that attracts all creative industry and related service providers, merchants to the area who could benefit from the proximity of partner organizations in case of



collaborative opportunities and a common platform. The creative sector itself is not capitalized enough to change its location, taking into account the rent of the exclusive environment, and replace its established operating framework.

The above statements are reflected in the fact that the common work of the Creative Cluster is not located in the Zsolnay Quarter, but on the edge of the historic city center, where the actors are still easily accessible and the infrastructure has already been developed. At the same time, scarce frameworks can be considered limited in terms of progress.

As a result of all above, the continuation of urban regeneration is important, the new “stations” in the intermediate area should approach the historic city center and the Quarter, the movement and operation of cultural-creative actors should get closer to each other. In the framework of this study, we started from the idea of expanding the regional creative industry functions and moving the actors from the university district to the opposite side of the city by installing an additional function that does not compete with the functions of the Zsolnay Quarter, which is another link between the city center and Zsolnay Quarter.

In the industrial history of the city of Pécs, the Angster organ factory - which had a leading position in the history of the former history of Hungary and Eastern Europe - had a reputation and recognition similar to the Zsolnay porcelain factory before World War II. One of the four properties offered by the city of Pécs for the purposes of the study is the historic property association of the former factory and a group of buildings on the same plot, which is the only one with industrial past of the four properties offered. From this perspective, the choice was simple.

Almost opposite to the Anster House, the former building of Bóbita Puppet Theater is a few steps away. The theater is currently operated in the Zsolnay Quarter due to the degraded state of the old building. The proximity of the two buildings is essential, because the Angster House, due to its size, is not suited to accommodating high traffic functions, but it is an intellectual element of outstanding importance for city dwellers, which urgently calls for rescuing and making the buildings accessible. Considering the financial situation of the city of Pécs, which lost its industry around the turn of the millennium, it is necessary to install functions that ensure the self-sustaining capacity of the property at least on a non-profit level. This means that on one hand the restoration of monumental (museum-like) conditions is needed to recall the history of the factory, the production and the family, but also to install features to ensure the daily operations, financial cover and long-term sustainability.

Before presenting the details, an introduction is necessary to link existing and potential functions that mutually and synergistically promote the success of each other and the strengthening of its attractiveness. The Angster House predestines musical and related functions that can be connected and matched by organ and harmony production. With the lack of larger community space, lecture hall, theater room the building is not suitable for organizing a larger number of events; however, when designing the functions, we can count on the fact that the former puppet theater in the neighborhood has all these qualities and also has office space and warehouses. The two buildings are located along the pedestrian street of the city (Király street) in a parallel neighbor street (Mária utca). (The distance is cca fifty meters, the two buildings are



built together.) The place called "Living Room" regularly provides an introduction to young, starting musicians, artists, but does not have a stage with professional performances. (Nearby, there are several restaurants that are attractive to young people interested in culture, and they are starting to develop in this area.) Through physical proximity and possible intellectual connections, the three spaces can be integrated, operated in synergy, and profiles can be expanded in an interconnected way.

In this study, we are dealing with the most cost-effective property that needs to be managed in the most cost-effective way, requiring the most urgent recovery intervention, but it is important to be aware that in further planning phases, special attention should be paid to exploiting synergies in coordinating the functions of the three buildings. Their presumed successful future operation will pull the functions and traffic to the east, and can create a cultural decentral, bridge between the main square and the cultural district, and also stimulate the traffic and business attractiveness of the eastern part of Király utca. From the development's point of view, it can be the first development model on the platform of creative industry in the region, that integrates certain features and actors that integrate a creative segment of the creative industry through their physical and professional cooperation. It could serve as a business model for self-sustaining architectural heritage.

The European significance of the site is strengthened by its present, in addition to its past: a young daughter of the production owner József Angster, called Judit, and her spouse are dealing with organoacoustics, who play a significant scientific and professional role in understanding the organ physics and renovating and developing the organs of Europe. In addition, the organ production was re-started and developed in Pécs in 1992 through the descendants of former factory workers. With their quality work, the medium-sized company has built many major organs in Hungary and abroad and supplies three continents as a component manufacturer. In our representation, the present and future of organ production in Pécs is assured.

