

## BETWEEN THE WALLS

To design responsibly and create robust, livable spaces, we must take control of both the process of development, including resource extraction, and actively shape the conditions for it so it can be carried out with care and positive outcomes. In Eslöv there is a great opportunity to shift away from harmful practices and instead support ecosystem restoration and a culture rooted in reuse, the use of bio-based materials, and long-term resilience. This process of development is summarized in three categories of actions: *To take care of the earth*, *To make with the earth* and *To live with the earth*.

Distinctive for the transformation of Brukstaden is that in *Between the Walls* we want to explain the need of a method where the design and development are formed and driven by the existing resources and possible conditions in Eslöv. At the same time, design strategies are essential in ensuring a desirable lifestyle while promoting inclusive greenery and water management. We propose that the new additions focus on creating conditions both for a coherent theme, different microclimates, productive land use, and strengthening biodiversity. Inspired by the existing walls and masonry gables in the area, the principle for the new builds is a concept of infills of biomaterial in between two solid gables made of reused materials and existing structures. The design strategy should allow flexibility and adaptability within the accessible resources and be the backbone to answering to following needs:

- Value all existing buildings and infrastructures, and explore how an adaptive urban design can take place in the area.

- Strengthen the urban vibrant character of the city center to connect with the greener neighborhood of Berga and secure an easy communication between the areas.

- Connect the existing greenstructure in east and west, and increase the possibilities for a landscape for biodiversity.

- Explore how a process of using bio-regional material should be organized.

- Establish a culture for the continuous care for the area over time, and to be resilient in a changing climate.

## PHASES OF DEVELOPMENT

The three categories of actions will be developed in parallel with each other. A suggested order of phases is to start with activating the area with three actions; construction of water management solu-

tions in the park and at existing main streets, remediation of former industrial land and organization of investigating material resources and techniques. It is followed by the construction of new residential houses, community houses, green courtyards and greenhouses and transformation of existing buildings to residential living and places for small business. The plan is to begin to urbanize the main roads around the western block and block "Gäddan" and then continue to connect to Berga with the development of the block "Mörten". Areas without need for remediation will be used as arable land to grow crops for construction until it's time for new construction.

## TO TAKE CARE OF THE EARTH

### Remediation

The process of developing the area begins with restoring former industrial land into productive soil. In areas with pavement, surfaces will be partially or fully removed to allow for planting of salix. An action which will remediate the soil through phytoremediation. While improving the soil, the salix also contributes with greenery, helps to locally manage water, and provides habitats for species. Once harvested, the salix also serves as a local energy source.

In less contaminated but still heavily paved areas, partial surface removal allows natural vegetation to return. Compacted soils are treated through loosening and planting, improving infiltration and supporting biodiversity.

### Grow and Harvest

Creating the conditions for new housing also means control and creating the resources to build with. In parallel with the remediation, the investigation and exploration phase of grow, harvest and extract resources in the local context of Eslöv begins. With the aim to preserve and transform as many buildings as possible at the site the access to reclaimed material is limited to selective deconstructions and the second-hand market.

To truly take responsibility for resource use, we propose growing building materials nearby through three scenarios of actions:

Cultivate underused urban arable land, such as municipal grass lawns, roadside strips, and green corridors, into productive landscapes. This shift supports biodiversity, activates unused land, and strengthens the local knowledge of the origin of building material. Crops such as hemp, grains, and sunflowers can be grown for use in making materials to construct with.

Utilize local by-products from surrounding farms, such as straw for insulation or straw bales, and fibers from stems of sugar beets or potatoes.

Growing dedicated crops for construction such as hemp and sunflowers. This shift would not only diversify the agricultural landscape but also support the emergence of a new local economy, without compromising food production. By integrating this approach with the food industry and local businesses, we can create a holistic, sustainable development model.

#### Building with the soil

In addition to crops, local soil offers valuable building potential. The region around Eslöv contains varied soil types; clay till, sandy till, pure clay and sand. They are all valuable resources for constructive material and surface finishes.

In the first phase of investigation different mixtures, methods and potential extractions sites are explored. The soil can be extracted from:

- Surplus from regional infrastructure projects.

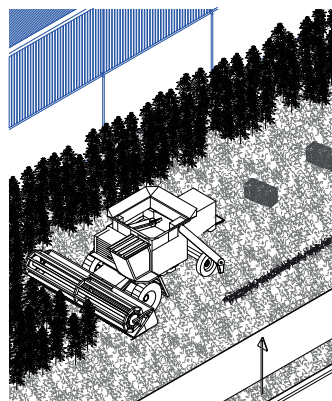
- Material exposed during site remediation.

