**POST-INDUSTRIAL AREA IN TRANSITION**

**RENAISSANCE OF A DERELICT INDUSTRIAL AREA IN BEIJING**

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**RENAISSANCE OF A DERELICT INDUSTRIAL AREA IN BEIJING**

**PROJECT DEFINITION**

**RESEARCH & ANALYSIS**

**STRATEGIC LOCATION**

The site is located in between the fifth and sixth ring roads, occupying the current west ending point of Chang’an avenue (west-east axis of Beijing). And it is 17 km to city centre with direct subway connection. In addition, the Yongding River besides is the largest river in Beijing, which is planned by the government as the ecological corridor of the region. The preferable location and excellent accessibility make this place extremely strategic for the development of the west part of the city.

**SITE ANALYSIS**

**EXISTING VALUE**

**NEW STRATEGIES FOCUSING ON PUBLIC NEED**

**CULTURE-LED REGENERATION**

**CREATION OF NEW CENTRALITY**

**SOCIAL EQUALITY**

**IDEAL MODEL**

**METHODOLOGY**

**PROJECT DEFINITION**

**CULTURE-LED REGENERATION**

**SOCIAL EQUALITY**

**AFFORDABLE LIVING ENVIRONMENT**

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CITY OBJECTIVES

01. Ecological Renewal
02. Cultural Identity
03. Vibrant Economy
04. Spatial Transition

SCALE M: DEVELOPMENT SEQUENCE

SCALE L: CITY STRATEGY
A NEW CENTRALITY FORMULATED BY THREE OVERLAPPING LAYERS

The mono-centric city structure and increasing urban pressure in the inner city areas resulted in the need for development of city peripherals, in order to disperse the pressure to a certain degree. While the availability of the site provides diverse possibilities for redevelopment and potential to contribute to a more balanced urban development in western Beijing. In the scale "L", which covers the main urban districts of Beijing, the strategy is to develop three overlapping layers to respond to emerging demands from the city and local advantage. The proposed three layers indicate three key notions about this redevelopment project, together forming a new centrality in the west of Beijing.

SCALE S: ELABORATE DESIGN

IMPROVED CONNECTIVITY & PUBLIC TRANSPORT NETWORK GUARANTEE THE ACCESSIBILITY OF THE NEW CENTRALITY

ECOLOGICAL STRATEGIES

ACCESSIBILITY
Phased intervention to gradually convert green belt into public space and greenery, ensuring accessibility of the ecological zone

URBAN FARMING
Encourage development of commercial and agricultural spaces, turning urban spaces into green spaces and organic farming into productive resources

INfiltration
Vegetation & semi-paved surface reduce stormwater runoff, creating the urban environment

WATER SAVING
Rainwater harvesting and grey water capture system reducing potable water use, positive for micro-climate (temperature, humidity)

GREY WATER RECYCLING
Recycle grey water for flushing & irrigation use combined with urban farming and green belt

LAND REMEDIATION
Land remediation by removing contaminants and waste recycling, promoting green belt for new ecological community and internal activities

SCALE F: ELABORATE DESIGN

The new centrality in the west of Beijing is located in the Cultural & Recreational District at the Ending of City Axis, SUPER CULTURAL CLUSTER LAYER 1 SCALE M: DEVELOPMENT SEQUENCE

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FIVE KEY INTERVENTIONS

01. MUSEUM QUARTER
   Cultural Center

02. CENTRAL PLAZA
   Civic Square & Urban Carnival

03. CREATIVE CITY
   Incubator for Creative Industry

04. MARKET HALL
   Commercial Center

05. GASOMETER COMMUNITY
   Affordable Housing & Social Diversity

INTerventions 01
MUSEUM QUARTER COLLECTIVE OF EXHIBITION PLACE

As the key feature of the proposal and an early action item, the central plaza at the heart of the area contains a variety of programs and design elements to recapture the pulse of the old steel city. As a civic feature, cafes, Collaborated with the creative city and the art school, it will provide meeting place for students and visitors, including various urban events related to innovation and education, reflecting creativity and exchange of ideas throughout all season. This will be a civic center in the heart of the new central city.

INTerventions 02
CENTRAL PLAZA URBAN “CARNIVAL”

The main square is proposed to be transformed into a vibrant hub for cultural and social activities. This transformative feature will serve to reanimate the area, reinvigorating the community and establishing a new focal point for the neighborhood. The central plaza will be integrated with the surrounding buildings, creating a seamless transition between public and private spaces. The area surrounding the square will be redeveloped to accommodate new commercial and residential uses, ensuring a vibrant and thriving urban environment.

INTerventions 03
CREATIVE CITY INCUBATOR FOR CREATIVITY

The concept of Creative City is introduced into the largest factory building within the area which was former steel-making plant. Small part of the building is demolished to give space to the new road. This is to preserve the steel truss and create a city-like environment within the building by inserting separable boxes as individual studios or galleries and even homes of the creative entrepreneurship, creating a preferable air that is attractive to all class for investment.

INTerventions 04
MARKET HALL AFFORDABLE FAIRS

The market place is converted from enclosed factory building. With proposed passages through the building and added new architectural elements that recall memory about the old structure, this place will be a bustling market place, facilitating daily needs of local residents, also providing place for exchanging creative handiworks by artists. The former industrial railway in front of the market hall will be partly maintained and semi-paved to transform into pedestrian and sidewalks, integrated into the whole public space network of this area.

INTerventions 05
GASOMETER COMMUNITY NEW TYPE OF AFFORDABLE HOUSING

In the planning for the development sequence for the site, the second phase of the brownfield redevelopment will include demolition and relocating those residents of urban villages. There are three gasometers within the site, and they are next to a urban village that is in obsolete physical condition. So in the proposal, two of the gasometers will be transformed into social housing programs, and connected by a large base. The idea is to make use of the walled physical condition of gasometer to preserve and assimilate the former sense of community in urban villages, the residents will share their own enclosed communal space for community activities, while still being integrated to surroundings through the large base which will be mainly for retailing.

FLEXIBILITY IN MASTER PLAN

The master plan proposes a flexible approach to the program mix, allowing for various combinations of uses within the defined areas. The minimum and maximum proportions of each use type are indicated in the diagram, providing designers with a range of possibilities to suit different project requirements. This flexibility enables the adaptation of the plan to future needs and changes, ensuring its long-term viability and success.