High Five

69 Almene boliger på Beauvaisgrunden
Rovsinggade 24, 26 og 28, 2100 København Ø

Boligudlejningsmappe 13.07.2020

BOVITA

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High Five

Boligbebyggelsen er beliggende på den gamle Beauvaisgrund II.

Navnet ”High Five”, henviser til hele lokalplan-områdets fem tårne.

De 5 tårne, heraf 3 med boliger og 2 med erhverv, giver området en åben karaktér, og danner en overgang fra det åbne baneterræn imod den mere massive byboligmasse med de traditionelle Østerbro-karréer.

Hvis eller når de to store erhvervstårne opføres, vil disse, sammen med det eksisterende “Kollektivhuset” danne en port til byen.

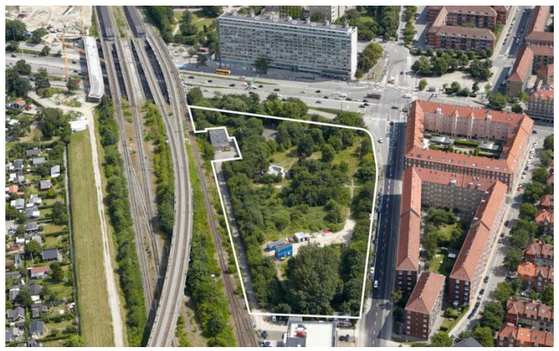
”High Five” består af tre boligtårne på hhv. 10, 5 og 8 etager. Tårnenes femkantede grundplan rejser sig fra en nyanlagt hævning i terrænet, og landskabet omkring tårnene fremstår som en naturgrund med et kuperet terræn.

Adgangen til tårnene sker via det nedre belagte plan, hvor tårnenes beboere trækkes ind i den flotte femkantede ”atriumgård” med ovenlys.

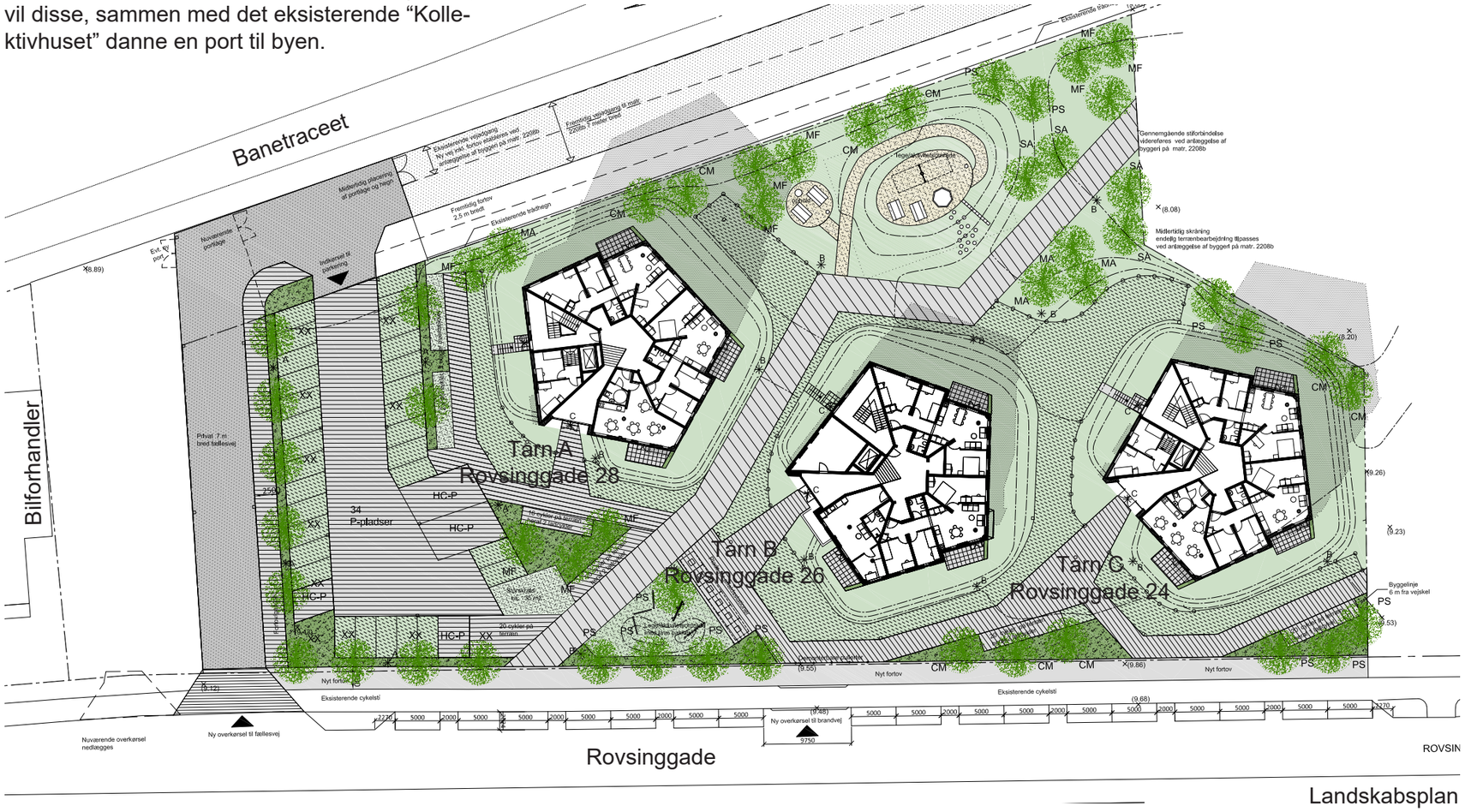
De 69 almene lejligheder består alle af en indre zone med badeværelse, teknik og køkken, en mellemzone med gang / ganglinjer og en ydre zone med ophold og kig ud til alle verdens-hjørner.

Alle lejligheder har adgang til altan eller ter-rasse.

Der er desuden arbejdet med stor fokus på tilgængelighed i projektet.