- Soil made available through the transformation of existing buildings into productive courtyards or greenhouses.

- Select regional sites identified for careful extraction.

#### The existing buildings: care, deconstruct, reuse, transform

The last proposed method to take control of the material extraction for the future development of Brukstaden is to consider the existing buildings at the site. We see value in all existing buildings, both regarding history and culture but also their contribution to the urban landscape with its layers of time and already built structure with embodied energy and material resources.



We propose following approach for the already existing buildings:

- Maintenance and renovations, with possibilities for extensions.

- Selective deconstruction to open up enclosed structures and create new courtyards.

- Deconstruction to repurpose materials and objects.

- Transformation of whole structures into new uses.

All recovered materials will be reused in new buildings at site, both as they are or recycled into new materials and assemblies. Deconstruction becomes a tool for responsible harvesting. If it improves the urban fabric, it becomes a valuable act of reuse. The proposed urban design is built around this dual process of valuing and repurposing existing structures, while innovating with salvaged materials. Through this approach, the aim is to open up existing building complexes, find new uses for underutilized spaces, and reduce (together with use of biomaterials) the environmental impact of construction.

Examples of proposed reuse:

- Net fences repurposed as balcony railings.

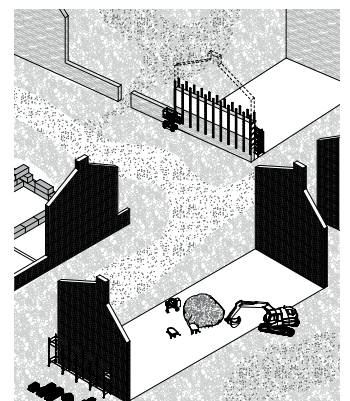
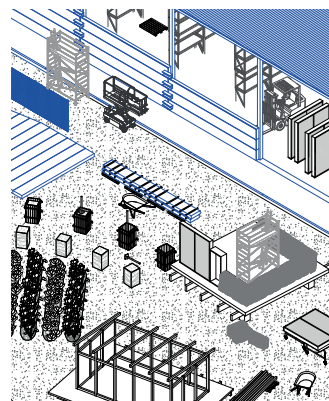
- Concrete facade elements from the former recycling center as well as bricks are used for new gables and walls.

- Sheet metal from facades and roofs reused as sunshade or protection for fragile bio-material assemblies.

- Interior furniture repurposed in the new houses.

#### **TO MAKE WITH THE EARTH**

In the first phase of development and in parallel with remediation and material searching two actions are made to activate the area for the public. The first is the construction of a neighborhood and stormwater management park and the second is the establishment of a collective test hub.





### Collective test hub

The test hub is established to have a space to explore the use of reused objects and bioregional material. With the transformation to Brukstaden the area has the opportunity to become socially inclusive and strengthen local knowledge and tradition in growing your own construction material and how to use it. At the former recycling center, and the yard in front of the youth center, a place for storage, workshops and prototyping will be located. It will be the first visible activity and new architectural sign of development when walking up through Östergatan from the railway station. Its close relation to social institutions such as the highschool, youth center, preschool and adult education invites the test hub to develop a participating process between the citizens, the municipality and other developers such as architects and craftsmen. Small pavilions will be built as part of prototyping. These pavilions will be distributed across the neighborhood, serving as community spaces, a kind of "second home" in the public realm, that the citizens can use for their own interest. To have a Hub for development is important for establishing, both in general and for the transformation of Brukstaden, a culture of building with bio-material in and to communicate and strengthen the relation to the place early in the process.

### Depot

To create conditions for reuse includes to make spaces accessible to store materials at. This is another practical reason to retain many of the existing buildings at the site. Their character as large industrial halls, are well-suited for production, storage, and logistics. A temporary depot will be established at the former recycling center.

### Between the walls

When working with resources that have unpredictable conditions and outcomes, the design strategies for the new additions focus on creating conditions both for a coherent theme, different microclimates, productive land use, and strengthening biodiversity. Inspired by the existing walls and masonry gables in the area and region the principle for the new residential houses is a concept of infills of biomaterial building in between two gables of reused material. The idea is to apply a concept of "what is possible between the walls" but still design an urban area with a clear architectural framework with the aim to create a beautiful neighborhood rooted in Eslövs characteristics of architecture. These infills will use bio-based materials such as straw bales, reed, and hemp elements, combined with wooden slabs and reclaimed objects.



