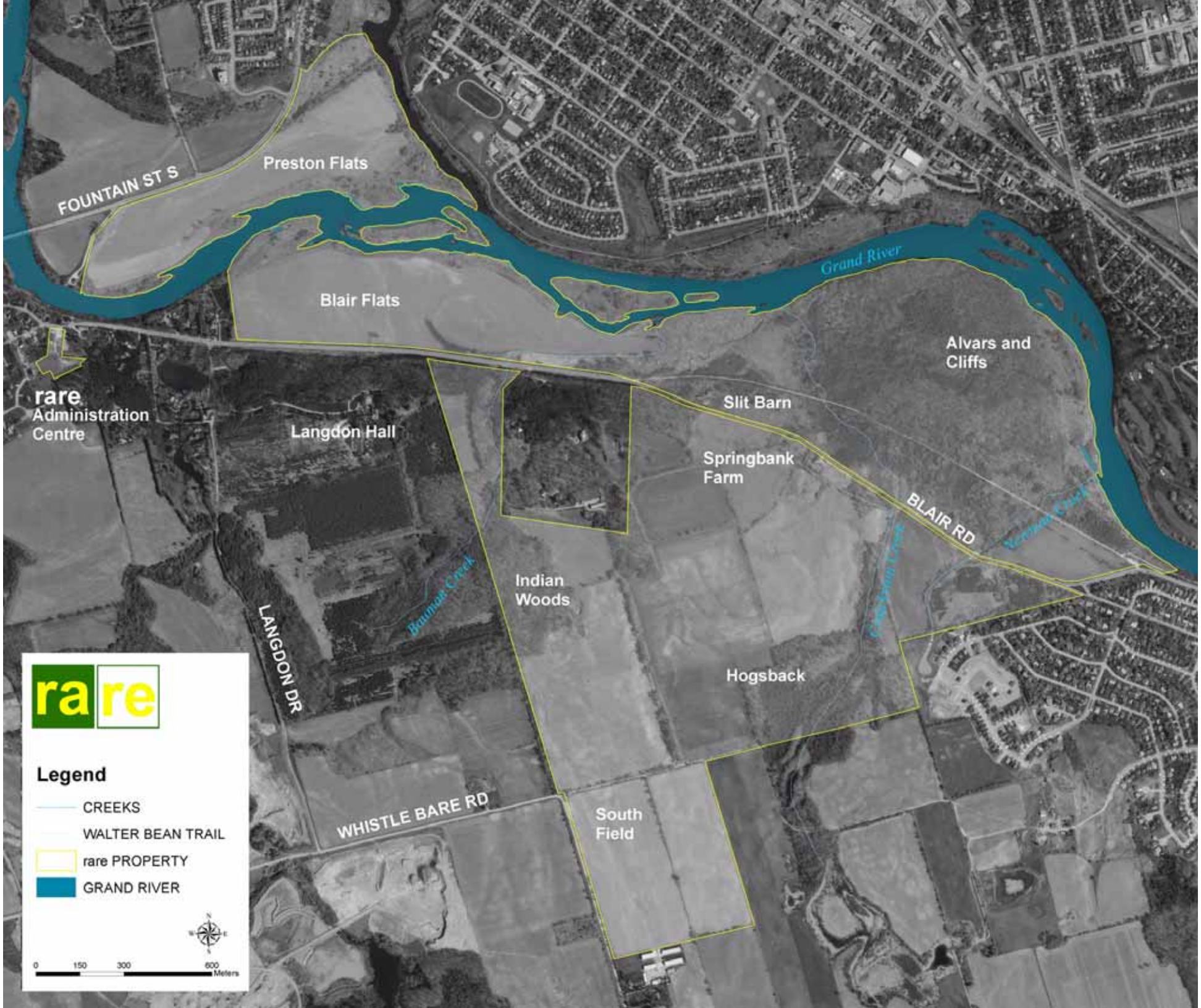


Springbank Commons Ideas Competition
ARCH 684 : Graduate Competition Elective
Essay Component BY Lisa Rajkumar-Maharaj



SCSRI
springbank commons social research institute



FOUNTAIN ST S

Preston Flats

Blair Flats

Grand River

Alvars and Cliffs

rare
Administration
Centre

Langdon Hall

Slit Barn

Springbank
Farm

BLAIR RD





Indian
Woods

LANGDON DR

Hogsback

rare

Legend

-  CREEKS
-  WALTER BEAN TRAIL
-  rare PROPERTY
-  GRAND RIVER

WHISTLE BARE RD

South
Field



0 150 300 600 Meters



building strategies

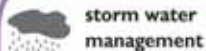
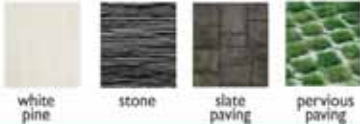


orientation

The building is oriented to provide optimal daylight conditions. The offices found in building B are glazed on both the north and south ends in order to allow for solar gain in the winter months and proper daylight. Each office is also lit by a skylight facing due north to increase the amount of diffused light penetration. The glazing on the west ends of building A is shaded by the foliage found in the outdoor terrace. This hopes to eliminate the amount of potential glare from the late afternoon sun angles.

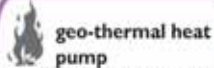


materials



storm water management

The rainwater collected from the pervious areas of the site and the green roof system is diverted to a reservoir tank next to the existing septic tank. The rainwater is redistributed to the building and used as a non-filtered water supply.



geo-thermal heat pump

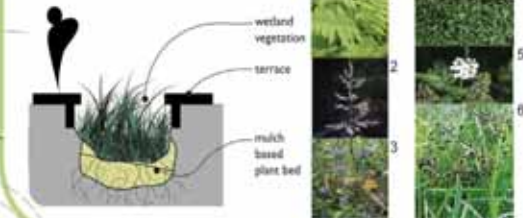
The space adjacent to the private outdoor terraces is allotted for a 200m² geo-thermal heat pump. It is comprised of a refrigerant within a piping system that exchanges the sub-soil temperatures to heat and cool the building.

mechanical systems

site development

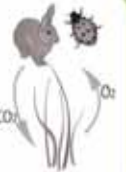
rain garden

The planted depression allows rainwater runoff from impervious parts of the site to be absorbed slowly into the ground. Rain gardens can also cut down the amount of pollution reaching creeks and streams by 30%. The garden uses indigenous wetland species such as: Ferns (1), Canada Bluejoint (2) Bottle Gentian (3), Lesser Duckweed (4), Meadowsweet (5), and Small-Fruited Bulrush (6). The planting bed will be a mixture of soil and mulch to allow for desired absorption.



vegetation + biodiversity

The indigenously varied and non-manicured ground coverings found throughout the site provide bio-diverse environment for a variety of animals and insects. (specifically, squirrels, rabbits, ladybugs and a range of butterflies). The vegetation is also spread generously throughout to limit the amount of heat islands, (for example the green roof + pervious paving found in the east). This highly vegetated landscape helps to absorb the carbon emissions produced by the building.

