

TEN GUIDELINES OF TRANSFORMATION



Ten Guidelines of Transformation proposes a regenerative urban transformation of the industrial heritage in Östra Eslöv. While the project outlines a concrete and carefully sequenced spatial vision, including housing quarters, a central square, and integrated infrastructures; its core strength lies in the logic that guides this transformation. Ten clearly articulated guidelines — ranging from phytoremediation to processual density and balancing drought and flooding — serve as anchors for adaptability, learning, and resilience over time. The project offers a framework, one that grows through time, care, and collective agency. We believe this dual approach, combining precise actions in the present with open-ended negotiation of future spaces, gives Bruksstaden the capacity to adapt and develop without losing coherence.

From Industrial Waste to Regenerative Ground
The ground beneath Bruksstaden holds memories. Long used for industrial production, timber trade, slaughterhouses and scrap metal handling, the soil of Östra Eslöv is not a blank slate — it is layered with chemicals, metals, and material histories. Our proposal begins by acknowledging the soil as an industrial heritage and condition. Rather than removing or concealing the contamination, we stage its transformation as a spatial and ecological act.

Phytoremediation
In Bruksstaden, remediation becomes the first architecture. Over the first years of the development, an assemblage of phytoremediating species—selected for their capacity to absorb the existing arsenic, cyanide, halogenated solvents, and heavy metals—are planted across the unsealed asphalt fields. These include a combination of perennial herbs, grasses, and flowering species native to Skåne, chosen not only for their ability to heal but also for their atmospheric presence and their ability to relate to history and foster participation.

The planning scheme shifts with the seasons: deep-rooted species dominate in spring and summer, while flowering pollinator species create temporal ecologies that allow residents to track the otherwise invisible process of soil regeneration. These areas are neither parks nor wastelands—they are productive, transitional corners that invite accessibility over time. We imagine them becoming sites for guided walks, foraging events, collective harvesting, or simply contemplation—a pedagogy of ground care.

As the soil recovers, it gradually becomes able to support new construction, cultivation, and play. The site's lowest topographies along and around the trail track, after naturally gathers, is designed as a hybrid park-basin, part wet meadow, part public square — that integrates biophilic with recreation around the existing Äppelunden. Rather than resisting the wetness of the ground, we embed it—transforming risk into resource. The park becomes a sponge landscape, buffering against climate extremes while creating ecological continuity. Through green corridors and networks, we connect the surrounding areas as Berga and Idrottsparken with the rich ecologies along and around the trail track. Alongside the work of healing the soil, we begin a parallel process: the careful recovery and choreography of the site's existing materials.

Material Cultures and Circular Infrastructures
Following an extensive study of existing conditions, the proposal aims to preserve, and where not possible dismantle the structures for future reuse. As the cur-

rent wood supply facility, Optima, prepares to vacate their building, we propose not to demolish or erase it, but to reimagine it as a cornerstone of the new district. The industrial hall becomes a Material Library, cleaning, investigating, sorting, and storing the materials recovered from dismantled buildings both within and beyond the project area. Bricks from Gårdan and Möten blocks become stone ground floors in collective houses and pathways through the housing blocks, wood from surrounding warehouses, and steel from dismantled infrastructure are collected, logged, and catalogued—ready to be reassembled.

Rather than seeing this depot as a hidden function, we see it as the urban backbone and a visible process space adjacent to the new central street. Here the public can see and participate in the afterlife and redistribution of materials, leading to the tangible and participatory experience of spatial transformation through workshops, repair cafes and material research. The library functions as a platform for community exchange, prototyping, and experimentation, offering tools and workshops for residents, students, and builders to engage in a new culture of making. What was once an enclosed commercial space, becomes a social condenser, inviting a new form of architectural agency grounded in care, maintenance, and circularity.

