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European 18
Norway

Theme:
Re-sourcing

Lunner
kommune



Roa Competition Brief

Repurpose the former school grounds into a **mixed use neighbourhood, integrating housing, services and public spaces** to establish a strengthened centre of Roa.

This development will serve as a springboard for a strategic plan to guide any future development within Roa's dispersed village structure.



Europas 18
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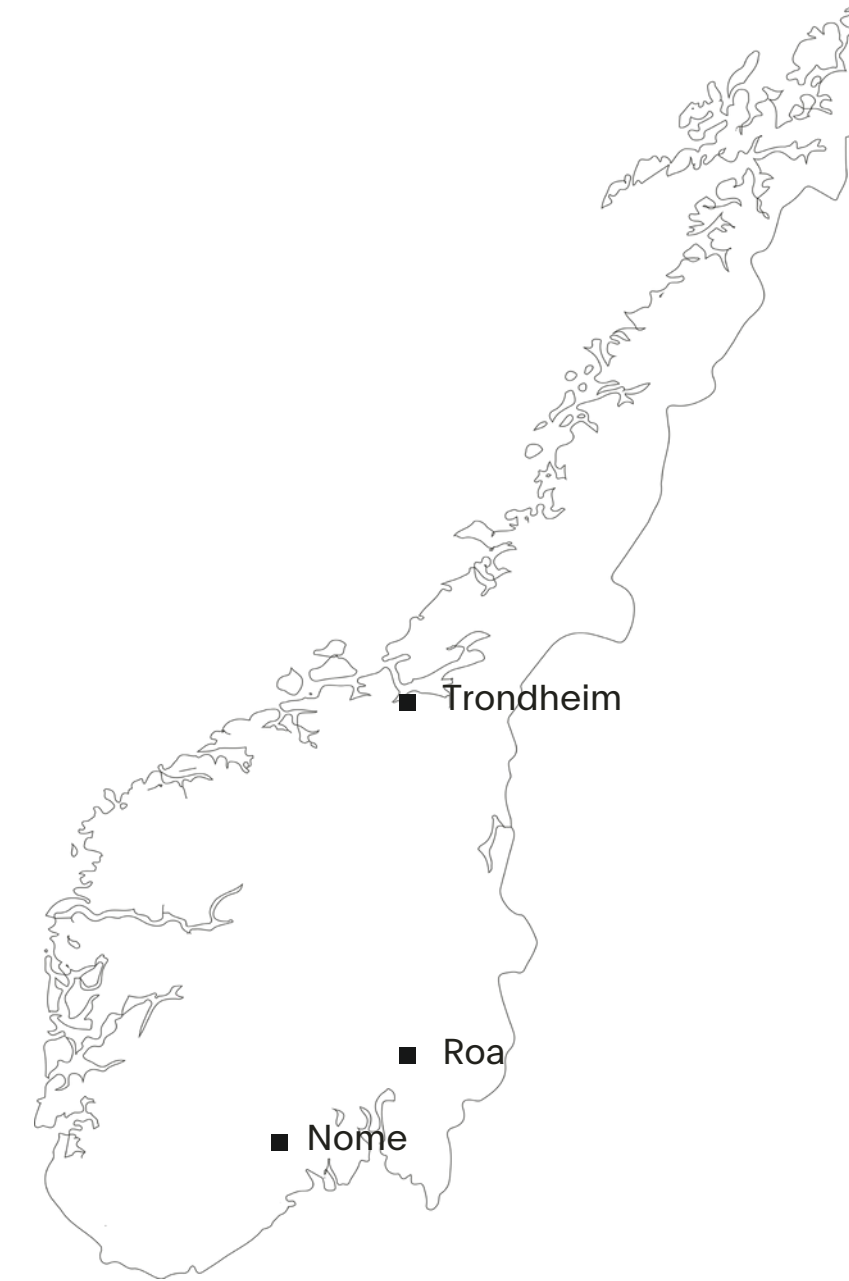
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Norwegian sites in European 18



01: Competition

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- Competition premise
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- Commission for winner(s)

Competition procedure and key info

Timeline

- 03.03.2025 Competition launch and registrations open
- 29.06.2025 23:59 Submission deadline
- 17.11.2025 - Results are announced

Price money

1st prize 12 000 EUR
2nd prize 6 000 EUR

Commission for winners

After the competition Lunner Kommune has the intention of awarding a contract to the winning team(s) for detailing the proposal further and adapting it to work as a base for the planning processes.

Post competition immediate procedure

1. National workshop with winners and runner-ups following the award ceremony
2. Invited workshop on-site for winners
3. Further process negotiated between winner and site representative

Site representative (commissioner):

Lunner municipality

Actors involved

Lunner municipality, Akershus county

Organizer and competition secretariat

Europan Norge
Daniel Hansens Gate 7, 5008 Bergen

Team representative

Architect or urbanist.

Expected skills

Multidisciplinary teams with strong skill sets in architecture, planning and urban design.

Communication

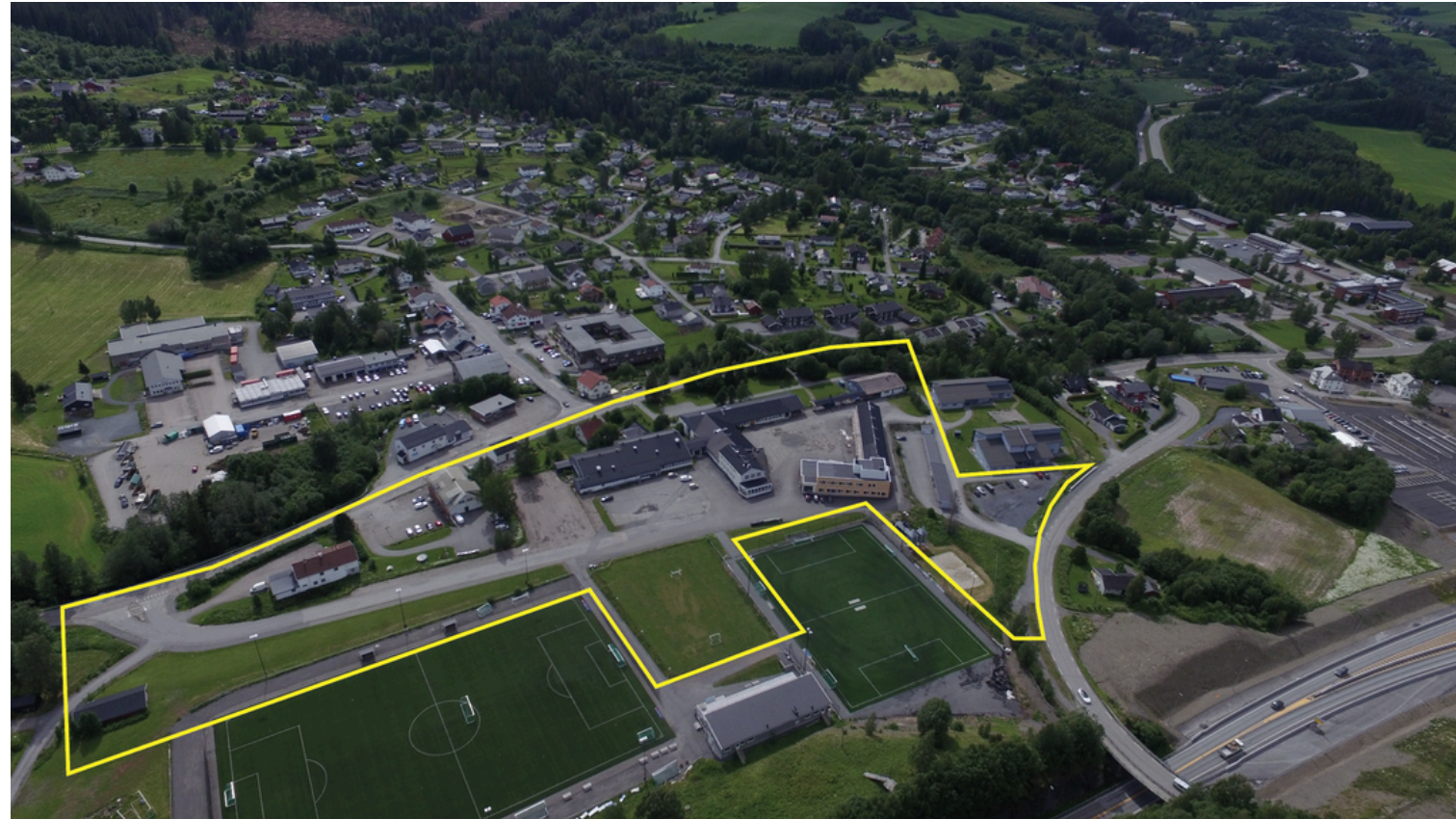
Question can be asked anonymously at the european-europe.eu platform. After the competition projects are published online publication and at a local exhibition.

Jury

The jury process is organized in two steps: In the 1st round the jury and site representative selects a short list of projects that moves on to the second round.

In the 2nd round the jury works autonomously and selects winner, runner-ups and special mentions.

See the full rules for Europen 18 at european-europe.eu



Above: Project site seen from south east.

Below: Satellite image of Roa.



Competition premise

Roa, nestled north of Oslo, faces a paradox. While its sister villages thrive as Oslo suburbs, the northernmost settlement of Lunner Municipality Roa, stagnates, seemingly "just a little too far away" from the metropolitan boom. Fragmented and dispersed planning and a dearth of public spaces further erode its appeal. Ironically, its strategic location sitting just outside of a newly established road toll is making Roa increasingly attractive to larger industries and big-box retailers.

Norway's unique geography, climate, and rugged terrain have led to the development of numerous communities with a car-based suburban structure like Roa. Additionally, Norway's economy has traditionally been based on resource extraction and agriculture, which has led to the development of smaller, dispersed communities. These settlements often lack the infrastructure and amenities of a traditional city center, such as public transportation, walkability, and mixed-use zoning. Often, these communities are characterized by an aging population, as the younger generations move to the cities in search of work.

Europe is facing a demographic challenge: its population is aging. Thanks to better healthcare, nutrition, and living conditions, life expectancy is high, and people are living longer than before. Coupled with a rapidly declining birth rate and decrease in fertility, this results in fewer young people and, essentially, fewer hands at work. Norway is no exception to this. Neither is Roa.

The aging population, commonly known as "eldrebølgen," represents several challenges. The growing number of elderly residents will increase the demand for healthcare and support services, putting significant strain on the health system and its resources, personnel, and infrastructure. The very fabric of Roa – its dispersed single-family housing model – will aggravate these pressures. As the population ages, the demand for home nursing services will skyrocket, straining local resources in this car-dependent community.

Loneliness has emerged as a significant concern across Europe, affecting people of all ages, but disproportionately impacting the elderly who are more susceptible to social isolation. This isolation can have severe consequences for both physical and mental health, including cognitive decline and increased mortality. The fact that Roa needs 300 senior-adapted housing units underscores the urgency of addressing this demographic shift.

Within this challenge lies an opportunity. This urgent need for housing, coupled with the need for modern medical facilities, a new library, and much-needed public spaces, presents a chance to reinvent Roa. The former Frøystad school grounds and a soon-to-be-vacant industrial site offer a whole new chance to rethink the centre of Roa. It is essential for these housing units to be built as inclusive communities that prioritize social connections among residents. The vision is bold: to transform these sites into mixed-use neighborhoods, converging at the main street, breathing life into a new village heart.

