

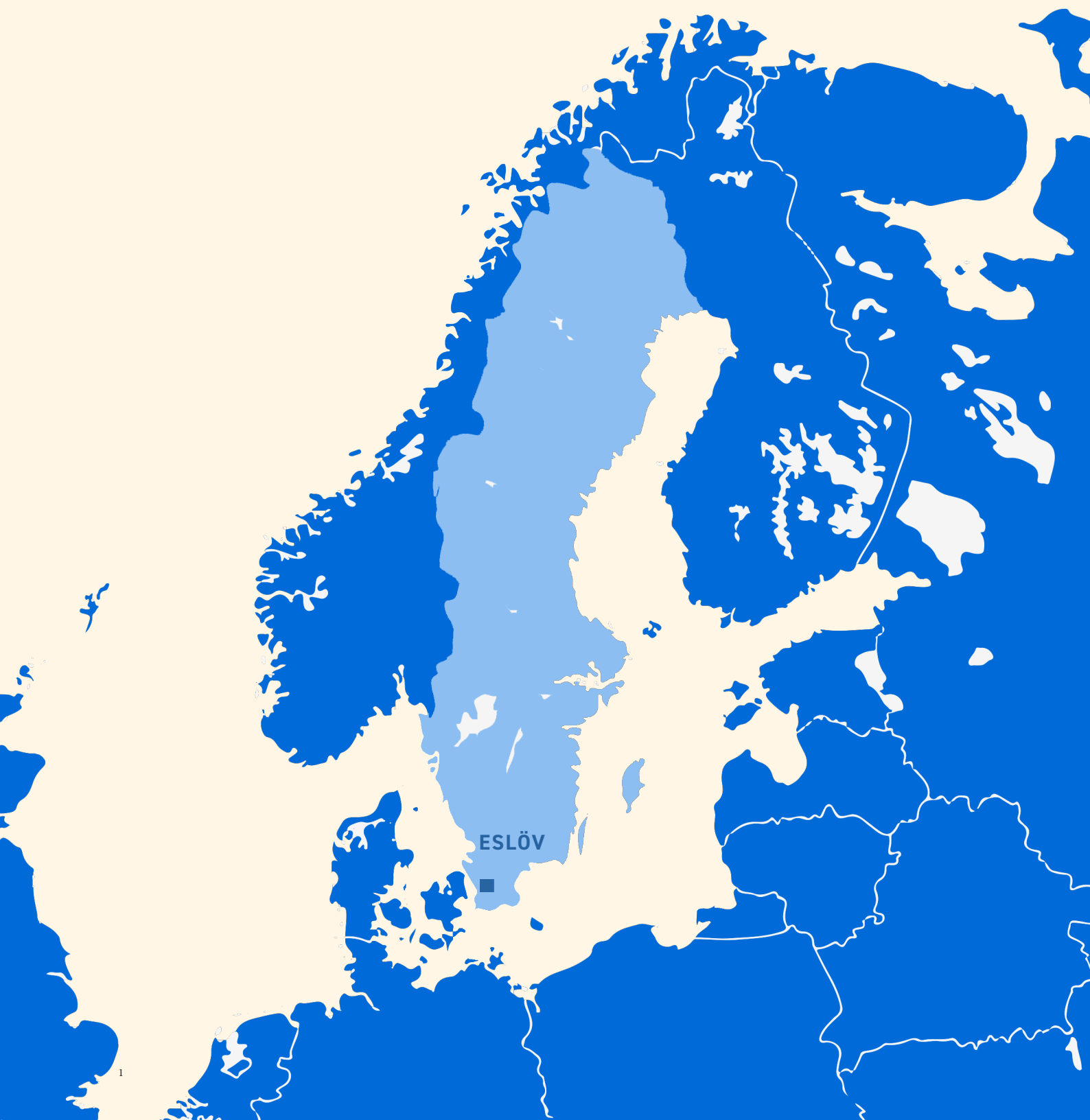
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# EUROPAN 18 ESLÖV

RE-SOURCING - SWEDEN

*The industrial town transforming old industrial land  
with a focus on reuse, sustainability, and greenery  
to create a vibrant and diverse district.*

European is a biennial  
competition for young  
architects under 40  
years of age.



ESLÖV



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EUROPAN 18

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## GENERAL INFORMATION

### Site Representative:

Patrik Larsson -  
Municipality of Eslöv  
Mikael Vallberg -  
Municipality of Eslöv

### Actor involved:

Municipality of Eslöv

### Team composition:

Architect non mandatory

### Expected skills regarding the site's issues and characteristics:

urban planning, landscape  
architecture, architecture.

### Communication:

Anonymous local exhibition after the  
first jury round.

After the competition there will be a  
public prize ceremony, a catalogue  
of results will be printed, and the  
winners will be published on the  
website of Architects Sweden.

### Jury evaluation:

With the participation of the site  
representative.

Post-competition intermediate  
procedure.

Meeting and workshop with the  
municipality and the prize winning  
team(s).

The ambition of the municipality is  
to involve the prize winning team(s)  
in an implementation process.

# PARTICIPATE IN EUROSPAN 18!



## INTRODUCTION

The Municipality of Eslöv and Europan Sweden would like to thank you for choosing to participate in Europan 18. The competition brief provides information about the character of the site and plot, and includes a list of references with links to supplementary information. In addition to this material, you can download high-resolution images and drawings from the project database. Please read the condensed "Short Site File" brief parallel to this unabridged competition brief. The theme of Europan 18 is "Re-sourcing".

[www.europan-europe.com](http://www.europan-europe.com)  
[www.europan.se](http://www.europan.se)

Eslöv with connections to Malmö and Copenhagen.

## ESLÖV

In southern Sweden lies Eslöv, surrounded by open landscapes and rolling fields. The railway has been central to Eslöv's development since the 19th century, and today residents enjoy commuting distance to Malmö, Sweden's third-largest city. The population is growing, and needs are evolving over time, putting Eslöv at the threshold of a new phase focused on building more housing and repurposing areas with development potential.

