

THESES OF THE DOCTORAL (PHD) DISSERTATION

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**The regulation of the townscape and the townimage's
characteristic in Hungarian settlement planning between
2016-2022**

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1. BACKGROUND AND OBJECTIVES

The densification of urban areas, the accretion of built-up areas, the disappearance of municipal green rings, the urbanisation of semi-natural areas, the increase in the number of areas used for technical purposes and the increase in the scale of built volumes are all trends of our time. These are increasingly being countered by efforts directed against processes, the fight against climate change and habitat loss, the preservation of the uniqueness and specific values of places against globalisation and place neutrality.

This is an applied research area with a primary focus on urban planning, aiming at understanding and comparing existing international and national townscape conservation experiences, practices and previous research on the subject. The overall objective of the research is to analyse the settlement image protection practices applied in Hungarian settlements, based on the Townscape Characteristic Manuals (TAK) prepared in 2017 and 2018 in masses under Act LXXIV of 2016 on the Protection of the Townscape. This governmental action has introduced the idea of consciously thinking about the townscape into the public consciousness, but it does so mainly with content focused on the normatives set by the legislation. There was little time available to prepare new types of plans, and therefore compliance with mandatory content requirements was typical. The plans that have been produced are building regulations complementary to building regulations, hence the narrow interpretation of 'townscape' is my basic research problem and hypothesis.

The aim of the research is to review the Hungarian urban design analyses and the aesthetically oriented urban planning practice, to summarize the relevant literature, to get acquainted with the institutionalization of urban design "regulation" - mainly based on the processes and research results in Hungary and to make a comparative overview with the international practice. My aim is to clarify the relevant professional terminology, to summarise the tools for the study of characteristics, to examine the dimensions and elements of environmental perception, and to make recommendations for a domestic methodology to influence the regulation of townscape.






A research problem			Thesis
<p>The mass production of the TAK has brought into the public consciousness the idea of a town and country plan with the normative content defined by legislation. The manuals produced are complementary to the building regulations, which means that the concept of 'townscape' is narrow.</p>			T1
Topics	Research question	Objectives	Thesis
	1. How can the role and meaning of townscape be defined?	1. clarify and define the meaning of the basic concepts used	T2
	2. What is the difference between a townscape and an appearance?		T3
	3. How do we record the physical appearance of our environment and what is the significance of this?	2. to understand and learn how humans visually perceive and perceive their environment, how they are able to record the world around them, and to summarise the results	T4
	4. To what extent are the landscape and spatial context reflected in the tools that regulate the townscape?	3. practical aspects and tools <ul style="list-style-type: none"> - collection and review of tools - sampling of domestic tools - sampling of practice abroad - listening to peer reviewers - identify expected impacts 	T5
	5. How regenerative or conservative do we think of our national townscape?		T6
	6. How well does the design methodology meet today's needs?		T7

Figure 1: Context of research questions, objectives and thesis (own ed.)

2. MATERIALS AND METHODS

The methodological concept of the research is based on the use of qualitative and quantitative methods, combined interpretation and practical interpretation, and relies on the collection and analysis of non-decisional data, as well as tools related to literature, legislation, practice for urban planning and professional opinions.

The methods of the research can be grouped into four main types in line with the objectives:

1. **Collection and processing of scientific precedents:** when selecting the relevant literature, I focused on collecting primarily domestic precedents (with the necessary foreign literature), which, by systematically organising them over time, provide a comprehensive picture of the changes in the concept of settlement planning and the tools that have determined settlement planning in Hungary: past and present.
2. **Gathering and processing legislation:** the practice of environmental design is now constrained by strict legislation. The applicable plans and their requirements are laid down by law or government decree. In line with the research objectives, in addition to an overview of the current legal environment, I will also analyse the history of the antecedents and the gradual development of the current legal system.
3. **Collection and processing of opinions:** I used two different methods to gather the related opinions. The focus group discussion was based on a semi-structured questionnaire. The open-ended interview is based on the interviewers' own subjective experiences. The results of the interview are not representative or statistical and quantifiable data, but are opinions, approaches, statements, feelings, characterisations that can be analysed to gain deeper insights. In parallel with the research, I attended conferences related to the topic, abstracted publications and analysed experiences in order to integrate as many professional opinions and experiences as possible to draw conclusions.
4. **Collection and processing of practical tools by sampling:** the analysis of practical tools in the research is primarily limited to the manuals for the development of the townscape and the environment. I will analyse a sample of the Townscape Characteristic Manuals prepared on the basis of Act LXXIV of 2016 on the Protection of the Townscape, adopted by the Parliament on 11 June 2016; the Regional Architectural Characteristic Manuals prepared as a continuation of this work; and the design guides and related tools with similar criteria used in foreign, primarily European, practice.