However Roa's moderately low housing prices present an economic puzzle. How to create inspiring, yet realistic plans that entice private developers to build? How to balance community needs with financial realities? These are highly relevant questions in relation to development at Roa.

Europan 18 in Roa focuses on the school grounds of Frøystad. The task is about generating a vision for how the site can be transformed with housing, social and physical activities for young and elderly people as well as a few key services. The second objective of the competition is to explore how developing Frøystad can be the starting point to help structure a denser, more attractive, and inclusive center in Roa beyond the project site, in a way that can free up brownfields for development to ease the pressure on virgin lands.



Competition task

The ambition [of the project] is to turn Frøystad into a “vital heart” of the village of Roa and the surrounding areas, an area providing a variety of activity, health, social interaction, culture and housing, with solid “arteries” as connections to and from the surrounding area and functions.



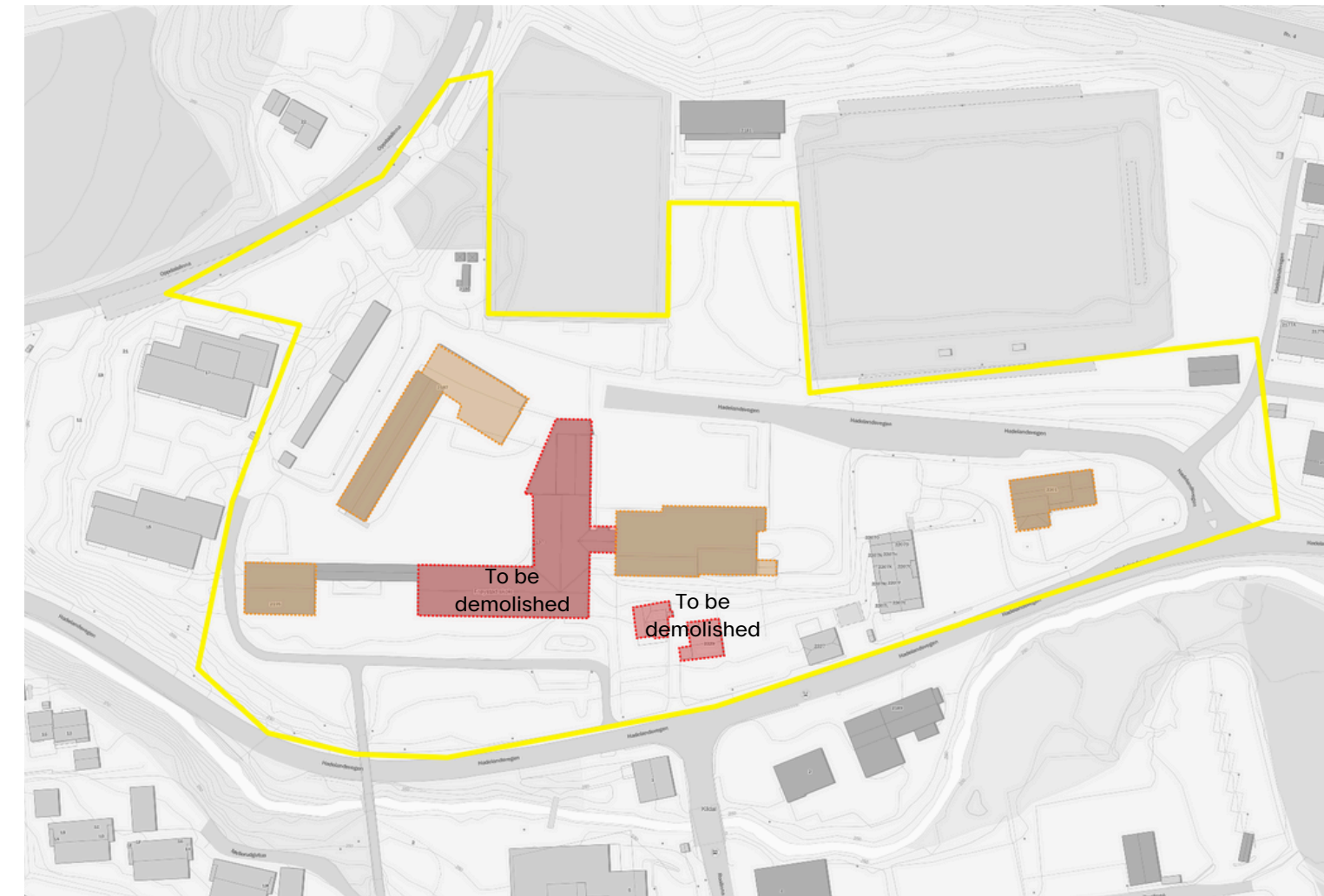
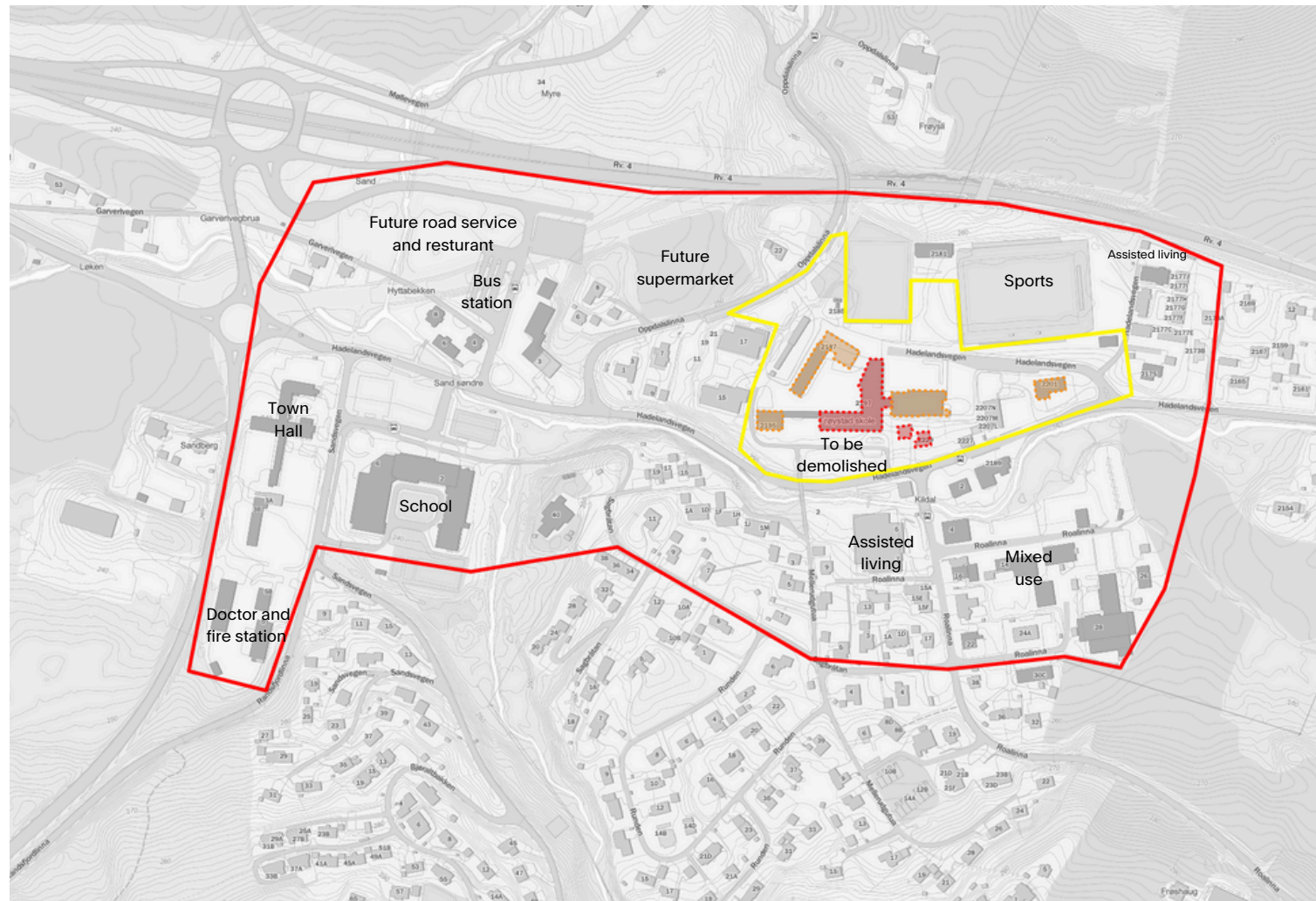
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In the project area (yellow line): Make a plan for a new village center at Frøystad that integrates housing, public health and welfare services, and diverse public spaces.

In the study site (red line): Work strategically on the development of the rest of the center and indicate future land use, (re)location of public and commercial activities, public space, connections and distributed parking with the aim of creating a more walkable, compact and attractive place.



Yellow line designates the project site: the main site for the competition. The red line designates the study site: the immediate context that is important to consider and where competitors are free to also suggest improvements.

Within the project site (yellow line) you find an old school. Some of the buildings here are already undergoing demolition, while others (orange) are near the end of their lifetime and can be transformed or removed.



Competition guidelines



General considerations:

- **Be strategic**, investments are limited and must be used intelligently. Think about how public and private investments can work in synergy, and where different functions should be located to strengthen Roa's centre,
- Proposals should have the ability to **engage, inspire and unite** local actors to believe in the project and agree on a plan for the future.
- Show how a **step by step process** of implementing the proposal over time. If the area can be divided into smaller lots that can be developed independently by different contractors it would significantly help implementing the project.

Design considerations:

- **Public space.** Frøystad has a very important role locally as a social meeting place for young, elderly and recently arrived refugees, and is an activity center for youth with the leisure club and sports activities, but with the closure of the school the area has fallen into disrepair. Roa hardly has any public spaces with benches and places to sit. Incorporate public spaces that can strengthen Frøystad's role as an activity centre and provide people of all ages, and especially youth and teenagers, good places to meet and hang out all year. Consider Roa's inland climate with long, cold, snowy winters and how that affects walkability.
- **Connections.** In a dispersed and poorly connected place like Roa, walking is discouraging because everything is designed for cars, and because there is little happening along the paths connecting different parts. Consider pedestrian connections carefully and look at how they can be used to give Roa a stronger spine. Connecting the bus station, the new supermarket to the new urban cluster at Frøystad and the old centre around Roalina could be especially important to explore.
- **Apartment sizes.** While its desirable that the centre is a space for all ages and people, many residents will be elderly and moving out of single family houses. There is a large market for small apartments designated the single and elderly. Considering this will make the projects more feasible.
- **Parking:** Roa is the centre for a very dispersed population. Transport is predominantly car based. Although the need for parking can be decreased by making denser centre, with a mix of services and better biking and pedestrian connections, people's lives will remain relatively car dependent. Without parking, the centre of Roa will not manage to be relevant. How can some parking be incorporated and distributed in clever ways while also giving Roa a walkable spine with car free public spaces?
- **Reuse and sustainability:** consider sustainability and reuse of existing structures in your plans. Strengthen climate adaptability, existing green structures and avoid using virgin land.

Program for the project site:

The municipality can contribute with some investments in public services, but private investments in housing (primarily) and some commercial spaces must be the driving forces for the development at Frøystad.

