

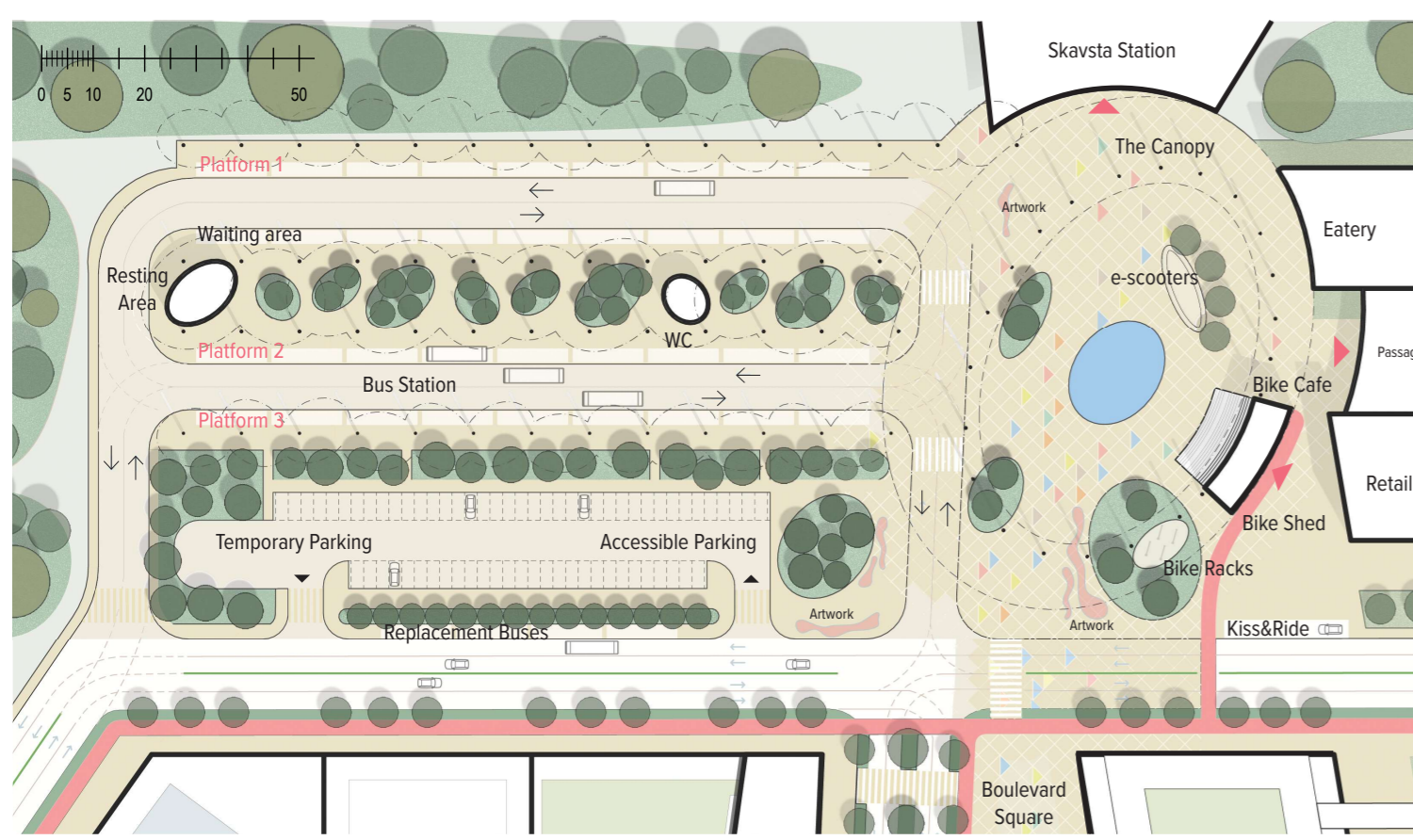