3.2.1.2. The brief story of the Angster factory (s)

Several books and publications deal with the history of the factory. In this case we briefly summarize the history of the factory and the buildings.

“Between 1867 and 1951 Pécs operated the most important Hungarian organ factory. Three generations of five men, the Angster family, directed the company threw two generations.

The factory was nationalized on December 28, 1949. Then, for some time, organs were also produced, then under the name of Pécs instrumental and carpentry factory the company made organs and different woodworks in the late Angster factory.

The name of the company was a brand. In 84 years, 1307 organs were made in small village churches and cathedrals. It bears its corporate logo at the Pécs, Košice, Kalocsa and Szeged, or before the reconstruction of St. Stephen's Basilica and the concert hall of the Academy of Music for about half a century.

József Angster as the founder of the factory, left the knowledge and professional honor of the artistic organ building to his sons - Emil and Oscar, and they gave it to two grandchildren, József and Imre -..."

Endinger Wallinger: Requiem for an organ factory, detail



The Angster House is a contemporary postcard.

The two buildings under the protection of the monument are only part of the former factory, the buildings of which are located at József utca 28-30. and Mária utca 35.

The factory was founded by József Angster (1834-1918). The first building of the final site, which was only rented in 1874, was at 30 József Street. It was expanded over the years with the 35th building of Mária utca in 1891, which was then bought with his wife for 16,000 F from the legatee of József Frank County County, and finally in 1909 with the building at 28 József Street. This is how the final site of the organ factory was established, which was split up in the years following by the regime change. The courtyard workshop was built in 1888 and converted in 1905. Its designs can be found in the archives. The reason for the expansions and enlargements was the lack of space, which is a constant problem. The courtyard building was specially designed for organ production, organ building for organ standing, which initially contained two levels and a height of 8.5 meters. Later on, this had to be divided into two parts due to the lack of space again, and the picture of the building today shows this state. The purchased buildings have been transformed into a series of transformations to meet the demands. The Maria Street building was the family house.



3.2.1.3. Location of the buildings

The tangible properties are located in the narrow downtown area of Pécs, in nature, at Mária street 35 (hrsz. 17198). The Mária street runs parallel to the main axis of the city center, Király street, from west to east, from the main square of the city, from the south-eastern corner of Széchenyi Square to Flórián Square. It has a connecting street, St. Mór Street, which crosses Mary Street from north to south and goes to Király Street. From the north, the former factory buildings are located at József utca 28-30. buildings below the property. The residential building is located on the street front, its main facade facing south, with a U-shaped, one-storey high-rise design in the floor plan of the building. Passing through the gateway of the residential building, we get to the courtyard, on the north-east side of which is a three-storey building with a brick architecture. In the vicinity of the property there are offices of PBKIK, numerous catering establishments, galleries, museums, city institutions and utilities. Real estate is located a few steps from the actual main city stream.

3.2.1.4. Schematic description of building history in 68/2018. (IV.9.) Government Decree

Since our topic is the building of the 35th building of Mária utca, we do not deal with the former workshop buildings of József Street in Angster.

Reviewing the full historical description of József Madas's archivist in Pécs, we can say that in the year 1722, at Mária utca 35 (formerly Déryné utca 35) certainly was a house. The plot was then together with the land at József utca 30, as can be seen in many of the descriptions, the Angster factory started at József Street 30 and its large garden. For this purpose, the property was purchased by Mária utca 35 in 1891 according to the descriptions for József Angster and his wife for 16000 HUF. The 35th Street Building of Mária utca, according to the descriptions on the muemlekem.hu website, was built in the 1850s in a late classicist style. The courtyard building was probably built in 1905 and was remodeled in 1913 according to the blueprint found in the archives. There are no contemporary photos of the building. We can see the image of the existing factory on military and cadastral maps on responsible map representations. An idealized image is displayed on the factory quotes header. Only one or two internal photos of the factory were retained, especially those of the factory workers. In the MNL Baranya County Archives, King Street Department, the following materials are closely related to the buildings: József Angster and Son's Organ's View on the turn of the century: Pécs, Mária str. and a drawing of the workshop of the Angster factory, and a photograph of the interior of the workshop.



