

THE SPACE INSIDE
EDUCATION AND LEISURE NEW SQUARE
**INTERNATIONAL
COMPETITION**

APPLY!

WWW.FAVENTIASALES.IT

DECEMBER 9TH
REGISTRATION DEADLINE

JANUARY 13TH
SUBMISSION DEADLINE

**CASH PRIZE
AND MUCH MORE**

THE SPACE INSIDE

Education and leisure new square

International competition of architecture and urban design

Competition goal is to develop a solution as well as a design proposal about the reuse of some areas belonging to the former Salesian Institute in the city centre of Faenza, which has been interested by several renovation interventions and farsighted investments in order to reuse the existing buildings and rehabilitate the whole parcel as a key point for the city life.

This is an open competition with anonymous procedure, and it is denominated: *The space inside / Education and leisure new square international competition 2013*.

ABOUT FAVENTIA SALES

In 2004 the whole settlement has been sold by Salesians, and became property of Faventia Sales S.p.a, a mixed public-private entity, whose aim is the recognition of new strategies and the launch of innovative projects for such an important part of the city.

Faventia Sales S.p.a

Via San Giovanni Bosco n. 1

48018 Faenza (Ra)

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tecnico@faventiasales.it

HOW IT WORKS...

The winners of *The space inside / Education and leisure new square international competition* will receive a **cash prize** to enhance their training; furthermore, the most interesting ideas and layout of the winning project could become a part of the **preliminary project** concerning the entire complex of the former Salesian Institute. Then, the winning team has the possibility to be involved during the **final design** studio for the main courtyard of the former Institute, collaborating with an architect chosen directly by Faventia Sales S.p.a.

To have a chance to win the competition prize, participants must anonymously carry out the proposed exercise, which will then be evaluated by an international jury.

The winner will be selected anonymously, based only on the material provided to Faventia Sales S.p.a.

WHO CAN PARTICIPATE

This competition is an open call aimed at individual students and young professionals graduated after 2008, working in architecture and design anywhere in the world. Participants can only present one proposal. The young participants can compete either individually or in group, in which case each member must have all the requirements expressed at the beginning of the paragraph.

A group will have the same rights of a single participant so that the intellectual property of the work presented to the competition belongs to each group member.

Changing in group composition is not allowed during the competition.

LOCATION

The area of the former Salesian Institute is located on the south-eastern edge of Faenza's historic town center, next to the town walls. It belongs to the part of the city which in Roman times was excluded from the city network and it is probable that the land at the time was situated in the Lamone river basin, which in this spot meanders towards the town center. Within the city center, it occupies a parcel that stands as a filter between the high density historic



Former Salesian Institute within Faenza city center



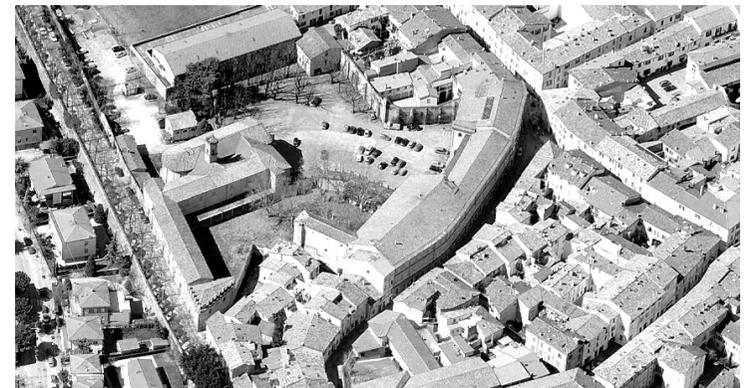
Aerial photograph from south



Aerial photograph from northeast



Mura Diamante Torelli street, the perimeter walls surrounding the former Salesian Institute; the bell tower of the church appears



Aerial photograph from east

fabric, and the thinner postwar expansions.

Therefore, one of the area's strengths lies in its accessibility, for both pedestrians from the historic town center and cars from the town's peripheral areas and beyond.

The natural withdrawn structure of the site, originally conceived as a protected and self-sufficient environment for education and living together, led this area to a progressive seclusion and decay, since it has ceased to host Salesian community.

Very close to the main squares of the city center, the area is made of many buildings, very different one from each other in terms of structure, age, disposition, and it presents some interesting places open air.

Due to its dimensions and morphology, the site can easily accommodate many different functions.

