

Eslöv (SE)

Made by Eslöv

How can a former industrial area be integrated into the urban fabric and become the place that reconnects the city?

In Eslöv, a formerly isolated industrial site is the starting point for a new vision: the development of a vibrant neighbourhood that builds on its existing values. Eslöv as a city has been greatly influenced by the industry, both in terms of its buildings and infrastructure, but also by the people working there. The surrounding landscape, which has been transformed by cultivation and production, reflects the everyday lives that have shaped the city's identity. Treating industry, nature and community as resources enables the area to open up and transform into a neighbourhood filled with activity, meeting places and new connections. A place that reflects both the past and the future, a place: Made by Eslöv.

Building on Heritage

(Material Foundations) Inventory

Made by Eslöv begins with a careful inventory of accessible buildings has been conducted to establish a deeper understanding of Bruksstaden's character and potential. The large industrial halls dominate the site and act as carriers of identity. Landscape elements, such as brick walls and railway tracks, communicate the area's functional history. Several buildings are identified for preservation and restoration. The inventory has been instrumental in defining what should be preserved, reinforced, transformed or reused in the formation of a new urban fabric, while also revealing the material structure and architectural logic embedded in the existing environment.

(A Framework from Within) Identifying

Following the inventory, a careful identification of the site's existing conditions begins. The industrial traces, spatial typologies and contextual relationships forming the foundation for the project's development are mapped out. The layout of the buildings on the site indicates where important nodes could be located. Highlighting buildings that represent industrial heritage brings together the old and the new, actively shaping the urban landscape.

(A Place in Use) Temporary activation

The inventory and identification forms an integral part of the temporary activation strategy, as the method itself becomes a performative act, inviting the public to engage with the site's layered history, its buildings, and their architectural components. Large parts of Bruksstaden have long been closed to the public due to active industrial operations. Through temporary activation and participatory design, the site is imbued with meaning and use from an early stage. This approach creates spaces for gathering, everyday functions, and social exchange, gradually embedding the area into the spatial and social fabric of the city. This strategy enables a stepwise transformation in which Bruksstaden is experienced as part of Eslöv from the very beginning.

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Urban Life Through Ecological Framework and Spatial Fields

Blue-Green Network

By establishing a network of nature and water from the outset, Bruksstaden can evolve as a resilient urban district. Stormwater management is integrated into the design and made visible within the urban landscape. Green corridors connect residential courtyards and extend toward Berga and the future Garden City. This blue-green network shapes the direction of future urban development.

Inspired by the meandering creeks around Eslöv, a bioswale, referred to as the Canal, runs through the area, managing stormwater while also linking different parts of the neighbourhood. The final element in the system is the Water Park, functioning as a retention pond. Together, these elements establish a clear and functional relationship between landscape, ecology and urban structure.

Infrastructure

The infrastructure in and around Bruksstaden is structured with a clear emphasis on walking and cycling. By introducing car loops, the number of vehicles within residential blocks is reduced, allowing a fine-grained network of pedestrian and bicycle paths to take precedence. Parking demand is met through two mobility hubs, minimizing the need for surface parking and making space for additional green areas. The northern and southern edges are designed to buffer noise and define more articulated street spaces.

Spatial Fields

The blue-green networks and mobility infrastructure together shape a series of spatial fields - latent grounds from which the future city can take form. These fields emerge from the flows of water, vegetation, and movement across the site, linking past and future Eslöv. They weave the area into the existing urban fabric while establishing a clear and adaptable framework that lays the foundation for the forthcoming detailed development plan.

Bruksstaden

Bruksstaden is transformed into a vibrant, mixed-use neighborhood with 1,000 homes, where the industrial heritage becomes a driving force for the site's future. By carefully reinterpreting industrial elements such as tracks and buildings, history and present-day life are woven together, creating new urban spaces that invite gathering, movement, and everyday life. Bruksstaden becomes part of Eslöv from day one - not just a vision, but a place where the city's pulse and surrounding greenery meet.

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Industritorget

Industritorget serves as the open, vibrant centerpiece of the area, defining its very heart. The preserved industrial hall anchors the space, seamlessly transitioning into a textured landscape of hardened surfaces intertwined with resilient vegetation, preserving the site's distinctive post-industrial character. Industritorget functions as a versatile stage for urban life, hosting everything from markets and exhibitions to community gatherings and spontaneous events.

Spårparken

Spårparken follows the old railway track, forming an active green corridor that pulses with life through the block. As an operational industrial rail line, it hosts a slow-moving freight train approximately once every two weeks, reinforcing the area's industrial heritage. Along the path, outdoor gyms and recreational spaces invite residents to engage with nature and daily life. The park meets adjacent housing, creating a lively link between green space and community. It culminates at one of the district's key mobility hubs, combining recreation, residence, and sustainable transport.

The Blue-Green Spine

Running parallel to the park is the Canal, a central element in the district's stormwater management system. Together, the Canal, the Sports Park, and the Water Park form the backbone of the green and blue network. These spaces interface with residential areas, activate the spaces between buildings, and open up public realms where greenery, water, and people converge.

Transformation

Åkerman's workshop serves as a prime example of transformation and adaptation within Bruksstaden. The former industrial building is stripped back, opened up and extended to accommodate school and sports facilities. Additional floors are added to lower building sections, facades are opened to increase light and vitality, while two of the halls remain as open structures.

Elements that are dismantled are inventoried and reused in new contexts, both within the building and in the surrounding urban space. The in-between spaces are activated with greenery, movement, and places to meet.

This transformation establishes a framework for further development across the area, building upon the existing fabric. The industrial heritage is given a new purpose without losing its character. Old and new are woven together into an architecture that carries both memory and future.

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Implementation

The project unfolds in parallel with the formal planning process, but its true foundations are social, spatial and temporal. Through early acts of identification, inventory and temporary activation, the site begins to speak through presence, engagement and use. These gestures are intended to introduce the place to the people of Eslöv and allow the place to emerge through interaction. A feedback loop is created: people shape the site, and the site, in turn, shapes relationships, memory and meaning.

This approach challenges linear notions of development. Instead, Bruksstaden becomes an evolving framework where architecture, history, infrastructure and community emerge in dialogue. It is a method that resonates with the ambitions of the municipality, as expressed in the 2022 plan for Östra Eslöv, and further explored through the European 18 process.

The former industrial site of Stena, once remediated, becomes the starting point. Industritorget, formed from existing materials and structures, acts as an anchor, a public heart that is both symbolic and functional. Rather than clearing the past, it builds upon it. This space supports the first wave of housing, approximately 600 homes, and marks the transition from temporary to permanent.

Development continues eastward. The adaptive reuse and temporary activation of the industrial halls, as well as the transformation of Åkerman's factory into educational and social spaces, have already laid the foundations for everyday life. These interventions connect Berga and the future Trädgårdsstaden via Bruksstaden to the rest of the city. These early steps provide a basis for long-term change, ensuring that future phases are grown from what is already there.