Lokalplanområdet



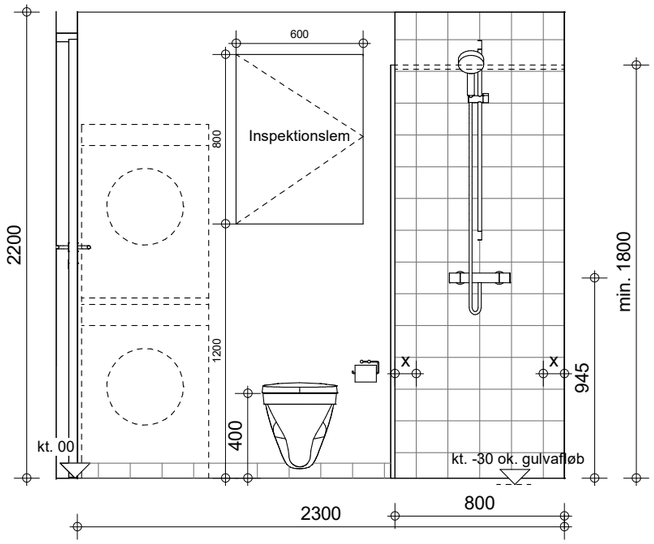
Landskabsplan

Facader og boliger

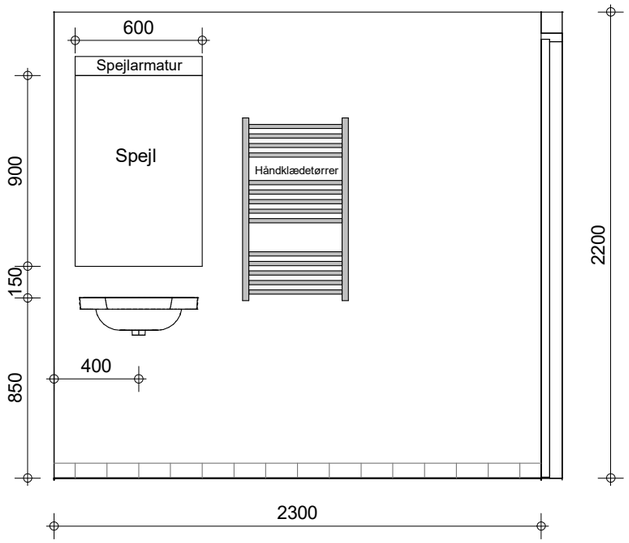
Eksempel på facader

Eksempel på køkken - Alrum

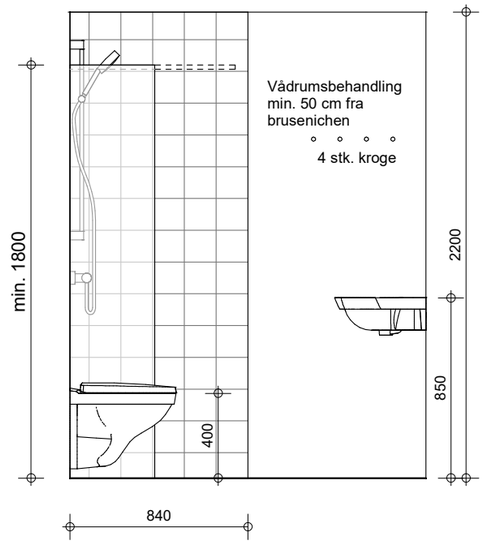
Badeværelsesprincip



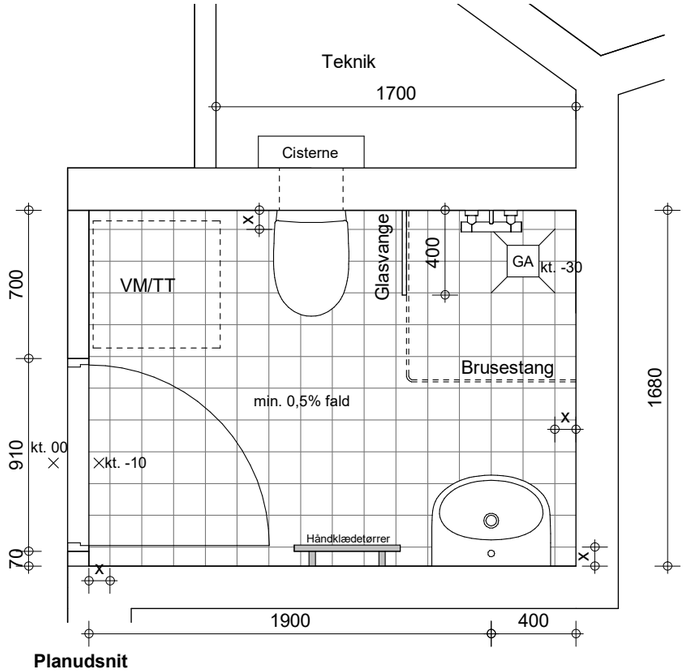
Opstalt af væg mod teknikskakt



Opstalt af væg ved håndvask



Opstalt af væg mod atrium



Planudsnit

Eksempel på badeværelse, type 1

Oversigt over lejlighedsnr og typer

Tårn A, Rovsingsgade 28, 2100 København Ø

Lejligheds nr. (type nr i parantes)	Del-nr.	Beliggenhed	Etage	Netto-del-areal	Netto-areal	Andel af fælles adgangs-areal	Brutto-areal	BBR-areal	Terrasse/ Altan
				m²	m²	m²	m²	m²	m²
1 (1)		Rovsingsgade St. tv	Stue		99	15,7	114,7	115	9,0
2 (2)		Rovsingsgade St. mf	Stue		92,3	15,7	108,0	108	9,0
3 (F)		Rovsingsgade St. th	Stue		56,9	15,7	72,6	73	9,0
4 (1)		Rovsingsgade 1. dør 1	1. sal		99	15,7	114,7	115	2,0
5 (2)		Rovsingsgade 1. dør 2	1. sal		92,3	15,7	108,0	108	2,0
6 (8)		Rovsingsgade 1. dør 3	1. sal		54,4	15,7	70,1	70	2,0
7 (5)	7a	Rovsingsgade 1. dør 4	1. sal	60,4	96	15,7	111,7	112	2,0
	7b			35,6					
8 (3)		Rovsingsgade 2. tv	2. sal		89,1	15,7	104,8	105	2,0
9 (3)		Rovsingsgade 2. mf	2. sal		88,4	15,7	104,1	104	2,0
10 (7)		Rovsingsgade 2. th	2. sal		69,5	15,7	85,2	85	2,0
11 (3)		Rovsingsgade 3. tv	3. sal		89,1	15,7	104,8	105	2,0
12 (3)		Rovsingsgade 3. mf	3. sal		88,4	15,7	104,1	104	2,0
13 (7)		Rovsingsgade 3. th	3. sal		69,5	15,7	85,2	85	2,0
14 (3)		Rovsingsgade 4. tv	4. sal		89,1	15,7	104,8	105	2,0
15 (3)		Rovsingsgade 4. mf	4. sal		88,4	15,7	104,1	104	2,0
16 (7)		Rovsingsgade 4. th	4. sal		69,5	15,7	85,2	85	2,0
17 (6)		Rovsingsgade 5. tv	5. sal		74,1	15,7	89,8	90	2,0
18 (4)		Rovsingsgade 5. mf	5. sal		88,4	15,7	104,1	104	2,0
19 (9)		Rovsingsgade 5. th	5. sal		54,5	15,7	70,2	70	2,0
20 (6)		Rovsingsgade 6. tv	6. sal		74,1	15,7	89,8	90	2,0
21 (4)		Rovsingsgade 6. mf	6. sal		88,4	15,7	104,1	104	2,0
22 (9)		Rovsingsgade 6. th	6. sal		54,5	15,7	70,2	70	2,0
23 (6)		Rovsingsgade 7. tv	7. sal		74,1	15,7	89,8	90	2,0
24 (4)		Rovsingsgade 7. mf	7. sal		88,4	15,7	104,1	104	2,0
25 (9)		Rovsingsgade 7. th	7. sal		54,5	15,7	70,2	70	2,0
26 (6)		Rovsingsgade 8. tv	8. sal		74,1	15,7	89,8	90	2,0
27 (4)		Rovsingsgade 8. mf	8. sal		88,4	15,7	104,1	104	2,0
28 (9)		Rovsingsgade 8. th	8. sal		54,5	15,7	70,2	70	2,0
29 (6)		Rovsingsgade 9. tv	9. sal		74,1	15,7	89,8	90	2,0
30 (4)		Rovsingsgade 9. mf	9. sal		88,4	15,7	104,1	104	2,0
31 (9)		Rovsingsgade 9. th	9. sal		54,5	15,7	70,2	70	2,0
I alt					2415,9	486,7	2902,6	2903	

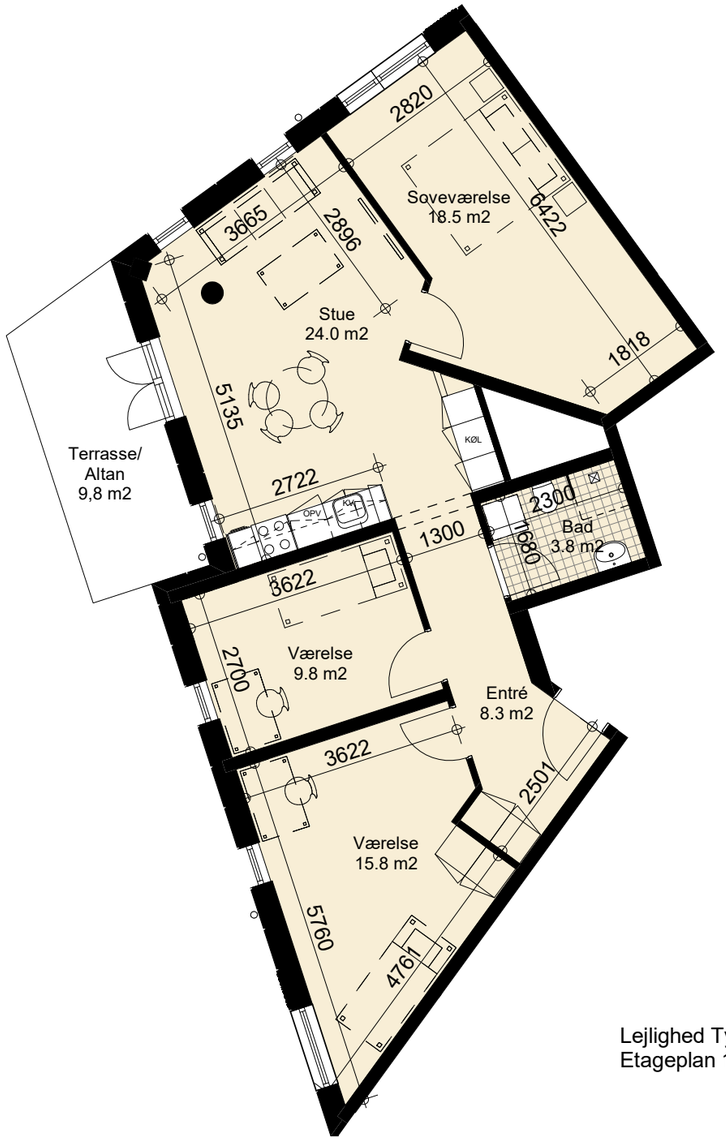
Tårn B, Rovsingsgade 26, 2100 København Ø