New programs you can add:

- Housing - private
- Café - for example moving the café from Lupro - public
- Doctor's offices - moving it from Rådhusstomten - public
- Other commercial programs that would strengthen the project.

Existing programs on site that should either stay in their existing buildings or be reintegrated in new ones:

- Library
- Bua - (sports equipment lending for youth)
- Adult education
- Public swimming pool

Moving the library, Bua or the adult education is possible, though strong arguments are needed as the buildings are relatively newly renovated. We are looking for solutions that integrate modern library services with other public services.

The public pool is in a poor state, and expected to break down within the next 10 years. The plan is to build a new pool when this happens, though the project does not yet have funding and the municipality is in a tight spot financially. The new pool can be integrated with the new development at Frøystad (project site) but also proposed located elsewhere in the study site. As part of this competition the municipality wants strategic input on where this future pool should be located, it does not need complete proposals on its architecture. If you choose to integrate a new pool in your proposal at Frøystad, maintain a certain amount of flexibility so that your concept does not collapse should the pool be located elsewhere or not be funded at all. Read more about the pool on page 12.



Commission for winner(s)

Lunner kommune will invite the winning team(s) for a workshop on site in the spring 2026.

Based on the results of the workshop, Lunner kommune has the intention of awarding the winning team a follow up contract to develop the proposal further.

The exact timeline and content of the follow up contract will be negotiated with the team based on the character of the proposal, the particular skill of the team and evolving needs of the client.





02: Background

- Lunner and the Oslo Metropolitan area
- Roa at a glance
- Planning for an ageing population
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Lunner and the Oslo Metropolitan Area

Lunner kommune, located in southeastern Norway, offers a compelling mix of history, natural beauty, and community spirit. Though a short distance from Oslo, Lunner maintains a distinct identity rooted in its rural heritage and strong connection to the surrounding landscape.

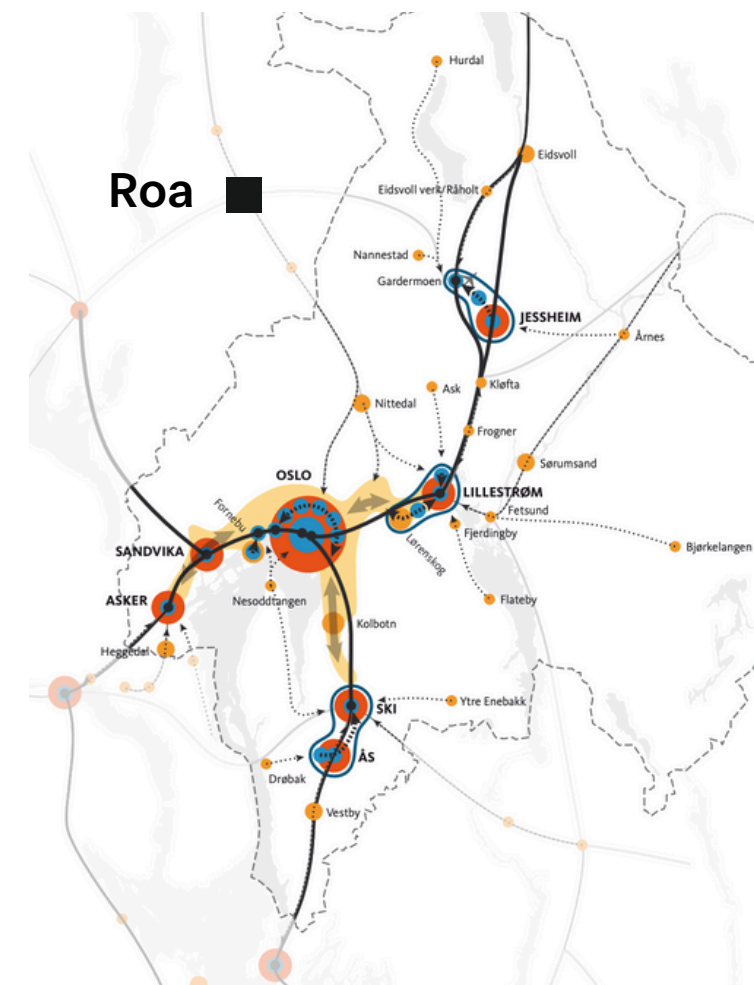
The area has been inhabited since the Stone Age, with evidence of early settlements and farming practices. Since the medieval period, Lunner has been part of the Hadeland region, with the historic King's Road passing through, connecting Oslo to Bergen. Iron ore mining became a significant industry from the 1600s to the 1900s, shaping the local economy and demographics.

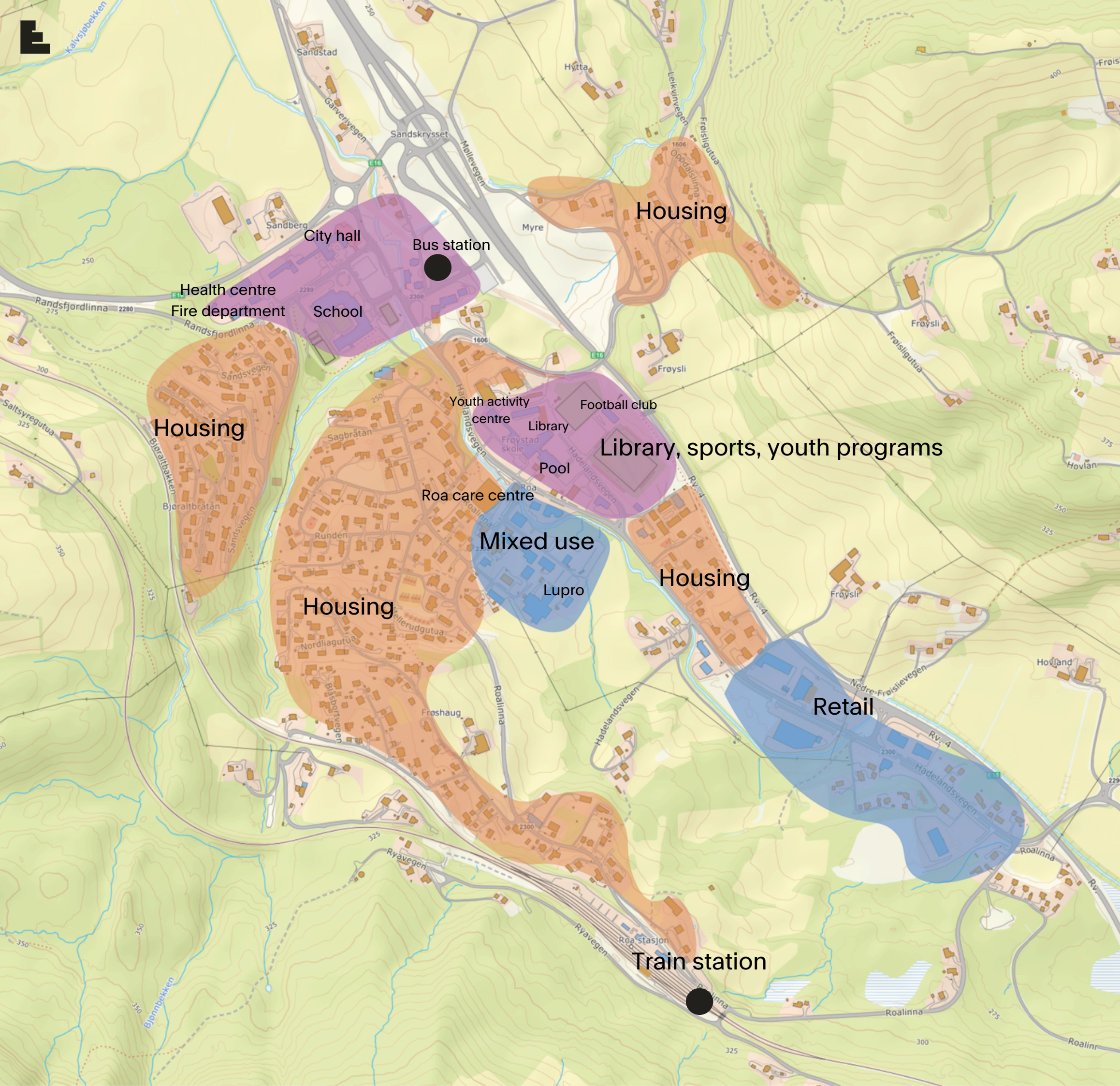
Today, Lunner is a municipality in transition. While agriculture and forestry still play a role, many residents commute to Oslo for work, creating a blend of urban and rural lifestyles. The municipality faces the challenge of balancing its small-town character with the demands of a growing population and a changing economy.

Despite these pressures, Lunner retains a strong sense of place. Its rolling hills, dense forests, and numerous lakes provide ample opportunities for outdoor recreation. Areas like Mylla are popular destinations for hiking, skiing, and enjoying the tranquility of nature. This close relationship with the natural environment is central to Lunner's identity.

Roa, the northernmost of the villages in Lunner, is feeling less of the pressure from Oslo's housing and commuter market: it's just a little too far away despite being well connected by train and highway. Instead of relating to Oslo, it functions as the center for a small region of dispersed hamlets. Roa also has an extremely fragmented structure, without any real discernible center. Its identity as a place has been challenged by decades of car-based planning. If Roa can manage to establish a denser, more attractive center and a stronger pedestrian connection between different services, the bus station, and the train station, we believe that the overall attractiveness can increase.

When considering Roa's urban development, it's important to recognize this interplay between history, community, and the environment. The challenge for architects and planners is to create a sustainable and harmonious vision for the future that respects Lunner's unique rural character while planning for denser nodes to reestablish a village feel.





Roa at a glance

The different functions in Roa are placed far from each other, and with few, if any, real public or functional mixed-use spaces. A new highway circumvents the center entirely. On the northern side of Roa, close to a new highway intersection, you can find the city hall, parking areas, a temporary National Road Agency building, and old, low-quality buildings for the fire department and doctor's offices. This area is ripe for redevelopment.

Just south of that area is a relatively new school and sports hall. Between the school and the highway lies one of Roa's historic clusters of buildings, which now houses a new bus terminal and will soon include a new McDonald's restaurant and supermarket. Further south along the old main road, you can find car repair shops, single-family housing, and adapted living apartments.

The old main road then meets Roalina, forming Roa's closest approximation of a traditional center, with a grid structure and mixed-use low-rise buildings that combine housing and services. This area also has many car repair shops. Roalina leads up to the train station, about 1.5 km uphill. This uphill distance, with no sidewalk and a steep incline, is a significant barrier for pedestrians. The lack of buses between Roa and the station further exacerbates the inaccessibility leading to most of Roa's commuters to drive to the train station before taking the train to Oslo.

The center of Roa also houses LuPro, an area south of Frøystad, currently occupied by a manufacturing company, a municipality-run café, and a recycling plant. The municipality owns this entire area and plans to relocate these activities to make space for new developments that can strengthen Roa's center.

About a kilometer down the road from LuPro, there is a district of supermarkets, car dealerships, and a petrol station. Overall, the different functions in Roa are located far apart, with few, if any, real public or functional mixed-use spaces.



Planning for an aging population

A new spatial strategy for Roa

Lunner kommune needs 900 new dwellings adapted to senior living within the next 20 years. The existing housing stock is mainly composed of older single family homes that are in dispersed areas of low population density, and not built for modern standards of accessibility. The dispersed settlement pattern means that travel time takes up a large portion of the home nurses' time, while poorly adapted houses makes providing care more difficult as well as increases the chances of accidents in the home.

