

## Part II

# Summary

Over the last quarter of a century, the building development in Budapest has somewhat increased, also, the internal proportions of built-up and non-built-up areas have changed. There has been a moderate growth in the share of residential areas and a significant increase in the proportion of transportation areas, parallel to a decrease in the share of industrial, green, and agricultural areas. Today approximately 70 % of the territory of Budapest is built up, almost half of which is residential area, one-third is business and transportation area, and the rest is all other land uses. The total number of homes in Budapest is almost 900,000; this number has increased by 14 % over the last 20 years, with over one-third of all new homes built in residential parks. The largest number of homes has been built in Districts XIII and XIV, with the smallest number in Districts V and I.

The building up of Budapest is definitely urban both as regards horizontal closeness (homogeneity) and vertical diversity, but both features show a weakening tendency moving towards the outer districts. The proportion of multistorey houses grew from 21.4 % in 2001 to approximately 30 %, according to our survey and calculations. In Budapest we can see all styles of development, with the exception of classic noncontiguous single-storey buildings. Most typical is building up with detached houses, multistorey blocks, and multistorey closed rows of buildings. The latter are common in the inner districts of Budapest, and these are the oldest of the buildings, but their condition has significantly improved in the last 20 years. Multistorey closed blocks are only built now on empty sites between existing buildings.

A very frequent type of development in Budapest is multistorey blocks, two forms of which are known. One is the housing estates, the majority of which were built in the socialist era, especially in the decades between 1970 and 1990. Today there are 105 housing blocks in Budapest, accommodating one-third of the population of the city. The majority of the multistorey housing blocks were made from prefabricated elements, panels, but there are a few unique blocks from before

World War II as well. The largest number of houses in these blocks can be found in Districts III, IV, XI, XIII, and XIV. Special cases of housing blocks are terraced houses with 6–14 homes, typical especially in the greenbelt area of Buda and in Zugló.

The most widespread style of architecture in Budapest is detached houses, in which approximately another third of the population lives. The majority of detached houses can be found in the districts of Pest, dominating outer districts. In Buda, on the other hand, areas occupied by detached houses are only dominant in District XXII. Half of the detached houses have been built after the regime change, so the houses are young on the whole.

All other types of development are much less typical in Budapest. Single-storey closed rows of buildings, typical of small towns, are disappearing; their proportion is worth mentioning only in Újpest, Kőbánya, Rákospalota, and Soroksár. The proportion of rural style (i.e., houses built perpendicular to the street), is becoming even rarer, only visible now in small places in a few districts (Districts XV, XVII, XXII, and XXIII). A specific form of development, related to the large bourgeoisie of Budapest, is villas, most of which were built between the end of the twentieth century and the 1940s. The largest quarters of villas can be found in Buda, in Districts II and XII, but there is a villa quarter in the vicinity of Városliget and in Mátyásföld too. In Western European countries a form of houses favoured by the middle class is terraced houses. This sort of development has not become really typical in Hungary and in Budapest, either, although such buildings were already built 100 years ago, as workers' colonies in Ferencváros and Józsefváros. They only reach a share worth mentioning in a few districts.

The regime change brought about the appearance of residential parks as business ventures in Budapest. A total of 308 residential parks have been completed by now, with a total of 48,000 homes. Residential parks are not a form of building up but a functional concept, residential areas offering various services. Residential parks are very different both with regard to their image and the services offered, and also the number of flats in them. Residential parks can be found in the largest numbers in Districts XIII and XIV; they are least typical in Districts XIX and XXIII.