

Brukstaden

Industry to identity

Situated to the west of Eslöv's city Center, this new district provides not only well needed housing to the city, but also acts as a new central hub for arts, leisure, and commercial activity. Through not just preserving but enhancing the areas post industrial charm, this new district ensures a sense of continuity for the area, all the while shifting the wide open expanses of industrial space into an environment suitable for people and their daily activities.

The redevelopment of the former industrial area of Bruksstaden is guided by community-oriented principles, where cultural signifiers and public spaces are considered essential to creating a new part of Eslöv that reflects its historical identity. The re-sourcing of materials and character is integrated with the addition of housing, parks, squares, parking garages, and water retention basins to create a development that positively contributes to Eslöv's everyday life.

Timeline:

1. Establishing Community Hubs

The project begins by developing key public spaces, including the parking garage with a rooftop park and recycling station, Bruksparken that culminates in an apple orchard and water retention basin, the cultural centre, the lumberyard square, and the triangle square. These elements are designed to ensure a community-oriented environment.

2 & 3. Building Around the Hubs

Next, the plan progresses to constructing housing and surrounding spaces gradually, framing the public areas to support ongoing, community-driven, processes.

4. Shops, cafés, and other commercial facilities will be developed based on community needs. To ensure this, local stakeholders and actors from Eslöv should be actively involved in the decision-making process.

The three central pillars underpin the design for the new district are: strengthening community, industrial remnants, and promoting activity. In order to strengthen community, public courtyards within blocks of buildings act as common rooms. These semi enclosed spaces allow residents to escape the busy activities of the street, as well as promote interaction amongst neighbours and give residents a sense of collective ownership.

Industrial remnants play a major role in promoting the area's industrial character. These remnants can be utilised through repurposing pre-existing structures as well as reusing materials found on site for fences, paving stones, and other features. Furthermore, the design puts a central focus on these remnants, statically using them as markers for social and creative activities.

Promoting activity is another key aspect for this design, with public squares, parks and preserved buildings acting as Hubs for art, culture, and commerce. These spaces ensure that the new district is not only built for its inhabitants but also for the city of Eslöv as a whole.

Through embracing and enhancing the site's post industrial character, the new city district will promote the industrial heritage of Eslöv. This post industrial character will give the new city district a unique identity and allow for the collective memories and lived experience of the local community to live on.

With accessibility as a prerequisite for a functional part of the city, roads and paths are designed to both control and accommodate multimodal traffic.

Regarding the new buildings on the site, there should be a heavy mixture of both row houses and apartments of varying sizes. This variation in housing types enables residents from a range of ages and socio-economic backgrounds to populate the new city district.

This proposal calls for the reuse of materials found on site as much as possible. Old bricks can be repurposed into benches, paving stones and walls. Corrugated steel sheets can be used to create fences and roofs when appropriate. Old steel beams can be used for benches, pavilions, and sculptures.

New materials introduced to the site should also for the most part embrace the site's industrial character, such as brick facades, wooden terraces and corten steel planters.

Trees and plants should be planted with ecosystem services in mind. Urban heat islands should be prevented by canopy cover and permeable soil should be used in order to prevent flooding.

Species can be both native and non native to successfully introduce a green and resilient environment.

Bruksparken has the potential to retain a significant amount of stormwater while serving as a recreational space, offering activities such as leisurely walks through the orchard, exploring the natural wetland, basketball, ping-pong, and skateboarding. The park also creates a new green environment centered around a large forested area, where both schoolchildren and residents from the new housing can escape the urban pace of Eslöv and enjoy shade on hot summer days. Preserving and enhancing existing green structures is crucial to establishing a park that makes an impact from the outset, even as new trees are planted. The orchard is seen as a starting point, with plans to extend it, connecting the park to a wider green network.

Overall the public spaces in the new city district can be split up into three categories: courtyards, squares, and parks. The courtyards act as meeting spaces for residents living in the surrounding buildings and should provide a sense of community and ownership for local residents. The squares take this idea of a meeting space a step further, with a number of cultural and commercial activities drawing in not only local residents but the wider community. The parks provide ample space for leisure activities, with activities ranging from picnicking in the apple orchard to skateboarding in the new skate park.