With an aging population, the municipality needs to make it easier and safer for elderly to live at home for as long as possible, and to develop a denser housing pattern to make delivering care to people's homes more efficient. This means a return to the denser village typologies that existed before the car based planning transformed the Norwegian countryside into a dispersed suburban landscape, and depleted the urban life in smaller towns and villages. Densifying again will not just help the municipality deliver its care services, it will also free up single family homes for younger families, create new public space, meeting points and a form of urban life that can help combat loneliness and strengthen local identity. For a place like Lunner, managing this transformation is key if they are to have any hope of adapting to changing demographics.

Roa is one of three main settlements in Lunner kommune, and should get about 300 of the 900 dwellings needed. While the other two settlements, Grua and Harestua now function more as suburbs for people commuting to Oslo, Roa with its 900 people has a much more rural identity and functions as the centre for a small agricultural region of about 4500 people. The ageing population is the key driver making a more urban development at Frøystad realistic.

The strategy for Roa is to use the municipality owned land at Frøystad (the old school) and Ludpro (industry site across the road) to plan new housing and services that can start the formation of a clear and legible center.

About home nursing in Norway

Home care nursing is a service that provides nursing care for patients in their own homes. In Norway, the service is run by the municipalities as part of primary health care, often organized under the care and welfare service. The service was first established as a parish nurse service by the church, but has since become a municipal responsibility. Home care nursing is often organized together with the home help scheme.

People with special care needs, such as wound care, medication administration (e.g., pain pumps), and complex treatment for specific diseases, can stay in their homes longer with the help of home care nursing. This reduces the need for nursing homes. In recent years, it has become more common to discharge patients from hospitals earlier in the course of their illness. Some are admitted to nursing homes that are more like simple hospitals. Home care nursing is increasingly responsible for advanced wound care after extensive surgery.

Home care nursing is staffed by nurses, social educators, and auxiliary nurses. For some heavy and/or resource-intensive patients, two nurses travel together on visits, although it is most common for them to travel alone. Shift arrangements make the service available 24 hours a day. It is common for elderly alarms, placed with users, to alert a central office that in turn contacts the home care nurse on duty.

In Roa, the home nurse services have their base at the adapted living and activities centre in the centre along Roalina. This is part of the long term strategy of concentrating denser housing in the centre to be able to provide better health care services.



Roa Omsorgsboliger is a new adapted living center, where elderly people live in their own apartments, but receive regular visits from the home nursing service that also has a base in the building. From there, the home nursing service can assist elderly people in need of assistance.



In the home nursing services, nurses and assistants travel to patient's houses to deliver care and assistance so people can live longer at home. In rural and suburban districts, a substantial amount of time is spent driving: often far more than the actual time spent with patients.



Inside of the café at LuPro.



Elements at play and new plans

Roa's strategic regional location

Roa is a small place, but strategically placed in a large rural region. It's at the crossroads of the north-south highway connecting the large "innlandet" region and Gran kommune to Oslo, and the east-west road linking Hønesfoss to Gjesheim and Gardemoen (Norways largest airport). This strategic location is what has made it the centre of the Municipality of Lunner. Lunner's two other main settlements: Harestua and Grua are experiencing a lot of development stemming from their closer proximity to Oslo and their populations have largely been supplanted by city commuters. Roa retains Lunner's rural identity. While Roa isn't feeling the same pressure from housing developers, it is an attractive location for big box retailers that are trying to get land to develop by the highway intersection. A new road toll between Gran and Lunner has made Roa even more attractive in that regard.

Long term strategic development - sites at play

The municipality owns large areas in the centre of Roa (Frøystad and LuPRO) as well large areas closer to the highway (where the city hall, fire station etc is located). All of these sites are in play for the long term development of Roa. The Municipality is planning to move all the current activities at the LuPRO site elsewhere in order to free up these centrally located areas for programs more suitable for an attractive centre. The large "Rådhusomtten" for the city hall is, except for the city hall itself, mainly occupied by temporary or defunct buildings and parking. "Rådhusomtten" has a very low intensity of use, and all the functions found there, except for the city hall itself, are planned to be moved elsewhere in the short-medium term. Using "Rådhusomtten" for new commercial uses, in combination with Frøystad being developed with more housing and services, creates an opportunity to rethinking the entire spatial organization of Roa. **How could we reimagine the city hall if it is moved away from Rådhusomtten, - and where should it be located?**

New plans in Roa

There are several plans for new construction highly relevant to the competition and any development at Frøystad.

1 - Roadside fast food and charging station

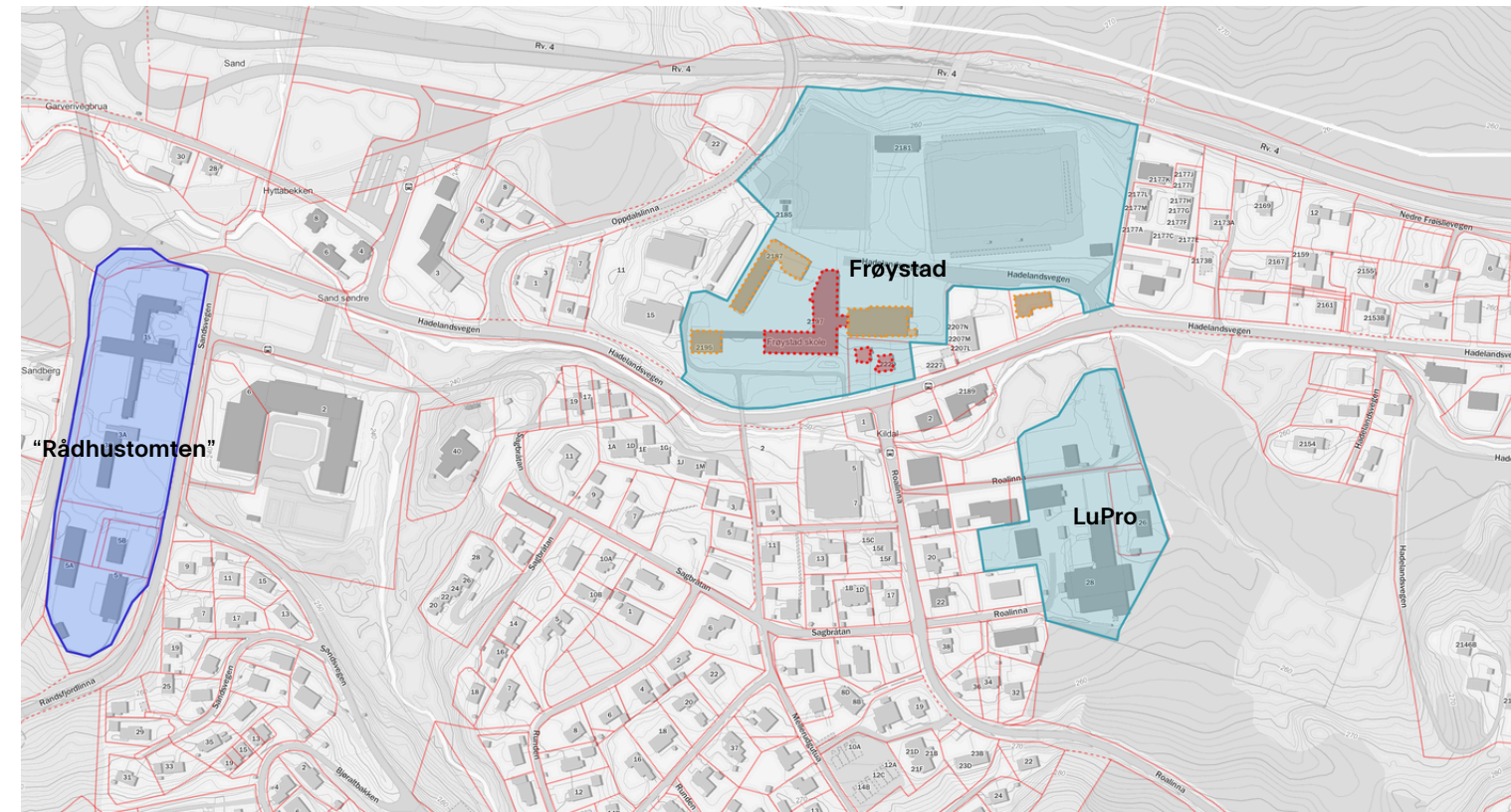
Another plan that is forthcoming is a new McDonald's restaurant and charging station for electric cars. It will be located by the bus station and take inn traffic directly from the highway.

2 - New supermarket

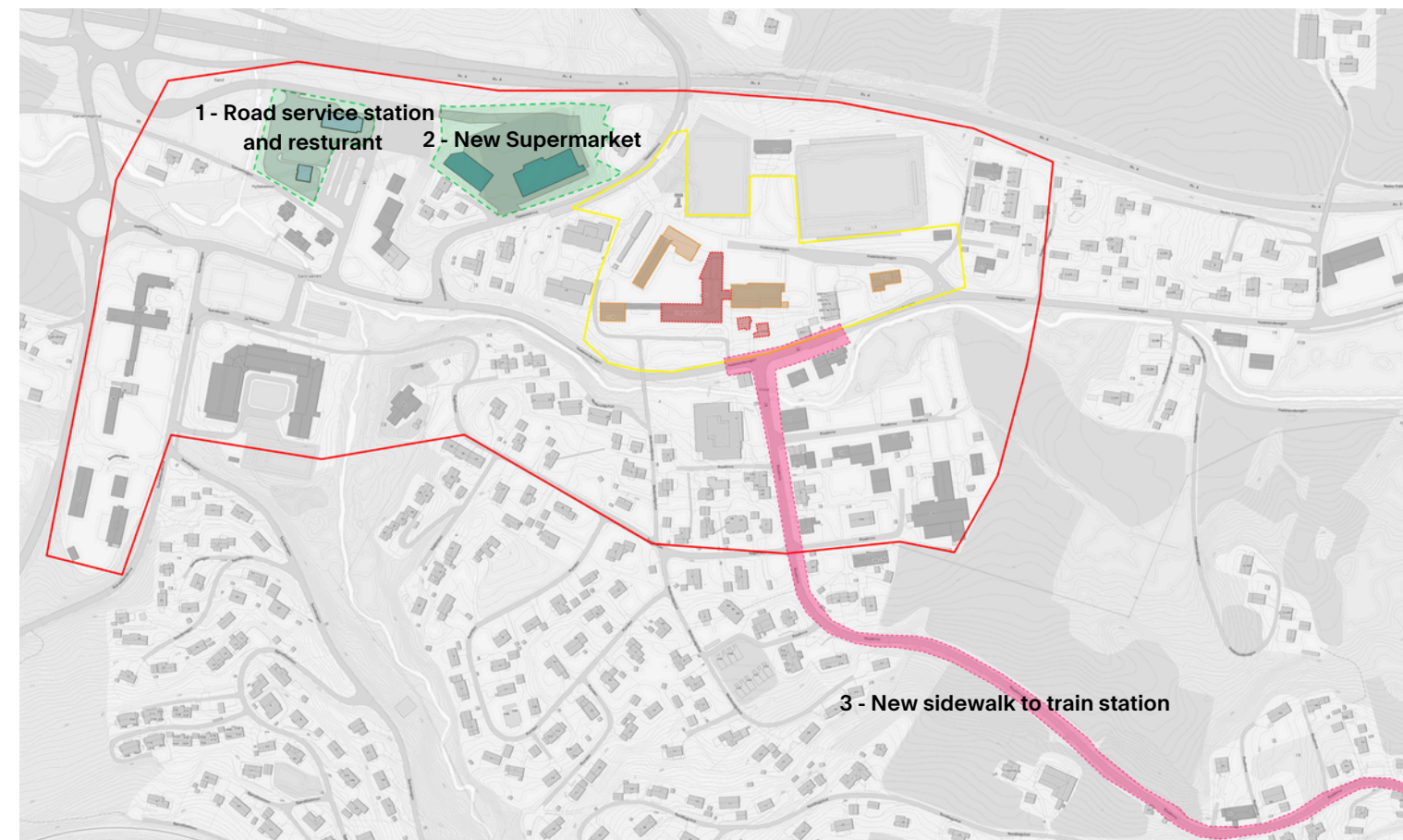
A new supermarket and pharmacy is planned just north-west of Frøystad. The new development is served by a new little access road taking cars directly from the roundabout and highway. But it also comes very close to Frøystad, and can potentially open a new pedestrian axis to the bus station. The plans are not entirely finished yet, but at the moment it seems like there will be two supermarket boxes housing at least one large supermarket and a large pharmacy. Furthermore, the municipality is hoping to get a Vinmonopol (Government run wine and liquor monopoly retailer) established in Roa, and this could be one of the potential locations for it should a denser development at Frøystad succeed. European competitors are encouraged to propose different solutions to how this development can be solved in ways that would strengthen pedestrian connections and the overall development at Frøystad.

