

**ESLÖV(SE)**

**Walk the track:** A comprehensive spatial vision for unraveling the potential of a post-productive site.

**INTRO**

Eslöv: Walk the track is more than an ordinary walk, it's a walk of **re:discovering** the deep history of Bruksstaden in a new shape. Where the industrial character with its linearity meets the organic intensity of urban life and nature. The Track has ever since the very early days of Eslöv been a profound part of the city's soul and manufacturing heritage, being an instrumental part of Bruksstaden and its industrial growth, as well as being the vein of Eslöv.

It's from these very roots that we want to **re:discover** the track and use it as an engine of innovation, life and **re:purposing** a new vital and vibrant area of Bruksstaden. Using the track as a multidimensional tool of formgiving and weaving together a new urban fabric informed not only by the industry this time but by every living layer that forms the city.

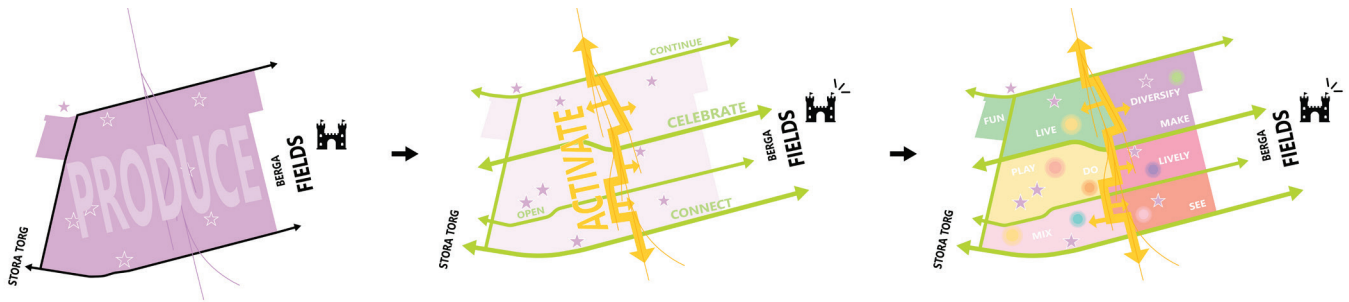
We invite you to Walk The Track, discovering an area where both the urban plan and architecture is formed by the proportions of Eslöv old town, but fueled by the mechanisms and intelligence of the industrial heritage, meaning the use of an iterative language and planning, to not only save resources but also create a clear identity in the borderland between industrial character and city. Every step and movement is also fueled by the deep respect for **re:generating** and **re:sourcing** the land, taking what is there into full consideration and maximizing existing resources, not only creating a framework for growth but also for co-existence of people and nature. We see Bruksstaden as a canvas of regeneration that can happen purposefully and gradually. With our system of **re:generation** of the soil through phytoremediation and program activation we invite all stakeholders to plan and grow with us.

**CONCEPT**

The concept is built around the nature of **re:inventing** and **re:programming** the existing land. By identifying the main potential connections and key points we create a canvas for intensifying, connecting and diversifying the now vast industrial site. The site is bordered by nature and agricultural fields to the east and urban life to the west, presenting an excellent opportunity to establish a new mix of program, and to dissolve the very borders that are currently present. We believe a mixed city has a wider offering and potential to thrive and develop.

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### AMBITIONS AND PRINCIPLES

To support a successful development we established a few key comprehensive planning principles and priorities that guide and ensure consistency in the design, across different systematic layers. Establishing clear key principles allows for scalability within the site itself, but also for a wider concept that is **re:pliable** on similar sites throughout Sweden and beyond. They are the following:



#### 1. Connectivity

Connecting east and west, north and south, fostering slow mobility and less car dependency.



#### 2. Ecology

Robust regenerative landscape mosaic for climate adaptation, resilience and ecological wealth.



#### 3. Re:sourcing

Making maximal use of current resources on site, transformation of program overtime and a local closed soil balance.



#### 4. Adaptability

Design for change and disruption, smart phasing and dynamic scalability.



#### 5. Liveliness

Mixed use development, diverse housing offer, program synergies activation around the clock.



#### 6. Iconic

Unique but replicable. Historical and local character as attraction magnets and uniqueness.

