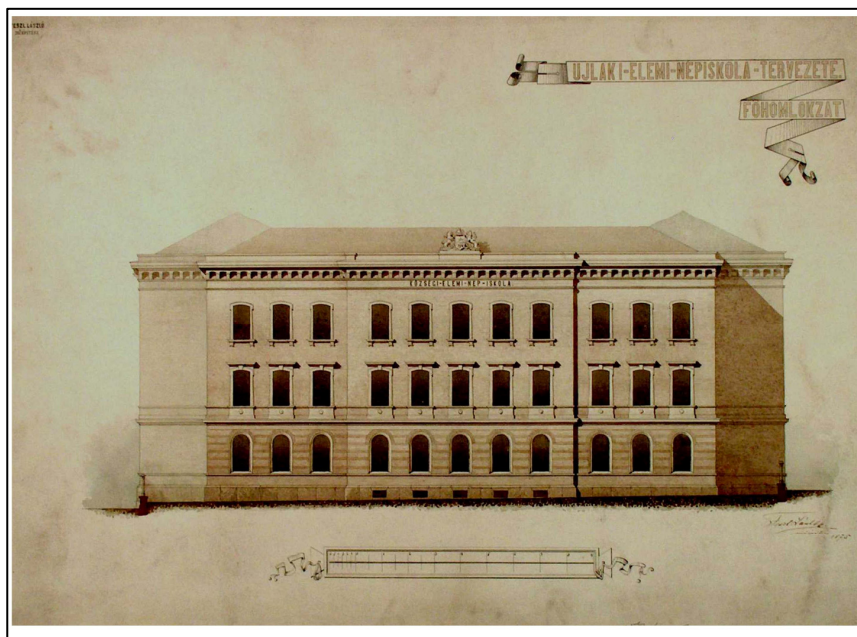


Bécsi Corner



By: Isaac Castellón Puente

Introduction and objectives

I am student of Construction Engineering of the Polytechnic University of Valencia, pursuing my final project as an Erasmus student at the University Szent István Miklós Ybl Faculty of Architecture and Civil Engineering of Budapest, under the supervision of Dr. Miklos Hajdu and Begoña Fuentes as tutors.

The topic of my final project is the reconstruction and remodeling of an old school building called Bécsi Corner located in Óbuda in the city of Budapest.

The project that I will develop is based on a step by step study to achieve full recovery of the façade, with all the ornamental elements on it.

I will start with doing a study of the environment in which the building is located including, access to the area and infrastructure. The study will be supported by a historical and chronological study of an archaeologist. The aim is to fulfill all the current requirements the building has to meet. The structure of the study is outlined below.

Following a historical overview, there will be a technical description of the building materials where the different elements of the façade will be analyzed, in order to

determinate what would be the proper techniques to clean and restore the elements considering each unique situation.

We will analyze in detail the conditions of the building elements and the impact that cause them through site plans, in order to determine how to repair or replace the elements if it is necessary.

This will be done with the support of graphics and photographs of previous restoration to discover the location of the elements to be repaired to produce plans showing the initial state and give a recommendation for restoration for each condition that is observed in different building elements.

Then, there will be a cost study for the different processes to be carried out where intervention is needed in the building. This should include all the necessary items of the budget to avoid problems later, such as increased cost.

Finally, there will be a schedule which reflects the sequence of work items to be carried out. This will show the duration of each activity and, will provide an overview of total duration of the building work in the form of a Gantt chart. Therefore later it will be possible to know whether the initial

schedule will have been followed or conversely, if it have been delayed due to some unexpected factors and will have to be modified.

Introduction of the building

The Bécsi Corner as the latest development by a real estate developer company named Biggeorge's NV. The development combines the character of traditional buildings with state of art technical features.

Throughout its history, Óbuda has been associated with numerous landmark buildings from an ancient coliseum to an old brewery.

The old brewery used to be the focal point of 18th century city life in Óbuda and the beauty of its baroque façade has been preserved to this day: This building dominated the architecture of the surrounding area characterized by one-story buildings, and together with the nearby church was an important place in the everyday life of local residents

A century later, a classicist style school was erected which surpassed the brewery in terms of both its size and contemporary design. Upon completion it was the area's most important educational establishment and was used by several generations.

Now it is time for a charge again. The development, with a combination of offices, restaurants and an interior courtyard, is both effective and will also provide a friendly working environment for all its tenants.

The Bécsi Corner located at the foot of Buda hills, on a plot of 5000 sqm.

