

European 18, Norway

LIVING ROA - Collective identities

The proposal envisions a new neighborhood at the heart of Roa, aimed at transforming a fragmented, car-oriented town into a more cohesive and walkable place. Situated between the town center and the rich natural landscapes north of Oslo, the site offers a unique opportunity to reconnect urban life with Nature, becoming a key anchor for the municipality's sustainable growth.

The proposal's goal is to create a transformative district that could serve as a model for future urban development by integrating environmental stewardship, social inclusion, and affordability. The plan brings together compact housing, public amenities, biodiversity, and circular resource management in a flexible framework that can evolve with changing needs and stakeholder engagement. Even with the swimming pool now located next to the town hall, the neighborhood is designed to be a vibrant civic center that supports community life in all its forms.

Frøystad is organized around two public courtyards connected by a continuous green corridor that weaves through the site. The development is phased and adaptable, enabling independent construction of smaller plots. This project entails more than just a housing development, as it establishes a new civic and ecological core for Roa. It offers accessible services, shared spaces, and homes that promote healthy and connected lifestyles.

The architecture reflects local heritage through timber structures, pitched roofs, and the use of upcycled materials. Together with green open spaces and a car-free approach to mobility, the neighborhood fosters a sustainable, low-impact way of living deeply rooted in community and place.

A new connected center

From fragmented to a walkable town

Roa currently suffers from fragmented planning and car-centric development, lacking a clear center and quality public spaces. However, improved connectivity, new public services, and Frøystad redevelopment have the potential to create a more cohesive, people and nature focused town. We believe Roa should adopt a strategic vision for its development, enhancing connectivity, fostering social interaction, and unlocking the full potential of its rich natural surroundings.

The project develops an interconnected and safe town for all, with Frøystad becoming its vibrant heart.

The first step of the masterplan is to establish a coherent and accessible network of municipal services, as current functions in Roa are scattered across the area. The new highway creates an opportunity to redevelop the bus stop area with improved services, strengthening the overall structure of the settlement. The town hall area meets all the requirements to accommodate the new regional swimming facility and commercial spaces, while the Lupro area is set to expand with new residential communities.

Masterplan development

Step by step process of implementing the proposal

Frøystad is structured around two courtyards, connected and surrounded by a continuous park. Several scenarios have been considered to ensure the project's resilience in case it cannot be completed in its entirety, securing the sustainability of each phase even in the event of changes in the development plan.

The area has been conceived to allow subdivision into smaller plots that can be independently developed by different contractors. The library courtyard could be realized by the municipality in collaboration with external investors, while the residential courtyard, including the elderly housing and Lupro, could be entirely managed by private developers.

One of the key questions in the transformation of Frøystad is whether the area can accommodate a new swimming pool, or whether it can still function as the public heart of Roa without it. Our proposal takes into account uncertainties related to funding, site availability, and strategic priorities.

We believe that Frøystad can serve as a vibrant and central hub even without a pool, by reducing the need for parking, maintaining a human scale, attracting new residents, and offering a more pleasant and coherent settlement structure. If the municipality does take the decision to build a pool, whether a local facility in Lunner or a regional one, the area near the school and town hall could meet the spatial requirements and benefit from revitalization. Alternatively, the swimming pool could be located next to the library, reinforcing the public and civic identity of the courtyard.

Frøystad development

The first step involves creating the park, offering immediate public access to Frøystad. After salvaging recyclable materials, the abandoned school and nearby residences will be demolished. Material recovery and demolition will continue in the second area, while construction begins on the public courtyard with a café, medical office, and housing. The swimming pool will be temporarily preserved to allow flexibility in municipal planning.

Next, elderly housing and its courtyard will be developed, alongside the start of mixed-living apartments. Once the pool reaches the end of its life, it will be dismantled. By then, Frøystad will include most public functions needed to support new residents.

The final stage introduces residential buildings with commercial ground floors along the central spine, making the entire area fully accessible and functional.

The last phase will ensure long-term maintenance of structures and green areas, securing quality and usability over time.

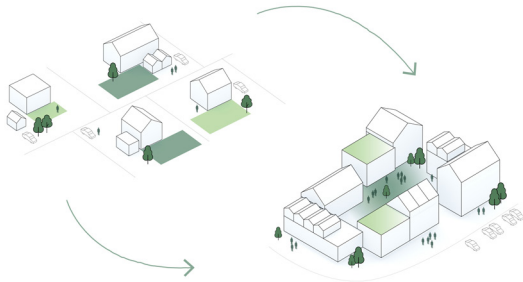


The village

Roa's breathing heart

Frøystad transformation is much more than a housing development. It is a place that is designed to host and grow an active community, connect it to existing communities and by working together and with the services and facilities provided, support well-being and more environmentally sustainable ways of living as the natural lifestyle of choice.

The concept aims to transition from isolated single-family houses to open, diverse communities, increasing building density in harmony with nature.



