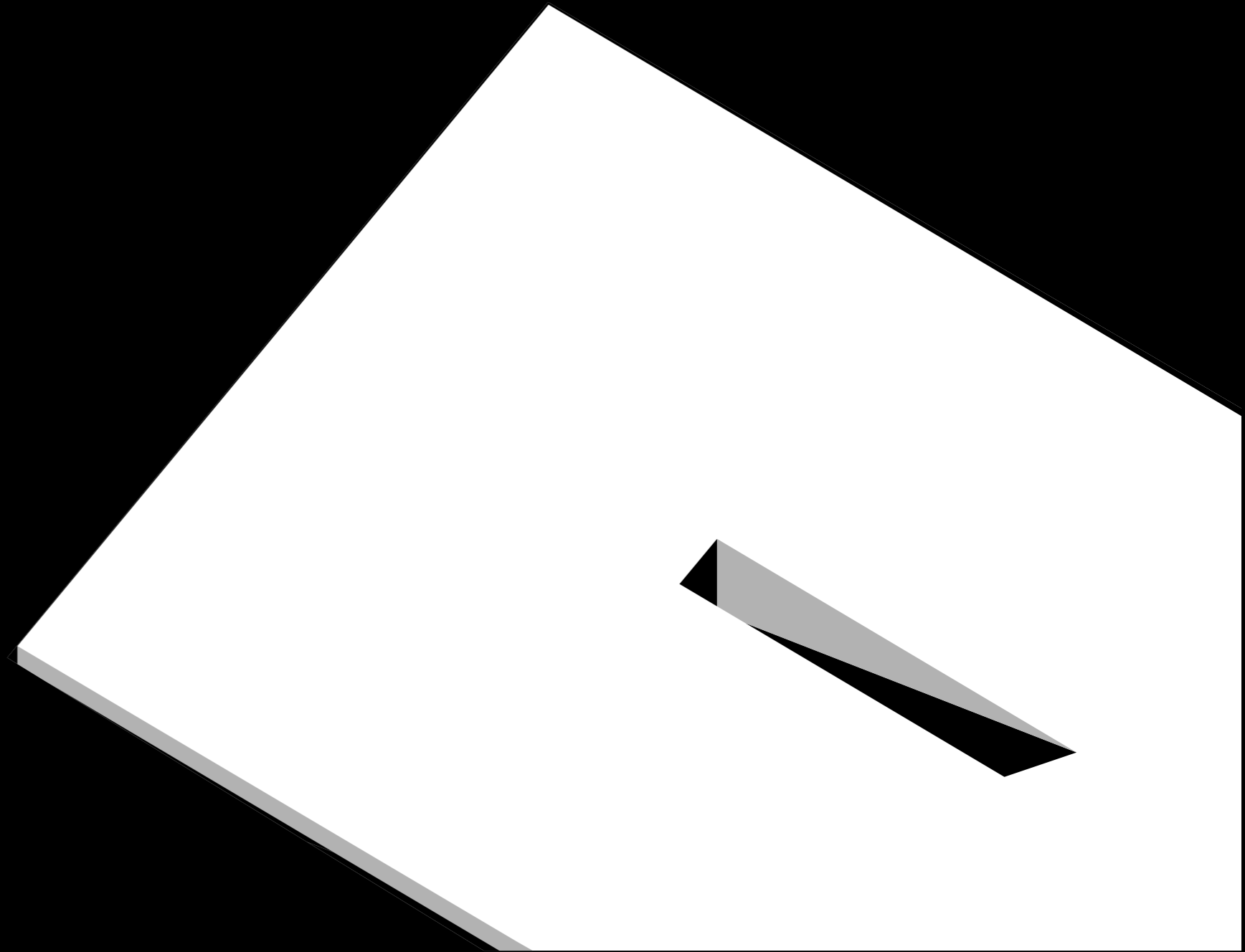


VINTERBAD BRYGGEN

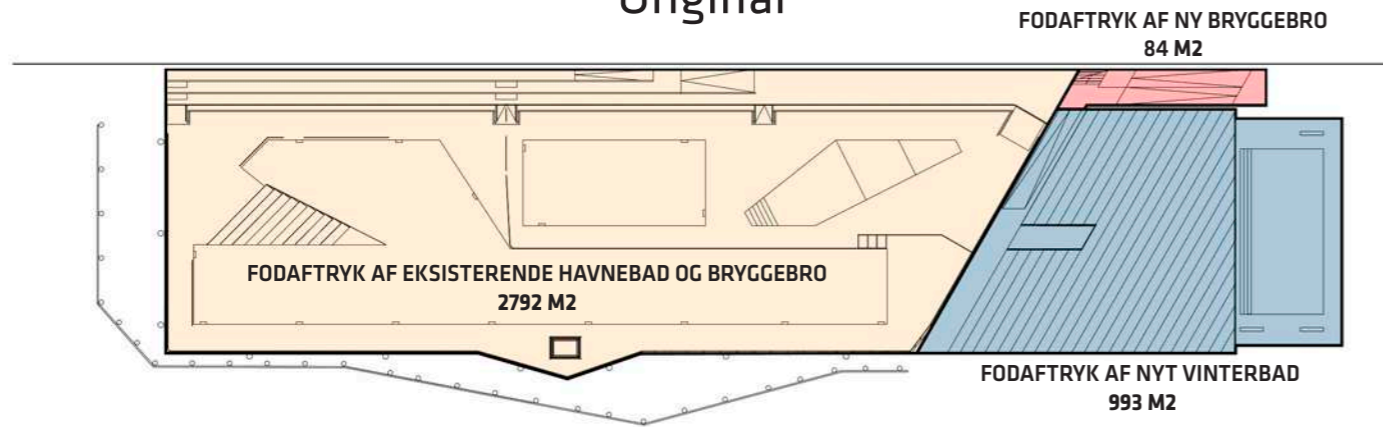
2021-06-24

BIG

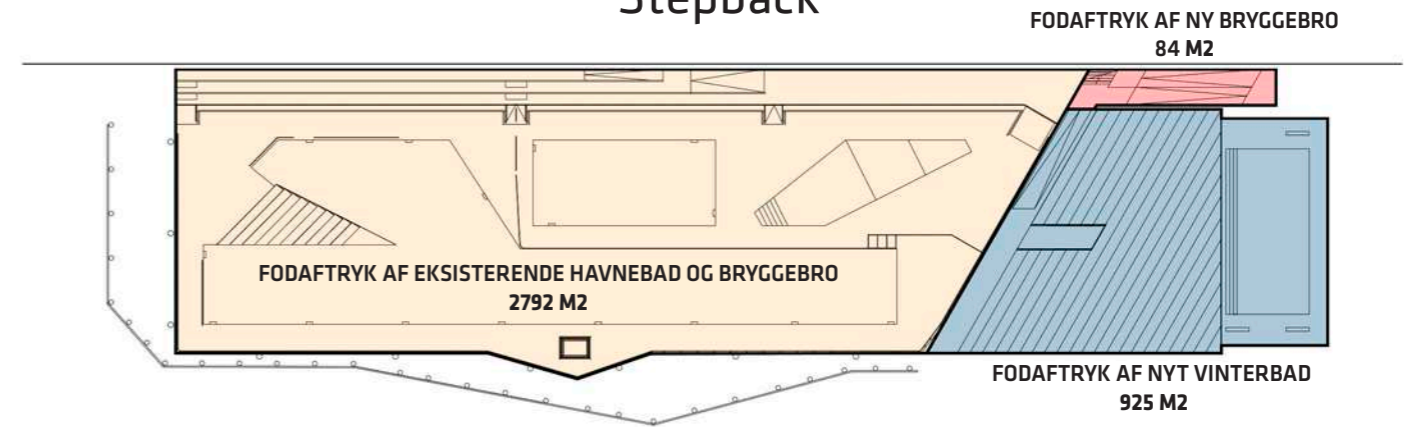


Undersøgelse af forslag til reduktion af det oprindelige projekt
- og forslagernes indvirkning på udsyn og sigtelinjer.

