



SPÅR

Eslöv is a town with approximately 20 500 inhabitants, 35 000 including the rural area. As it is located in the midst of Skåne, Eslöv is surrounded by the rich agricultural landscapes of southern Sweden. Although both name and history dates way back, the Eslöv we know today is deeply shaped by the arrival of the major railway Södra stambanan, finished 1858. The railway transformed Eslöv from a rural crossroad into a key railway junction, which in turn shaped both landscape and economy from pastoral to a productive urban landscape.

Originally planned according to the mid 19th century ideal for railway towns developed by the Swedish State, Eslöv is split in two major zones, divided by the railway tracks. Housing and city life originally populated the west half, while industrial production was kept secluded east of the tracks. Over time, the eastern half has been developed with housing, which has poor connections to the rest of Eslöv due to the difficult-to-penetrate industrial area. As industries now move away from the vicinity of the town's centre and train station, the development for a less divided city with more urban qualities opens. The industrial remnants and rich history of production provide a good canvas for a sustainable development with a strong genius loci and distinct identity, through the reuse and transformation of former industrial areas.

The site, Bruksstaden, is situated just east of Eslöv's train station and plays a crucial role in the future development of the town. A large park is planned in the northeastern Berga Trädgårdssstad, intended to be of benefit for all inhabitants of Eslöv. Bruksstaden is situated in between the city centre and the new eastern areas, and is an important factor to establish a proper connection between the old and the new parts of the town. Bruksstaden also plays a crucial role in reconnecting the 1960's architecture of Berga with the city centre, as well as to weave the sports and school districts located nearby into the urban mesh. There are also important ecological aspects to consider, such as reinforcing the green structure already present within the industrial quarters. By reducing the large amount of impervious surfaces, the ability to manage heavy rainfall can be greatly improved.

Bruksstaden is composed of three major blocks: Västra kvarteret, Kvarteret Gäddan and Kvarteret Mörtén. Closest to the train station in the western perimeters of the site lies Västra kvarteret, a mixed use neighborhood with housing, school buildings, offices, a church and some retail. Västra kvarteret has the highest grade of urbanity and is built with a diverse mix of buildings in different architectural styles ranging from the late 1800s to today. The middle block is called Kvarteret Gäddan, it is enclosed by a brick wall and formerly home to the slaughterhouse Eslövs Slakteri and a shoe factory, and up until recently a recycling business. This block hosts characteristic brick buildings and an apple orchard, as well as allotments. East of Kvarteret Gäddan lies the industrial railway. With one track still active where trains pass by approximately once a week, beside an array of dismantled tracks which creates a beautiful mosaic in the ruderal landscape. Farthest to the east lies Kvarteret

Mörtén, built in a more contemporary Swedish industrial typology, with large scale retail and metal workshops. Earlier there was a timber trade located here, of which just a few remnants remain today.

What to do?

The first step in the development of the area is to grasp the opportunities and limitations of the existing conditions. What is built today, and how can these structures benefit us tomorrow? How can as many buildings as possible be kept and integrated into a new urban fabric? How can the unique qualities of a large scale industrial context be transformed into a humane living quarter? And how can the small scale qualities like an apple garden, or a brick wall aid in that transformation?

Buildings and structures are divided into three categories: high valued buildings which are to be kept as is or to be restored; functional and robust buildings of less aesthetic and historic importance which are to be kept as is, or to be transformed after new programmatic needs; and finally, those buildings whose unfortunate location are deemed unsustainable in relation to the overall urban qualities, which are dismantled and whose materials are taken care of.

Green areas are identified: the apple orchard and allotments stretching between Nils Jonssons gata and Vasslegatan; the park in front of Salliusgymnasiet and Vuxenutbildningen i Eslöv along Östergatan; trees and vegetation behind the parking spaces of Fiskaregatan; courtyards and gardens belonging to villas and housing in Berga; ruderal vegetation along the railway tracks and abandoned areas.

Borders and thresholds are identified: the railway to the west limits connectivity to central Eslöv to a few passages. The industrial railway split between Kvarteret Gäddan and Kvarteret Mörtén; The brick enclosing Kvarteret Gäddan; The large scale industrial buildings and plethora of fencing limiting traffic and pedestrians crossing within the area.

Social structures are considered: Housing to the east is cut off by industry and weak communication; the heavy presence of youths and kids in the area through school, sports, youth center and skateboard park.

Some of these conditions are limitations, some are beneficial, but together they shape Bruksstaden. The sparse, functional aesthetics, the ruderal vegetation and dynamic scale, gives the industrial area its unique charm. As a method to keep these qualities throughout a new development, Bruksstaden is treated as a palimpsest.

Wikipedia says: The word palimpsest derives from Latin palimpsestus, [...] a compound word that describes the process: "The original writing was scraped and washed off, the surface resmoothed, and the new literary material written on the salvaged material."

