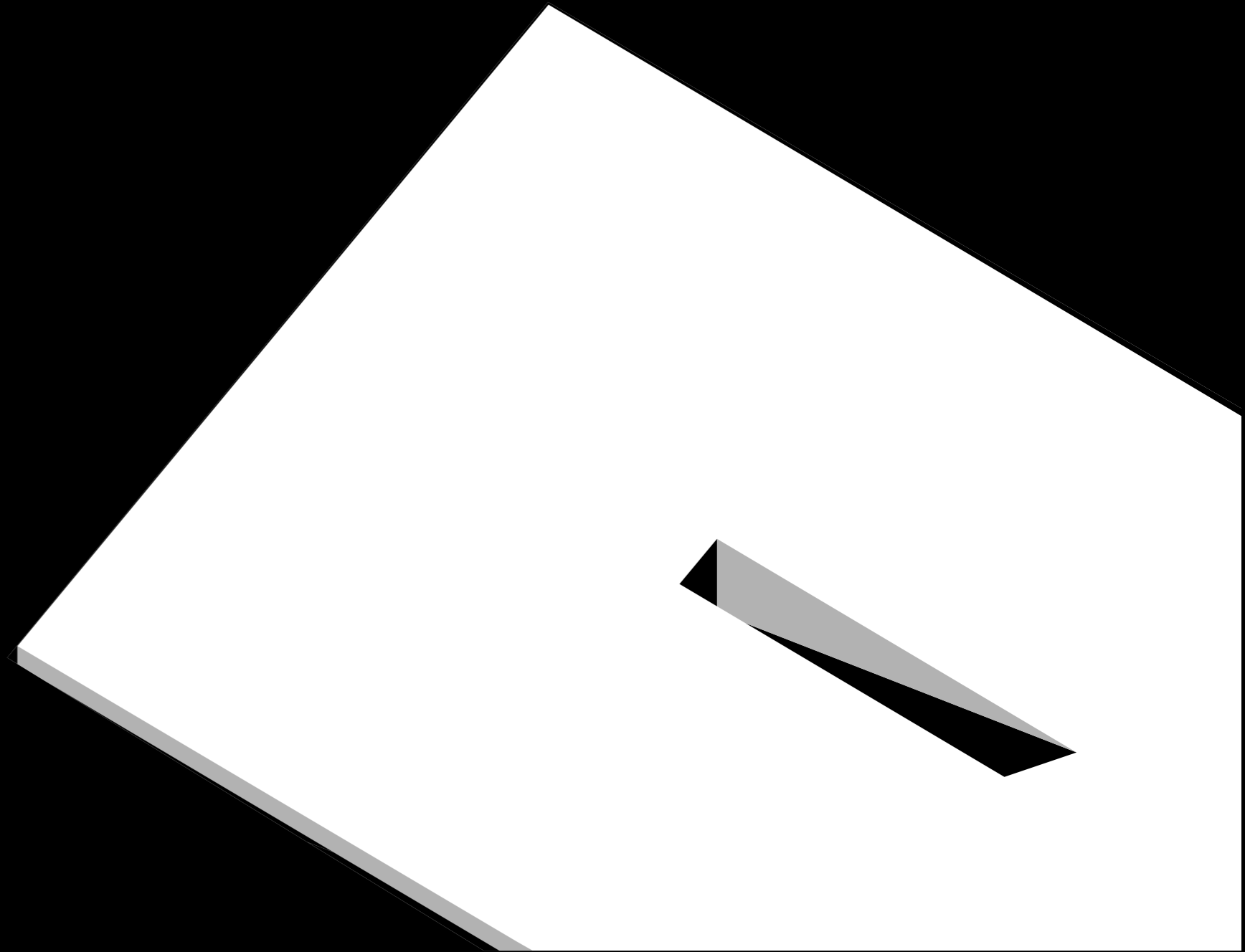


# VINTERBAD BRYGGEN

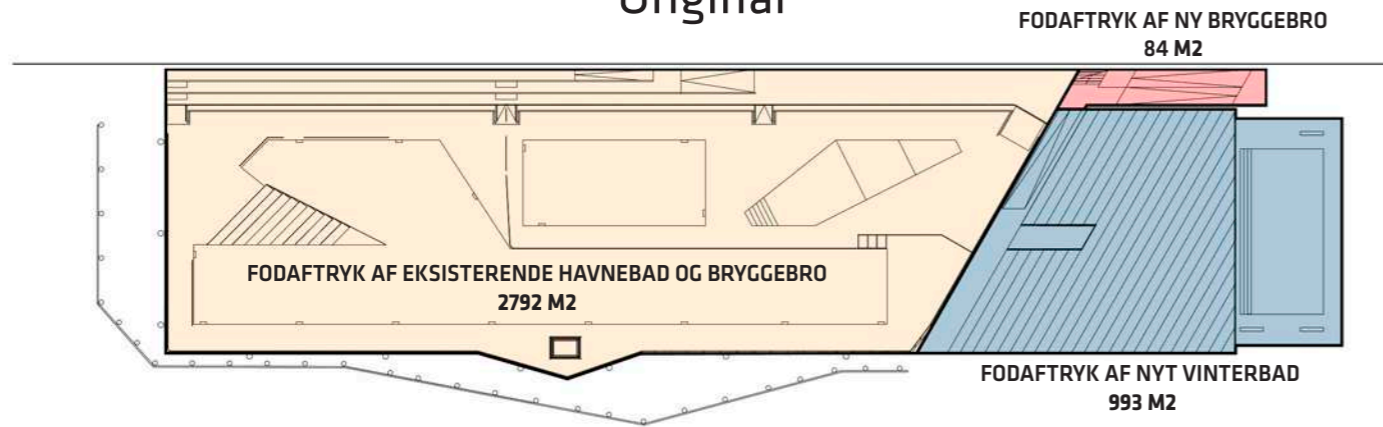
2021-06-24

**BIG**

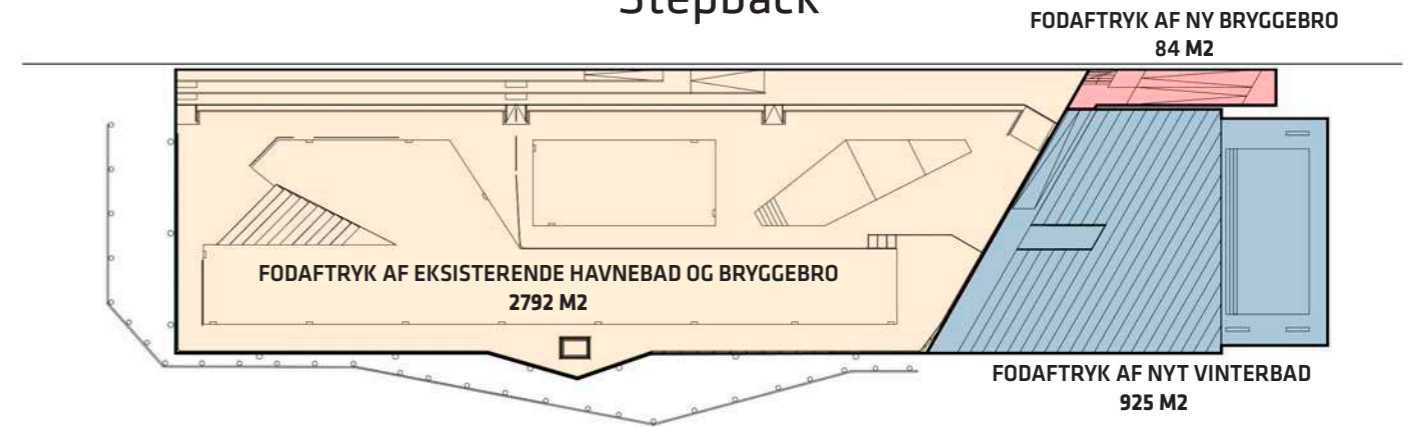


Undersøgelse af forslag til reduktion af det oprindelige projekt  
- og forslagernes indvirkning på udsyn og sigtelinjer.

