Table of Contents

Executive Summary 3
Existing Site Conditions 4
Concept Drivers 8
Program Diagram 14
Ecological Diagram 15
Site Plan 16
Floor Plan 17
Section Perspective 18
Plant Palette 19
Building Typologies & Materials 20
Market Canopy Rendering 21
Shop Area Rendering 22
Sculpture Garden Rendering 23
Model Photos 24
Panjiayuan market is situated between the second and third ring road in the center of Beijing. Panjiayuan originally began as a ghost market whereby aristocrats would sell their prized family heirlooms to make money. These activities often occurred during the early hours of the morning before the sun rose as to avoid being seen conducting this activity which could someone to “lose face”. The shadows of the tricycles and vendors under bridges conducting their activities resulted in the coining of Panjiayuan as a ghost market. In 1995, Panjiayuan officially became the market that it is today, as the government provided it with the site. This site was originally a brick factory which manufactured the grey brick commonly used in the construction of traditional hutongs.

Being respectful to the Chinese sensational attachment to Shan Shui (meaning mountain and water), represented by picturesque mountains, greenery, water, and the irregular, rough, and human-scale environment they construct, our schematic concept of the market is related to the idea of a valley. Additionally, looking at the name of Panjiayuan Antiques Market, “Jia” means home, family, and community, our plan is aimed at bringing back the community into the market and bringing back the market into the community. Hence, our proposal is called Panjiagu—Pan’s Community Valley.

Drawing from our experiences and observations during our site visits to the market, we developed a series of concept drivers to address six key issues with the current market, namely: the isolation from the surrounding community, transit concerns, lack of community space, impervious cover, scale, and authenticity.
Existing Site Conditions

Panjiayuan market is surrounded by six story mixed-use buildings to the north and 30 story high-rise residential towers as well as a hospital to the south.
Existing Site Conditions

**Distribution of market vendors by gender**

- **41%** of visitors
- **46%** of merchants
- **38%**
- **8%**
- **4%**

**Commute Mode to the Market**

- **14,500/ day during work days**
- **45,000/ day on weekends**

- **73%**
- **22%**
- **7%**
Existing Site Conditions

PERCEPTIONS ON PUBLIC SPACE WITHIN MARKET

- No lack of public space
- The market provides space for daily activities
- There is no big difference
- The market occupies public space

PERCEPTIONS ON MARKET AMENITIES

- Provides a place for shopping
- Provides space for leisure and recreation
- No convenience

MARKET IMPACTS ON DAILY TRAVEL

- Occasionally affected
- There is no effect
- Long term effect

FREQUENCY OF MARKET VISITS

- Have never gone
- Often
- No longer

The graphs below indicate the findings from a community-based survey of residents who live around Panjiayuan Market.
Existing Site Conditions

Panjiayuan Road serves as a redundant inter-ringroad connector.

Market Goods
The wall around Panjiayuan Market currently isolates it from the surrounding community making it seem uninviting and less of an open public space.

The surrounding residents perceive Panjiayuan to be an eyesore, not a place that they are proud to have in their community.

Our strategy is to make Panjiagu Antiques a connected community asset. Part of the strategy is to extend the market boundaries and to increase the number of entrances, particularly from the south, north east, and northwest. Access to the feeder road will be restricted and Panjiaoyuan Road will be localized, allowing it to turn into a neighborhood boulevard. In order to reduce vehicle speeds, elevated road segments will be placed, which will also serve as a physical connection between Panjiagu Market and the streetscape across Panjiayuan Road. Traffic on the road will be completely restricted on special occasions. The streetscape across from the market will be revitalized to allow for market activity to spill over and become a part of the community. Lastly, the bridge above the third ring road will be redeveloped with sidewalks, bicycle lanes, and a semi-covered trellis to serve as a market for Panjiagu Antiques Market.
According to the surrounding community, traffic generated by the market is considered one of the largest negative impacts. Fifty-three percent of residents indicated a significant effect on their daily travel as a result of the market. Furthermore, bicycle lanes along Panjayuan Road do not extend east of the bridge, forcing bicycles to share the road with vehicular traffic.

With the extension of the market boundaries, the subway entrance south of Panjayuan Road will be integrated into the market site. This will alleviate some of the surrounding residents’ concerns regarding large amount of unfamiliar people traversing through their community. Additionally, the bicycle lanes along Panjayuan Road will be extended east of the bridge, thus increasing connectivity and encouraging sustainable forms of travel.
Panjiayuan Market currently lacks community spaces that the surrounding residents can use. Two parks to the north of the site are disconnected from the market, yet are valued elements of the community. Fifty-three percent of surrounding residents stated that the market occupies space that could potentially be used as official public space. An additional 48% of survey respondents stated that the market brought them no convenience or benefits.

