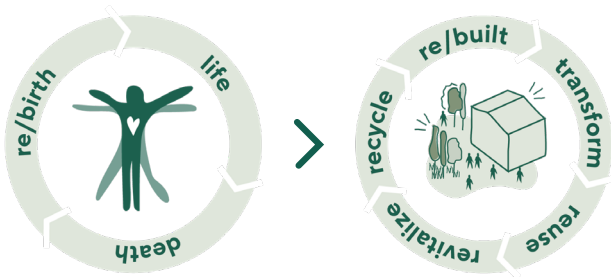


life in progress

reincarnation of bruksstaden

Reincarnation refers to the belief in the rebirth of the soul in a new body after physical death. The soul goes through a continuous cycle of birth, death and rebirth, with each life form representing a new chapter on the path to knowledge, purification or redemption. Actions in the previous life influence the next. Reincarnation therefore represents a dynamic process of transformation and spiritual growth – life does not end, it changes.



The reincarnation of Bruksstaden is understood as a holistic transformation of a formerly industrial and commercial location into a mixed, vibrant urban quarter in transition to nature. The term “reincarnation” symbolizes the rebirth of a place with a new spirit – not as a radical new beginning, but as a further development based on the existing buildings, history and existing resources.

These resources are diverse: architectural structures that can be reused or reinterpreted as identity-forming elements; landscape potentials that strengthen the transition to nature as a design and functional element; but also intangible resources such as the history of the place, existing social networks and informal uses. They form the fertile ground for sustainable development that preserves the tried and tested and integrates the new.

The future district is characterized by functional diversity: living, working, education, culture and leisure interlock to create an open, resilient urban space. Social mix, cooperative uses and communal spaces promote a strong sense of togetherness. New connections beyond the site create permeability – both physically in the form of paths and squares, as well as socially through integrative offers and open structures.

Reincarnation here also means consciously engaging with the past, present and future. The result is not an isolated urban component, but a living ecosystem that fits into, strengthens and expands the surrounding context. The transformation becomes a process of appropriation, remembrance and renewal – and the area itself becomes a place that grows with its resources and constantly reinvents itself.

The concept for the transformation of Bruksstaden is not a finished design, but rather a first impulse for the development, which can always be adapted to current

needs. Thus, this concept establishes the first spatial guidelines, sets out what resources need to be identified to design these spaces, and suggests how the process can be shaped.

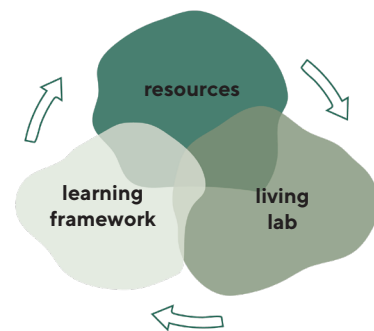
So, It's not just work in progress – **it's life in progress**

process

The transformation of Bruksstaden is not about rapid implementation, but about careful and gentle development. A transformation of this scale requires a coordinated and flexible process that plans, accompanies and, if necessary, adapts the development at all levels.

This involves certain spatial and procedural specifications, which form the basis for the development of Bruksstaden's reincarnation.

The concept is based on three interconnected process levels :