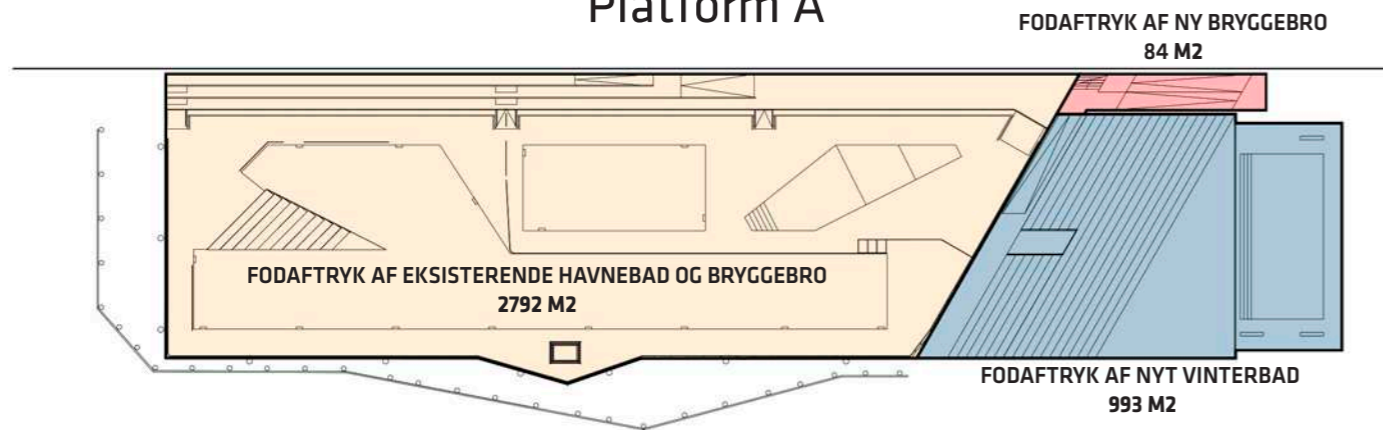
### Hovedforslag Original



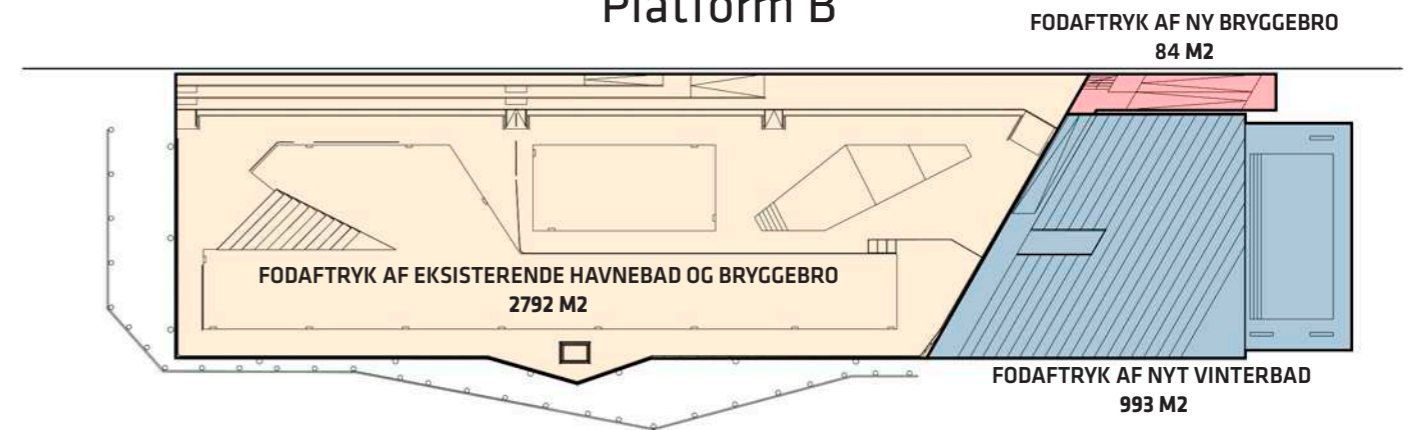
### Variant 01 Stepback



### Variant 02 Platform A



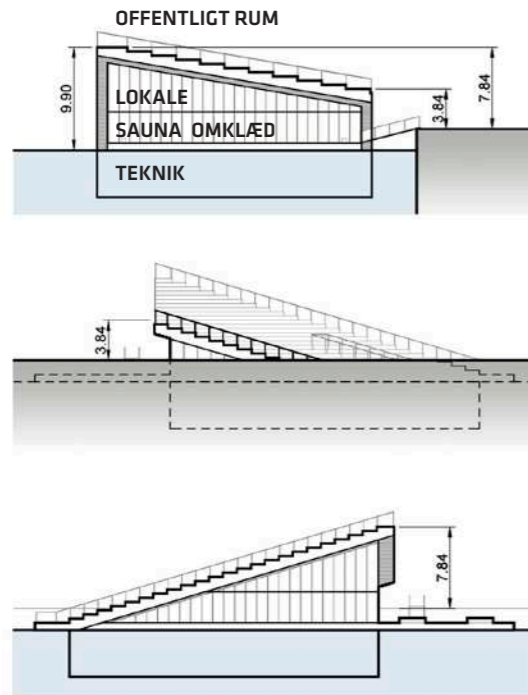
### Variant 03 Platform B



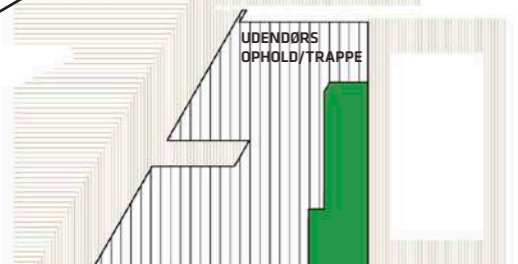
# Hovedforslag

## Original

Den oprindelige udformning som blev præsenteret for TMU i januar 2021

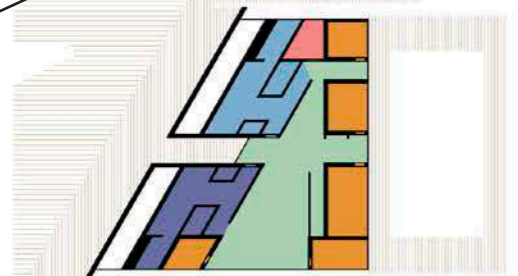


### 1. SAL PLAN



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

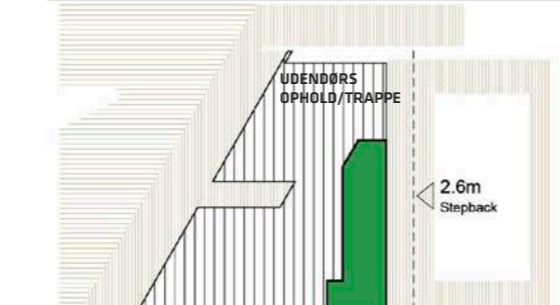
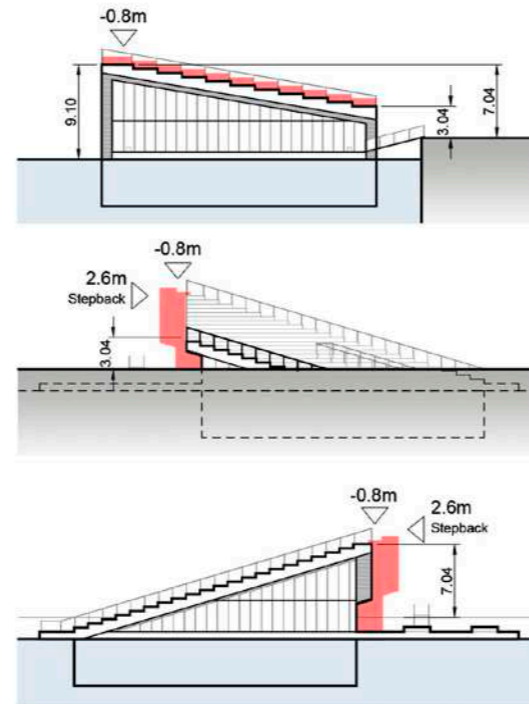
- (+) - KAPASITETEN AFSPEJLER FORENINGENS BEHOV
- DIREKTE FORLÆNGELSE AF HAVNEBAD
- SLÆGTSSKAB MED HAVNEBADETS UDSPRINGSTÅRN
- ENKEL FORM

- (-) - HØJDE PÅ BYGNINGEN

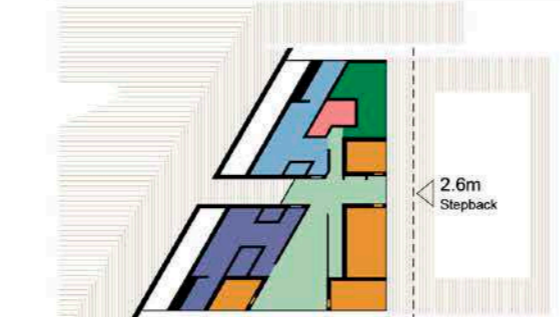
# Variant 01

## 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)

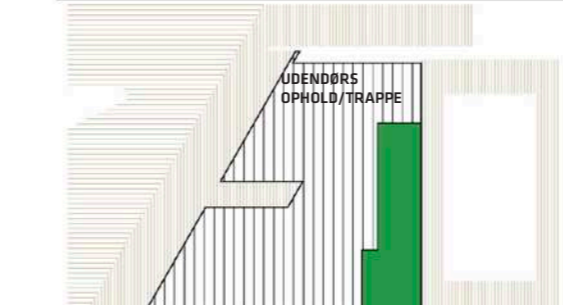
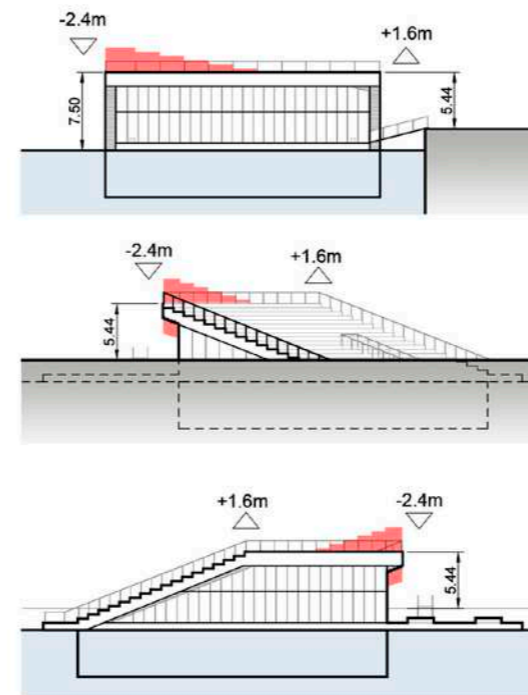
- (+) - DIREKTE FORLÆNGELSE AF HAVNEBADET
- SLÆGTSSKAB MED HAVNEBADETS UDSPRINGSTÅRN
- BYGNINGS HØJESTE PUNKT REDUCERES
- ENKEL FORM

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

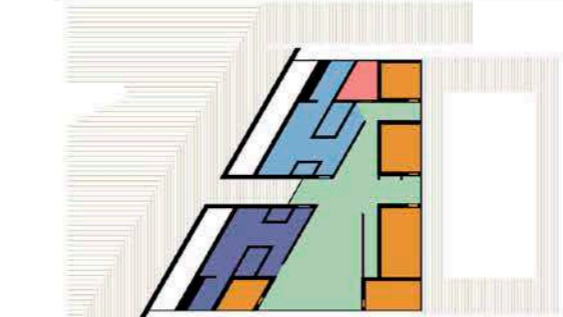
# Variant 02

## 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

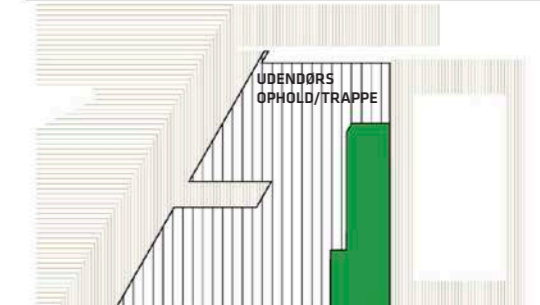
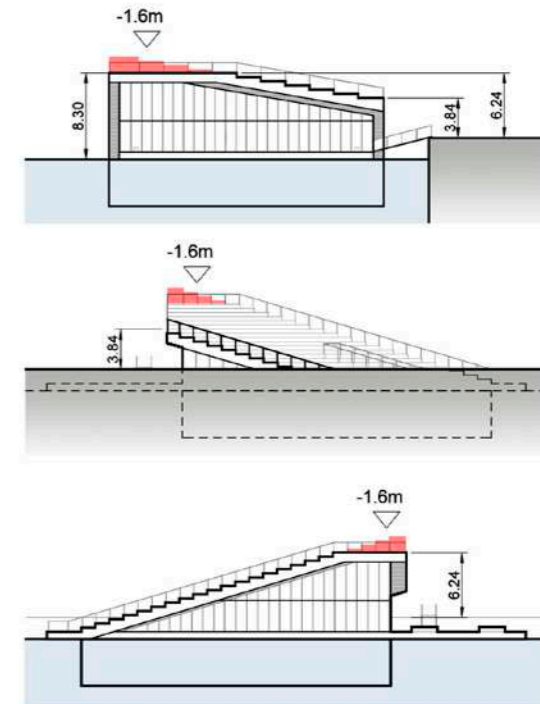
- (+) - KAPASITETEN AFSPEJLER FORENINGENS BEHOV
- BYGNINGS HØJESTE PUNKT REDUCERES
- ØGET KAPASITET PÅ 1. SAL