One of the major aims of the project is to preserve the original form the protected building apart from conserving each façade and the major features and abiding values of the building.

The main façade has a Szépvölgyi street entrance, facing West, while there are two façades on Bécsi and Lajos street facing approximately North and South.

This old building, used as a school over its useful life, due to its strategic position surrounded by three important streets on the Buda side, is of great historical interest recognized by the authorities. Remodeling a historical building is a complicated process, since all the ornamental elements on the building have to be preserved.

All the conditions caused by poor maintenance of the building and by external factors such as pollution, meteorological conditions, the damage caused by war and the deterioration over time have to be analyzed.

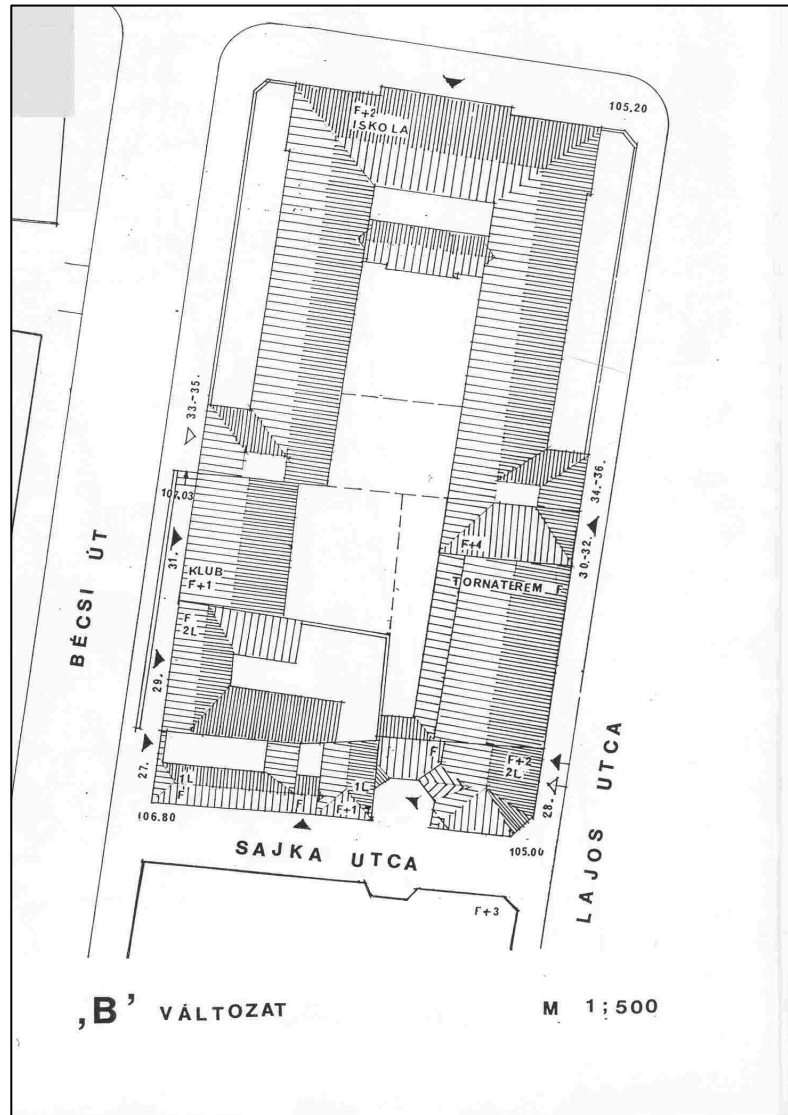
Transportation

The Bécsi Corner can be reached from the city center and North Buda via Lajos utca and from the 2nd district and Buda hills via Szépvölgyi út.

The property is located in 3 minutes drive from Margaret Bridge, while Árpád Bridge is at 5 minutes distance accessible by various local transport lines including buses, tram and suburban railway (HEV)

Tram: 17

Bus: 6, 29, 60, 65, 86, 165, 923, 965



History of the building

The building Bécsi corner was designed initially by the architect Laszló Feszl.

The first plans available are of 1870, see the Annex 1. After these drawings were made further construction details of the building, such as windows, doors, moldings, walls and floors definitive as can be seen in Annex 2. Were designed by the same architect at 1874-1876.

Later several modifications were planned in certain parts of the building. Some of them were executed and others were never done.

The architect that planned the above mentioned changes which we can see in Annex 3. was Elek Hofhauser in 1890.

The last rehabilitation which we can see the details in the Annex 4, before reaching the current state was realized in the year 1917 by the same architect.

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