4.1. Townscape Characteristic Manuals (TAK) analysis

A key criterion for the selection of the sample areas was to include small historic towns with urban characteristics, complex but still manageable in size and not too large, with different geographical characteristics and already documented natural and artistic assets. In determining the methodology for the selection, it was important to ensure that the data needed for the screening were collected from a consistent, national database. In developing the criteria, the screening was essentially based on administrative boundaries; the aim was to ensure that the sampled municipalities were similar in certain respects in order to ensure comparability, which is ensured by the criteria defined. In designing the criterion thresholds, I took into account that the municipalities should cover different parts of the country, different counties, and that the remaining sample should be relevant for drawing conclusions. After sampling, I analysed the 59 manuals obtained from the eight screening criteria using a quantitative method.

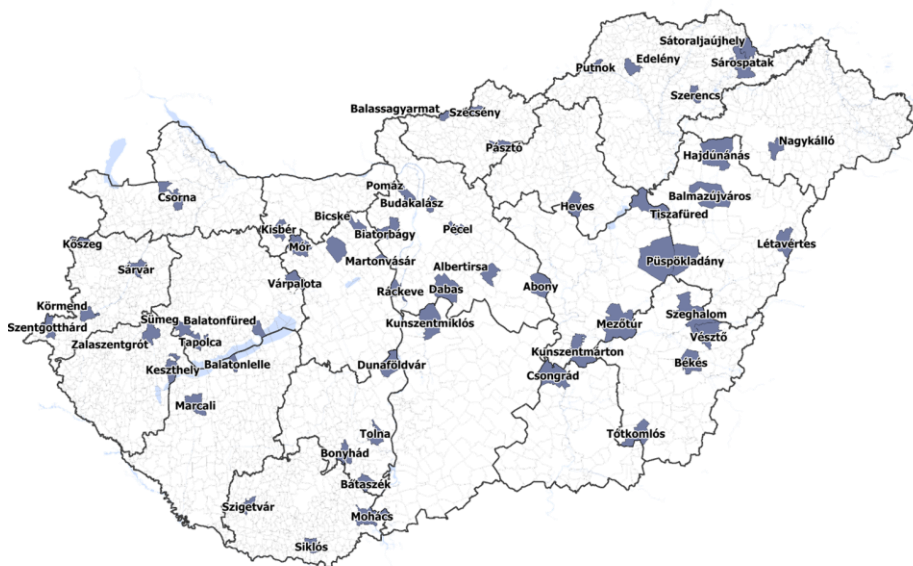


Figure 2: Sampled settlements (own ed.)

I have defined a different methodological analysis for the analysis of photographs of street scenes depicted in the sampled TAK-s, focusing on the visual distribution of the element set.

I checked the validity of the sample against the professional evaluations and analyses that appeared in the process of my research, and my results are typically in line with the evaluations published by the Hungarian Chamber of Architects. My sample specifically covers a given scale of municipalities.

Presumably, in the case of larger towns or small villages, the characteristics will also change. Therefore, national validity could only be obtained by a significant expansion of the sample. My research objective is to analyse the attitudes, aspects and themes in the manuals and to make recommendations on the methodology. My own analyses, supplemented by peer review, have proved adequate for this purpose and provide sufficient support for the conclusions.

4.2 Analysis of the Regional Architectural Characteristic Manuals (ÉTAK)

Within the framework of a project entitled "Development of a 3D-based data infrastructure", the Lechner Tudásközpont (Knowledge Centre) has prepared regional manuals for seven designated landscape units, modelled on the TAKs. As this is a smaller number of documents than the TAK sample, I focused my analysis on the specific structure, content and a brief evaluation of these. In this case, it did not make sense to prepare statistical statements, so a descriptive evaluation was made here.