In order for the market to be valued by the surrounding residents, we propose an increase in community space - one of the north-east, near a major entrance that related to the park across Panjiayuan Road, another to the south of the site, and the third major space to the north-west which related to the second park across Panjiayuan Road. The space to the south of the site is the main gathering space and also serves as the ecological heart of the site, with all stormwater over-flows being directed here for filtering and reuse.
The current market site (48,000 sq. meters) is completely dominated by impervious cover. In comparison to the surrounding urban form, it is an island of concrete as it fails to relate to the lush vegetation which can be found just outside the market walls. The patches of white on the diagram to the left indicate vegetation/pervious surface.

Due to ecological as well as aesthetic concerns, our proposal significantly increases the vegetation on site. A range of shrubs, grasses, and trees have been incorporated as rain gardens and are protected by elevated planters. This ecological framework is also part of the stormwater management system, which directs water to plants for irrigation and filtration.
The current market site is dwarfed by the surrounding buildings - a 16 story high rise residential to the south of the market and 6 story mixed use buildings to the north.

Our proposal relates more to the surrounding urban context, with the buildings at the periphery of the market as tall as 4 stories which then slope downwards to direct rainwater flow. This framework ties in to the concept of the valley.
Panjiayuan Market is at threat for losing its prestige as the largest antiques market in Asia as increasing amounts of mass production items are invading the market. Vendors are concerned with the fewer numbers of visitors to the market. Being located in a prime site in the center of the city, if Panjiayuan does not realize it’s full potential, it may be threatened by insensitive development.

In order to increase the authenticity and excitement with the Antiques market experience, we propose the introduction of new programs and activities. Re-using some of the existing brick and tile in the new structures is one of our approaches to authenticity. Over 8,700 square meters of brick will be re-purposed for the new structures and over 4,500 square meters of tile will also be incorporated. The inclusion of workshops and studios will allow visitors to understand the process of craft and allow for a deeper appreciation of the art. This will bolster the knowledge visitors obtain and will perpetuate the cultural value that this market has.
Looking closer into the programmatic aspects of our market proposal, we are retaining the primary function to be an antiques market; however, we are adding additional program to bolster the antiques market as well as to address our concepts relating to community, valley, and authenticity. Retail spaces will remain close to ground level in order to take advantage of the foot traffic and to be able to draw people in. As we move vertically to the third and fourth levels, we have designed spaces for restaurants, tea houses, and cafes. A new dimension of space is added through roof decks, which allows the spill out of this activity and serves as an attractor to the visitors at the ground level. As we move to the west of the site, we have our exhibition hall, which is intended for the celebration of antiques and craftsmanship. As this building is adjacent to the main public space, activities from the exhibition hall have the opportunity to transition into the outdoor space. To the complete west end of the market we have craftsman workshops which allow visitors to the market to engage with the process of how things are made and to allow for a deeper appreciation of this cultural knowledge.

On the northern end of the site, next to the third community space are educational facilities. These spaces can be used by the surrounding residents for evening classes on culturally-related topics or for other gatherings.
The landscape system of the market is driven by the ecological function (the flow, filtration, and reusage of water in green infrastructures).

With low impact development strategies, the market is also connected with its surrounding community through bio-swales in the alleyways of those communities.
The green infrastructure responds to the severe water scarcity issue in Beijing. The architecture and landscape systems capture, infiltrate, and reuse water. The water flows from the roofs and canopies along vegetated walls, bioswales, and rain gardens, eventually to the retention ponds in the central space, getting stored in an underground cistern for future reuse on the site.

Going back to the idea of the valley, the terraced buildings at the periphery act as the static mountains mitigating the scales, and the movement of water and activities from across the street through the raised crosswalk and from the top-level to the flow of canopy market, connecting everything together.
Plant Palette

Furthermore we selected native plants based on their abilities to endure drought, flood, and pollution, as well as the different zones in bioswales and raingardens that they could be placed in such as the edge, buffer, and retention zones. These plants are placed in different areas to create different characters.
In regards to the architecture of the market, the proposal uses a gridded structure to promote flexibility, openness, and customizability.

The shops feature a six-meter unit constructed from bamboo glulam timber. This bamboo is not only characteristic of the country’s history and culture, but also a heavily renewable resource. Bamboo is also incredibly strong and flexible.

The workshops use a slightly more heavy and enclosed construction, using brick and concrete to form the basic structure. That structure is fitted with operable bamboo screens and generous fenestration to allow the visible connection and exchange of ideas, while also allowing security and operability. Within these heavy walls will be a composition of carefully arranged recycled roof tiles (approx. 4,500 m$^2$) and grey brick (approx. 7,000 m$^2$) to highlight the authenticity in construction and care for the immediate past.

The canopy is based on an enlarged twelve-meter grid which provides the larger program held beneath. The structure is also built from a glulam bamboo timber, from which hang a series of undulating covers. These undulating covers are wrapped in translucent material which, along with the undulation in form, provides a generous light for the transactions going on beneath.
Market Canopy Rendering
Terraced Shop Area Rendering
Sculpture Garden & Workshops Rendering
Model Pictures