At the beginning of 2012, a careful restoration focused on the ground floor of the buildings along Via San Giovanni Bosco allowed the inauguration of classrooms, laboratories, convention and food service spaces, in those rooms where Salesian kitchen, oratory, dining hall originally was.

Many other interventions are planned, on the upper levels and interesting other buildings part of the foundation: Faventia Sales wants to promote an appealing reuse of the

disposable space, as a centre for young people, teaching, trading and public activities

The main goal is to bring back this huge block to its original power as attractive hub for Faenza and, on the other hand, to develop a lively space for the future.

In order to ease the participants' on-site inspection trip to Faenza, Faventia Sales S.p.a will offer to those who will ask during the queries submission period, board and lodging at favorable rates.

THEME

The international competition *The space inside / Education and leisure new square* is about the creative reuse of this wide space concealed within the city center, repaired and improved to give it a different and new use, maintaining the essence of the buildings, intended as a place for education, learning and leisure time; besides, an intervention and partial addition that reflects contemporary time and needs it is admitted.

The competition is conceived as the occasion for discussion where to delineate hypotheses of intervention related to the settlement structure of the ex Salesians complex; the

themes, defined by Faventia Sales members, will allow to deal with the modalities through which rehabilitate the area to the city of Faenza, giving it back to the citizens as an attractive public space: general goal is to collect original and effective proposals for a creative reuse of the external areas and the three buildings described in detail below.

Participants design project must respect feasibility criteria and include cost benefit analysis.

This international competition represents a unique occasion to reflect upon those spaces that are still lacking of a clear reuse design project, offering great potential to define a new asset of the ex Salesian Institute.

Starting from a general point of view and a deep awareness of the entire enclosures of buildings, participants are asked to formulate

- a proposal about redesigning external spaces, linked together but extremely different in terms of character, functions, natural calling and environmental aspects
- a reuse project focused on three buildings, standing on these external areas.

The focus area of the present competition are:

EXTERNAL SPACES

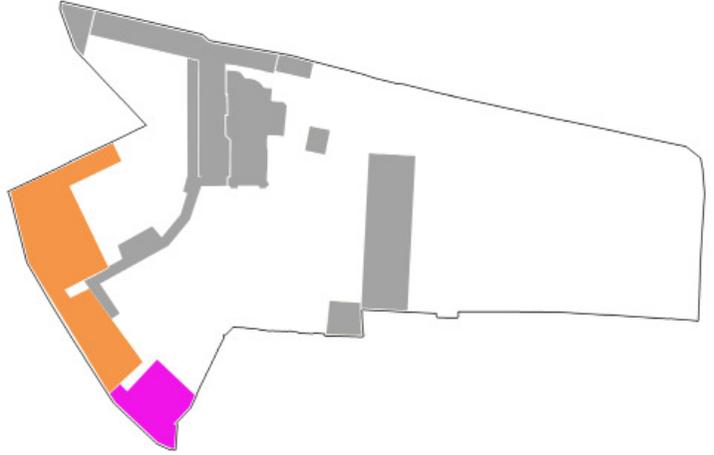
- **main courtyard:** it was the essence of the Salesian



Ground floor functions



First floor functions



Second floor functions

- Plan key
- public offices
 - purchased by the Fondazione Banca di Romagna
 - university classrooms, convention halls, labs
 - bar
 - loggia
 - theater
 - auditorium
 - gymnasium/fitness center
 - music school
 - administrative offices, executive agencies
 - cultural associations
 - retail spaces
 - restaurant/catering service
 - urban oratory



Main courtyard: Santa Maria Ausiliatrice church and the theater



The main courtyard

section, as a playful place where young pupils could grow together, an authentic meeting point for the city as a whole. Now it experiences a period of degeneration because it is used as a parking area. This courtyard presents planning complexity due to the size, over 4000 square meters, and it is the result of the gradual sequences of building events, purchases and demolitions during the time. Therefore, it's an undefined open space, and it should be given back to community as an attractive meeting area as it was. The courtyard looks for a new design to become again a lively and welcoming square to stay, in a comfortable environment.

- **minor garden:** it is an evocative grassy area, lined with old sycamores, enclosed by the historic elevation of Maccolini House, the Theatre, the Gymnasium and the colonnade. Participants are asked to express a careful proposal for this area of 1900 square meters, without spoil or distort the delicate character of this small courtyard. The necessary furniture and outfitting for external activities (for studying as well as food service) has to be included.