1763. V. 27. Prekerstics János eladott egy darabka kertet Scheff Samunak (József u. 30 sz.) 27 f-ért, T.J.
1772. V. 7. Kereszty János csizmaziam. eladta házát Simon János szemla.tisztartónak 100 f-ért, T.J. V. 7. Simon János, T.J.
1774. IV. 8. Simon János eladta házát Furnier János főhadnagynak 410 f-ért, T.J.
1774. 55 sz. Furnier háza, CS.1774.
1777. 163 sz. Ház, T. 77.
1777. III. 4. Furnier János főhadnagy eladta házát Adler József üvegesm-nak 4000 f-ért, T.J.
1786. 377 sz. Adler József, CS.1786.
1804. V. 26. Özv. Adler Józsefné eladta 412 sz. házát 297 n. öles telekkel Dömötör Ignác és n. Martonfalvi Annának 4000 f-ért, KÜ.
1813. 195 sz. Demeter Ignác, CS.1813.
1826. IV. 4. özv. Dömötör Ignácné eladta 429 sz. házát 297 n. öles telekkel Lechner Nepomak Jánosnak 3000 f-ért, KÜ.
1828. 425 sz. Lechner János városi gyakornok, T: 297 n.öl, CS.1828.
1835. VIII. 7. Lechner Jánostól Kóbor József ppki tisztartóé, Hsz: 434, T:-, FK. 217.
1856. Tjkv: 404, Hrsz: 683 és 684 k = 140 n.öl, Hsz: 448, Mária u, Kóbor József és Kóbor János vár. tanácsnok, TK. 6.
1864. Mária-u. 22 sz. Kóbor János, CS.1864.
1865. Hrsz: 650 és 651 k, KT. 65.
1870. I. 22. Frank József vm-i főjegyzőé 9000 f-ért, TK. 6.
1883. XII. 21. Örökölte Frank Béla, TK. 6.
1885. Mária-u. 35 sz, kk. Frank Béla, CS.1887.
1891. I. 21. Angster József és n. Rapp Teréziáé 16.000 f-ért, TK. 6.

D é r y n é u. 37 sz.

1712. -
1722. 393 sz. Paragy Farkas lakatosm. Ház, kert - Maria hülfgasse, TK. 2. Ezen van a 39 sz. ts.

3.2.1.5. Description of the building in the Maria street



The Angster House's building in the Maria street.

The front of the building faces with 10 axes towards the south, the eighth axis features the gateway and the double-winged metal gate. In the last two axes we can see twin windows to the right of the gateway. The windows have a simple ribbon-framed design, and their elbows have a simple, small projection. The building has a one-storey gable roof, its shell is a red clay tile. On the sixth and seventh axes, the Angster memorial plaque was placed with the following text:

“IN THIS HOUSE / AND WORKSHOP / BUILDING / BUILDING JÓZSEF ANGSTER / AND / / ORGONA AND / HARMONY GARDEN / 1867-1949 / A 1300 ORGONA AND / 3600 HARMONY MADE. / LATEST, SEGEDI, A / PÉCSI, KASSAI DOO, BUDAPEST'S SZENT ISTVÁN BASIC BASE AND THE MUSIC ACADEMY / ORGON. / PÉCSI CITY BUILDING AND CITIZENSHIP ASSOCIATION O 1989 / ”

Passing through the doorway, we get to the courtyard, through which we can approach the eastern and western wing of the building, which is also a one-storey cellular half-gable building. The Angster family lived in these parts of the building. The buildings have longitudinal walls with transverse bulkheads, once with tiled stove heating for room groups. Both blocks have a water block. The street-front building was underground, but it was buried during the so-called cellar program, here was the cellar of the former airway, the escaping exit on the facade of Mária utca is still visible. The buildings are presumably covered with beamed wood flooring. The ceilings are flat ceilings with rabcz plaster. Building plasterings are now in a very depleted state, probably no longer at the time of construction, but this could be clarified by a later study. Its doors and windows are mostly original, and their floor coverings have probably been replaced over the years. No traces of internal decorative painting are visible.