4.3. Complex sample area case study

The purpose of the case study is to look outside the TAK framework and to interpret it in conjunction with the other relevant planning tools, focusing on conclusions and recommendations. I was looking for a sample area for which a TAK, an ETAK, a landscape character mapping at small landscape scale and a professional, architectural handbook preceding these were produced. There is only one such area in the country, therefore I prepared the case study for the Fertő valley. In this case study, I will make a complex interpretation of the interrelationship, usability, coherence and shortcomings of the tools by juxtaposing the separate plans.

4.4. Collecting foreign methods and examples

In collecting examples from abroad, I focused primarily on European practices. In selecting, analysing and collecting examples, I focused on identifying the similarities and differences between the instruments. The aim of the examples is to provide inspiration for the development of domestic practice. Accordingly, I did not aim to provide a complete overview of the legal and methodological framework of a country, but focused on a single instrument and outcome. The documents sampled include a national concept, a strategy, a spatial plan, a town and country planning plan, a value register, an architectural handbook, a visualisation publication and a visual impact assessment study as part of a licensing procedure.

3. SCIENTIFIC RESULTS AND THESES

Townscape conservation requires a preventive and holistic approach. It is not about conservation in the strict sense, but about supporting organic development and ensuring a balance between preservation and development. As a result, it is a multidisciplinary subject, focusing on local characteristics, searching for the features of the image and combining and applying aspects of the basic tools of art (scale, proportion, rhythm, form, composition, colour and light). Understanding and consciously managing the landscape, the quality of the human environment and preserving environmental values form the horizontal base of the surveys and planning. The protection of the townscape should have a continuously updated land care management approach. Preserving locality, the spirit of the place, finding and maintaining environmental harmony and developing a set of rules for shaping the physical appearance of the environment are some of the most important goals of settlement and landscape character analysis, because the loss of known environmental elements increases the possibility of depression, stress and mental disorders, among other things. The protection of the townscape can only be successful if during the planning process the local community is effectively consulted and the values are identified together, meaning that the image of the settlement is the visual result of the coexistence of local society and nature, as an element of culture.

The research supported the hypothesis that posed the research problem.

T1: The mass production of the TAK has brought into the public consciousness the idea of a town and country plan with the normative content defined by legislation. The manuals produced are complementary to the building regulations, which means that the concept of 'townscape' is narrow.

Along the research questions, the following theses can be formulated as a summary of the results:



T2: A townscape is the constantly changing, dynamic, spatial, physically delimitable visual entity that surrounds us, combining different perspectives and expressing a totality of diversity, which is part of the environmental culture of local society, essential for place attachment.

The visual unity that surrounds us has evolved from the coexistence of society and nature and is in a state of constant change. The landscape is changing, constantly shaped by human activity and lifestyle changes, at different speeds depending on the intervention, but certain features remain constant. The

definition (and toolbox) of the concept of townscape has changed throughout history in planning practice, adapting to the spirit of the times. The different approaches, while diverging and evolving, meet at many points.

The landscape, the visual appearance of the environment, is fundamental to human orientation. The unique patterns and symbols of places contribute strongly to the sense of identity and place attachment of their users. It influences the sense of identification and homeliness, and contributes to maintaining the population of a settlement or to increasing or decreasing its attractiveness.

T3: The characteristics of the townimage is a cinematic image that carries, directs and mediates information to the recipient. In the analysis of the image of a settlement, we analyse the visual entity, looking for the characteristics of specific imprints, while the image is created through communication and marketing activities, i.e. the construction of a "brand", through the public activities of users and residents, and through the totality of the mental image of the settlement of the recipient, on the basis of which the external observer draws conclusions and makes judgements by evaluating his or her own values and the view directed towards him or her.

Therefore, when defining the image, it is not only the information emitted that is relevant, but also the environment that receives it, which sees through its own filters, i.e. the image emitted is not the same as the impression created in the receiver.