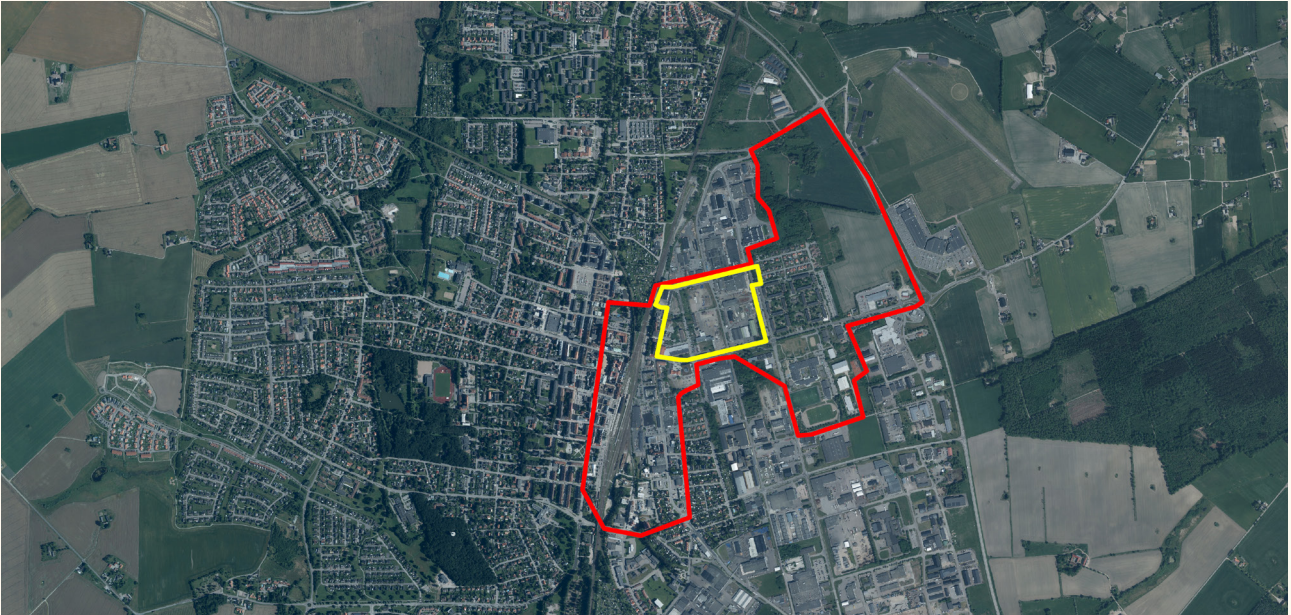
Bruksstaden is a neighborhood in Östra Eslöv (Eastern Eslöv) with a rich industrial history and resources in the form of historic buildings, infrastructure, and a beautiful apple orchard. There is a clear vision to transform the area into a modern, inclusive district with housing, businesses, and green recreational spaces. Challenges such as contaminated soil and paved-over surfaces will be addressed through remediation and the development of green corridors that promote biodiversity.

The task is to create a robust, sustainable district that connects eastern and western Eslöv. By leveraging the site's history and resources, Eslöv can become a model for how industrial land can be transformed into a vibrant neighborhood that unites history, sustainability, and innovation.



# COMPETITION BRIEF

## ESLÖV



Eslöv and its surroundings.

## URBAN CONTEXT

### Regional Description

Skåne is Sweden's southernmost county and, with its 1.4 million inhabitants, one of the country's three metropolitan regions. The region is known both for its nature, fields and beaches, as well as for its food production, research, and education. Skåne was part of Denmark for a long time, which is evident in its historical sites, language, and culture. The region boasts remnants from the Viking Age, well-preserved medieval churches, fortresses, and castles. Today, Skåne is part of the Greater Copenhagen Region, a European metropolitan area with Copenhagen as its hub.

With a well-developed public transportation system, where the railway network forms the backbone, Skåne has a polycentric settlement structure with close connections between urban and rural areas. The European highways E22 and E6 also pass through the region. Skåne is an important transit region that connects Sweden with the continent via ferries and the Öresund Bridge.

In southern Skåne lies the major city of Malmö, offering a wide range of job opportunities, culture, commerce, and experiences. Complementing Malmö is the university city of Lund, which is known for education, research, advanced healthcare, and innovative

entrepreneurship. Eslöv is a relatively young town surrounded by history, with only 22 km to Lund and 38 km to Malmö.

Approximately 70 percent of Eslöv Municipality consists of agricultural land, the majority of which is dominated by large-scale farming. In the northern parts, the landscape becomes more fragmented and varied. The ability to maintain food production is highly significant, yet other societal interests increasingly compete for the use of agricultural land, such as housing developments, energy production, and transport infrastructure.

Two key structures have shaped the development of this landscape: the rivers and the railway. The rivers have historically provided people with food, water, and energy, as well as serving as transportation routes for both travelers and goods. Along the rivers, the oldest traces of human activity can be found, and many of the municipality's castles are also situated here. The railway has enabled the modern development of the municipality and serves as the foundation upon which the town of Eslöv has grown. Accessibility to Lund and Malmö, in particular, is vital for Eslöv, with commuting occurring both to and from the municipality.

# URBAN CONTEXT

## Description of the city

Eslöv is a town deeply shaped by the railway. In 1858, the section of the Southern Main Line Södra stambanan (the Swedish Main Railway) passing through Eslöv was inaugurated, and the town grew rapidly, becoming an important hub for trade and industry. Initially, Eslöv expanded irregularly, but soon more structured development followed, first with the Swedish state's ideal city plan for railway communities and later with an urban plan developed by Erik Bülow-Hübe. Bülow-Hübe's plan included a clear vision that the town should develop with distinct characteristics on either side of the railway. The western side was primarily designated for housing and commerce, while the eastern side was intended for industrial activities. This division remains visible in the town over 100 years later. Although the eastern part of Eslöv now also includes housing and services such as retail, schools, and sports facilities, it is the industries that have left a lasting mark and shaped the area. This trend has been reinforced by the increasing size and enclosed nature of industrial zones.

Eslöv has many buildings of significant cultural and historical value. Among them are several related to the railway and the town's industries, such as the station house, water tower, and warehouses. Crowned above all is Eslöv's Medborgarhus (Civic Hall), designed in 1957 by Hans Asplund, the winner of an architectural competition. The Civic Hall is a listed historical building and protected under the Hague Convention.

The railway's significance for Eslöv's growth is emphasized by the designation of the town as a national interest for cultural heritage management. This status highlights the importance of the railway and industrialization in the development of modern urban areas. It demonstrates how a rural stop in the countryside could evolve into a planned railway community and eventually a town. The strategic location of Eslöv along the Södra stambanan continues to underpin its development, as reflected in the municipality's vision: "Welcome to Skåne's best location! In Eslöv Municipality, you can live, work, and thrive in the heart of Skåne – with the world at your doorstep."

Today, just over 20,000 of the municipality's nearly 35,000 residents live in the municipal main town. The population has steadily increased over the past decade and is expected to continue growing in the next ten years, albeit at a slightly slower pace. The demographic structure of Eslöv Municipality is essentially the same as that of Sweden as a whole.

Eslöv's location in the middle of an agricultural landscape means that the question of how the town should grow is constantly present. The town is relatively compact, with only about four kilometers

between its western and eastern borders. This makes the train station and the two local bus routes highly accessible for many residents. Despite this, car use is prevalent; 55 percent of all trips between 1 and 3 kilometers are made by car.

Despite its proximity to the labor markets of Lund and Malmö, Eslöv maintains the character of a town rather than a suburb. It offers a wide range of municipal services and a thriving business community, with over 1,300 active companies providing approximately 4,300 jobs. Key industries include food production and manufacturing, aligning well with Eslöv's historical roots.

Currently, a nationally recognized redevelopment project is underway in Eslöv. An old distillery in eastern Eslöv is being converted into housing with a focus on reuse. Existing materials are being repurposed, and the building's footprint is being adapted for new uses. In this project, the municipality has taken a leading role in advocating for reuse, emphasizing that structures, buildings, and materials should be recycled wherever appropriate.