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

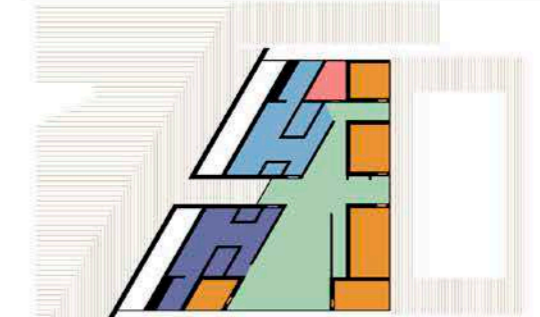
# Variant 03

## 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 mod 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"

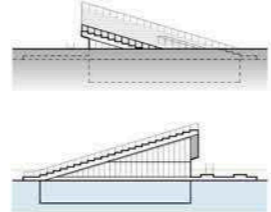
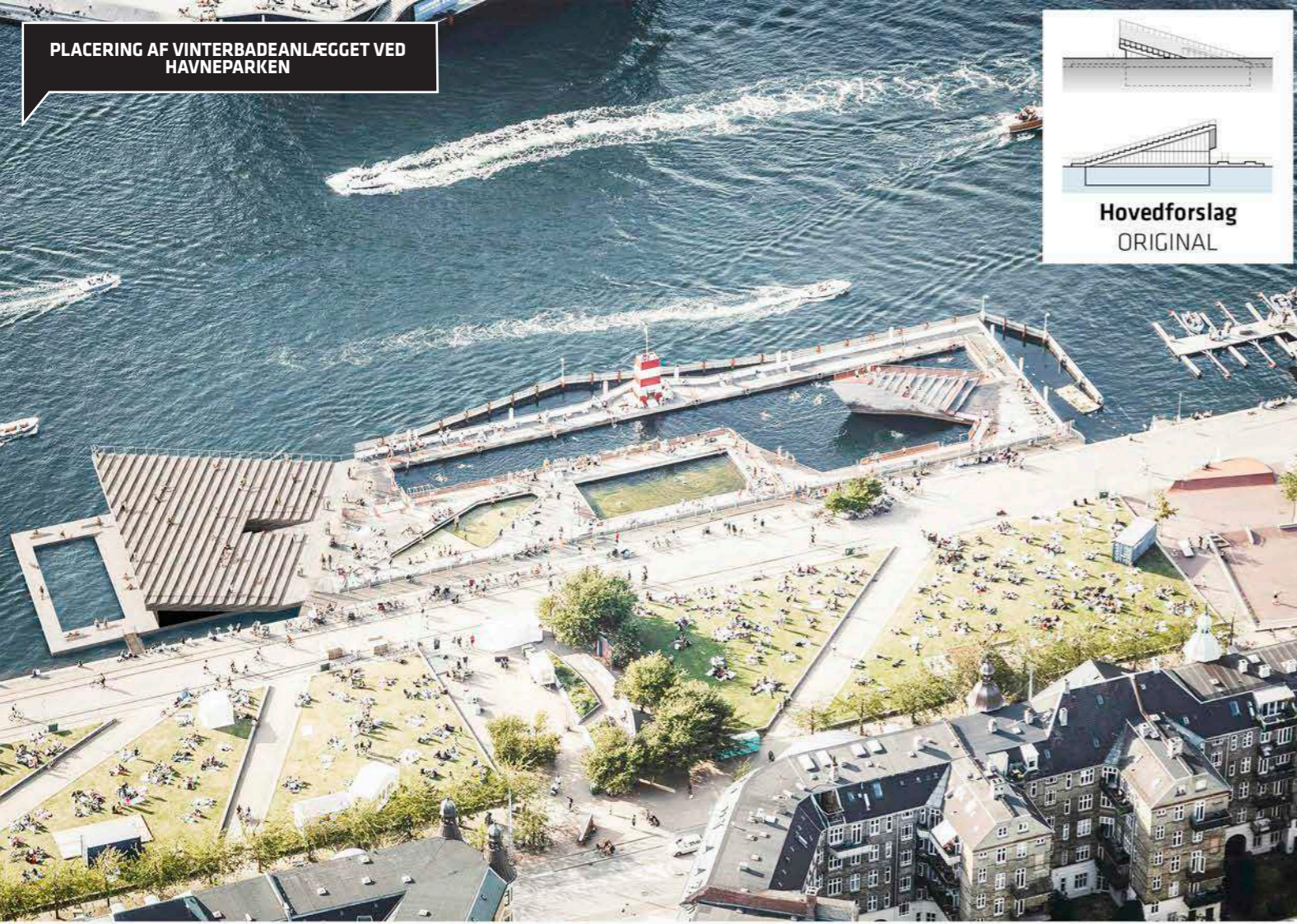
KOMMUNEN ØNSKER AT STYRKE FORENINGSLIVET OG FRIVILLIGHEDEN I KOMMUNEN, HVORFOR DET ER VIGTIGT AT DER OGSÅ ETABLERES ET FORENINGSLOKALE, SOM DET OGSÅ ER VANLIG SKIK I KLUBHUSE, I DEN NYE SKØJTEHAL DER ER BLEVET BYGGET PÅ ØSTERBRO, ROKLUBBEN OSV. VINTERBAD BRYGGEN ER AT

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.

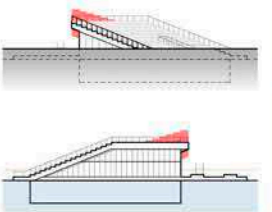
- Fælles
- Omlædning Herrer
- Omlædning Damer
- Sauna
- H.wc
- Lokale
- Dæk



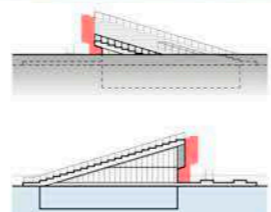
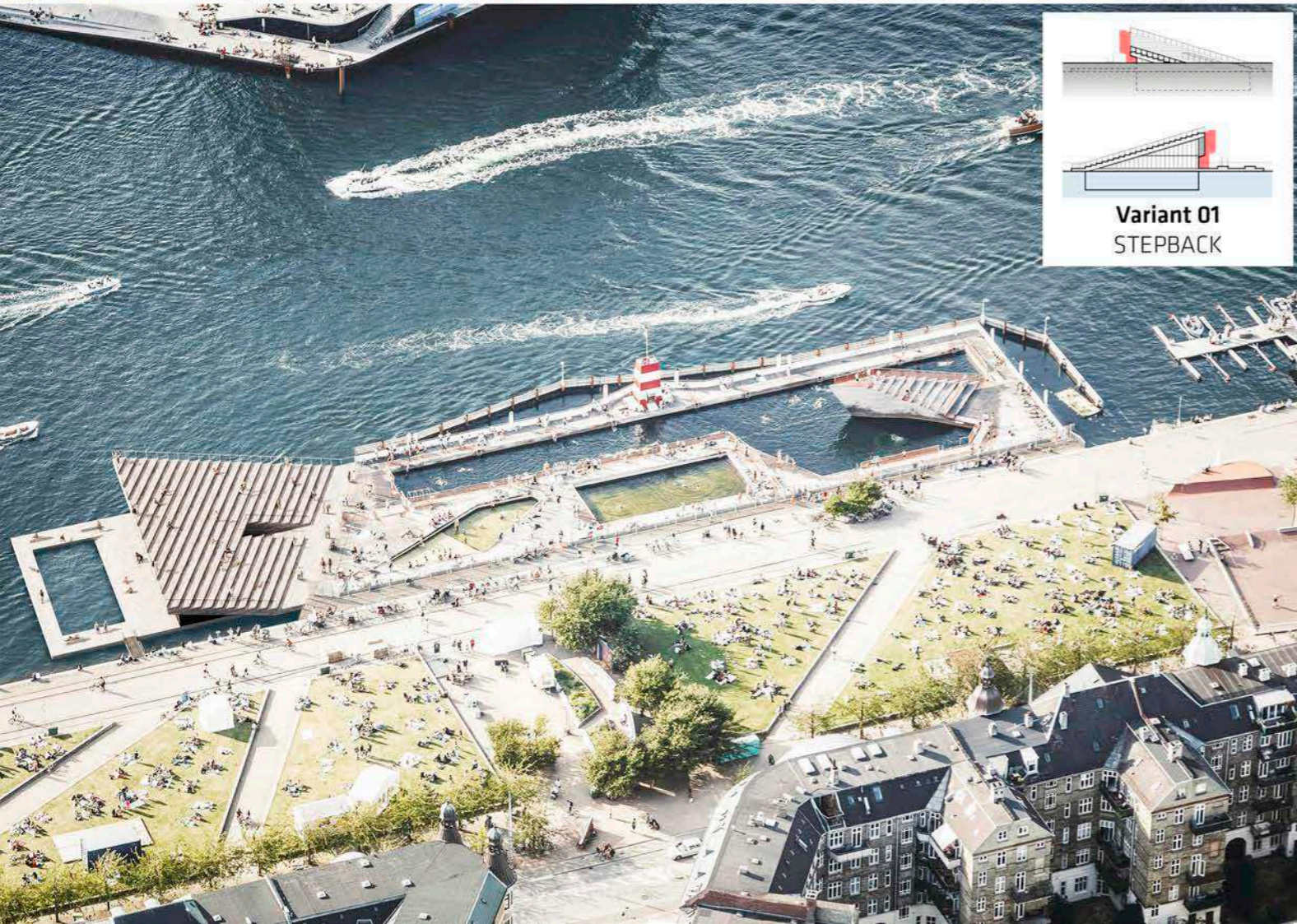
PLACERING AF VINTERBADEANLÆGGET VED HAVNEPARKEN



