

Collage Stad Eslöv

Re-source city in eastern Eslöv

1. Introduction

Welcome to Collage Stad Eslöv! Here, Eslöv's industrial heritage meets new stimulating habitats for people, plants and animals. With recycling halls, collective workshops, allotments and cultivation centers, new visions are created for what a district should be able to offer its residents. All this glued together into an urban collage. A collage stands for unexpected encounters, mixed styles, working with what you have and a mix between old and new - a perfect metaphor for the approach we applied to the task.

Bruksstaden in Östra Eslöv takes its name from the verb "to use" ("att bruka" in Swedish). The place has historically been a district for production, filled with factories and businesses. Now that the district is to be transformed into a mixed-use area with a higher proportion of housing, we see an opportunity to make room for creation and production in people's lives again.

To achieve this, we have built two large urban squares that add completely new values to Eslöv's urban environment. First, a recycling square where Eslöv residents can build a chair or make a ceramic bowl. Second, a cultivation square where residents can grow perennials or buy fresh vegetables from other citizens.

Regarding greenery, a new wetland park that will be a stimulating habitat for plants, birds and children in colorful rainwear.

Row houses, housing and extensions to old industrial buildings create sympathetic residential environments with a strong Bruksstaden-feel; green courtyards and community rooms give residents the opportunity to meet their neighbors either in the potato field or over the carpenter's bench.

The large old industrial halls are given new life when they are converted into a swimming pool, skate park and sports hall and strengthen Eslöv residents' opportunities to engage in leisure and recreation in Bruksstaden.

A public workshop, open studios and a recycling square with a craft market give Eslöv residents the

space to engage in crafts and creative work in the public space.

Our proposal presents new visions for what we think a city should be able to offer its citizens.

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2. Design

The starting point for our design has been to let the existing houses, streets and places set the framework for the new buildings to be constructed.

West block - In the West block we have let the school and the surrounding buildings form a block with a focus on education. To the north, a new residential building will be built, forming a boundary with the park and further defining the courtyard space, making it suitable as a schoolyard. In the Wetland Park, water plays the main role, with a large pond for stormwater management placed in the center. Above the pond, a system of piers is built to lead the visitor across the water to the northern end of the park.

Gäddan - In the Gäddan block, two new residential blocks and a block with a square facing Östergatan will be built. The apple orchard will be part of the Wetland Park and serve as a border to the northern residential block. The residential blocks have a mixed development with lower terraced houses in the middle and three or five-storey apartment buildings facing the main roads. In the square in the southern part of Gäddans, an entrance square is created that invites the entire area with public functions such as a cultivation hall, marketplace, café premises and workshop premises. Alongside the entrance square, a green boulevard will be drawn along the allotments up towards the Wetland Park.

Mörten - In the Mörten block there are many transformed buildings that have been filled with new public functions. The entire block has a strong character of reuse. In the northern part of the block, the larger brick halls are transformed into a 5000 sqm sports hall with housing on the roofs of the office buildings facing Åkermans väg. The sports hall serves as an entrance to the area for those coming from Berga and Berga Trädgårdsstad. In the middle of Mörten, we propose that the boarding house and the adjacent building be converted into a "folkhögskola" with a craft or carpentry profile. The mechanical workshop will be divided into three

smaller business premises that are also suitable for crafts or carpentry. In the southern part of Mörtén, we have saved two of the larger halls and opened up a north-south passage between them. One hall will be converted into a collective workshop and the other into a material bank. Between the halls and Östergatan, two taller residential buildings with shops will be built, facing both the street and the small square formed between the buildings. In the middle, east of the "folkhögskola", a new residential block will be built with three and five-storey apartment buildings. One of the three-storey buildings will be constructed as "bokaler" with a workshop profile. Together with the "folkhögskola" and the collective workshop, they define a square space - the recycling square (Återbrukstorget).