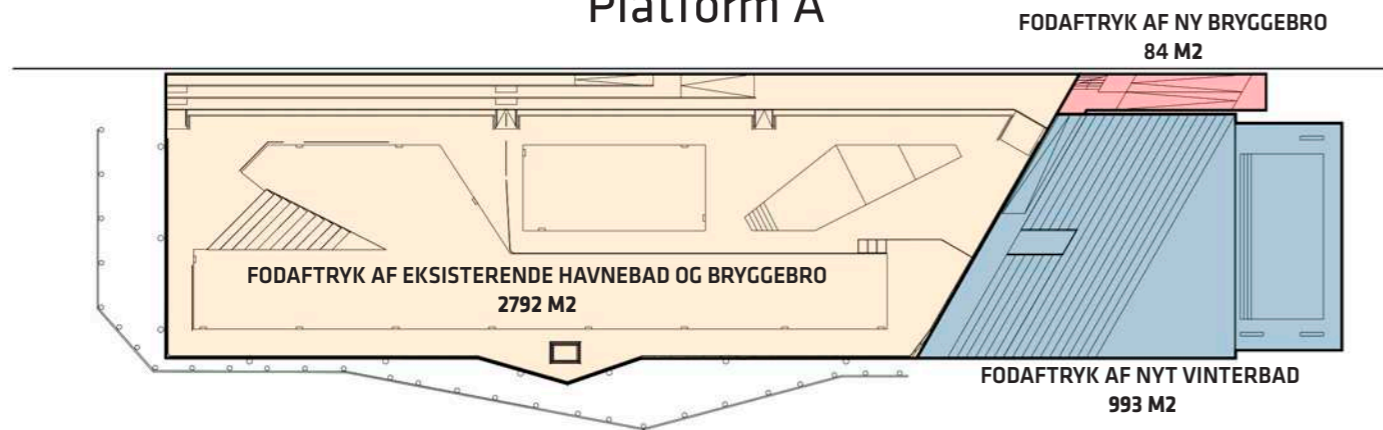
Hovedforslag Original



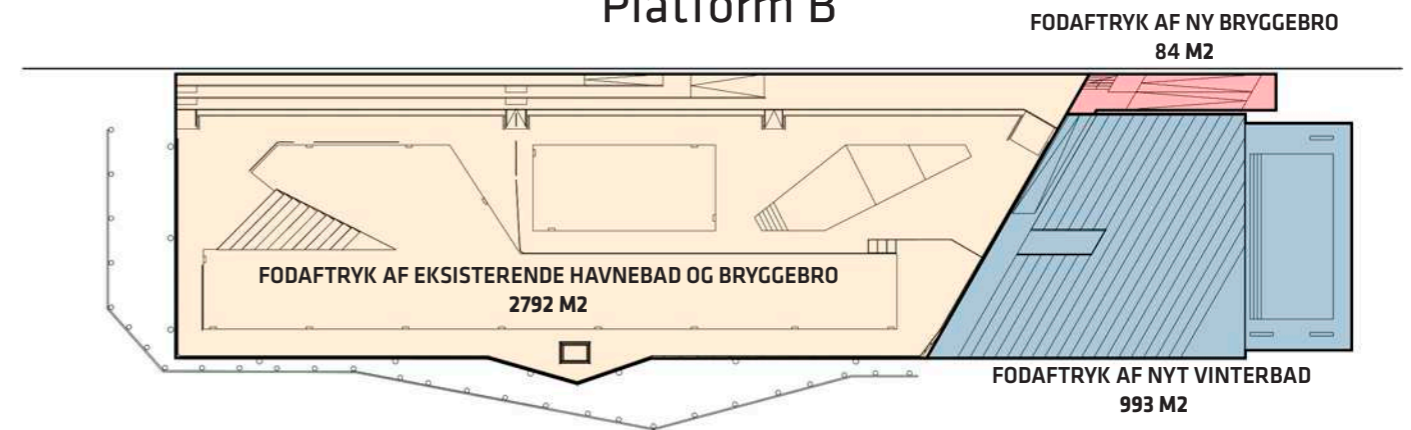
Variant 01 Stepback



Variant 02 Platform A



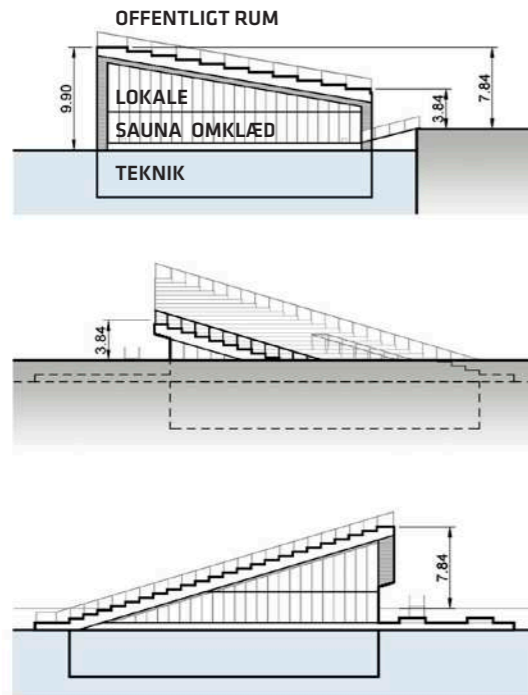
Variant 03 Platform B



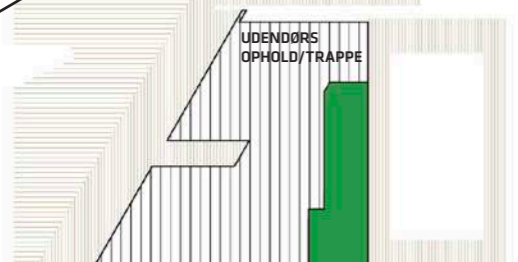
Hovedforslag

Original

Den oprindelige udformning som blev præsenteret for TMU i januar 2021

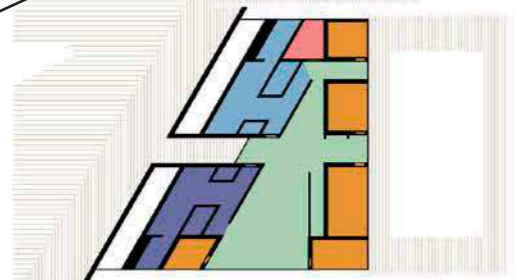


1. SAL PLAN



AREAL PÅ FØRSTE SAL HVOR AFSTAND FRA GULVNIVEAU TIL YDERSIDE TAG, ER 1,5M = 85,3 M2

STUE PLAN



ETAGEAREAL STUEPLAN: 390 m2
SAUNAER TOTAL: 84,9 m2
SAUNAPLADSER: 126 stk

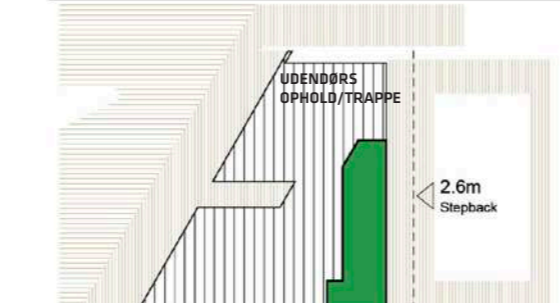
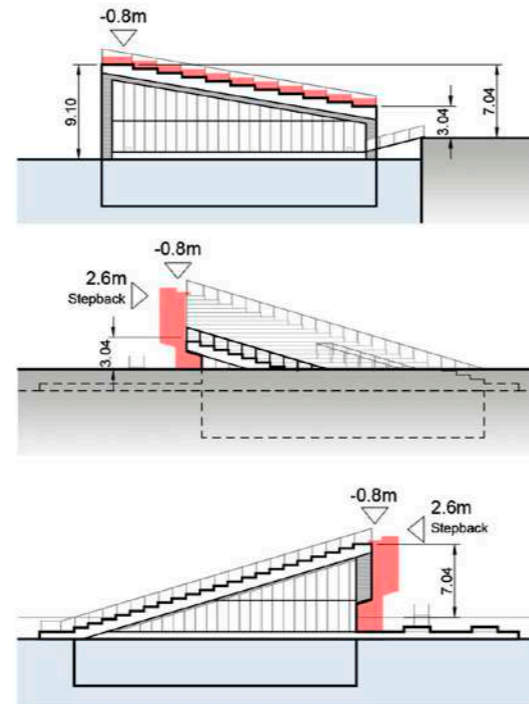
- (+) - KAPASITETEN AFSPEJLER FORENINGENS BEHOV
- DIREKTE FORLÆNGELSE AF HAVNEBAD
- SLÆGTSSKAB MED HAVNEBADETS UDSPRINGSTÅRN
- ENKEL FORM

(-) - HØJDE PÅ BYGNINGEN

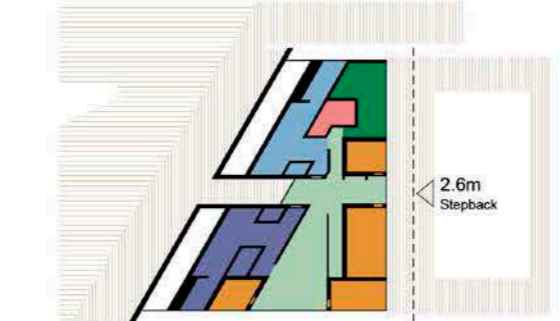
Variant 01

Stepback

Bygningens facade er rykket 2,6 meter tilbage hvilket medføre en lavere bygningshøjde, men også en væsentlig reduktion i sauna kapacitet (ca.25%).



AREAL PÅ FØRSTE SAL HVOR AFSTAND FRA GULVNIVEAU TIL YDERSIDE TAG, ER 1,5M = 72,5 M2 (16% MINDRE)



ETAGEAREAL STUEPLAN: 327 m2 (16,1% mindre)
SAUNAER TOTAL: 65 m2 (23,4% mindre)
SAUNAPLADSER: 93 stk (26,2% mindre)

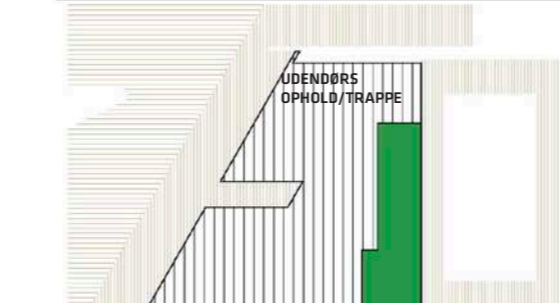
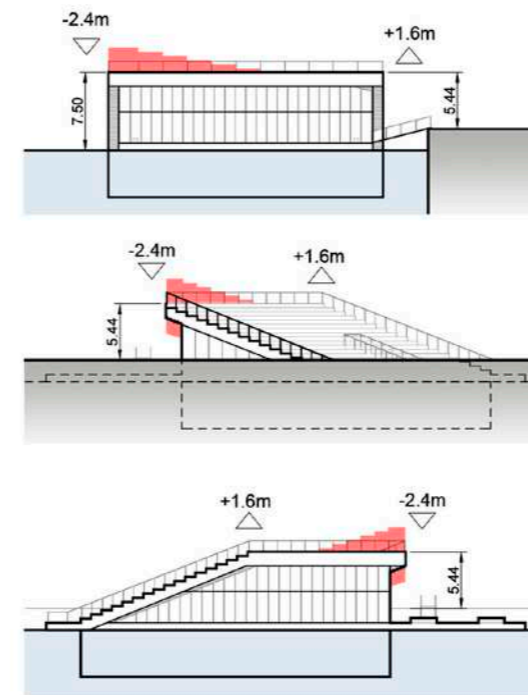
- (+) - DIREKTE FORLÆNGELSE AF HAVNEBADET
- SLÆGTSSKAB MED HAVNEBADETS UDSPRINGSTÅRN
- BYGNINGS HØJESTE PUNKT REDUCERES
- ENKEL FORM

(-) - KAPASITET AFSPEJLER IKKE FORENINGENS BEHOV
- LOKALET PÅ 1. SAL BLIVER FOR LILLE

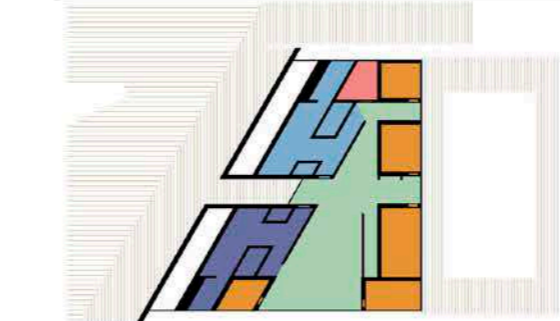
Variant 02

Platform A

Bygningens øverste seks trin flades ud til en sammenhængende platform hvor frontfacaden holdes i et kontinuerligt vandret plan. Dette bevirker at taget tilsvarende vipper op ind imod kaj-kanten. Samme kapacitet som i hovedforslag.