Meaning, to write upon what is already written. The new layer of buildings and structures are intentionally organized around the traces of the industrial heritage at the site, with not just the beautiful and well regarded buildings being kept. This offers legibility of the different kinds of usage of the site through history, and preserves these layers for the future. In selected areas, existing ruderal vegetation is preserved, creating small meadows with resilient flowering plants which mirror the ruderal biotope of the industrial site and also add to the biodiversity in the area.

To develop Bruksstaden into a vibrant neighborhood with approximately 1000 additional homes and a new primary school, while simultaneously paying homage to the dynamic scale of the industrial landscape, a concept of scale is introduced: S, M, L, XL. By breaking down the block of Gäddan and Mörtén into a four square grid, where each square relates to the surroundings to form new housing in different scales.

Small: The small scale quarter towards northwest draws upon the former headquarters from the Slaughter house and its approximate apple orchard. Row houses define a garden-city-esque block with lots of greenery and a classical composition framing the former headquarters. The existing building is restored and transformed into housing.

Medium: The south part of the western half relates to Östergatans mainline traffic and existing buildings. Two stories apartment houses with pitched roof harmonies with the existing youth center residing in the former shoe company brick building towards Östergatan. The recessed position of the 1980's School building in Västra kvarteret, and the brick wall towards Östgötagan present in Gäddan are used to redirect pedestrians and cyclists through Gäddan, rather than around it, by framing a new entrance to the block and its more intricate network leading up to defined railway crossing heading east.

Large: In the southern part of the eastern quarter Gäddan is the only large-scale structure that is deemed in need of dismantling and reused in other ways, to increase the urban qualities of the site. The reason is both the large scale typology suitable for commerce and storage, rather than daily life - as well as its lightweight structure, easily disassembled and unsuitable to build upon. The steel structure can be used for greenhouses, load bearing elements and glazed façades on other buildings within the site. The wooden panels and metal sheets used for façade and roof can be reused as cladding and landscaping.

A curved building with four stories, flanked by complimentary residential buildings along Östergatan is proposed. The building functions like a curved wall and provides a sheltered environment with a mix of shade and sun over the day, while the building and vegetation provide shelter from traffic alarms, and wind in the open space along Östergatan. The rounded shape gives freedom of movement from Östgötagan towards the school behind it, as well as towards the buildings of Haga. The street level hosts public locales for small businesses, workshops etcetera.

School: In between the Large and the X-Large area a new school and sports hall resides in the former grounds of AB Smidmek Eslöv. The present structures are rebuilt into school facilities including a workshop, or integrated repurposed as part of the sports hall whose dimensions fit that of a proper sports hall.

X-Large: The beautiful brick structures from the 70s are repurposed for housing, groceries, recreation and mobility, while still maintaining the possibility of today's function as offices. The façade is kept, but the underlying structure is reinforced with reused steel or structural wood and terraced housing are mounted on top, to form a large courtyard building with sun drenched terraces.

Phases and implementation

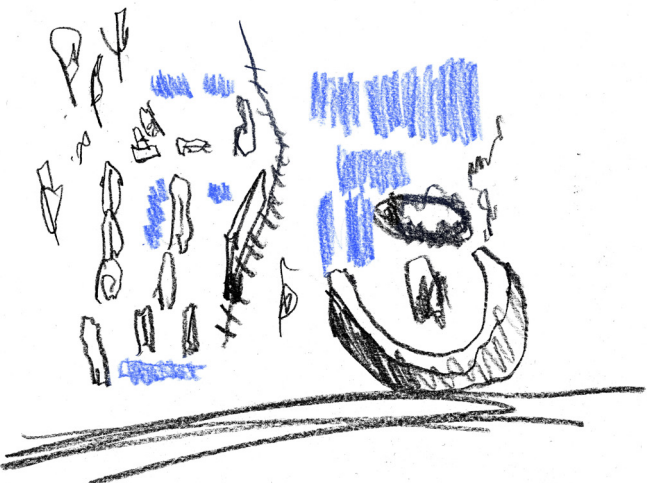
As an early measure, the state of the soil and the buildings is analysed and evaluated. The few buildings which need to be dismantled can be disassembled and the materials stored in one of the vacant buildings on site, which forms a new recycling depot for used building materials and resources. The materials can later be used for new constructions at the site, as well as being accessible to the other residents of Eslöv.

As the area is located centrally in Eslöv, and is already in use for sports activities and educational purposes, it is already integrated into the daily lives of the residents. Further activation of the site in the early stages of development is achieved by the construction of a skate park, which also serves a function in stormwater management. During heavy rainfall, the park acts as a water retention area, able to be temporarily flooded.

After the possible need for remediation of the soil, construction of new buildings starts in the S and M squares. Since there are few existing buildings needed to be dismantled in these locations, development of new housing can start simultaneously. Since these areas are located closest to Eslöv city centre, it acts as a continuation of the urban area.