3. Pedestrian and bicycle traffic

Bruksstaden is closing the gap between central and eastern Eslöv. With two new routes, one green adapted for bicycle traffic and one red for walking, completely new east-west connections are created. The green route is a faster route adapted for bicycle traffic. It runs from Östergatan to Berga Trädgårdsstad and connects all the green spaces of Bruksstaden along the way. The red route is a slower passage that leads you through the site past the transforming buildings filled with new public functions. Here you first pass Odlingstorget, are led on towards the new "folkhögskola", Återbrukstorget and finally the new sports hall. The main streets will remain open to car traffic but will be narrowed and cycle paths will be built on both sides of the road.

4. Reuse strategy

Our reuse strategy is based on an inventory of all existing buildings. The starting point is that all buildings should be saved. Some are preserved exactly as they are, while others are transformed to be filled with new functions. The latter applies in particular to buildings that previously housed some industrial activity. A few buildings will be dismantled. The parts of the buildings that are dismantled and transformed are catalogued and stored in the material bank located in the southern part of the Mörtén district. The material is then used for the new buildings being constructed on the site. The residents of the new buildings have access to the material bank and can use the material for their own projects.

a) Buildings preserved in their original condition

- Abborren 14, 13, 2, 15 and 10 are left untouched.
- Österkyrkan is left untouched but the activities can

be expanded with, for example, preschool activities.

- Ulla Billqvist's house is preserved and is proposed to become a cultural school.

- The villa from 1920 is preserved but becomes a park café.

- The building at Gäddan 39 will continue to be a leisure center or be converted into a business premises or café.

- The school and preschool at Eslöv 29 will be preserved, as will the office building at Eslöv 26.

b) Buildings to be transformed

- Abborren 9 (formerly Erikshjälpen) will be transformed into a skate hall and the Silo will be transformed into a concert hall.

- The small technical building at Tvättbjörnen 1 will be transformed into a kiosk.

- Gamla Slakteriet and the office building with the STENA sign will be transformed into a common space (fælleshus) for each block.

- The southern hall at Gäddan 41 will become a cultivation hall and marketplace.

- The small garage building at Gäddan 41 will become workshop premises.

- Two of the halls in Mörtén 17 will become a material bank and a collective workshop.

- The former timber trade buildings at Mörtén 16 will be transformed into a "folkhögskola".

- The workshop hall in Mörtén 19 will be divided into four smaller premises with a workshop profile. - Mörtén 28 will be retained as business premises but built with housing on the roof.

- Mörtén 22 will be transformed into a swimming and sports hall and will also be built with housing on the roofs.

- The allotment houses will be partly adapted to the new allotment boulevard.

c) Buildings to be dismantled

The only buildings to be dismantled are two of the halls in Mörtén 17, the smaller sheds facing Östergatan on the same plot and the north-western sheet metal hall in Gäddan 41. Outside of the site, one of the garages in Piggvaren 42 will be demolished and replaced with a new mobility building.

5. Strategy for greenery and biodiversity

A neighbourhood that wants a diversity of species also needs a diversity of habitats. By mixing wetlands and meadows with conventional park spaces, we create good conditions for both animals and people to thrive in Bruksstaden.

Ruderal flora - Vegetation found naturally in industrial areas, ruderal flora, works much better as a habitat for birds and insects than the parks made for people. We therefore propose to create new meadows throughout Bruksstaden. Some of the housing estates, large parts of the "Våtmarksparken" and the entire "Våtmarksstråket" will have the character of meadows with tall grass and wild flowers. These will be beautiful places with a high level of biodiversity that will give the mill town its very own character.

Stormwater management - By creating green courtyards on areas that are currently paved, we are creating better conditions for stormwater management on the site. The wetland path (Våtmarksstråket) that runs east-west across the entire site, from the sports centre to the wetland park (Våtmarksparken), also helps to collect water. During heavy rainfall, water is channelled along the wetland path and then collected in the Wetland Park where the small pond can be allowed to overflow.