Lejligheds nr. (type nr i parantes)	Beliggenhed	Etage	Netto-areal	Andel af fælles adgangs-areal	Brutto-areal	BBR-areal	Terrasse/ Altan
			m²	m²	m²	m²	m²
1 (1)	Rovsingsgade St. tv	Stue	94,4	20,4	114,8	115	9,0
2 (2)	Rovsingsgade St. mf	Stue	92,5	20,4	112,9	113	9,0
3 (10)	Rovsingsgade St. th	Stue	56,5	20,4	76,9	77	9,0
4 (3)	Rovsingsgade 1. tv	1. sal	89,1	20,4	109,5	110	2,0
5 (3)	Rovsingsgade 1. mf	1. sal	88,4	20,4	108,8	109	2,0
6 (7)	Rovsingsgade 1. th	1. sal	69,5	20,4	89,9	90	2,0
7 (6)	Rovsingsgade 2. tv	2. sal	74,1	20,4	94,5	95	2,0
8 (4)	Rovsingsgade 2. mf	2. sal	88,4	20,4	108,8	109	2,0
9 (9)	Rovsingsgade 2. th	2. sal	54,5	20,4	74,9	75	2,0
10 (6)	Rovsingsgade 3. tv	3. sal	74,1	20,4	94,5	95	2,0
11 (4)	Rovsingsgade 3. mf	3. sal	88,4	20,4	108,8	109	2,0
12 (9)	Rovsingsgade 3. th	3. sal	54,5	20,4	74,9	75	2,0
13 (6)	Rovsingsgade 4. tv	4. sal	74,1	20,4	94,5	95	2,0
14 (4)	Rovsingsgade 4. mf	4. sal	88,4	20,4	108,8	109	2,0
15 (9)	Rovsingsgade 4. th	4. sal	54,5	20,4	74,9	75	2,0
I alt			1141,4	306,3	1447,7	1451	

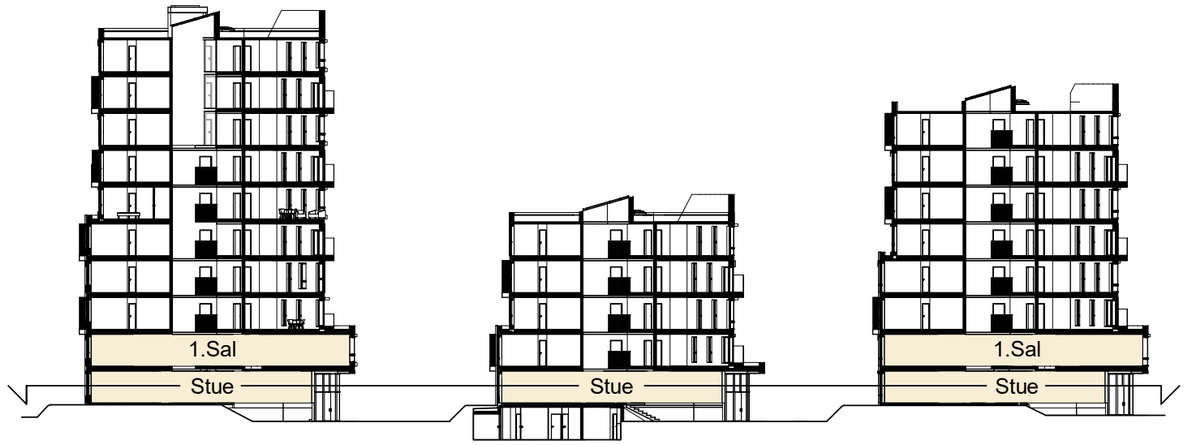
Tårn C, Rovsingsgade 24, 2100 København Ø

Lejligheds nr. (type nr i parantes)	Del-nr.	Beliggenhed	Etage	Netto-del-areal	Netto-areal	Andel af fælles adgangs-areal	Brutto-areal	BBR-areal	Terrasse/ Altan
				m²	m²	m²	m²	m²	m²
1 (1)		Rovsingsgade St. tv	Stue		99	16,0	115,0	115	9,0
2 (2)		Rovsingsgade St.	Stue		92,3	16,0	108,3	108	9,0
3 (F)		Rovsingsgade St.	Stue		56,9	16,0	72,9	73	9,0
4 (1)		Rovsingsgade 1.	1. sal		99	16,0	115,0	115	2,0
5 (2)		Rovsingsgade 1.	1. sal		92,3	16,0	108,3	108	2,0
6 (8)		Rovsingsgade 1.	1. sal		54,4	16,0	70,4	70	2,0
7 (5)	7a	Rovsingsgade 1.	1. sal	60,4	96	16,0	112,0	112	2,0
	7b			35,6					
8 (3)		Rovsingsgade 2.	2. sal		89,1	16,0	105,1	105	2,0
9 (3)		Rovsingsgade 2.	2. sal		88,4	16,0	104,4	104	2,0
10 (7)		Rovsingsgade 2.	2. sal		69,5	16,0	85,5	85	2,0
11 (3)		Rovsingsgade 3.	3. sal		89,1	16,0	105,1	105	2,0
12 (3)		Rovsingsgade 3.	3. sal		88,4	16,0	104,4	104	2,0
13 (7)		Rovsingsgade 3.	3. sal		69,5	16,0	85,5	85	2,0
14 (6)		Rovsingsgade 4.	4. sal		74,1	16,0	90,1	90	2,0
15 (4)		Rovsingsgade 4.	4. sal		88,4	16,0	104,4	104	2,0
16 (9)		Rovsingsgade 4.	4. sal		54,5	16,0	70,5	70	2,0
17 (6)		Rovsingsgade 5.	5. sal		74,1	16,0	90,1	90	2,0
18 (4)		Rovsingsgade 5.	5. sal		88,4	16,0	104,4	104	2,0
19 (9)		Rovsingsgade 5.	5. sal		54,5	16,0	70,5	70	2,0
20 (6)		Rovsingsgade 6.	6. sal		74,1	16,0	90,1	90	2,0
21 (4)		Rovsingsgade 6.	6. sal		88,4	16,0	104,4	104	2,0
22 (9)		Rovsingsgade 6.	6. sal		54,5	16,0	70,5	70	2,0
23 (6)		Rovsingsgade 7.	7. sal		74,1	16,0	90,1	90	2,0
24 (4)		Rovsingsgade 7.	7. sal		88,4	16,0	104,4	104	2,0
25 (9)		Rovsingsgade 7.	7. sal		54,5	16,0	70,5	70	2,0
I alt					1951,9	399,1	2351,0	2345	

Lejlighedstype 1



Lejlighed Type 1
Etageplan 1:100

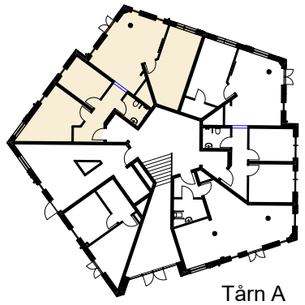


Tårn A

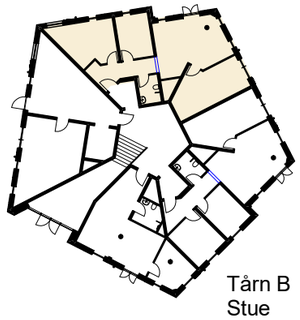
Tårn B

Tårn C

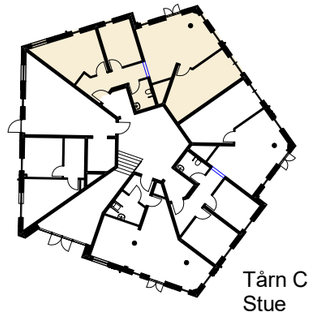
Typen findes her:
Tårn A, Stue og 1.sal.
Tårn B, Stue.
Tårn C, Stue og 1.sal.