AREAL PÅ FØRSTE SAL HVOR AFSTAND FRA GULVNIVEAU TIL YDERSIDE TAG, ER 1,5M = 85,5 M2 (0,25% MERE)



ETAGEAREAL STUEPLAN: 390 m2
SAUNAER TOTAL: 84,9 m2
SAUNAPLADSER: 126 stk

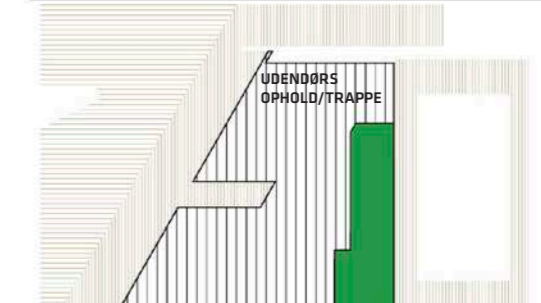
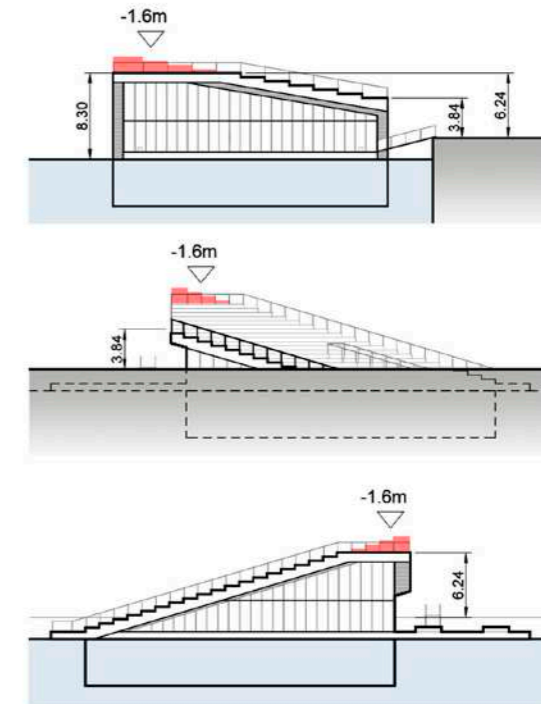
- (+) - KAPASITETEN AFSPEJLER FORENINGENS BEHOV
- BYGNINGS HØJESTE PUNKT REDUCERES
- ØGET KAPASITET PÅ 1. SAL

(-) - HØJDEN PÅ FACADE ØGES MOD KAJKANT
- TAGET FÅR EN STEJLERE HÆJDNING
- TAGFLADEN MED ET FORLØB DER HÆLDER OG ET DER ER FLADT, ER MINDRE ENKELT.

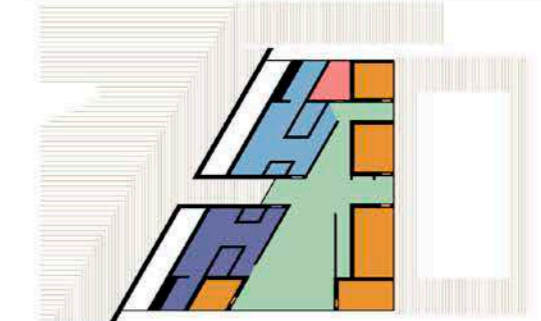
Variant 03

Platform B

Bygningens øverste fire trin skæres af med henblik på at reducere bygningens højde. Bygningens front facade vil være delvis vandret, delvis skrånende ind imod kajkanten. Samme kapacitet som i hovedforslag.



AREAL PÅ FØRSTE SAL HVOR AFSTAND FRA GULVNIVEAU TIL YDERSIDE TAG, ER 1,5M = 85,3 M2



ETAGEAREAL STUEPLAN: 390 m2
SAUNAER TOTAL: 84,9 m2
SAUNAPLADSER: 126 stk

- (+) - KAPASITETEN AFSPEJLER FORENINGENS BEHOV
- BYGNINGS HØJESTE PUNKT REDUCERES

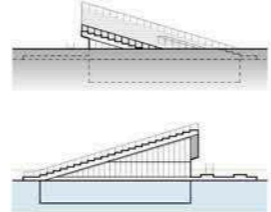
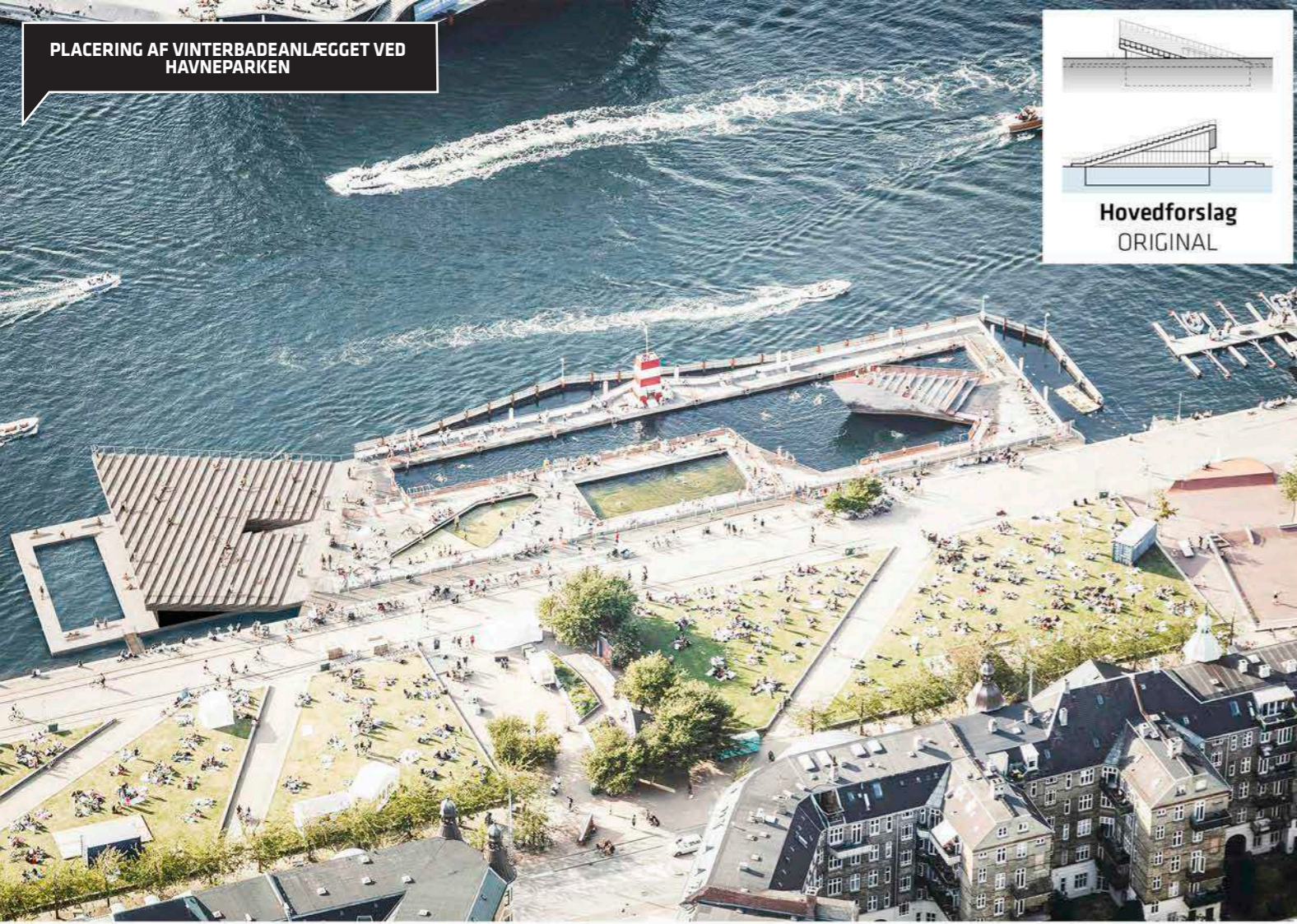
(-) - TAGFLADEN MED ET FORLØB DER HÆLDER OG ET DER ER FLADT, ER MINDRE ENKELT.
- FRONTFACADEN FÅR ET "KNÆK"

KOMMUNEN ØNSKER AT STYRKE FORENINGSLIVET OG FRIVILLIGHEDEN I KOMMUNEN, HVORFOR DET ER VIGTIGT AT DER OGSÅ ETABLERES ET FORENINGSLOKALE, SOM DET OGSÅ ER VANLIG SKIK I KLUBHUSE, I DEN NYE SKØJTEHAL DER ER BLEVET BYGGET PÅ ØSTERBRO, ROKLUBBEN OSV. VINTERBAD BRYGGEN ER AT

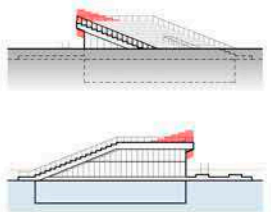
AF HENSYN TIL SIKKERHEDEN OPDELES BYGNINGEN I ET TØRT OMRÅDE OG ET VÅDT OMRÅDE. DER FORVENTES IKKE OFFENTLIG ADGANG I VÅDT OMRÅDE. GANGAREAL KAN IKKE VÆRE VÅDT OMRÅDE, DA DET ER HER DER KAN VÆRE OFFENTLIG ADGANG VIA.

- Fælles
- Omkledning Herrer
- Omkledning Damer
- Sauna
- H.wc
- Lokale
- Dæk

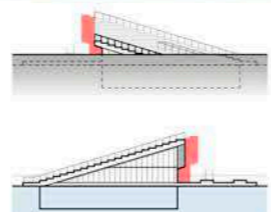
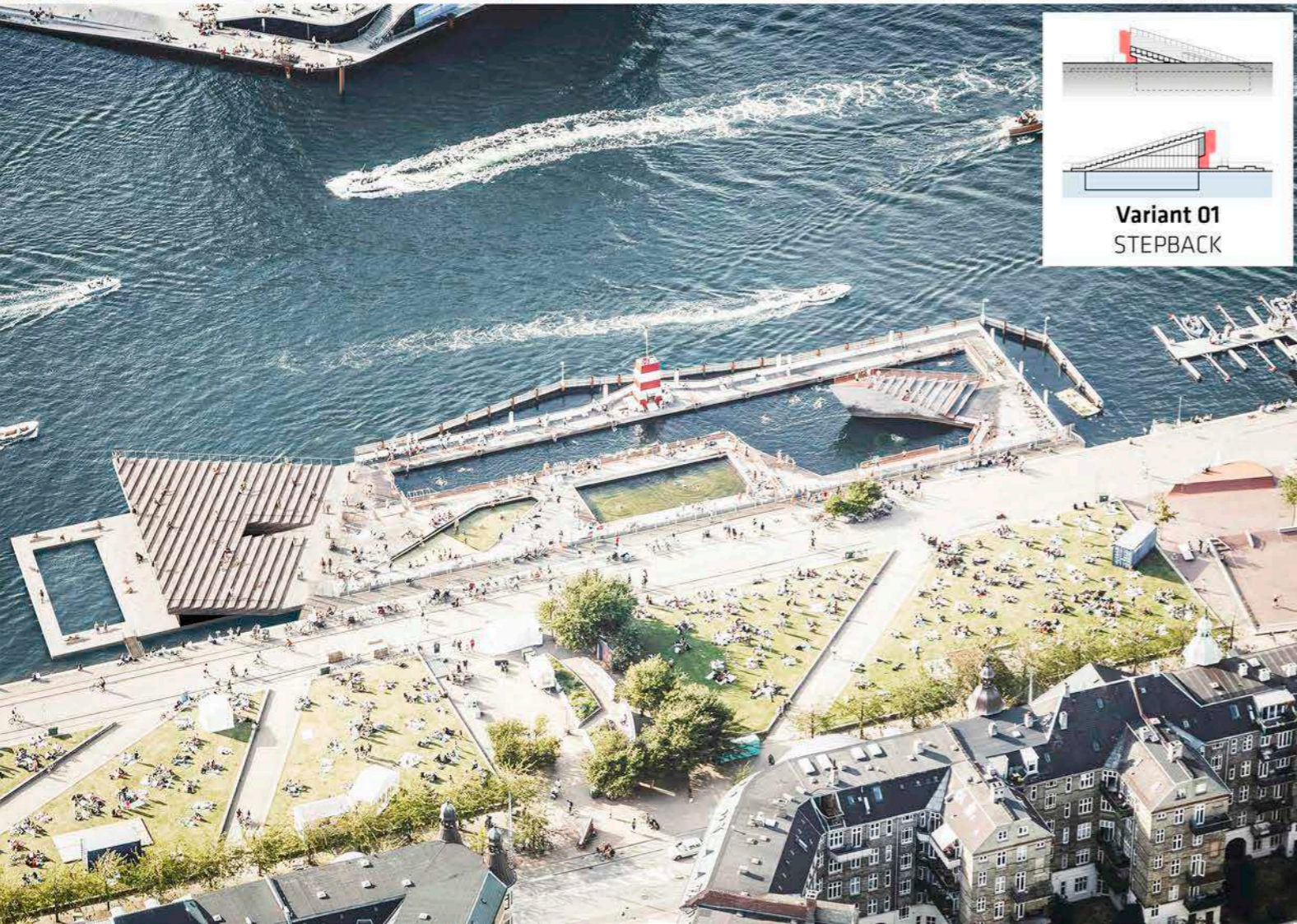
PLACERING AF VINTERBADEANLÆGGET VED HAVNEPARKEN



