



Nyköping Skavsta (SE)



Office block
The proposed office block typology features several typologies for the buildings, which are designed with flexibility in mind and extend to the building material. The buildings have a width of 23.5 meters and a structural grid of 6.5 meters.

The building roots feature solar panels and greenhouses, while also serving as social and recreational spaces for the users of the building. Setback top floors towards street and varied roofline.

The Forest Park is situated at the heart of Skavsta Forest City, serving as a central hub for the proposed green-blue structure. The park is designed around a pre-existing rocky hill, which is the highest natural point of the site, with an elevation approximately seven meters above the surrounding terrain.

The buildings surrounding the park, with their public spaces, open ground floors, and terraces, collectively create a vibrant plaza that remains lively throughout the entire day.

The Pine Tree Plaza is the main public space in Skavsta Forest City, situated at the entrance of the area when entering from the north, reached by the railway station and the airport. The plaza is encompassed by the railway station, the bus terminal, a market, a cafe, an office block and a market hall.

The station building consists of three dimensions. Firstly, the main structure is a meeting place and a meeting place and a meeting place. Secondly, the station serves as a building that serves as a meeting place. Thirdly, the station serves as a building that serves as a meeting place.

Existing nature
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The proposed network of paths is designed to traverse the different slopes of forest land, adapting to the varied topography of the site. This includes open green trails through the forest canopy as well as elevated boardwalks that wind through the canopy of the pine trees.

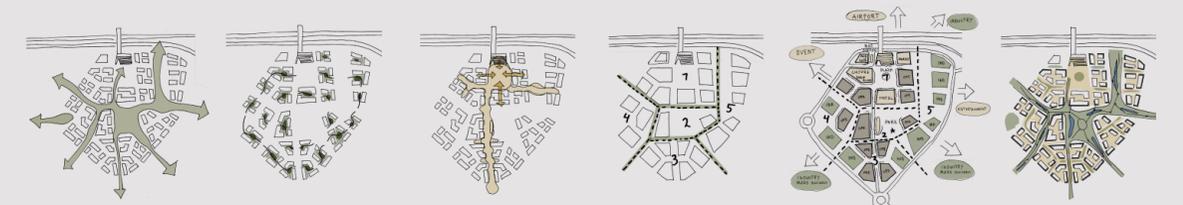
The sun side takes advantage of its south-facing orientation to provide a space for relaxation and gathering, offering a good overview of the site. The roof terrace of the station also creates a visual backdrop that connects the railway behind it.



Forest Boulevard / Skogsboulevaden
The Forest Boulevard, spanning nearly 700 meters in length and 25 meters in width, stretches across the area from north to south. It is a hybrid between a street and a strip of forest, combining urbanity with nature from side to side. The boulevard is divided into zones, each with a specific purpose.

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The forest strips that constitute the primary green-blue structure in the area originate from the central forest park and spread radially outward. They feature existing and newly planted forests.

The green courtyards within the building blocks form the secondary green-blue structure. They form a system of green urban spaces that complement the strips of forest land.

The urban layer, carefully placed above the green-blue structure, provides visual and radial protection through the construction and development of the area.

Public functions such as the railway station, the bus terminal, a market, a cultural center and a hotel are situated around the plaza; offices along the boulevard; and industries along the outer ringway.

Structural plan 1:5000



Proposal

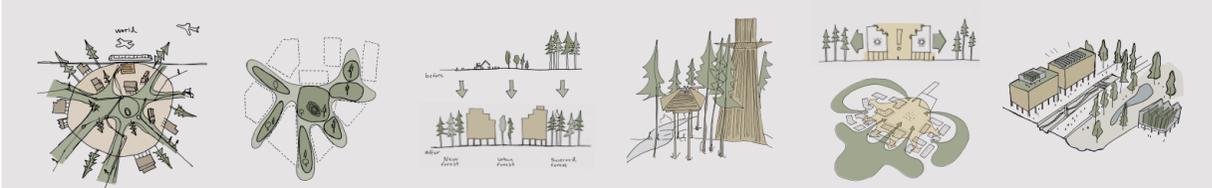
Skavsta Forest City is a multiversion city where nature and urbanity meet and merge into a vibrant and sustainable mix of wildness, attractions, and business. The living and productive city is thoughtfully designed to accommodate everyone, including workers, visitors, locals, children, commuters, travelers, tourists and wildlife.

