

RI749

Ajka - Dense/Lite

Dense/Lite

Ajka is a Town dispossing wide variety of fragmented „urban“ situations and experiences. It has shopping street, passage, market place, cultural center, public space with fountain, churches and town hall etc. It is a collection of individual fragments detached one from another.

What is missing is The Center and the network connecting individual fragments of town scape.

Characteristic socialist modernist loose structure of the focal area needs to be redefined, intensified.

Densification is the strategy giving the center of the Town its new face and identity.

The proposal defines the town centre as dense structure of public spaces, as the network of small streets with various urban situations and experiences. Dense central area gets loosen towards its edges communicating with the existing public spaces on its perimeter, creating vital network. A mixture of new housing, retail, services and public functions creates lively and rich environment.

Context:

Loose structure, public buildings without the link, mix of functions, fragmented structure, no identity of public space, some fragments are functioning well(shopping street,passage) but detached one from each other, missing network.

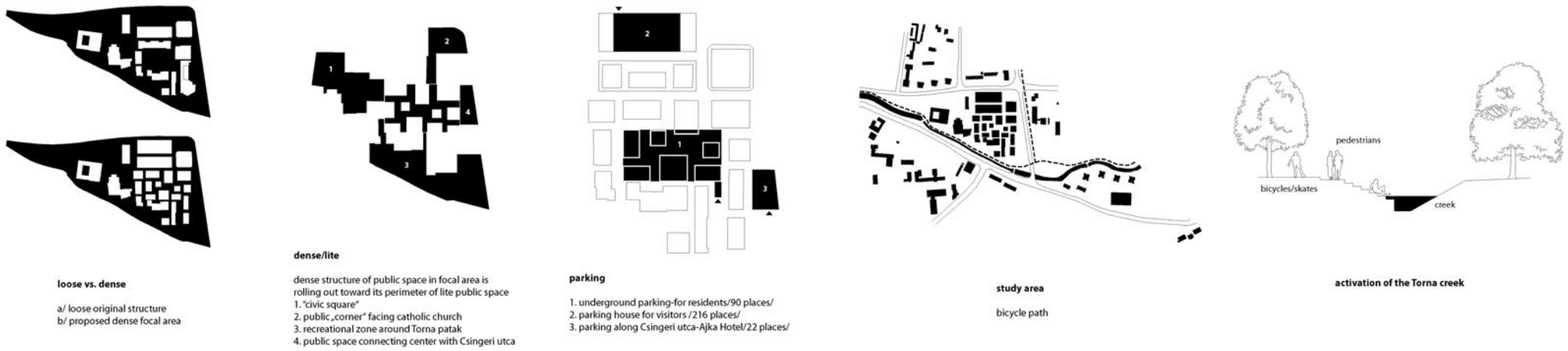
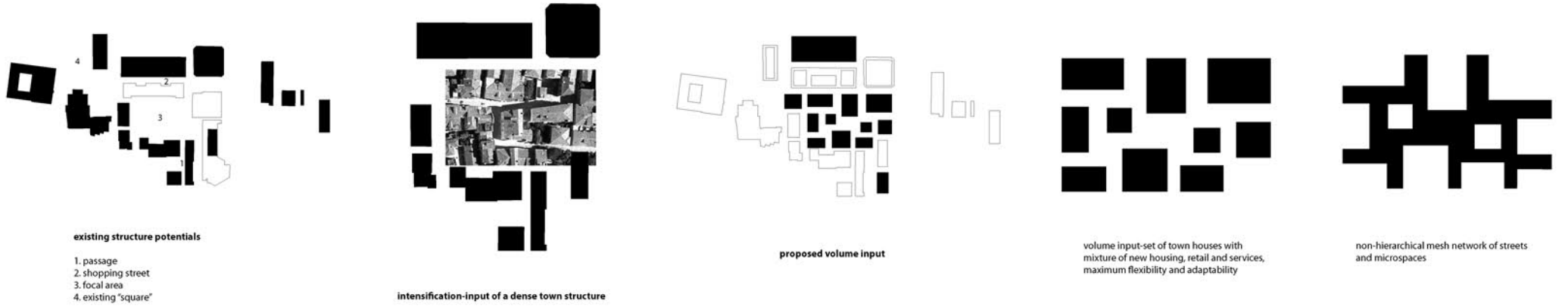
Approach:

Continuity-respect payed to existing structure and buildings,
-enhancing existing potentials
-intensification-volume input
-urban density at provincial level
-linking the fragments and connecting urban attractors
-network of public spaces of different scale.