6. Social values

Each block of flats has its own courtyard. The courtyards are private and a place where neighbours can meet and children can play. All neighbourhoods have a common house that serves as a meeting place for the whole neighbourhood. The common houses give residents the opportunity to meet outside the home and create space to do things that cannot be done in their own homes, such as crafts, cultivation or simple workshop work. The community centre becomes a social place that encourages residents to adopt a sustainable lifestyle.

The squares function as public meeting places outside the residential neighbourhood. The squares are located next to buildings that have been transformed and filled with new public functions. In this way, craft and cultivation activities are woven into urban life and become visible in places where people spend time.

In many cases, the function of the car competes with urban qualities. Our proposal is that existing car routes are retained but traffic is restricted inside the residential neighbourhoods. Each house faces a street that can be reached by car, but mainly these roads are adapted for bicycle and pedestrian traffic. Through this, we want to create a safe and secure

environment that invites both adults and children to play and explore. By creating a pleasant and green environment around your home, the walk from one of the car parks on the edge of the site will be a stimulating experience instead of just a chore.

7. Architecture

Our proposal includes three types of newly built residential buildings that together add about 1000 new homes to eastern Eslöv. Along the main streets, five-storey apartment buildings will be built, preferably with facades and structures in wood and details of recycled materials (total area 26,000 square metres). Around the smaller plazas inside the site are three-storey houses with lofts, also built entirely of wood and recycled materials (total area 20,000 sq.m.). In the Gäddan block, facing Äppellunden and Våtmarksparken, there is an area with three-storey terraced houses. The terraced houses are built in brick and also have details of recycled material. In total there are 46 terraced houses on the site. All residential buildings have some type of

The character of the area is defined by the recycled houses, recycled materials and new houses in wood and brick. The wood is a material with a low climate impact and is linked to Johnson's Timber Trade, which was previously located on the site. The brick has a Scanian connection and here too there is the possibility of constructing parts of the houses with recycled brick from one of the transformation projects. The newly built Common Houses can be built entirely in recycled material and thus become landmarks with their own strong character.

8. Process of implementation

We propose to start building along the green corridor as this would directly strengthen the communication between the centre and Berga. As people start to move through the area, we then propose that the construction of the material bank comes next. It plays an important role for all construction in the area and together with the collective workshop it has the potential to attract Eslöv residents directly. After the car parks and the two large workshop halls are completed, it is proposed that the development will then proceed in stages from south to north.

In the first stage, the cultivation centre will be built. The cultivation centre and the housing on top of the small brick garage have the potential to become symbolic buildings that tell us that exciting things are happening in the district. Together with the higher

buildings towards Östergatan, the street will be changed so that more space is freed up for cyclists and pedestrians, which will significantly improve communication for the whole of Eslöv and turn motorists around early by slowing down next to the school.

In the second phase, the larger residential blocks will be built in the centre of the site. The transformation of the folk high school is also starting now. By now, the neighbourhood is half-finished and many people have been able to move into the southern and central parts.

The final stage will see the start of the major transformation, with the construction of the new sports centre with housing on the roofs. As this redevelopment is somewhat more advanced, we think it is fitting that it is carried out last so that there is time to do the extra preparatory work.

9. Outro

To create a neighborhood that ties to the history of the site, with a sustainable direction looking forward, we have decided to keep and transform as many of the existing buildings as possible. They are a valuable resource both materialistically and aesthetically, and offer a great foundation for a place-specific identity that the site needs. We have examined the existing buildings and considered their potential, what function would be appropriate for this structure, scale and placement? This is important for the spaces to be used efficiently. The few structures that we have demolished become materials that can be used for future constructions, such as pavilions, paving and seating. We have also built on top of existing structures to densify the neighborhood.

With this we want to show you a future that we believe in. A future for Eslöv as a city known for its re-sourcing neighbourhood, and a future where the potential of all old buildings is taken care of. More cities should be like collages. Weird, fun, mixed, experimental and at the same time beautiful, interesting places to be and spend your days.

We hope that you find joy in our ideas. We definitely did. Thank you for your time.