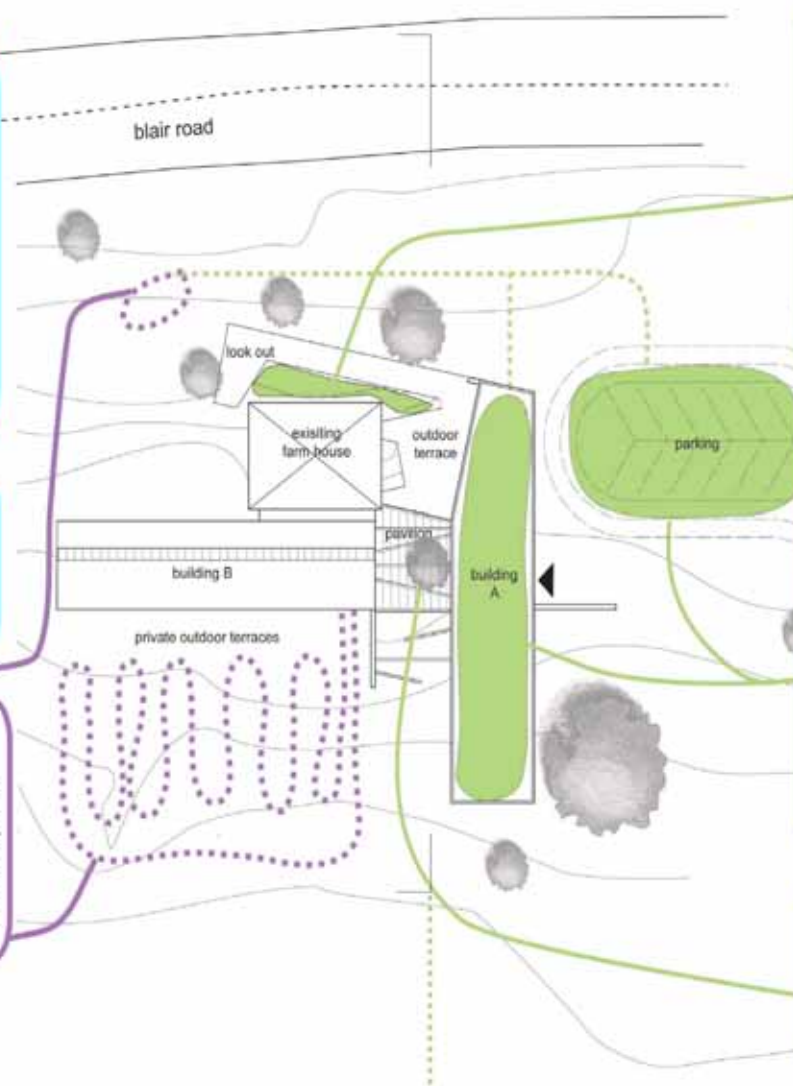


erosion

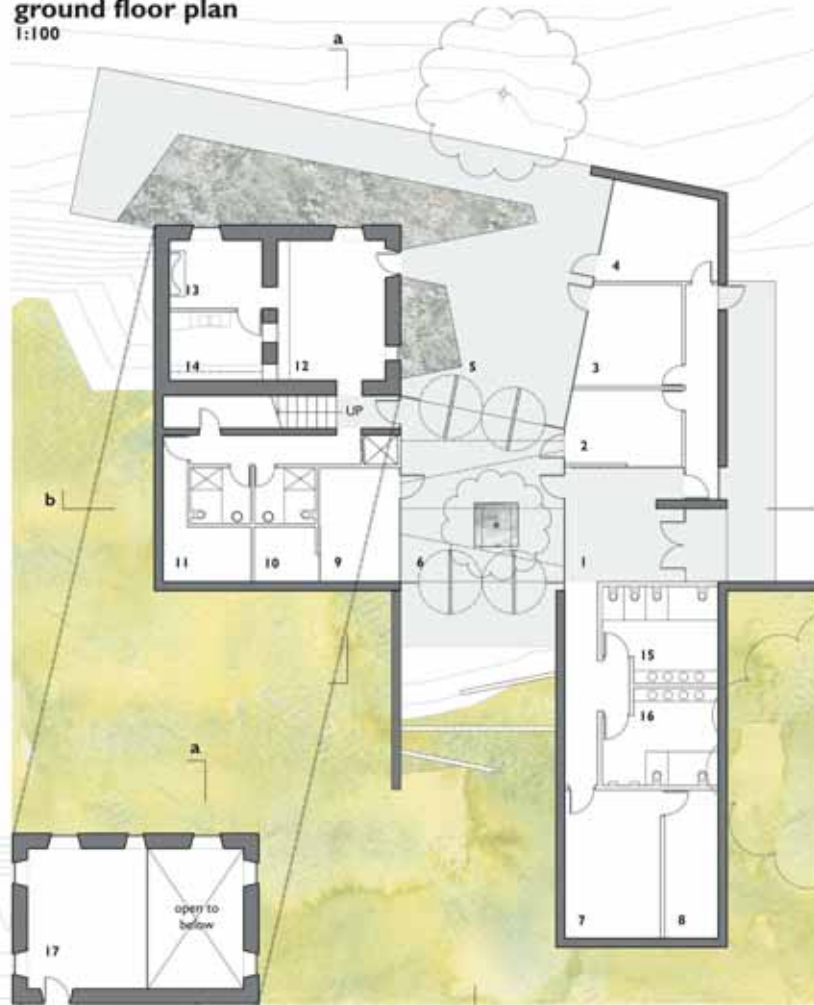
The proposed parking lot, main entry path and driveway are made of pervious paving that allows for natural rainwater runoff. The roof of building A is a green roof system that also absorbs rainwater. In both cases the rainwater collected is diverted through an underground piping system to a storm water management tank found on the north-west end of the site

laburnum tree

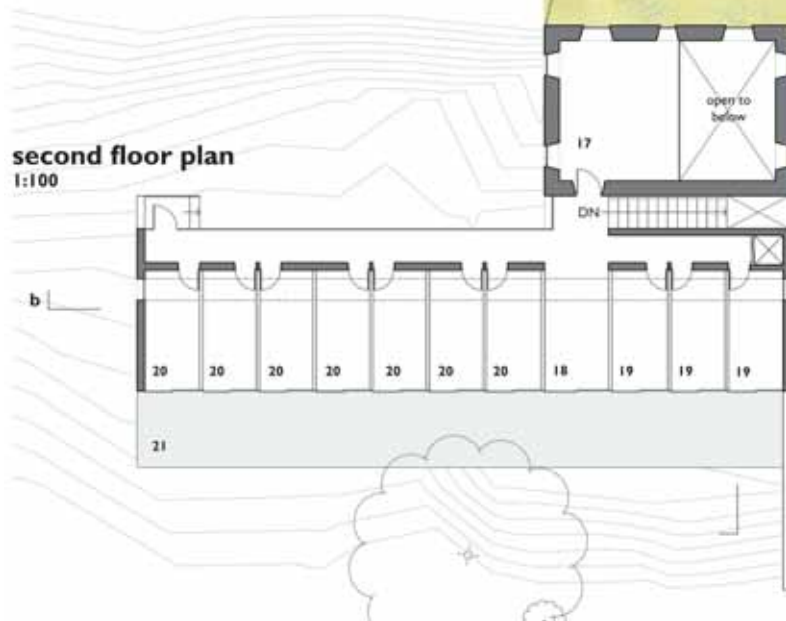
A Laburnum Tree is to be planted within the proposed pavilion. The tree blossoms in the spring with yellow laburnum flowers. The natural canopy over the primarily glass roof structure eliminates uncomfortable solar conditions within the pavilion. It also moderates any excessive heat gain in the summer months.



ground floor plan
1:100



second floor plan
1:100



Legend

- | | | |
|--|---|--|
| <p>Ground Floor</p> <ul style="list-style-type: none"> 1. Lobby/Reception 2. Meeting Room 3. Musagetes Large Office 4. SiG Large Office 5. Terrace 6. All Season Pavilion 7. Mechanical Room 8. Outdoor Storage | <ul style="list-style-type: none"> 9. Meeting Room 10. Office Storage 11. Mechanical Room 12. Exhibition Space 13. Lounge 14. Kitchen 15. Women's Public Washroom 16. Men's Public Washroom | <p>Second Floor</p> <ul style="list-style-type: none"> 17. Large Meeting Room 18. Staff Lounge 19. SiG Office 20. Musagetes Office 21. Private Terrace |
|--|---|--|

CONTENTS

- **Introduction**
- **1. The Design brief & the clients involved**
- **2. Precedents:**
 - The Ontario Farmhouse
 - The River and Rowing Museum
 - The Nordic Pavilion
- **3. Design**
- **4. Competition Submission**
- **Appendix**
- **Bibliography**

RARE Siting: Springbank Commons Ideas Competition



**Competition Team : Lisa Rajkumar-Maharaj,
Derek McCallum & Elfie Kalfakis**

INTRODUCTION

The Countryside

In the middle of nowhere there is a hushness

The leaves rustle to the ground as the wind blows

The animals scurry this way and that

The birds fly high and low

As morning rises a new day

The countryside is a beautiful site as the rain fades away

The earth glistens to the wake of a new day

In the middle of nowhere there is a hushness

You can only hear from above the countryside

by Jamie White

When you approach Springbank Commons in the summer, the air is cool and crisp in a way that can only be explained by its proximity of the Grand River. You are not faced with many cars or people. Instead, you become part of another kind of human story that is more still and more permanent. Gazing over the expansive low fields, fringed by taller trees, you read in the landscape this 'hushness' that translates inside of you, ideas of permanence, stillness and peace.

The site that surrounds the Springbank commons, the RARE site, is a picturesque landscape that is part of a 913 acre national reserve. The story of this place extends as far back as the time of nomadic indigenous hunters. This region that centers on the confluence of the Grand and Speed Rivers has been significant to the formation of all of the cities around.

Vehicles mainly approach the site of this competition along Blair Road. This road evolved from the tracks made by indigenous nomads many decades ago. It is not a busy street by any means; but to all visitors to the site and to those simply passing through it, Blair road and the features along either side, become the most telling features of the human footprint on the site.

The driveway to the Springbank Commons is heavily shrouded by trees. You arrive at an old farmhouse, which echoes the uniquely Canadian story of the Southern Ontario countryside. This house is embedded in the history and relief of the land. It is on this site, incorporating this building, that the cross pollination of ideas between the Musgates and SiG offices is intended to occur.

The Musgates and SiG offices will work together to spread knowledge about this site and ecological reserves like it, to people around the world. They will create a centre for ecological understanding that extends into the sociological role of preserving these ecosystems for the greater good of mankind.

Our proposal in this competition therefore sought to create a space that truly responded to the physical site, that is, through its orientation and architectural articulation. This building we hope would also respect the history of the site by re-invigorating its existing usefulness as well as contributing to its life and story. Our design seeks to create a new form on the site that really brings together the inhabitants with the innate qualities that are unique to the RARE Charitable Reserve. Heaviness, permanence and the integration of people, occupation and yet sustainability were guiding factors in the development of our scheme.