A Choreography of Sequences
This spatial logic of reuse permeates the larger urban plan. This reuse infrastructure evolves in parallel with remediation efforts. Streets are re-graded rather than rebuilt, using crushed asphalt and brick rubble as sub-base material. Infrastructure—water, district heating, electrical, is successively upgraded into a new energy network. The design and new identity of Bruksstaden becomes a choreography of sequencing: what can be reused today, what must be stored, what will transform tomorrow. We adopt a phased and adaptive timeline that matches the development phases of the project. Buildings are not delivered all at once, but constructed in temporal clusters, following the rhythms of remediation, resource availability, and social readiness. In between, existing structures, scaffolds, greenhouses, and temporary pavilions animate the site—structures that are prepared to be repurposed, reconfigured, adapted, newly built or disappear as conditions evolve. These early urban infrastructures lay the foundation for a new spatial logic: the housing quarters of Bruksstaden.

Processual Density
From soil care and reuse emerges a new kind of housing quarter—one that breathes, absorbs, and supports shared life. As the ground recovers and materials

are prepared, the first housing quarters begin to take shape—not as isolated objects, but as extensions of the landscape and the processes that made them possible. These new clusters are intimate, green, and materially grounded. They are mainly defined by how they perform—thermally, socially, and ecologically. Each housing ensemble is structured around a shared courtyard, planted with a mix of edible species, pollinator-friendly perennials, and small-scale cultivation beds. These gardens act both as seasonal corridors, and as climate buffers to prevent heat islands, cooling the microclimate, holding water, and extending the threshold between public and private life.

Ensemble of Typology Families
Architecturally, the buildings also adopt a layered envelope: a thermal buffer zone, inspired by the greenhouse and verandas of regional farm typologies, wraps each block in a breathable skin. This zone varies in use—winter gardens, drying rooms, balconies, or unheated workspaces—and mediates energy use across seasons. The housing units are passive by design, equipped with solar panels, rainwater collection systems, and greywater reuse—not as add-ons, but as integral parts of their expression. Materials harvested through the Material Library reappear here: bricks from demolished blocks are reused into patterned ground floors, local wood forms interior walls; concrete and steel components are reused with care. The reused brick wall, once enclosing the properties, is selectively dismantled and reassembled as roof floors inside or surrounding new buildings. These choices are visible and tactile—they remind inhabitants that the house is not a product, but a story of transformation.

Tracks, Traces, and Transitions
The terrain is seemingly flat, but the proposal can adapt to existing plot structures and the site's historical grain. A network of small-scale internal streets and paths, planted passages, and bioswales weaves through the quarters, creating strong connections between the homes, the green network, and a new central square—a generous public space inspired in size and function by the existing square in the city

center of Eslöv. Bicycle paths, solar-powered street lighting, and permeable surfaces reinforce a walkable, low-carbon urban fabric. These infrastructural choices echo the logics of the ground beneath: just as hyperaccumulators gradually clean the soil, the built environment accumulates spatial value over time—through cycles of use, adaptation, and care. Bruksstaden also inherits the industrial infrastructures of Eslöv's past. The train track that runs through the site, long viewed as a limitation, is instead treated as an active line in the urban composition, a trace of the town's productive DNA and a future route for material logistics. Rather than conceal this historic trace, we integrate it into the new city centre and enhance it by protective planting, and pedestrian crossings that transform it into a functional and spatial quality. Several of the site's industrial buildings are carefully renovated and reprogrammed: the former slaughterhouse becomes a garden nursery; the old shoe factory is converted into a neighbourhood house. These robust structures are given new life within the evolving fabric of Bruksstaden, anchoring the district in its material and cultural past. The result is not only a statement but a lived urban ecology, where buildings work with climate, with one another, and with the memory of the ground beneath them.