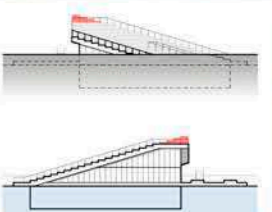
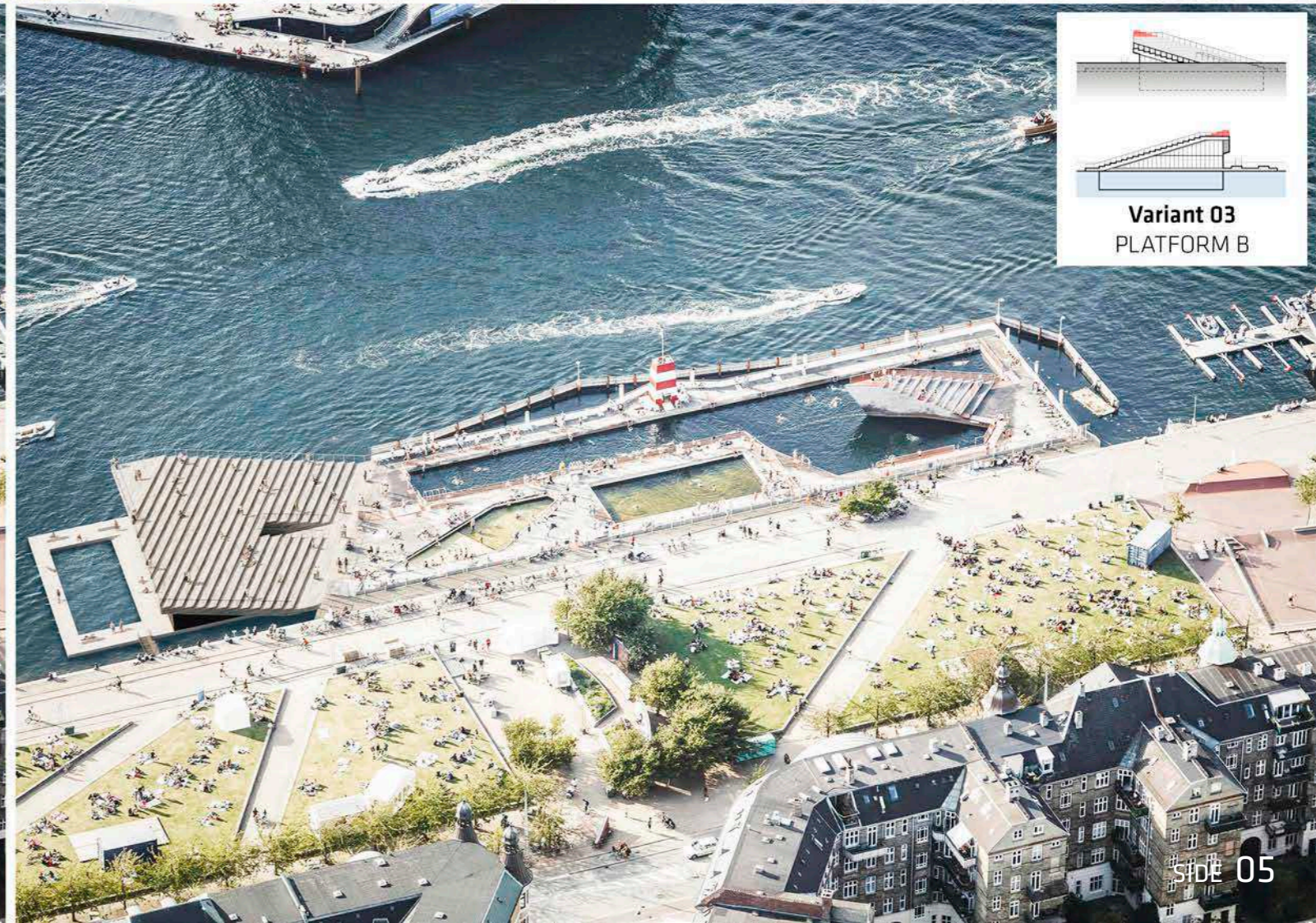
Hovedforslag  
ORIGINAL



Variant 02  
PLATFORM A



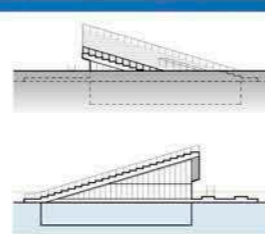
Variant 01  
STEPBACK



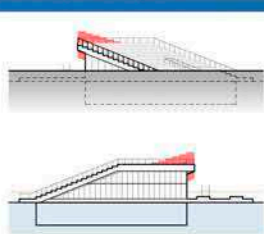
Variant 03  
PLATFORM B



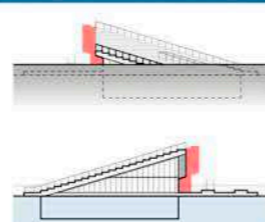
UDSIGT OVER HAVNEN, SET MOD SYD FRA  
LANGEBRO (FRA AMAGER SIDEN)



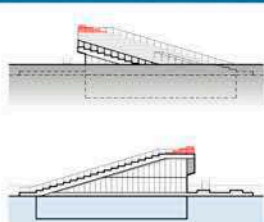
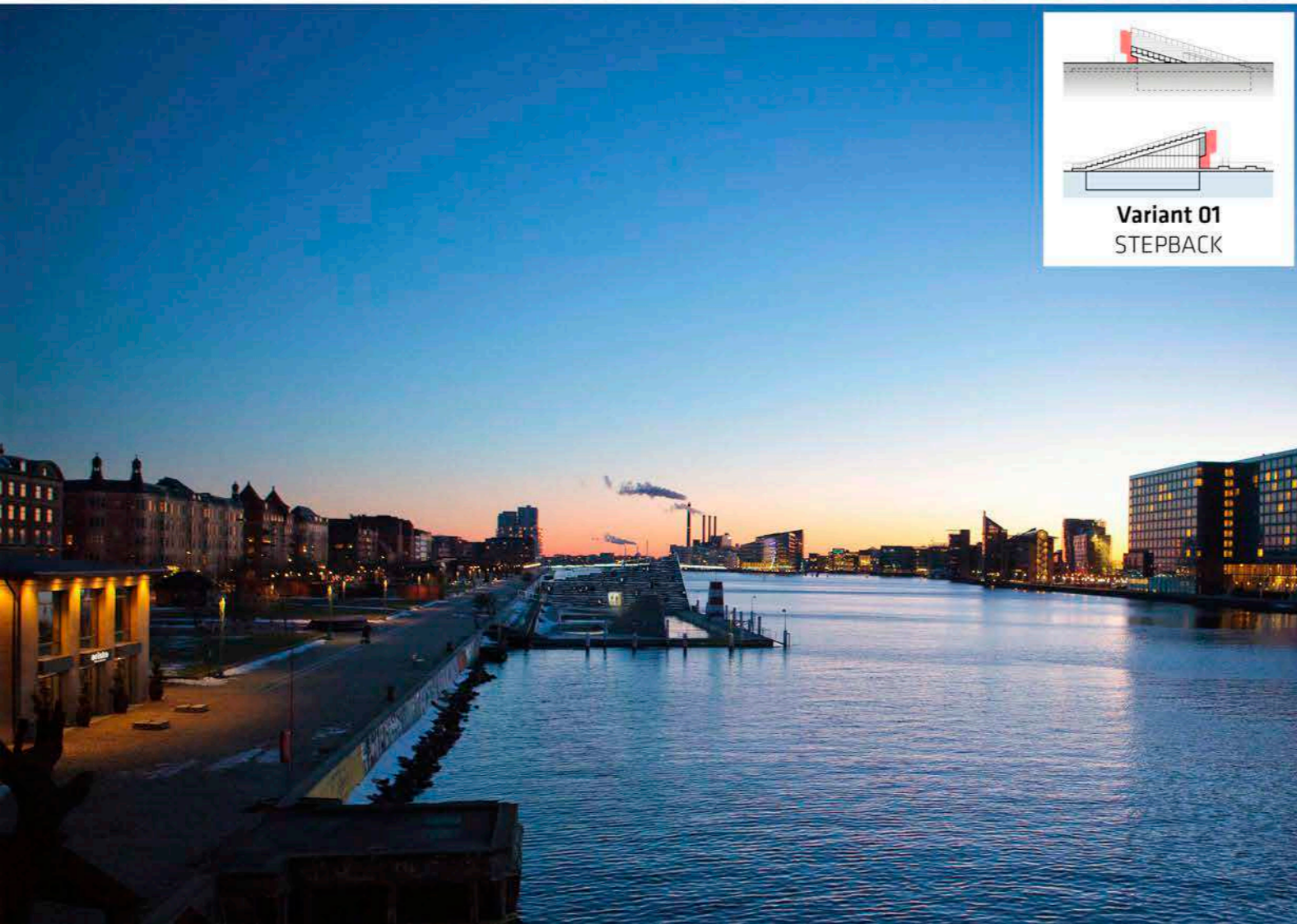
**Hovedforslag**  
ORIGINAL