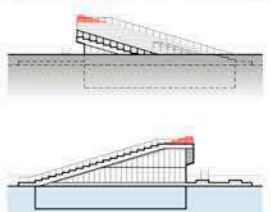
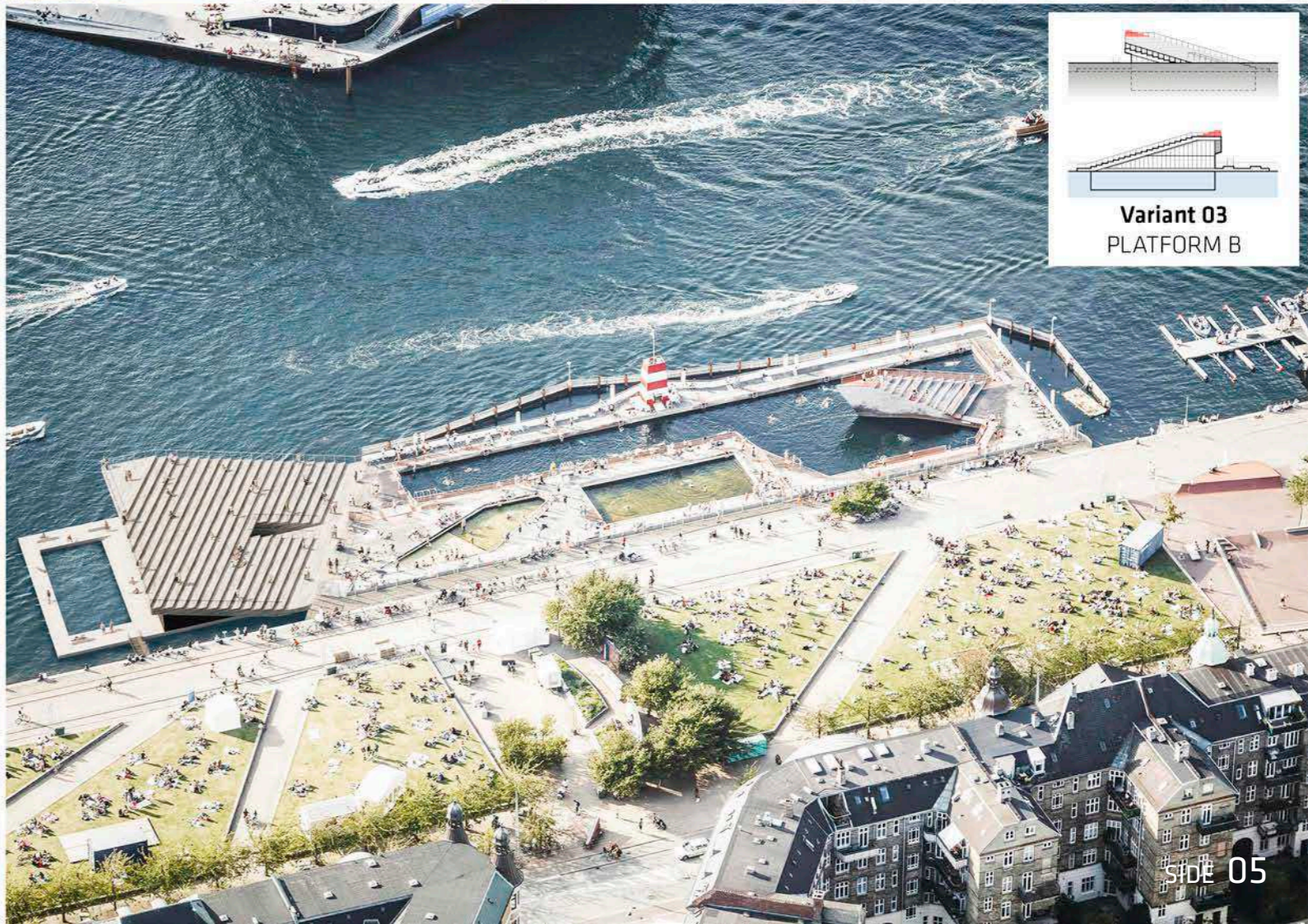
Hovedforslag
ORIGINAL



Variant 02
PLATFORM A

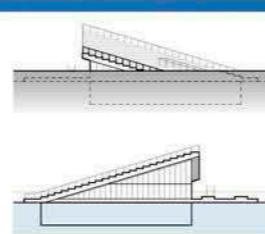


Variant 01
STEPBACK

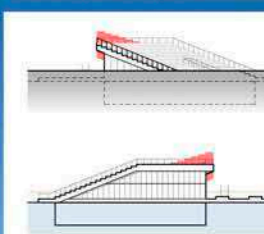


Variant 03
PLATFORM B

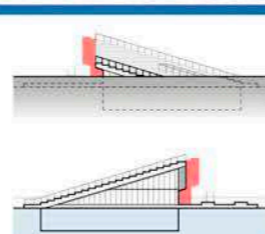
UDSIGT OVER HAVNEN, SET MOD SYD FRA
LANGEBRO (FRA AMAGER SIDEN)



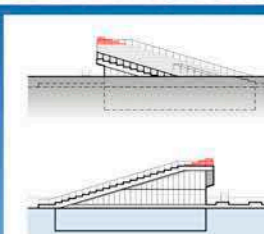
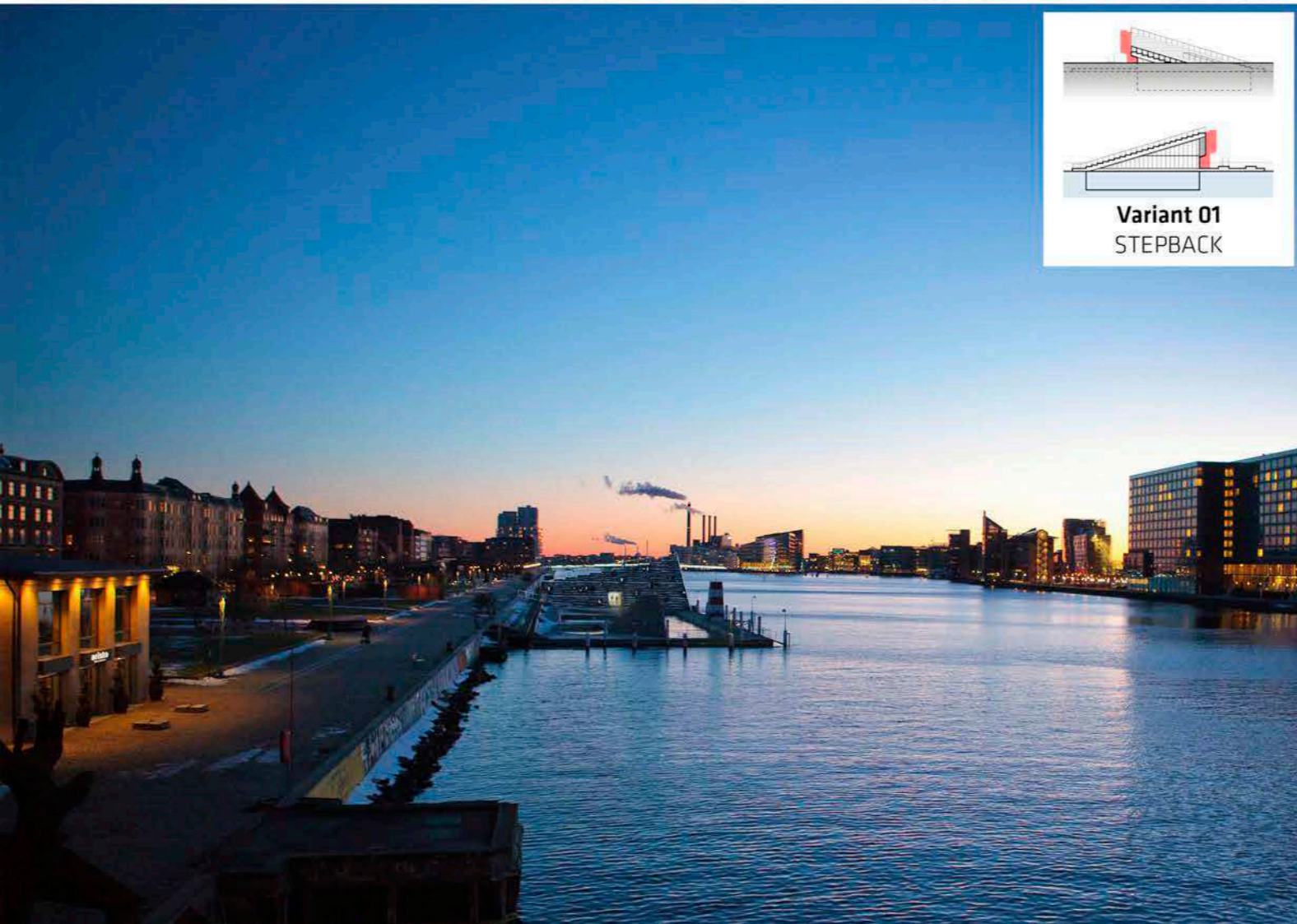
Hovedforslag
ORIGINAL