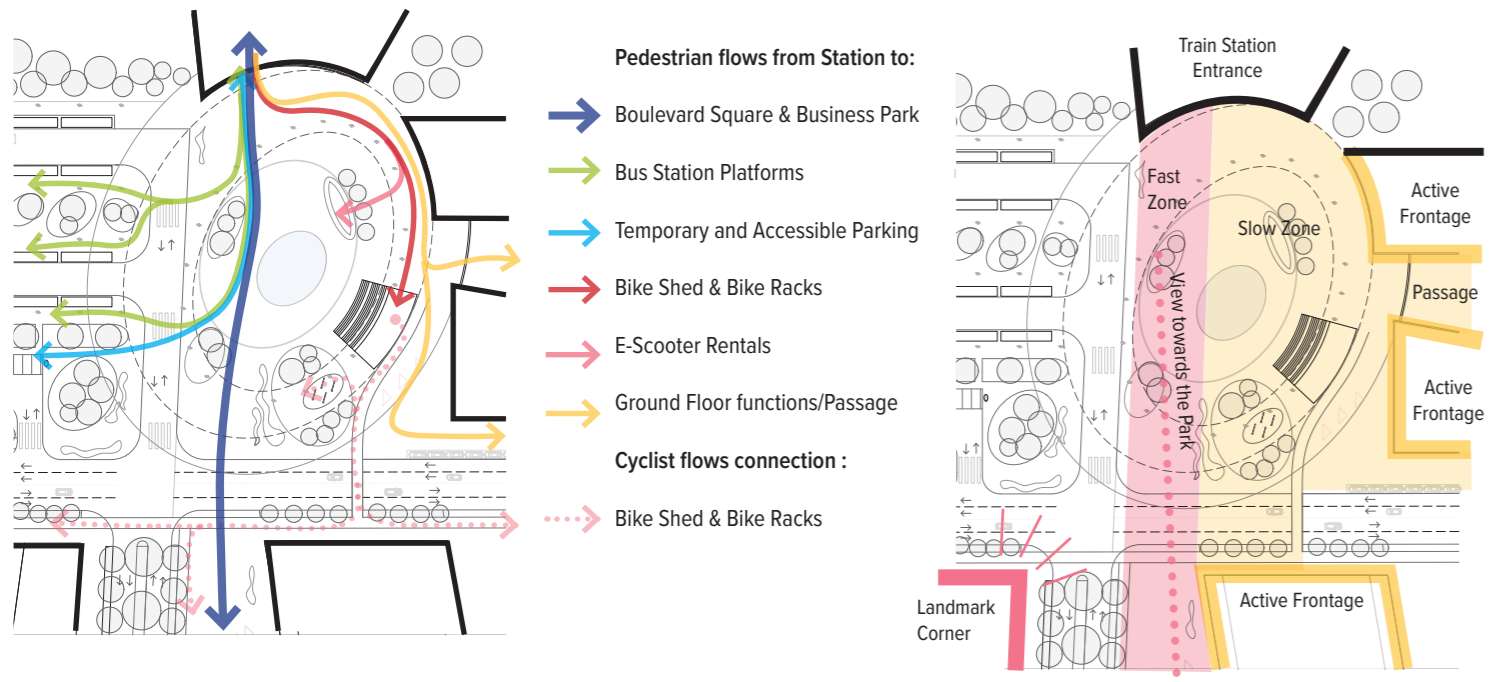
SKAVSTA SQUARE

