

AN ABSTRACT

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RATHPHUM PAKARNSEREE: THE DEVELOPMENT GUIDELINES ON THE
EASTERN PRATUNAM AREA. THESIS ADVISOR: ASSOC. PROF. SAKCHAI
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The thesis objectives were (1.) to understand and analyze structure of problems that cause of physical environment in the study area, (2.) to propose guidelines of solving physical problem in the city core area, (3.) to propose the suitable building form for inner city area. The research methodology was surveying the study area to collect and analyze physical data in order to classify the area to 23 zones, inquiring 369 samples which include people who live outside and inside community about their problem perception and attitudes to causes of problems. Finally, the study analyzed the logical relationship between physical environment and functional problems.

Study area, Pratunam, is an old shopping district in Bangkok's downtown. Presently, the area is in poor condition because it has not been developed for a long time which causes deterioration. The built up area is dense but has a low intensity to respond its land value. There are a lot of contrast between the land utilization activities and the building characters. The infrastructures' network and capacity are under standard especially roads and pedestrians. The physical environment causes many problems including air-pollution, traffic jam, uncomfortable transportation, noise and air-ventilation. This phenomenon has brought this area to be deteriorated commercial area. Therefore, we should propose the development guidelines to this old commercial area.

To develop the study area, we proposed to maintain its role as an old commercial area due to its location potential by increasing land use intensity responding to the Bangkok Comprehensive Plan and regional and local policies. Development guidelines adhere to the principles of urban renewal which covered 2 levels according to the degrees of their problems: (1.) Rehabilitation for relieving the preliminary problems which consist of building restoration, landscaping including footpath, road and garden, building use control, and infrastructure (2.) Redevelopment for resolving long-term problems which directly effect physical structure and infrastructure network. Concentration on redevelopment process, we proposed the utilized area to be extended by 430,000 sq.m. focusing on the high potential in accessibility : Pratunam Square Area, and area attached to Petchburi road, and circulation area will be increased from 10 to 20 percent of total land area. This achievement will be implemented under the City Planning laws, the administrative organizations including land management and funding, and public participation.