

Vision Gässlösa 2050

*Let me take you down
Cause I'm going to Strawberry Fields*

The intro in the song by Beatles aims to highlight the value of cultivating in this project.

Resources - Architecture and nature

The first layer is nature, the green, and the blue stretch. As in the past, we give Gässlösa back nature. We keep the existing green hills in the valley landscape and the green stretch near Viskan that have a good ecological existing urban fauna. Viskan that is the heart of Gässlösa is allowed to grow through the area with its meandering shape to strengthen its value in Gässlösa for the future.

Gässlösas character of an industrial area in the present time is kept for the future by saving and reusing some of its characteristic buildings for new interesting functions. It is important to maintain the history for the future but also a resilient and environmentally friendly and effective way to use the existing architecture that has quality. The cultural heritage as a textile city is an urban quality and reminiscent of the city's history. Buildings and places from the industrial era have great potential and should be reused and if needed renovated for future living and work environments.

The climate footprint of buildings will be reduced by using materials with less climate impact, in this case, wood. A life-cycle perspective is necessary. Wood produced nearby from sjuhäradsbygden for example in Fristad can be used for the new buildings both in its construction and in its facade.

The facades are painted with "slamfärg"/earth paint in various of colors. Also vegetation in the facade, a green roof for cultivation and solar panels are added. Finally, each urban village has a high rise landmark building with artistic textile facade and discreetly integrated solar panels that links the new building to Borås textile heritage. *In the Swedish magazine Arkitekten number 6-7 June - July 2019 on page 22 a research project between Borås textile university, hdk and Chalmers about textile facades are described, that could be implemented in Gässlösa.* The high rise building both gives high density and a smaller ecological footprint, more spaces for the green area is kept free. The textile facade also reduces sound and gives a specific character to each urban village and orientation for the visitors. All buildings in the urban villages have a starting point of a base value of 15x15m that is divided or multiplied in various of ways, and its base value fits many different functions over time.

All new buildings are carefully added and designed to find a balance with the green and blue stretch. The buildings are organized in smaller urban villages separated from each other by surrounding nature. The buildings are mixed in scale and volume to be adaptable for different use and function in the future. Gässlösa should have a high density of buildings but inside the urban villages. It is the nature that is prioritized first rather than the buildings. The squares are designed as shared spaces with pocket parks and pocket ponds with a good visual connection to viskan. the squares are adaptable and resilient to the future and various functions in the buildings. The squares are aimed to be the representation of the buildings activities inside that is changing over time.

The green stretch is designed for cultivating, smaller farming, energy wood, composting of waste and recreation. Ponds for rainwater handling with trees and vegetation are mixed for a better urban fauna with the ambition of serving as a biological corridor, for animals and plants, extending through the city. Green stretch is important for the biological variety. To some extent, it can prevent climate changes, and it can stimulate smaller food production in Gässlösa that otherwise would be built environment. Ecological and sustainable living conditions are the aim but also an aesthetic and attractive environment for the people living, working and visiting Gässlösa. And finally, for the city of Borås it should be something to be proud of.

QA466

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Mobility

To increase mobility in an attractive and environmentally friendly way the aim is to give several alternatives for different needs of mobility.

First, the small urban villages give short distance inside the village, to the nearby green areas, Viskan, and activities such as cultivation. The streets in the urban villages are prioritized for pedestrians and cyclists, "gågator".

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The public transport system by electric bus or ferry connects each urban village with each other.

Attractive roads and paths for walking and cycling or kick bikes in the green areas near Viskan and between the urban villages are a good and fast way to travel in Gässlösa. A low percent of parking spaces and instead an attractive public transport system of bus and ferry and a new train station similar to the existing one in Knalleland in close distance to the central station aims to reduce the use of cars. The new train station easily and quick connects visitors coming by train from nearby areas such as Gothenburg, or smaller partly sparsely populated cities like Vårgårda, Fristad, Bollebygd, Ulricehamn, Alingsås. Next to the train station is the connecting commuter system by bus linking its visitors to Gässlösas different places. Stations/pantographs for electric charge are also designed and placed in the area to benefit the electric buses and cars. The train bridge in the north over Gösllösavägen will be reconstructed for a better function and security.

Along the roads and paths for walking and cycling is the art theme already existing in the central of Borås extended and continuing with different art objects along the path in the nature, the theme here should preferably be textile art, or art that in some way relate to textile, the artist could be local rather than international to strengthen the textile tradition. It could both be temporary and permanent art.

Along Viskan new different activities will be placed and serve as attractive goals to reach and stop for recreation on the travel: Such as sauna club, kayak club, dance court, café, bars, textile hubs, restaurants, botanic garden, open-air-bath, places for fishing.

In the south along the walking and cycling path next to the textile sculpture park is a hotel- concert and congress placed, here is also the stop for the ferry line that goes from north to south along Viskan connecting Gässlösa. The hotel- concert and congress is a node and a sign for further development of Gässlösa to the south.