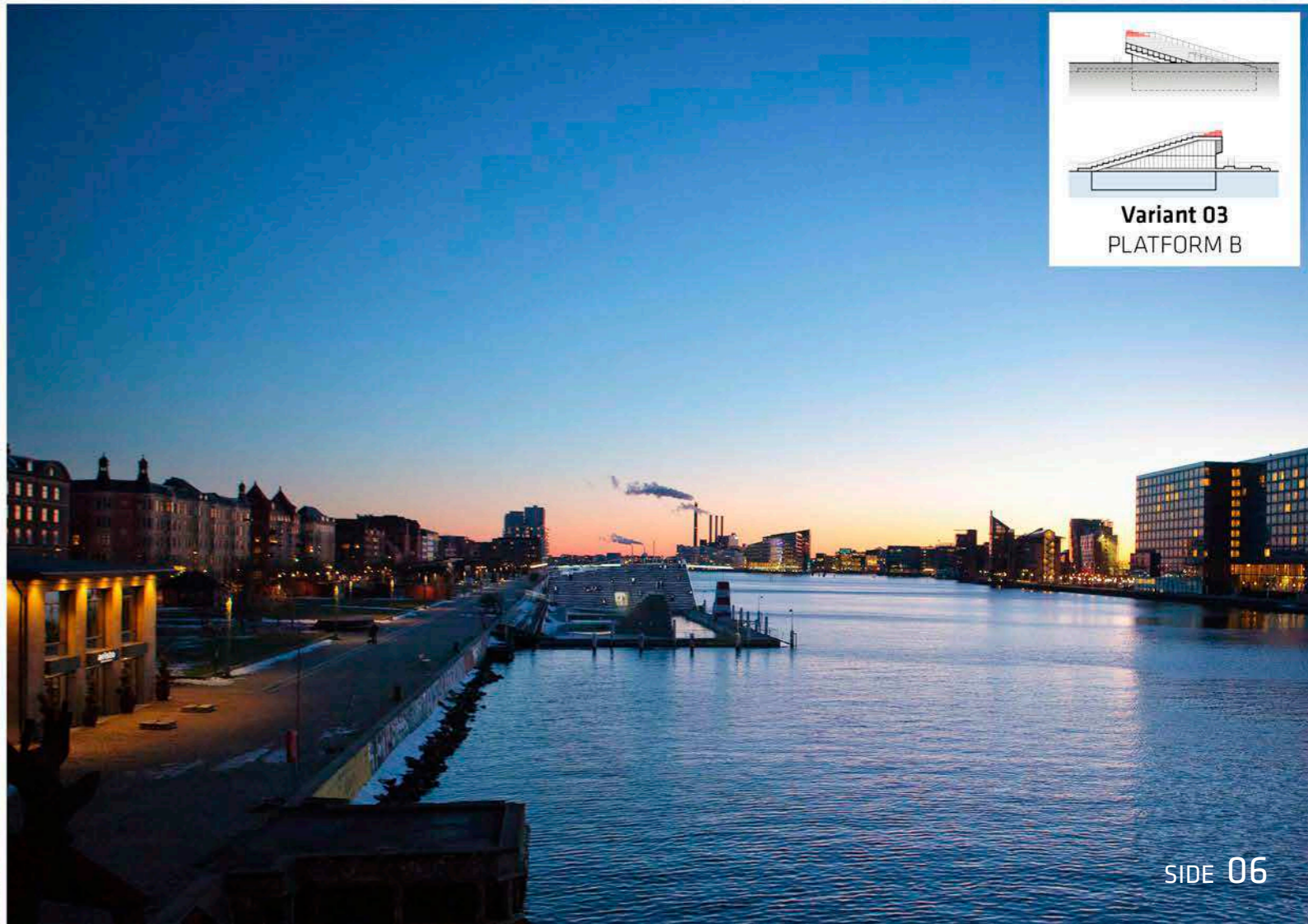
Variant 02
PLATFORM A



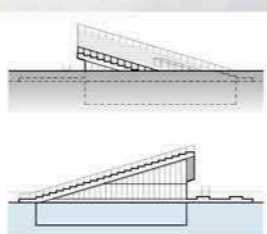
Variant 01
STEPBACK



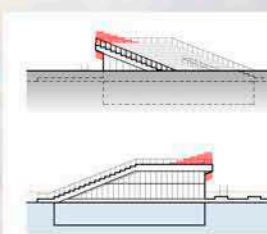
Variant 03
PLATFORM B



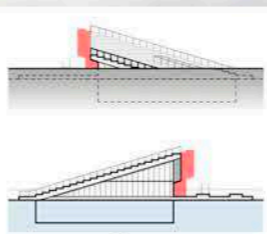
UDSIGT OVER HAVNEN, SET MOD SYD FRA
LANGEBRO (FRA SJÆLLANDS SIDEN)



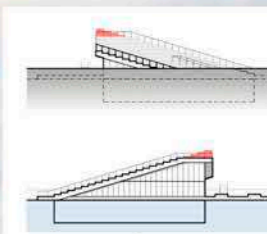
Hovedforslag
ORIGINAL



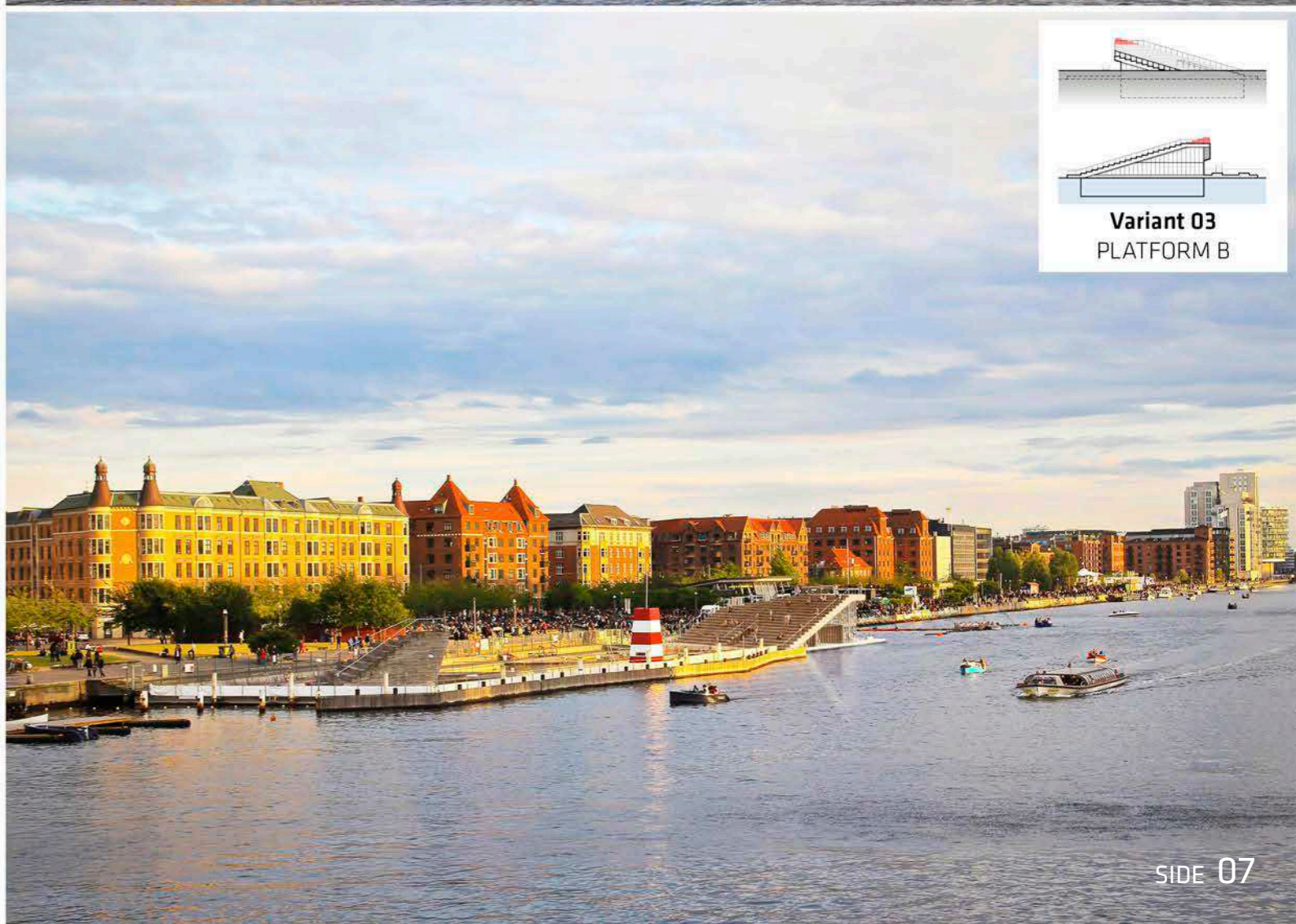
Variant 02
PLATFORM A



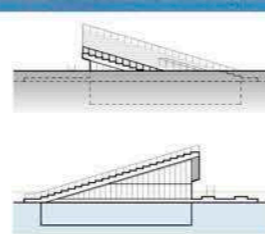
Variant 01
STEPBACK



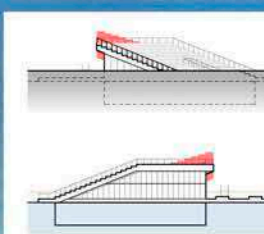
Variant 03
PLATFORM B



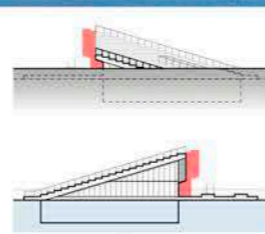
UDSIGT, SET ØVERST FRA TERRASSEN PÅ
VINTERBADEANLÆGGETS TAG, MOD NORD
(MOD LANGEBRO)