- **parking area:** finding a solution to clear the cars off the main courtyard and consequently relocate the parking area is the other important challenge of this competition.

The parking lot, with trees and pleasant natural surfaces, has to be sufficient to park 80- 150 cars. The appointed site for this function, as the documents in attachment show, is located beyond the ex oratory house.

Thanks to its strategic position within the historic walls, new Salesian parking lot will convey intense car fluxes, then many potential customers towards the city centre, with all the benefits of the commercial activities planned at the ground floor of the oratory building.

- **green area for sport and leisure activities:** a green field of 5400 square meters in the city center, within pedestrian range inside the historic walls at only 200 meter distance from the main square, Piazza del Popolo, is striking resource. In addition to this potential guarded inside the ex Institute, the free and playful space need in Faenza makes the incredible grassy field beyond Del Carmine street even more precious. The design project shall find out a balance and a right proportion between the two elements, the parking lot from one side, the grassy field from the other, leaving at least the space for a soccer pitch for seven players. The planning should defend the old linden trees by the perimeter walls, and increase the value of this part of this parcel.

BUILDINGS ADAPTIVE REUSE

- **building of the former oratory:** built in 1956 between the football pitch and the main courtyard according to the design by the architects Massari and Locatelli, the former oratory is not listed and appears to be unrelated to the context in which it is located in terms of orientation, architecture and composition.

This building fares badly as regards energy consumption too: its low-performance envelope and heat bridges, due to a mixed structure made of beams, pillars and uninsulated solid wall, determine its high management costs.

At present, two storeys of the building house Bachelor's Degree Courses in Nursing and Speech Therapy. According to the project conceived by the ownership, Faventia Sales, these classrooms should be moved on to the storeys of the historical palace along via Don Bosco, thus making the ground floor available for activities which would benefit from its position, facing the main courtyard of the complex and next to the area that will serve as a car park.

- **green warehouse:** a modest, two-storey building, first used in connection with the large vegetable garden as hen house and rabbit run, then as the music school of the



Minor garden: view of the grassy area outside the theatre



Minor garden, Casa Maccolini before the resotration at the ground floor



Football pitch inside the area, towards Via Del Carmine



Elevated walk toward the main courtyard

Institute band. At the end of the XIX century a spacious room was created on the first floor for rehearsals, which was an important activity in the students' syllabus, along with a smaller classroom to practice solfeggio. In 1955 the building was transformed into a storage. It is listed, as it is of historic interest, and like the other buildings of this area, its finishes need maintaining

- **small bathroom building**: erected close to the church before the First World War broke out, the small bathroom building features a style which is typical of early XX century functional buildings. The variously beveled cornice quotes two Latin sentences recalling the care for the body: Juvenal's famous locution "*mens sana in corpore sano*" and a verse from Ovid's *Metamorphoses* "*superfusis tingamus corpora ad lymphis*" are still readable.

Slightly before the Second World War the building was transformed into a storage.

Purchased by the Fondazione Banca di Romagna, the building lends itself to several possible reuses, which the participants are asked to suggest and reinterpret.

For all these buildings participants are asked to offer a proposal of reuse, reflecting on the mix of functions that

these existing structures can easily host: retail activities, food service, urban oratory, rooms for enterprises of local artists, cultural associations, sport facilities.

What is needed is a plan for the reorganization of the interior, considering that having a ground floor entrance on the main courtyard make these three buildings particularly attractive for businesses and public activities.

The demolition of the former oratory can also be taken into consideration, with the construction of a new one - not necessarily on the very same area but with the same volume - capable of carrying out the above-mentioned functions in an architectural context careful to quality, while fitting in harmoniously with the historic fabric of the complex, but it will be a further step, that eventually will follow the required proposal of reuse.

- **loggia**: it was in 1885 that the loggia started being built, connecting the properties facing via don Bosco with the overlooking buildings under construction (theatre and church). It deals with a terraced portico with arches and pillars which evokes the internal facade of Case Sassi and Maccolini and divides the internal green area - once occupied by vegetable gardens - in two yards. The plan of the portico develops along a broken line, which is due to

the sequence of purchases on the part of the Salesians. As a matter of fact, the loggia was built before the acquisition of a building located inside the present minor courtyard. Far from representing a limit, this lack of symmetry is something unique, a distinctive feature of the Salesian complex. For the purposes of the concept and the competition, it is deemed useful and important to reflect on both the possibility of making the portico more permeable to the two external areas (square and minor garden) and the potential of the elevated walk, which offers a unique viewpoint over all the complex in question. In consideration of the fact that the building is listed, any proposal must prove to be respectful of the architectural and historical nature of the arches structure.