3.2.1.6. Description of the courtyard building (factory building)



The courtyard building of the Angster-house.

The courtyard building was built in 1888, its state of the art reflects the depictions of the blueprints found in the archives, even though transformations have taken place on the building. Access to the ground floor of the building is unhindered, although many debris and broken plaster parts do not make transport easier. The flat roof building built in between the building and the shed building on the east side is almost everywhere watered from underneath and from below. From here you can get to the ground floor of a brick architecture building with a single covered beam slab. The condition of the slabs is obviously not good either. The building is exterior plastered brick facade. The building, along with the mansard level, has a 4-level, gabled, clay ceramic shell. The building faces the south skyline with 3 axes per level, and the eastern western facades are 6-6 axes at each level. The upper floors of the building are inaccessible as the staircase leading to the first level has fallen. The roofs of the building are currently accessible but dangerous, not suitable for long-term human stay. The partitions are the original wooden frame plaster rabic partitions. The stairs between the first and second levels are walkable, the staircase leading to the attic is in danger. It can be stated that the main support structures of the building are already in the twenty-first hour, immediate intervention and / or conservation of the building, otherwise we will be poorer with a monument. The condition of the doors and windows has deteriorated, there is no longer just glazing missing, but whole panes.



3.2.2. Testing the compliance of the building with the main functions planned

It can be stated that the property stock can be rescued by a detailed historical building diagnostics, survey, and value-based renovation plan. This renovation plan should include a later function.

The condition of the buildings shows a steadily declining tendency, which is especially true for the courtyard building and its main structural elements.

The planned functions should be defined so that the nature of the monument's buildings is not compromised as little as possible, and the functions should be worthy of the monument and its past. In addition to this, it is also necessary to provide a cost-effective maintenance of the real estate, a building of this quality must be self-sustaining as much as possible or it should become so within a short time.

The creative industry center must thus assume a set of functions that strengthen and complement each other. Spaces should be handled flexibly as the building structures allow.

Buildings in their present state are not suitable for almost any function. They need a complete 100% refurbishment, and they must also be suitable for the planned functions. An audience building has to face many directions. One of today's requirements is to be accessible. Another important factor is that it should be fire-proof, that evacuation can be done in accordance with the law.

The roofs of the courtyard building should be reinforced at a minimum, but if we want to create a museum function there, it is certainly not enough, and it is also necessary to provide an accessible approach.

In summary, buildings can be suitable for many functions during a complex renovation, but this must be taken into account when designing.

3.2.2.1. Possible features at the level of listing that buildings can be used for

(When designing the features, we took into account the memorization of the Angster factory and the family, as well as the audience's needs and business return.)

ANGSTER MUSEUM

The museum should take place in the courtyard building on the first and second levels. In this case, and in the case of other functions, the slabs should either be replaced, and new floors installed, or the current structure should be restored, and a new structure should be built up to meet the legal burdens and impacts.

In connection with this, a description of the preliminary museum and other functions compiled by the Angster heirs is presented below:

"We thought it would be a great room acoustically suitable for an organ - this could be a reconstructed replica of the Angster factory's former assembly hall, which would have set some of the Angster organs of great value (from different organ-building periods) and a modern-built learning organ (its feature is



transparent, all function of the organ can be explained). This room would be suitable for various performances and cultural events, such as:

- *general presentation of organ production*
- *organ shows (technical, musical, historical)*
- *presentation of organ and other instrumental acoustic research results*
- *Master courses, education, practice*
- *smaller concerts*

There would be smaller rooms around the large room, where organ architecture, images, documentaries and interactive illustrations would show the organ architecture, both for the ages and for the production phases and themes.

We would like to implement the interactive organ church in the organ museum, where the whistles and the structure would be visible on the one hand, which would be a creation itself. It is very important that whistles speak at different points of the space, so you can listen to spatial music that can be interactively controlled by the visitor.”

ANGSTER MEMORY EXHIBITION

“Here you can represent the history of the factory and family, using interactive, modern IT tools. Here you will find contemporary furniture, specific relics, photos, newspaper articles, and countless documents found with family members.