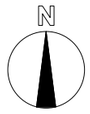
Tårn A
Stue



Tårn B
Stue

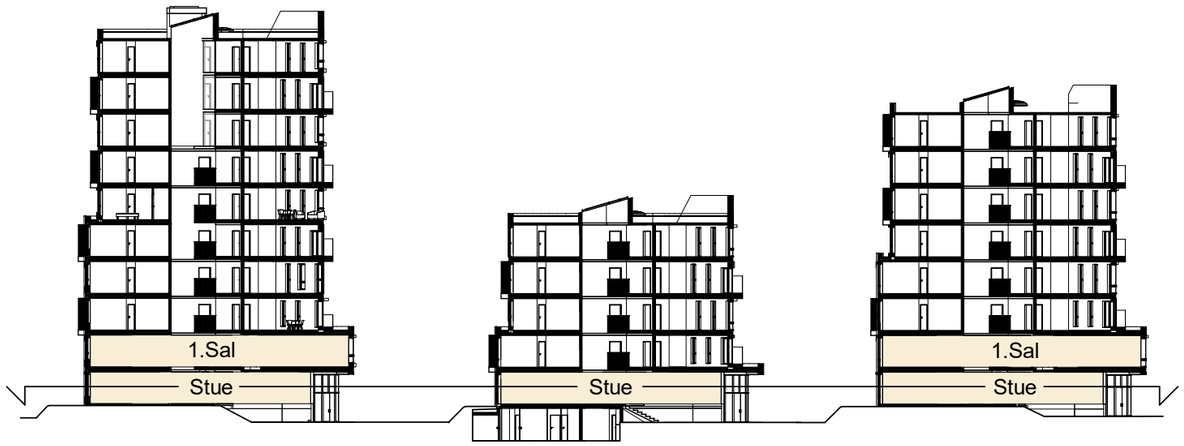


Tårn C
Stue



Lejlighed type 2

Lejlighed Type 2
Etageplan 1:100

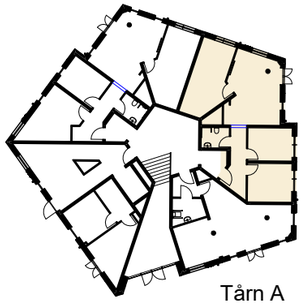


Tårn A

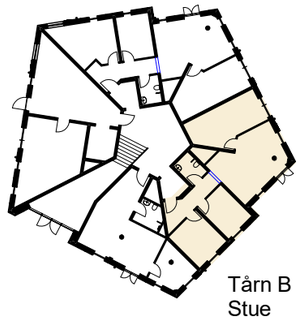
Tårn B

Tårn C

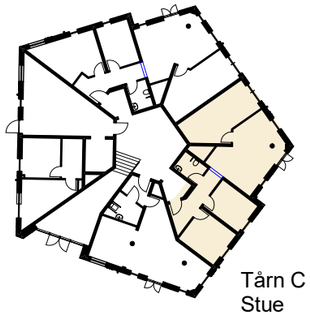
<u>Typen findes her:</u>
Tårn A, Stue og 1.sal.
Tårn B, Stue.
Tårn C, Stue og 1.sal.



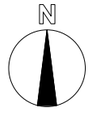
Tårn A
Stue



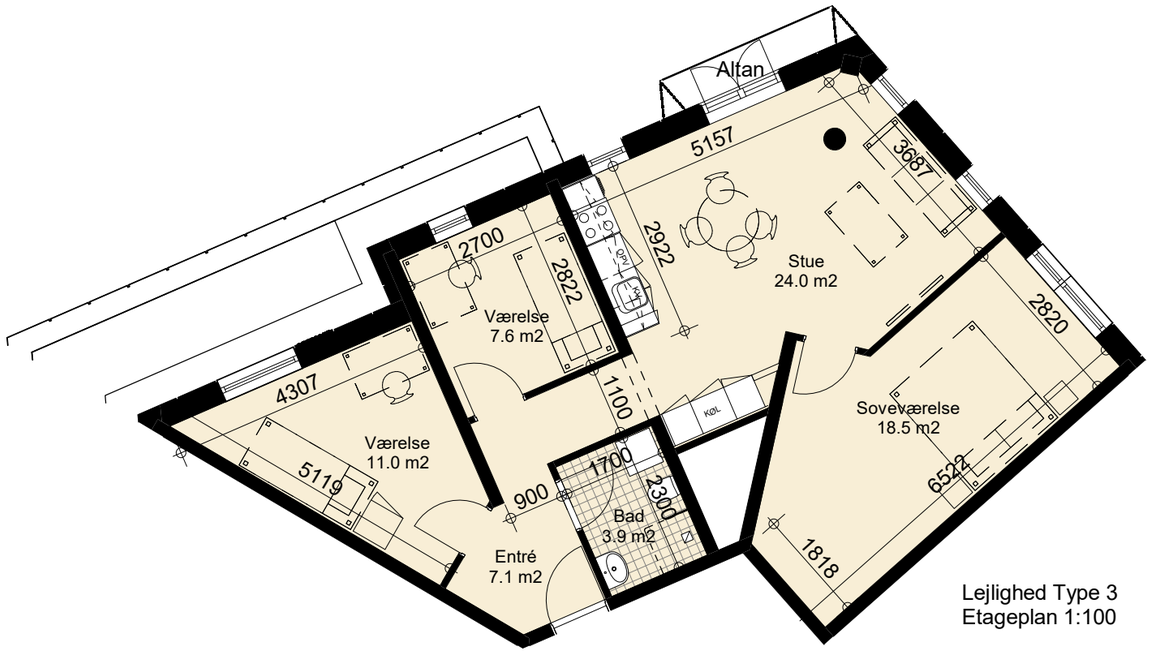
Tårn B
Stue



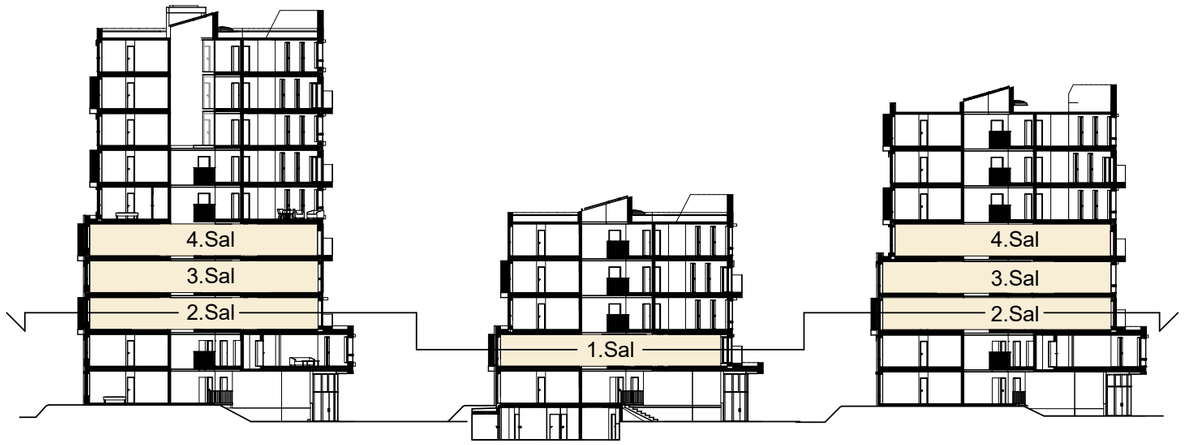
Tårn C
Stue



Lejlighed type 3



Lejlighed Type 3
Etageplan 1:100

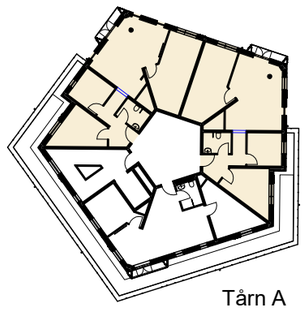


Tårn A

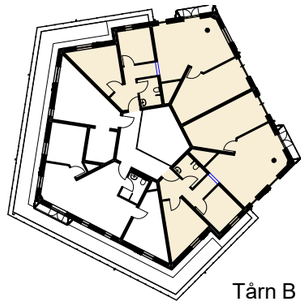
Tårn B

Tårn C

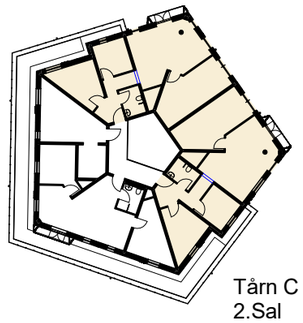
<u>Typen findes her:</u>
Tårn A, 2., 3. og 4.sal.
Tårn B, 1.Sal.
Tårn C, 2., 3. og 4.sal.



