

Centrumstaden - Project description

Centrumstaden, Gottsunda's new urban core, represents a new approach to transforming a large-scale commercial structure, shaped by the legacy of car-centric planning, into a vibrant, people-focused urban environment. The proposal seeks to create a setting where residents have the opportunity to be involved in the transformation of the central area, and ultimately, the ability and desire to remain in Gottsunda regardless of how life unfolds.

Centrumstaden can be described as a small-scale downtown-like structure. Influenced by the scale and extent of the existing centre building, the new development is designed to create public spaces in dialogue with the building's current entrances and services. Movement routes are structured with a clear hierarchy: Centrumstråket as the primary axis, secondary cross streets, and tertiary passageways through residential blocks.

Centrumstråket is proposed to be transformed into a sequence of public places: from the planned Gottsunda Square in the north – directly connected to the planned tram stop and city park – to School Square in the south, adjacent to Gottsunda School, Treklängen School, and the new youth activity hub in the former Gottsunda swimming hall, with continued connections southward to the Music Park. Public outdoor spaces flanked by commercial and cultural activities and entrances in the central building, Gottsunda church and the ground floors of the new developments.

The public spaces along the axis are proposed to be designed in close collaboration with local residents, with various focus groups shaping different parts of the public realm. The goal is to create a civic sequence by and for the local community – where everyone can find spaces that resonate with them.

As a complement to this civic spine, two community agricultural squares are proposed – one to the west and one to the east of the main axis. The western square connects to the proposed Community Hub, a local gathering place that includes a swap library made from reused materials and objects, a workshop, and a local marketplace for regionally produced goods and services.

The area surrounding Gottsunda Centrum, which today is characterized by large, high-quality green spaces, is proposed to be complemented and strengthened within the project area through additional green areas and vertical and horizontal green corridors. This includes green strips on the roof of the Centrum building, as well as a new public space characterized by greenery: a greenhouse bridge spanning across the central building. The aim is to create a green urban environment that connects the northwestern and southeastern axes of the project area, and ultimately boosts biodiversity and foster urban ecosystems.

The block structure is proposed as a fragmented traditional urban block, composed of diverse housing types and recessed outer corners. These recessed corners are shaped to help define the adjacent public spaces and are proposed to be executed with minimal window openings or solid façades, to allow space for murals, vertical green structures, or solar panel walls.

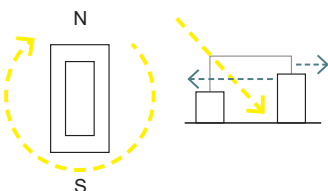
Each block is envisioned as a mix of housing typologies and tenures. The ambition is to allow for life changes – both personal and economic – without forcing residents to relocate. People should be able to remain in the district because they want to, not because they have to. The housing mix ranges from compact one-room apartments (34 m²) to 2–3 room flats, larger five-room units (126 m²), and three-storey urban townhouses.

For the municipally owned buildings intended for demolition, a material library is proposed. This library will serve as a resource for integrating reused materials into the design of new buildings and public spaces.

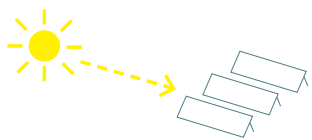
Within the project area, all vehicular traffic is to operate on pedestrian terms. Specific areas will remain accessible for deliveries and emergency vehicles, and green turning zones are proposed at the ends of cul-de-sacs. People arriving to Centrumstaden by car can park in the planned mobility hub to the northeast, or in one of two above-ground parking garages located beneath courtyard spaces in Blocks I and III. For car-dependent parents or guardians dropping off children at the new preschool on the ground floor of Block IV, temporary parking is available to the east of the preschool.

Strategies for Re-Sourcing

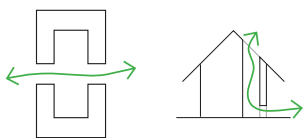
Natural elements



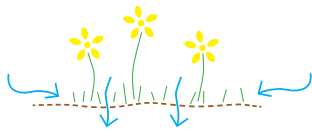
Blocks oriented in a north-south direction and varied in height in order to maximize exposure to daylight hours and the access to open views.