To do this, it would be an integral part of our idea that the Angster restaurant, as part of this memorial exhibition, would give an insight into the life of the former Angster family and the factory.”

DESIGN WEEK / DESIGN ANNUAL CENTER

Festival center, organizing office with the right infrastructure to strengthen and complement the creative industry functions.

“Pécs is a creative and liveable city. It is a major center of the creative industry whose impact goes beyond the borders of the country and has an international reputation. The Pécs-Baranya Chamber of Commerce and Industry, the Faculty of Arts of the University of Pécs, the Creative Industry Cluster and the creative industries have been cooperating, strengthening and helping each other for years. From 2014 onwards, the event will be organized by their joint initiative and collaboration.

SMALL MANUFACTURING INDUSTRY



Basically, the western wing of the Maria Street building and the “cellular system” can be suitable for the introduction of a “low noise” handicraft industry with no large machine requirements, Minimum 4 small craftsmen can have place in the wing with a common infrastructure (toilet, dressing room, kitchen, one common room). office space):

- instrument making, repair
- joinery (small handicraft products)
- metalwork
- production of design objects

EXHIBITION PLACES OF PAINTERS

Spectacular workshops / studios can be placed at the top level of the courtyard building, or even in the attic. Many painters in Pécs, especially those who are starting out, have no opportunity to rent a studio or even buy a studio. By the way of the competition, the studios could be let, in exchange for the studio a painting, graphics could be requested in the first years, so later a collection could also be formed. The products of an art fair could possibly be accepted for rent.

BREAKFAST BUFFET, CAFE, SMALLER RESTAURANT (ANGSTER RESTAURANT)

The catering unit function could be found in the wing to the right of the doorway and can be supplemented with a loft space. The courtyard can also be set as a restaurant's garden.

OFFICE, COMMUNITY OFFICE FUNCTION

In the street front wing of the Mária street building and its loft space, office-space could be established, but in this case the load-bearing capacity of the slabs should be ensured. Promoting the complex presence of related creative industrial actors, traders, and service providers for integrated, networked operations.

3.2.3. A schematic presentation of the main features

Below is a possible placement variant that combines the function of the cultural heritage and the creative industrial center within the framework of architectural heritage protection. In addition to taking into account the space constraints of the relatively narrow space, the main functions are complemented by a hospitality function to help keep the building up to date with a gastronomic attraction that fits in with the milieu and increases its revenue. The possibility came up of creating guest rooms and pension-like accommodation for the actors of the creative sector to get them more engaged, however, this would be possible primarily in the rooftops, where this function competes with the offices necessary for the creative industrial center. Therefore, according to the purpose of the application, we have placed the office function



in the foreground. In case of a specific survey and utilization plan, it is possible to decide if there is room for the establishment of guest rooms beside the offices.

Number	Planned function	Building part	Planned floor area
1.	Angster Museum, Organ Museum	Northeast Building Former workshop building first floor, second floor	154,64 m ² + 154,64 m ² = 309,28 m ²
2.	Design Center	North East Building Former Workshop Building	228,05 m ²
3.	Small craft industry / workshops	Maria str. building southwest wing	116,99 m ² + attic ~80 m ²
4.	Painters' Spectacle Workshops	The North East Building is a former workshop building	154,95 m ²
5.	Catering	Mária str. building southeast wing	127,49 m ² + attic ~80 m ²
6.	Office, Community Office	Mária str. building south wing	192,72 m ² + attic ~120 m ²
Total floor area in m ²			1414,48 m ²

Planned functions in the Angster-house

3.2.4. Property Investigation and Development Opportunities

3.2.4.1. Visual Building Diagnostics (List)

At the outset, both buildings have been found to be in a very degraded state in recent years, thanks to the fact that both buildings have been uninhabited for many years, unused. In some places, there is a sign of building maintenance work, but it was not enough. As an appendix to our dissertation, we publish the preliminary documentation of the historical monuments of buildings (Annex M1).