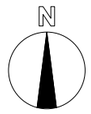
Tårn A
2.Sal



Tårn B
1.Sal

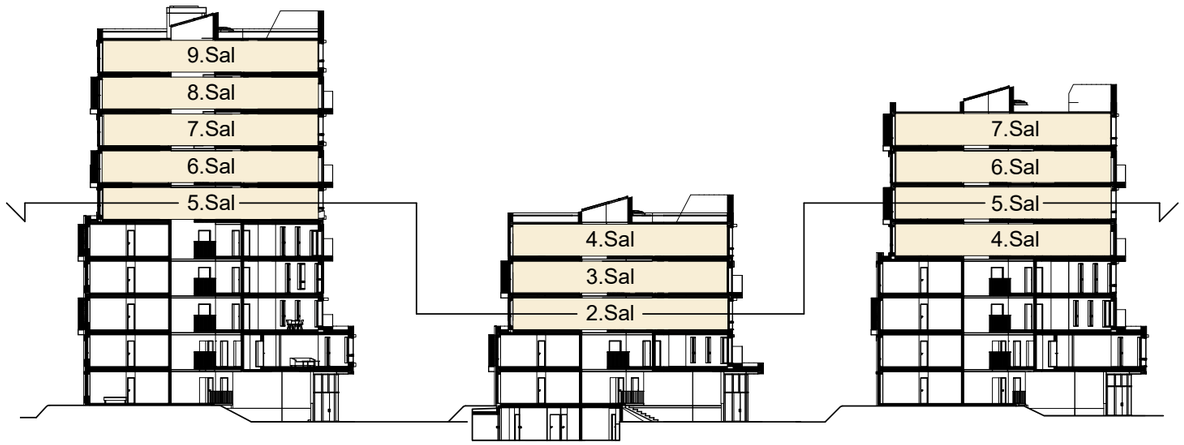


Tårn C
2.Sal



Lejlighed type 4

Lejlighed Type 4
Etageplan 1:100

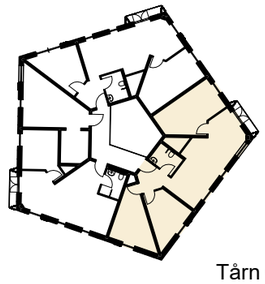


Tårn A

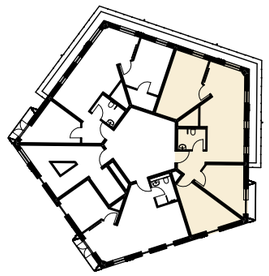
Tårn B

Tårn C

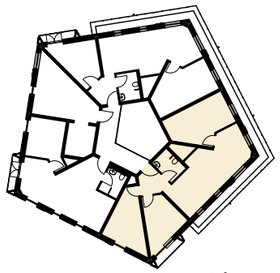
Typen findes her:
Tårn A, 5, 6, 7, 8, og 9.sal.
Tårn B, 2, 3, og 4.Sal.
Tårn C, 4, 5, 6, og 7.sal.



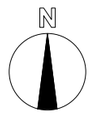
Tårn C
5.Sal



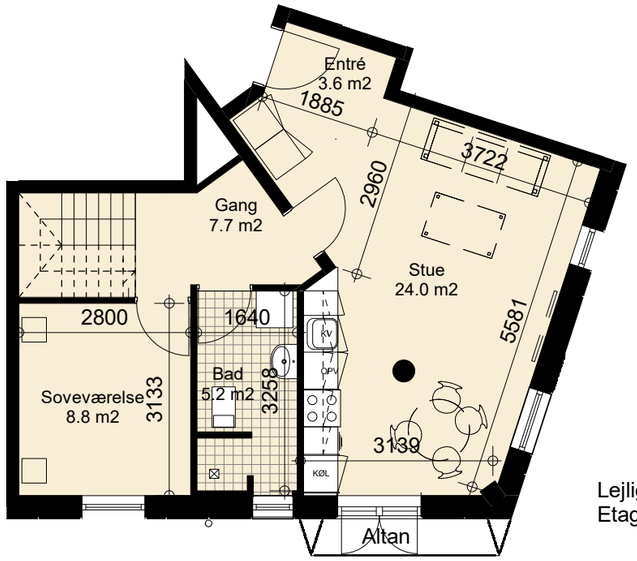
Tårn A
5.Sal



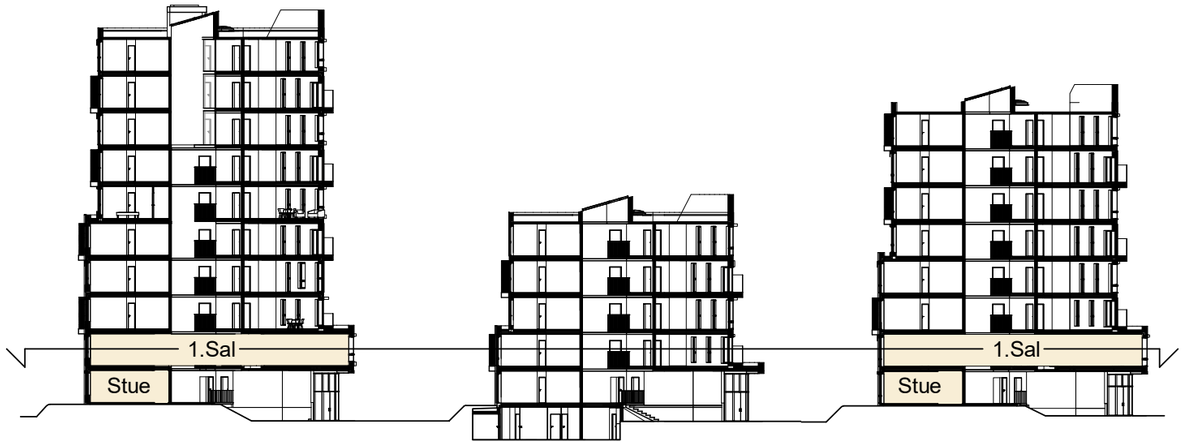
Tårn B
2.Sal



Lejlighed type 5



Lejlighed Type 5, 1.Sal
Etageplan 1:100

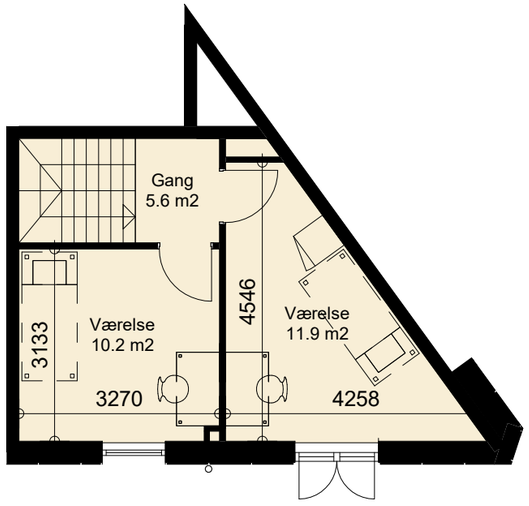


Tårn A

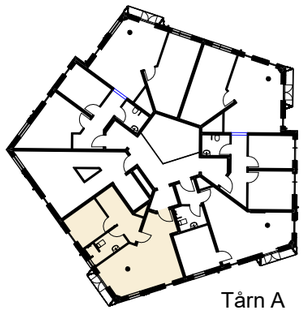
Tårn B

Tårn C

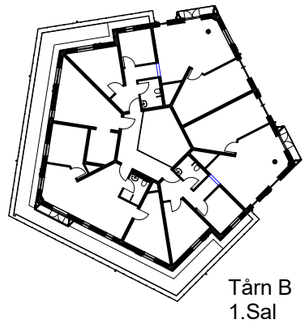
Typen findes her:
Tårn A, 1.sal.
Tårn C, 1.sal.