The 2018 municipal comprehensive plan highlights attractive residential areas, safety, and environmental and climate issues. Growth is to occur near public transport, featuring dense and varied urban and rural environments. Green and blue assets are to be preserved and enhanced. For Eslöv's urban area, Östra Eslöv is identified as a key focus area for urban transformation.



"Medborgarhuset" (The Civic Hall) (1957).



Fields around Eslöv. Photo by Susanne Hultman



Eslöv, with its nine castles, is one of the most castle-dense areas in Sweden. Photo by Christoffer Borg Mattisson



Nature trails in Rönne.



Eslöv with the "Stora torg" (square) in the middle. Photo by Christoffer Borg Mattisson

# RESOURCES

The resources of Bruksstaden largely revolve around its location. It is centrally situated in the city, close to the train station and city centre functions. It is also near many municipal services, such as preschools, primary and secondary schools, sports facilities, as well as assisted living and elder care facilities. The nearby Idrottsparken (Sports park) area, adjacent to the competition site, is planned by the municipality to be developed into a meeting place for both educational and community activities. The fact that the site is already in use is also an asset, as there is existing technical infrastructure in place.

The location in Östra Eslöv gives the site a distinct character, surrounded by industries to the north and south. A freight track running directly through the area can be seen as a limitation but is also a resource that adds to the complexity of the site and illustrates how different historical periods influence each other. Within the competition area, several culturally and historically significant buildings can be found, including residences, an old shoe factory, a slaughterhouse, and a parish hall. The brick wall enclosing the property, which serves as the "core" of the competition area and is currently used for recycling activities, is a structure that plays a key role in defining the character of the area.

There are buildings on the site with lower preservation value that can be repurposed for new construction by reusing building materials. The fact that Östra Eslöv has historically been a place for various activities without a fixed form lends the competition site a pioneering spirit and versatile character.

One consequence of the majority of the competition area having been, and still being, a site for industrial activities is that much of the surface is paved, with limited greenery. Therefore, it is essential to preserve and enhance the green assets and ecosystem services that exist. The most significant natural feature is the apple orchard located in the northwestern part of Bruksstaden. Adjacent to the orchard is a green space that serves as a low-lying area where water often collects. The challenges of building on this area make it more suitable for development as a space for recreation and biodiversity.

In summary, Bruksstaden has a wealth of resources ready to be utilized in creating a new neighborhood in Östra Eslöv, where a site currently used for recycling will itself be repurposed and recycled.



The brick wall.



Östergatan with Carl Engström´s High School on the left-hand side.



An apple orchard.



The freight track.





Aerial photo of the competition area. Photo by Christoffer Borg Mattisson



Eslöv with the project site on the eastern side of the railway. Photo by Christoffer Borg Mattisson

## RE-SOURCING

### Cultivating Resilience Through Synergy

The fragility of Earth's ecosystems and the increasing strain of social crises underscore the urgent need for new ways of planning and designing well-functioning and attractive living environments. Moving beyond harmful cycles of extraction, overconsumption, and pollution, requires practices that regenerate ecosystems and foster equitable relationships between nature and culture. By combining ecological balance, socio-spatial justice, and the health of all living beings, the goal is to cultivate a resilient and inclusive vision for the future.

Rethinking our relationship with the fundamental elements of nature—water, air, earth, and fire—is essential. These elements sustain life and hold symbolic significance but become sources of risk when exploited unsustainably. Flooding, wildfires, and polluted air are just some of the catastrophic outcomes of harmful human activity. Restoring these forces to their regenerative roles forms the basis for a harmonious alliance between human settlements and the natural world.

As society evolves digitally and adapts socially, how we live and interact will change accordingly. Well-designed and visually appealing environments that balance privacy and community—with a foundation of solidarity—are crucial. Such spaces must integrate bioclimatic and permacultural strategies, enabling humans and non-humans to coexist and thrive. The challenge lies in creating conditions where diverse forms of life can flourish, by balancing technological progress with ecological responsibility.

Materiality plays a pivotal role in this transformation. The built environment, often seen merely as a backdrop, holds untapped potential for circular practices. By minimizing new construction, reusing existing spaces, and recycling materials like stone, earth, and fiber, we can alleviate pressure on natural ecosystems. These practices not only conserve resources but also reconnect communities with their environments through local expertise and stewardship.

This approach leads to a dynamic interplay of regenerative and forward-thinking processes:

- Revitalizing natural elements by recognizing their energy, symbolism, and regenerative potential while mitigating risks of environmental degradation.

- Healing ecosystems by removing environmental burdens and creating healthier conditions for sustainable living.

- Designing inclusive spaces that blend intimacy, community, and solidarity while fostering cooperation between humans and non-humans.

- Encouraging circular material practices that prioritize reuse, recycling, and the incorporation of local knowledge for sustainable development.

- Strengthening biodiversity through a closer connection between nature and culture, fostering hybrid environments that support life.

- Addressing resource scarcity through innovative solutions that bridge ecological and societal challenges.

- Engaging local populations in participatory processes to align global ecological goals with tangible community actions.

The sites in focus provide opportunities to reconnect nature and culture, creating mutually beneficial relationships. Whether revitalizing abandoned areas, reusing resources, or enhancing green initiatives, the aim is to transform neglected spaces into vibrant, sustainable environments. Strengthening biodiversity alongside human activity and linking fragmented landscapes are central to this vision.

Life's natural rhythms—day and night, seasons, tides—serve as powerful inspiration for these projects. Designing environments aligned with these cycles fosters ecosystems where humans and non-humans collaborate in regeneration. Local networks, such as green corridors or urban grids, can further strengthen these connections, enhancing biodiversity and ecological health.

This is more than a shift in project execution; it is a transformation in how we approach design, planning, and stewardship of the environments we share. By intertwining ecological restoration, social inclusivity, and circular materiality, this vision creates spaces that are resilient, regenerative, and adaptable to future needs—while fostering beautiful and inclusive living environments.

## RE-SOURCING BRUKSSTADEN

Bruksstaden in Östra Eslöv is an area rich in industrial history and full of potential for future development. The goal is for the project area to become a robust, inclusive, and sustainable district that promotes a sustainable lifestyle. Its central location offers an opportunity to better connect eastern and western Eslöv. Through strategic connections and meeting points, the isolated residential area of Berga can be integrated with the rest of the town.

A central ambition for the project is to utilize and develop existing resources. How can new uses be created for valuable buildings? In the "Gäddan" and "Mörten" blocks, there are buildings likely to be demolished, allowing bricks and other materials to be reused in new constructions. Bruksstaden can serve as a model for sustainable building practices by utilizing recycled and locally sourced materials, thereby reducing the need for new raw materials. By repurposing streets, preserving buildings, and strengthening infrastructure such as electricity, water, and district heating, the project aims to minimize climate impact while repurposing the entire district.