Site Photographs



Site Photographs

1. The Design Brief - Springbank Commons Idea Competition

THE PROJECT

Conceived as an open and flexible year-round facility that reflects the philosophies of the host organizations; the architecture must embody an idea of sustainable design and construction that assumes active and passive building strategies as its starting point.

This new facility will be partially housed in the existing two-story stone farmhouse with a new total area of approx. 550 m². The original stone farmhouse is to be located in the new building scheme. At all times, sensitivity to the site, its history, and ecology must be considered and nurtured. Connections to the surrounding landscape and site features are to be enhanced.

INTRODUCTION

For the purpose of this Ideas Competition, Springbank Commons at the rare Charitable Research Reserve is proposed as a facility and as a state of mind for the interaction of Musagetes and Social Innovation Generation @ Waterloo –a place for them to interact both with each other and with the communities that surround this environmental reserve. It is envisaged that the renovated Springbank Commons site will become a home for both organizations, a shared environment in which they can grow individually and together. It will be a mutual space for work and creativity, a practical expression of their common values and vision.

Each organization embraces its own unique mission, but their values are drawn from the same wellspring of inspiration. SiG@Waterloo generates and disseminates new knowledge about social innovations and the social innovation process in Canada, with a particular interest in the dynamics of whole system change, the challenge of building resilience in social-ecological systems and that of engaging vulnerable populations. It seeks to develop a new generation of academic programs designed to educate researchers and practitioners in the skills and perspectives necessary for achieving breakthrough solutions to complex environmental and social problems.

The Musagetes Foundation is concerned with the role the arts can play in addressing the faultlines of modern society, the deep and perplexing problems that beset contemporary life. It is a hub for activist interventions that advance the role of the arts in modern life. It will operate mainly by convening - by creating living experiences, some small, some large, that bring people together to articulate social needs, generate ideas and spark action.

Both Musagetes and SiG@Waterloo are intellectually curious, favouring unexpected combinations of people and ideas and take a transdisciplinary, cross-boundary, cross-sectoral and inter-generational approach to their work. They are champions of the transformative power of creativity and innovation. By instinct they are collaborators and convenors, seeking to engage with like-minded thinkers and doers. Their ambition is to promote new approaches to solving social problems and develop new systems of interaction across society. And at the heart of their shared vision is a deeply held respect for the environment in which each of us lives.

The rare Charitable Research Reserve is a truly unique environmental venture of national and international importance. The proposal for a renovated Springbank Commons site reflects a mutual respect and admiration between the organizations and a desire to provide a new home in a new environment for both Musagetes and SiG@Waterloo. It is the intention that Springbank Commons be an outward expression of their passionately held beliefs and serve as a paradigm of their commitment to working with activists from the broader community – whether it be with scientists, environmentalists, artists or academics – to achieve true innovation and meaningful social change.(extract from Project Background Brief)

**Please note that you will find the full project brief and the full background of the Rare site in the Appendix.*

In response to this, our proposal seeks to create a space that propels the ideas of inhabitation and permanence intrinsic to the narrative of the site and its proposed inhabitants. The composition of our building employs heavy concrete and stone walls to hold, shape and contain the more light and flexible programmatic spaces. All interior spaces frame and focus their attention, through view and access to exterior spaces and the central pavilion and courtyard that mediates between wild and manicured space.

This pavilion acts as the connecting piece or hinge between the 2 bars of built form that we propose and the existing house. It is an indoor/outdoor space, intended to be used year-round. With large pivot doors, in warmer seasons this space will be like an outdoor room, or sheltered terrace. Within it stands a Laburnum tree that, with the seasons, will alter the experience of the pavilion space: with large bunches of yellow flowers in the spring and icicles growing from its bare branches in the winter. The pavilion is a necessary transitional space in the building that connects all of the spatial experiences of the building with its surrounding site.

Our proposal lightly touches the existing house, reinvigorating its usefulness on-site and reinventing the way in which it is framed and viewed. Not unlike an English Garden, its form and history both become part of a larger story of the site. It becomes also an integral space of gathering and exhibition in the building. The extended courtyard winds around manmade gardens of indigenous grasses and wraps around the farmhouse, connecting the viewer with a vista of the larger site, the existing house and the proposed building. Another crucial space within the building is the staircase between the old building and the proposed one, which evokes a strong tactile relationship to both spaces and involves an ascendance in space, dramatically lit from the roof.

In a few words, our proposal symbiotically engages the site in its existing state; creating a reinvigorated experience of space that is tactile, sensitive and yet permanent.

**Please note that you will find the full project brief and the full background of the Rare site in the Appendix.*



The Ontario Farm House



Precedents





The Rowing Museum - David Chipperfield

Nordic Pavillion, Venice Bienale



Special School and Dormitory, Kramsach, Mariatal, Austria by Marte.
Marte Architekten

Jackson Meadows



Precedents

2. PRECEDENTS

The Ontario Farmhouse

One of the most notable features of the expansive farmlands of Ontario, are the pure forms of the simple, beautiful but completely pragmatic, farm house. Existing on the site for this competition is a 18th century stone farmhouse that has been renovated with a small wooden addition into a small office. It is a historic building in the Rare landscape that has the opportunity to become an iconic beacon for arrival and departure in the reserve.

'From the loyalists Ontario has inherited pretty towns, houses that resemble those of the same period in northern New York and New England, and two views of politics. Most loyalist architecture that has survived is Georgian and symmetrical. Houses, whether of stone, brick or wood, have clean lines and simple but often artistic detail, devoid of the extravagances of the Victorian era...The many sturdy stone farmhouses in eastern Ontario further express the loyalists' delight for Georgian forms...'

King's Men by Mary Beacock Fryer

The Georgian style found in southern Ontario and reflected in the stone farmhouse on the Springbank Commons site, seems to date back to the early 19th century. This period is typified by late Georgian architecture in Ontario. It belongs to a British tradition that composes massive symmetrical forms with cut stone in a regularised pattern. Although only a small amount of information was released on the existing farmhouse on site, it is clear simply by looking at it that it belongs to that era of design. The Georgian period was very influential in early Ontario architecture, its influence extending into domestic buildings, schools, civic buildings and even churches.

Although our design is by no means Georgian in nature, we attempted to emulate some features of the existing building, for example, the heaviness and permanence of the massive stone walls. The height and shape of our roofs were also advised by that of the existing building.



The River and Rowing Museum Foundation

Architect: David Chipperfeild

Location: Henley-on-Thames, UK

Completion Date: 1997

In an account of David Chipperfeild's work, written by Kenneth Frampton, he refers to the power of the massive symmetrical volumes that repeat in his work. This was one of the strongest attractions to this project that we felt reflected our intentions in creating a new vision for our site.

In addition to this, we looked at this project for the way that it resonated with the vernacular architecture of rural England. The building's initial design sketches hearkened back to the vernacular architecture of river boathouses and barns. Through its shape and untreated oak exterior, the building related to its surroundings and brought resonance to the work of the place itself while still projecting a modern vision of place.



The Nordic Pavilion

Architect: Sverre Fehn

Location: Venice, Biennale

Completion date: 1962

"When I build on a site in nature that is totally unspoiled, it is a fight, an attack by our culture on nature. In this confrontation, I strive to make a building that will make people more aware of the beauty of the setting, and when looking at the building in the setting, a hope for a new consciousness to see the beauty there, as well."

Sverre Fehn

Our design was very influenced by the Nordic Pavilion of the Venice Biennale. It heavily influenced the way that we viewed the Pavilion in our building. The seamless way in which it incorporates outdoor with indoor space creates a different spatial experience that is truly hybrid. The structure of the roof system is part of the poetics of its physical articulation.



3. DESIGN: SPRINGBANK COMMONS SOCIAL RESEARCH INSTITUTE

Heaviness & Permanence / Lightness & Movement

The vision of this project was to create 2 long, narrow bars around the existing farmhouse, in such a way that they make the farmhouse an object to be viewed and inhabited as well as creating an outdoor space around it that linked the new and old stories of the building on the site.

The new story, which is our design, is conceived as embedding these narrow bars at different points in the site that emphasise and take advantage of existing changes in gradient. By doing this this design is able to create fluid relationships between outdoor and indoor spaces. There are some key features in this design that I will discuss at length below.

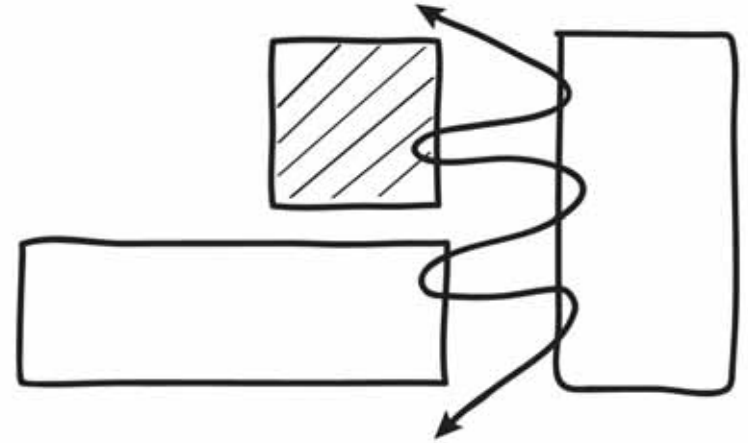
My analysis of the design will take into account our overall architectural vision, the site approach, how the integration of new and old elements was considered and the material palette chosen.