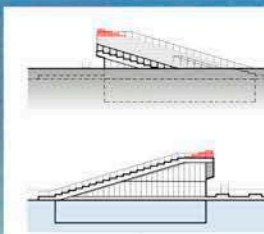
Hovedforslag
ORIGINAL



Variant 02
PLATFORM A

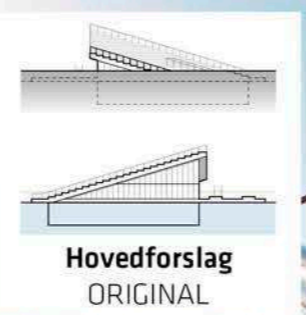
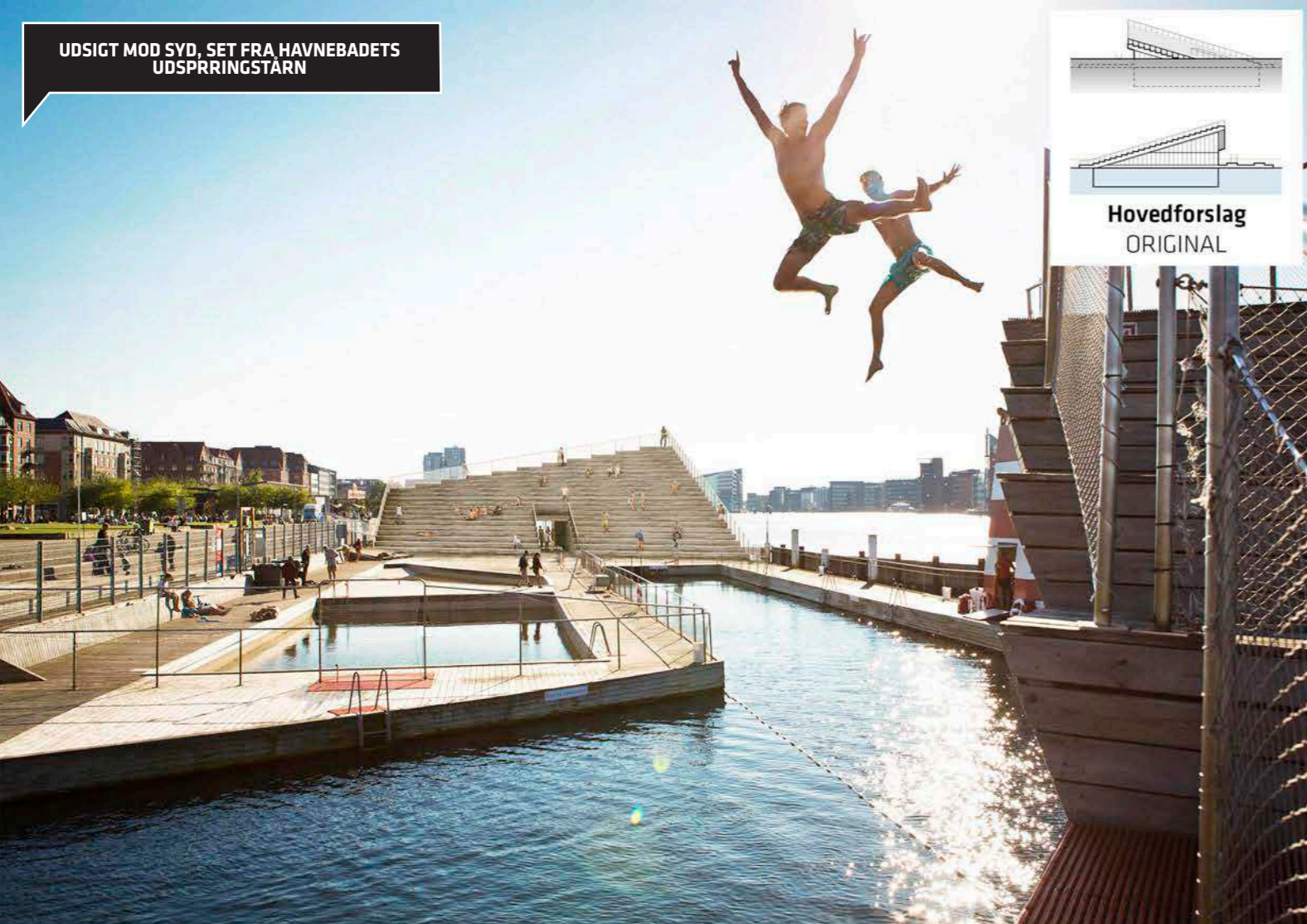


Variant 01
STEPBACK

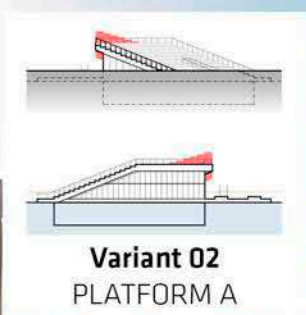
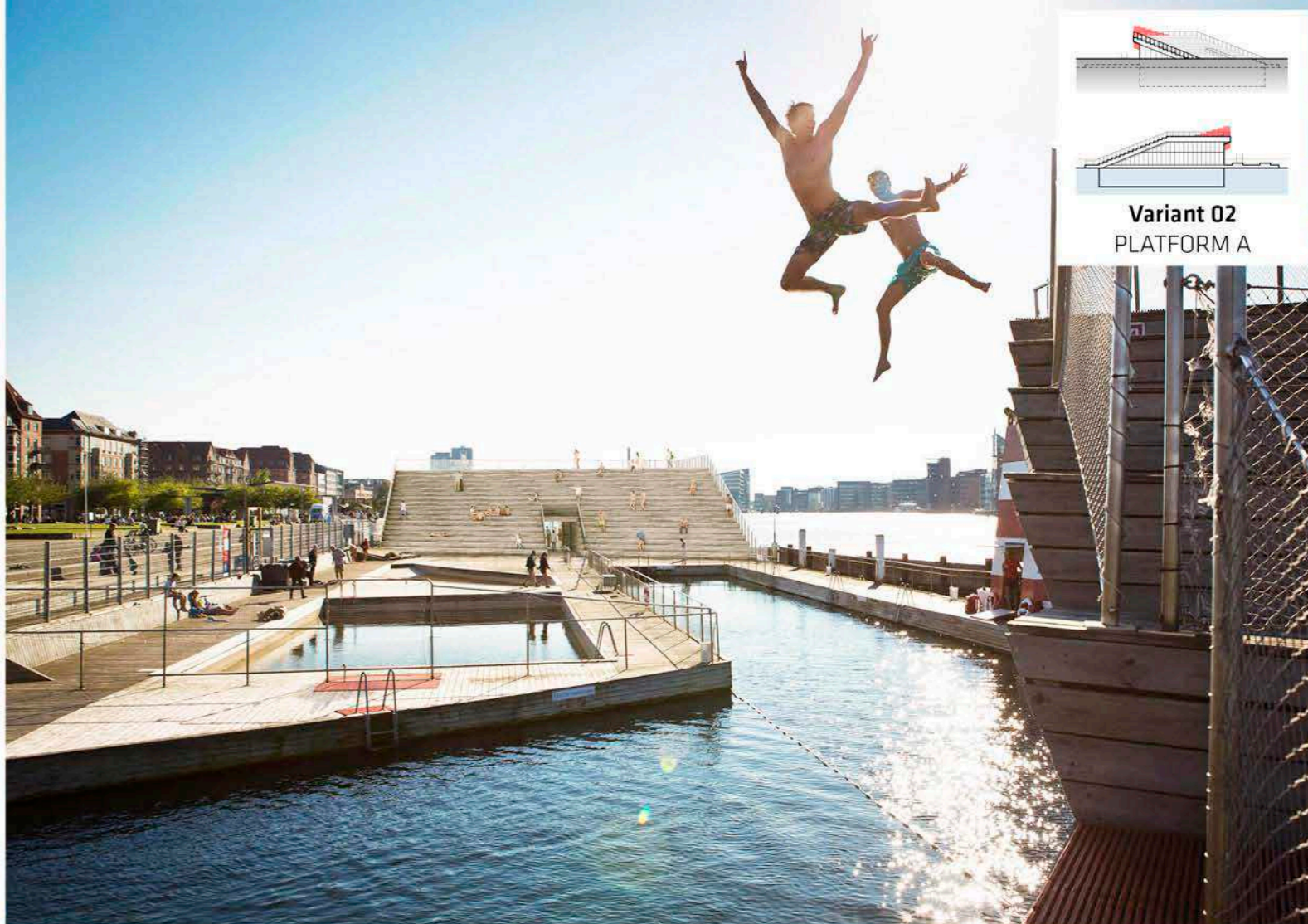


Variant 03
PLATFORM B

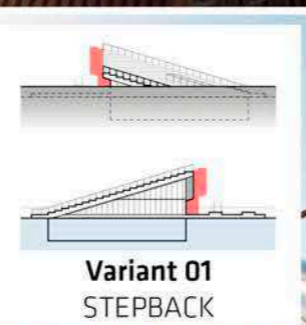
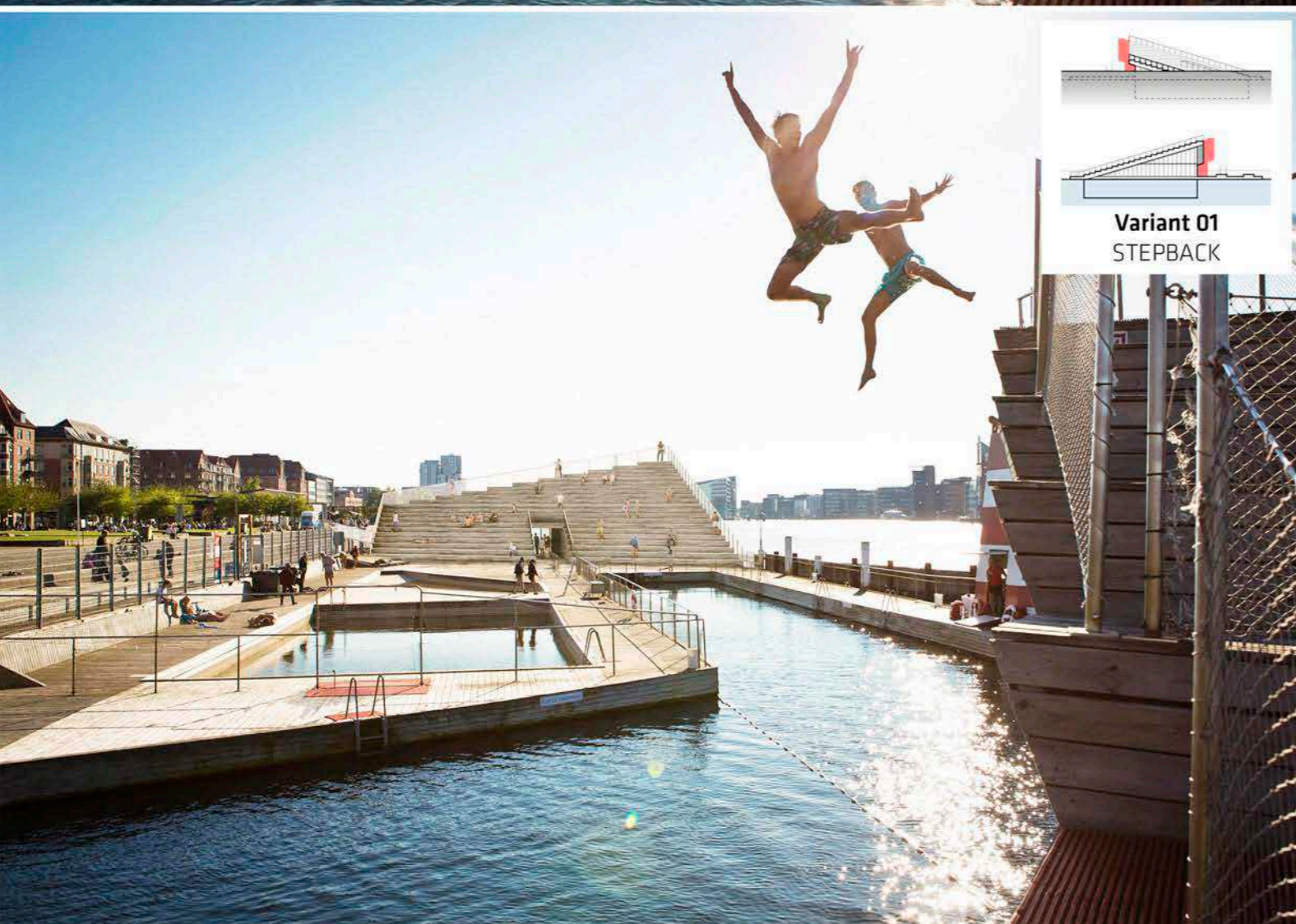