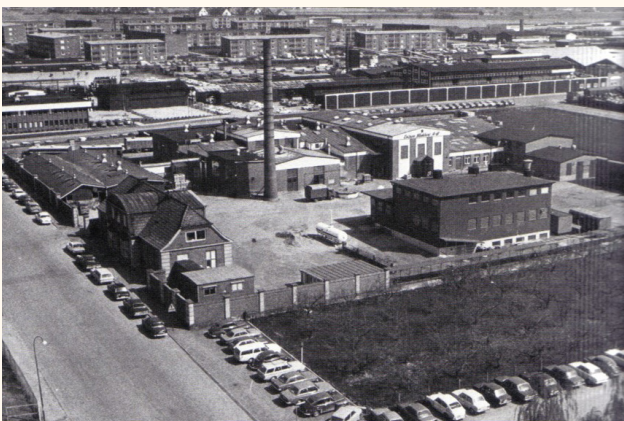
The site's industrial history has had a large environmental impact and left significant traces, not only in terms of buildings and layout but also in the soil. Since the mid-20th century, part of the area has been used for scrap and waste management, and today a large recycling facility operates there. A key element of the project is taking responsibility for the land and our living environment. The existing operations will relocate in just over a year. When the current operations move, the soil will require remediation and restoration to

support residential and community life. The goal is to transform polluted, nearly sterile land into fertile soil that can sustain vegetation and soil organisms.

Bruksstaden can leverage natural elements to create a more sustainable district. By developing green corridors and parks that function as natural water reservoirs and recreational areas, new ecosystem services can be established, enhancing both quality of life and the district's resilience to climate change.

By integrating the principles of Re-Sourcing, Bruksstaden can evolve into a sustainable and innovative district that optimizes natural, social, and material resources. This transformation will improve residents' quality of life and contribute to a more resilient and inclusive urban environment.

There are relatively few people working or staying in the area, yet it remains an area with a significant impact on its surroundings in terms of transport and noise. Originally, the area hosted numerous workers, but today only a handful remain. The competition task is to reuse the land in a way that allows it to serve more people again. Revitalizing the area is crucial, as it can reconnect different parts of the town and bring urban life back to the city's core. Revitalization also represents sustainable land use, as living close to a train station and within a context that offers services supports sustainable lifestyles. Children should be able to walk to school and visit friends. The task is to repurpose an urban environment, giving it new life and purpose.



A historical photo of the old slaughterhouse.



Timber trade at Mörten, viewed from Bruksgatan.

## REFLECTION SITE (MARKED IN RED)

The reflection site primarily consists of the urban transformation zone on the eastern side of the railway. It also includes part of Eslöv's centre, characterized by its stone-city architecture located west of the railway. This part features a dense and urban character with buildings made of red and yellow brick, typical of the local architectural tradition. Notable landmarks here include the train station, the main square, and the Civic center "Medborgarhuset".

Östra Eslöv boasts a unique blend of historic industrial buildings and modern residential developments, lending the area a distinctive charm and identity. The urban redevelopment encompasses the development of several sub-areas and pathways, each with its own character and purpose:

### "Järnvägsstaden" (The Railway City)

Located near Eslöv station, this area features a mix of historic industrial buildings and new multi-family housing. Prominent historical buildings like "Lagerhuset" and "Spritfabriken" will be complemented by modern office spaces and residences. The transformation of "Spritfabriken" is already underway and is expected to be completed within the year. Work is ongoing to draft a new detailed plan for adjacent areas, enabling the construction of 250 new homes.

### "Bruksstaden" (The Industrial District)

This former industrial zone will be transformed into a residential area with approximately 1,000 new homes. The district will emphasize greenery and attractive recreational opportunities, with a strong focus on sustainability and innovation. Green connections eastwards through "Berga" and to the new district park in "Berga Trädgårdsstad" will enhance its appeal.

### "Berga"

A residential area from the 1960s, consisting of three-story apartment buildings. The area will be complemented with new tower blocks to increase density while preserving existing green spaces. "Berga" is known for its spacious green areas and car-free courtyards, which contribute to its tranquil, verdant character. A new park corridor is planned to cross "Ringsjövägen\*" and continue to "Idrottsparken".

### "Berga Trädgårdsstad" (Berga Garden City)

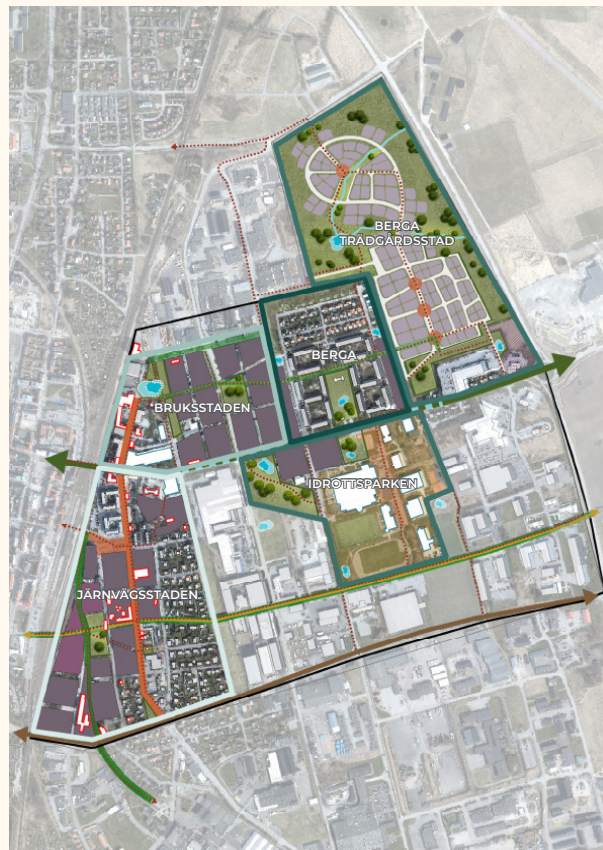
This new residential area will feature small houses, terraced houses, and apartment buildings. It will maintain a small-scale character with lots of greenery and open stormwater solutions, designed according to garden city principles. A large park will be constructed here, envisioned as a central attraction for all of Eslöv.

### "Idrottsparken" (Sports Park)

Already an important community hub, this area includes schools and sports facilities. It features a primary and secondary school (grades 1-9), outdoor and indoor football and tennis courts, and a vibrant community life that makes it a key site for education and recreational activities. The area along "Östergatan" will be supplemented with new residential developments.

### "Östergatan/Ringsjövägen"

This thoroughfare connects "Stora torg" with the "Flygstaden" commercial area in the east, offering potential to develop into an attractive urban street between two major destinations. It will serve as the backbone of the "new" Östra Eslöv, providing a vital connection for cross streets and pathways. "Östergatan" will be designed to encourage slower traffic and create an inviting atmosphere for pedestrians and cyclists, with sections near the high school already redesigned for this purpose. More space has been allocated for plantings. The street will have a varied width and include multiple points of interest along its length, fostering activity throughout the day and countering its perception as a mere access road.



Future urban planning.