3.2.4.2. Building in the Maria street

- Roof:

The attic area was not accessible, and it was clearly visible from the outside that it was wavy; this indicates the failure of the structure. Its shell is contiguous, sometimes with minor errors, the roof of the eastern part of the building has fallen, there is a more serious structural problem. Inside the interior, there are several places of soaking in the water.



- Walling:

On the street front, where the plinth plaster is incomplete, the masonry is heavily frosty, the bricks have faded. There is no large structural crack on the street fronts, the masonry can be said to be in a medium state, apart from the lack of plaster and picking.

- Plasters:

Plasterings are missing in several places, which can cause additional structural problems. On the building, the slopes are visible to the naked eye on the street fronts and on the inner courtyard facades.

- Foundation:

There are no signs of a problem with foundation, or grounding problems on the building.

- Cellar:

The building was partially uncovered, and the cellar became heavy. In the framework of the survey, we were unable to obtain cellar plans, so it is not possible to determine whether the planking covers the entire cellar, how professional it is, and whether the old cellars may require a civil engineering intervention in case of re-use of the property, vehicle or building material load.

- Tins, channels:

There are no tears on the building, rainwater canals do not perform their function, the masonry get water from above, presumably just as the the wooden rails of the slab.

- Windows, doors:

Further research is needed, after the visual inspection, it can be said that the windows are still in good condition, but they are strongly renovated, and the interior doors will probably be usable after renovation.

- Interior courtyards:

The inner courtyard cover, sidewalks and water drainage must be solved, and in their present state, water is led to the foundations of buildings, which can later cause severe building damage. The possible connection between the groundwater and the cellars, the impact of the waters, will be explored.



- Floors:

On the slabs and in several places, we have seen traces of soaking, and it must also be dealt with in the zero state because it threatens the condition of the wood.

- Roofing:

It could not be tested at the time of the visit.

- Internal covers:

With further investigation, it is possible to determine whether this retention is necessary in a detailed comprehensive inventory, plasterings and paintings are no longer original in many places.

- Ceiling Cover:

Reeded rabric plaster is on the ceiling of the building, in several places in a ruptured condition due to the soaking.

BUILDING AT THE YARD

- Roof:

The attic can be accessed, although dangerous, it can be seen from outside the roof that it is wavy, which shows the failure of the structure. The shell is continuous, sometimes with minor defects, in the loft space there are several traces of soaking, and the attic floor has a lot of waste.

- Walling:

The walls of the building are in a degraded state, the south-western corner of the building is frosty, and the southern facade has a large crack, which is the result of insufficient rainwater drainage, the direction of the cracks drawing out the location of the drainage drains.

- Plasters:

Interior plasters are missing in several places, which can cause further structural problems in the future, causing the building. Openings can be easily seen on the masonry with the naked eye.



- Funds:

Signs of foundation problems and foundation problems are cracks appearing on the south facade of the building, which show that, with inadequate drainage, a significant amount of rainwater is discharged to the foundations, which is washed away from the ground by the foundations and thus loses stability.

- Tins, channels:

There are no tears on the building, rainwater canals do not perform their function from the top of the masonry, so presumably the beams of wood slabs.

- Windows, doors:

Further research is needed, after the visual inspection, it can be said that the windows may still be rescued, but their re-production is recommended, the interior doors can be used after renovation.

- Interior courtyards:

The inner courtyard cover, sidewalks and water drainage should be resolved. In this condition, it drives water to the foundations of buildings, which can later cause severe damage to the buildings. Presumably, there is a cellar under the yard for exploring it, in order to avoid future dangers.

- Floors:

On the slabs, in several places where we have seen traces of soaking, so we also need to deal in the zero state because it threatens the condition of the wood, and we have to ask for a detailed wood conservation expert's opinion on the condition of the wood of the slabs and the wood of the deck.

- Roofing:

A detailed wood conservation expert should be asked about the condition of the deck wood, if it were not larch, it would no longer be a test of time.

- Internal covers:

Further investigation will determine whether this retention is necessary. This can be clarified in a detailed, all-encompassing list of values, plasterings, paintings are no longer original in many places.



- Ceiling Cover:

There are double top decks covered with beamed ceilings in several places, their condition is dangerous.