Proposal:

Dense/Lite
-dense focal area and lite perimeter
-non-hierarchical mesh network of streets and microspaces
/patchwork landscape of linked realities.
-dense focal area- density created by volume input of town houses with active ground floor
-the form- the set of various, complementary volumes- adaptability, flexibility, construction scheduling
-vertical superposition:
1. ground level-retail/services
2. new housing
-heterogenous functional structure
-diffusive movement/richness of many different urban situations and experiences
-new public building/public services/ participates in existing square and enhances its civic character
-dense structure rolls out in southern direction towards newly created recreational zone around the Torna patak.

Shopping, retail, services: 3500 sqm netto
Public services building: 674 sqm brutto
New housing: 60 units/3200 sqm



Dense/Lite

Ajka is a Town disposing wide variety of fragmented „urban“ situations and experiences. It has shopping street, passage, market place, cultural center, public space with fountain, churches and town hall etc. It is a collection of individual fragments detached one from another.

What is missing is The Center and the network connecting individual fragments of town scape. Characteristic socialist modernist loose structure of the focal area needs to be redefined, intensified. Densification is the strategy giving the center of the Town its new face and identity.

The proposal defines the town centre as dense structure of public spaces, as the network of small streets with various urban situations and experiences. Dense central area gets loosen towards its edges communicating with the existing public spaces on its perimeter, creating vital network. A mixture of new housing, retail, services and public functions creates lively and rich environment.

Context:

Loose structure, public buildings without the link, mix of functions, fragmented structure, no identity of public space, some fragments are functioning well (shopping street, passage) but detached one from each other, missing network.

Approach:

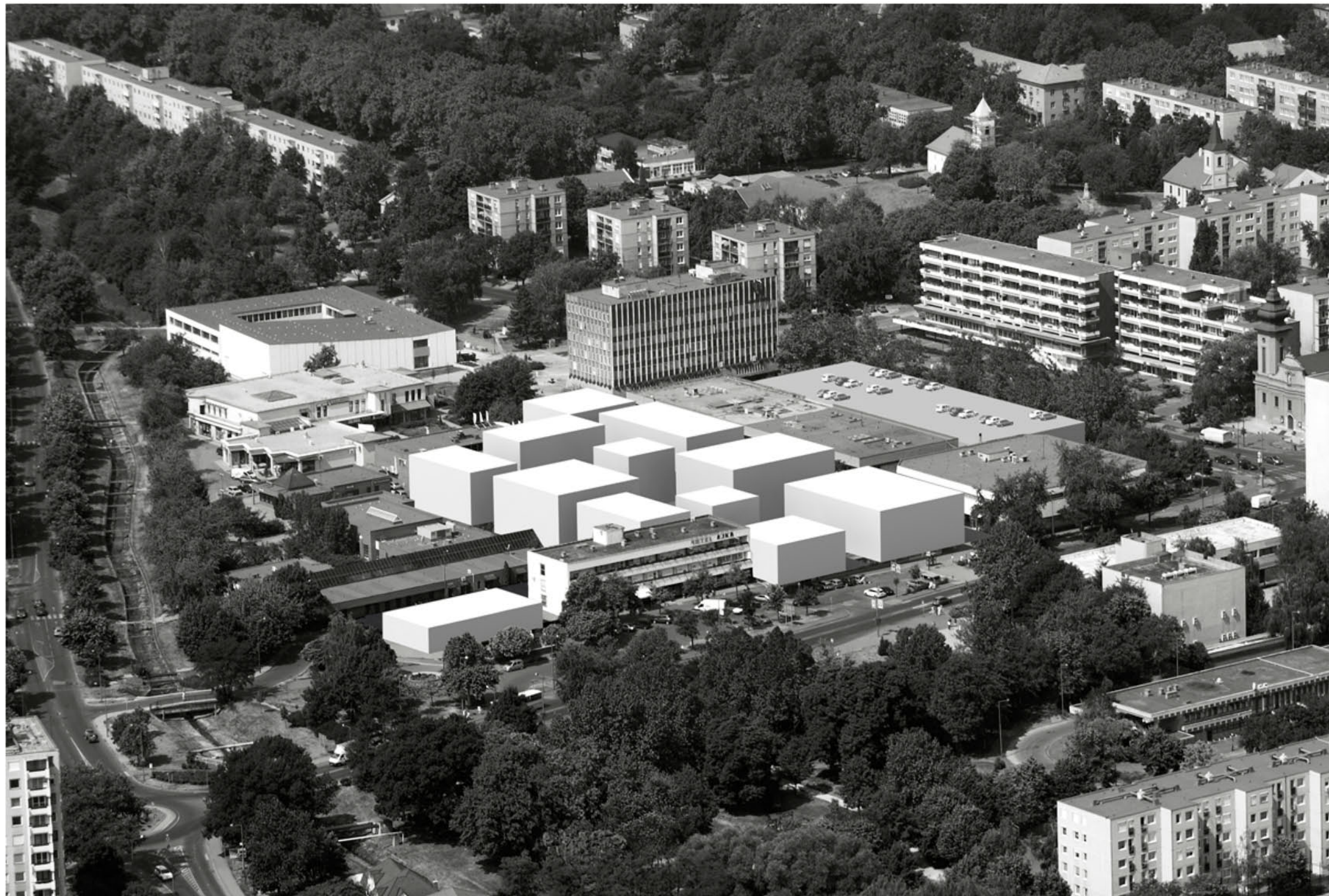
Continuity-respect payed to existing structure and buildings,