The reflection site bordering the residential area of Berga to the west. Photo by Christoffer Borg Mattisson



Project site with surroundings. Photo by Christoffer Borg Mattisson

# PROJECT SITE

## PROJECT SITE (MARKED IN YELLOW)

Bruksstaden is a centrally located area in Östra Eslöv and is therefore an important piece in the development of the city as a whole. The site is undergoing a comprehensive transformation to become a modern and attractive district that will connect the upcoming Berga Trädgårdsstad and existing Berga in the east, with the city center and the rest of the city.

The site has a rich industrial history and has been home to various types of operations, including a slaughterhouse, shoe factory, timber trade, and scrap dealer. In the middle of the area is a large recycling facility, which forms both a mental and physical barrier in the city.

The area is characterized by its large industrial blocks lined with long industrial streets and a railway track running through the area. The northwestern part of the project area constitutes the lowest point in all of Östra Eslöv, where large amounts of water flow and accumulate during heavy rainfall. There is a small green area with a beautiful old apple orchard that could be developed into a park, something that is in short supply in this hardened part of the city.

Right next to the project site, two strategically important routes intersect: Östergatan, the future backbone of the area, and Kvarngatan, one of the most historically significant streets in Eslöv. It currently serves as a main street in the eastern station area and was previously a main entrance to Eslöv from the south, with a connection to Lund. Kvarngatan got its name in 1881 after the three windmills that once stood along the road. These mills were an important part of Eslöv's early economy, which was dominated by grain trading.

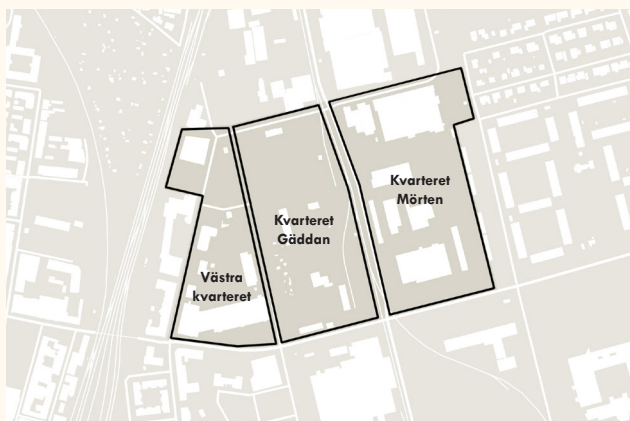
Bruksstaden is divided into three blocks.

Western Block: Farther west in the project area is the western block, which includes part of Carl Engström

High School, Eslöv's only high school. The school area extends on the other side of Östergatan and functions as a cohesive school with three different buildings. The western block also includes a preschool. Along Kvarngatan, which forms the western boundary of the area, there are also offices and a church. Several culturally and historically valuable buildings are also located along the street.

Block Gäddan: The core of the area is the Gäddan block with the recycling facility. The block contains two culturally significant buildings: an old shoe factory in the south and the former slaughterhouse office in the north. The former is currently used by the municipality but could have a new function. The latter has been unused for a long time and is in poor condition and needs to be renovated and given new life and purpose. The block is largely surrounded by brick walls, built with various bond patterns and coverings. In the western part, there is a green corridor with some allotment gardens in the south and an apple orchard in the north, as well as a small skatepark. In the eastern part, there is the industrial railway track, where "Smurfit Kappa" transports goods from its factory, both south to Europe and to northern Sweden. Approximately one train passes through each week. The industrial track runs along Bruksgatan, a street that stretches more than two kilometers through the entire eastern Eslöv.

Block Mörten: On the other side of Bruksgatan, farthest east in the competition area, lies the Mörten block, which houses several different businesses. This is where Nils Johnson started what would become one of Sweden's largest timber trade operations in the early 1900s. Today, remnants of the business remain in the form of a building materials trade in the south. The block also houses a blacksmith workshop and offices in the far north. The closest neighbor to the block is the residential area of Berga.



Bruksstaden is divided into three blocks.



Buildings of particular value: (see images on page 15,16,17).



1. "Lantmännens silo".



2. "Gamla slakteriet" (The old slaughterhouse).



3. Originally a factory with an office building facing Kvarngatan.



4. Villa from the year 1920.



5. "Gamla mejeriet" (The old dairy)(1919).



6. "Österkyrkan"(Church )(1896).



7. "Ulla Billqvist hus" (1904).



8. A former grocery shop (1899).

# TASK

## COMPETITION TASK

The competition task is to propose how an industrial area can be transformed into a vibrant district with approximately one thousand homes and several other functions. The area should become an integrated part of the city, connecting the western and eastern parts of Eslöv.

The municipality wants the competitors to draw inspiration from both the site's conditions, with its industrial history, and from the development of the older town center across the railway, showing how this can be innovatively reflected in the urban planning.

### Questions:

- The municipality wants the competitors to draw inspiration from both the site's conditions, with its industrial history, and from the older city centre on the other side of the railway, showing how this can be innovatively reflected in the urban design.
- By developing the project area, we want to connect and include the residential areas on the eastern side of the project area with the rest of the city. How can urban planning contribute to this?
- According to a Swedish study, living close to industries is one of the factors people are most negative about when evaluating how they want to live. In Östra Eslöv, industries will remain mixed with the emerging city. The project area borders industries to the north. How should this meeting be designed?
- A railway track runs through the project area serving industries. The municipality wants to keep the track to promote sustainable transport, but how should it be integrated into the future urban landscape?

- To the east of the railway, there is a lack of greenery in Eslöv. How can green spaces and vegetation be integrated into the area? There needs to be a space for water management where a park is also suitable, but how can greenery be introduced in other ways? How can the city be shaped so that greenery leaves a clear imprint on the urban landscape and new ecosystem services are created to improve the quality of life and help the city withstand climate change?

- A central ambition of the project is to demonstrate how to utilize and develop the values and assets that already exist. How can new uses be found for valuable buildings and materials and infrastructure from the site be reused? By rebuilding streets, preserving buildings, and strengthening infrastructure such as electricity, water, and district heating, the goal is to minimize the climate impact and repurpose an entire district.

- The relationship between the small industrial town of Eslöv and the large agricultural landscape surrounding the city, historically dominated by castles and their vast estates, is somewhat paradoxical — a small industrial town among castles. This paradox may come to a head in the current area, which is part of the original central industrial city. Developing the site presents a unique challenge: How can we develop the area in a way that honors Eslöv's history as an industrial town and tells something about its relationship to the landscape? Can we tell the story of an industrial town among castles?

- The participants should consider whether there are industrial buildings that can be repurposed or if they should be demolished, converted, or materials reused.



9. "Näktergalen 1" A former warehouse building (1870s).



10. "Östra skolan".



### Planning Principles:

The detailed master plan for Östra Eslöv includes a number of planning principles that outline the overarching starting points for the planning of Östra Eslöv.