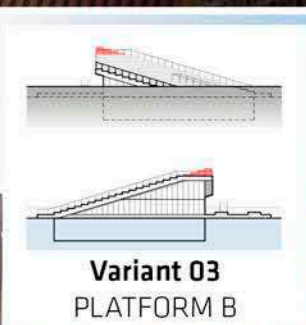
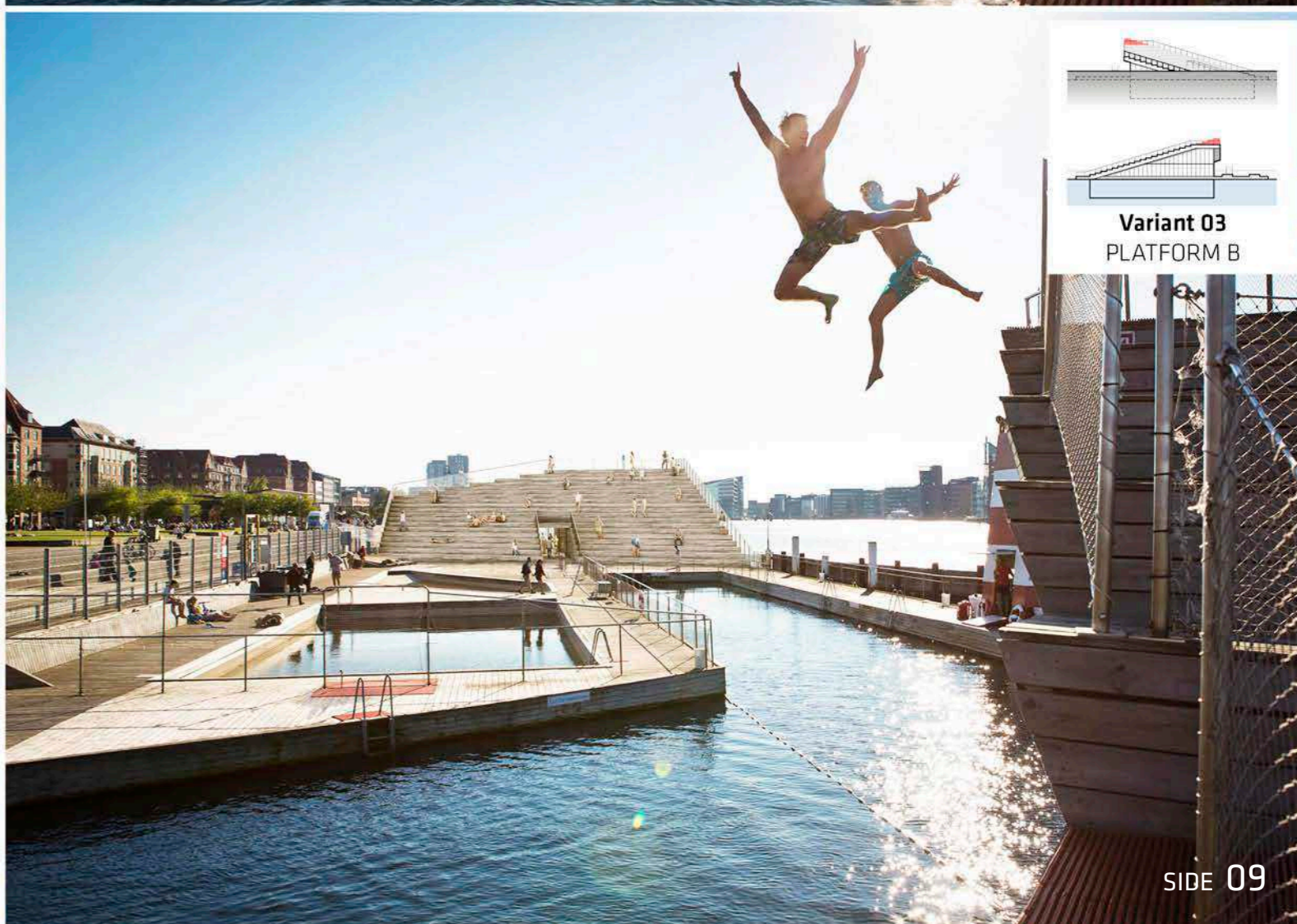
Hovedforslag
ORIGINAL



Variant 02
PLATFORM A

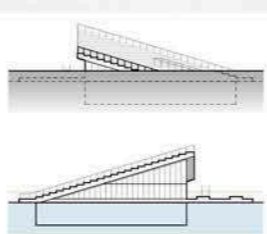


Variant 01
STEPBACK

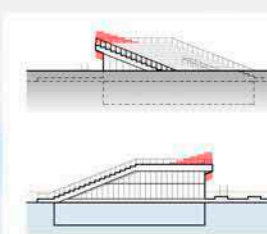


Variant 03
PLATFORM B

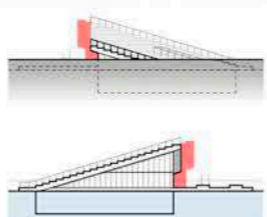
UDSIGT MOD SYD, SET FRA KAJEN
(AMAGERSIDEN, NORD FOR HAVNEBADET)



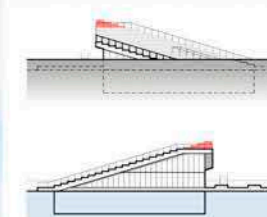
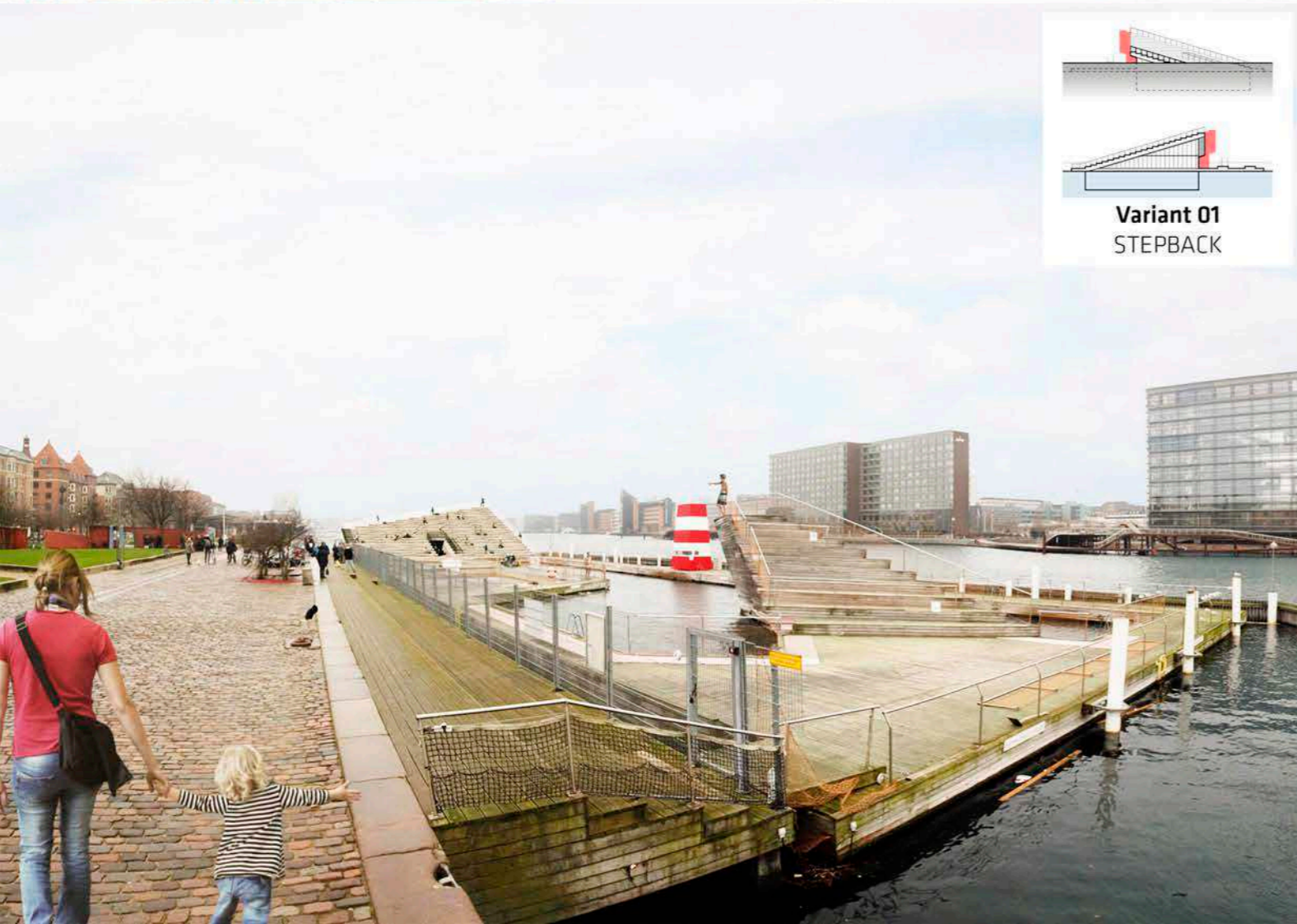
Hovedforslag
ORIGINAL



Variant 02
PLATFORM A



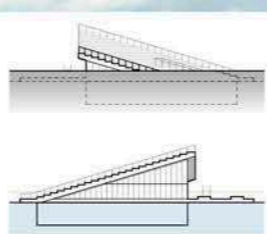
Variant 01
STEPBACK



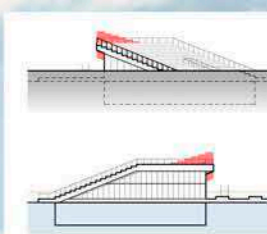
Variant 03
PLATFORM B



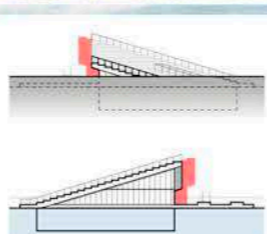
UDSIGT MOD NORD SET FRA KAJEN
(AMAGERSIDEN, SYD FOR HAVNEBADET)