To complement the existing walls on site, we propose continuing the tradition of walls. In the urban landscape will the wall be significant, in various heights and materials such as bricks, reused concrete fragments, rammed earth and other leftover materials from the construction. The walls together with the gables and new greenery also helps to define and structure the street spaces such as Bruks-gatan with the existing cargo rail track. The design strategy is to actively shape the hierarchy between public, semi-public and private spaces with the help of walls, water management systems and greenery. The walls direct the usages of the urban landscape with well considering openings for pathways and to connect greenery and water management systems.

To build between the walls is to consider the existing structures. Building with natural materials requires protected spaces for prefabrication. The existing industrial halls will serve as sheltered environments during the construction process and will later be transformed into framed courtyard spaces. These structures will become inclusive areas between new buildings, offering a living environment closely connected to green spaces.

## TO LIVE WITH THE EARTH

Actions for living with the earth are divided into the green systems and the spatial solution. Between the Walls aims to show how a neighborhood can live with the earth, focusing on resilience for both humans and non-humans. The organization of new buildings supports biodiversity while forming a connected urban district. The design concept for the area is based on creating a mix of spatial levels, allowing for different microclimates and degrees of intimacy and preparing for a life following the natural and changing shifts in climate, seasons and day-cycles.

### Landscape for biodiversity

The starting point for developing the area's green strategy has been to build upon the existing green corridors and the risk area for water management in the northwestern corner of the site. The park is designed to handle stormwater but also serve as a neighborhood green space that connects to the rest of the systems of green courtyards, streets and smaller parks that involve the same design principles. The park is transformed to be experienced more enclosed to create an intimate environment, a destination, not just a place to pass through. Actions such as composing a wetland with stones and plants, rammed earth walls and installations made from repurposed asphalt blocks to offer habitats for insects, fungi, herbs and small plants, and a variety of plants are examples of solutions to make the place for both biodiversity and recreation.

Another guiding principle has been to connect the green corridor, currently a brushy woodland that separates Berga's parking lot from the Mörtén block, with the proposed greenery at the new street and path grid. The proposed green structure and green corridors together with directing stormwater and adapting the urban grid to the existing buildings has been guiding for the outcome of the urban design.

The landscape strategy is centered in a diverse range of green structures: stormwater parks, wetlands, woodlands, productive agricultural landscapes, meadows, tree-lined alleys, green roofs, semi-open greenhouses, productive courtyards, and vertical greenery along balconies and facades. The goal is to foster biodiversity, create scenic beauty, and reduce urban heat.

### Productive land: urban farm hub

Productive courtyards aim to make the land more useful that can benefit both the living and the soil. Growing food within the neighborhood contributes

to climate resilience, introduces productive land use, and creates local work opportunities. The former recycling center garage is transformed into the heart of the community food-growing hub. The urban farm hub functions as a plant nursery, a space for aquaponics, and food distribution.

### Split floor levels: natural ventilation and sun shading

Considering the design of the new buildings themselves they will be designed for a life with the changing climate and a variety of microclimates within the private sphere and the shared spaces with the closest neighbours. Large balconies and roofs for sun protection, all apartments are walkthrough for natural light from two directions and the possibility of cross ventilation. To build houses with split-level floors will also make a better possibility for natural ventilation. The character of using walls as backbone for the mixture of aesthetic elements the area will be built with both helps the area to have a design strategy to lean on and create spaces for intimacy and dedicated or protected uses. Using natural materials creates a healthy indoor climate and thermal comfort that responds well to daily temperature changes.

## CONTINUATION AND BEYOND

The last phase of development is the continued life of Brukstaden. The area's closeness to important social functions such as schools, sports fields, supermarkets and the city centers make the area a place for smaller services, supporting the residential life such as markets, small business and cafés. The collective Hub transforms, after the period of prototyping, into a park and continues to be a place for events and gatherings. Still it is important that the culture of care, knowledge of working with bio-materials and the use of reuse continues. One action for this is the access to maintenance of the buildings, to the residential homes and their stuff. It will be possible with the establishment of local maintenance workshops and material depots. The concept of infills with biomaterial and the inclusive greenery makes us end with the truly symbolic thought. That one day the area can return to nature, with only a few walls left standing as ruins and a memory of what once was.