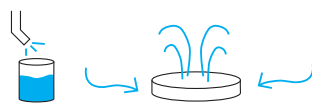
Low-sloped roofs facing south to provide good conditions for installation of solar panels, including on the Centrum building.



Horizontal and vertical green corridors to boost biodiversity and foster urban eco-systems.



Greenery and ground materials for retention, detention and infiltration of stormwater on site.

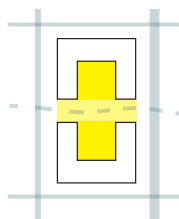


Extending water recycling within each block and as part of the public spaces, raising awareness and adding value to the community.

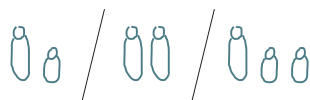
Social Dynamics & Inclusivity



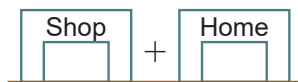
Varied housing typologies and housing sizes to enable for people to stay within the community as the private conditions change over time, as well as to attract a variation of socio-economic groups within the community. Housing sizes that complement the existing housing stock predominantly consisting of 2-3 room apartments.



A defined hierarchy between public and private realms contributes to spatial diversity and strengthens a sense of community within the residential blocks, encouraging stewardship and shared responsibility for common areas.



A varied housing stock that enables a diversity of living options based on socioeconomic background, individual circumstances and way of life.



Enable the possibility of running a private business within the home, including small office spaces and ground-floor retail units.



Active citizen dialogue in the development of design proposals for the public spaces along the Centrumstråket where each space is given its own characteristics on the basis of executed dialogues with different focus groups. As references, *Superkilen* in Copenhagen, *The Red Carpet* in Rosengård, Malmö and the adjacent *Musikparken* in Gottsunda, are highlighted.

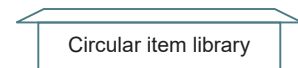


A diverse range of public spaces, each informed by participatory dialogues with distinct community groups. The intention is to create inclusive environments that provide a place for all, promote social interaction across communities, and strengthen local identity and cohesion.

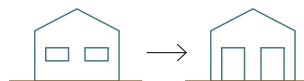


Murals, ideally be produced by artists with strong local ties or developed through participatory workshops, using locally anchored themes to enhance the area's local identity.

Materiality & Circular economy



A dedicated space that supports and facilitates the reuse of materials and objects in everyday life.



The reuse of existing buildings and premises, repurposed to serve new functions and given renewed life. The municipally owned office building in the northwest will be transformed into a local meeting place, and the former Gottsunda swimming facility will become an activity hall for youth, closely connected to the school square.



Locally sourced materials with low climate impact, combined with a high degree of disassemblability to facilitate future maintenance, reuse, and recycling of individual components. Reference projects include *ETC Hyllie*, planned with a structural timber frame and straw insulation, as well as *Botanikern* in Rosendal, Uppsala, which features a structural frame made of cross-laminated timber (CLT).



For the municipally owned buildings within the project area that are being demolished, the materials should be reused in new forms within the same area. For example, clay roof tiles can be transformed into biodiverse wall structures, and façade bricks can be repurposed as cladding for secondary buildings within the residential blocks, as foundations for public space furniture, or as elements in biodiverse cube structures.

Gottsunda centrum; facade strategies

For the façade of Gottsunda Centrum, certain principles are proposed for further development. Where possible, considering current uses and the condition of existing premises, new openings are suggested in the façade facing Centrumstråket. Entrances A, B, and C are proposed to receive a character defining “curve” at the junction between the lower and the taller entrance volume. Furthermore, it is proposed that the façade be articulated with varied treatment harmonizing with the plinth levels of the new residential buildings opposite Centrumstråket. This is proposed in order to break down the scale of an otherwise long façade and creating rhythm and variation along Centrumstråket. The goal is to achieve a more open and active frontage in interaction with the surrounding public spaces, coherently designed, yet with built-in variation.

Implementation plan in four steps