Forest Park

The Forest Park is situated at the heart of Skavsta Forest City, serving as a central hub for the proposed green-blue structure. The park is designed around a pre-existing rocky hill, which is the highest natural point of the site, with an elevation approximately seven meters above the surrounding terrain. The park features elevated boardwalks, a wooden viewing tower and a pavilion that serves as a tourist information center.

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Analysis

Nyköping
Nyköping is a medium-sized Swedish city. It is the home of approximately 33,000 people - with roughly 58,000 inhabitants in total within the municipal borders. Its geographic position south of Stockholm along the coast of the Baltic Sea has given it historic importance as well as future potential.

Skavsta Airport
In the municipality of Nyköping lies one of Sweden's most frequented airports, Stockholm Skavsta Airport. It is located 7 kilometers to the northwest of Nyköping city and can be reached within 25 minutes by rail. The airport was built and is used for military purposes between 1947-1980. In 1984 the airport was reopened for commercial use. It is today one of four airports in the Stockholm region and is owned by 90.1% by Alnässtad Group and to 9.9% by Nyköping Municipality.

The East-Link
The East Link, a 190-kilometer-long railway, is expected to be fully operational by 2035. It will connect Nyköping with Jäms, strengthening the transportation connection between the east coast and improving accessibility to Stockholm. The new railway will generally increase the capacity of the railway net and creates new opportunities where workers, commuters, travelers and visitors co-exist with nature. Considerable parts of the natural landscape will be preserved and developed. The new structure will be planned and designed, with nature as a key element, to obtain high values as possible regarding ecological, social and economic sustainability.

Project Site
With the development of the new East Link the area around the airport will gain new potential. With the direct proximity to the airport, the railway and the deep-water harbor, Skavsta will have a unique strategic position for new establishments. South and east of the airport area, the municipality together with the property owner of Skavsta Airport, Alnässtad Group, wants to develop the area for future needs and purposes. The project site for the competition encompasses 28 hectares of this area and is bordered to the north by the future railway. The project site consists today mainly of pastured forest land which has been felled at different stages.

Living in the forest
Besides becoming an attraction for visitors from all over the world, the area will primarily become the future workplace for more than 10,000 persons. To ensure a living city in an area which cannot hold residential buildings due to the proximity of the airport the proposal builds on a strategy, disposition and architectural solutions for public and semi-public spaces, attractions and services that allow for and promote social interaction and life throughout the whole day.

Resilience
After the construction phase buildings continue to be used, the area will primarily become the future workplace for more than 10,000 persons. To ensure a living city in an area which cannot hold residential buildings due to the proximity of the airport the proposal builds on a strategy, disposition and architectural solutions for public and semi-public spaces, attractions and services that allow for and promote social interaction and life throughout the whole day.

Primary green-blue structure
The primary green-blue structure in the area originates from the central forest park and spread radially outward. They feature existing and newly planted forests.

Secondary green-blue structure
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Urban layer
The urban layer, carefully placed above the green-blue structure, provides visual and radial protection through the construction and development of the area.

Public functions
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Block design
The design of the blocks in Skavsta Forest City follows certain key principles that go hand in hand with the overall concept. To reduce transport and minimize carbon emissions, all buildings are proposed to be built in wood. The buildings in the blocks are also arranged around a central and spacious courtyard filled with greenery that offers pleasant views, daylight, and recreational and ecological qualities.

Multiple opportunities
Multiple opportunities provide access to the courtyards from the outside, serving to both enhance accessibility within the block and reduce its scale. These courtyards also offer flexibility for construction stages.

Roofs of the blocks
The roofs of the blocks are adorned with greenery, solar panels, and greenhouses, serving dual purposes for urban farming and recreational activities. Additionally, the street-facing ground floor facades are mainly made of glass and have multiple entrances for shops, cafes, and restaurants. These facades are set back to create an alcove, offering both weather protection and a social space in front of the building.