3.2.4.3. Refurbishment costs projected per floor area

According to the survey plans, all useful floor space is 1018 m², the useful floor area we calculated is 1414 m².

Typically, with a cost of 250 thousand forints per square meter, the cost of the renovation is $1414 \times 250E = 353,500$ thousand.

Considering the special circumstances and the monumental aspects, the prize pool multiplier is 1.27. Construction investment cost $353,500 \times 1,27 = 448,945$ thousand.

Additional costs generated are the design fee, technical inspection fee, project management fees, application costs, application writing costs.

In the case of the functions outlined there will be a need for significant material collection, work for heritage conservation experts, restoration and renovation of collected materials.

The final cost of construction is accompanied by additional investment costs due to the features, such as the cost of building a different cafe than a restaurant.

In addition, costs for exploring a cellar and / or cellar under the yard and hole under the yard must be allocated as it may even endanger the stability of the building. This cost can range from 1-2 million forints up to 5-10 million forints

In terms of size, the total amount is expected to be significantly above the cost of HUF 500,000.

Cost planning is possible after the final functions are created and a complex, all-encompassing design plan is in place.

3.2.4.4. Advantages and disadvantages of location, function

The features outlined above are the first ideas to fill the buildings with features. In the future, or with a final design concept, they can be varied, interchangeable, and last but not least, new features can be considered.

In our opinion, any function that brings life into the buildings can only be counted as an advantage. The host function completes the other possible features outlined and thus strengthens each other.

For any function, the historic downtown location of buildings can be an advantage. This is also a disadvantage in this case, as it is one of the traffic-suppressed zones and streets of the city of Pécs. Access to buildings by car can be obtained with a permit for entering.



There may be a problem with parking. Parking is unlikely to be solved on the plot. According to the regulations in force (OTÉK, PÉSZ), the solution of the car parks belonging to the planned functions in the plot means ease of use due to the status of the monument. If parking is not possible on the plot, the licensing authority may disregard it.

According to Annex 4 to the Act (Government Decree No. 253/1997. (XII. 20.)), a car is to be counted in relation to the museum function after every 50 m² that has been started.

Number	Function Description	Planned m ²	Specification	Mandatory parking number
1.	Museum function	366	1 piece per 50 m ²	8 pcs parking spaces
2.	Catering function	120	1 piece per 5 m ²	24 pcs parking spaces
3.	Office / service functions	428	Up to 100 m ² 1 piece per 10 m ² Above 1 piece per 20 m ²	26 pcs parking spaces
Parking number to be provided according to the OTÉK Regulation				58 pcs

Parking plan.

Thus, the downtown location is an advantage, as it can be reached by bicycle in the downtown area almost everywhere from city administration to the city's cultural quarter. New features can be relatively quickly recognized.

On the map attached to our description (M3) we will indicate the available parking lots nearby and farther away. Cars can be parked closest to the parking lot in Ágoston Square, the number of available parking lots is 13, and the Király House underground garage has 126 places. Parking available at Hotel Palatinus Maria's garage with limited capacity. If we have a permit to drive in (hourly, daily) we can park in the immediate vicinity of the building.

The accessibility of the building is also illustrated in an attached map annex (M4). On foot, by bicycle and by public transport (city public transport, number 44 starting from the main railway station), the building can be reached via the Maria Street directly from the main square of the city, Széchenyi Square (~ 450-500 meters, 6 minutes). Directly on Király Street, via St. Mór Street.



Availability of Angster House. Source: [googlemaps.hu](https://www.googlemaps.hu)

The deliveries can be solved by the authorization of the entrance from the end of Széchenyi square on Mária street. It is also possible to recharge the goods of the catering unit and service units on this route, ensuring the peace of the residents in the area before or after the opening hours.

³<https://www.google.hu/maps/dir/M%C3%A1ria+u.+35,+P%C3%A9cs,+7621/46.0765622,18.2284028/@46.0771691,18.2292108,461m/data=!3m1!1e3!4m9!4m8!1m5!1m1!1s0x4742b1a0e7967a05:0x4cfef3a9eec448!2m2!1d18.232555!2d46.078279!1m0!3e2>