3- Road to train station

Roalina, the road leading through the centre and up to the train station, has no sidewalks. However, that is about to change. A new plan by the regional government is about to be enacted, and will provide a sidewalk all the way from the intersection by Frøystad up to the train station improving safety and pedestrian accessibility.

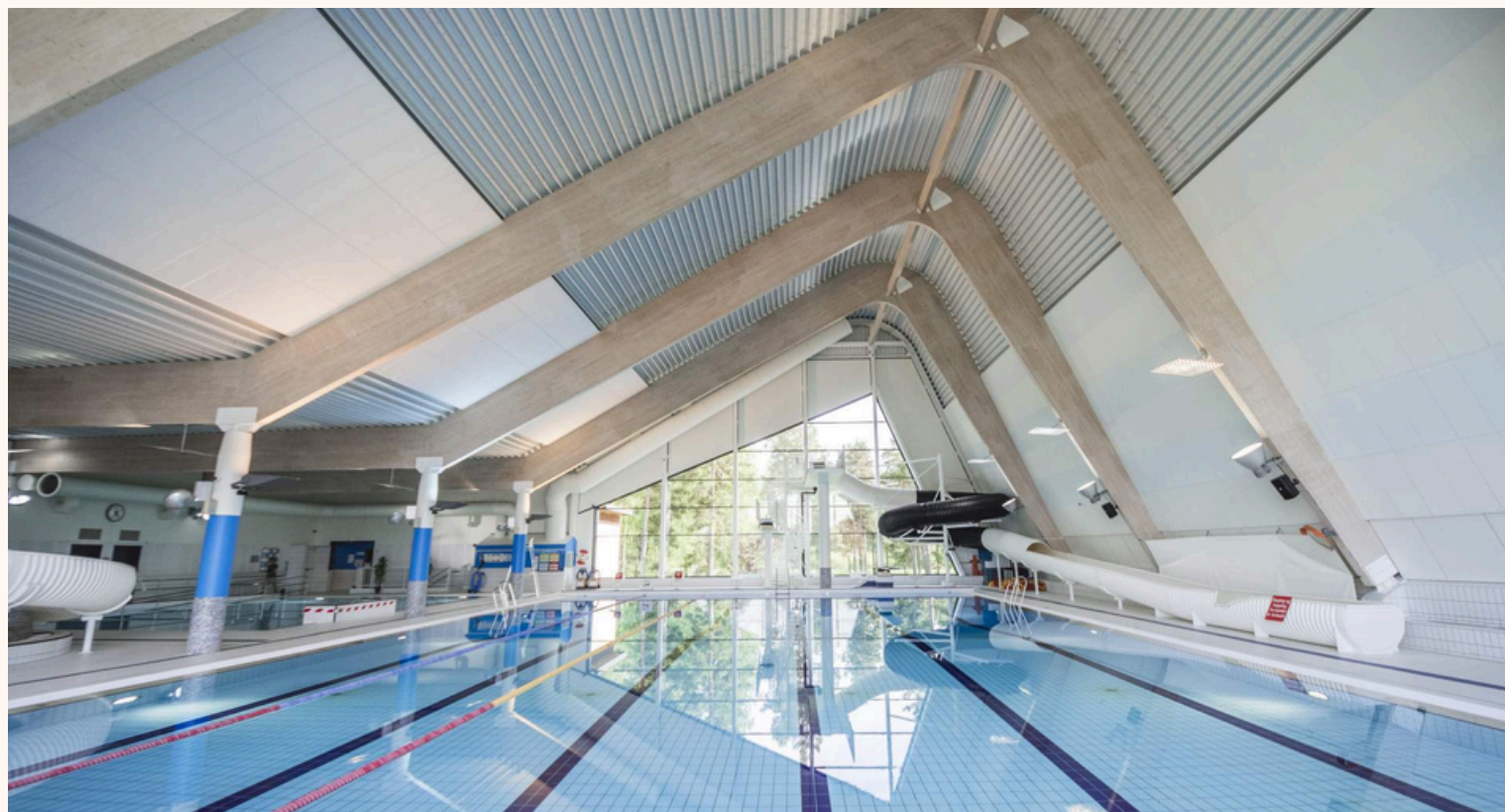


Map showing the major sites at play in Roa: "Rådhusomtten": well connected to the highway, Frøystad: the main focus for Europen 18 and LuPRO: a site in the old centre of Roa that is about to be vacated to make space for new activities.



Above: Map showing the location of the (1) new road service station featuring some kind of fast food restaurant and electric car chargers, (2) the new supermarket and (3) a new sidewalk up to the train station.

Opposite: The Lunner fire department is planned moved to Grua.



Above: Ringeriksbadet. A public pool in the neighboring municipality of Ringerike. Programmatically it is one of the inspirations for Lunner's option of a regional pool that includes many leisure activities. Ringeriksbadet is located far from other services and is primarily car-based. A pool in Roa will be better suited to welcome visitors from neighboring towns by bus.

Below: The current pool at Frøystad.



New swimming pool

Pool requirements

Frøystad has a small pool that was built as part of the original school. This pool is still operational, although it has far surpassed its expected lifetime. The technical system is old and might be very challenging to repair. The municipality is planning to build a new pool that meets modern standards for accessibility and energy efficiency when the existing pool finally breaks down.

There are currently two possible concepts for a new pool:

Option 1: "The Lunner Bath"

A public pool of modern standards equipped to meet the needs of different groups

- Needs:
 - Pool of 25-meter length, varied depth.
 - Separate educational and therapeutic pool, 12 meters long
 - Sauna
 - Universally accessible changing rooms.
- An option that will serve people from the entire municipality and stay open to the general public, both for sports and recreation.

Option 2: Regional Bath:

Attractive bathing complex, approved for swimming competitions, serving a wider area.

- Needs:
 - Pool of 25-meter length, following competition standards.
 - Diving tower with its own diving pool
 - Separate educational and therapeutic pool, 12 meters long
 - Sauna
 - Water slide
 - Universally accessible changing rooms.
 - Public meeting spaces, café, etc.
- An option that will become much more of an attraction and provide an infrastructure for education, play, and athletics.
- Social infrastructure.
- Can share costs with other municipalities.
- In a car-based region, this option will demand a high number of parking spaces.

Can Frøystad fit this kind of large volume in addition to housing, services, and attractive public spaces?

Location

A definite location for the pool hasn't been decided yet. The concept will depend both on the capacity of the site, funding, and whether there will be a collaboration with the neighboring municipalities.

Locating the pool at Frøystad is ideal in terms of creating proximity between different youth and sports activities, strengthening Frøystad as a social hub, as well as proximity to the bus station and the school. However, a pool will come with the need for a significant amount of parking. On a site that is in the middle of everything, this provides some challenges as you cannot simply place the parking on the edge away from the public spaces. The site doesn't have a "back side." Furthermore, integrating the pool with housing and other private developments might be challenging and put pressure on the density of the site. Other locations in Roa might be just as good.

As competitors, you can suggest and argue for where the pool should be located. If you choose to integrate it into the Frøystad development (project site), be aware of the uncertainty regarding its financing and location. Design so that your proposal is feasible even if the pool won't be realized. A comprehensive architectural proposal for the pool is not needed.

What do developers say?

Highly relevant in relation to the question of development at Roa, is to balance community needs with financial realities. How to create inspiring, yet realistic plans that entice private developers to build?

Developers in Roa, while cost-conscious, are increasingly recognizing the importance of urban attractiveness to buyers. This shift is evident in the growing acceptance of features like underground parking, despite the higher cost. They envision a vibrant and diverse town center with a mix of services, achieved through a phased development approach that allows for flexibility and participation from different actors. While there will be a substantial number of people moving from single family houses, they think that the site is too large to rely on that market only, and see a more varied and diverse population inhabiting the Frøystad.

They stress the importance of creating high-quality apartments with good room layouts, ample natural light, and optimal sun conditions. Quality is more important than apartment size. The site's natural height differences should be utilized to maximize floors without compromising the village scale. Public programs, such as a doctor's office, can be incorporated into mixed-use buildings and leased to the municipality on long-term contracts.

Regarding overall land use strategy in Roa, they propose maximizing housing development at Frøystad due to its excellent sun conditions. The LUPRO site, on the other hand, is better suited for public services and could potentially even house the relocated city hall, bringing it closer to the pedestrian center and residential areas. This would free up the current city hall lot, a prime commercial site with highway access, for much-needed retail development.





Doctor's offices.



Recycling station at
the Lupro site.



Fire department and
doctors offices. The
temporary offices of the
national road agency
(Statens veivesen) can be
seen in the back.



LuPro's main entrance



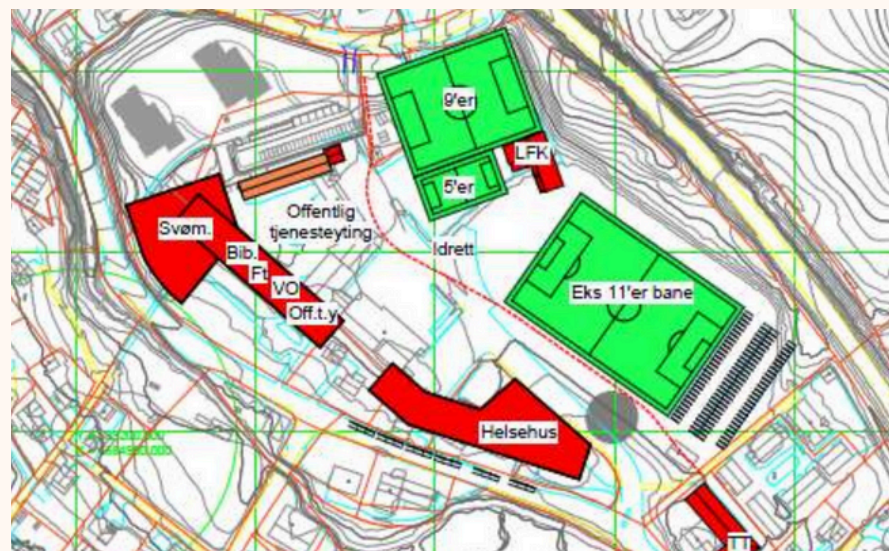
Side entrance to the City
hall.