### REFLECTION SITE STRATEGY

We see the design as a mechanism of transformation and **re:purposing**, a recipe if you will, following the above stated key principles. The strategies developed may therefore be well suitable in adjacent areas to Bruksstaden, and also be a catalyst for transformation, adapted to each new development particular conditions. As a territorial strategy we identified key surrounding locations with densification/landuse transformation potential that keep the balance with green and blue spaces and provide programmatic synergies within their context. We also identified and maximized key biking routes connecting major anchor points, as well as key ecological links that strengthen the local ecosystem. Furthermore, we identified potential locations for new anchor amenities and strategic areas for mobility hubs, expanding the network of sustainable mobility and maximized use of space, coupled with public transportation accessibility.

### NEW PROGRAM AND MASTERPLAN ELEMENTS

What previously hosted a wealth of industrial activity is now home to a wide variety of amenities, green spaces and housing diversity. **1000** new homes are mixed with urban manufacturing, commercial and leisure programs, as well as new public functions. We carefully studied the current functions and we estimated that there is around **40 400 m<sup>2</sup>** of active or inactive program currently on the site. To support urban life and establish a new vibrant neighborhood we propose a new program of **160 000 m<sup>2</sup>**. This number incorporates a share of previous operations and land while introducing and integrating a wide range of new program. We imagine that any heavy industrial activity on site is subject to relocation, while light industrial activity

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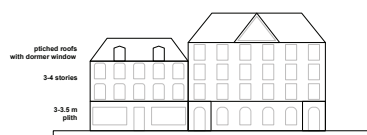
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can continue to coexist and enjoy the synergies with the residential development and daily amenities such as supermarkets and local shops. We also imagine new types of urban light manufacturing such as digital fabrication workshops, electronics assemblies or food tech companies to find a place and integration within the new developments. Spatially, program is distributed in such a way that the main mobility spines Östergatan and Brukssgatan have the most amount of active/commercial program, work/light industrial program faces north towards the neighboring industrial sites, public program is centrally accessible in the new development and housing is always coupled with quiet green spaces.

The masterplan has a robust and comprehensive system of strategies that aim for a healthy, sustainable and happy contemporary place to live, work and be. The existing buildings were carefully studied and a selection of potential structures to be demolished/repurposed/kept was made to combine material reuse potential with space for new program. The new spatial configuration is the guideline for new connections. Through important main new mobility corridors, Bruksstaden is better connected with its immediate context, the city center and the wonderful nature just outside the city. The streets were redesigned to prioritize space for bioswales (nature-based water infiltration) and soft mobility, with less space for cars and parking. The site has a smart car loop structure which connects to mobility hubs per block and allow for all logistics and waste collection to be efficient and accessible at the same time that allows for car-free urban blocks internally. The central spine is mostly for bikes and pedestrians and public transportation, sharing a spacious and inviting road profile with occasional access to emergency vehicles, logistics and cars. The tracks are imagined to be both landscape elements, such as movable carts urban furniture, but also to allow freight traffic on demand. Connections east-west through the city and soft mobility corridors combined with robust greenery. A interactive experience path goes throughout the whole site connecting all blocks, and the landscape through different uses of the space and also functional accessibility to the phytogardens located in the center of all courtyards. The landscape design has a variety of atmospheres and characters, allowing for active spaces closer to the main development spine and quieter, more intimate plazas and playgrounds closer to the houses and private terraces. Water infiltration and flooding prevention is central to the landscape and street design. Placed in the area most prone to flooding are ponds and a skatepark that doubles as a water plaza for maximized water buffer. The green courtyards absorb and store water and the bioswales in the streets do the same, minimizing any water run-off.

## URBAN AND HOUSING TYPOLOGIES

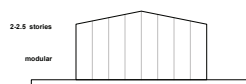
Brukstaden presents an interesting border condition, with denser urban developments to the west, industries to the north and residential developments to the east, and beyond that agricultural land. We therefore developed a typology that borrows and samples the best features of each of the neighboring conditions, such as scale, proportion and openness. The new typology of semi-open and shifted housing blocks allows us to create both inviting and private conditions and character, with livability and mix as the main drivers, whilst allowing flexibility in scale and density and accommodating existing buildings. It also introduces a new identity to Eslöv with clear recognizability. We looked closely at current and former industrial establishments on site and beyond to understand their mechanism, logics and character and what forms such an area. Borrowing key principles from the industry such as repetition, modularity and movement - we developed a typology that reacts and moves in harmony with its surroundings to promote a rich urban life, it's also a homage to the track and the constant flow of the railway.