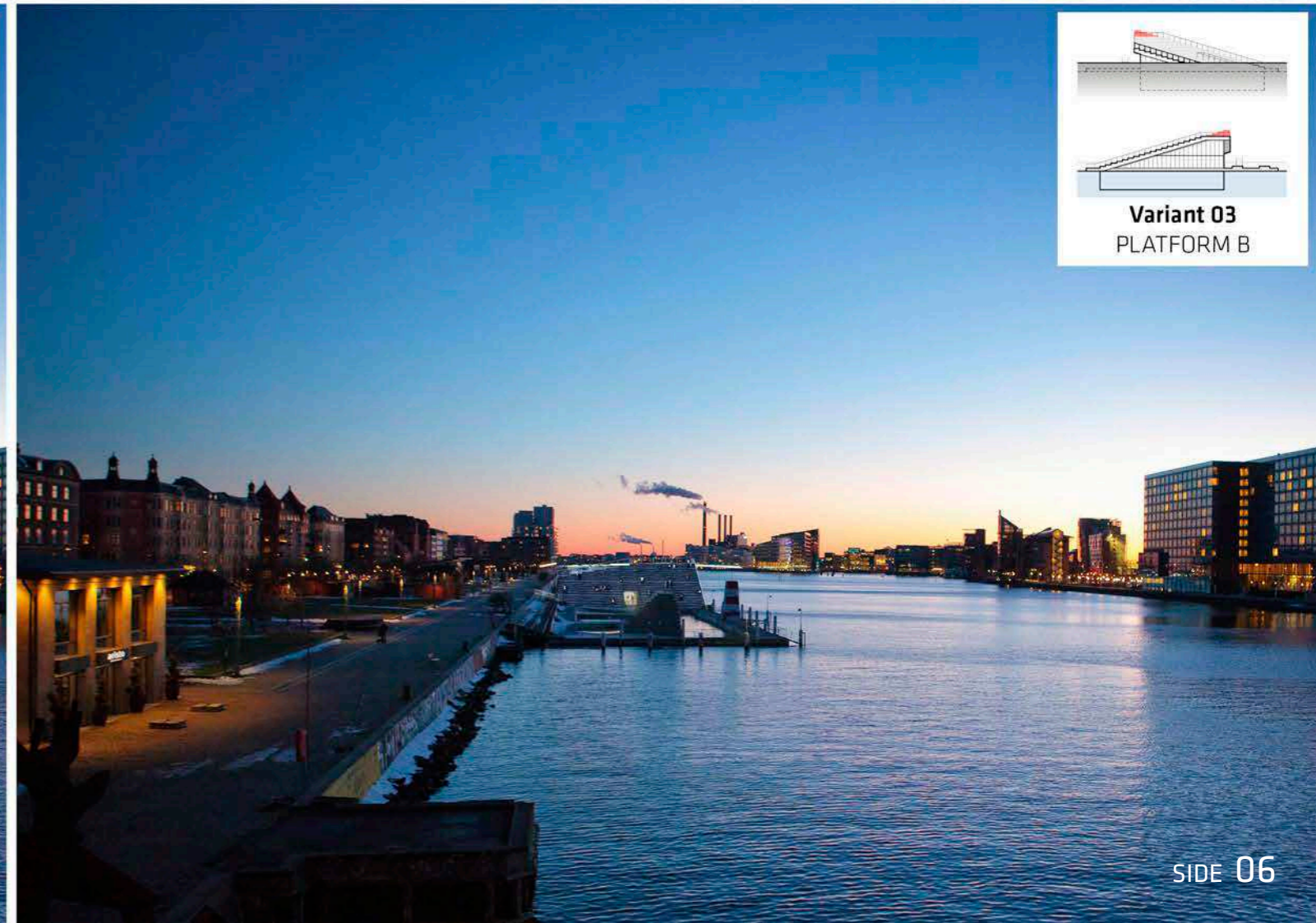
**Variant 02**  
PLATFORM A



**Variant 01**  
STEPBACK

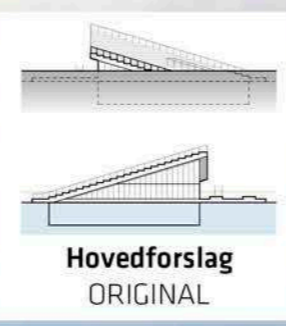


**Variant 03**  
PLATFORM B

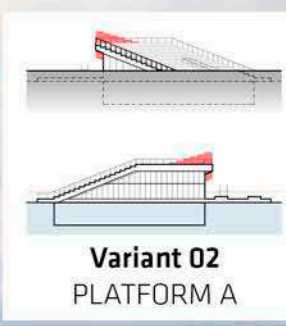




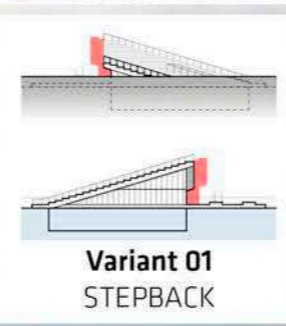
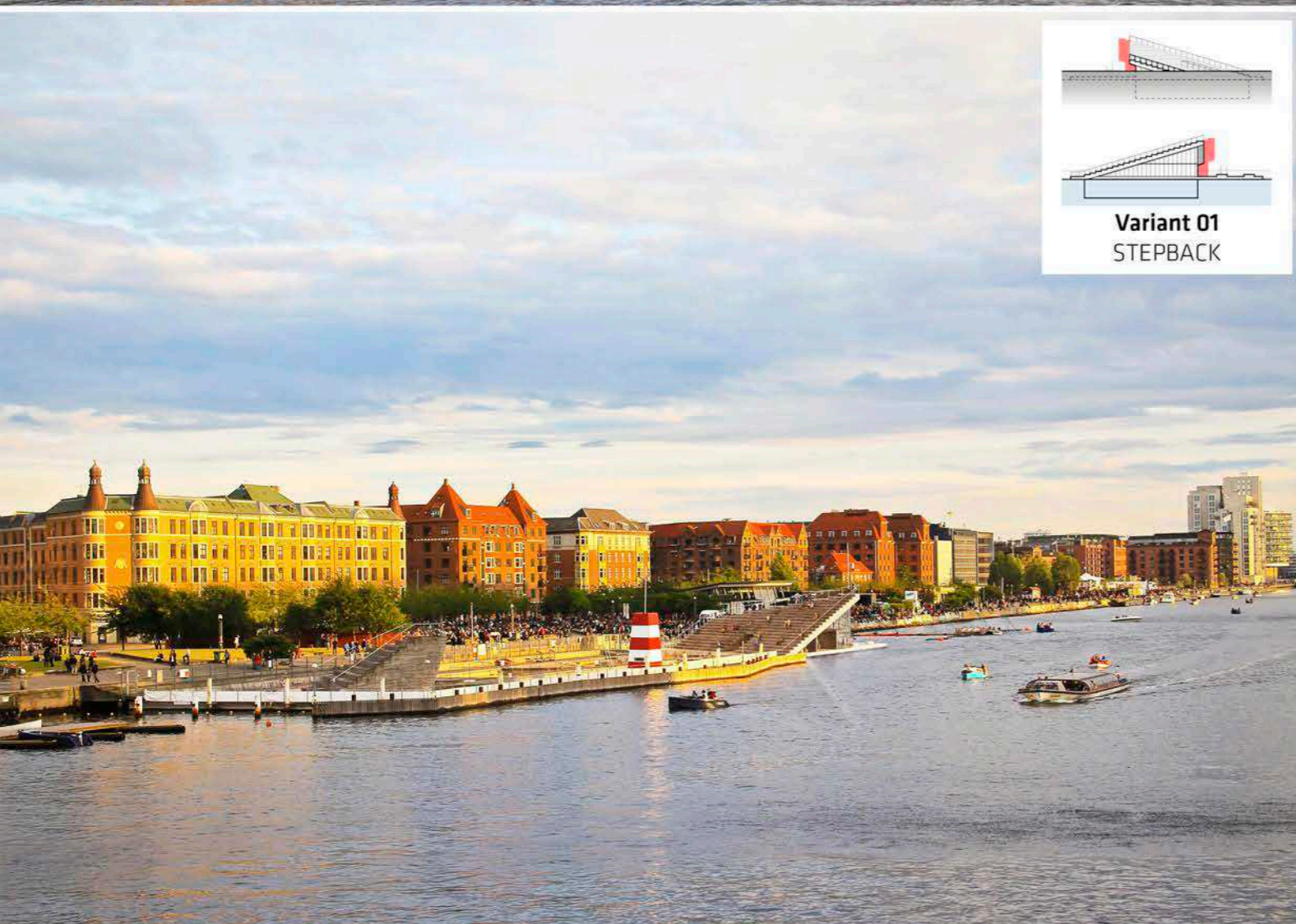
UDSIGT OVER HAVNEN, SET MOD SYD FRA  
LANGEBRO (FRA SJÆLLANDS SIDEN)



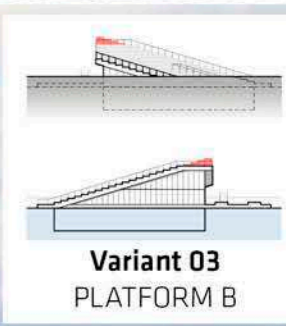
**Hovedforslag**  
ORIGINAL



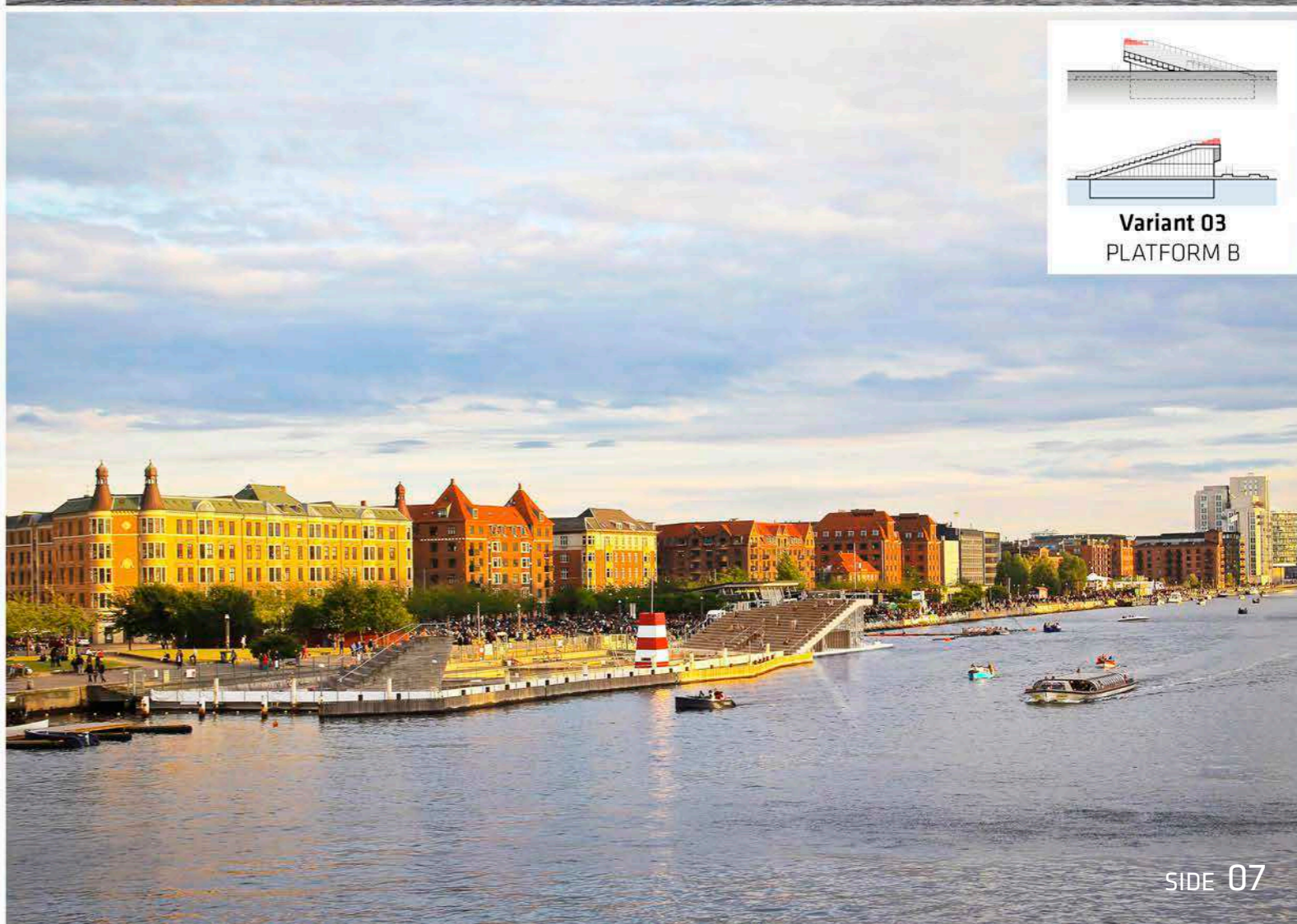
**Variant 02**  
PLATFORM A



**Variant 01**  
STEPBACK

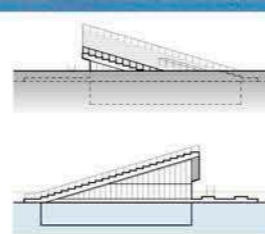


**Variant 03**  
PLATFORM B

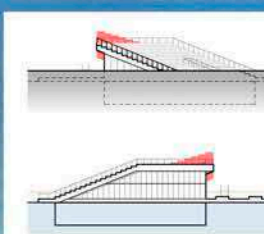




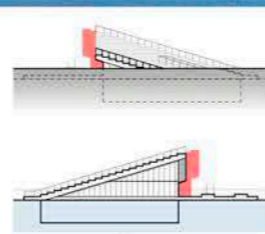
UDSIGT, SET ØVERST FRA TERRASSEN PÅ  
VINTERBADEANLÆGGETS TAG, MOD NORD  
(MOD LANGEBRO)