Parti

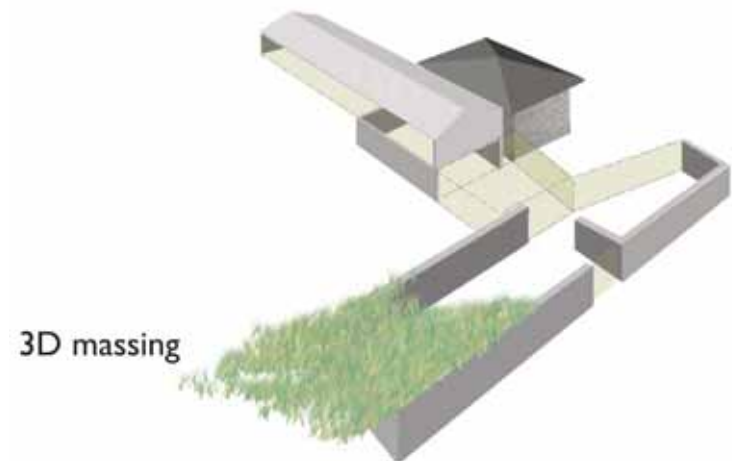
The Parti of our building clearly illustrates the intention to create 2 new buildings to contain the major programmatic necessities (programme on following page). These buildings are connected by an indoor/outdoor space that is referred to as the Pavilion. The overall approach is to use the existing house as a theatrical means of visually unifying the project. It is also programmed in such a way that it becomes the destination point of visitor's traffic. This site approach, architecturally leads to a natural movement of people through the first bar, into the pavilion, then either up onto the green roof of the first bar, or outside into the courtyard or into the second building bar.

New Buildings

In terms of form, the first building appears solid on the eastern building face. There is a small glazed opening through which you enter. The west face is glazed and leads to entry onto the pavilion. The effect of these conditions were considered very carefully in constructing a narrative of entrance from Blair Road, onto



Parti



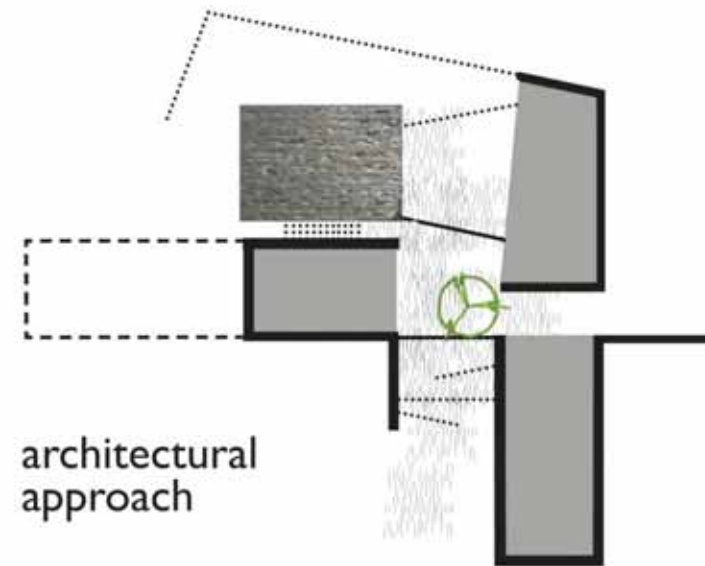
3D massing

the site and into the building. This will be discussed in the following section.

The first building bar is home to the head administrative offices, that is, it is the location of the heads of each office and has a large meeting room. It holds a large meeting room that can open up onto the outside courtyard. Since the back of this building is embedded in the landscape, the facilities that require the least light like the washrooms and storage facilities are located in this area. It is assumed that if there is a public gathering, the main offices can be given secure access so that the washroom facilities and site entrance can still be used when the rest of the building is not in operation. The main public route therefore is through the official entrance, through that naturally lit corridor and into the pavilion. The Pavilion is considered to be the hinge point in the design that directs access between buildings and throughout the site. I will discuss it's design in greater detail later on.

From the Pavilion you move directly into the 2nd building bar. There are 2 large meeting rooms in the 2nd building bar. The first one is entered from the pavilion space. The conditions of the different meeting rooms in the project was considered to create different experiences in each. The 2nd large meeting room is on the second floor. To get to this room and the rest of the offices, you must go through a stairwell that connects the old and new buildings. The stairwell is lit from above and brings the materials of the old rough stone in the existing building close to the smooth, dark and regularised brick of the new building. This ascent is envisaged to be a key point of tactile communication. The staircase is designed to stand 3 inches off of the existing building, giving the illusion of hovering just by it, rather than butting against it.

The large meeting room lies at the top of this staircase inside of the old building. To the left of it are the entrances to the main offices of the building. There is wheelchair access to this building from an elevator that is accessed through the pavilion. The offices on the second floor are narrow but generous spaces, that focus onto a shared outside terrace. The play of heavy versus light in this building is articulated in the heavy, dark stone wall that separates the office spaces from their main corridor. The main corridor looks out over the Rare site, facing north. It is an indoor viewing platform for the occupants of the building. There is a skylight into the offices that also faces north, ensuring that year round the light quality would be optimal in each space. Separating the SiG and Musgates offices is a lounge space, imagined to be shared by both offices. This spaces as well as each individual office





rear terrace

has access to an outside terrace. This terrace, due to the height variance across the sloping site, overlooks the pavilion and the green roof of the first building. It looks onto the older streets of the site up the slope. It is envisioned to become a space where the occupants of the offices can informally meet and interact. It is also a more private terrace than the main shared courtyard between the 3 buildings.

Entry Sequence

The entrance sequence into the building begins on Blair Road. Where Blair road overlooks the grassy fields of the rare site, the driveway to the Springbank Commons is heavily shrouded by trees. This passage of compression takes you through different heights and densities of vegetation before dramatically opening up to reveal the building site. Our design approach integrated this existing sequence of movement through light, into heaviness and through to another expansive space.

On approaching the building therefore, you are in an open space, confronted by a rich but heavy stone wall. Over this wall, not unlike a walled garden, you can see the top of the farmhouse and shades of activity in the Pavilion. You are drawn through the heaviness of the entry façade on the east face of the building through a small glazed entrance. This entrance takes you into a somewhat compressed space, through the first building, toward the Pavilion. The pavilion is an expansive release after you move through the first building. The Pavilion space directs you to whatever region of the site you are moving toward. This sequence of light and dark is continued through the dramatic staircase that leads to the second floor of the second building. It is also repeated in the articulation of the offices on that level.

Pavilion

The Pavilion in this project has been considered thoroughly as a hinge point within the building between all movement and activity. It is a glazed box essentially with large pivot doors that can open in warmer weather to become an outdoor room. In the winter, these doors would remain closed mostly. The floor would have radiant heating under it's slate tiles. This would maintain the temperature of the room for those who walk through it, at a reasonable temperature. This space is not meant to be a contained room, it is though of rather as a space that consistently ties back in the experience of the site, through all seasons, to the building.



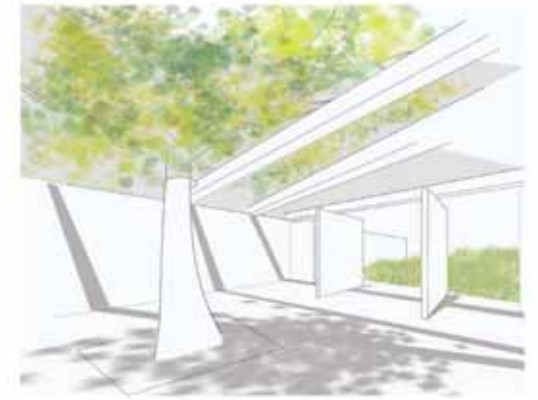
In keeping with this idea, it is imagined that a tree would be part of the pavilion. This Laburnum tree, native to the Carolinian region, would bloom a brilliant yellow clusters of flowers in the spring, would maintain shade in the pavilion during the summer, would shed its leaves into the pavilion in the autumn and grow icicles in winter. This cycle of events would of course be mirrored across the entire site as the seasons change. This evolution however within the pavilion would intimately tie the experience of the building and the pavilion to the site.