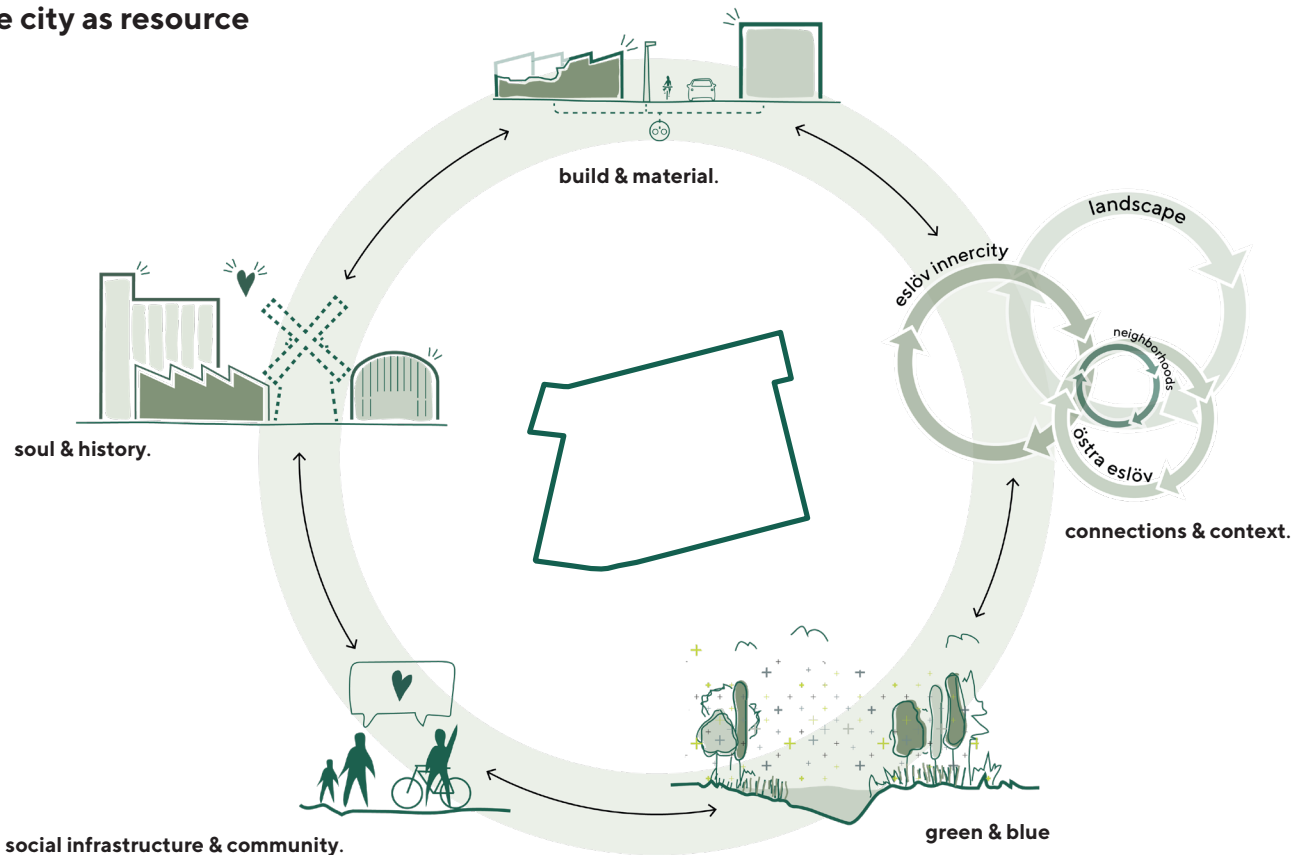


resources. The analysis of existing resources is the starting point for further planning. An inventory and categorization provides an overview of the value of the existing and acts as a sustainable warehouse of resources for the future. The inventory includes not only direct resources in Bruksstaden but also those of the entire city.

learning framework. It is a flexible yet consistent guideline or playbook for the spatial development. It defines the goals and most important structures. On the one hand, this learning framework adapts to the development of the process, but it also functions as an overarching fixed point to which planning can repeatedly orient itself. It is made for change.

living lab. The Living Lab functions as a sustainable and flexible process that investigates, tests, adapts, implements and optimizes the developments within Bruksstaden. The focus is on a participatory and interdisciplinary approach to take all interests into account.

the city as resource



Urban spaces have an enormous, often underestimated reservoir of resources that go far beyond the visible. In times of climate crisis, land scarcity and social fragmentation, it is crucial to recognize, activate and carefully develop this potential. Sustainable urban development is not based solely on new ideas, but also on the quality of what already exists – the built heritage, the material material cycles, the landscape and spatial relationships, the social networks and the history and identity of a place. These resources form the basis for resilient neighborhoods that are not created out of nothing, but rather reinvent themselves in the field of tension between existing structures and change. It is about rebuilding instead of replacing, about repair instead of tabula rasa – about thinking in terms of continuity, cycles and context. The diversity of resources is becoming increasingly important: spatially, ecologically, socially and culturally. A conscious examination of these existing qualities not only strengthens ecological and economic sustainability, but also people's emotional attachment to their living space.

social infrastructure & community.

Existing structures such as kindergartens, schools, neighborhood centers, sportfields and cultural venues create community and participation. They promote social stability, education and encounters. Strengthening existing facilities and integrating new services in line with demand creates vibrant and equitable districts with a strong social backbone.

soul & history.

Brüksstad has a history – visible and hidden. Past uses, memories, names or stories shape the identity and atmosphere of the area. These “spiritual resources” must be appreciated and sensitively incorporated into the design in order to create places with depth, character and an emotional connection.

build & material.

The city is a storehouse of bound energy: existing buildings, infrastructure and materials represent enormous resources. Continuing to build with the existing stock saves energy, preserves character and enables new uses with a smaller footprint. Reclaimed materials offer potential for circular architecture.

green & blue

Green and blue infrastructure are essential ecological resources of the city. They regulate the microclimate, promote biodiversity, filter air and water and provide space for rainwater retention and infiltration. These natural systems form the ecological backbone of urban spaces. Their preservation and activation strengthen the ecological and design quality of the neighborhood in equal measure.

connections & context.

Spatial, functional and social connections make up the city. Pathways, visual axes or transitions to the surrounding area and the landscape as well as relationships on different levels define the context of a place. These relationships and connections complement and strengthen each other.

design by resource

Design by resource means development out of the existing. Existing structures, materials and spaces are not simply replaced by new, but read, interpreted and built upon. The design follows the resources – not the other way around. This approach promotes circular construction, reduces the ecological footprint and creates design depth. New things are created from the given: individual, site-specific and sustainable. Architectural development thus becomes a process of thinking ahead rather than creating anew.