Lupro café and its main
entrance.

Previous plans at Frøystad

Europan 18 is not the first time Lunner municipality has tried to develop plans for the old school grounds at Frøystad, and to enact a plan that gives the village a more coherent structure. The failure of these previous processes are because of three main reasons: 1: relying too much on massive public investments to be viable, 2: failing to inspire, 3: being too large and failing to prioritize become a useful tool for local planning.



Feasibility study 2015

The feasibility study from 2015 and 2016 by SG arkitektur AS looks at different options for developing Frøystad mainly for public programs such as health services, adult education, public swimming pool and sports. It looked into different alternatives of keeping most of the existing buildings or building new.

The feasibility study shows that removing some of the buildings will make it easier to utilize the potential of the site to a higher degree and goes far in recommending the proposal shown to the left.

However these plans for developing Frøystad were based on the municipality being the main investor - something that is not realistic, or necessarily ideal for creating an attractive and lively centre.

Later, the municipality has upgraded several of the buildings (the library, and adult education wing), and decided to demolish other parts of the old school. The swimming pool still works, and there is currently no funding for a new pool.



Feasibility study 2019 - Asplan Viak

In 2019 Asplan Viak conducted a more comprehensive feasibility study for all of Roa with the aim of providing a robust basis for a masterplan for the entire village. It consisted of two parts: A thorough site analysis, complete with a citizen participation process, and a second part with comprehensive plans for the development of Roa.

The study was based on 4 main aims:

- Feasibility: make a realistic plan than can be implemented.
- The centre: find where the centre of Roa should be
- Involvement: representative citizen participation
- Action plan: make a plan of action for short and long term.

The Europen 18 process builds upon this report and its three main finding: (1) the river Vigga should be highlighted, (2) create better access to nature and hiking, (3) develop activity and services around a central plaza/public space. The report also recommends Frøystad as the natural centre for Roa, and to move the LUPRO activities out of the centre to make space for housing or services, better suited for supporting an attractive centre.

The plan proposes a set of bike paths to connect the whole village, to focus on public administration and to place the new swimming pool at the site adjacent to the city hall. New housing and other public services form a block structure around the existing centre.

When it comes to Frøystad, the site for Europen 18, Asplan Viak's proposal relies heavily on public investments to a much higher degree than what the municipality will be able to afford. Furthermore they propose to remove all existing buildings on the site, which is not desirable from an environmental or heritage based perspective.



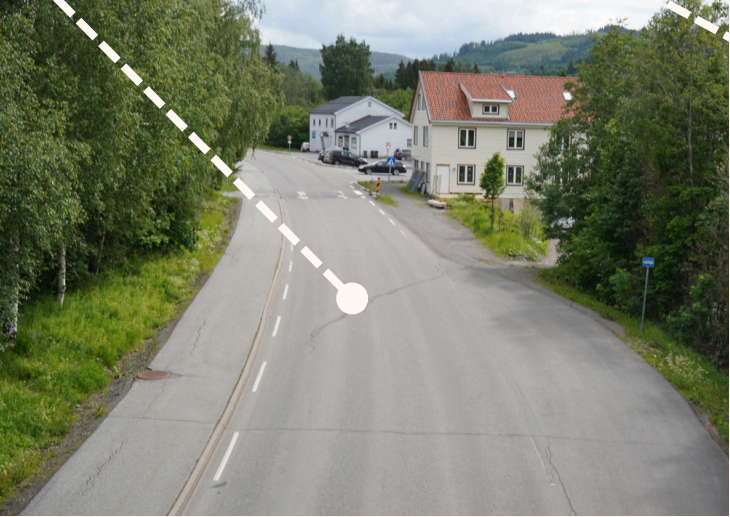
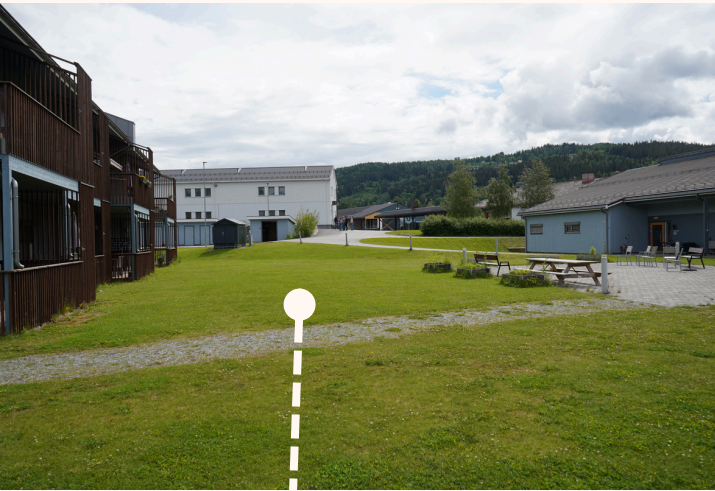


Explore Frøystad.

The settlements in Lunner were designed around the schools. But now that the school moved out, Frøystad has fallen into disrepair and isn't the same identity marker as before. It remains a centre for certain youth activities, sports, adult education and the library, but lacks vitality. What used to be a place of shared identity and pride is now a source of melancholy: the adult population are sad that these places that are part of their identity, are not transferred as markers of identity for their kids. They also fear that as the village is losing meeting places, the younger generations will feel less attached to the place, accelerating the trend of depopulation. Reignite this as a place to meet and a place for culture.

The municipality want to turn Frøystad back into a place that brings nutrition to the community. To create enthusiasm around developing something that can make it feel like a place, and the beating heart of Roa.

The crisis in health care, fuelled by a rapidly aging population, will be the driver of investment (private developers building housing) that allows this to happen, but Frøystad must be planned as a place for all generations.





The centre for youth

Even though the school at Frøystad is not operational anymore, it is still the centre for youth activities in the community. Lunner football club is an important actor with a large clubhouse, several teams, and often organizes tournaments bringing large numbers of people to Roa. Combined with the youth leisure club and the library, this is the main meeting point. Despite all these activities, there are few benches, attractive squares, playgrounds, or informal public spaces to hang out. In new plans to densify and transform the area with housing and new functions, it is important to keep a special focus on spaces for youth and children.



Photos: Lunner fotballklubb.

What do the inhabitants say?

Numerous participatory processes have been conducted with youth and civil society groups in Roa. They point to several important needs:

- **Accessible river.** Vigga, the little river running through Roa, should be more accessible.
- **Places to meet.** Roa hardly has a single public space. Traditionally this has been the school grounds at Frøystad. As far as we know, there are only two public benches in the whole town: one in front of the library, and another on the parking lot in front of Bunnpris (a supermarket in the southern part of Roa). Social life is focused around workplaces, organized sports (like the football fields at Frøystad), schools and in private residences. The youth are in direct need of unprogrammed public spaces, close to public transport and other functions, where they can just hang out.

Overall, residents of Roa find it difficult to portray the town in a positive light. While many fondly recall past experiences and offer suggestions for improvement, common concerns include a lack of long-term planning, poor aesthetics, and an overabundance of space dedicated to cars. Locals desire more social gathering spots and improved shopping options, with ideas ranging from a cultural center and park benches to a liquor store, pharmacy, and a well-equipped shopping mall. Many emphasize the importance of the nearby Vigga river and its surrounding nature. Residents suggest cleaning up the riverbanks and develop a riverside path with swimming areas and recreational opportunities.

One of the focus groups formulated an overall ambition for the future of Frøystad, (the european project site):
"Frøystad is to be the heart of volunteering, activity and culture in the Roa. With the new library as its core, linked with good areas for outdoor recreation and activity, Frøystad will be a natural gathering point that functions across generations. A good meeting place for the elderly, for youth and for children - with the possibility for individual activity and socializing, together and separately. It must be possible for the different groups to be by themselves, while at the same time there must be opportunities for coexistence."

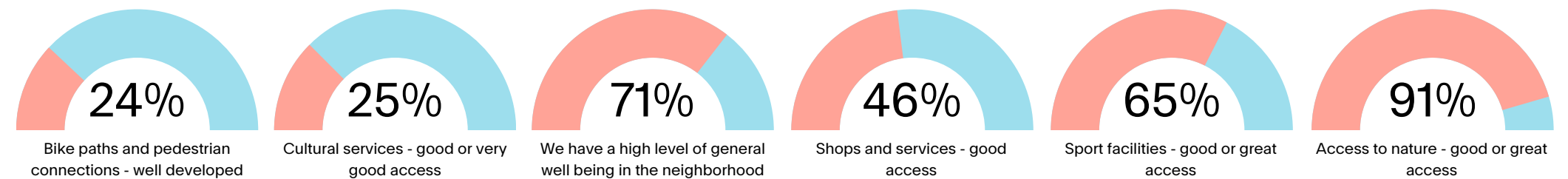
When asked what characterizes Frøystad, the youth described:

- Messy and ugly – sad
- The new and good things disappear
- It's overgrown
- Where is the volleyball court (I didn't know it existed!)
- Steep and poor paths
- The grass field – can it be used for something?
- Where is the swimming pool?
- Crooked fence
- Where is ...? Overall poor signage to things
- Old trees
- It's nice by the stairs
- Skate elements are randomly placed
- It's deserted at the old schoolyard
- It's nice to play beach volleyball
- The footbridge from Roa is crooked – it's scary to bike there

As improvements, these ideas were suggested:

- Clean up and tidy public areas
- Create something temporary while we wait for the Frøystad project
- Cut the grass
- Stairs/bike path from Oppdalslinna to the volleyball court
- Stools by the volleyball court?
- Benches and better accessibility
- Street art in several places
- Climbing wall, basketball court, skate/scooter facility + more vending machines
- A larger pool – there is space in extension of the current swimming pool
- Better signage to the Roa path and other things
- Swings and playground equipment – on the lawn in front of the old secondary school?
- Repaint the stairs at Frøystad
- More trash cans between LUS and Europris + garbage shed
- Asphalt
- Do something with the bridge?

How happy are people with services in Lunner?





The forgotten millennial site

There has been many plans for Frøystad before, but none have been realized. Roas inhabitants are disappointed of the fact that the village centre is in a state of disrepair. This passionate article in the local newspaper by Ole Gulbrand Rudsengen illustrates the frustration many feel.

Yesterday, I took the dog for a walk through the beautiful Roadalen valley, from Myggbukta to Frøystad. The snow had turned to rain. Both dog and I were soaked after a truck sent a load of water and slush up onto the sidewalk where we happened to be walking. A moment of fury was replaced by powerlessness and misery. Damn it, what a damn shithole I've lived in for 45 years! Nevertheless, I decided to continue the walk to Frøystad before turning back. How much worse could it get?