In the last phase, development starts in the L and XL squares. In these areas, there are larger structures in need of remodeling and reconstruction. At this point, the school and the other services have the necessary population base to be able to serve the new neighbourhood.

The motto SPÅR sums up the proposal. In Swedish the word Spår holds an ambiguous meaning of both physical tracks and traces, as well as clues and evidence from the past. The term has been a guideline for the new urban development of Bruksstaden, to reframe and preserve from all layers of the industrial heritage, while embracing the infrastructural qualities related to the railway. Throughout the project, the question has always been how a good city can emerge from the industrial landscape.



Conceptual sketch



1:50 000

Eslöv
Bruksstaden marked in red

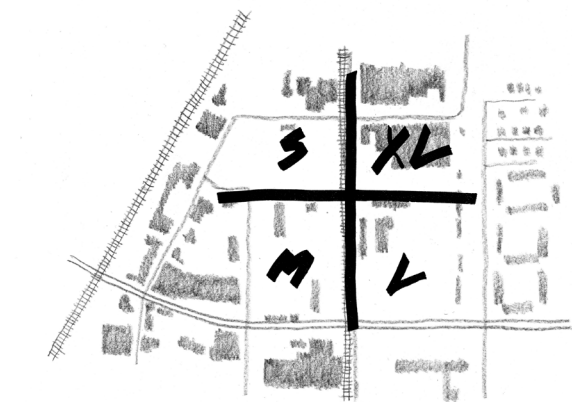
Eslöv is clearly divided by the railroad into a residential town and an industrial, productive landscape. The old division are slowly overbridged, and Bruksstaden is at the threshold between future development and the existing city fabric.



Bruksstaden today
Large buildings, between two railroads. Large industrial structures, large open areas. Low buildings and a major road to the south



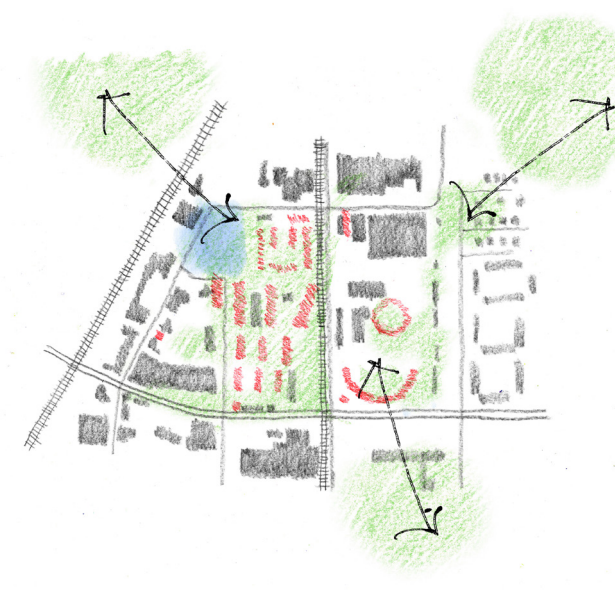
To make room for future developments these structures are to be dismantled. Their material resources are valued higher than their function, as they are hard to integrate into a functional urban fabric



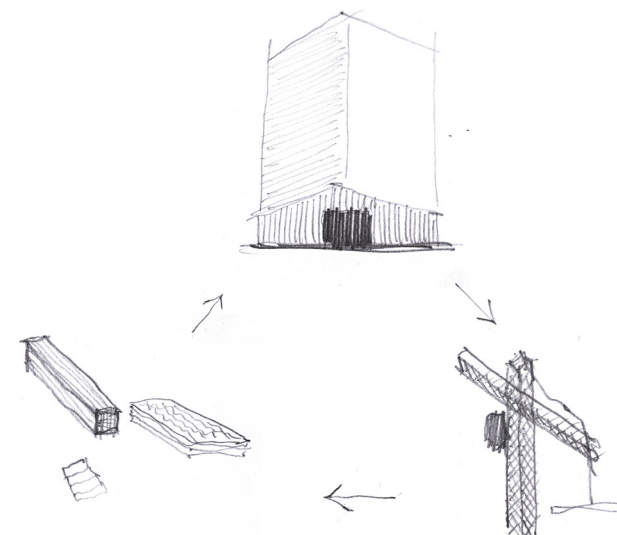
To keep the scale of the industrial quarters intact after development, a play with scale from small to extra large help to organize the new development



New buildings are added, and new roads. A more permeable fabric is knitted, and the former solid block can now be explored through a myriad of paths. The three yellow X's marks the new railway crossings



The blue dot accumulates water during heavy rainfall. A park and skateboard pool are placed here, capable of slow down flooding and temporarily store massive amounts of rain water. The green area signals adjacent green structures, allotments to north west, new garden city to north east, and trees and fields to the south



The materials scavenged from the site will be stored in a repurposed building in the Medium sized block, with the purpose to be used in future developments in Eslöv, Skåne and elsewhere