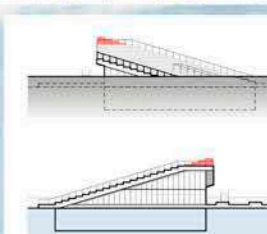
Hovedforslag
ORIGINAL



Variant 02
PLATFORM A



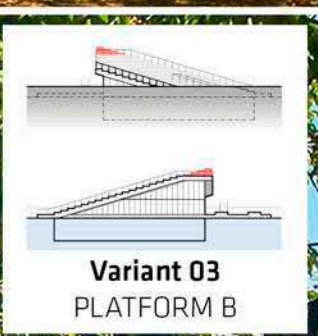
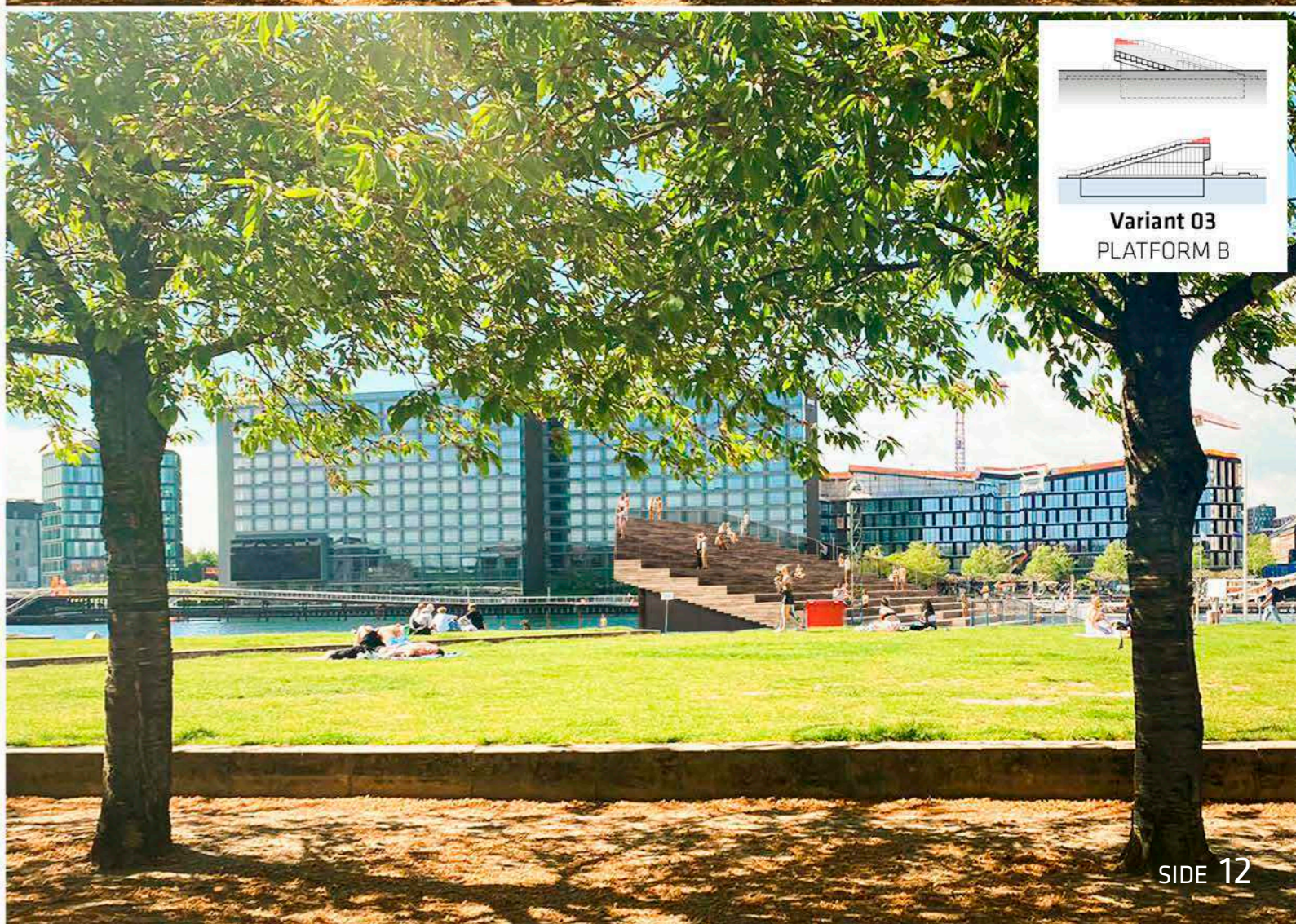
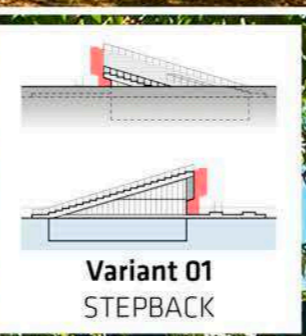
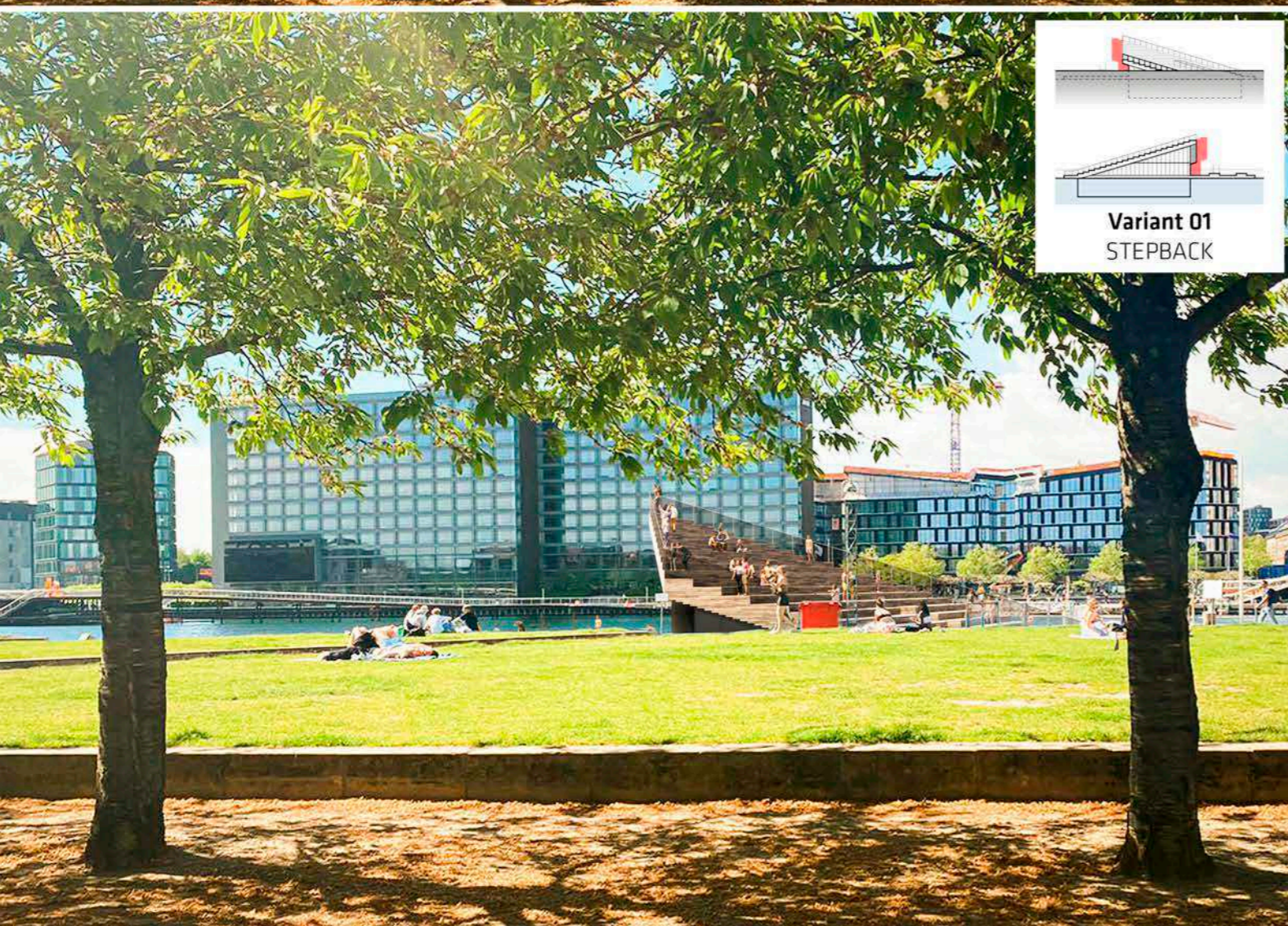
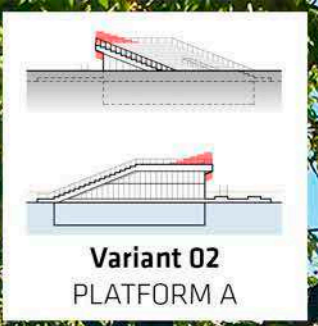
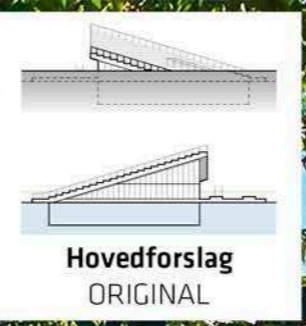
Variant 01
STEPBACK



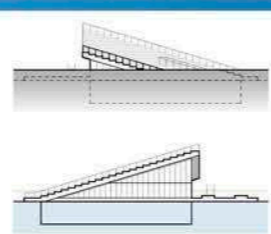
Variant 03
PLATFORM B



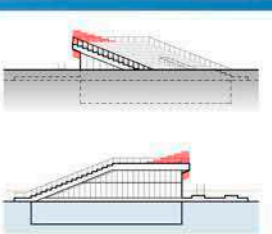
UDSIGT MOD VEST SET FRA GADEN ISLANDS
BRYGGE (RETNING MOD SJÆLLAND)



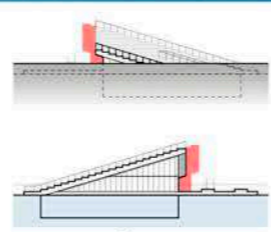
UDSIGT MOD VEST SET FRA OPHOLDSAREAL
MELLEM KAJ OG GADEN ISLANDS BRYGGE
(RETNING MOD SJÆLLAND)



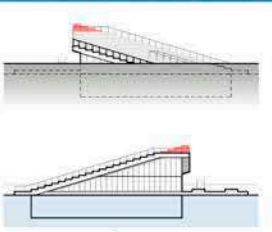
Hovedforslag
ORIGINAL



Variant 02
PLATFORM A



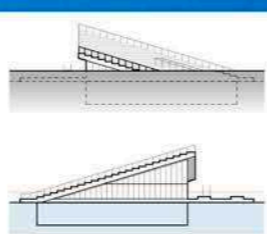
Variant 01
STEPBACK



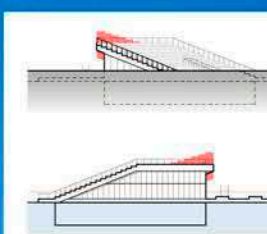
Variant 03
PLATFORM B



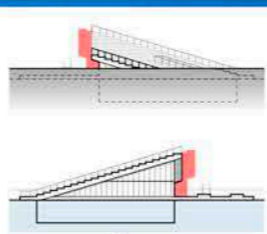
UDSIGT MOD VEST SET FRA PROMENADEN
LANGS ISLANDS BRYGGE
(RETNING MOD SJÆLLAND)



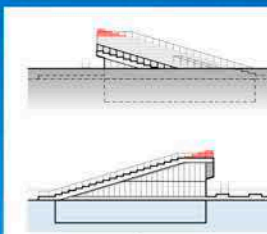
Hovedforslag
ORIGINAL



Variant 02
PLATFORM A



Variant 01
STEPBACK



Variant 03
PLATFORM B



215