The pavilion unites four parts of the site. The first relationship it establishes is the connection of the two new buildings. Although it is unconventional for the movement from one building to the other to be through an almost exterior space, especially in the winter, in this design and for the purposes of the project and the site, a level of connectedness to the surroundings in this circumstance is not unimaginable. The second relationship it establishes is with the large outside courtyard on the north of the building. The conditions of this courtyard will be discussed in greater detail later. The third space that is connected to the pavilion is the small terrace at the south of the pavilion. This small terrace is seen as connecting the natural slope of the land on the south side of the building with the rest of the site. The land is held back by short retaining walls that can act as benches and that create a path up the slope. From the top of this slope there is direct access onto the green roof of the first building bar. This green roof overlooks all of the components of this project, but most prominently, it overlooks the courtyard and the surrounding site. Lastly, the pavilion connects the new project with the existing building. Through the shared entrance for the second building with the new building, you enter the staircase atrium and instead of ascending, pass into the old building. There is movement through some of the most significant public parts of the new building in order to move into the existing building.

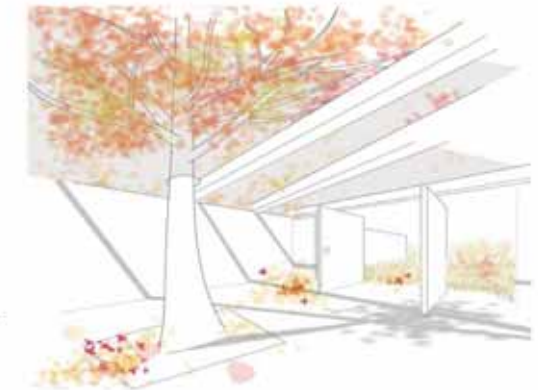
Outdoor courtyard & viewing platform

This space is framed by the aged stone face of the existing buildings, the glazed face of the first building and an angular path through that ramps gently down with the topography of the site. The edges of this path are punctuated by rain gardens. These gardens separate the majority of the path from the existing building. The rain garden's function is to collect water that runs off of the paved courtyard and be absorbed into the ground. Rain gardens can cut down the amount of pollution reaching creeks and streams by 30%. The garden uses indigenous wetland grasses like those closer to the Grand River on the RARE site.

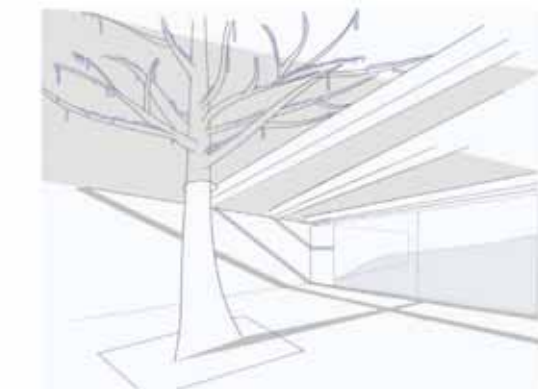
pavilion study



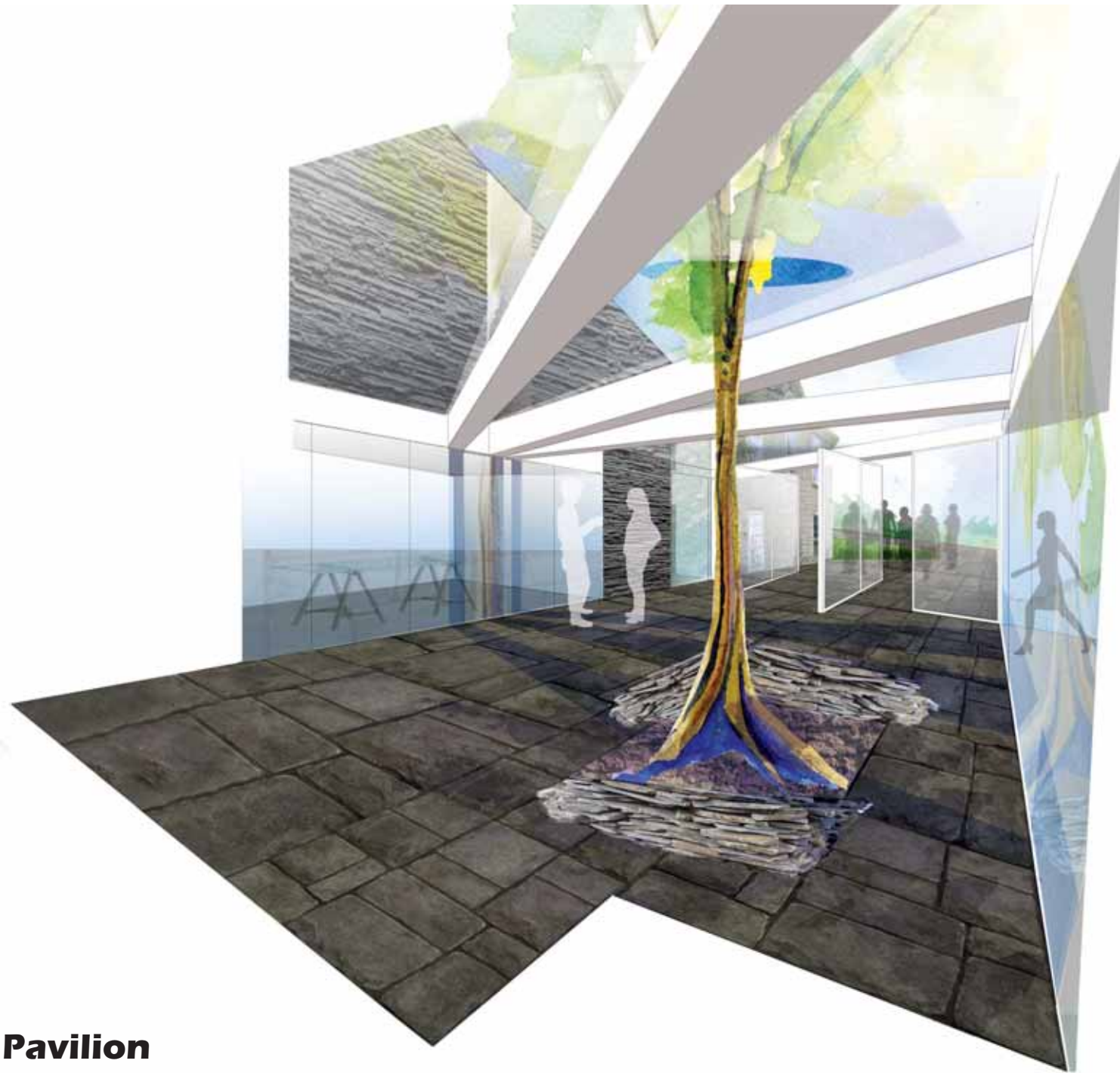
summer
August 16, 12:00pm
sun angle +/- 60°
NW view



autumn
October 16, 12:00pm
sun angle +/- 30°
NW view



winter
January 16, 12:00pm
sun angle +/- 10°
NW view



Pavilion

This courtyard brings together people throughout the building to create a dynamic social space for visitors and occupants. It is the major outdoor space for gatherings that might occur related to exhibitions in the existing building as well as being a more informal meeting place for potential donors and Musagates and SiG executives. The Lookout point at the base of the gently ramping structure offers a panoramic view of the RARE landscape as well as the rest of the building project. It is one of the features of this project that make it an ideal departure point for RARE visitors to view the landscape before they venture into it.

The Existing building

A great deal of thought went into designing the relationship of our project to the existing building on site. Rather than rejecting it, marginalising its usefulness or destroying it all together, we found that we were drawn to its long standing history. This fondness extended to the way we thought the current inhabitants of the building, that is, the smaller contingent of Musagates personnel, would undoubtedly feel toward the office from which their organisation was born. The existing farmhouse therefore was a point of inspiration that our scheme sought to reinvigorate and reoccupy.

This space we envision to be gutted of its current non structural walls,

with its stone walls refurbished. The programmatic function we saw as ideal for it is the location of the main exhibition space. The house both provides a fantastic space for work to be exhibited as well as making a great open space for office and community meetings. In a greater sense, the project makes the older building an object to be inhabited and viewed in different ways. It is its own piece which carries an older story of the site. The other programmatic functions the farmhouse carries is that of a large meeting room on it's upper level that overlooks the exhibition space as well as the kitchen space for the entire facility and a small lounge space for the office workers.

The encroachment of the newer building on the older building is always pulled back from directly touching it. This has been done in many ways. One of the most poignant areas of this communication has already been described by the staircase volume that ascends between the new building and the south face of the existing house. The courtyard is another place where this treatment can be seen. The rain gardens separate the new structure from the old, touching only lightly at the entrances onto the courtyard. Even in the way the lookout point wraps around the front façade of the existing building, was designed in such a way to make the old house an object to be observed as well as a backdrop from which the landscape can be viewed.





east elevation



site section



section a

section b

1:100



4. Competition Entry

In conclusion, this design sought to create a space that truly responded to the character of the clients as well as what their needs are for their expanding office. As this centre is to become a nexus of social interaction and exploration of other sociological and biological concerns, it seems fitting that the building they would need is both integrated truly with it's site and reflective of the site and buildings past. Overall, our project sought to grow from the past and take the heaviness and permanence of the land and the farmhouse and translate it into a new piece that connects the old fabric with a new one.