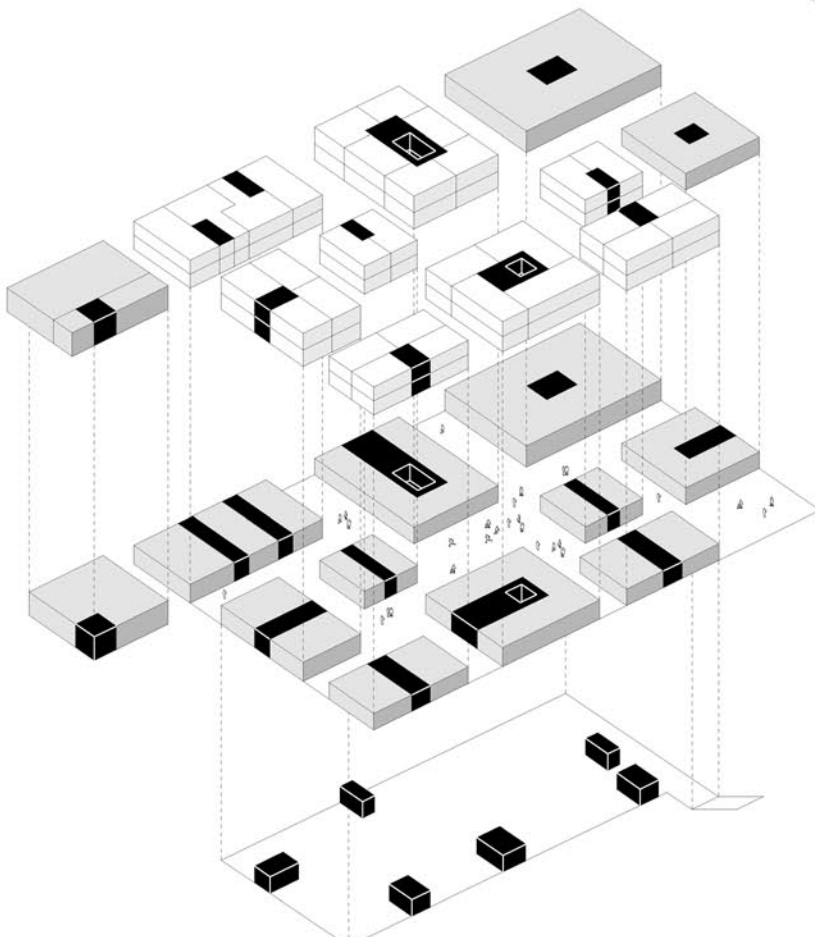
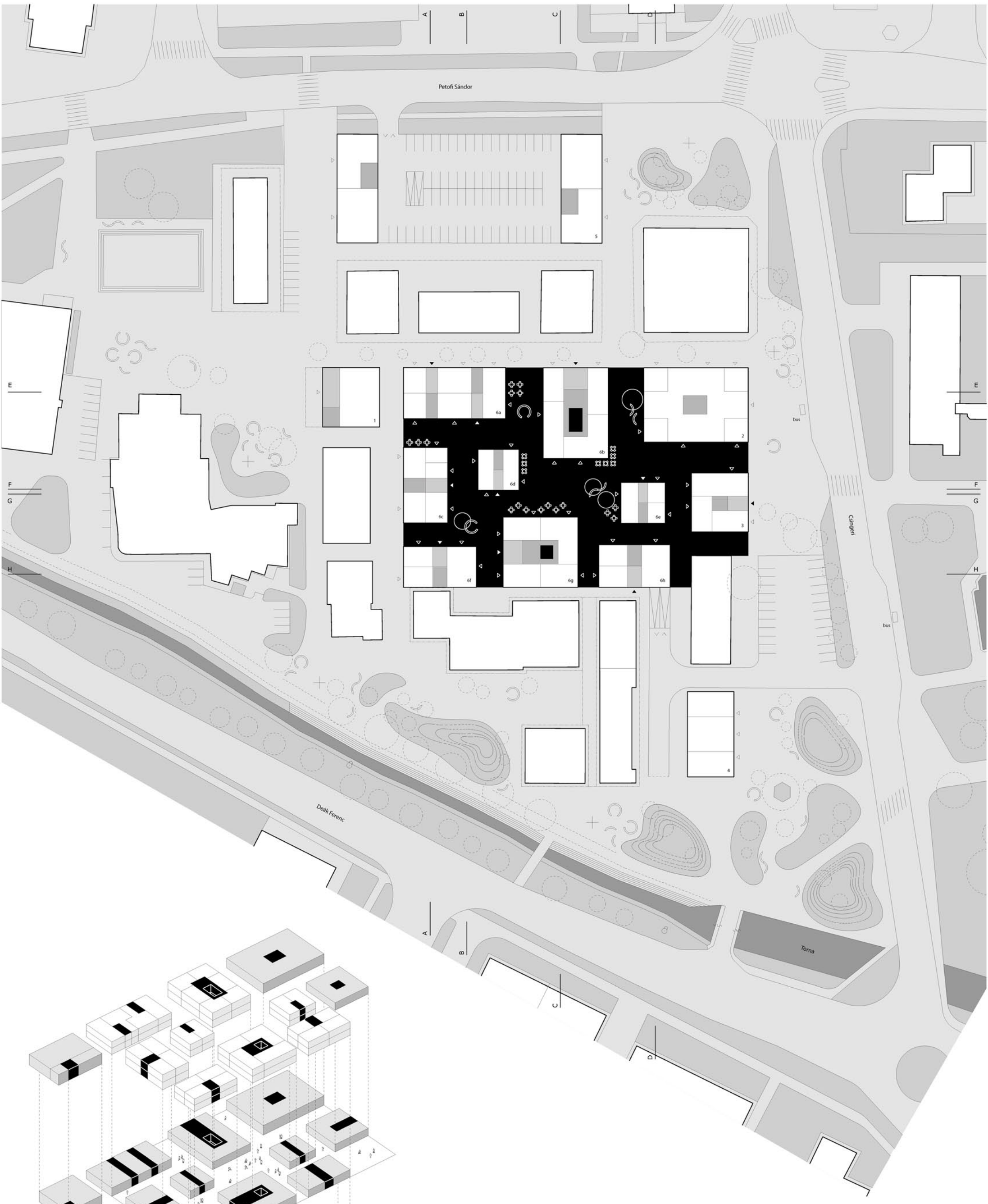
- enhancing existing potentials
- intensification-volume input
- urban density at provincial level
- linking the fragments and connecting urban attractors
- network of public spaces of different scale.

