

C435478: MAJOR URBAN PLANNING

KEY WORD: BANGKOK / HIGH RISE BUILDING/ DEVELOPMENT / CONTROL

MISS SHUKHAWN : THE DEVELOPMENT AND CONTROL OF HIGH RISE BUILDINGS IN BANGKOK METROPOLIS. THESIS ADVISOR :

DR. NOPANANT TAPANANONT, 245 pp. ISBN 974-584-967-7

The objective of the study is to recommend the suitable control measures for high rise buildings in Bangkok by analysing their development during 2530-2535 B.E. together with the use of various control measures so that the relationship between the both mentioned aspects becomes identified.

The study focuses on most of the high rise buildings concentrating in the central and high density residential areas including : Pathum Wan, Bang Rak, Ratchathevi, Phaya Thai, Sathon, Huai Khwang, PhraKhanong, KlongToey, Pravet, Chattuchak, and Bang Kapi districts. Their agglomeration especially commercial and residential buildings can clarify the central business district and the high density residential zones. Moreover, the commercial, commercial-residential mixed, and residential buildings differentiate their characteristic figures with change, according to their location and the time of existence, in the total floor area, lot area, height, set back, floor area ratio, and open space ratio.

The development of high rise buildings in Bangkok during the past created impacts which required various control measures, e.g., building control, city planning, and other concerning laws. However, the study found that these mentioned laws particularly the control of high rise buildings confronted many implementation problems. Apart from the lower specifications than the socio-economic stages which stimulated nonconforming development prior to the announcement of the laws, these control measures were not classified into different building categories. They were also applied in any areas by the same standard relating to physical features which might not reflect the development potential of the areas. Nevertheless, without expiration limit, the enforcement was scarcely adjusted to the continuous change of development.

Consequently, the control measures for high rise buildings should be specified in accordance with the development potential of the areas as well as with building types. The enforcement should be periodically revised alongside with the development change. The consideration ought to make balance between environmental impacts and economic drive so that the development of high rise buildings in Bangkok can respond the present Thai living.