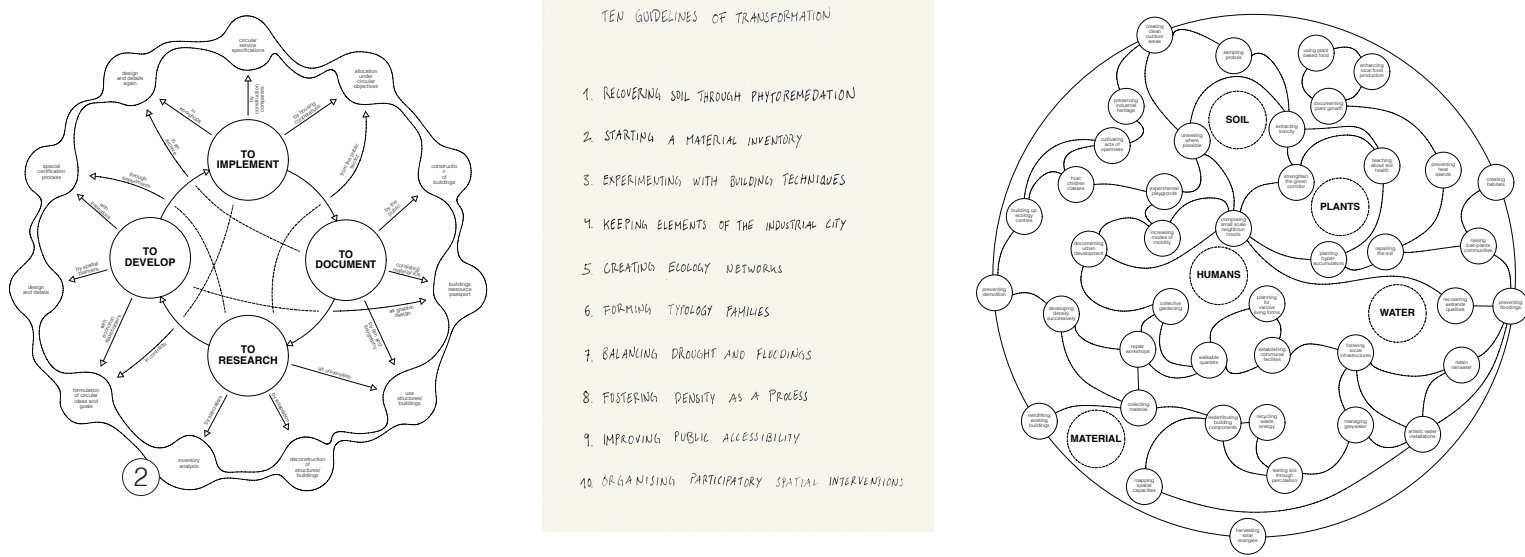
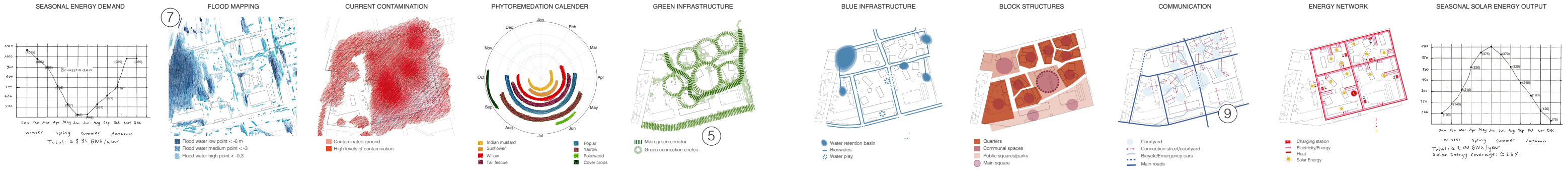
Open Futures
Bruksstaden is not merely a district; it is a platform for engaging in its transformation - with history, soil, materials, energy, and coexistence. We embed this logic into the fabric of the proposal, from the early years of plant-based remediation to the shared Collective House of each courtyard. New public places show the history of materials and their functions, and map the progress of ecological regeneration. Tool libraries, cultivation and care spaces encourage shared responsibility and intergenerational knowledge transfer. By structuring the project around what is already here - history, soil, infrastructure, buildings, memory - we resist the logic of erasure. Instead, Bruksstaden becomes a new kind of city, one that accumulates value through time, through reuse, and through the shared work of its inhabitants. Reflecting the site's own brick-history, where production was once not only material but collective, rooted in labour, cooperation, and care for a place. In doing so, Bruksstaden strengthens a sense of identity—not through nostalgia, but by positioning Eslöv at the forefront of how post-industrial towns can transform.



Hyperaccumulators are planted as the area gradually transforms into a new environment for living and working. While some of the old buildings remain and may continue to do so, new structures are beginning to emerge within the existing industrial fabric.