Proposal:

Dense/Lite

- dense focal area and lite perimeter
- non-hierarchical mesh network of streets and microspaces
- /patchwork landscape of linked realities.
- dense focal area- density created by volume input of town houses with active ground floor
- the form- the set of various, complementary volumes- adaptability, flexibility, construction scheduling
- vertical superposition:
 1. ground level-retail/services
 2. new housing
- heterogenous functional structure
- diffusive movement/richness of many different urban situations and experiences
- new public building/public services/ participates in existing square and enhances its civic character
- dense structure rolls out in southern direction towards newly created recreational zone around the Torna patak.



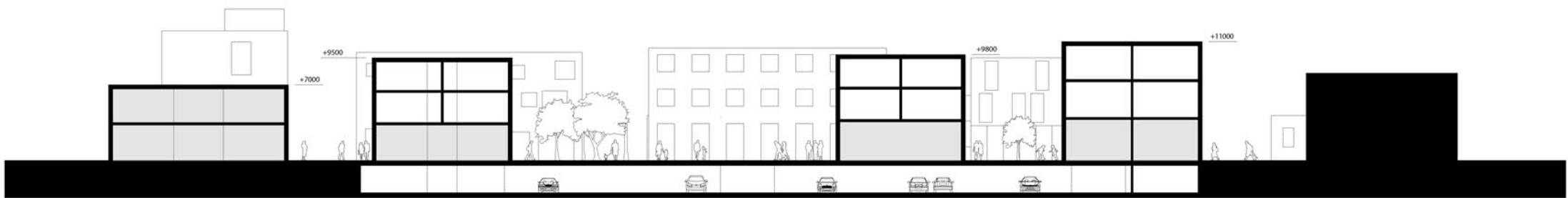


axonometry
 Shopping, retail, services: 3500 sqm netto
 Public services building: 674 sqm brutto
 New housing: 60 units/3200 sqm