This approach can be roughly divided into four sub-categories, which classify the resource according to its quality and usability. Based on this, the design can adapt to the available resources and select the required resources from the respective categories and integrate them carefully.

keep it. What is there, stays. The existing quality is understood as a spatial, material and cultural resource. Preservation does not mean standing still, but thinking ahead in what already exists. This creates identity, character and gray energy remains bound – with minimal intervention and maximum respect.

re-use it. Structures and components are given a new lease of life. Whether it's supporting structures or entire building envelopes – through reuse, the old becomes the carrier of the new. The creative use of the existing opens up unexpected solutions and reduces building volume, costs and emissions.

recycle it. Materials are not disposed of, but returned to the cycle. Every recyclable material will be dismantled, re-furnished and reused. This saves resources, reduces waste and creates visible traces of history in the new building and also the landscape.

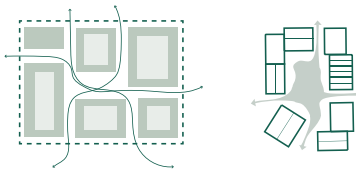
rethink it. If resources doesn't fit in the other categories those must be rethought. Instead of conventional single-use materials, the focus is shifting to local, regenerative or single-origin building materials. Re-think means taking responsibility and shaping new ways of building.



learning framework



green and blue infrastructure. In transforming the area, the concept relies on a landscape-based approach and creates with the new *climate park* a multifunctional centerpiece and habitat for everyone in the middle of Bruksstaden. In addition to its climatic and ecological functions, the park corridor also creates high-quality recreational and activity spaces. Instead of isolated green spaces within the area, the climate park opens up to the surrounding area and acts as a connecting element to the neighborhood and the city. It is the core element of rainwater management and sees this as a quality rather than a threat. Water is an element that needs to be celebrated.



structure and plots. The structure of the future building plots is based on the existing infrastructure and the buildings to be preserved, and creates a direct transition to the new open space qualities.

The structure is based on the flexibility and diversity of both the building plots and the spatial organization between them. The building plots themselves allow for different building structures and typologies. The right scale of density is to be found for each building plot. In principle, an open block structure is intended, which clearly divides the spaces and yet allows new spatial configurations to emerge again and again with an intended irregularity.

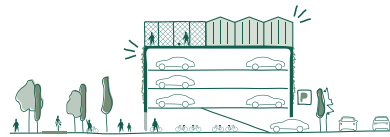
bruksstaden as a living-lab

living lab. The transformation of Bruksstaden is based on the living lab model. This does not intend a fixed plan, but an adaptive development of the areas. In this process, planned implementations can be adapted, changed, tested and evaluated, and new typologies can be experimentally explored. Instead of a classical plan in the top-down principle, the overall development can thus be optimally co-designed by the actual users. This ensures a sustainable approach that adapts to the needs of the people and users. At the same time, this ensures a stronger identification with the area and people care more about their surroundings.

vision. The vision presented is a possible scenario for the future area of Bruksstaden. This is of course not a finished state or design, but rather an impulse to stimulate and imagine what Bruksstaden could be one day. The overall goal is to create an optimal initial situation and conditions for a careful development which revitalizes this place with its



neighborhoods and identity. The new structure makes it possible to create several individual neighborhoods in Bruksstaden. Due to the spatial context in connection with identity-giving places and buildings, neighborhoods with their own character can emerge and form their own address. This character should also be reflected in the diversity of typologies of public spaces and buildings. In this way, it is possible to unite different ways of life and needs in one spatial context. At the same time, the public space functions as a connecting element between the neighborhoods and makes the unique characteristics of each of them tangible for everyone.



mobility system. The mobility system focuses on a walkable and bicycle friendly approach. For this purpose, the traffic management and the parking situation for cars will be adjusted and optimized. The new mobility hubs cover the parking space requirements for cars and thus make it possible to design public space without parking slots. These mobility hubs are easy to reach on foot or bike and allow easy transfer and connection to other uses. Delivery traffic and rescue services will of course remain accessible to the whole area. The climate park functions as main element for soft mobility and connects the total area with its surroundings.

rich history and existing resources and thus initiates a new cycle in the reincarnation of the place.

Thus, the former gray monofunctional industrial area will become a lively and colorful sub centre in Eslöv. Diverse and mixed spaces invite residents and users to linger and communicate. The newly created neighborhoods are subdivided into versatile residential typologies and thus makes it possible for all people with different income structures and lifestyles to find a place here. At the same time, the neighborhoods will stand out from one another and develop an individual identity. These neighborhoods are connected by the high-quality and formative public space. The climate park in particular offers the users a variety of possibilities to appropriate them while acting as an ecological backbone.

The sustainable use of its diverse resources creates a Bruksstaden that can reinvent itself again and again - **life in progress.**