

C835690 : MAJOR HOUSING DEVELOPMENT

KEY WORD: IMPROVEMENT / POMPRABSATRUPHAI / ROWHOUSES / CHARERNKRUNG /
CROWNPROPERTY BUREAU

THITIPONG OAMTHAVEEPOONSAUP: POTENTIAL IMPROVEMENT OF CROWN
PROPERTY BUREAU'S ROWHOUSES IN PROMPRABSATRUPHAI DISTRICT. THESIS
ADVISOR: ASSO. PROF. VIRA SACHAKUL, Ph.D. THESIS CO-ADVISOR: ASSOC. PROF.
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The inner Bangkok area is an old residential area accommodating a large number of rowhouses due to the fact that the area used to be a business area. These rowhouses are very old-some are over 60 years old, others are conserved by the local authority. Deteriorating rowhouses, however, have been demolished and replaced by modern commercial buildings. Consequently, the inner-city housing is decreasing.

The objectives of the research are to study and analyze the environment of the old rowhouses belonging to Crown Property Bureau in the Pomprabsatruphai Districts; and to suggest ways and means to improve their condition for living and to extend their functional life.

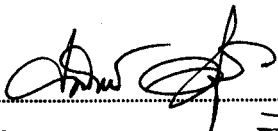
The study focused on the rowhouses of the Crown Property Bureau in Pomprabsatruphai District. The rowhouses are clustered in 3 areas, namely, the Charoenkrung Rd. area, the Vorachuk Rd. area and the Yukon 2 Rd. area. The Charoenkrung Rd. area has been chosen as the case study because it is adjacent to Phraphiren Temple to the north, Vorachuk Rd. to the east, Charernkrung Rd. to the south and Yukon 2 Rd. to the west. There are altogether 335 rowhouses in this area. They are divided into 13 groups according to soil. The research has surveyed the physical structure of the buildings, given out questionnaires to its residents and interviewed those who live in that area in order to gather data. The questionnaires and the interview include the buildings' size, shape, age, height, conditions and their surrounding environment. The study has concluded that the problems of the area are that: most buildings have modified by not conforming to the codes and regulations, there were no fire staircases in the 3-storey buildings and higher, most buildings are deteriorating and lack maintenance. Some of them are left vacant and inappropriate activities are performed in those buildings leading to noise and air pollution to the community.

The study has proposed the following recommendations for improvements: improving and correcting the buildings' physical condition in accordance with the codes and regulations, enforcing codes and regulations to restrict pollution-related activities, improving the townscape and landscape of the area to ameliorate the living condition of the community.

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