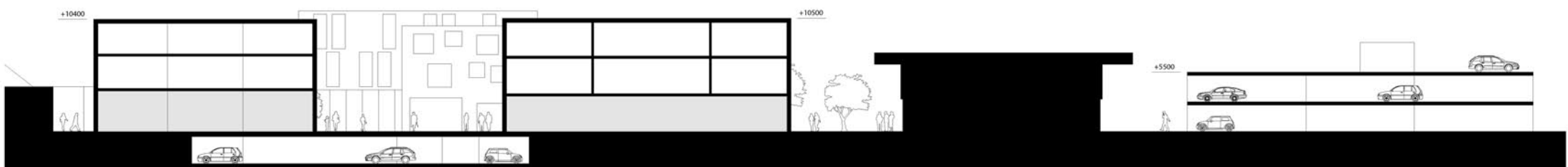
siteplan 1:500

1. Public services building
2. Commercial building-shopping
3. Mixed use building-retail/offices
4. Mixed use building-retail/services
5. Mixed use building-parking 216 places/ retail
- 6a. Retail/ housing-8 units
- 6b. Retail/ housing-12 units
- 6c. Retail/ housing-8 units
- 6d. Retail/ housing-4 units
- 6e. Retail/ housing-4 units
- 6f. Retail/ housing-8 units
- 6g. Retail/ housing-8 units
- 6h. Retail/ housing-8 units

