



The extended and revitalized Roaldinn brings together varied functions in a simple and welcoming streetscape

Layered & Simple Architecture

Frøystad's center blocks emerge in dialogue with existing buildings, helping them unlock new potential.

The new buildings adopt local forms and materials and connect to a Norwegian vernacular tradition informed by resource awareness and reuse; a tradition where functional solutions like sloping roofs and overlapping wood panels are central gestures.

The simple block structures allow for varied built additions, with different levels of detailing, that still,

through simple and recurring gable motifs, interact pleasantly with the street, the landscape and the surrounding buildings.

Social Interfaces

The built volumes are distributed to help charge Roaldinn and Kulturplassen with a mix of communal and rentable spaces, entrances, shared functions and openings to more private green spaces.

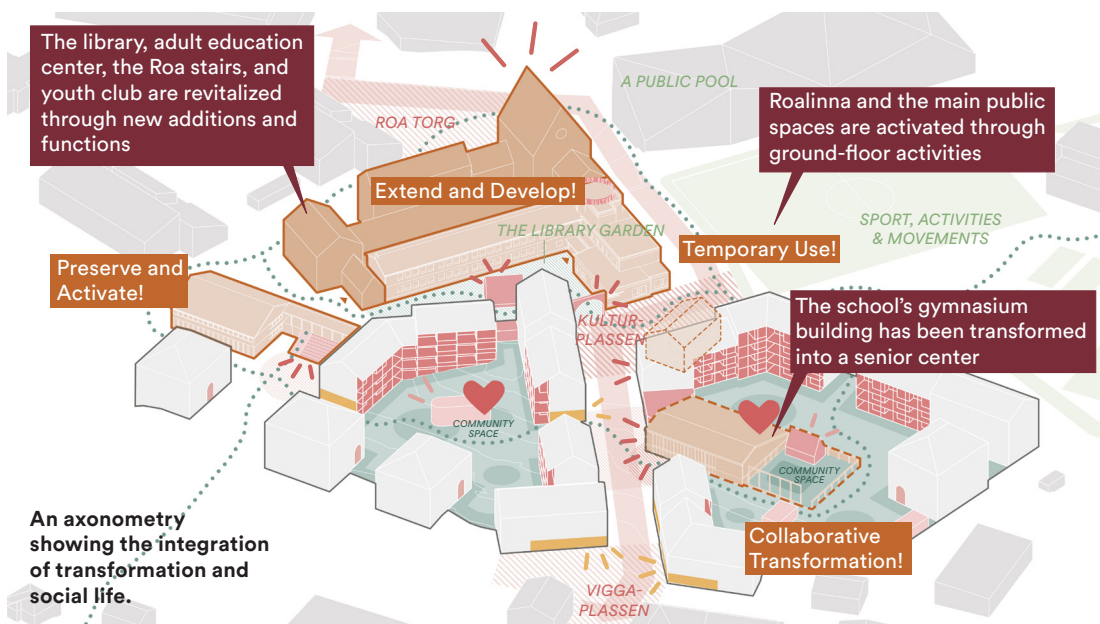
The landscape design helps gently demarcate different degrees of public and private space – contributing to an environment that invites different uses and users.

BUILT STRUCTURE

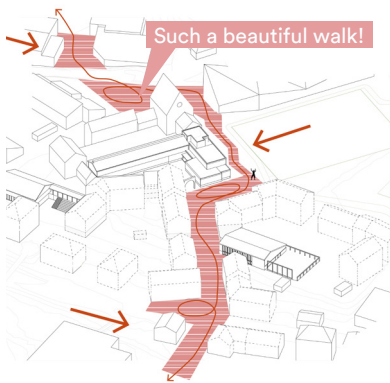
- Simple block morphology with a recurring gable motif allows for phased construction and future adaptation.

- The blocks' built volumes create interfaces between public and private, and outdoor and indoor space, supporting shared functions, rentals, and a green streetscape.

- New buildings strengthen existing site qualities through visual and functional interaction with the surroundings.



An axonometry showing the integration of transformation and social life.



A woven carpet brings clarity and cohesion to the area, offering spaces to gather, stroll, and connect. As the transformation of Roa progresses, new fill materials are gradually added to this carpet, crafted from leftover materials within a framework of local red granite.