Public space finds its vibrant core in the main square, set back from the road yet easily accessible.

Its proximity to the existing sports fields and the integration of new activities make it a strategic and lively hub, likely to become the most frequented meeting point in Roa.

The architecture incorporates elements that reflect Roa's local heritage, with a focus on timber construction, upcycled materials, pitched roofs, and traditional regional colors. Public spaces play a crucial role in fostering a strong sense of community in Frøystad. Meeting places are thoughtfully designed both outdoors and within shared indoor areas, encouraging interaction among residents. The courtyards are open and accessible to all, yet they create safe and welcoming environments where people can gather comfortably. Architectural diversity is also prioritized, with building types featuring varied forms and orientations to enrich the visual landscape and reflect the community's dynamic character. Together, these elements create vibrant, inclusive spaces that support social connection and diversity. Proper sun orientation brings public spaces to life, while evergreen and structural plantings, combined with lighting, help keep these spaces active and welcoming throughout the winter.

Program for a co-lived space

Living, recreation, public functions

The center of Roa features a vibrant mix of workplaces and public amenities organized around a central park. Mixed-use residential buildings are strategically placed at key nodes within the public network, integrating elderly housing, healthcare services, and recreational spaces. A library and various communal facilities are distributed throughout the new central area, enhancing its role as a social hub.

Next to the Lunner FC sports fields, new recreational facilities include smaller football pitches, volleyball courts, a skatepark, a playground, and a climbing wall. Within the courtyards, basketball courts, a panna field, and pétanque areas provide further opportunities for active engagement. Seating areas and greenhouses invite residents to enjoy the courtyards year-round, fostering a welcoming atmosphere.

Along the main street, new functions such as a medical center, café-bakery, and retail spaces give life to the development's spine. Facing the square, a bar, vending machines, a gym, and an event pavilion contribute to a vibrant civic life. The courtyard is completed and defined by the existing library and educational center, creating a cohesive community space.

Residential buildings consist of mixed-living units and elderly housing, situated near the existing assisted living facility at Bergo Senior Center, ensuring a seamless integration with current community services.

Improved mobility and accessibility

New destinations for life

Roa had a dispersed layout and weak internal connections, walking was often discouraged due to infrastructure primarily designed for cars and a lack of engaging elements along pedestrian routes.

The current approach focuses on introducing a coherent and attractive network of pedestrian and bike connections. These links connect the bus station, the new supermarket, the developing urban cluster at Frøystad, and the historic centre around Roalina.

By enhancing walkability and integrating public spaces into the movement network, encouraging sustainable mobility and fostering stronger ties between previously disconnected areas.



Roa (NO)

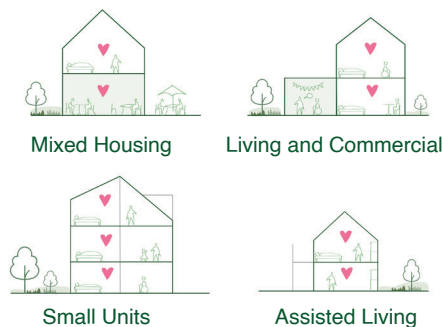


Frøystad for all

Mixed-community and sharing

Promoting health in cities and residential life starts by creating neighborhoods that support all stages of life. By fostering strong communities within residential areas featuring outdoor spaces and thoughtfully planned common areas, we create new relationships and a strong sense of belonging.

Neighborhoods that welcome people of all ages, combining active communities, abundant green spaces, and a balanced mix of services, become healthy and inviting places where residents feel at home throughout their lives.



Integrating mixed-age housing in Roa transformation increases housing diversity, mobility, and flexibility, allowing people to adapt their living arrangements as their needs change.

Central to this vision is a compact development model enhanced by diverse shared spaces situated among the homes. Frøystad is planned as a pedestrian-friendly and age-inclusive neighborhood, providing numerous opportunities for social connection and community engagement.

We promote a sustainable lifestyle by designing a village with compact housing and integrated shared spaces, using perimeter parking to preserve walkability and keep the center free of vehicles.

Designing for an ageing population

Residential types and elderly housing

By offering a diverse range of housing options including senior residences, cohousing communities, multigenerational homes and assisted living alongside other housing types, we can foster vibrant and inclusive villages that promote active and connected living for people of all ages. These varied living arrangements encourage social interaction and create supportive environments tailored to different life stages.

Designing healthy and sustainable institutions involves selecting environmentally friendly materials with low impact on the planet, fostering community awareness, and providing a balance of functions and spaces that promote both stimulation and relaxation. This approach supports effective work environments and exemplifies healing architecture, focusing on enhancing quality of life for individuals undergoing significant life transitions.

We believe circularity is key. By prioritizing reuse and upcycling wherever possible and limiting the creation of new materials to what is truly necessary, the project effectively minimizes waste, curbs landfill accumulation and conserves virgin resources. This is achieved through careful harvesting and repurposing of materials directly on site, reinforcing a commitment to sustainable development.