- Consolidate development in areas and corridors.
- Make Östergatan/Ringsjövägen the backbone of the area and connect activities to it.
- Create conditions for both businesses and housing where mixed-use city is the key principle.
- Complement existing buildings with different types of housing.
- Preserve the diversity within the area and retain elements from previous land use.
- Create clearer urban spaces with a focus on making them more attractive for pedestrians and cyclists.
- Actively work with shortcuts and connections as a foundation for a fine-grained structure in the area.
- Highlight greenery and water management and use them to create urban quality.
- Ensure that the life cycle perspective and resource management are integral in all phases of development in Östra Eslöv. This applies to material choices for buildings and infrastructure, as well as solutions for energy, waste, water, and sewage.

### Principles specific to Bruksstaden:

- The area should include about 1,000 housing units in a dense urban setting with building heights up to five stories.
- A park should be established to manage stormwater and rainwater in the area's low point, and the

park should have a green connection to the new neighborhood park in "Berga Trädgårdstad" through the small housing area in the northern part of Berga.

- Opportunities for small grocery stores and other businesses compatible with a dense urban character should be identified.
- To reduce noise, the blocks facing Östergatan should be enclosed on the street side, but openness in the design of the blocks is desired to make Bruksstaden either a variation of the traditional city centre with its closed perimeter blocks or have a different character.
- The detailed comprehensive plan highlights functions such as a school and sports hall in the area. Population growth may lead to a need for a new primary school (1-6 or 7-9) and a new sports hall. One alternative currently under discussion by the municipality is to expand the existing primary school and build a new sports hall within "Idrottsparken". The question is whether part of the competition site should be used for a new school and sports hall or if it is better to meet the needs within "Idrottsparken" and use the land in the competition area for other purposes. A new primary school would need approximately 6,000 sqm gross area and around 9,000 sqm of open space and other land area. A sports hall is estimated to require approximately 4,000 sqm area.

The urban development in Östra Eslöv has an explicit ambition to be a flagship project and a role model for how to work with sustainability in urban development. The municipality has, among other things, tested new analytical tools to manage traffic, climate, and ecosystem services more strategically. The municipality is also participating in an EU-funded cross-border Interreg project aimed at enabling fossil-free construction and building sites. The municipality is positive about innovative solutions for the challenges present in the area.



11. Building from Eslöv's Shoe Factory.



12. The Mörten block (the old Johnson's timber trade).

## GENERAL

### Submission requirements

Below are abridged submission guidelines — please visit Europan Europe's website to read the submission requirements and competition rules in their entirety.

Proposals should consist of three panels and a text. The panels should be in A1 (594 x 841 mm) portrait format. The content should — in drawings, images and text — explain how the proposal relates to the site's needs and to the theme of "Re-sourcing", and how the proposal's architectural values relate to context and the surrounding environment. The content should include a three-dimensional representation of the proposal (for example in perspective, photo montage or model photography). The accompanying text should be a maximum of four A4 pages long and present the proposal ideas, as well as a suggested process of implementation (for example, transforming the plot in a certain order)

## JURY

### Europan 18 jury

Members of the competition jury:



Pernilla Wåhlin Norén, SE  
Chairman of jury  
– Architect and Building Conservator  
– City architect of Borlänge  
– Board member of Swedish Architects Plan academy  
– Borlänge, Sweden



Johan Arrhov, SE  
– Architect  
– Founding partner, Arrhov Frick Arkitektkontor  
– Visiting professor Accademia di Architettura Mendrisio Switzerland  
– Stockholm, Sweden



Lone-Pia Bach, SE  
– Professor architectural preservation at Royal institute of art  
– Founder of Bach architects  
– Stockholm, Sweden



Meta Berghauer Pont, SE  
– Professor in Urban Morphology and Urban Design at Chalmers University of Technology in Gothenburg  
– Runs the research group SMOG  
– Norrköping, Sweden

### Competition timeline and dates of importance:

**Monday March 3<sup>rd</sup>, 2025** -The competition opens. All competition sites are presented. Registration and download of complete competition documents starts.

Launch event, with lectures and presentations. See Europan Sweden's website.

**Tuesday April 1<sup>st</sup>, 2025** - Site visit with site representatives (pre-registration to info@europan.se required).

**Friday May 16<sup>th</sup>, 2025** - Last date for competition questions.

**Friday May 30<sup>th</sup>, 2025** - Last date for answers to competition questions.

**Sunday June 29<sup>th</sup>, 2025** - Last day for submitting competition entries.

**Monday Nov. 17<sup>h</sup>, 2025** - Competition results and winners are published.



Helle Juul, DK  
– Architect, Ph.D.  
– Founding partner of JUULFROST Architects  
– President to INTA  
– Copenhagen, Danmark



Sam Keshavarz, SE  
– Landscape architect  
– Founder of Outer Space Arkitekter  
– Stockholm, Sweden



Øystein Rø, NO  
– Architect  
– Founding partner Transborder Studio  
– Oslo, Norway

### SUBSTITUTES:

Anders Johansson, SE  
– Architect  
– Founding partner at Ateljé Södersvik  
– Stockholm, Sweden

Frida Öster, SE  
– Architect  
– Municipal architect of Nynäshamn Municipality  
– Stockholm, Sweden

## REFERENCES

### About the European competition

European Europe. This includes rules for the the competition:

<https://www.european-europe.eu>

European Sweden:

[www.european.se](http://www.european.se)

Instagram account for European Europe. Lots of previous winners and examples:

[https://www.instagram.com/european\\_europe/](https://www.instagram.com/european_europe/)

Instagram account for European Sweden:

<https://www.instagram.com/europansweden/>

### About Eslöv Municipality:

<https://eslov.se/>

<https://utveckla.eslov.se/platser/ostra-eslov/stadsutveckling-ostra-eslov/>

<https://eslov.se/bygga-bo-miljo/samhallsutveckling/oversiktsplan-och-detaljplaner/oversiktsplan/fordjupad-oversiktsplan-ostra-eslov/>

<https://eslov.se/wp-content/uploads/parkerings-norm-for-eslovs-kommun.pdf>

<https://kartportal.eslov.se/portal/apps/experience-builder/experience/?id=10b980b0a1464b869a133fe3ff-41be14>

<https://historia.eslov.se/>

Parking Standard for Eslöv Municipality 2020

<https://eslov.se/wp-content/uploads/parkerings-norm-for-eslovs-kommun.pdf>

Film about the Overview Plan for the Development of Eastern Eslöv

<https://www.youtube.com/watch?v=UP3vm5rqe-U>

### Relevant laws and regulations

Accessibility:

<https://www.boverket.se/sv/byggande/tillganglighet--bostadsutformning/tillganglighet/>

BBR, the Swedish National Board of Housing, Building and Planning's building regulations in English: :

<https://www.boverket.se/en/start/publications/2019/boverkets-building-regulations--mandatory-provisions-and-general-recommendations-bbr/>

Temadelar detaljplan. Boverket's guidance on specific planning issues:

<https://www.boverket.se/sv/PBL-kunskapsbanken/planering/detaljplan/temadelar-detaljplan/>

## PUBLIC PROCUREMENT

### Public tendering – Swedish sites

European 18 is a design contest with the purpose of negotiating a subsequent service contract. We will further inform the Swedish contracting authorities in the document "Europeanhandboken".

A registered company is not required to compete, but it is required for a subsequent commission from the site owner.