Frøystad. Roa's gathering place. Søndre Oppdalen school. Lunner secondary school. Football field. Swimming pool. Athletics track. Band practice. Scouts. Shooting range. Packed with people on the 17th of May (Norwegian Constitution Day). I've been involved in most things here. I went to primary school here with 31 students in my class. Later, I went to secondary school across the yard from the primary school. I participated in a variety of leisure activities here, both organized and unorganized. I even carved the name of the girl in my class I had a secret crush on at the top of the scaffolding of the ski jump. That was in 7th grade. It ended with the carving.

December 16th, 1999 was a day of celebration for the Frøystad facility and the people of Roa. Frøystad was chosen as the MILLENNIUM SITE for Lunner municipality. "Good meeting places for a new time," it says on the millennium plaque. It's also soon on its way to the recycling station. Well, it's almost the 20th anniversary of Frøystad's appointment as the millennium site. There will probably be a terrific party with speeches and a music corps. I imagine the mayor giving a moving and thought-provoking speech where he draws lines from the past to the present and into the infinite future. We will celebrate here for another 1000 years! Maybe there will be a show with jugglers, snake charmers, and sword swallowers. A fakir lies on a bed of nails. Produced for the occasion in the metalwork class. I imagine my dad dusting off

his brown Lunner Music Society uniform and playing an insane tuba solo for the attendees. There will be toasts with prosecco. There are canapés and cake. No expense will be spared. People from all over the municipality are desperate to take part in the big celebration. There is parking chaos from Myggbukta to Myra. Shuttle buses and extra trains are set up from Harestua and Grindvoll. Even NRK (Norwegian Broadcasting Corporation) is there to make a report. Norge Rundt (a Norwegian TV program) makes a report from the Christmas baking in the home economics room. The Women's Public Health Association is resurrected for the occasion. These ladies can bake! The 20th anniversary also becomes the foundation for the municipal initiative "MAKE ROA GREAT AGAIN." Studies and consultants are already being considered.

It won't be like that. Nevertheless, I'm considering creating a Facebook event for the anniversary. Mourning bands are required. Bring coffee and dry honey cake. I will hand out sour candy to the attendees. In a procession, we will carry the millennium plaque to the Miljøstasjonen (recycling center) at Lupro. The procession will be accompanied by Beethoven's piano sonata in A-flat major opus 26, played by a quartet on melodicas. The plaque goes in the residual waste container. The municipality will cover the waste disposal fee after a majority vote in the municipal council. We conclude with a funeral ale, and the beer shall be bitter

Even when I went to school in Frøystad, there was trouble. The toilet at Søndre Oppdalen was disgusting. I remember holding it in until I got home. It smelled like mushrooms in the basement hall. The plaster had seen better days. Etc. Etc. This was in the 80s.

The decay of Frøystad began the day after the buildings were completed in the 50s and 60s. Now there are holes in the swimming pool again, so it's closed. The library has been proposed to be moved to the Town Hall. It will probably cost 8 million kroner, or something like that. Adult education and adapted services are faithfully holding their ground. The same with Ung Hadeland (youth club). It's questionable whether the HSE regulations will put a stop to that soon.

The newspaper Hadeland writes the following about Frøystad in August 2019: "For almost twenty years, several studies have been conducted on the future use of Frøystad. (Ever since Frøystad was chosen as the millennium site, editor's note.) Two reports, a fire report and an electrotechnical report, have revealed critical deficiencies that must be rectified immediately. The improvements, which include 132 electrical faults, have been estimated to cost 14 million kroner. The plans propose that the current adapted services be moved to rented premises at LuPRo, and that adult education moves into wing A.

It is also proposed that the library find new, rented premises at Roa. Therefore, the use of the former primary school building (wing A) is proposed, after the vestibule section (wing B) has been demolished, and that a new extension be built. The swimming pool is proposed to be maintained, according to the "absolutely necessary principle." Leisure activities such as cultural school offerings are proposed to be moved to other premises in the area, or possibly to wing A. Wings C, D and F are proposed to be closed, which according to the municipal director's report will result in savings in operating costs of 500,000 kroner and 300,000 kroner in lost rental income when adult education moves."

That's the way it is with that matter. Demolish the whole thing and build a couple of apartment blocks. Preferably so high that we have a view of Æsjøen and Kesjtjennet (lakes). Then at least there will be something nice to look at. In any case, we have to find a new millennium site at Roa. We won't give that up! I suggest the Europris/Bunnpris building (discount stores). It is made of durable corrugated iron and will require minimal maintenance. Besides, it's privately owned. They'll probably fix it up. The millennium plaque should be put up on the wall behind the enormous plastic Santa that adorns the surroundings in the months before Christmas. The Santa attraction will attract people from far and wide and ensure that people also notice the beautiful plaque. "Frøystad" can be removed with correction fluid. With a calligraphy pen, you can write "Europris/Bunnpris – good meeting places for a new time."

Originally published in Norwegian in Hadeland, 15.11.2019

**Ole Gulbrand Rudsengen:
Tusenårsstedet som ble glemt**





Europan 18
Norway

Theme:
Re-sourcing

Lunner
kommune

03: Physical context

- Health and mobility in Roa
- Cultural heritage
- Rivers and green elements





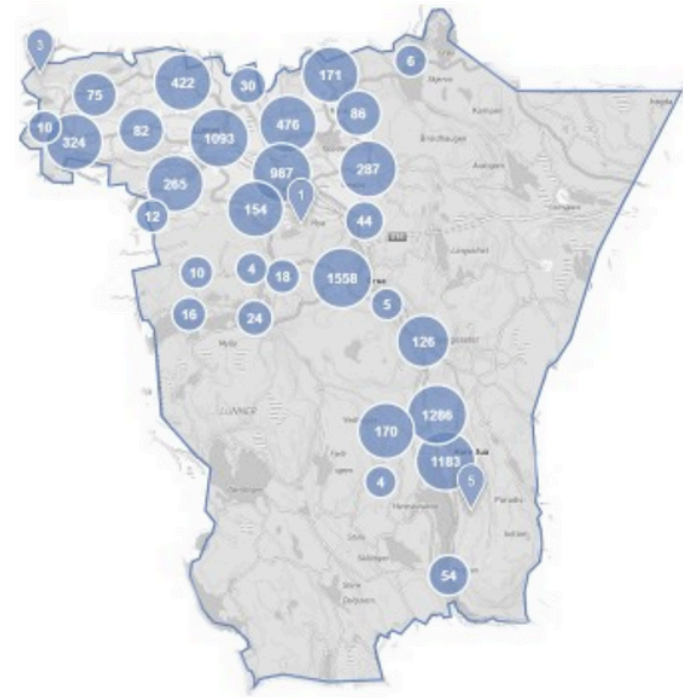
Health and mobility in Roa

Health wise the population in Lunner follows a trend shared with many rural/suburban municipalities in Norway: higher car use, lower life expectancy and education levels than the population on average. Public transport accounts for only 4% of all travels in the municipality. The lack of public transport and dispersed settlement patterns of single family houses are ill adapted to helping elderly live independently and will create a massive challenge in dealing with the rapidly aging population.

Roa is connected with a train station as well as a highway leading to Oslo. The bus terminal by Strand has bus connections to Gran and to Oslo on an hourly basis. From the centre to the train station you have to traverse a 1,5km long hill with no sidewalks which presents a barrier to pedestrian use. A free parking lot with 200 spaces provides a strong incentive to drive to the train station. Furthermore there are no corresponding busses connecting the train station and the centre.

While there are a few buses that take children to school, the dispersed settlement patterns mean that most children report getting rides from their parents.

Roa bus station.



Roa, while small, is important as the centre for the many dispersed hamlets in the northern part of Lunner.

Roalina, the old main street connecting to the train station.



Lunner is located in a region without coastline and with long, cold winters putting an extra strain on people waiting for public transport or trying to move by bike. Photo: Nye bilder





Cultural Heritage

The cultural heritage tells the story of Roa and the town's various cultural-historical buildings and places. We will look at how Roa was before, and how it has evolved into what it is today.

At the beginning of 1898, Jevnaker municipality was divided, and Lunner municipality became a separate administrative unit. For the first 50 years in Lunner municipality, only Roa could be called a town. Roa eventually won the "battle" to become the center when various municipal services were placed here. Sand, closely linked to Frøystad, was the commercial center. Through Roa and Sand, from south to north, went Bergensveien, also called the Kristianiachausseen (the main road to Kristiania, now Oslo). Sand had the greatest importance as a central location for about 30 years – from when the Kristianiachausseen was built until the railway arrived. When the railway came, some of the businesses in Sand moved to other places, including Lunner, hence the dairy, the post office, and the district doctor. The tannery remained in Sand, and with it came more businesses.

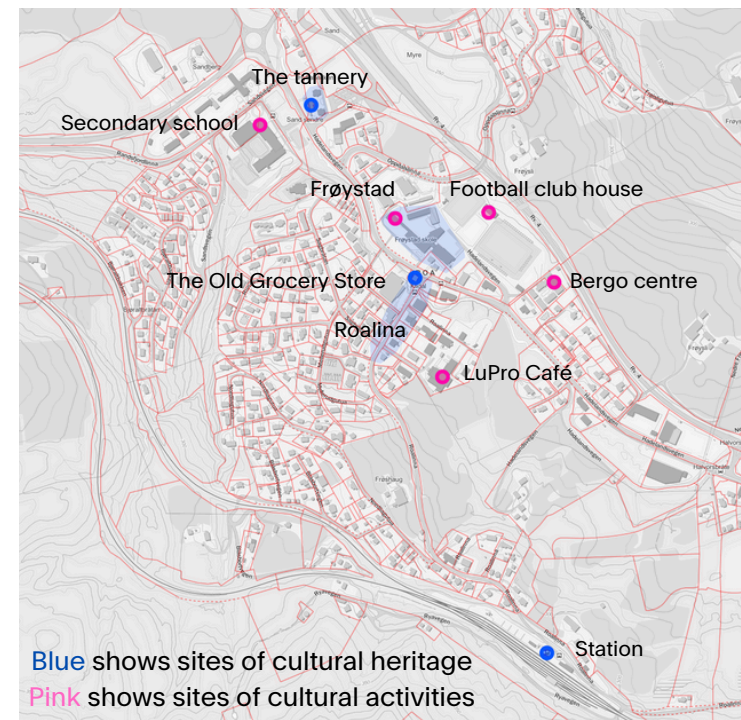
The train connection to Gjøvik and Bergen had Roa as one of its stops, and Roa station was important for the Bergen Railway as this was where the line split. The Gjøvik Line was opened for regular traffic just before Christmas 1900. The Bergen Line opened in 1909. The railway was of great importance for forestry in the area, as the rivers in the area could not be used for timber floating. The opening of the railway was an important event in Roa's history. The railway helped to create further life in Roa, as well as increase accessibility to the surrounding areas. Roalinna, Kildalkrysset, and Frøystad are results of the railway being established with Roa as a stop.

Roa was previously an important center with a lot of trade and activity for the residents both in and around Roa. This was where you got what you needed in everyday life, and otherwise. Such trading places were important in the past. At that time, you did not have easy connections everywhere as you did not have your own car or telephone.

The Tannery It has been important for Roa and its history for as long as the brick building has stood. Among other things, the building helped to put Roa more clearly on the map, as tanneries were not very common before. The buildings are aesthetically beautiful, and somewhat unusual with two identical houses on each side of the actual tannery building. The building's location is marked blue on the map below, as cultural heritage.