ANNOUNCEMENT OF COMPETITION

The present competition announcement is sent to the Universities, published on the Internet and through printed material.

QUERIES

During the consultation period of *The space inside* / *Education and leisure new square* 2013 competition



Building of the former oratory, designed by the architects Massari and Locatelli, 1955

Competition focused areas and their square meters

- 1_Palazzo Naldi- 440 sq m x 3 storeys
- 2_casa Sassi - 500 sq m x 3 storeys
- 3_casa Maccolini - 950 sq m x 3 storeys
- 4_loggia - 300 sq m
- 5_church - 580 sq m
- 6_theater and former dormitory - 371 sq m x 2 storeys
- 7_gymnasium - 246 sq m x 2 storeys
- 8_former slaughterhouse - 111 mq x 3 storeys
- 9_former furnace - 158 sq m x 2 storeys
- 10_small bathroom building - 66 sq m x one storey
- 11_building of the former oratory - 1390 sq m groundfloor + 790 sq m first floor
- 12_green house - 133 mq x 2 storeys
- a_minor garden - 1885 sq m
- b_main courtyard - 4000 sq m
- c_parking area - square meters depend on your project
- d_green area for sport and leisure activities - 2500 sq m at least



Green house, transformed into a storage in 1950s



Small bathroom building, built in the first years of 1900

questions that may come up may be sent to the link FAQ on the competition web page.

Faventia Sales S.p.a will reply to all inquiries made during the established period and will publish on those questions which may be relevant and may have a special interest for all the understanding of the project.

The information provided for the competition is considered as the necessary and sufficient for the development of the exercise.

All the documentation necessary for the proper development of the competition can be downloaded from the website once the registration period has started and until the completion of that period.

PROPOSAL SUBMISSION PROCESS AND DEADLINE

This is an anonymous competition and the registration number is the only means of identification.

This being a digital competition, no hardcopies are necessary. Entrants must submit their proposal via email no later than **13 January 2014** (23:59 hours Italian time) to the following email address: tecnico@faventiasales.it or they shall be disqualified.

Participants can send their entries through rapidshare

(free) or similar if the files exceed 10mb or their email capacity.

The project submission must contain the following files:

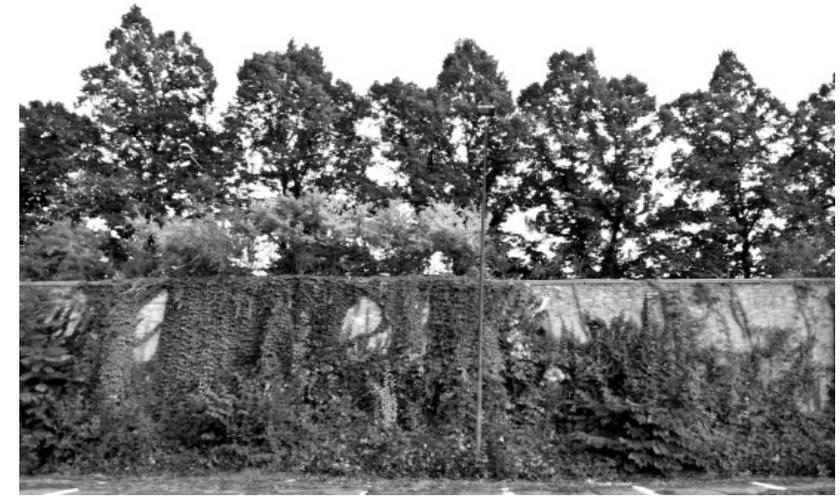
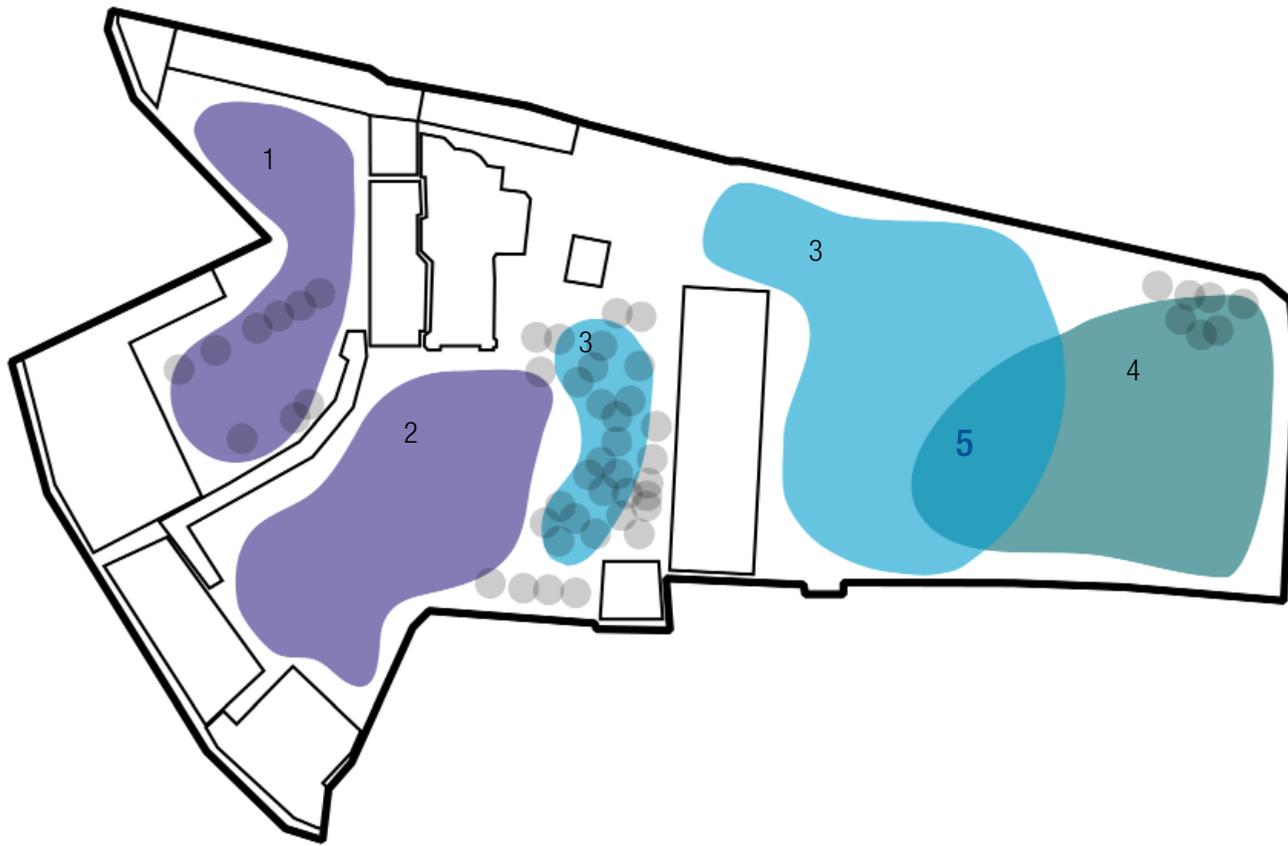
- **Two boards** with the project information including plans, sections, and perspectives, photo-montages, rendering, working details, exploded axonometric views, descriptive texts. Participants are encouraged to submit all the information they consider necessary to explain their proposal. These boards should be 50cm x 70 cm in HORIZONTAL format. The resolution of the boards must be 150 dpi, RGB mode and saved as PDF files. The upper right corner of each board must contain the **participation number** given at your registration and the **project motto**, chosen by participants. There should not be any marks or any other form of identification. The files must be named after the registration number followed by the board number. For example: 0101-1.jpg and 0101-2.jpg.

A 1:500 scale site plan shall entirely occupy the first table as indicated in the suggested layout, downloadable on the web. It shall include the project motto decided by the authors to describe their concept design, the same related in the info file.

- A PDF file containing the **descriptive technical report** of max 3 (three) UNI A4 pages (character Helvetica, standard formatting, size 12, max 40 lines per page) including the description of the proposal, the materials employed, the installations and the construction requirements, as well as an economic report and a summary cost estimate. This file must be named after the registration number followed by the word "statement". For example: 0101-statement.doc.