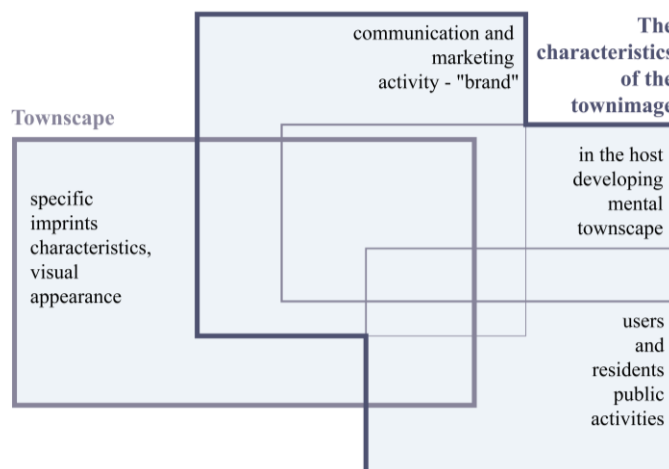


Figure 3: The relationship between the meaning of townscape and the characteristics of the townimage (own ed.)



T4: The aim of townscape conservation is to preserve and enhance the experience of space, the experience of which is the result of the complex functioning of the human organism, for which perception, knowledge of environmental patterns and the cultural and social meaning of the image seen are essential.

A fundamental aspect to consider when designing environments is that we capture the physical appearance of our environment through the process of perception (where physical signals are transformed into signals that the brain can process) and perception (when the brain assigns stimuli to the perceptual pattern), using colour vision, the ability to perceive shapes and forms, space and depth, and movement.

The physical appearance of the environment is an expression of the past and present of a place and its society, so its preservation is a fundamental heritage and cultural task. A fundamental need and necessity arising from the process of perception of the environment is the ability to interpret environmental elements in context.

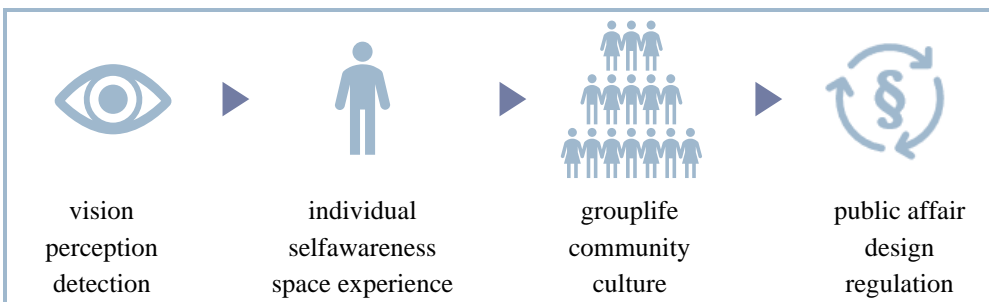


Figure 4: From vision to settlement planning (own ed.)

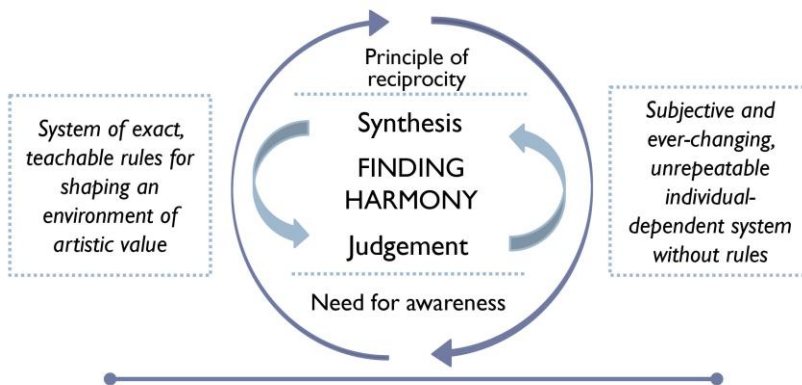

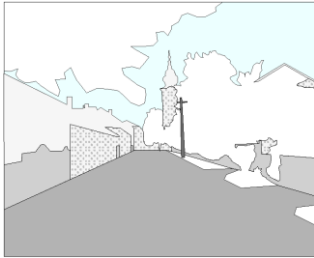
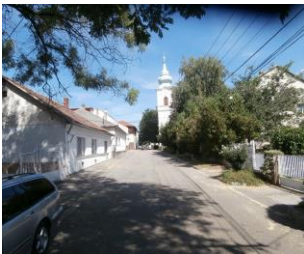


Figure 5: Environmental perception spectrum model (own ed.)