### Legal Provisions for Foreign Architects

In Sweden the title "architect" is not protected, nor is the profession. Anyone can apply for a building permit. There are no legal restrictions to foreign architects exercising their profession in Sweden or having their projects implemented. It is however common that foreign architects in this situation for practical reasons collaborate with a Swedish architect.

In European, the competition rules stipulate that each team must include an architect. As architect counts all persons with a five-year architectural degree (master's degree). For the Swedish sites, we will approve everyone with a European degree that is accepted for a professional title by Architects Sweden (in Swedish "Sveriges Arkitekter", the national architects' organization). If your degree is not from a European country, you have additionally to be a member of a national European architects' organization affiliated with ACE or UIA.

For more information please see [www.european.se/faq/](http://www.european.se/faq/)

# ABOUT EUROPAN

WANT TO KNOW MORE?



Visit our website:  
[www.europan.se](http://www.europan.se)

## CONTACT INFORMATION:



E-mail: [info@europan.se](mailto:info@europan.se)

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## EUROPAN SWEDEN



**The Swedish European Secretariat is run by Asante Architecture & Design.** Europän 18 is under the auspices of Architects Sweden.

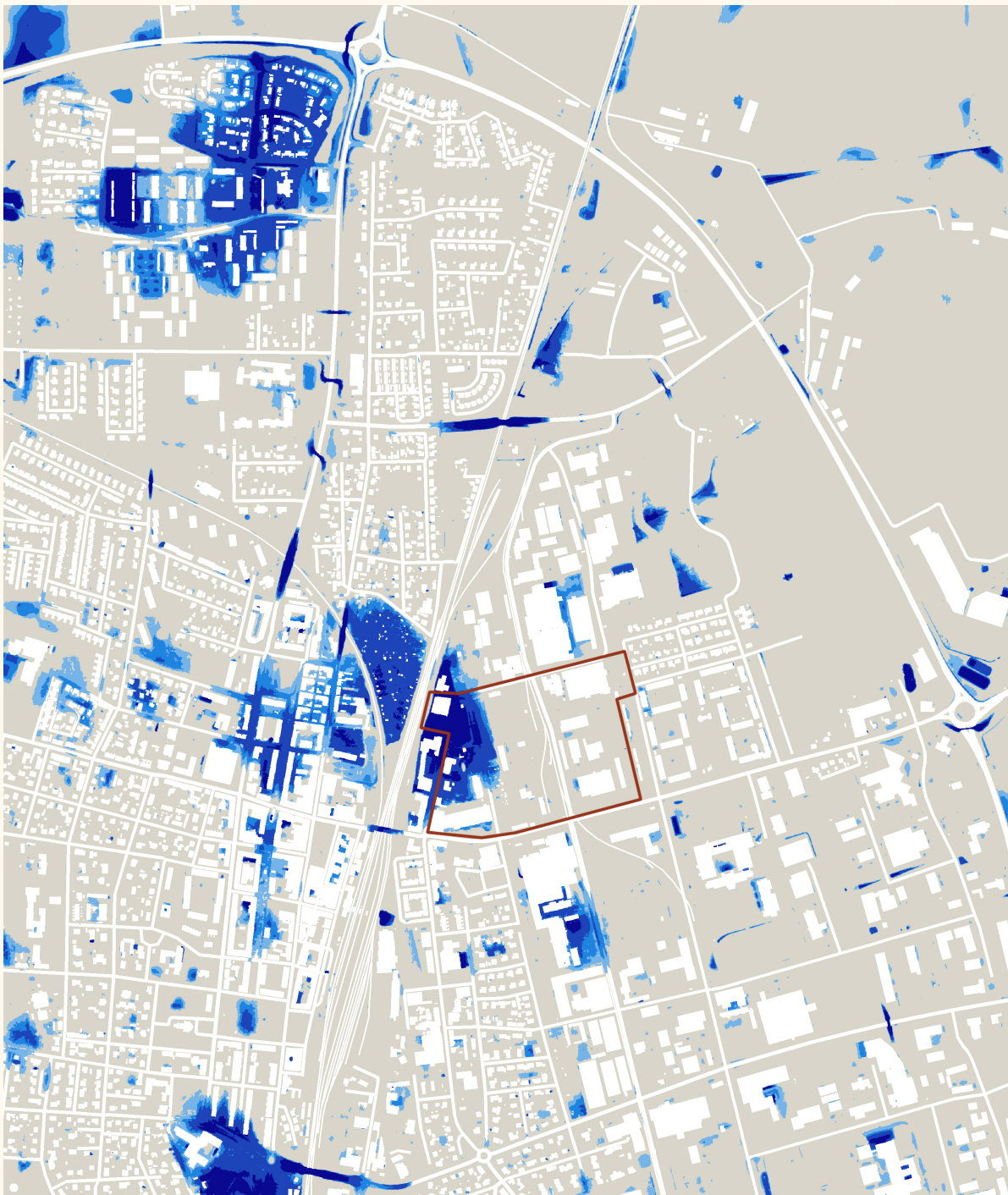
**asante**  
ARCHITECTURE & DESIGN

Sveriges Arkitekter

## PLUVIAL FLOOD MAP

The purpose of the flood analysis is to identify problem areas within the eastern part of Eslöv town and propose concrete mitigating measures for the affected areas.

The main accumulation area is along Kvarngatan, which has lower elevation levels than the surrounding areas, creating a low point. Water depths greater than 1 metre can be expected during heavy rainfall.



### EXISTING TREE CROWN COVER RATIO

To the east of the railway in Eslöv, there is a notable lack of greenery. Except in the existing apple orchard, which is considered a valuable resource. Green spaces and vegetation should be integrated into the area to create a more sustainable and inviting environment.