Roa Station Building The wooden building is aesthetically beautiful and points to an important period when the railway was established. In connection with the station there was a cafe, as well as a hotel. These are not present today. The building's location is marked blue on the map below, as cultural heritage.

The Old Grocery Store The Kildal building was previously a grocery store, and had a central location at the intersection where the connection up to the train station meets the main road through Roa. The wooden cladded building is marked blue on the map below, as cultural heritage.



Blue shows sites of cultural heritage
Pink shows sites of cultural activities



The Tannery - Garveriet, now houses a flowershop.



Kildal bygget - The old grocery store

Locations of contemporary cultural activity

Lunner Secondary School and Lunner Hall are an important cultural arena related to entertainment and sports. Among other things, public meetings, student performances, concerts, and other festivities are arranged there. The brick complex is northwest of Frøystad.

Frøystad is an important cultural arena connected to the swimming pool, youth portal, sports field, community center, cultural school and much more. It is also a cultural environment. The area was built after the arrival of the railway, in the 1950s-1970s, and characterized by a number of wooden and brick buildings. School activities were located in the area.

Bergosenteret holds various events mainly for the elderly. Every Thursday, there are, among other things, lectures where the main theme revolves around the history of Roa.

Roalinna has, since the railway [was built], been an important part of Roa as a shopping street, and is therefore an important cultural environment. At the end of Roalinna lies the Kildal building. Today there are few shops left, mostly a few car repair shops and a takeaway pizza joint.

Football club house is an important meeting place in Roa, central for sporting events and a popular event space for private events like confirmations.



LUPRO Café



Rivers and green elements

Green Structure

In large parts of Roa, there is a lot of green structures. These vary from open lawns to overgrown scrub to forest areas. What characterizes the central parts of Roa are the larger overgrown areas.

Agriculture

Agriculture is an important part of Roa's history and is the basis for settlement in the area. Agriculture helps to provide an open landscape.

Accessibility

Although Roa is characterized by a lot of greenery, many of these areas are not very accessible due to overgrowth and poor routing. In several places, one encounters barriers such as rivers, railways, terrain differences, or private property that make it difficult to get through.

Flooding

Vigga provides a clear flooding risk. Luckily most areas are significantly higher up than the river, but the parts of the LUPRO site in the centre is prone to flooding, and so is the school and large areas by the highway intersection to the north. Especially the historic Tannery building is at risk, with the bridge by it severely damaged in a flood last year.

Vigga and Bjønnebekken

Vigga is a little river running through the centre of Roa. It's a river where the courses has been adapted multiple times by infrastructure projects and agriculture. Running along the main road, its quite inaccessible, surrounded by steep slopes, roads and dense undergrowth not particularly visible. Bjønnebekken flows southwest from its source, including Oppentjernet on the hillside, and converges with Vigga River near the secondary school.

In today's landscape, neither Vigga nor Bjønnebekken appear as important elements. The rivers are not visible through large parts of Roa due to vegetation. There are few places where you can see the river clearly. At the tannery, the river emerges clearly and helps to raise the quality of this particular area. For many, the river is not perceived as an element that is part of Roa.

Both rivers have the potential to become a more important part of Roa, and can help to bring life and movement to the area. Not only in the form of moving water that is more visible, but also in the form of routing for hiking trails and activities along the rivers.

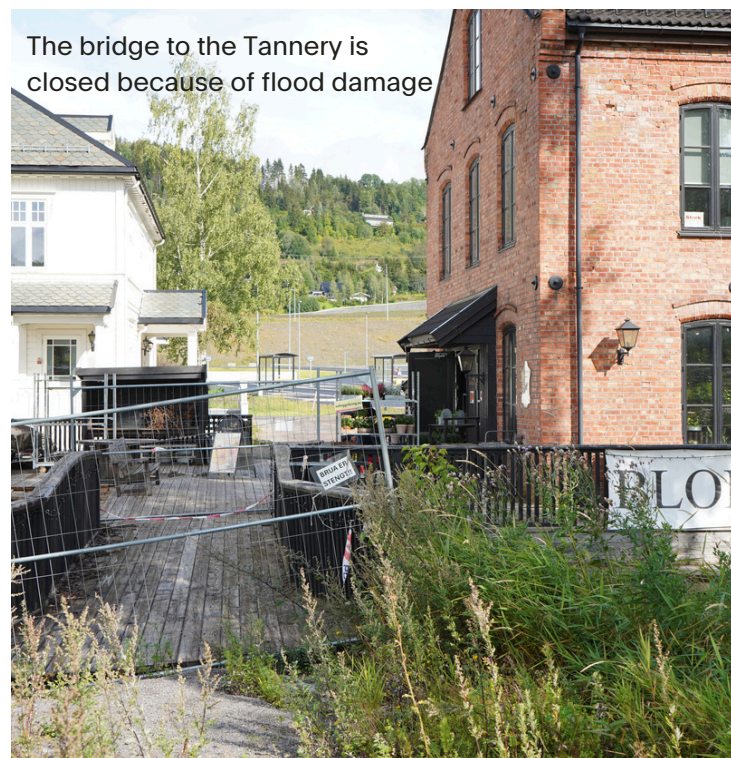
Vigga is important to the local inhabitants, so important in fact that a local action group have been formed to clear away some undergrowth and worked both through volunteering and pressuring local politicians to make a simple footpath along it through Roa Centre.



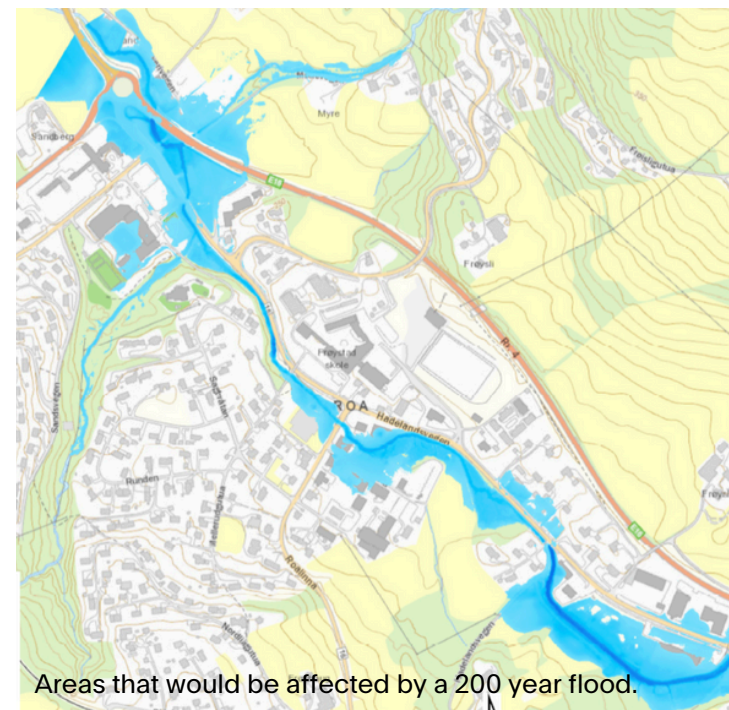
Vigga and the main road seen from the footbridge crossing to Frøystad.



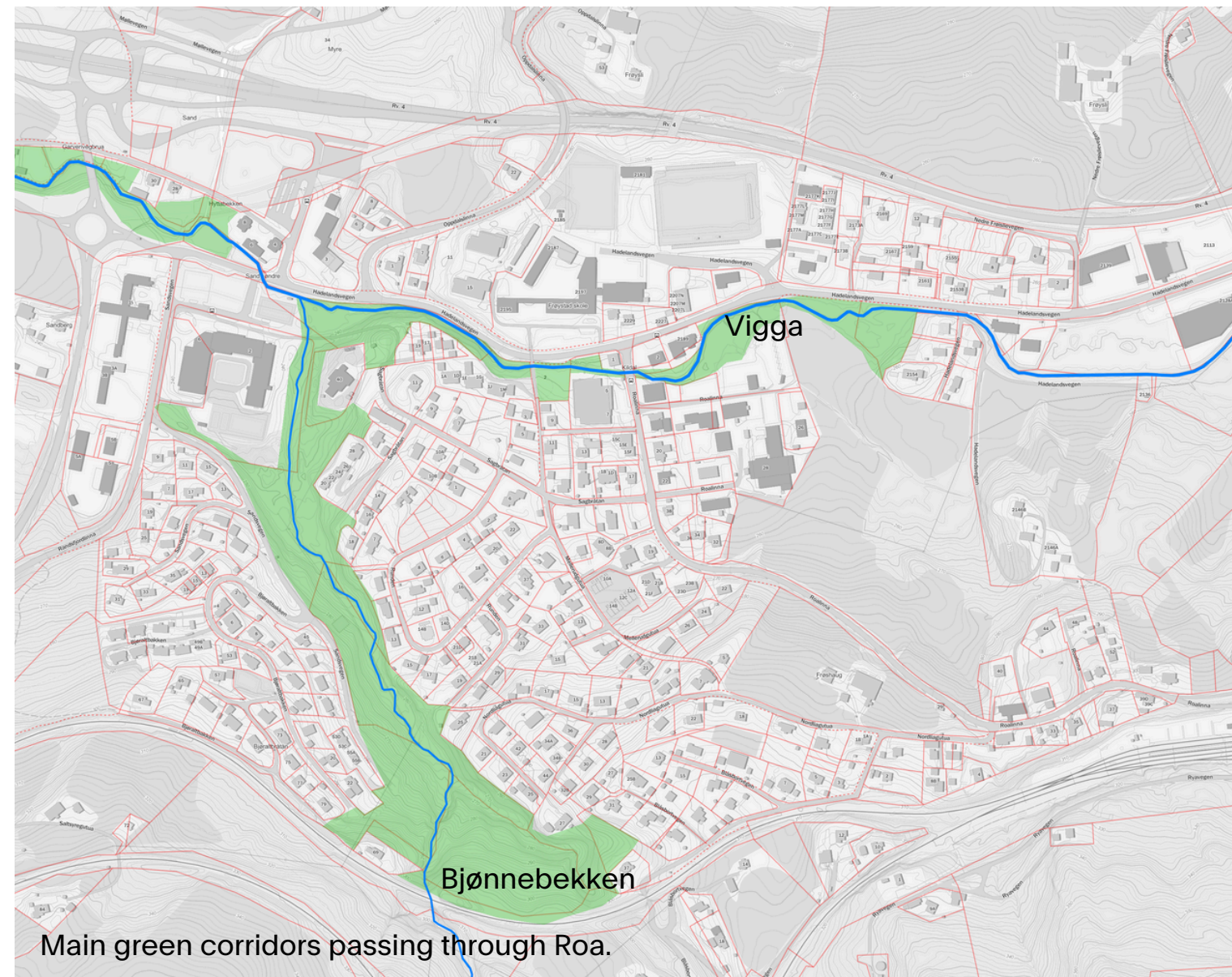
Locals working on making a new footpath along Vigga.



The bridge to the Tannery is closed because of flood damage



Areas that would be affected by a 200 year flood.



Main green corridors passing through Roa.



European 18
Norway

Theme:
Re-sourcing

Lunner
Kommune

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Lunner kommune and Akershus Fylkeskommune



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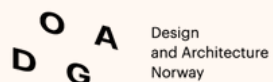
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