T5: In the local tools used in this country, the importance of the landscape and spatial scale and context is typically indirectly and insufficiently emphasised, and the approach is more object-oriented. The photographs of idealised streetscapes in the sampled TAKs typically depict an airy, spacious, vegetated landscape, where the sky is important and the sky meets the ground, and it is therefore highly disproportionate that a significant proportion of the TAK recommendations are still concerned with the design of building facades and fences. In contrast, in landscape character research and in the tools analysed in the foreign sample, landscape and spatial features and locality are more emphasised.

Town and country planning is essentially based on a zonal approach (zoning, character delimitation), with specific spatial scale requirements typically applied to land and buildings. Therefore, the requirements imposed on an object in the instruments also have a spatial aspect and a landscape scale by implication. In the TAKs prepared, there are typically no landscape or spatial scale requirements, the emphasis is on the definition of architectural details and landscape architecture and landscape management are neglected. Landscape and spatial scales are dealt with in detail and with scientific rigour in the national landscape character typology, but this research does not yet have the framework and obligations for its application. In the future, it will be necessary to adapt the tools for urban planning and development, townscape protection, management and development options to the landscape character research studies. In the future, a landscape-scale approach should be strengthened, following the example of good practice abroad, and greater emphasis should be placed on the design of public spaces, urban use networks and emerging landscape features.

Distribution of image elements	Photo in TAK	
Abony (p 30/ Figure1) 		

*Figure 6: Some examples of sampled streetscape images
 (own ed., photo source: Abony TAK)*



T6: The townscape planning in Hungary between 2016 and 2022 is primarily a preventive, protective activity, with the main emphasis on the identification and preservation of local characteristics, but the biggest challenge is that it must also serve organic development and further development in an appropriate proportion.

The study and protection of townscapes is a multidisciplinary subject, focusing on local characteristics and seeking and preserving environmental harmony. It is not about conservation and preservation in the strict sense, but about supporting organic development.

Visual perception is complemented by mental awareness, the memory of previously known patterns and information, which helps us to synthesise and make judgements. This is why the question of the extent to which one's environment can be changed without losing one's ability to orient oneself is an important one. When we think about the shaping of the environment, about building layouts, about the siting of buildings, we cannot remain stuck in the moment, because as needs change, the forms used change. Historical cultural features need to be analysed and future development directions need to be determined according to the assessments. Therefore, plans to do so cannot be stuck in a representation of the current state and its fit with the established structure.

The domestic townscape regulatory system has been shaped by the need to respond to the challenges identified over the past 5-10 years, but a significant proportion of the tools produced have become too general, mainly due to lack of resources and time, and present only general schemes rather than local responses and examples.

The current domestic townscape regulatory system has been shaped by the need to respond to the challenges of recent years. There are as yet no national summary results on its applicability and usefulness. One of the clear results of the national TAK preparation campaign in recent years can be identified as having brought the protection of the townscape into the public consciousness. Previous experience, knowledge and time constraints have made it impossible to conduct a broad professional and public debate and to respond fully to local challenges. Lack of time and capacity has led to a lack of optimisation, with literal repetition of content even in the most high-quality documents.



T7: It is not possible to determine the conformity of the planning methodology used now and in recent years, because the legislation defining the methodology changes faster than the municipality can evolve. The development of the settlement image is a slow process for which only a stable legal basis over a longer period of time can provide a secure basis.

A historical overview of the changing legislation governing urban planning in Hungary shows that the relevant laws and requirements are changing rapidly. Changes to the relevant domestic legislation have always been triggered by some new challenge or international ambition. In the justifications for legislative changes, the desire for simplification is repeatedly mentioned, but the planning system - including environmental design - is becoming increasingly complex. The hierarchical planning system is slow to keep pace with international changes at local level and only then can real environmental change begin. In the last decades, by the time conclusions could be drawn, a new legislative environment had already been applied, so that construction activities also have to apply a different set of rules for different time periods. Significant changes and revisions are also expected in the near future under Act XXXIX of 2021. This could only be mitigated by a higher enforcement of the subsidiarity principle.