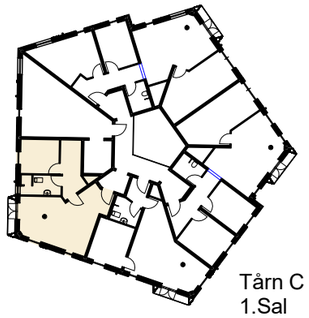
Lejlighed Type 5, Stue
Etageplan 1:100



Tårn A
1.Sal

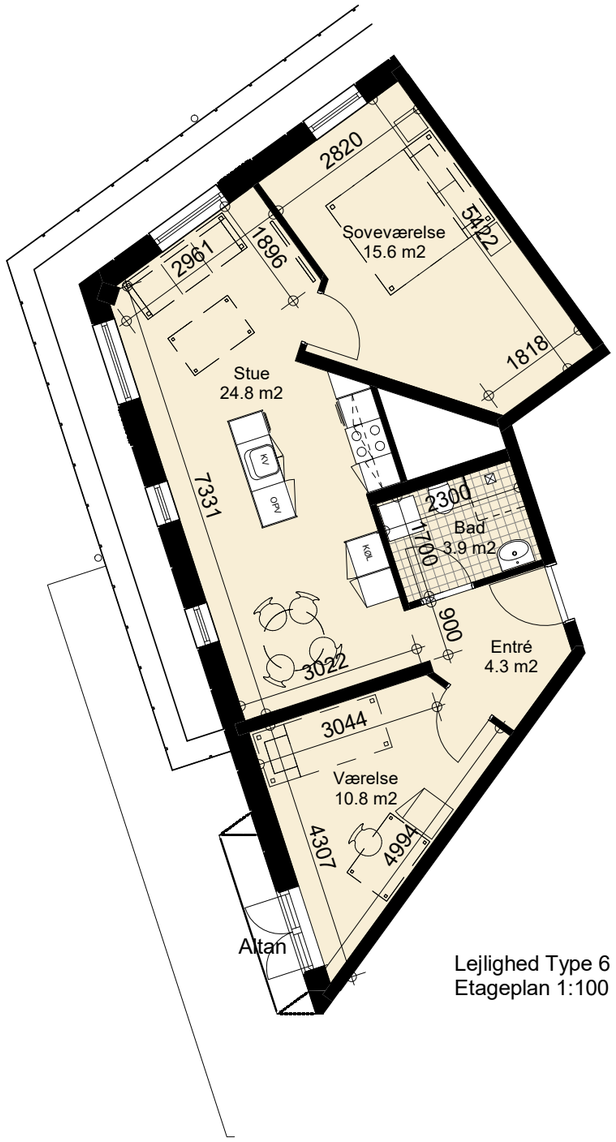


Tårn B
1.Sal

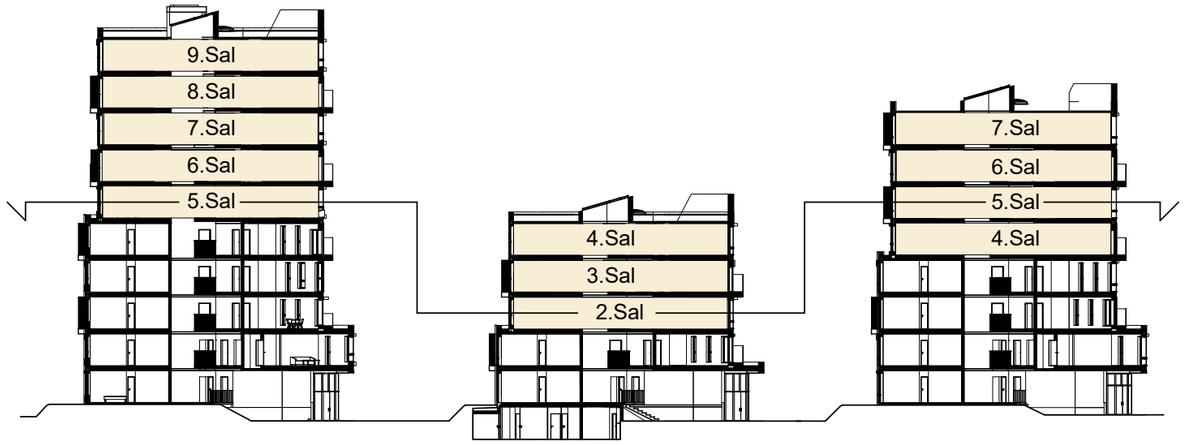


Tårn C
1.Sal

Lejlighed type 6



Lejlighed Type 6
Etageplan 1:100

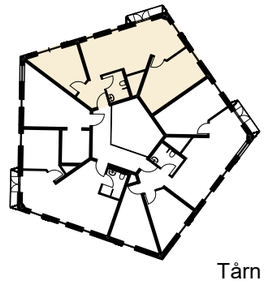


Tårn A

Tårn B

Tårn C

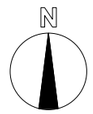
<u>Typen findes her:</u>
Tårn A, 5, 6, 7, 8, og 9.sal.
Tårn B, 2, 3, og 4.Sal.
Tårn C, 4, 5, 6, og 7.sal.



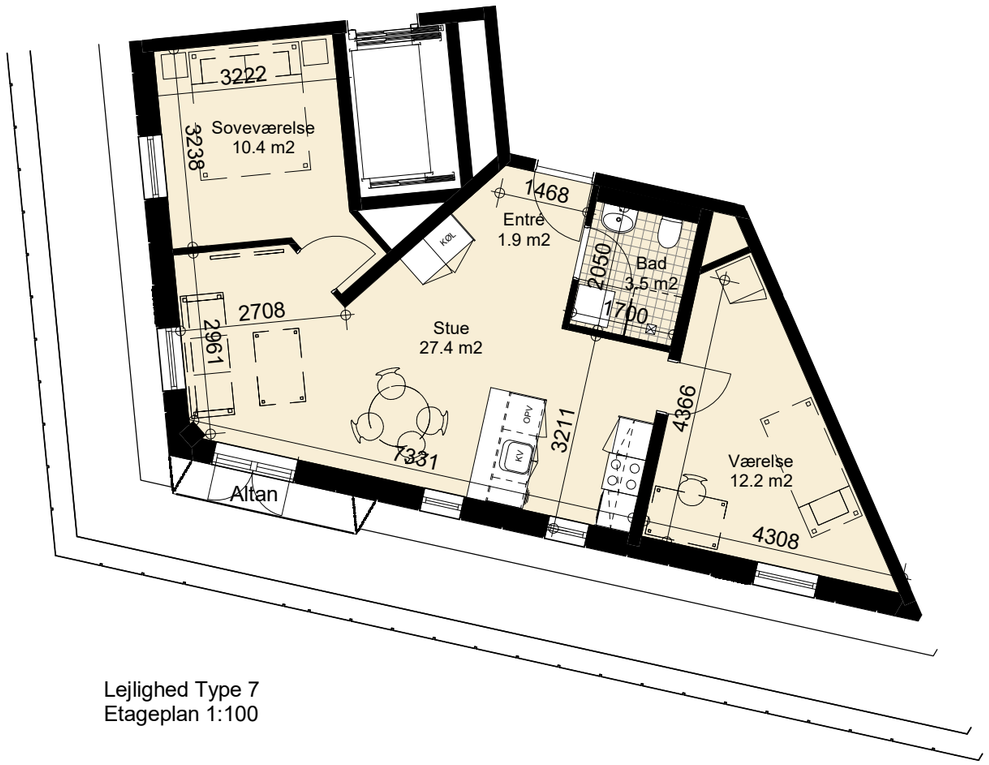
Tårn C
5.Sal

Tårn A
5.Sal

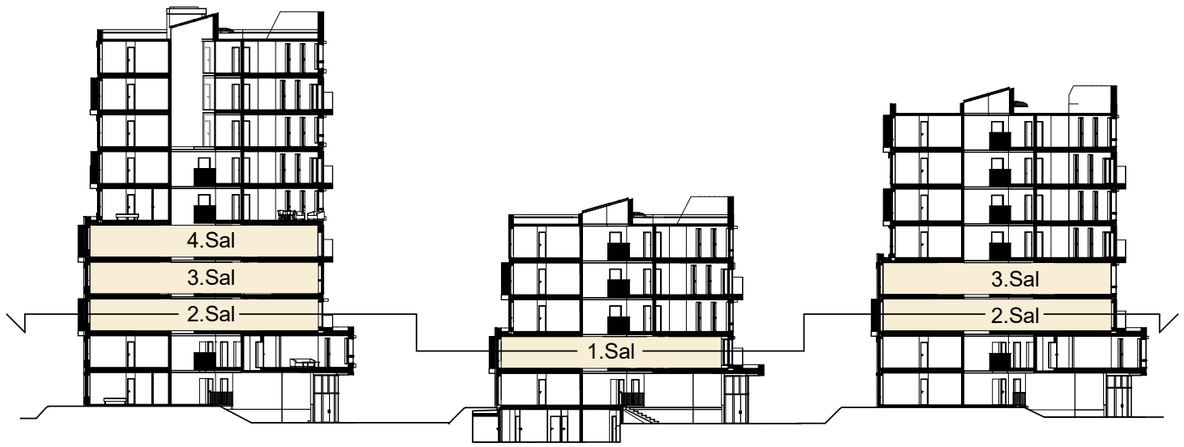
Tårn B
2.Sal



Lejlighed type 7



Lejlighed Type 7
Etageplan 1:100

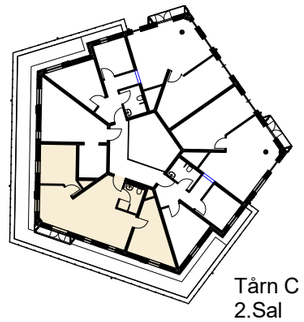


Tårn A

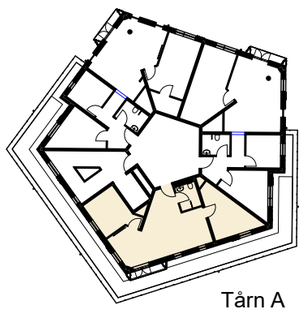
Tårn B

Tårn C

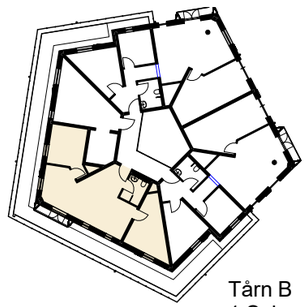
Typen findes her:
Tårn A, 2, 3, og 4.sal.
Tårn B, 1.Sal.
Tårn C, 2, og 3.sal.



