

ARCHITECTURAL STATEMENT – 28/11

Architectural Summary:

Located on the middle of three closely connected islands, the 28/11 plot forms part of a larger architectural and tourism vision across the Husvær archipelago. Surrounded by exposed bedrock, heathland, and long-settled island clusters, the holiday home is designed for the high-end travel segment, with infrastructure and spatial standards aligned to international expectations.

The building introduces clearly defined, sheltered outdoor spaces to reduce wear on the landscape and limit disturbance to wildlife. Elevated above the terrain, it preserves natural growth beneath while enhancing privacy, views, and weather protection. With glazing limited to two carefully shielded façades, the design balances openness with discretion—ensuring both residents and neighboring homes enjoy privacy.

The result is a refined, compact retreat of 100–150 sqm BRA, harmonizing comfort, landscape sensitivity, and curated experience design within a protected, intimate island setting.

The property is located on the middle of three small islands positioned so closely that one can almost walk between them at low tide. The islands surrounding it are Innerøya and Skjåholmen; plot 28/10 is located on Skjåholmen, while recreational property 28/6 lies on Innerøya. On Almenningen—the island on which this property sits—there is also a cluster of houses to the northeast, on plot 28/3.

All the islands feature a blend of exposed bedrock and coastal heathland and belong to a larger group of smaller islands on the northeastern side of Husvær. Several of these islands have been inhabited 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 28/11 is a holiday home but has been conceived in conjunction with a proposed smallholding on the nearby island Nordubøya, as well as another holiday home on 28/10 on Skjåholmen.

All projects have been planned with the potential for a shared concept combining tourism, curated activities, and tailored experiences, targeting a specific international market segment. The developer and architect have relied on market studies and previous experience to design both individual buildings and an overall destination that can attract guests on an international level.

A study of infrastructure costs for establishing modern buildings and services on the islands has been carried out. Viable solutions have been identified, but the associated costs are substantial.

Given these high development costs, and the developer's ambition to establish an agricultural project supported by tourism rentals, 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 return that supports the intended development.

The tourism segment most compatible with the project's ambitions is the high-end market, where collaboration with local partners enables bespoke, experience-driven stays.

Success in this segment—both for sales and rental—requires a strong operational and service concept, which must be reflected in the building's spatial program. This market also demands certain functional standards, such as primarily one bathroom per bedroom, total sleeping capacity, and other comfort-focused features.

Together, these factors make interior floor areas (BRA) between 100–150 sqm necessary.

The plots will remain open, grazed, and managed, and will not be fenced or otherwise physically restricted. Our experience shows that when outdoor living areas are not clearly and attractively defined, people tend to use a larger area of the natural surroundings, resulting in greater landscape wear. For this reason, the building includes defined and roofed terraces directly linked to its main functions. We also find that this approach causes far less disturbance to wildlife. As long as people stay within the soft boundaries of a building—behind glazing or under a roof overhang—animals appear to perceive human presence as less intrusive than when people step fully out into the open terrain.

These measures naturally increase the calculated footprint (BYA), but the intention is to reduce actual landscape impact by clearly defining indoor and outdoor spaces. Ground-level terraces are not included in utilization calculations, although in practice their usage may be equal to or greater than built areas.

Although situated on an island, plot 28/11 must be regarded as positioned among several buildings—both existing and planned. To ensure balanced views, privacy, and comfort for all units, the building has been designed to harmonize private outdoor life with expansive views. Key strategies include:

- The building is positioned to maximize views while minimizing sight lines toward and from surrounding buildings.
- Only two of the four façades feature glass openings, and these are pulled back behind covered terraces. The solid walls extend outward on either side, providing weather protection and privacy for both residents and neighbors.
- The building is elevated from the terrain, allowing natural vegetation to continue growing beneath it, with access to both light and moisture. The form is arranged so that the entrance-side terrace—also serving the bedrooms—is lifted highest above ground level. From there, one steps gradually downward through the building's zones toward the terrace facing the sea to the northwest, where the surroundings are least disturbed.