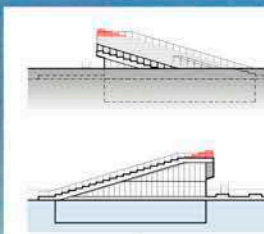
**Hovedforslag**  
ORIGINAL



**Variant 02**  
PLATFORM A



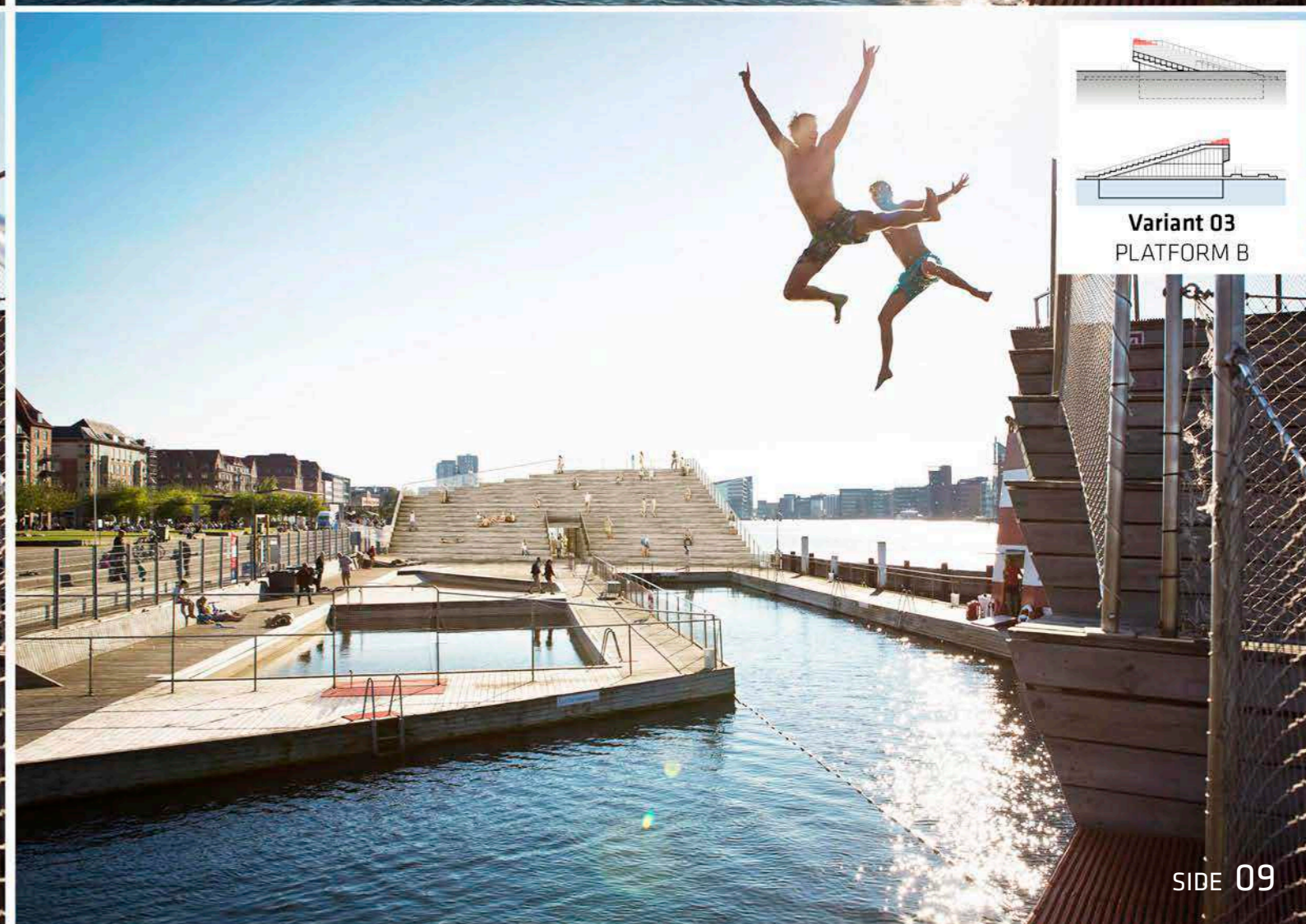
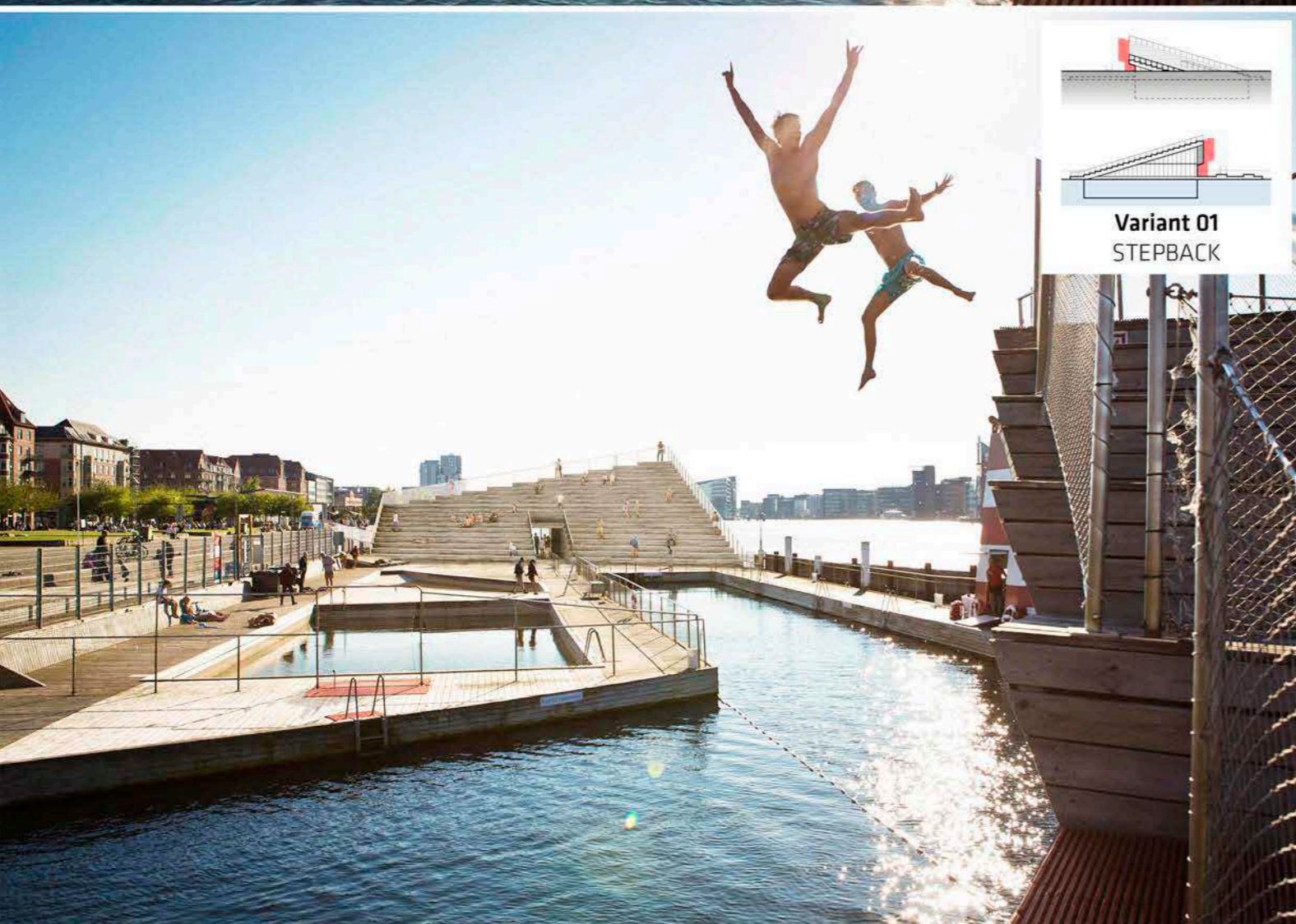
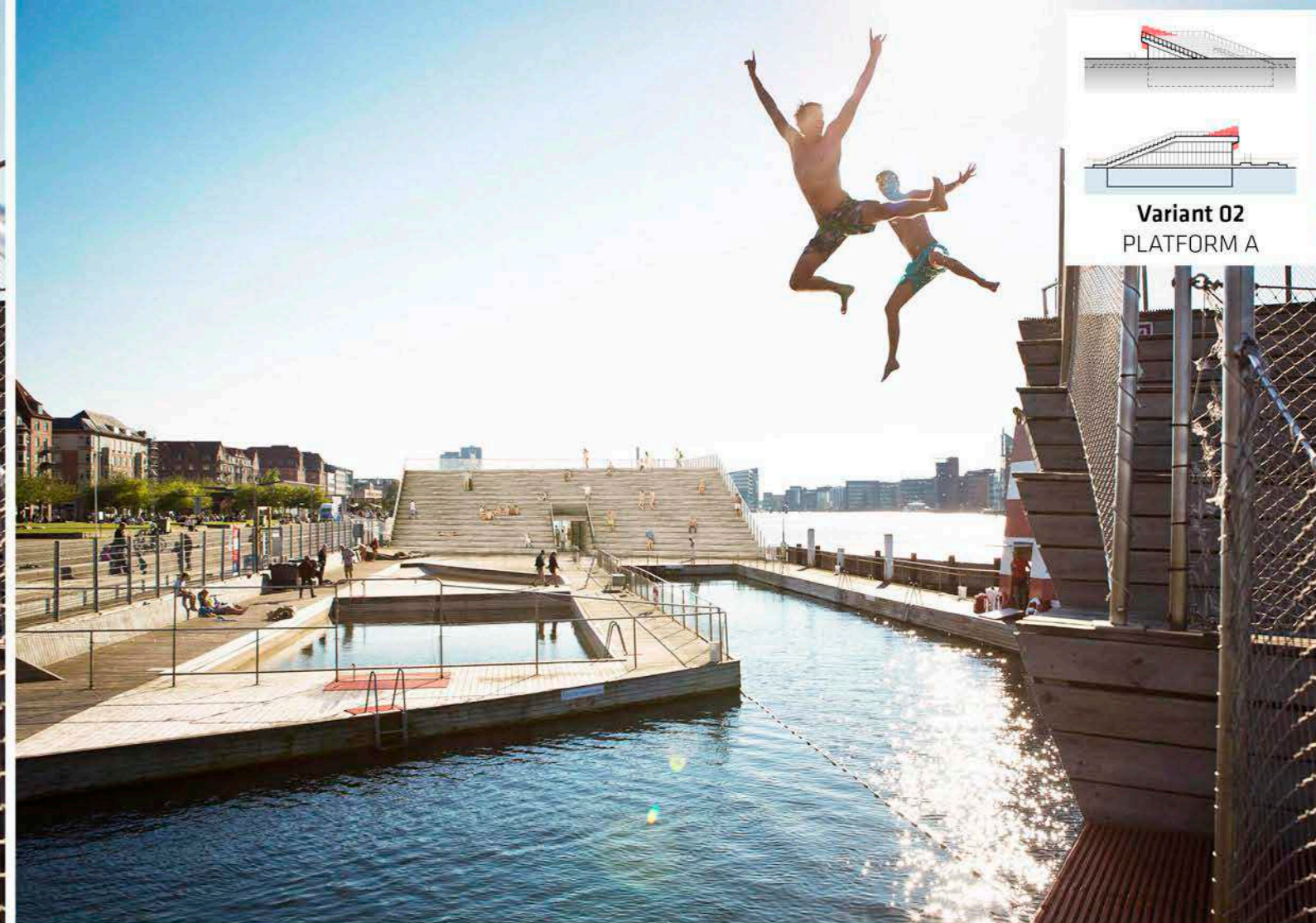
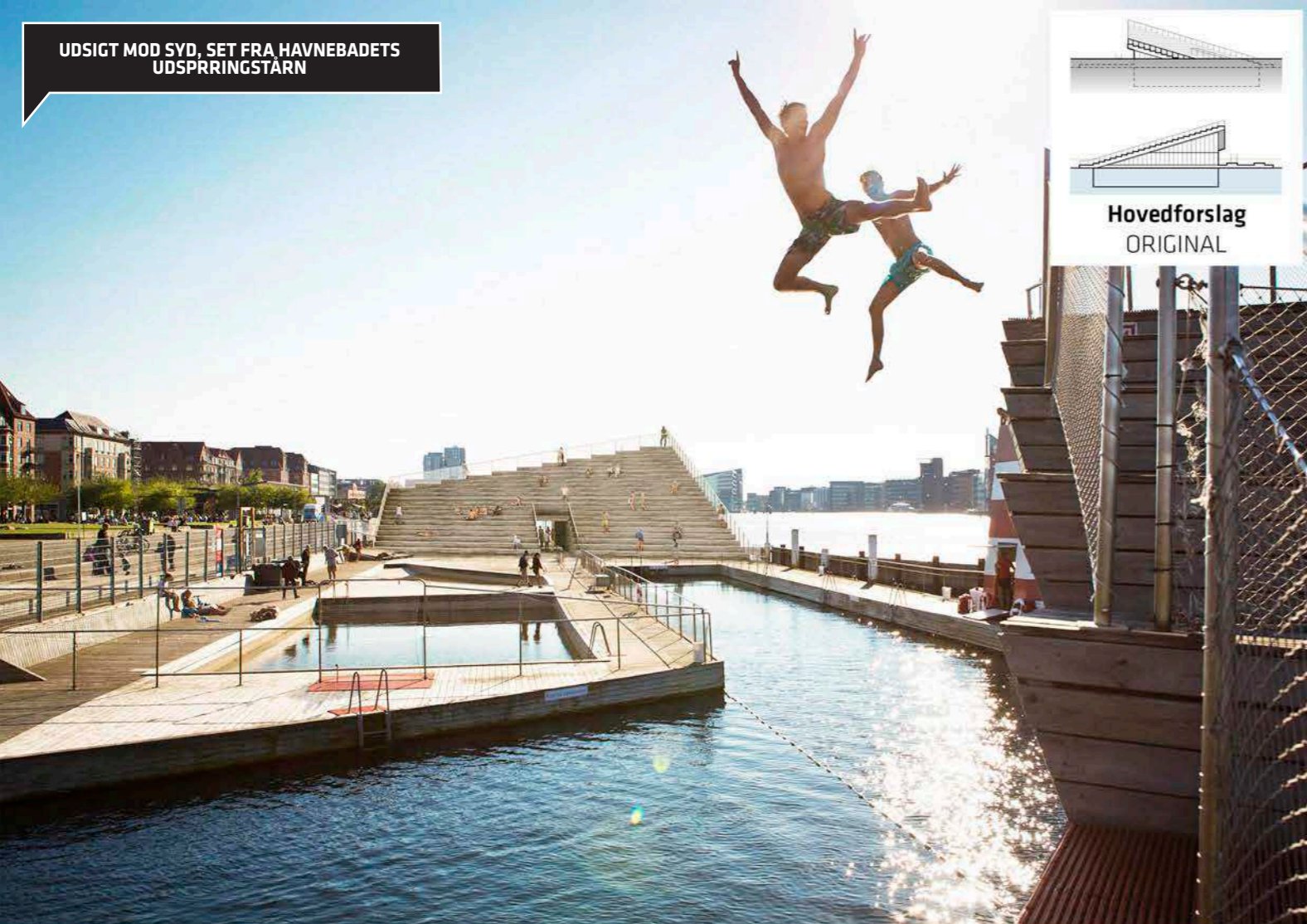
**Variant 01**  
STEPBACK



