

พิมพ์ต้นฉบับบทคัดย่อวิทยานิพนธ์ภายในกรอบสี่เหลี่ยมนี้เพียงแผ่นเดียว

C735598 : MAJOR HOUSING DEVELOPMENT

KEY WORD:

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MR. SANPET NONTHAPAKDI : THE EVOLUTION OF RESIDENTIAL AREA FROM LOW TO HIGHT DEENSITY IN NORTH KLONG TEOY SUB DISTRICT KLONG TEOY DISTRICT BANGKOK METROPOLIS, THESIS ADVISPR : ASSO. PROF. SUPREECHA HIRUNRO, 152 PP. ISBN 974-635-355-1

In the past 35 years (A.D. 1961-1996) these were many changes of residential area in Sukhumvit central business district. The purpose of this thesis is to study these changes.

Many techniques in qualitative research method have been used in this thesis. The results are found that residential area in ancient time has been established along side of San-sap canal. When Sukhumvit road has been constructed parallel San-sap canal many single-houses, commercial buildings and small area development were occured from the road to the canal. Residential area was spreaded in horizontal plane untill full area and there have been vritical developed in hight-rise housing. The factors that support this evolution are the location which is in central business district of Bangkok, ability in investment, influence of environment, law restrictive and need together with personal attitude.

The changes of residential characteristics that were found are (1) large single house with gable roof or hipped roof change to smaller house in many style which each was built from need and facility but rarely close to outside enviroment (2) commercial building would have more many floors (3) for selling much more expensive price, townhouse would have been luxury furnished or built for special facility (4) vritical residences e.g. apartments, condominiums would be mote popular so there will be reconstruction old building or low-rise residence that is not economic.

In the case of need and use it is found that most respondents still satisfy with nowadays residence and have lived in their house for along time.

As the trend of residences, these will have more hight-rise residences for a period until the area could not served or these are some law-restriction, so hight-rise construction will be decreased.

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