

ARCHITECTURAL STATEMENT – 28/10

Architectural Summary:

Located on the outermost of three closely connected islands, the 28/10 property is framed by exposed rock, coastal heathland, and a landscape long shaped by small settlements and maritime life. The holiday home has been designed as part of a larger vision that combines high-end tourism, curated local experiences, and sustainable small-scale agriculture across several nearby islands.

Infrastructure on these remote plots requires significant investment, and the project is therefore tailored toward buyers seeking a unique, premium retreat with refined architecture, high comfort standards, and access to exclusive experiences.

The building itself is shaped by the island's natural forms: two parallel roof planes rise gently with the terrain, creating a sheltered cluster of rooms and defined outdoor spaces that reduce impact on both landscape and wildlife. The structure blends into the rocky shoreline, remaining discreet from the main sea route while offering privacy and panoramic surroundings.

Rather than disappear, the architecture seeks to resonate with the island—an expressive yet respectful presence rooted in nature, designed for a modern, experience-driven way of living.

The property is situated on the outermost of three small islands positioned so close together that one can almost walk between them at low tide. The islands further in are Almenningen and Innerøya. Plot 28/11 lies on Almenningen, along with a cluster of houses on property 28/3, while recreational property 28/6 is located on Innerøya. All the islands feature a mix of exposed bedrock and coastal heathland and form part of a larger group of smaller islands on the northeastern side of Husvær. Several of the islands in this area have been settled for a long time, and the cluster of houses on Almenningen was historically part of a much larger settlement and commercial activity on the island.

The project designed for 28/10 is a holiday home, but it has been conceived in conjunction with a proposed smallholding on a neighboring island, Nordubøya, as well as another holiday home on 28/11 on Almenningen.

All projects have been planned with the potential for a shared, combined purpose relating to tourism and travel, including associated activities and services, targeting a specific market segment oriented toward international guests. Both the developer and the architect have relied on market studies and experience to design buildings—and an overall concept—that could become attractive destinations for an international clientele.

Infrastructure costs for establishing modern buildings and installations on the islands have been surveyed. Good solutions have been identified, but these also come with significant associated costs.

Due to the high development costs per unit and the developer's ambition to establish a project with agricultural purpose supported by tourism rental, there is a clear need to attract buyers of holiday homes with the financial capacity to contribute to the distribution of these costs, and to achieve a sales result that enables the intended development.

It has also been concluded that the tourism segment compatible with the project's ambitions lies within the high-end category, where close collaboration with local partners can facilitate curated, tailor-made experiences.

To succeed in this segment, both sales and rental offerings must assume a high-quality operational and service concept—this is essential and must be reflected in the buildings' spatial programming. This market also requires specific functional standards, such as primarily one bathroom per bedroom, overall sleeping capacity, and related amenities.

The combination of these factors makes interior floor areas (BRA) between 100–150 sqm necessary.

The plots will remain grazed and maintained but will not be fenced or otherwise physically restricted. In our experience, when outdoor living areas are not clearly and attractively defined, actual use of the surrounding landscape tends to expand, resulting in increased wear on the terrain. For that reason, we have chosen to design the building with defined and sheltered outdoor living spaces directly connected to its primary interior functions. Our experience is that this also causes significantly less disturbance to wildlife. As long as people remain within the physical boundaries of a building—behind glazing or beneath a roof overhang—animals tend to perceive human presence more peripherally, in stark contrast to when people step entirely into the open landscape.

These measures naturally increase the footprint (BYA) compared to a design without them, but the underlying rationale is that this approach ultimately results in less physical impact on both the landscape and wildlife by more clearly defining indoor and outdoor zones. Ground-level terraces are not included in utilization calculations, even though their actual usage may be equal to or greater than that of built areas.

Plot 28/10 feels private and secluded, and the building's design is strongly inspired by the natural surroundings—the sea and the landscape formation of Skjåholmen. The

rooms are arranged as a small courtyard under two parallel roofs shaped to connect visually with the contours of the island. At the island's northeastern tip, where the terrain rises sharply from the sea, the rooflines extend this movement across the interior and exterior spaces of the building. Although the form is more inspired by nature than by traditional building typology, we believe it helps reduce the perceived volume in the landscape and softens the visual and functional distinction between nature and built form.

Toward the northeast—where the main sea route toward Herøy passes—the building will not be particularly visible, as its form and roof materials echo the stone and rock of the site. In other directions, it is well screened by surrounding islands. The design seeks inspiration in the landscape—not to disappear entirely, but to appear as an element shaped by and respectful of its surroundings.