**Variant 03**  
PLATFORM B

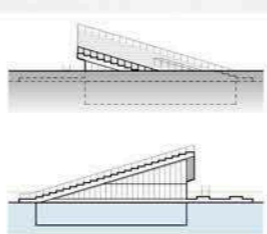




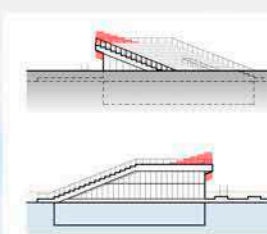




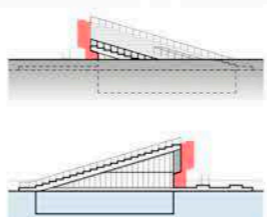
UDSIGT MOD SYD, SET FRA KAJEN  
(AMAGERSIDEN, NORD FOR HAVNEBADET)



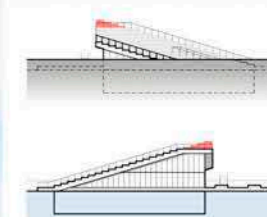
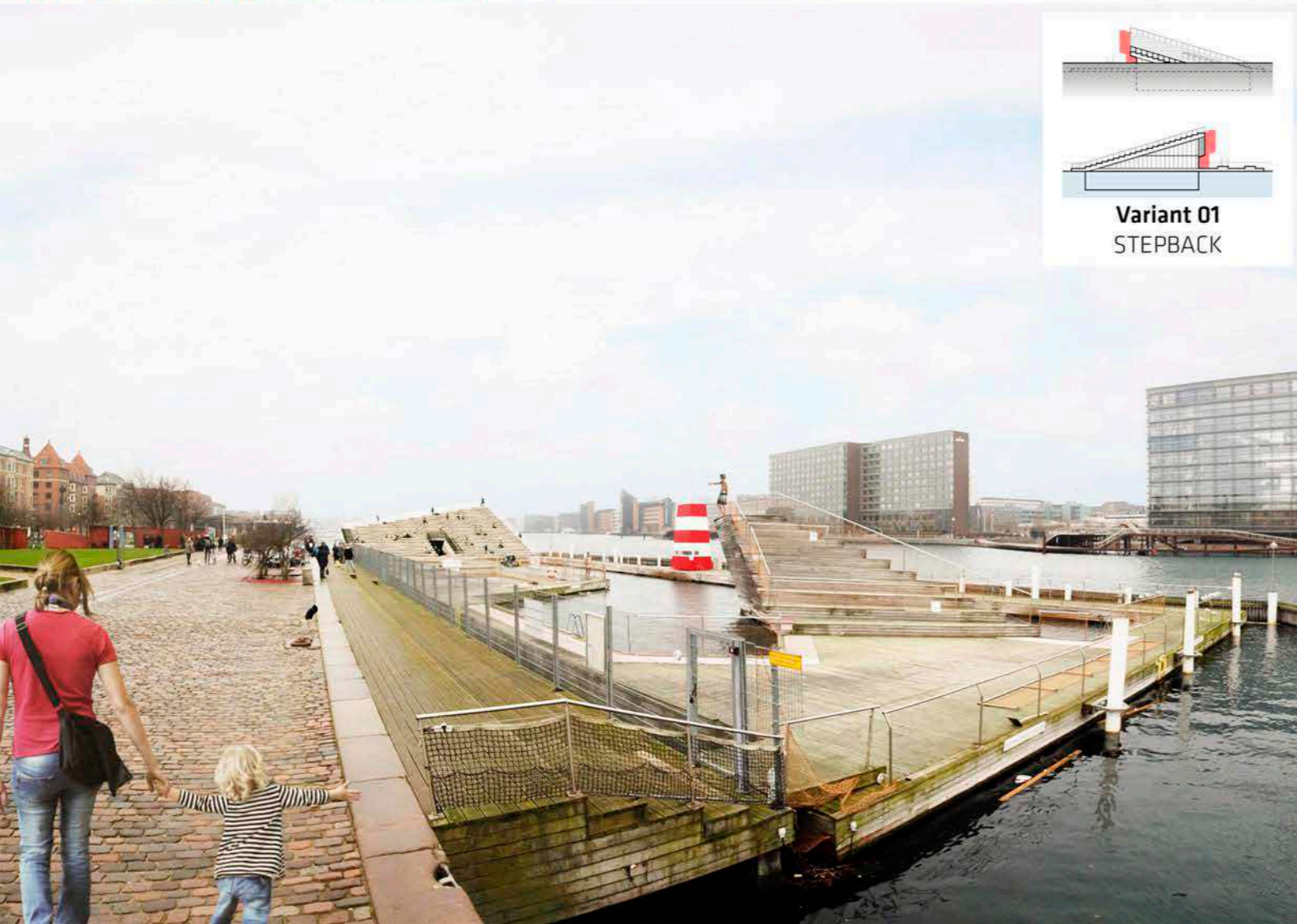
**Hovedforslag**  
ORIGINAL



**Variant 02**  
PLATFORM A



**Variant 01**  
STEPBACK

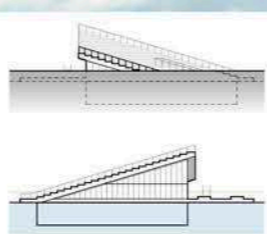


**Variant 03**  
PLATFORM B

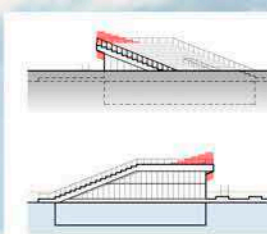




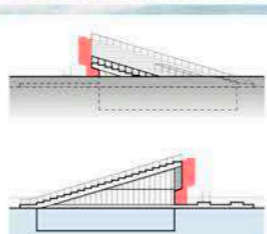
UDSIGT MOD NORD SET FRA KAJEN  
(AMAGERSIDEN, SYD FOR HAVNEBADET)