The following 2 pages will show the panel submission that was made for the competition (2 x A0 boards).



SCSRI

springbank commons social research institute
cambridge, ontario

Approaching the Springbank Commons in the summer you notice a canyon in the air that can only be explained by the proximity of the Grand River. You are not faced with any cars or people, instead, you become part of another kind of human story that is more transient and permanent.

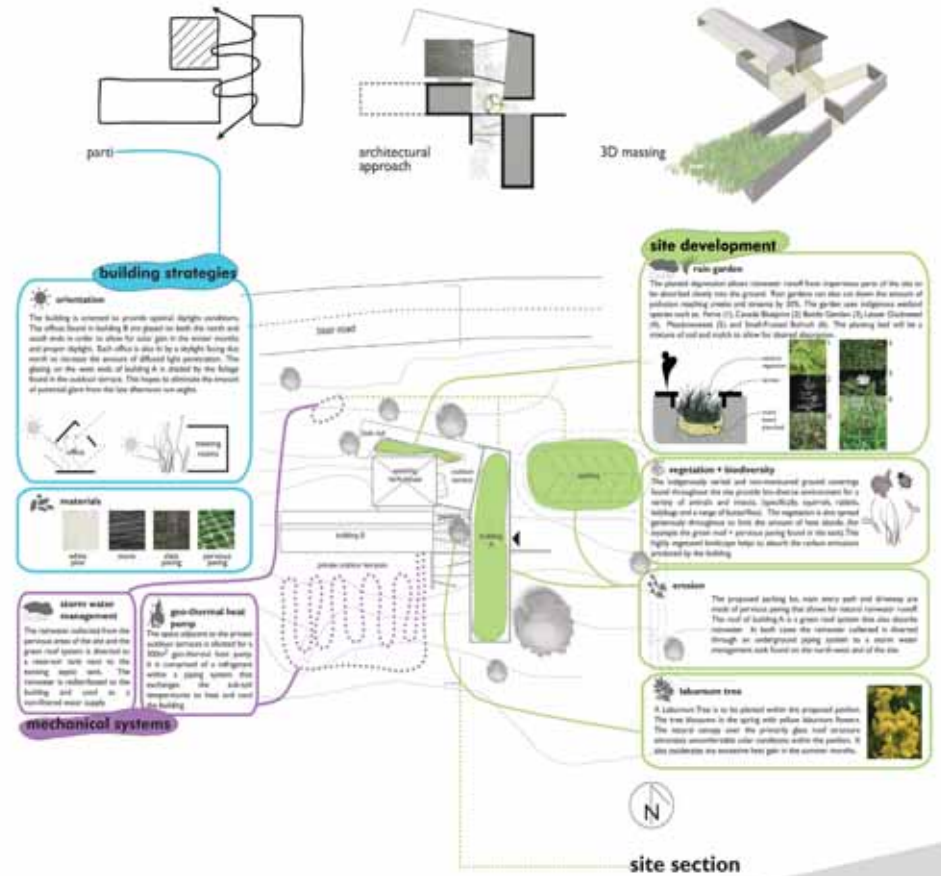
The entrance to the Springbank Commons is heavily shadowed by trees. You arrive at an old farmhouse, remnant of the Southern Ontario countryside. It is embedded in the history and soil of the land and forms a space that is intended to house the cross-pollination of ideas between the Plunging and H&C offices.

The position and the surrounding context or large between the new form of built form and the existing form is a juxtaposition-

space, intended to be used overgrown. With large green doors, a narrow entrance this space will be like an outdoor room or outdoor screen. While it stands a laboratory step that, with the seasons, will offer the appearance of the garden space large bushes, of yellow flowers in the spring and vines growing from the fern branches in the summer. This position is a necessary contextual space in the building the commons of all its space experiences with the surrounding site.

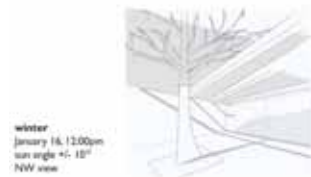
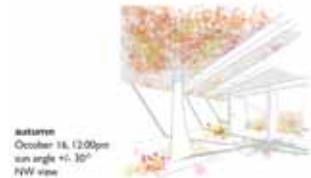
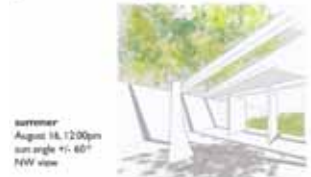
Our proposal lightly touches the existing house, reimagining its purpose on site and reorienting the way in which it is framed, viewed, and experienced as an integral space of gathering and exhibition. Just unlike an English Garden, its form and history both become part of a larger story of the site. The converted courtyard made around atmospheric garden of indigenous grasses and weeds inspired the farmhouse connecting the older with a kind of the larger site, the existing house and the new building. The space between the new building and old form creates a strong fabric relationship to built and existing or unbuildings up a network of possibility to form above.

Our proposal for the new SCSRI ambivalently engages the site in its existing form, creating a juxtapositioned experience of space that is both, existing and permanent.

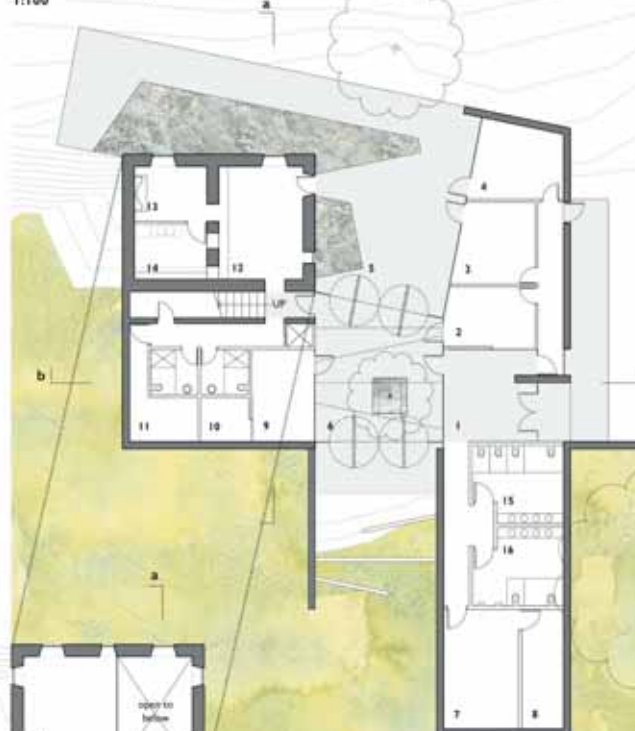


COMPETITION ENTRY - Panel 2

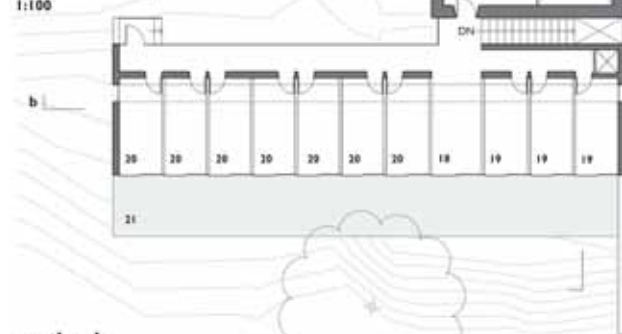
pavilion study



ground floor plan



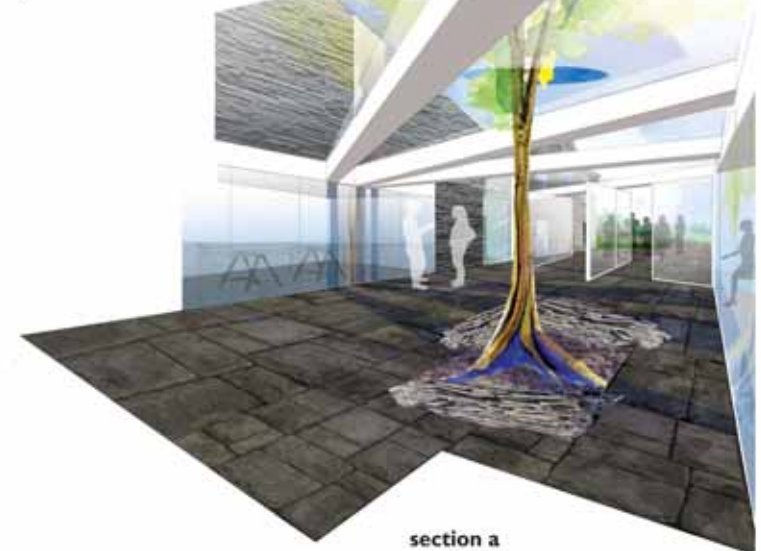
second floor plan



Legend

- | | | |
|-------------------------|----------------------------|-----------------------|
| Ground Floor | 9 Meeting Room | Second Floor |
| 1 Lobby/Reception | 10 Office Storage | 17 Large Meeting Room |
| 2 Planning Room | 11 Mechanical Room | 18 Staff Lounge |
| 3 Planning Large Office | 12 Exhibition Space | 19 SIG Office |
| 4 SIG Large Office | 13 Lounge | 20 Planning Office |
| 5 Terrace | 14 Kitchen | 21 Private Terrace |
| 6 All Season Pavilion | 15 Women's Public Washroom | |
| 7 Mechanical Room | 16 Men's Public Washroom | |
| 8 Outdoor Storage | | |

pavilion



section a



section b



east elevation

south east building exterior



main stair



appendix

RARE SITING : Springbank Commons Ideas Competition September 16, 2008

COMPETITION BRIEF

CONTENTS

- THE PROJECT
- SITE VISIT
- BUILDING PROGRAMME
- PROGRAMME REQUIREMENTS
- DOCUMENTATION
- FINAL SUBMISSION REQUIREMENTS
- ELIGIBILITY
- QUESTIONS
- REGISTRATION
- REGISTRATION FEE
- RULES

THE PROJECT

Conceived as an open and flexible year-round facility that reflects the philosophies of the host organizations; the architecture must embody an idea of sustainable design and construction that assumes active and passive building strategies as it's starting point.

