

ÚJBUDA DANUBE BANK

Apartment Hotel Complex

Budapest, XI. Mezőkövesd út 22. – Dr. Papp Elemér (Árasztó) út 4.

Land lot number: 43587/11 – property A, 43587/17 – property B

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Location

Both properties are located perpendicular to each other, from which property "B" is parallel along the Danube. Development roads of the area are the existing Mezőkövesd út, and the inner development road to be established from Hunyadi út, the one-way branch off of which can be designed with an acceleration lane, next to the filling station. The former Árasztó, today Dr. Papp Elemér út leads on the flood protection dike, thus its vehicle traffic is limited; it can be considered primarily as cycle and pedestrian road. For property "B", also a marina can be established. The level of property "A" is the same as Hunyadi út, while the level of property "B" matches the dike top level; the difference between them is 3.5 m, i.e. a complete floor height. This fact was considered during planning. There are storage and logistical activities on the adjacent properties currently but all areas are being reconstructed. A regulation plan was issued for the area.

Current state

From the project areas, area "A" is empty, and area "B" is operated as an organized construction site. The Danube bank offers a pleasant environment but it is unfortunately uncared, illegal debris is often noticeable. On the other side of Mezőkövesd út, first signs of constructing a pleasant forest and parkland is apparent.

Background

A conceptual permission plan for the area in multiple variants but with different volume and layout was made in 2008, for which also a conceptual permission was issued. Based on the comments of the planning council, we designed a new layout. The actual plan documentation is a renewal of that of November 2010.

Planned development

When designing the development of both properties, we expect generally commercial functions like apartment hotels and associated functions. As regards property "A", showrooms and shops opening to Mezőkövesd út could be established, and on the upper floors, leasable apartments with hotel services could be placed. Its orientation is ideal to the south, due to the view and the little park forest. Its connection can be solved from two sides, so shopping and service traffic can be easily separated.

The southern part of property "B" is on the ground floor (dike top level) clearly an area for residential services: with retail shops, restaurants, and towards Mezőkövesd út, sports and recreation functions (swimming pool, gym, wellness services) should be established. On the upper floors, offices, a conference center, event rooms and an all-round panorama restaurant in connection to the apart hotel can be designed.

The direct view to the Danube and the pedestrian walkway to the promenade and the planned marina bring an enormous potential. We absolutely recommend establishing trattorias, atmospheric pubs, cafes on the promenade level, with terraces for sitting outside, recalling the past atmosphere of Római riverbank.

The connection of the area can be solved from two sides as well but for the cars, an underground garage entrance is foreseen at the border of both properties. Depending on the final functions, the required number of parking slots can be assured on two and a half levels.

When designing the volumes, the former standpoint of the planning council regarding to the tracery character of the building was an essential criteria. Therefore, also the old tower building shall be demolished.

Structures, materials

The planned building shall generally have a monolith reinforced concrete framework, the individual wings shall form independent dilatation units. Due to the Danube nearby, insulation against ground water requires special diligence. The roofs are, due to the large wing depths, preferably flat roofs, designed as intensive green roof gardens on many places, with a soil layer of 50 cm.

On property "A", the southern facade shall be designed as intensive hanging garden, with the possibility to planting really big plants. This green curtain should help as shade in the more comfortable and efficient air-conditioning.

On the facades, preferably modern materials and structures should appear, colored curtain walls, fiber cement reinforced, colored claddings but in the height of the ground floor, rather traditional, solid coverings should be preferred.

As regards the entire building volume, we foresee an energy efficient, intelligent cooling and heating system that is given good conditions by the nearby Danube and the ground water (heat pump, solar energy etc.).

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