

Eslöv (SE)

BRUKSSTADEN RE:CONNECTED

1. INTRODUCTION

Bruksstaden is a circular urban district emerging at the intersection of railway, industry, and landscape. We are building a mixed urban environment with approximately one thousand homes, workspaces, food production, and collective facilities, not on a blank canvas, but in an area rich with heritage and potential.

Through the lenses of nature, people, and materials, we design a regenerative and circular system that operates across multiple scales: soil restoration and circular agriculture, adaptive reuse of industrial buildings and materials, soft mobility and intermodal networks, social ownership, and open blocks with accessible public spaces.

The railway and industrial memory are not obstacles, but opportunities to connect past and present, city and landscape, function and experience. Bruksstaden will not become an enclave, but a living urban district integrated into the broader fabric of Eslöv.

2. CHALLENGES IN BRUKSSTADEN

Bruksstaden lies at the intersection of urgent challenges and hidden potential. What currently appears as a residual zone, with polluted soil and disconnected neighborhoods, can, through regenerative design, evolve into a district rooted in its past and oriented towards a more sustainable future.

We identify four strategic challenges:

1. The station as regional hinge

Bruksstaden lies almost directly along the railway and borders Eslöv Station, right where east and west converge. What is now a hard edge can, through Bruksstaden, become a connected and compact urban center stretching across the railway. The expansion of the city center into Bruksstaden is achieved by combining small-scale, well-connected functions that activate the area without overburdening it.

Think: local workshops, neighborhood cafe's, small shops, and cultural spaces that foster interaction and cooperation. By concentrating these accessible amenities around the station, a warm and welcoming district emerges, one that bridges east and west.

At the same time, the location offers direct access to Lund, Malmö, and the rest of Skåne. This makes Bruksstaden attractive to commuters who want to live sustainably, and enables a new form of urban life: connected, accessible, and future-proof.

2. The agricultural economy as circular engine

Skåne is steeped in agricultural tradition. The proximity of this regional economy offers Bruksstaden a unique opportunity to integrate urban farming and circular food systems into everyday life. This means local food production in urban farms and community gardens, but also the return of organic waste and material flows from the district back into agriculture through composting and bioprocessing.

The identity of food is already visible in Bruksstaden in the former slaughterhouse and existing apple orchard.

3. Industrial heritage as foundation

Historic buildings such as the old slaughterhouse and structures like the freight rail line give the area a strong identity. These structures will be preserved where possible and serve as key anchors in the district. For example, the former hardware store could evolve into a local food market.

The industrial heritage also inspires the design language of new buildings, referencing the past through materiality and roofscape.

4. Soil as a starting point for regeneration

The polluted soil demands a careful, long-term transformation. Through soil remediation, phytoremediation, and temporary uses, the district grows from the ground up. This approach fosters ownership, experimentation, and a slower, more mindful urban development pace, especially at the site of the current recycling center.

3. FROM INDUSTRIAL ZONE TO CIRCULAR ECOSYSTEM

We adopt a circular approach to transform Bruksstaden from an industrial node into a sustainable district where the station, agricultural economy, industrial heritage, and soil come together. In doing so, we connect people, nature, and materials to create a resilient, inclusive, and future-proof neighborhood that respects and strengthens the identity of the place.

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The development of Bruksstaden is rooted in an integrated approach **to people, nature, and materials, across multiple scales: region, city, neighborhood, and building block.**

Circularity is not a goal in itself, but a tool to strengthen existing connections, close loops, regenerate ecosystems, and foster social cohesion.

Region: connected to Skåne.

Skåne is Sweden's agricultural heartland, a region with a rich agrarian network that forms the basis for a circular ecosystem. The landscape provides raw materials, food, water, and biodiversity. Materials like agricultural byproducts, timber, flax, and hemp circulate locally, connecting city, industry, and countryside.

Nearby industries are not just neighbors, but potential partners in the circular network, through shared resource hubs or material depots.

For residents, this means access to local jobs, short food chains, and sustainable mobility that enhances regional connectivity.

- People: Bruksstaden offers access to local employment, food production, and sustainable mobility. Commuters, makers, and farmers become part of a single ecosystem.
- Nature: The landscape provides food, water, biodiversity, and space for regeneration. Climate and ecology guide the pace of development.
- Materials: Local resources, such as flax, timber, hemp, and agricultural byproducts, form the basis for building, production, and circulation in the region.

City: an extension of the center

Bruksstaden bridges western and eastern Eslöv, expanding the city center in a coherent and human-scaled way. This creates an integrated urban core where living, working, and meeting intertwine. Ecological structures like green corridors, waterways, and natural buffers enhance biodiversity and support climate adaptation. Local materials and biowaste are reused for construction and composting, closing loops between city and countryside. The redesign of Östergatan into a 30 km/h zone with more space for cyclists and pedestrians fosters social inclusion and strengthens neighborhood connections.