ESLÖV

Early 20 th century classicism with pronounced plinths and roofscape. Frequent use of local material and colors such as red and yellow brick

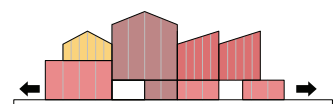
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BRUKSTADEN

Shaped by utilitarian needs with modularized and repetitive elements, but also space to celebrate the industrial heritage through intricate brick and cast iron details

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ESLÖV: WALK THE TRACK

Rethinking a new typology adopting the scale and proportion of historical Eslöv while adopting the modular intelligence of the industrial heritage creating an inviting porosity as a new addition to Eslöv's urban fabric

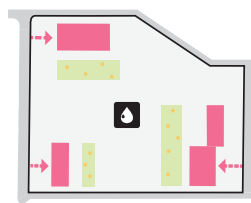


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#### RE:MEDIATION

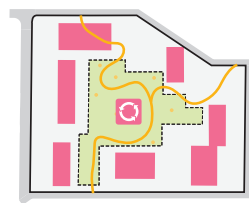
We see the contaminated soils as an invitation to create a mechanism of regeneration, a regenerative landscape that evolves and blossoms with the greater developments. Through the process of **re:mediating** the soil we propose to create a set of pythoremiation gardens/playgrounds, at the initial stage fitted with a raised experience path where inhabitants and visitors may wander, enjoy and learn about the process of **re:mediating** the soil. Depending on the quantities and occurrence of specific pollutants, the process may take between 5-15 years, sometimes longer, which is why we propose a 3 step phased implementation approach in which the site evolves with the **re:mediating** landscape, where land gradually becomes available. This also enables a business strategy for various developers and developments over time.



15% m²

#### 0-5 YEARS THE ACTIVATION

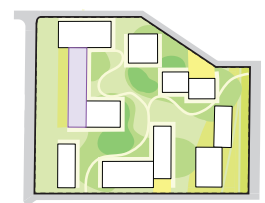
Pilot plots and pioneer gardens are strategically placed in harmony with the contaminated soil and current industrial activity



50% m²

#### 5-15 YEARS THE RE:MEDIATION

As the soil remediation takes place, through pythoremiation, more space is being cleaned and useable enabling further development and activation



100% m²

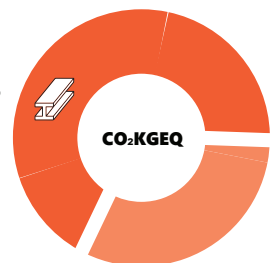
#### +15 YEARS ESLÖV: WALK THE TRACK

In the long term, most of the soil has been naturally cleaned and all areas are now available for development.

#### RE:GENERATION AND RE:SOURCING

As a main theme of the competition and the challenge we established clear principles and ambitions on how to develop a smart and scalable strategy around **re:generation** and **re:sourcing**, be it with material, land or energy. We outlined an integrated and interactive strategy and system for each topic that is inherently part of the design and landscape, and also serves as an educative experience for the inhabitants. The roofscape is for instance fitted with solar panels that covers about 30-40% of the total energy consumption in favorable conditions, based on rough estimates of annual consumption of 8GWh / year. Our main ambition has been to always **re:use** and **re:generate** as much as possible, since that's where you do the majority of your carbon emission gains. Especially concerning structure of industrial buildings that make up a significant part of the embodied carbon. We therefore developed a thoughtful strategy on how to **re:purpose** most of the current building stock. In cases where it was not possible, we propose that all new additions are added with high environmental ambitions. New residential buildings are of passive house standard and built entirely out of mass timber sourced from the timber rich adjacent regions. A closed loop for water harvesting and district heating solutions are also part of maximizing sustainability and reuse in all instances on site.

55-70%



30-40%