The Station Square is the main Gateway to the Skavsta Park being the point of arrival of all public transport. With its design we aimed to create a space catered to receive the pedestrian flows from the new transport interchange hub, but also of a sense of grandeur and awe for Skavsta Park.

Making nature a priority in our design, in this instance materialises as the visual connection we establish between the Station Square and the Forest Park through the Boulevard Square. Upon exiting the Station, one finds themselves beneath a captivating elliptical canopy, gracefully floating above the expanse of the square. This unique structure seamlessly connects the facades of neighbouring buildings with the waiting platforms of the bus station, forging a distinct sense of place and firmly establishing the identity of Skavsta.

Kiosks, the Bike Shed, art and planting, have been located appropriately, avoiding physical obstructions to enhance visual connection with the bus platforms and adjacent urban grain improving pedestrian movement towards and from the new development area.

A flexible area designated for a water feature - pond - using a system to capture, filter and reuse rainwater can be also used as a stage while seating along the indoors Bike Shed Pavilion creates the opportunity for small assembly events. The Bike Shed Pavilion houses 450 bike spots and is strategically located blocking the noise and pollution of the peripheral road protecting the inner part of the Station Square.



BIODIVERSITY

The Biodiversity strategy aims to protect, enhance and increase the range of habitats that occur in our site. Traditional orchards consisting of trees with meadow grass underneath become home to a variety of small birds and pollinators. Rotation small scale farming using ecological methods, apart from adding to the local food production of the area, they become home to harvest mice, rabbits, birds etc. Increasing woodland will need to be done in a way it does not dominate. Encouraging marshlands and wetlands habitats with low growing shrubs will help to slow flood water movements as well as provide habitat for estuary birds and wildlife. Ornamental vegetation and improved grassland along the green fingers are an opportunity to proliferate some more local species and enrich the green network. Hedges and lower trees forming green walls along streets not only improve air quality but they too are important habitats for wildlife.

THE PARK

The Central Park is the heart of the natural ecosystem of the Masterplan. Connected with the surrounding natural assets, stretching its green fingers towards water reserves and historical places and areas of natural beauty. The existing natural elements are protected and enriched, adding to the biodiversity and aiming to regeneration. Moreover, by locating carefully curated activities and architectural elements, new narratives are created, new experiences are possible. The Park has its own value and becomes a destination, a placemaking asset.

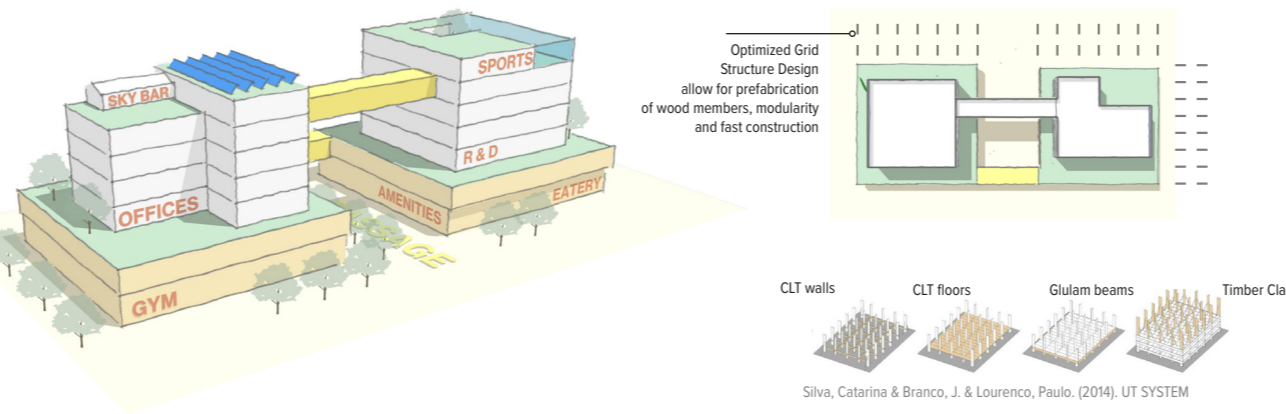
PHYSICAL STRUCTURES

Density and Scale
All clusters are divided into plots and with appropriate density factors based on their context; wind, light, green areas, strategic routes. As a principle, the density fades out and with a looser and less dense urban grain moving towards the edge of the site and beyond. Higher buildings are designed in strategic places; as buffers for noise or predominant SW winds or accentuating axis and visual links. With the help of sunlight and wind studies, the proposed massing maximises daylight received by both the buildings and public spaces around them.