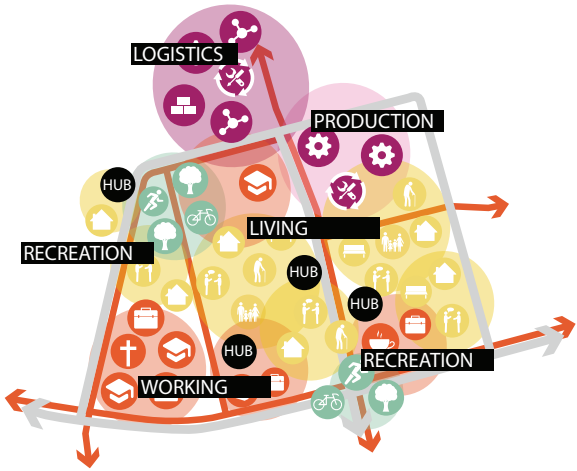
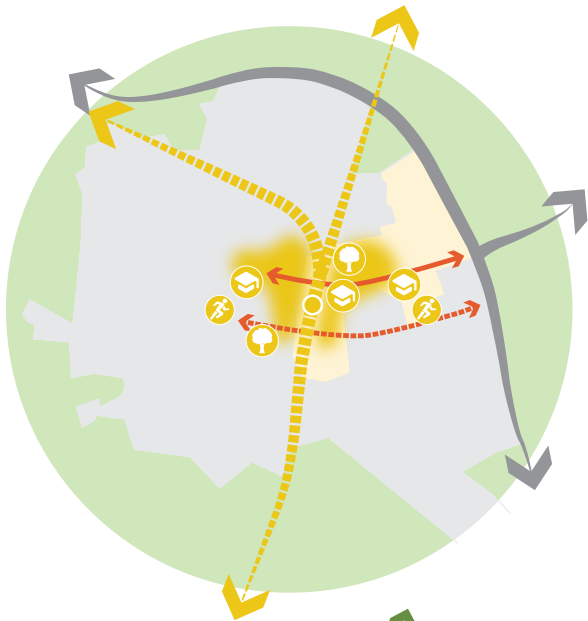
- People: The district becomes a new social core where living, working, and interaction converge. Soft mobility and social amenities enhance accessibility.
- Nature: Green corridors, water systems, and ecological buffers bring the landscape into the city and support climate resilience.
- Materials: Local materials and biowaste are reused for construction and composting, closing loops between city and countryside.

Neighborhood: a vibrant, inclusive district

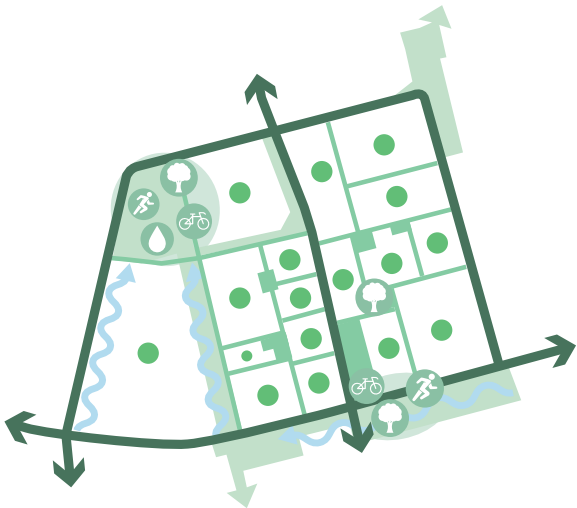
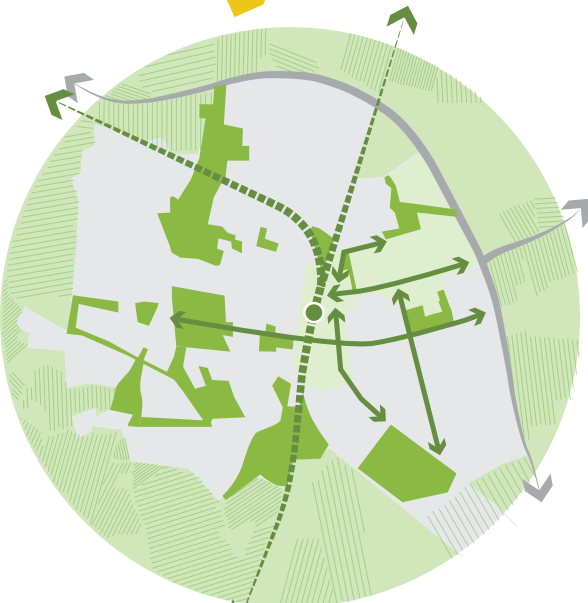
Bruksstaden will be a fine-grained, walkable neighborhood where living, working, making, and meeting come together. There will be a mix of housing types, from co-living and family homes to live-work units, welcoming a diversity of residents. Industrial heritage buildings are preserved and reused as local amenities or workshops, keeping the identity of the place alive. Kvarngatan, Pärlgatan, and Bruksgatan remain accessible to cars and lead to the mobility hub at the edge of the district. This creates a calm, pedestrian-friendly environment within the neighborhood, with room for informal encounters, play, and greenery.