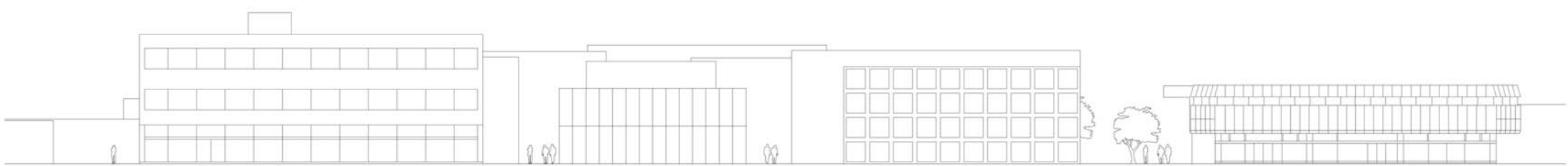




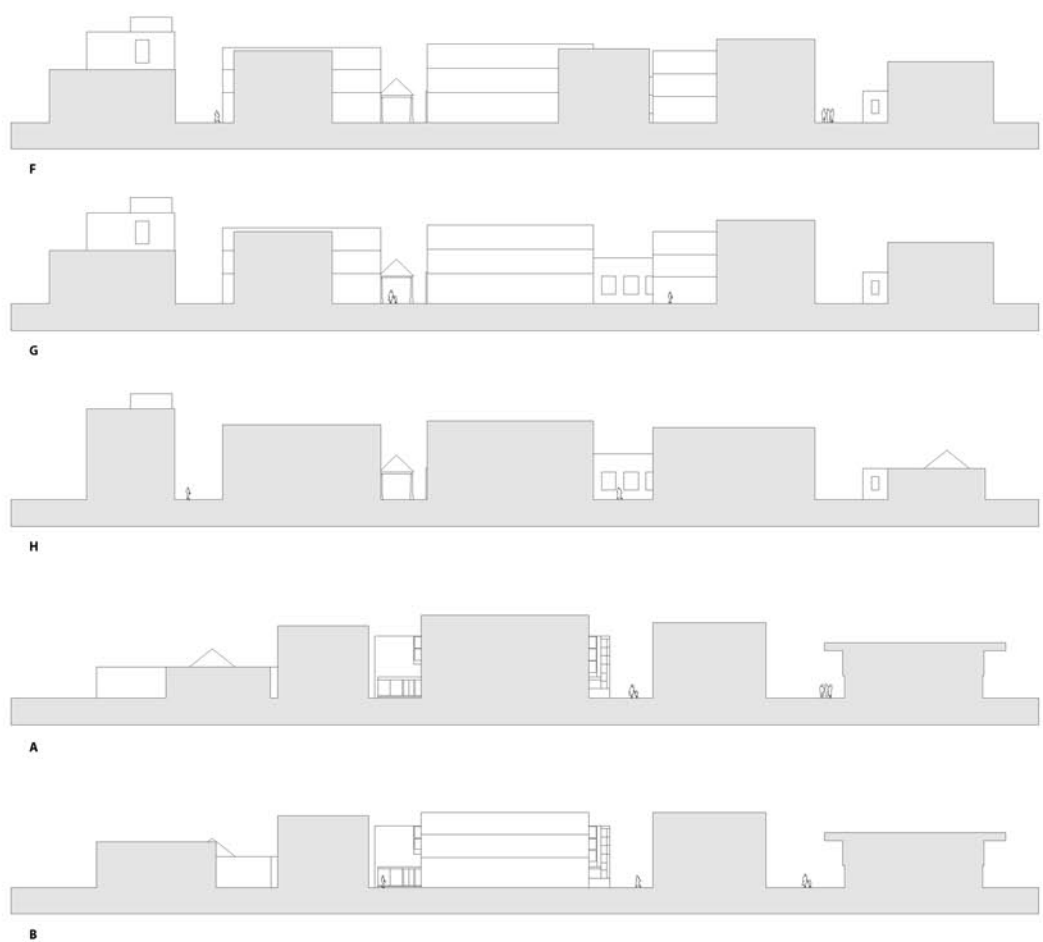
section F 1:250



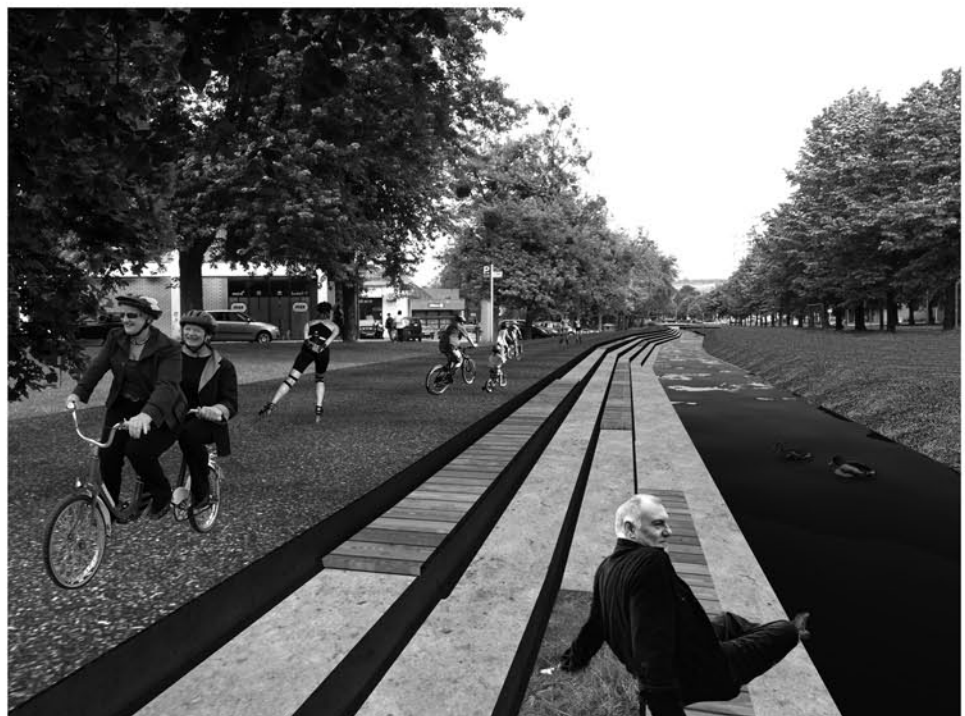
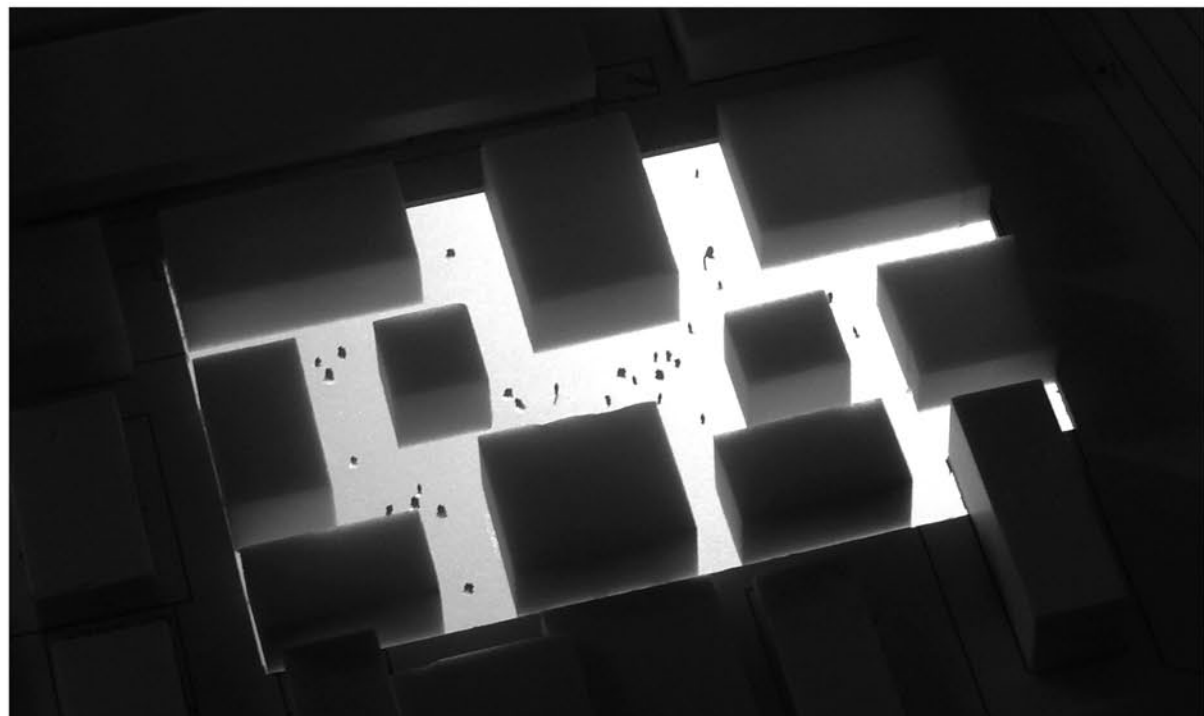
section C 1:250