- A PDF file containing the **entrants' personal information**:

- Motto of the proposal, chosen by each participant group
- Name, surname, date of birth and signature of each contestant
- Certificate of matriculation, detailing the exams taken and their date
- Bachelor or Master Degree document, if applicable
- Indication of the team leader, if it deals with a working team, and mandate to him/her by the other team members to manage the relations with the Organising Institution
- Declaration of acknowledgment of understanding and agreement to abide by all the rules, with no exceptions,



Exceptional green surfaces characterize the area along the perimeter walls

Open areas

1_minor garden: care and protection of the existing green area with old sycamores; arrangement and furniture suitable for students and bar customers

2_main courtyard: design project of the square as an interesting and welcoming meeting point, suggestions about paving, seats, green arrangement, with a special care of the existing linden trees

3_parking lot: it is necessary to find out the suitable way to introduce a parking area within the football pitch, shady and with draining surface

4_green area: conservation as a unique space to play outside sports and leisure activities, with a special regard for the existing trees along the perimeter walls

5_ The decision of which is the right balance between the two elements, green field and parking area, is left to participants



Main courtyard: linden trees outside the building of the former oratory

included in the competition announcement

- Declaration that there is no incompatibility, as specified in this competition announcement
- Specific authorization to publicize and publish the projects, the name and surname of the participants and of their collaborators only for institutional purposes and the completion of the competition procedures.

All the files must be placed in a ZIP folder named after your registration number. For example: 0101.zip.

JURY

A panel of judges shall be formed after the fixed deadline for the submission of the proposals. The panel shall consist of 5 members:

- **José Ignacio Linazasoro Rodriguez**, high-profile international architect, professor of Architectural Design at the Escuela de Arquitectura de Madrid
- **Andrea Alberti**, high-profile architect, expert in Heritage Preservation, representative of the Italian Ministry of Cultural Heritage and Tourism
- **Vincenzo Lega**, local architect and cultural operator

- **Luigi Cicognani**, local architect and cultural operator
- **Andrea Luccaroni**, architect and lecturer at the University of Bologna, representative of Faventia Sales S.p.a.

The president of Faventia Sales S.p.a, with the contractor architect of the preliminary project on the whole complex of the former Institute will be invited to participate at the jury's meetings.

Results shall be valid when all its members are present.

The Technical Department staff of Faventia Sales, devoid of any right to vote, shall carry out the secretarial tasks.

The panel's decisions shall be taken by majority vote; abstention is not permitted. The competition shall not be valid if only one proposal is admitted. It is the Organising Institution's duty to communicate the results to all the contestants within the scheduled date.

CRITERIA FOR THE EVALUATION OF THE PROPOSALS

The panel of judges shall base its decisions on the following criteria:

- 1) Originality and creativity of the proposal;
- 2) Respect, promotion and revival of the traditional

vocation of the areas in question, which have always been a place of meeting, exchange and training for young people and the city at large;