4. CONCLUSION AND RECOMMENDATIONS

– focusing primarily on urban planning practice, with practical results –

Protecting the townscape requires a holistic approach. It is not about conservation in the strict sense, but about supporting organic development, a balance between preservation and development. As such, it is a multidisciplinary subject, focusing on local cultural characteristics, seeking to identify its architectural features, and combining and applying aspects of the basic artistic tools (scale, proportion, rhythm, form, composition, colour and light). The protection and appropriate shaping of environmental quality is primarily about finding and maintaining environmental harmony, or the strengthening of consciousness, the preservation of memories, the provision of physical conditions for liveability and sustainability, through the shaping of the physical appearance of the environment and the development of a set of rules. This helps mental and environmental well-being, all pillars of sustainability.

Today, it is no longer a question of whether a municipality should define its image. Since the introduction of the Town and Country Planning Protection Act, it is no longer a question of whether the planner who is responsible for shaping the environment should also deal with aesthetic issues. The aesthetic criteria of our living environment and the respect of these criteria are a statutory obligation. The question is: do the mass-produced (sometimes poor-quality) TIAs that are suddenly produced really help builders and local residents? Do they adequately capture and express the quality criteria for shaping the environment? Do they provide an adequate basis for enforcing these criteria (even against economic and political interests)?

One of the clear results of the national TAK preparation campaign in recent years is that the protection of the townscape has become a subject of public discussion, and an analysis of the Hungarian settlements according to the criteria prescribed by law has been prepared, from which a national "inventory" can be built. However, the TAKs prepared can be used with reservations and a critical approach. Between the publication of the law and the deadline for its preparation, a year was allowed for the elaboration and consultation - one of the greatest shortcomings of the genre. The legislative requirements have created a mass of tasks, which has led to rigidity, repetition and, in many cases, over-generalisation. It was impossible to conduct a broad professional and public debate. Due to the lack of social discourse, the new genre is more likely to provoke antipathy than cultural identity and community development. On the editorial side, lack of time and capacity has led to a lack of optimisation, with literal repetition of content even in the most high-quality documents. Therefore, with a few excellent exceptions, the TAKs are more

likely to be seen as mandatory, legally binding and compliant building documents than as tools for shaping attitudes, transferring knowledge and fundamentally shaping the aesthetic environment of the future. A document that can be a tool in the hands of local architects-in-chief to communicate expectations to builders and then build trust in cooperation and compliance. In turn, the parallel, short-term planning has also meant that, depending on the creativity of the municipalities and authors, specific content and aspects may appear, which, when brought together, can help the review.

Municipalities are in a constant state of change, so a static inventory - created hastily and with mistakes - cannot stop the process. The identification of values, and thus the rules and criteria for the development and protection of the townscape, require constant maintenance and revision. A rigid set of rules may lose its relevance and its ability to meet societal needs, as the information and technologies available evolve and the environment and societal needs change. Consequently, the existing town and country planning regulations cannot be regarded as permanent. The current system lacks review and updating, and therefore will have the identifiable effect of rendering even frameworks and plans that are currently considered sound obsolete over time and may hinder progress.

P1: It is necessary to review the legal requirements and the manuals produced, to modify them in the light of experience and research, and to provide adequate resources. Key words and aspects proposed for the review:

- recommendations should be tailored to the characteristics of the lived spatial experience, with particular emphasis on colour vision, perception of shapes and forms, perception of space and depth, and movement;
- since the townscape is primarily perceived from the areas of public use, the content of the guide should be adapted accordingly: emphasis should be placed on the design of public spaces, spaciousness, airiness, visibility and legibility;
- culture cannot be created through townscape legislation, the townscape reflects the specific imprint of each era, a qualitative expression of the culture of those eras, which is in a constant state of change, and therefore requires less legislation and more cultural content;
- the townscape and its development are a public matter, the view belongs to everyone, therefore socialisation and involvement must be a priority in the design and planning of the environment, in order to ensure that the interventions implemented serve the public interest;