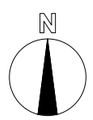
Tårn C
2.Sal



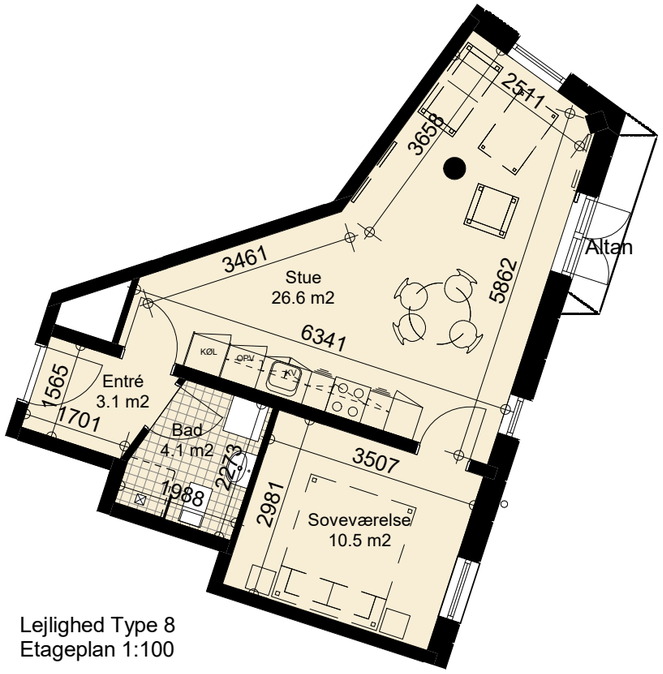
Tårn A
2.Sal



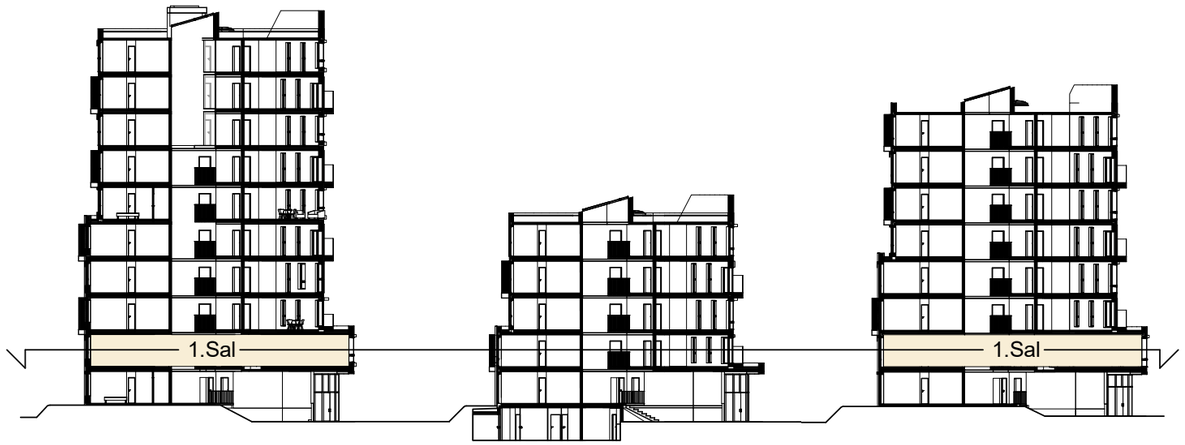
Tårn B
1.Sal



Lejlighed type 8



Lejlighed Type 8
Etageplan 1:100

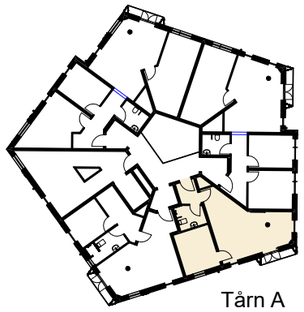


Tårn A

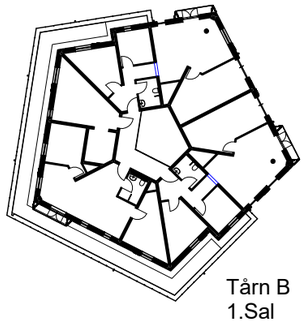
Tårn B

Tårn C

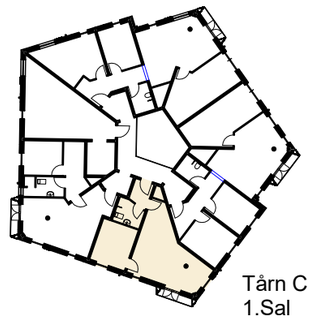
<u>Typen findes her:</u>
Tårn A, 1.sal.
Tårn C, 1.sal.