This new facility will be partially housed in the existing two-story stone farmhouse with a new total area of approx. 550 m². The original stone farmhouse is to be located in the new building scheme. At all times, sensitivity to the site, its history, and ecology must be considered and nurtured. Connections to the surrounding landscape and site features are to be enhanced.

SITE VISIT

- The rare Charitable Research Reserve site is open and available for student teams to visit at any time.
-
- The Springbank Commons site is available to students, however the privacy of the current tenant of the Springbank Farmhouse is to be respected at all times. The Farmhouse building will be open for viewing in small groups September 25 2008 from 1:00 to 5:00pm.

BUILDING PROGRAMME

THE BUILDING

	Area m ²
- common entrance and reception area	23
- common gathering space, lounge, fireplace, exhibition space	37
- full kitchen	14
- staff washrooms with showers (male / female)	2 @ 9
- public washrooms (male / female)	2 @ 28
	56

MUSAGETTES

- large office	23
- 3 small offices (1 for immediate use, 2 to be identified and located for future expansion)	3 @ 14
	42
- meeting room	19

SIG

- large office	23
- 7 small offices (3 for immediate use, 4 to be identified and located for future expansion)	7 @ 14
	98
- large meeting room	28
- small meeting room	19

net building area 400

- storage - approx 10% of total programmed space
- circulation - approx 15-20% of total programmed space
- HVAC / Mechanical / Building Systems - approx 10% of total programmed space

gross building area (approx) 550

OUTDOOR SPACES

- private terrace	50
- covered public 3 season pavilion	25
- storage	10
- gardens - local plant species	100-300
- geothermal field	200
- driveway (with turning radius for buses and fire trucks)	
- parking for 10 cars (incl. 2 wheel chair access)	
- parking for 20 bicycles	

PROGRAMME REQUIREMENTS

- All offices are to be independently identified, directly accessible from the entrance, and have private access to the outdoors.
- The kitchen must be located near the exhibition space, meeting room, and the outdoor private terrace.
- All areas must be barrier free.
- Public washrooms are to be located close to the exterior spaces and configured in such a way that the public may have controlled access when the building is closed.
- All wastewater is to be dealt with on site.
- The new driveway (indicated on the key map) and parking lot must be designed to minimize negative effects to the site.
- The facility will be heated and cooled by a geothermal system. The field area of approx. 200m² must be identified on the site plan
- Exterior programmed event spaces shall be linked with pathways back to the main facility and parking.
- Any new plantings or landscaping must be of local indigenous flora, complimentary to the existing flood plain and woodland ecologies of the rare Charitable Research Reserve.

DOCUMENTATION

The following information is available for download:

- Aerial photograph of the *rare* Charitable Reserve
- Aerial photographs of the site at 1:500, 1:2000, and 1:5000
- Topographic Survey of the Springbank Commons site and driveway
- Survey of the existing stone farmhouse
- Low-resolution site photographs and panoramas with key map. High-resolution site photographs are available on CD at the circulation desk in the Musagetes Library.

FINAL SUBMISSION REQUIREMENTS

- All submissions are to be anonymous. Names of students may not appear anywhere on the submission materials. Submitted projects may only be identified by the Team Number.
- Minimum requirements presented on two A0 (841 x 1189mm) no grater than 300 dpi submitted in PDF format.
- All rendered perspectives must be submitted separately as a TIFF file no more than 8.5x11 300dpi for publication purposes.
- All work must fit onto 1 CD only (720MB maximum) labeled only with the competition name "RARE SITING : Springbank Commons Ideas Competition" and bearing the Team Number.

MINIMUM REQUIREMENTS

- 1 project description (min 200 words)
- 1 rendered perspective of the building and immediate site context.
- 1 rendered perspective of the surrounding site not showing the building
- Overall site plan including all of rare
- Building plans at 1:100
- Site section at 1:250

SUBMISSION DEADLINE

The submission deadline for all teams is 12:00 February 16, 2009. Submissions can be made in person, or by mail.

IN PERSON

All CDs must be submitted to the UW School of architecture front office by 12:00 noon on February 16, 2008. Any CDs received after 12:00 noon on February 16, 2009 will not be accepted.

BY MAIL

All CDs must bear a registered post mark no later than 12:00 noon on February 16, 2009. The submitting team will cover all courier costs.

ELIGIBILITY

The ideas competition is open to Teams of 2-4 University of Waterloo students only.

As a minimum teams must include at least two UW School of Architecture students

Other team members may be students from other UW faculties.

QUESTIONS

- Questions relating the site, the building, and the running of the Ideas Competition must be submitted by email by October 01, 2008.
- Email all questions to contact@raresting.ca
- All questions and answers will be posted on the competition website no later than October 10, 2008.

REGISTRATION

- Deadline for registration is 4:30pm October 01, 2008. Forms are to be submitted to the UW School of Architecture Front Office.
- Registration forms are available for download from the competition website www.raresting.ca
- All registered teams will be posted on the website.

REGISTRATION FEE

There is a registration fee of \$40. This fee must be paid at the time of registration. Payment can be made in cash, or personal cheque made out to “Musagetes Foundation”.

RULES

- The Musagetes and SIG reserve the right to reject or to not exhibit any submitted work.
- All competing teams will be judged anonymously. Once registered, each team leader will receive an email with a registration number. This number will be used to identify the work during judging. Names of student competitors may not appear on any submitted materials, documents, or file names.
- Authorship, and intellectual title of all submissions shall belong to the student authors. All submissions shall be attributed to the team members.
- Winning submissions will become the property of Musagetes and SIG. The Musagetes and SIG may use the winning ideas, concepts, and designs as part of a future project on this site without further compensation being paid out to the student teams.
- All concepts that have not become the property of the Musagetes and SIG shall be made available for pick-up after the closure of the public exhibition.
- By submitting to the Rare Sting : Spring Bank Commons Ideas Competition, student teams agree that the Musagetes, Social Generation, Innovation and other participating organizations are granted non-exclusive reproduction rights to all submissions. Work may be reproduced in whole or in part provided that the names of the student authors are indicated.

RARE SITING : Springbank Commons Ideas Competition
September 14, 2008.

BACKGROUND INFORMATION

CONTENTS

- INTRODUCTION
- RARE CHARITABLE RESEARCH RESERVE
- MUSAGETES FOUNDATION
- SOCIAL INNOVATION GENERATION

INTRODUCTION

For the purpose of this Ideas Competition, Springbank Commons at the *rare* Charitable Research Reserve is proposed as a facility and as a state of mind for the interaction of Musagetes and Social Innovation Generation @ Waterloo – a place for them to interact both with each other and with the communities that surround this environmental reserve.

It is envisaged that the renovated Springbank Commons site will become a home for both organizations, a shared environment in which they can grow individually and together. It will be a mutual space for work and creativity, a practical expression of their common values and vision.

Each organization embraces its own unique mission, but their values are drawn from the same wellspring of inspiration. SiG@Waterloo generates and disseminates new knowledge about social innovations and the social innovation process in Canada, with a particular interest in the dynamics of whole system change, the challenge of building resilience in social-ecological systems and that of engaging vulnerable populations. It seeks to develop a new generation of academic programs designed to educate researchers and practitioners in the skills and perspectives necessary for achieving breakthrough solutions to complex environmental and social problems.