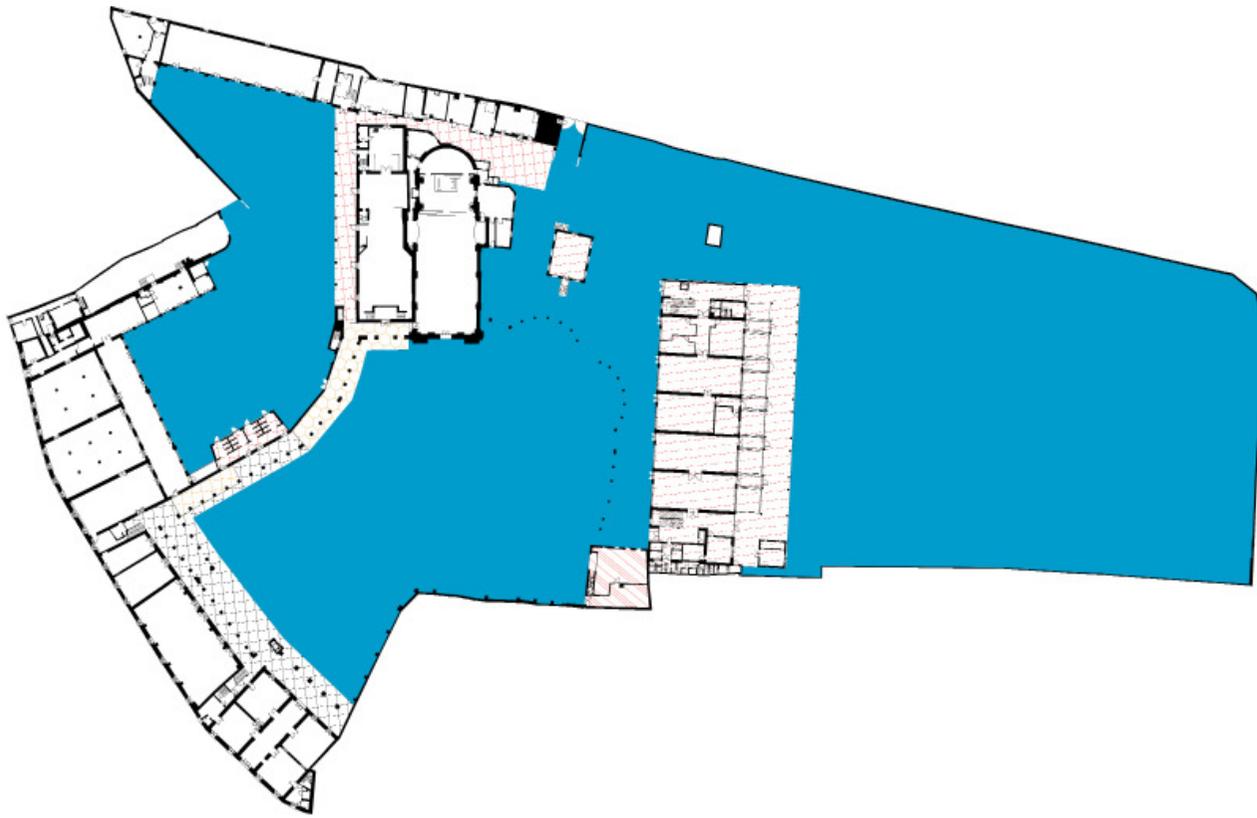
- 3) Integration of the proposals into the historic and environmental fabric of the areas;
- 4) Consistency and suitability of the proposal for the requirements specified in the competition announcement;
- 5) Budget adequate for the project accomplishment.

PRIZES

At the end of the competition a merit ranking shall be drafted and prizes assigned as follows:

- to the first-placed, winner of the concept and design competition: **1000 €** (one thousand euros) + competition certificate + publication on architecture blog + visibility at exhibition in involved faculties and at former Salesian Institute in Faenza.

In addition, the winning project will integrate the general **preliminary project** concerning the entire complex of the former Salesian Institute, which will start at the same time as the jury results. Furthermore, the winning team has the possibility to be involved during the **final design** studio for the main courtyard of the former Insitute, collaborating



Project boundaries and restriction

-  restored cotto paving
-  paving segment under the arches where a stone paving has been refurbished
-  design of paving surfaces mantaining continuity with the recent restoration choices
-  loggia: unique element of the former Salesian complex in Faenza which can be increased in permeability and link between the two courtyards, with respect of the historical and structural features of the arches
-  building of the former oratory: as it is open to the main square, this building looks attractive to commercial activities and retail functions at the ground floor; for the the first floor a reuse as an urban oratory is hartily recommend
-  green house, two-storey building reserved to new enterprises of local artist and culture association
-  small bathroom building, easily adabtable to host small commercial and gastronomic activity
-  external areas, listed in the workshop contents



Loggia and the elevated walk, a unique feature of the former Salesian Insitute



Restored paving surfaces under the arches



Main courtyard, presently used as a parking

with an architect chosen directly by Faventia Sales S.p.a.

- to the second-placed: **500 €** (four hundred euros) + competition certificate + publication on architecture blog + visibility at exhibition in involved faculties and at former Salesian Institute in Faenza
- to the third-placed: **400 €** (five hundred euros) + competition certificate + publication on architecture blog + visibility at exhibition in involved faculties and at former Salesian Institute in Faenza.

The three winning projects' authors will be invited to Faenza in spring 2014 on the occasion of the Cemremony Award and projects exhibition, board and lodging offered by Faventia Sales S.p.a.

Moreover, the 20 best presented projects shall receive visibility during the **exhibition** held at the involved universities and at the former Salesian Institute in Faenza, and possibly further **publication**.

REGISTRATION IN THE COMPETITION

The registration period falls between **October 21** and **9 December** and it's **75 €** fee. The registration fee is non-

refundable.

In order to participate in the competition, the single contestant, or the representative of the working team, must register for it through an application form you can complete online. The registration will be submitting the application form containing payment code.

Fee payment will be done by bank transfer.

It is considered that a registration is done correctly and on time, so that the transfer is received before the registration end date specified in the schedule of these Terms and Conditions.