Tårn A
1.Sal

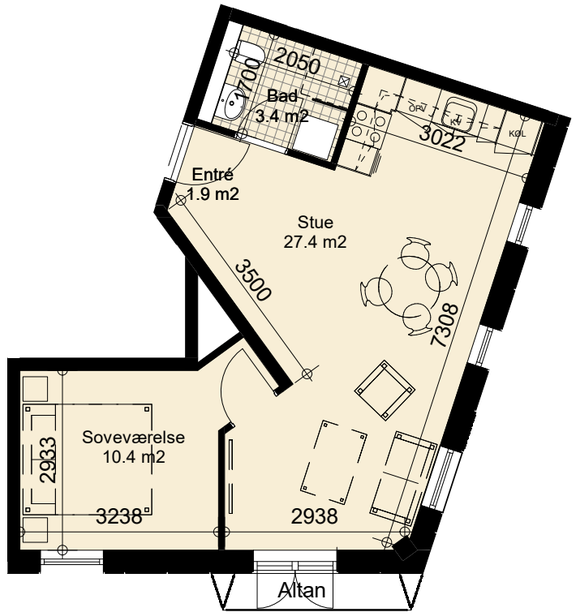


Tårn B
1.Sal

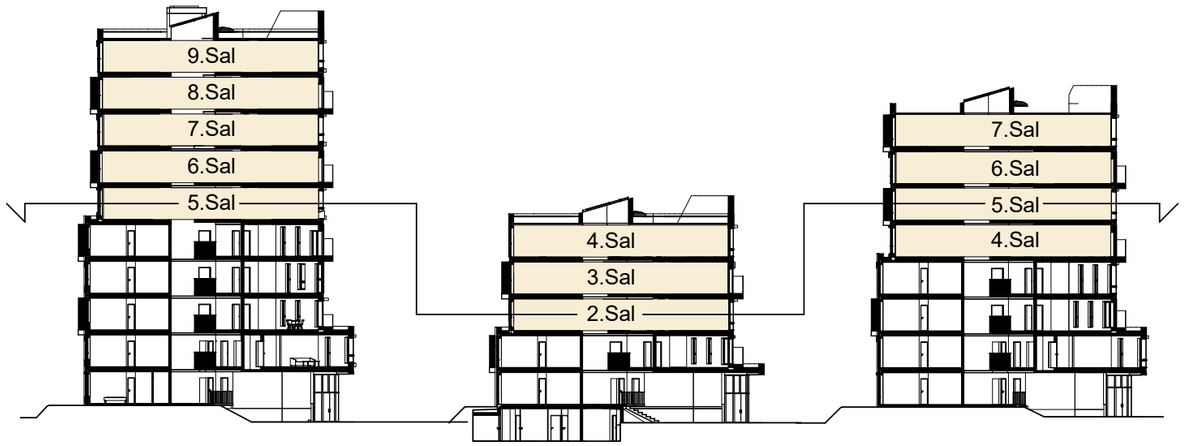


Tårn C
1.Sal

Lejlighed type 9



Lejlighed Type 9
Etageplan 1:100

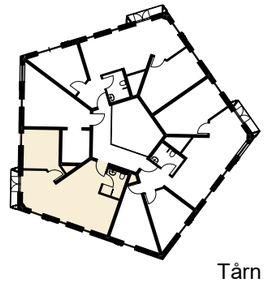


Tårn A

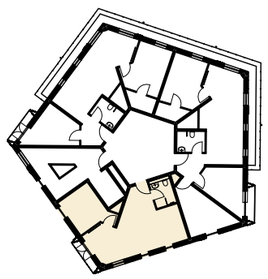
Tårn B

Tårn C

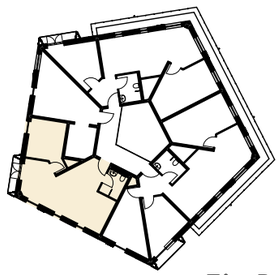
<u>Typen findes her:</u>
Tårn A, 5, 6, 7, 8, og 9.sal.
Tårn B, 2, 3, og 4.Sal.
Tårn C, 4, 5, 6, og 7.sal.



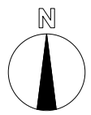
Tårn C
5.Sal



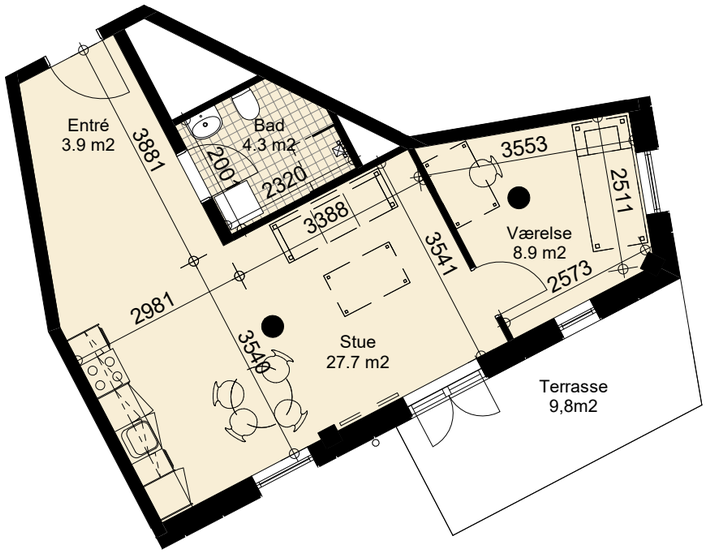
Tårn A
5.Sal



Tårn B
2.Sal



Lejlighed type 10



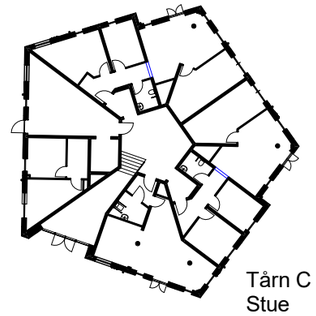
Lejlighed Type 10
Etageplan 1:100

Tårn A

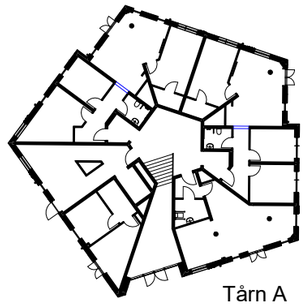
Tårn B

Tårn C

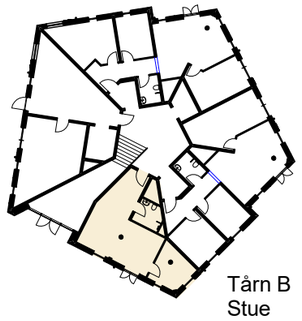
<u>Typen findes her:</u>
Tårn B, Stue



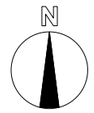
Tårn C
Stue



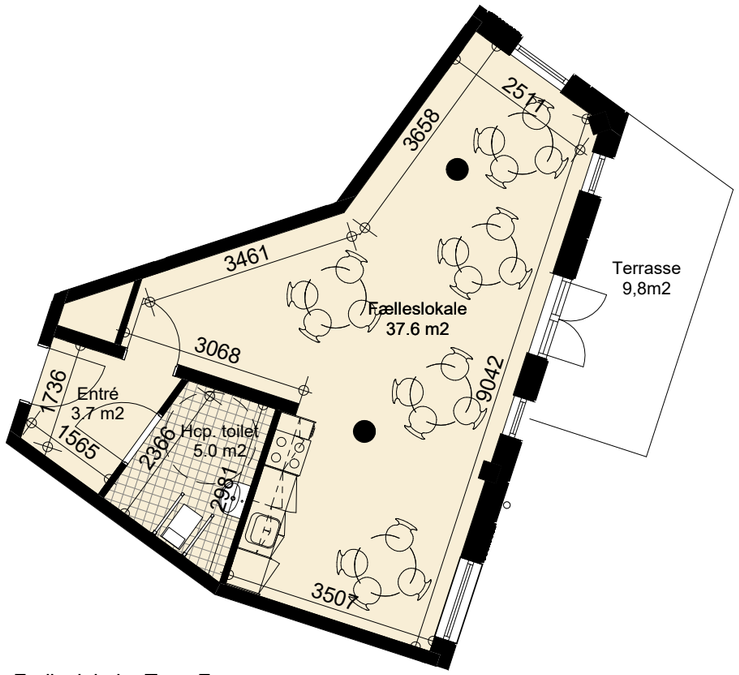
Tårn A
Stue



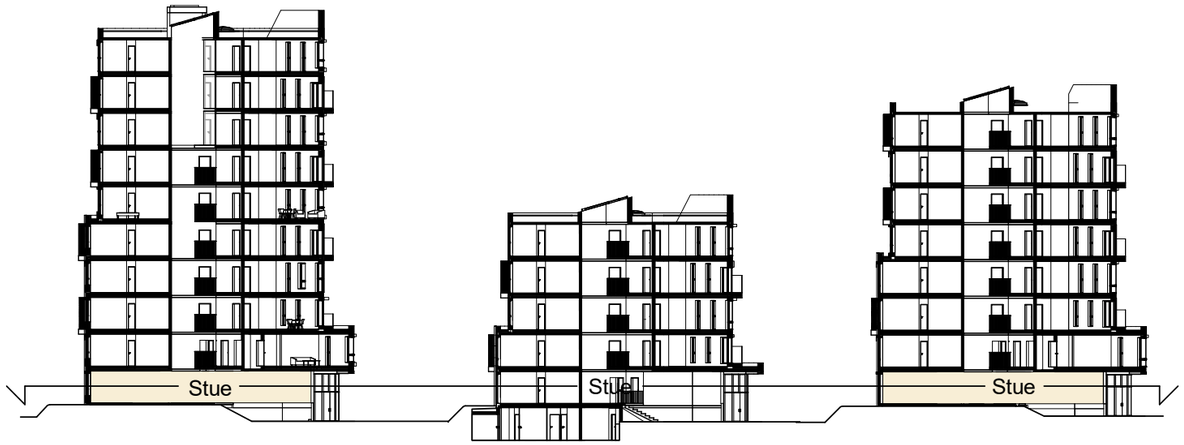
Tårn B
Stue



Fælleslokale



Fælleslokale, Type F
Etageplan 1:100

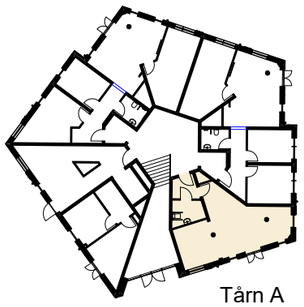


Tårn A

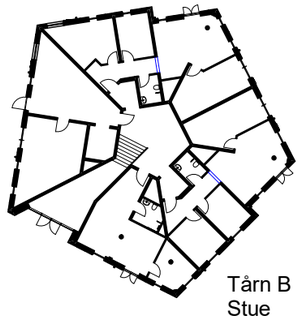
Tårn B

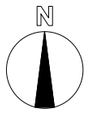
Tårn C

Typen findes her:
Tårn A, Stue
Tårn C, Stue



Tårn A
Stue



Tårn B
Stue

Tårn C
Stue