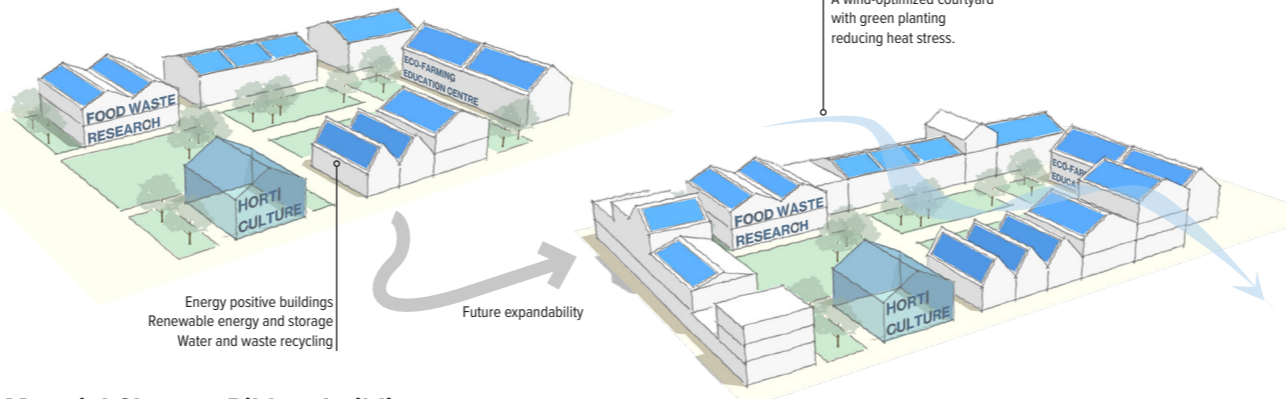
Architectural image
An architectural Tutti Frutti approach is to be adopted for different plots, while adhering to each cluster's guidelines on density and typology, to create a lively and unique place. This way each cluster has a distinct identity while at the same time each building can be an attraction and destination on its own. Joining the global movement of mass-timber developments, an emphasis is given in the use of wood as a structural element as well as envelope cladding.

Adaptability & Flexibility
All building blocks are designed as shell and core buildings in order to be adaptable and flexible to change. Large structural bays will provide flexibility in servicing sub divided spaces, with the solid elements of the façade providing regular interfaces to receive internal partitions. Space available for tenants to expand within the same building footprint and an open-plan approach will ensure these can easily accommodate a variety of functions / space typologies and adapt to future needs.

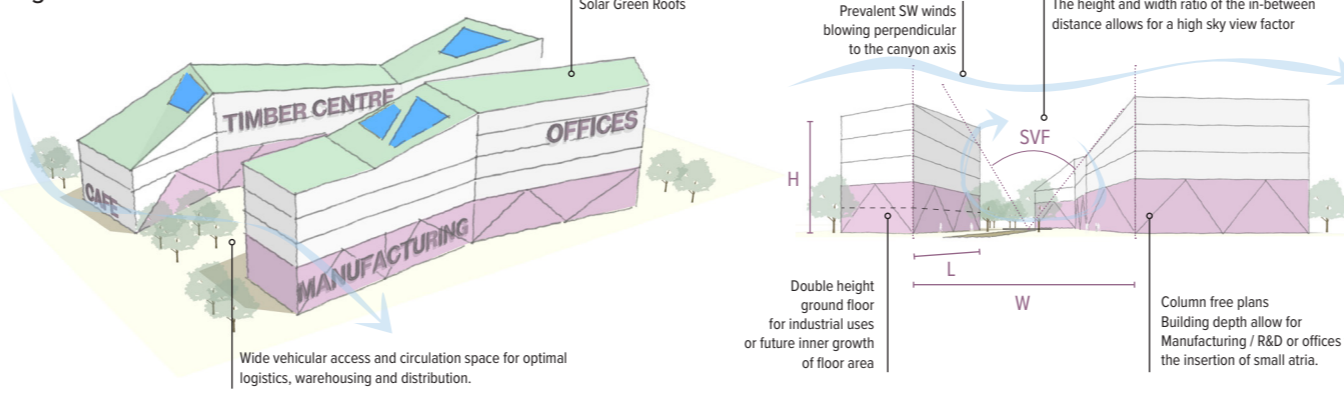
The Energy Cluster - Towers on Podium
The Energy Cluster consists of two rows of buildings in similar distances apart, with larger footprint podiums and sculpted towers, adopting efficient form factors. Floating bridges, a landmark characteristic of this neighbourhood - expand and connect functions horizontally from building to building. Connected and walkable terraces, shared greenhouses and roof gardens as well as sports and multi use outdoor spaces on the roofs, reflect the change of the workplace culture and add to the diversity of nature and uses. In the ground the double height podiums are flexible to host amenities and other active frontage demanding functions.



