

C035098 : MAJOR URBAN PLANNING

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BENJAWUN KONGSAWANG : A STUDY OF CHANGES IN RESIDENTIAL LANDUSE
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The objective of this research is to study the changes in residential landuse pattern from past to present in Sukhumvit district, which is a rapidly changing urban area, and identify the causes and results of the changes, then propose appropriate development guidelines.

The study reveals that the "suburban" pattern of the residential landuse in Sukhumvit district in the past has been converted to the "metropolitan" pattern at present. Nevertheless, the area still maintains the role of high-class residential area in Bangkok. The changes occur in the form of reconstruction from single house to highrise buildings in order to make maximum benefit from high-price land in the district and serve the demand for urban residence. To make full benefit of land is the positive impact of the changes. However, these changes also causes such problems as insufficiency of facilities and service resulted from the limited ability of government sector to cope with the changes, blocking of smaller buildings from pleasant views, sunlight and wind because of the height of highrise buildings and traffic congestion due to the increase of residents in the area.

Guidelines are proposed to reduce the speed of increasing of highrise buildings and encourage the efficiency of such development. Furthermore, the control of the expansion of the highrise buildings in some area in the district is also proposed.