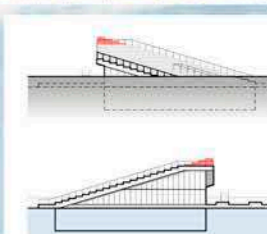
**Hovedforslag**  
ORIGINAL



**Variant 02**  
PLATFORM A



**Variant 01**  
STEPBACK

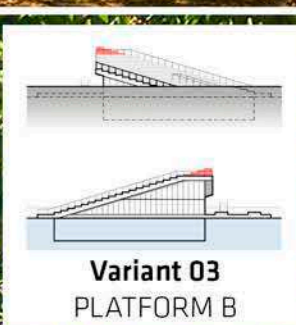
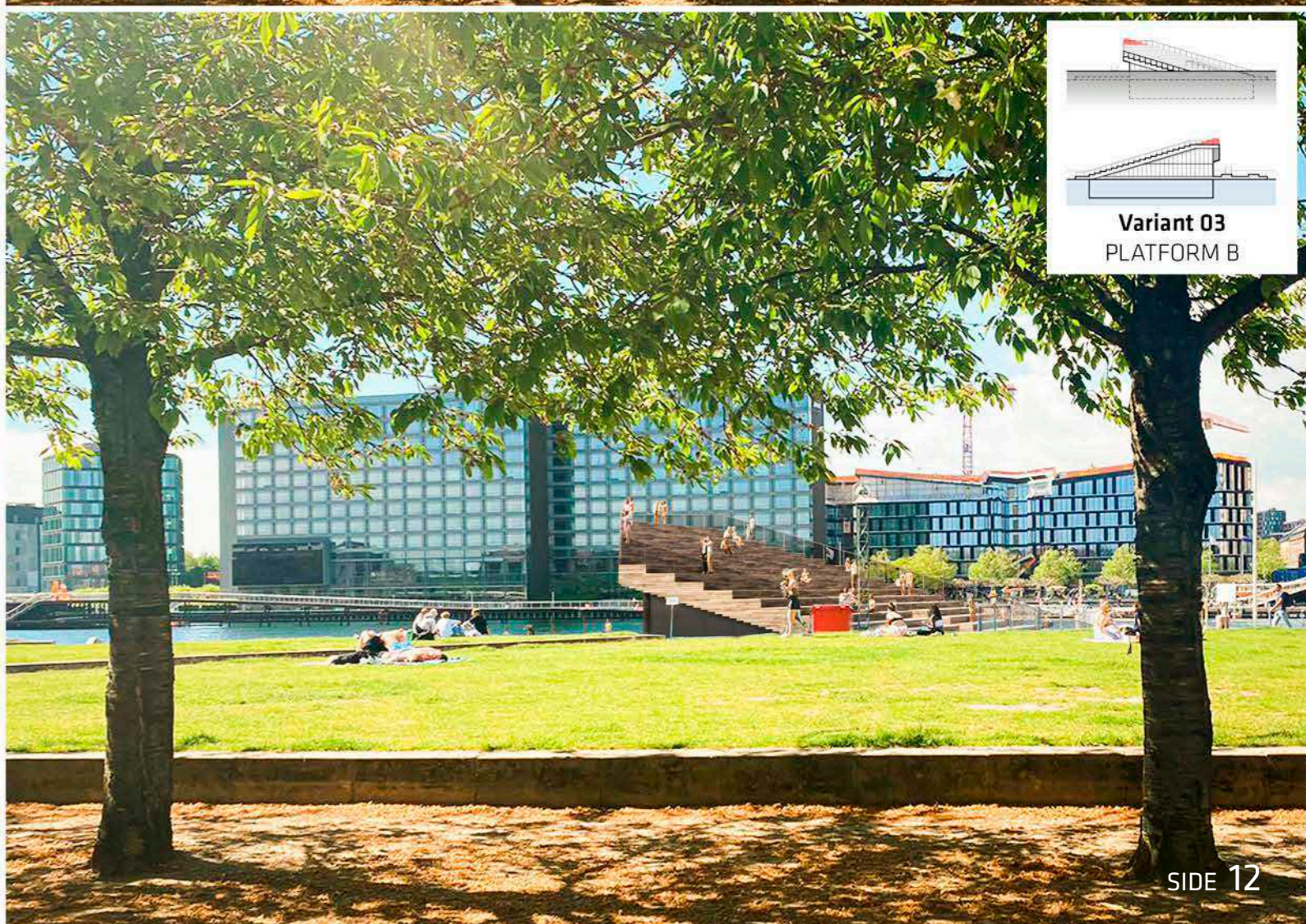
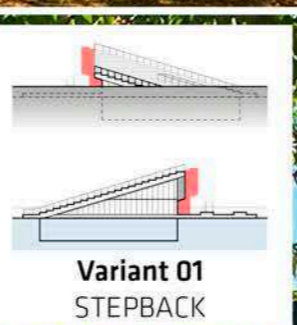
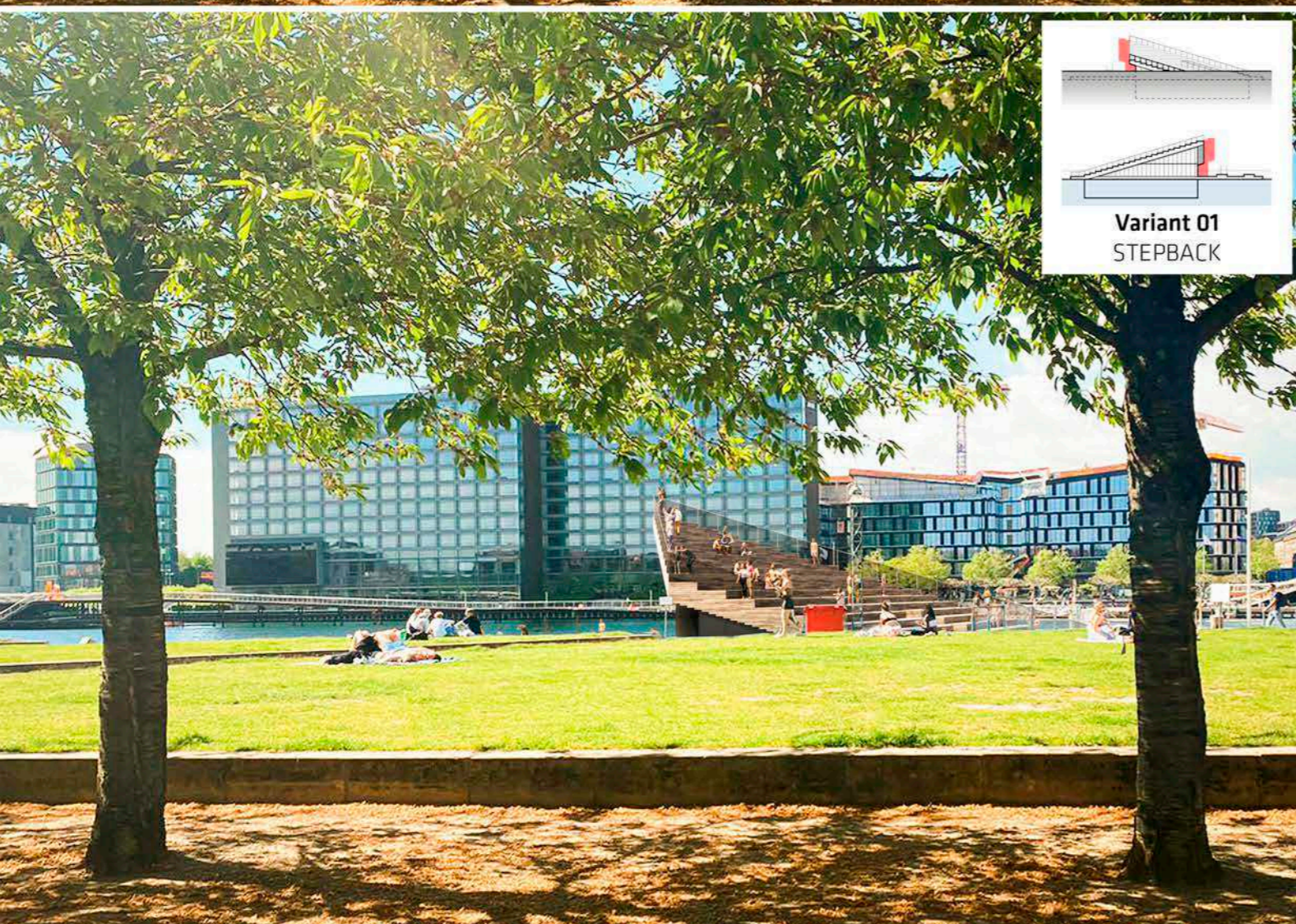
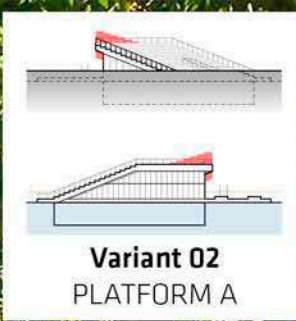
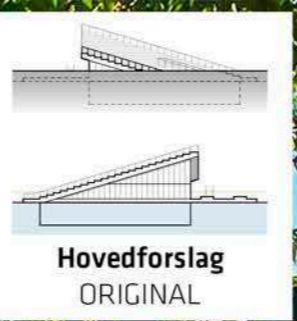


**Variant 03**  
PLATFORM B



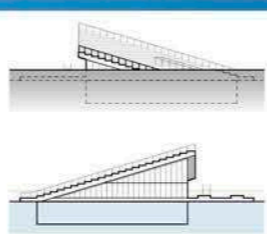


UDSIGT MOD VEST SET FRA GADEN ISLANDS  
BRYGGE (RETNING MOD SJÆLLAND)

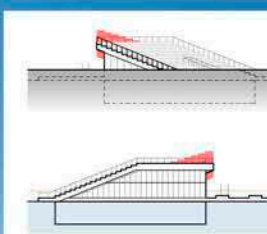




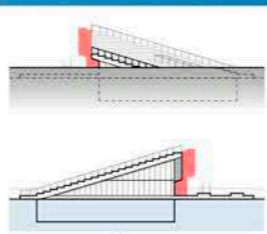
UDSIGT MOD VEST SET FRA OPHOLDSAREAL  
MELLEM KAJ OG GADEN ISLANDS BRYGGE  
(RETNING MOD SJÆLLAND)



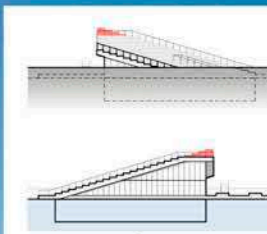
Hovedforslag  
ORIGINAL



Variant 02  
PLATFORM A



Variant 01  
STEPBACK

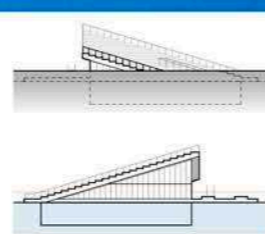


Variant 03  
PLATFORM B

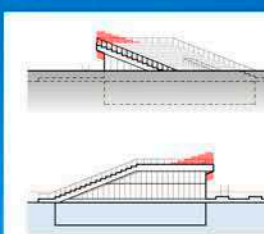




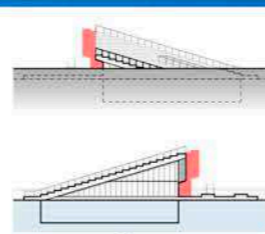
UDSIGT MOD VEST SET FRA PROMENADEN  
LANGS ISLANDS BRYGGE  
(RETNING MOD SJÆLLAND)



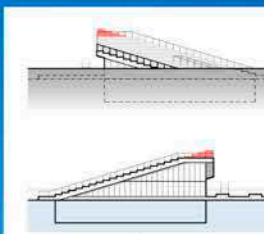
**Hovedforslag**  
ORIGINAL



**Variant 02**  
PLATFORM A



**Variant 01**  
STEPBACK



**Variant 03**  
PLATFORM B





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