## PARKS AND GREEN SPACES MAP

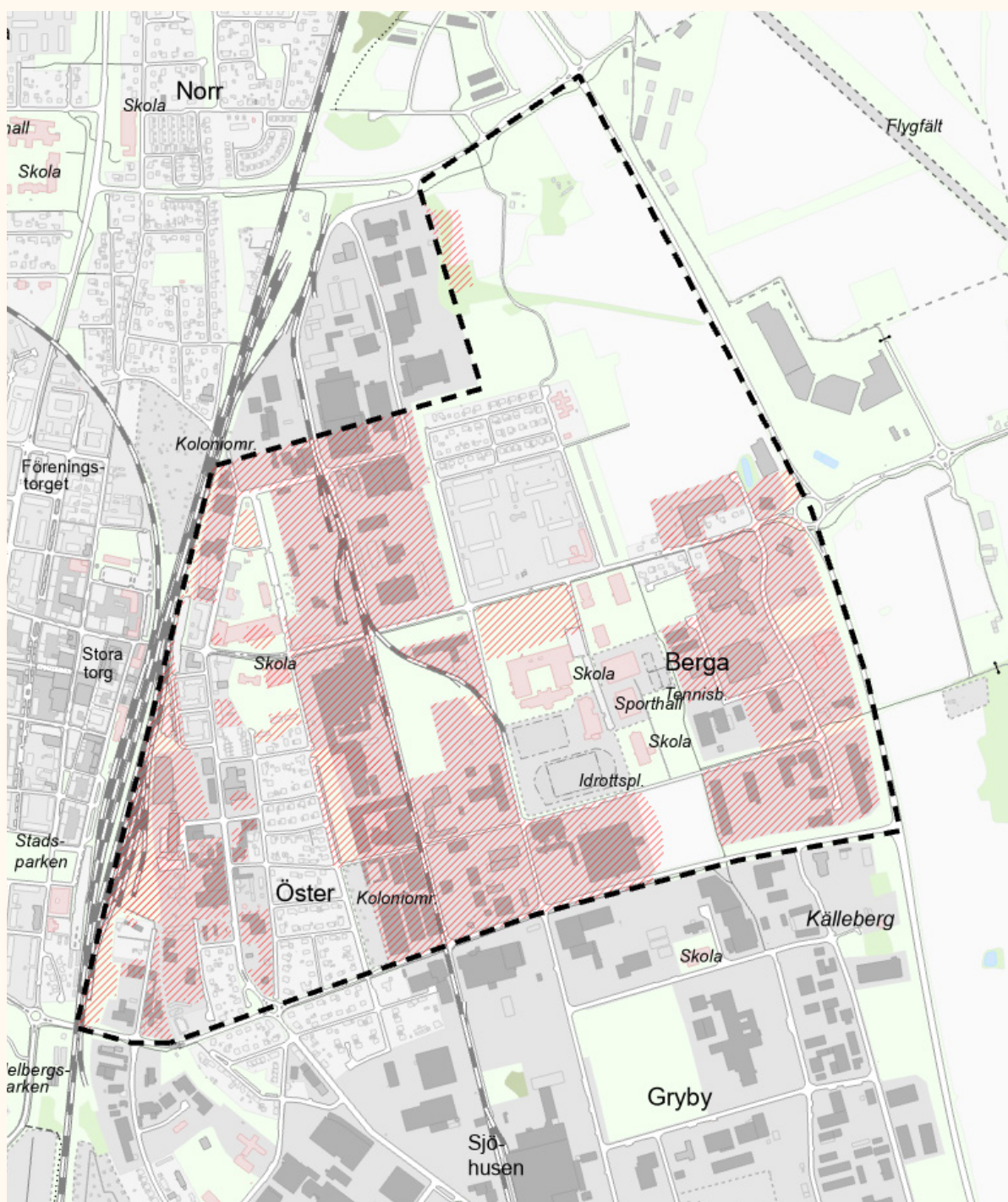
There are several parks in Eslöv, and there is a desire to create additional green spaces on the northeastern side of the railway.



## BRUKSSTADEN

### Contaminated land risk map.

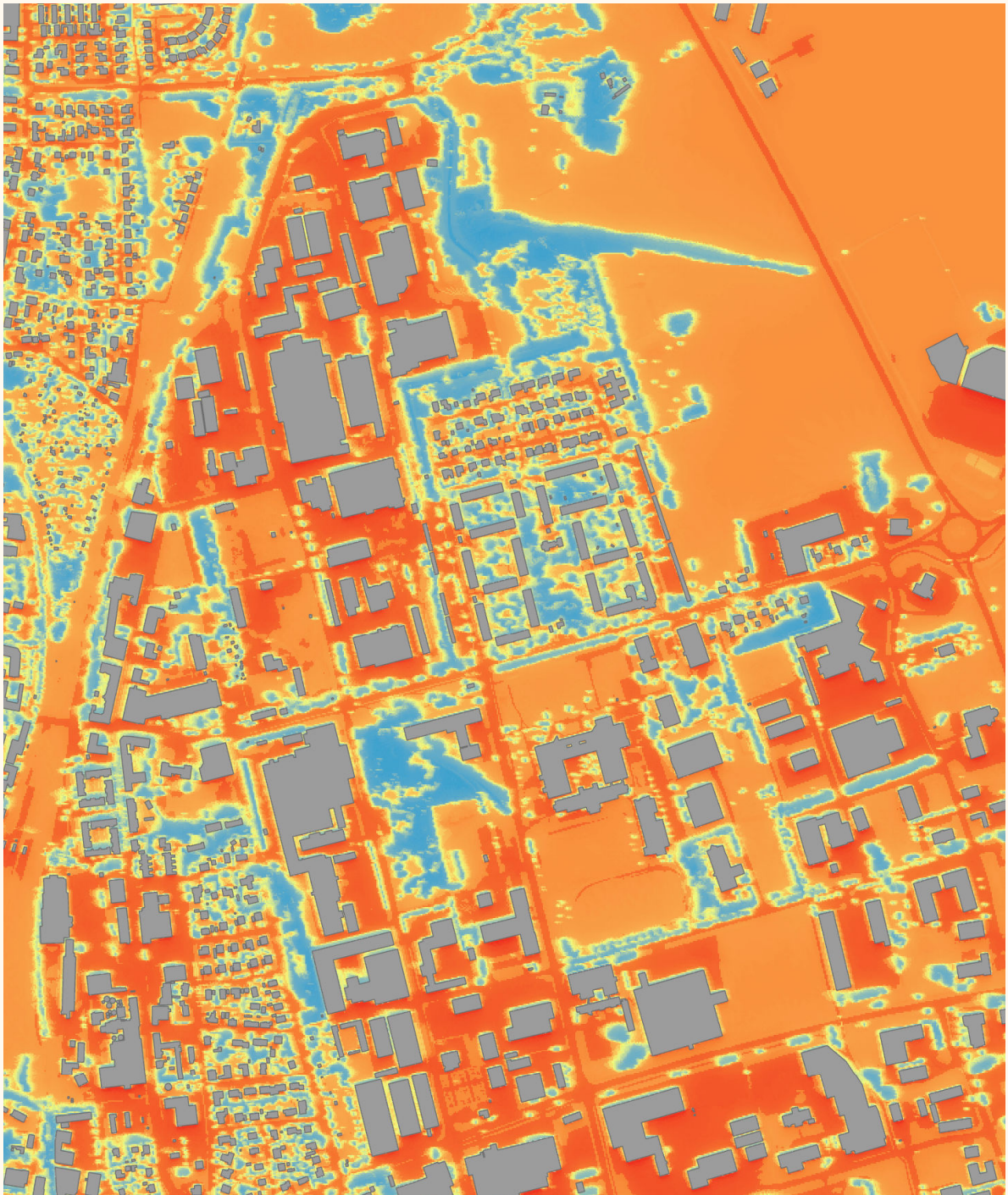
All land within the project site will be remediated in preparation for future urban planning.





## RADIATION TEMPERATURE MAP

The current lack of trees and green spaces in the industrial town results in high temperatures in the area. Local variations reflect the extent of asphalt coverage. Enhancing green spaces and corridors is desirable to help keep temperatures low during warm seasons.



## ESLÖV 1913

Eslöv's city plan from 1913, featuring the fine-grained city blocks on the western side of the railway and industrial areas on the eastern side.

