

POLITECNICO DI TORINO  
Master of Science in Architecture Construction City  
**Honors theses**

---

**TITLE MEMORY | REGENERATION**  
**DISUSED AREAS AND URBAN REQUALIFICATION IN CHINA**

by Paolo Martini, David Felipe Sierra, Cinzia Stella

Tutors: Pierre-Alain Croset, Gustavo Ambrosini, Mauro Berta, Michele Bonino

This thesis is the final product of the Joint Studio Polito-Tsinghua, 2014 edition, an academic partnership between the schools of Architecture of Tsinghua University in Beijing and Politecnico di Torino. The theme is about the re-qualification and upgrade of the Panjiayuan Antique Market, one of the largest and most famous in China. Situated in Chaoyang District in a south-east area of Beijing, between the 2nd and the 3rd Ring Road, it occupies an area of 48,000 square meters. The increases of visitors are requiring a deep transformation of this site. The challenge is to design a new innovative market that ensures the functionality inside and expressing an appropriate architectural image. At the same time, the new Panjiayuan market must be able to preserve the distinctive atmosphere that nowadays characterizes it. In fact the market distinguishes itself for the variety of people and goods that comes from the entire country, and for the traditional Chinese antique handicraft. Here the trading activities coexist with cultural instances, allowing both sellers and collectors to carry out an active role in market life.

The result of the combination between the contemporary requirements and the preservation of his memory and atmosphere, is "Under the market.". The original layout of the site creates a sealed off space to the city, the goal is to give back this space to the city connecting it to the surrounding urban tissue. The project is not just a functional upgrade but it wants to return to the city a public space that becomes an important "void" in the dense network of Beijing. In fact, the main goal is to project something that is not just an architecturally contemporary building but a social space where tradition in trading antique goods can meet the contemporary society and its needs.

A careful study of the market's circulation defined the basic shape of the project: a longitudinal building works like a dividing wall between the pedestrian public space on the north side and the vehicular path, on the South side.

Rising the transverse wings we created a shelter suitable to welcome the flea market, preserving the identity and the social aspect of one of the most important event of the Panjiayuan Market and creating a continuous and extremely permeable public space that alternates gardens and squares.

This covered space, as we said, is where the flea market takes place during the day but, when the market stops, people can enjoy that space for recreational activities and sports.

A portico define the north borderline of the project and creates a double connections between the wings: a covered way on the ground floor, from the metro station through the flee market's areas and then to the market entrances of the distribution hall of the permanent market's wings; and a raised one that connects together all the glazed market's wings. The permanent market is composed by modular spaces 8x4m than can be merged in order to create bigger commercial

surfaces to meet every target. These blocks, grouped, form a bigger unit that is repeated and mirrored all over the market building.

Between a bigger unit and another there are distribution halls that horizontally and vertically connect all the different pathways and define continuous path. In these halls the stairs are the main element that fills, draws and defines the empty space.

Approached the block market, a multifunctional block with exhibition spaces, auction hall, hotel and offices defines a cozy courtyard where in big sculptures are exhibited. The transverse wings are raised as well in order to create a continuity of the public space.

The building layout is designed thinking about the relations that every function have with the others in order to provide fast and smart connections inside and outside the building.



*“Under the market” \_ general plan and elevation of new Panjiayuan Market*



*“Under the market” \_ general views*



*Postcard from new Panjiayuan Market.*

*Top views: life under the market during daytime and nighttime.*

*Bottom-left View: garden between market's wings.*

*Bottom-right View: sculpture garden inside multifunctional building.*

For further information, please contact:

Paolo Martini: [pol.martin@outlook.com](mailto:pol.martin@outlook.com)

David Felipe Sierra: [sierra.davidfelipe@gmail.com](mailto:sierra.davidfelipe@gmail.com)

Cinzia Stella: [stella.cinzia@hotmail.it](mailto:stella.cinzia@hotmail.it)

---

Maintained by:

DAD – Department of Architecture and Design, e-mail: [dad@polito.it](mailto:dad@polito.it)