A green embroidery links and structures Roa's lush surroundings, and is developed in dialogue with Roa's inhabitants.



From living labs and temporary placemaking Roa's new structure is gradually introduced.

I followed a lovely line of trees and shrubs, and suddenly I'm at a village square?



Recreation & Identity

Frøystad's development makes nature, public space, and everyday life more accessible, legible, and democratic in Roa.

Hadeland's varied topography — from open valleys to rugged terrain — creates a unique patchwork of farmland, forests, meadows, wetlands, and settlements, all closely intertwined. Roa's compact form and sharp edges enhance its connection to this landscape. With small interventions and defined paths, it strengthens the quality and the sense of a nature that is both near and accessible.

By re-threading familiar paths, the development weaves continuity into the shared environment—tying it to nature through a green embroidery. Different voices and needs are acknowledged, and Roa becomes a welcoming and democratic space for everyday life, anchored by clearly defined, high-quality plazas, pathways, and an upgraded sports park.

Mobility that moves people

Roa has strong potential to shift from car-dependence to people-centered, sustainable mobility. By investing in safe and attractive walking and cycling routes, integrating public transport with active modes, and promoting shared mobility and micromobility, Roa can reduce car reliance and parking demand — especially in the center and near senior housing.

A compact, connected village center — linking key destinations like schools, shops, the library, and a proposed public swimming facility — can support everyday life, foster community, and make active travel the natural choice. Less space for cars frees space for the other parts of life.

By making it easier and more natural for people to meet, move, and share public space, sustainable mobility also helps reduce social isolation—particularly among the elderly and those without access to cars.

For car parking, joint use of the large-scale parking lots near the highway is proposed, along with a village mobility hub and, to a smaller extent — private parking within the blocks, that can be integrated in the terrain.

The benefits are clear: lower infrastructure costs, improved health, a stronger local economy, less loneliness, and lower emissions. Sustainable mobility is not just a climate solution, but also a smarter way to build a thriving, connected, and future-ready Roa.



PUBLIC SPACE & LANDSCAPE

- Paths and small interventions reconnect Roa to its surrounding landscape, making nature part of everyday life.

- A continuous green structure links plazas, parks, and routes in a shared, democratic environment for all ages.

- Reduced car use frees space for greenery and community, strengthening ecological and social ties.



Structural Plan

The Paths Forward

A permissive structure is developed in phases. Each phase offers the opportunity to further articulate the site's specific and developing potential.

A key consideration is finding balance between strategic investment in public space and the financial viability of the project. Each phase is designed to be self-sufficient, allowing for a slower development pace and enabling multiple futures to emerge from a robust structure.

Roa's development should be rooted in local knowledge and values. Early involvement of residents and other stakeholders can establish trust, a shared direction and lasting support. There are cultural and historical layers at all scales: Frøystad, Roa and the Hadeland region all affect the structure.

The new services planned north of Frøystad have great potential to invigorate Roa if planned so that they interact appropriately with Frøystad. For an accessible village center, such key services should make an effort to welcome visitors by foot and bicycle, not just by car. Although not indispensable, an early and

attractive connection from Frøystad to the north can be a boost to future development.

In the **first phase**, strategic early investments signal commitment and build momentum. Starting with housing generates revenue and supports efficient service delivery. This phase is designed to be functional and attractive as a stand-alone proposal. It also includes a temporary new use of an existing building.

In the **second phase**, additional housing is built to ensure the project's continuous financial viability, alongside the establishment of the main public spaces. The existing swimming hall can remain in use as long as it is functional. The Frøystad generasjonspark is developed with inviting activities for everyone, including both residents and visitors of all ages.

In the **third phase**, Roa has the potential to become a regional hub, targeted by investments in a new Regional Bathhouse. The swimming facility could serve as a year-round anchor, enhancing both social life and the local economy. This phase also includes new housing, and the increased land value is expected to encourage private landowners to develop their plots.

PHASING

- A flexible, long-term structure enables step-by-step development rooted in local knowledge, with each phase self-sufficient and open to adjustment over time.
- Early investment in public space and housing builds momentum, trust, and financial viability—balancing social value with economic sustainability.
- Strategic phasing supports community life and gradual transformation, culminating in a regional hub anchored by key public functions like the proposed swimming facility.