The Food Cluster - Buildings in the woods
Grading the planting down to clearings and locating the structures in the middle of them. They are of smaller scale and density towards the centre of the clearings; A walking circuit is connecting the clearings. Combined these will provide numerous possible walking routes for those wishing to use the area for exercise, rest and enjoy the surroundings. Some small footprint buildings host special uses (microbrewery, kindergarten, museum, food market) while the rest develop around cultivated plots and gardens. Expandability is possible with the completion of massing around inner courtyards.



The Material Cluster - Ribbon buildings
Longer and wider footprint buildings, with double height ground floors for industrial, storage and manufacturing uses take the form of ribbons. With sloped solar green roofs, these volumes extend from west to south, acting as a barrier to prevailing winds. The Ribbons are divided in segments leaving ventilation corridors while their angled footprint mitigates the negative effect of long continuous urban canyons. The in-between distances allow for a large amount of vehicular access and circulation space due to the size of vehicles involved in logistics, warehousing and distribution etc



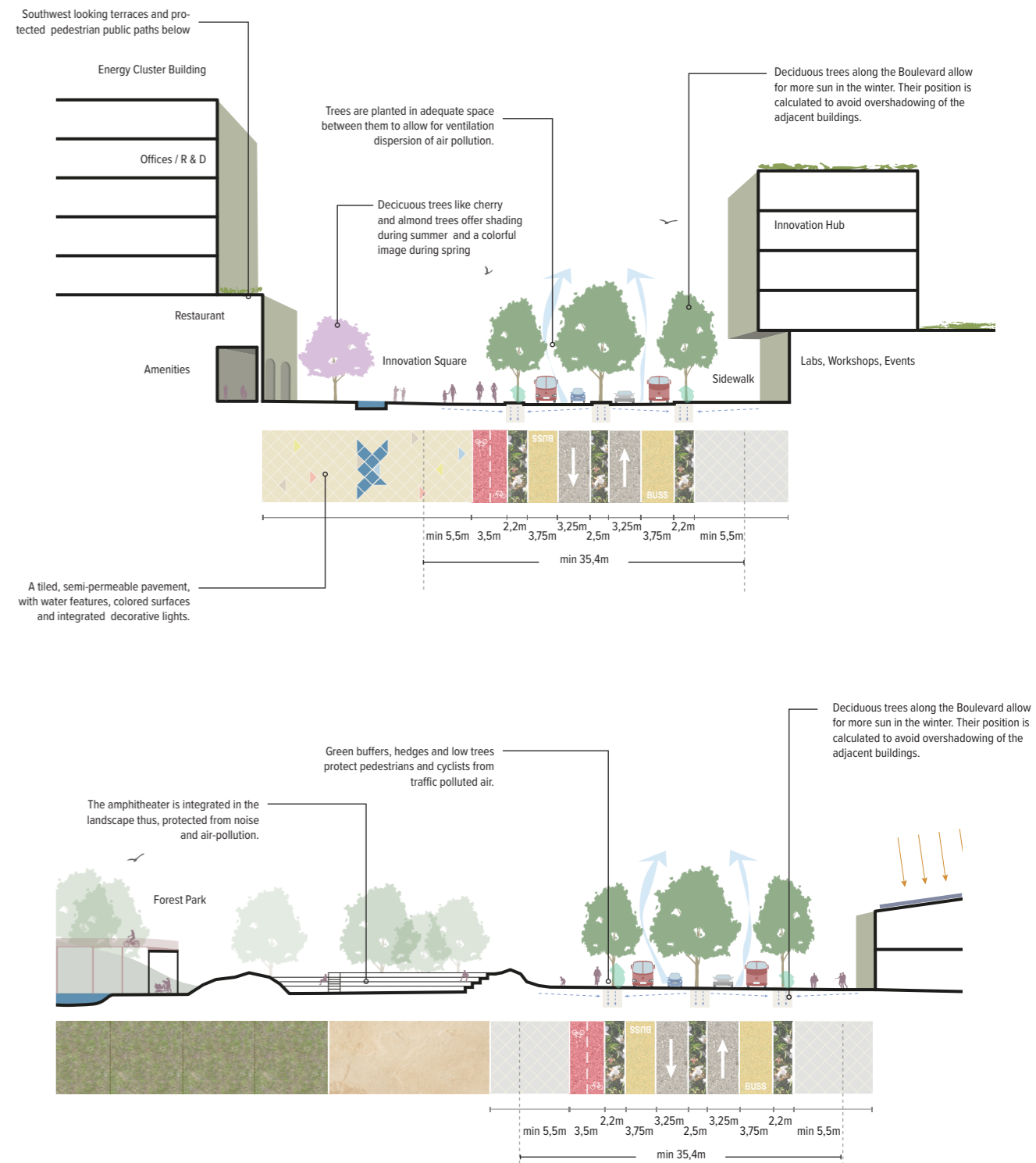
SKAVSTA BOULEVARD

The Boulevard is the main artery of the project running from North to South connecting Skavsta Station with the southern part of the development. It gently curves around the Park, caring for the stone hills and existing wood area around them. A green and pedestrian-friendly boulevard becomes a fitting home for a mix of amenities, entertainment and leisure spaces to attract people to explore, meet, relax and play.

The design features two lanes of traffic for each direction segregating public and private vehicles, a dual direction cyclist lane on the East side, green buffers protecting pedestrians and cyclists from noise and traffic pollution, generous sidewalks, deciduous trees for shading during summer, and evergreen trees to protect from wind turbulences. Rainwater management along the Boulevard includes SuDs planters, and permeable paving.