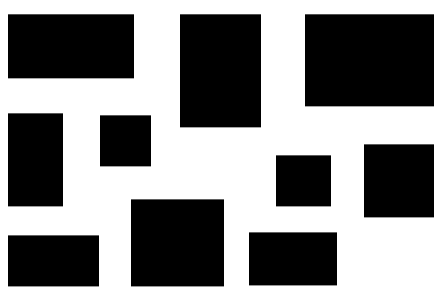
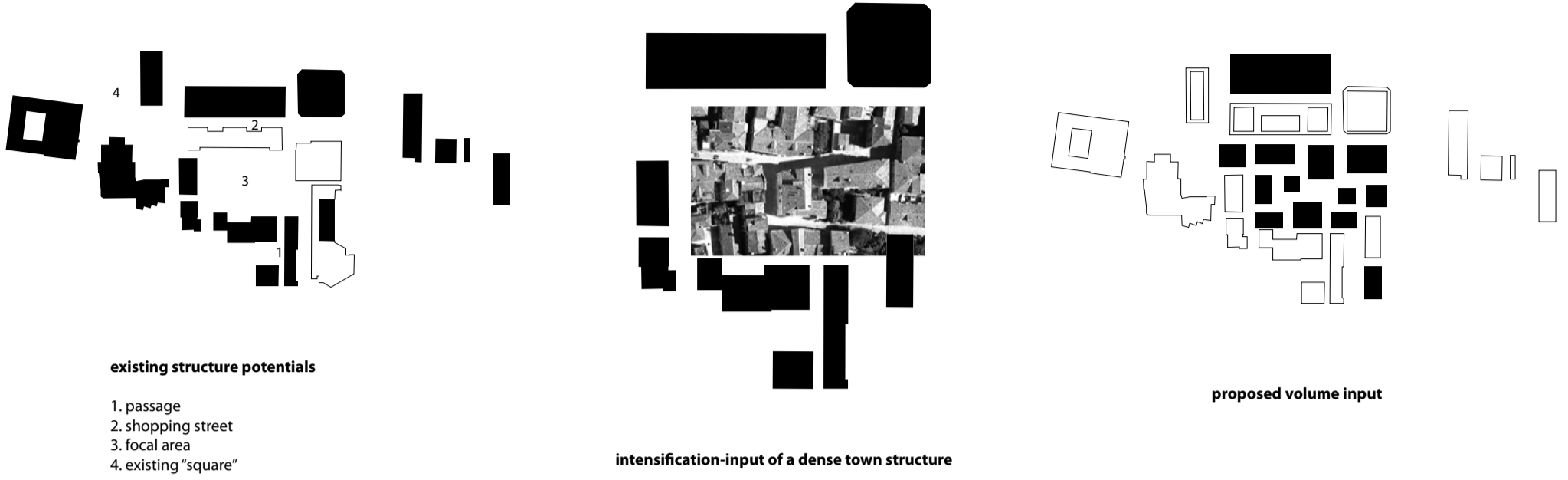