Any possible commission applied by the issuing bank shall be borne by the participant.

Beneficiary: Faventia Sales S.p.a

Bank: Banca di Romagna sede di Faenza

Account number: 5040008363

IBAN: IT78M0620523704CC5040008363

BIC SWIFT: BARMIT2F

Item: Gropu leader VAT no. or TAX code

Within 7 days from the dispatch of the registration a confirmation email shall be sent, containing the **registration number** and a link to a **dropbox folder**

where only registered participants can download further documents. If the participant does not receive it, s/he shall contact Faventia Sales (tel. +39 0546 697546) and make sure that the registration has been successfully delivered. By receiving the application, the technical department of Faventia Sales records the registration of the participant or of the working team, but is completely exempt from verifying whether such registration meets all the compatibility requirements specified in the competition announcement.

The participant declares that s/he meets such requirements and s/he is completely responsible for his/her declaration.

EXHIBITION AND PUBLICATION OF THE PROJECTS

Soon after the announcement of the results the Organising Institution shall take care of publishing the contestants' proposals, possibly also by having a public exhibition of the 20 best presented projects.

By taking part in the competition, the contestants authorize the exhibition and possibly the publication of the presented proposals, without prejudice to copyright over their work,

which cannot be copied or reproduced without the express permission of the author.

The Organising Institution shall owe nothing to the authors of the presented projects for the public exhibition and possibly the publication of their projects.

PROPERTY RIGHTS

The intellectual property of the work presented to the competition will always belong to their authors.

All of the documentation presented in the competition will become part of the Faventia Sales archive which reserves the right to promote and publish the presented proposals.

Therefore, participation in the competition includes the concession of all rights of dissemination of the presented work as the results of The Space Inside | Education and leisure new square international competition.

The material presented can be published in virtual galleries on the websites of collaborating publishing houses.

If necessary, Faventia Sales S.p.a reserves to adapt the content of presented proposals to ensure their correct publication, without modifying the plans in any way.

OTHER NOTES

The official language of the competition is English.

Faventia Sales reserves the right to modify the competition deadlines if necessary due to circumstances beyond the control of the company holding the competition, in order to make sure that the competition is correctly run. These changes will be duly communicated via our web site.

Faventia Sales S.p.a will not return any registration fees, except in the case of double payments or errors in the price of the registration fee.

Faventia Sales S.p.a is not responsible for any possible violations of these Terms and Conditions by collaborating businesses.

By registering for the competition, participants accept that they will comply with all Terms and Conditions.

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e-mail: legahifi@legahifi.it - www.legahifi.it



SCHEDULE

OCTOBER 21st 2013

Start of registration:
75 € registraion fee by bank transfer.

DECEMBER 9th 2013

Registration period deadline + last day to submit queries

JANUARY 13th 2014

Proposal submission deadline

FEBRUARY 24th 2014

Announcement of competition results on the web

SPRING 2014

Awards ceremony and exhibition opening at the former Salesian Institute in Faenza

JURY

- José Ignacio Linazasoro Rodriguez, high-profile international architect
- Andrea Alberti, representative of the Italian Ministry of Cultural Heritage and Tourism
- Vincenzo Lega, local architect
- Luigi Cicognani, local architect
- Andrea Luccaroni, engineer, vice-president of Faventia Sales S.p.a.

PRIZE

- to the first-placed : **1000 €** + competition certificate + publication on architecture blog + visibility at exhibition in involved faculties and at former Salesian Institute in Faenza. The most interesting ideas and layout of the winning project could become a part of the **preliminary project** concerning the entire complex of the former Salesian Institute. In addition, the winner, or the team ranking in first place, has the opportunity to be involved in the **final design** studio for the main courtyard of the former Insitute, collaborating with an architect chosen directly by Faventia Sales S.p.a.

- to the second-placed: **500 €** + competition certificate + publication on architecture blog + visibility at exhibition in involved faculties and at former Salesian Institute in Faenza

- to the third-placed: **400 €** + competition certificate + publication on architecture blog + visibility at exhibition in involved faculties and at former Salesian Institute in Faenza.

Faventia Sales S.p.a will cover all food and accommodation costs in order to enable the 3 winning projects' authors to attend the **Awards Ceremony** in Faenza.

Moreover, the 20 best presented projects shall receive visibility during the **exhibition** held at the involved universities and at the former Salesian Institute in Faenza, and possibly further **publication**.