- therefore, it is essential to educate society about the environment, information and environmental quality from an early age, through local activities, programmes and education;
- a fundamental requirement is durability, rather than passing fashions, sustainability must be taken into account in the design of an environment of a constant, appropriate quality over human lifetimes, and the issues of decay and preservation must be considered;
- the visual aspect of meaning and content must prevail, the form must be shaped in relation to the social meaning of the content, because the brain associates known patterns with perception in order to process the perceived elements. Common historical and cultural knowledge is necessary for orientation and understanding.

The resulting TAKs provide a good basis for further work, filling in the gaps in the dialogue and validating a broader perspective. The TAK cannot be just a support for the town and country planning ordinance (as is now enshrined in legislation). Building options must be set out in a clear way, in line with zoning and protection rules, and in a way that is adapted to local needs and expectations, and for this a multi-level analysis is essential. This is not the case with the current system, which requires a multitude of separate documents at local, municipal level, while there is a lack of documents at landscape scale that bring together spatial characteristics.

Viewpoints		town planning	townscape protection
Where to build?	the possible extent and conditions of technical use of each area	●●●	●
	visibility and outlook, silhouette control	●●●	●
	preservation of built area contours	●●●	-
	identify typical parts, different characters based on different characteristics	●●●	●●●
	knowledge and understanding of place, culture of behaviour	●	●●●
	placement within the plot	●●●	●●●
	landscape silhouette, landscaping	●●●	●●●
	courtyard layout, garden	●●	●●●
	process identification, future planning	●●●	●●●
	development and maintenance of areas not currently developed	●●●	●●●
the siting of specific types of buildings	●●●	●●●	
What size can be built?	site size	●●	-
	building height	●●●	●
	width and length of the building facade	●	●●●
	roof design	-	●●●
	ratio system, scale	●	●●●
What kind can be built?	use of materials (construction materials, finishes, colour)	-	●●●
	façade design (façade architecture, façade cladding, additional elements, technical installations)	-	●●●
	fence	●●	●●
What should the open space, the green space look like?	location and amount of green space	●●●	-
	development of a green space system	●●●	●
	the way in which green areas are designed (planting of plants, planting of plants, planting of woody plants)	●●●	●●●
	fit of garden structures and paving in green areas	-	●●●
	public space creation	●●	●●●
What should the messenger be? - the advertising		-	●●●

Figure 8: Relationship between town and country planning and the protection of the townscape in the topics of the study (own editing, symbol explanation: based on the relevant legal mandates:

●●● significant, ●● less significant, ● slightly, - no requirement at all)

P2: The review should establish a closer link and a clear system of interrelationship with the documents that give rise to landscape character research, town and country planning, and building law, and recognise the specific spatial system in order to clarify the scale.

The international examples collected provide inspiration. The analysed Swiss examples are exemplary in terms of landscape and spatial scale thinking, monitoring systems and their local validation, the Italian examples are exemplary in terms of spatial validation and regional scale, the Irish and English samples are exemplary in terms of landscape-based architectural guidance and visual change assessment methodology.

The integration of the results of landscape character typing in handbooks is a must for the future to protect landscape potential. Landscape character research and landscape protection should be combined, the results integrated and applied together. Adaptability must take into account the fundamentally different scales and the need to develop appropriate changes of scale, setting requirements in line with the subsidiarity principle.

P3: In the domestic settlement network and administrative system, the landscapes, the landscape characteristics go beyond the administrative boundaries of a single settlement, therefore it is essential to strengthen the regional, the landscape unit scale, which is also supported by the sampled foreign examples. The aim is to better integrate townscape considerations into planning processes, licensing procedures and behavioural culture.

Provision should be made at the regional level

- appropriate landscape management (use and landscape design, protection),
- the protection and enhancement of traditional landscaping patterns,
- appropriate design of landscape networks (e.g. public spaces),
- the enrichment of character traits and individual landscape values,
- the promotion of patterns and values to stakeholders and the general public.