- People: A variety of housing forms allow for diverse households and lifestyles. Collective amenities promote meeting and shared ownership. We apply the calm-buzz-vibrancy principle to structure the neighborhood: calm green pockets, soft everyday flow, and vibrant hubs for meeting, making, and exchanging.
- Nature: Food, trees, and ecological links grow among the homes. Rainwater is captured locally; greenery filters air pollution.
- Materials: Existing industrial buildings are reused and combined with circular, biobased construction methods. Every intervention respects the site's physical history. The neighborhood offers space for making, repairing, and using everyday activities that bring people together and give meaning to place.

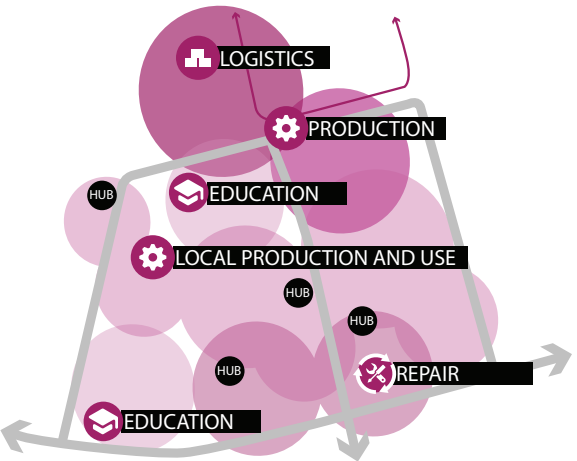
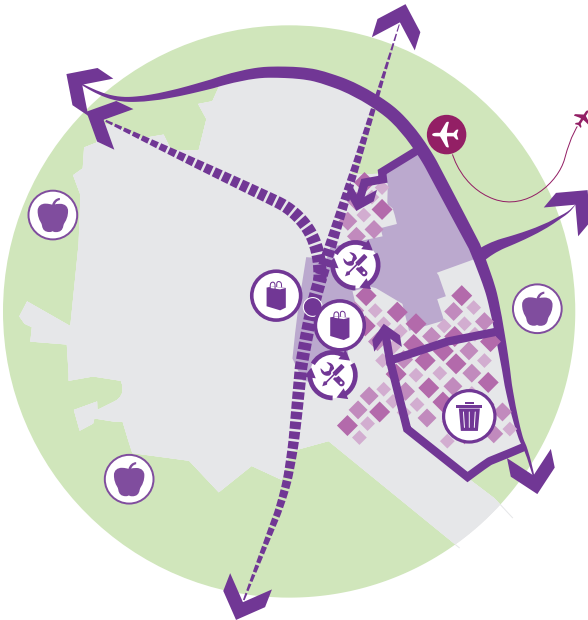
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HUMAN



NATURE



MATERIAL

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Block: the building block as ecosystem

The urban blocks follow a superblock principle, emphasizing small-scale, accessible, and circular design. Blocks are open and porous, with shared gardens, food production, water collection, and collective facilities. Front doors face the street, activating ground floors and promoting social safety. Architecture refers to the area's industrial past, using robust materials and familiar roof shapes. Biobased and reused materials are employed wherever possible. Buildings are flexible and adaptable over time. Each block contributes to the social, ecological, and material network of the district.

- People: Open blocks foster social contact, safety, and shared stewardship. Street-facing doors and communal spaces strengthen the sense of community.
- Nature: Each block contains gardens, food production, pollinator-friendly greenery, and water retention. Buildings serve ecology, not the other way around.
- Materials: Flexible structures use reusable, demountable, and biobased components. Each block is a node in the district's circular material flows.

4. FROM VISION TO PROCES

The ambitions for Bruksstaden are high, but so is the need for time. Soil restoration, building reuse, social networks, and circular systems cannot be forced, they must grow. That's why we choose a phased, regenerative approach: Bruksstaden will be built gradually, with each phase contributing to and preparing for the next. Time becomes an ally in building a sustainable and resilient neighborhood.

1. Start with soil and landscape

At the site of the old recycling center, transformation begins with soil remediation through phytoremediation, temporary nature, and pioneer uses like urban farming, play, and culture. Life begins before the first brick is laid.

2. A first hybrid block as catalyst

Along Östergatan, a mixed-use block will emerge, combining housing, workspaces, and social functions like a kitchen, workshop, or community room. This attracts pioneers and makes Bruksstaden come alive from day one.

3. Gradual expansion through adaptive fields

New blocks will emerge in phases with flexible programs, cooperative housing, circular experiments, and shared amenities. Each field builds upon the previous and strengthens the network.

4. Connection to station and industry

Later phases focus on the rail zone, as a green corridor, bike route, or smart logistics route. On the northern edge, workshops and circular hubs connect Bruksstaden economically to the region.

5. Room for change

The neighborhood evolves with time. Buildings are adaptable, public spaces are multifunctional, and the community plays an active role in the district's development.

All in all Bruksstaden represents a new model for urban development, one that honors its industrial past while pioneering sustainable futures.



New and old identities are interwoven in space, material, and use.