Reference of a fully electric tram that can be recharged in 20 seconds.

<https://kundnyheter.ellevio.se/sensationell-sparvagn-syns-singapore/>

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Equity

The Sustainable city should be an including and active dynamic dense and mixed city, with functions that attract creativity and visitors, aimed for walking, cycling and local life with mixed and active floorplan.

Above commercial activities, non-commercial activities with social or cultural aims may be possible tenants in the floor plan for a stronger social sustainable city. Actors of club activities, art, culture, public service, social service, caretaking and education, organizations that work with the environment, climate, animal rights, etc.

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Sharing economy and co-working spaces is a strategy along with a good dialog and organization between a property owner and non-commercial activities. A complex question might be that the locals are too expensive for non-commercial activities, especially when it is new buildings, and it mostly suits commercial activities. An alternative idea is to use the existing buildings for non-commercial activities because the old buildings have a lower cost. The entrance floor can be used for example living/housing under 5-15 years and then change to some activities.

Resilience can be achieved by having a variety of businesses so that Gässlösa is not dependent on one business. The changes for companies and their shifting property needs can be balanced by a neighbourhood that also contains housing because housing developments often involve a slower process.

The ground floor should be characterized by diversity: non-commercial or business focus, small or large scale, local, international, permanent or temporary. The new should balance with the existing, and there can be clusters and anchors. 3d estate development for housing and activities. Airy entrance floor that suits both for living and for activities, and entrance against the street.

The shared spaces/squares in the urban villages could be a part of the activities as an extended arm of the buildings. With small neighbourhoods and short distances, public spaces are made available for various of temporary themes and activities such as political, cultural, social. It could be festivals, food or textile markets, marketing a new textile brand etc.

The urban villages are designed with mixed buildings of different sizes and volume that gives an opportunity for people of different backgrounds and economy to live in the same area. It could also be a mix of renting apartments and condominium. This hopefully contributes to integration, and that people can live in Gässlösa in different forms and phases of their life.



Reference of a floor plan that have flexible function using walls that are movable for different use. the whole house even the stairs and the elevators shafts are made of wood, so its easier to take the construction down one day.

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Implementation

Each urban village can be built in separate phases and periods of time.

The building of new urban villages and the demolishing of existing buildings will be done in phases that needs to correspond with each other because existing activities will stay in Gässlösa and needs to be open continuously for commercial reasons and moved to a new space in a new urban village.

The distance between the urban villages in Gässlösa makes the phases easier under the production and the disposition of the building work. Also, the urban village for the school and preschool and sports hall can be built in its own phase and time. Different functions both existing and new can also share the same spaces under the process of building the new Gässlösa. Some of the existing buildings are owned by the private property owner and some by the municipality, that will affect and shape the process and the planning.

Gässlösas added new buildings is estimated and rounded off to an area of 144 000 m². If for example 80 % of area 144 000 m² will be used for housing and with an average of 30 m² living areas per person that potentially will accommodate 3840 residents. And with 20% for activities that would give 28 800 m² and provide 576 job opportunities with an average of 50 m² per activities. And if the areas are shared as co-working spaces it would give at least around 1000 of job opportunities.

Urban Village 1:

Total area 30 000 m²

Urban Village 2:

Total area 17 000 m²

Urban Village 3:

School, preschool and sports hall, areas are as described in the program.

Urban Village 4:

Total area 15 000 m²

Urban Village 5:

Total area 13 000 m²

Urban Village 6:

Total area 25 000 m²

Urban Village 7:

Total area 14 000 m²

Urban Village 8:

Total area 20 000 m²

Urban Village 9:

Total area 10 000 m²

0 0,2 0,4 0,6 0,8 1,0 km
Skala 1:25 000



kartunderlag www.sgu.se

Gässlösa is an old industrial area, so there is a risk of contamination in the soil, which would require sanitizing before new construction. The path of Viskan has also changed during time, so the underlying geotechnical conditions and run-off from the area requires to be analyzed. According to www.sgu.se the area is located in a large existing groundwater storage/magazine that may affect potential flooding. The large airy canal with islands, ponds and green areas that absorb the water are therefore designed to reduce/control risk of flooding. The existing buildings that will be reused and get new function may need to be sanitized and reinforced in their construction or in the facade. The green and blue stretch also need to be analyzed and probably sanitized and reinforced by the river bank. New buildings will add new loads to the site that affect the ground condition. The new lower buildings are planned to be constructed on slabs on the ground, the new higher buildings are planned to be constructed on piles. According to www.sgu.se, at the place of existing buildings the soil consist of manually filled filling. Generally the soil in the area consist of sediment (isålvssediment) and rock and filling. So, except the contamination risk, the soil suits well to build new buildings and constructions on.