At the local level, at the municipal level, provision should be made for

- the integration of the implemented environmental actions into the landscape,
- the establishment of an appropriate urban development and planning framework,
- identification of local values and characteristic details other than those of the landscape unit,
- public involvement, extensive publicity, information and dialogue.

An important step between national landscape character research and municipal manuals are the Regional Architectural Character Manuals (ÉTAKs), which currently lack a well-developed methodology and a legal framework for their application/applicability. A methodology adapted to the dynamics of urban development should be applied when defining landscape units and developing the content of the relevant manuals. Dynamically developing, (slowly changing) stagnating or declining settlements require different planning, development and therefore also different design decisions, in addition to different or similar landscape characteristics. In this context, and in anticipation of the modern characteristic that the local energy of settlement development is very often replaced in modern development by the dynamism of local energy, the relationship with global networks overrides the more static landscape characteristics.

The aspects analysed in this research are contained in the small landscape character typology, the spatial land use plan sheet, the landscape unit value sheet of the ÉTAK and the merged character maps of the TAKs, which are considered incomplete as a set of tools. Therefore, a map covering all aspects for a landscape unit can be produced by combining the four genres.

P4: In the course of the alignment, the character boundaries and the structural trail elements designated in the plans must be reviewed, as they are inconsistent with each other at several points. In all areas (whether developed or undeveloped), the permitted opportunities for character change and the direction of development should be indicated to ensure that the impacts of change are adequately mitigated. Areas worthy of protection (areas of outstanding value), areas requiring qualitative development (areas with established character but requiring renewal or enhancement) and areas requiring new character should be delineated.

The results of the detailed TAK analysis also underline the importance of strengthening the regional scale. The municipal manuals have a very high degree of repetition of content, with a significant proportion repeating requirements laid down in the building regulations or in the OTÉK (e.g. building location, type of construction, height). In many cases, they are identical to the zoning of the regulatory plan. The recommendations primarily set out requirements for residential buildings. Contrary to, or in addition to, its role as a statutory guidance publication, the TAK is primarily a consultation tool for the Chief Architect/Mayor. The municipal government, in response to the construction challenges in the municipality, will focus primarily on the architectural behaviour expected from private individuals and market investors, in order to facilitate practical application. This undermines the overall understanding of the townscape, i.e. the definition of requirements for municipal functions (e.g. public spaces). **In addition to being better adapted**

to the challenges of the Hungarian municipal structure, the landscape unit scale is more responsive to landscape management tasks that cross municipal administrative boundaries and more independent of local government interests, reducing conflicts of interest. This means that there is no need to replicate generic aspects and requirements locally, and therefore greater scope to focus on local characteristics.

P5: The review should define the detailed methodology for monitoring. The regular monitoring assessment should also include the monitoring of changes in the physical and mental perception of the environment. The current plans focus only on the physical condition of the environment, so representative population surveys are also needed to measure the perception of the landscape, the degree of place attachment and their causal aspects, appropriate to the area covered by the manuals. The opportunity for this methodological development is now available as municipalities have started to prepare their new type of settlement plans.

P6: Ongoing dialogue, stakeholder involvement, education and the development of an environmental culture are very important, as environmental engineering imposed by strict regulation only masks and deepens problems.

It should be pointed out that a positive attitude and openness to the opinions and comments of all those involved in shaping the environment are essential in order to support organic development, environmental responsibility, the care of values important to local people, local attachment, identity and sustainability. This cannot be achieved by regulatory means alone.

The townscape (by definition) is part of the local culture, an imprint of history. Dissonance in the townscape is a reflection of social divisions and historical adversity, which can be visually masked by regulatory requirements, but which exacerbates the problem. More culture and less regulation should be included in the visualisation documents, and therefore in the TAKs.



5. PUBLICATIONS CONNECTED TO THE TOPIC

- Teremy Viktória (2019) Települési arculat – településkép – illeszkedés In: Fodor, M; Bodor-Pesti, P (szerk.) SZIEntific Meeting for Young Researchers, Ifjú Tehetségek Találkozója, ISBN 978-963-269-886-1, Budapest, Magyarország: Szent István Egyetem, p. 297-307.
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