The Musagetes Foundation is concerned with the role the arts can play in addressing the faultlines of modern society, the deep and perplexing problems that beset contemporary life. It is a hub for activist interventions that advance the role of the arts in modern life. It will operate mainly by convening - by creating living experiences, some small, some large, that bring people together to articulate social needs, generate ideas and spark action. Both Musagetes and SiG@Waterloo are intellectually curious, favouring unexpected combinations of people and ideas and take a transdisciplinary, cross-boundary, cross-sectoral and inter-generational approach to their work. They are champions of the transformative power of creativity and innovation. By instinct they are collaborators and convenors, seeking to engage with like-minded thinkers and doers. Their ambition is to promote new approaches to solving social problems and

develop new systems of interaction across society. And at the heart of their shared vision is a deeply held respect for the environment in which each of us lives. The *rare* Charitable Research Reserve is a truly unique environmental venture of national and international importance. The proposal for a renovated Springbank Commons site reflects a mutual respect and admiration between the organizations and a desire to provide a new home in a new environment for both Musagetes and SIG@Waterloo. It is the intention that Springbank Commons be an outward expression of their passionately held beliefs and serve as a paradigm of their commitment to working with activists from the broader community – whether it be with scientists, environmentalists, artists or academics – to achieve true innovation and meaningful social change.

rare CHARITABLE RESEARCH RESERVE

Founded in 2001, the *rare* Charitable Research Reserve exists to preserve, in perpetuity, 913 acres of environmentally significant land. Old-growth forests, a heritage river and artefacts going back to at least 9500 BP are protected within one of the fastest growing urban areas in Canada which, in turn, is part of the Great Lakes Region, home to over 34,000,000 people.

Located at the confluence of the Grand and Speed Rivers and within the designated Blair-Bechtel-Cruickston Environmentally Sensitive Landscape, *rare* is not only a beautiful landscape but also the chosen site of aboriginal peoples, from the time of nomadic hunters and gatherers to floodplain agriculturalists, for established seasonal campsites. From these earliest days, through the appearance of transient European fur traders in the 1700s, to the present influence of surrounding urban centres, *rare* has continued to provide over 24 habitat types – including 6 of 8 pre-settlement landscapes (riparian areas, floodplains, old growth deciduous forest, Carolinian habitat, limestone cliffs and alvars) - that are home to a diversity of organisms some of which are species at risk regionally, provincially, nationally and globally. It includes trees that are more than 230 years old, is one of the few remaining examples of a typical Southern Ontario ecosystem and is an important model for biodiversity. Environment Canada has established a number of Ecological Monitoring and Assessment Network (EMAN) plots at *rare*. Usually located in National and Provincial parks, these sites monitor long-term ecological change.

Researchers, scientists and professionals in a variety of related fields are approaching the *rare* property in a way unavailable to them at any other site. They are developing a vision that goes far into the future – something that can only be done because the land is held “in perpetuity.” As one of the scientists replied when asked why he was volunteering so much time to *rare*:

“*rare* is a charitable foundation with a unique focus in Canada – it owns property and encourages long-term research on ecological restoration and monitoring and integrates this into community education programs. There is no other organization like this in Canada. Some organizations fund research, some own

property for conservation and related purposes, some focus on education about the environment. *Rare* does all of this and does it in an important context, i.e. an urbanizing region where the threat to ecological structures and functions are greatest, the need for ecological restoration the largest, and the need for urbanites to have a place to go to both enjoy nature and understand the value of ecological research the most important.” Dr. Stephen Murphy, Assoc. Prof., Environment & Resource Studies, University of Waterloo.

The site in its present state can be seen as a series of large forested “islands” in a sea of farm fields and built-up urban areas. These islands are all that is left of what was once a continuous mix of forests and glades. Now the continuous landscape is one of farm fields, which provide open space but isolate the forests and wetlands. As the site matures, the wooded areas will be added to and connected, and much of the flood plain returned to its natural riparian condition. The hedgerows will be allowed to develop and widen, providing much needed habitats for birds, butterflies, and small mammals. The overall effect will be to transform *rare* into a rich forested landscape with a series of open spaces nestled within it.

Many of the changes will happen slowly as areas are left to regenerate on their own. Other changes will be dramatic as scientists explore the effects of manipulating the landscapes. Because *rare* encourages both public and academic exploration and understanding of this place – ecologically, culturally, and historically – new ideas will transform our thinking and our ways of life. The science of ecological restoration itself will be advanced. And all of us will live within a more densely and richly varied landscape.

“Indian Woods is one of the finest examples of remnant old-growth Carolinian forest remaining in Canada. The escarpment, cliffs and alvars along the Grand River are also of great national and provincial significance and offer an excellent opportunity for parallel monitoring and research activities with universities and agencies along the Niagara Escarpment.”
Brian Craig, senior science advisor, Environment Canada

I want to say “Thanks. Thanks from all of us. This sort of thing helps everyone, whether they know it or not. So thanks. And congratulations.”
Jane Jacobs, Urban Planner and Environmental Activist

rare HISTORY

The history of the *rare* Charitable Research Reserve goes back many thousands of years. Here, on the uplands and lowlands surrounding the confluence of the Grand and Speed Rivers, aboriginal peoples, from the time of nomadic hunters and gatherers to floodplain agriculturalists, established seasonal campsites and a trail along what is now Blair Road. To date, a great number of artefacts have been uncovered at a number of archaeological campsites, burial sites, chipping stations and lithic sites including projectile points, scrapers, cores and drill tips. Some artefacts may date back to 9500 B.P. Early European contact in the area in the late 1700s was by transient fur traders. Prior to 1800, one of the first settlers in the region, fur trader Nathaniel Dodge, purchased land and built a cabin on what is now the *rare* Charitable Research Reserve. Circa 1816, William Dickson and Absalom Shade, the early founders of Galt, spent a night in the Dodge cabin. Close by, an old ford or river crossing near the confluence was in use until the 1820s. Nathaniel Dodge and his wife are reported to be buried on their homestead.

In 1853, William Ashton purchased about 230 acres of land along the Galt-Blair Road. Because of the booming local economy, Ashton believed that he would be raising cattle, operating a brewery – the foundation of which is still visible today – and constructing a mansion. He is said to have named his property, Cruickston Park, in honour of the Cruickston Castle, the ship that brought him from England. Within a few years, unfortunately, a downturn in the economy left Ashton financially overextended and, in 1858, he sold his property and dream to Matthew Wilks. Wilks eventually completed the mansion and accumulated lands for farming, totalling about a thousand acres on which he raised purebred cattle. Upon Wilks' death in 1899, his youngest daughter, Katherine Langdon Wilks, assumed ownership of Cruickston Park and bred prize-winning horses. After her death in 1948, her nephew Matthew Wilks Keefer updated the farm operation and bred prized Hereford cattle. In 1968, Keefer donated the estate to the University of Guelph, which took possession of it on his death in 1973.

In 1996, the University sold the manor house and 53 acres surrounding it to local family for their personal use. In 2000, a group of local citizens acquired the remaining 913 acres with the intention of preserving it in perpetuity for the benefit of the public. It became the *rare* Charitable Research Reserve, offering research and educational opportunities and serving as a passive recreational site for the community.

MUSAGETES FOUNDATION

Musagetes is a new public foundation established in Canada, open to the world, and focused on the arts, creativity, and community.

It is concerned with the role the arts can play in addressing the *faultlines* of modern society, the deep and perplexing problems that beset contemporary life. It will encourage and take part in serious, action-focused, intellectual inquiry related to artistic creativity and its transformative effects. But it will not be a traditional think tank, research institute, or funder of others' projects.

Instead, Musagetes will be a hub for activist interventions that advance the role of the arts in modern life. It will operate mainly by *convening* - by creating living experiences, some small, some large, that bring people together to articulate social needs, generate ideas and spark action.

The Musagetes Foundation will favour unexpected combinations of people and ideas and will take a transdisciplinary, cross-boundary, cross-sectoral and intergenerational approach to its work. Its major strategy will be connecting people, sectors and activities to ignite or provoke change.

Musagetes wishes to avoid becoming institutionalized; it wants to remain flexible and open to activities and collaborators beyond the already converted. It also wishes to be rooted without being parochial, housed in Canada but not restricted to Canadian issues and open to the best thinking world-wide, to all those who can bring insight and imagination to its mission.

To this end, Musagetes' image of itself is that of a gathering place such as a *café* – a place where people come in, connect and interact and then move on, taking their knowledge and experience elsewhere, while other people arrive to begin other conversations - in a potentially continuous cycle of new experiences with new people.

SOCIAL INNOVATION GENERATION@WATERLOO

The goal of SIG@Waterloo is to generate and share new knowledge about social innovation practices and processes through convening multi-sectoral thinkers and doers for the purposes of new learning and action-oriented research. In particular we seek to understand more deeply the dynamics of learning, adaptation and innovation in the following local and national themes:

- linking social and ecological resilience to strengthen the environment
- re-engaging vulnerable populations to strengthen our communities

We believe a healthy, socially just and resilient society needs ongoing innovation to nurture the health, resilience and vibrancy of our linked social, economic and ecological systems. To foster innovation and to build resilience, it is key to engage the rich natural, social and cultural diversity of this country. To this end we are particularly attentive to innovations that increase the inclusion and belonging of vulnerable and excluded populations.

Our ultimate goal, as an emerging independent organization and as part of a developing, dynamic national collaborative, is to support whole system change through changing the broader economic, cultural and policy context in Canada to allow social innovations to flourish.

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