The Boulevard contributes to Skavsta Park's placemaking with elegant street furniture, good lighting, a unique paving pattern, water and art installations, active street frontages and human scaled buildings. Its continuous mix of natural elements and diverse greenery creates a striking streetscape and an unrivalled pedestrian experience.

Along the northernmost section of the Boulevard, we create the Innovation Square as a continuation of the Station Square. It caters to the flows from the transport hub with amenities like kiosks, seating and play areas and the Innovation Kiosk on its southern edge acting as a display space for Skavsta Park businesses. On the ground floor, amenities and commercial functions animate the frontages and keep the area alive 24h/7 (hotel, temporary housing, conference and wellness centre, workshops, labs, eateries etc). Moving further south the Boulevard runs along the Forest Park where one finds the covered Food Market next to the outdoor theatre. At the southernmost stretch the buildings on either side get closer leading all the way to the Mirror Lake, a water feature that is also a part of the water management.



Open and accessible to all, a safe green yet stimulating and fun park, designed having in mind diverse types of users profiles...Two friends attending an event at the outdoor theatre, while a family visiting the area spotting planes after climbing on the viewing platform. A company of cyclists cycling through treetops on the floating lane observing the newly set Blackbirds nests. Managers of a startup planning to establish their business here, visiting the Food market, tasting locally grown produce, enjoying the outdoor seating area. A senior couple taking a walk with their grandkids enjoying a unique sensory experience between biocultures, orchards and woods, heading towards the small animal farm and creamery. A couple taking a canoe down the small lake, while others paddle on the waters.