east elevation 1:250

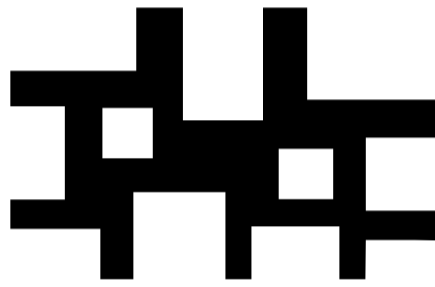


sections 1:500

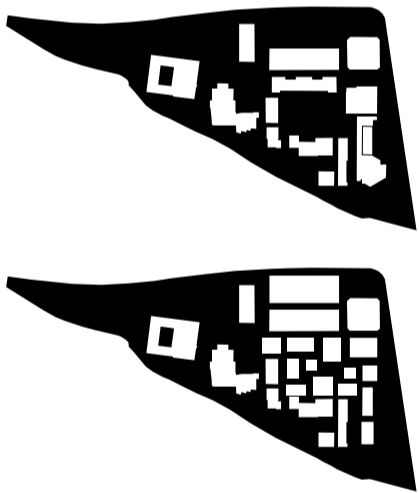




volume input-set of town houses with mixture of new housing, retail and services, maximum flexibility and adaptability

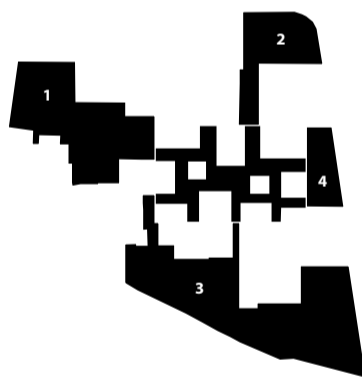


non-hierarchical mesh network of streets and microspaces



loose vs. dense

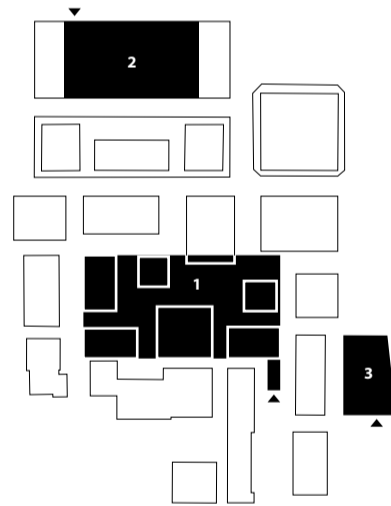
- a/ loose original structure
- b/ proposed dense focal area



dense/lite

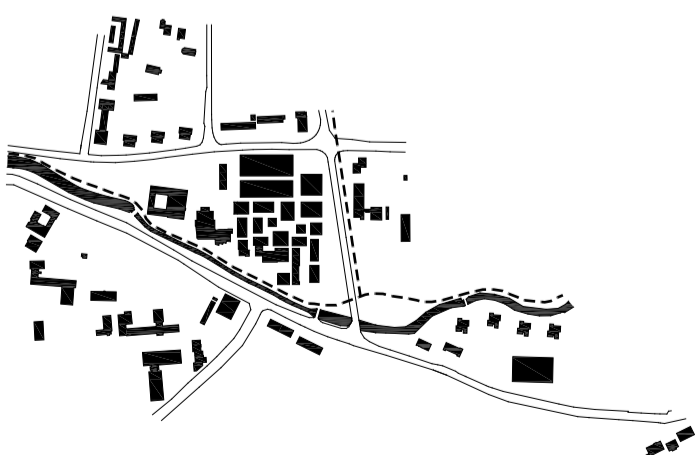
dense structure of public space in focal area is rolling out toward its perimeter of lite public space

1. "civic square"
2. public „corner“ facing catholic church
3. recreational zone around Torna patak
4. public space connecting center with Csingeri utca



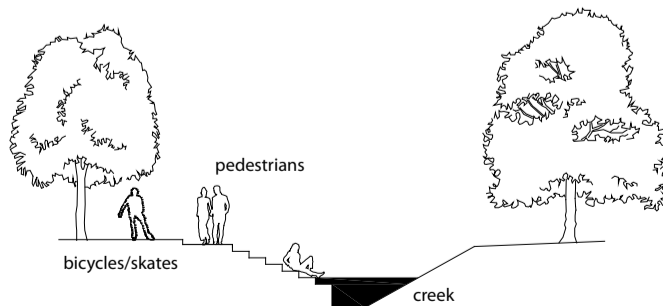
parking

1. underground parking-for residents/90 places/
2. parking house for visitors /216 places/
3. parking along Csingeri utca-Ajka Hotel/22 places/



study area

bicycle path



activation of the Torna creek