A glimpse into the backyard of the material hub's outdoor storage, drop-off, and pick-up area. In summer, tables are brought out and people gather to share meals, tools, and ideas. With just a curtain added to the existing structure, the space was simply transformed into an informal ground for exchange, where talk moves from sourcing leftover materials to sketching new buildings, fixing a chair to planning future renovations.



Entering one of the collective houses, residents from the housing block can meet to engage in different shared activities—communal meals, flea, planting, soil analysis, or simply taking a moment of rest. These houses function as informal spaces for social interaction and environmental actions. In the courtyard surrounding it, surfaces are largely left unsealed, allowing for natural water infiltration and to mitigate heat accumulation, enhance local microclimate, and support the establishment of vegetation over time

CALCULATION OF AREA					
Building	Use	Stories	Residential use	Public use	Typology
1A	L-Housing + Shops	5	3,940 m ²	912 m ²	L-Housing
1B	M-Housing	5	4,375 m ²	-	L-Housing
1C	Shedding	2	800 m ²	-	L-Housing
2D	Collective Greenhouse	1	-	80 m ²	L-Housing
Example 1	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
	L-Housing	4	3,940 m ²	-	L-Housing
	S-Housing	4	1,100 m ²	80 m ²	L-Housing
	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
Example 2	L-Housing	4	3,940 m ²	-	L-Housing
	M-Housing	4	4,375 m ²	-	L-Housing
	S-Housing	4	1,100 m ²	80 m ²	L-Housing
	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
Example 3	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
	L-Housing	5	4,980 m ²	-	L-Housing
	M-Housing	5	5,415 m ²	-	L-Housing
	Shedding	2	800 m ²	-	L-Housing
Example 4	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
	L-Housing	3	2,780 m ²	-	L-Housing
	M-Housing	3	3,015 m ²	-	L-Housing
	S-Housing	3	1,100 m ²	80 m ²	L-Housing
Example 5	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
	L-Housing	3	2,780 m ²	-	L-Housing
	M-Housing	3	3,015 m ²	-	L-Housing
	S-Housing	3	1,100 m ²	80 m ²	L-Housing
Example 6	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
	L-Housing	3	2,780 m ²	-	L-Housing
	M-Housing	3	3,015 m ²	-	L-Housing
	S-Housing	3	1,100 m ²	80 m ²	L-Housing
Example 7	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
	L-Housing + Shops	5	3,940 m ²	912 m ²	L-Housing
	M-Housing	5	4,375 m ²	-	L-Housing
	S-Housing	5	1,100 m ²	80 m ²	L-Housing
Example 8	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	8,800 m ²	80 m ²	L-Housing
	M-Housing + Shops	5	5,415 m ²	875 m ²	L-Housing
	S-Housing + Shops	2	1,100 m ²	875 m ²	L-Housing
	Collective	1	80 m ²	-	L-Housing
Public Square	Int. Shedding, Reproduction, Workshop, Laundry, Storage	1	4,800 m ²	1,720 m ²	L-Housing
	Private	2	150 m ²	-	L-Housing
	L-Housing	3	800 m ²	912 m ²	L-Housing
	Collective	1	80 m ²	-	L-Housing
11	Offices	2	-	1,900 m ²	L-Housing
12	School	1	-	2,900 m ²	L-Housing
13	Offices	2	-	2,900 m ²	L-Housing
14	Offices	2	-	2,900 m ²	L-Housing
15	Church	1	-	210 m ²	L-Housing
16	Offices	2	-	284 m ²	L-Housing
17	Empty Laboratory	2	-	2,900 m ²	L-Housing
18	Gender Institute	2	-	210 m ²	L-Housing
19	M-Housing + Neighborhood House	4	2,728 m ²	912 m ²	L-Housing
20	Co-Housing + Shopping	3-5	10,213 m ²	1,478 m ²	L-Housing
21	Neighborhood House	1	-	208 m ²	L-Housing
22	Material Library + Temporary Workshop	1	-	2,670 m ²	L-Housing
TOTAL			14,900 m ²	22,941 m ²	L-Housing
			74,201 m ²	27,685 m ²	L-Housing
					Residential + Public
					81.1