

Thesis Title	Study on Potential Areas for Urban Renewal in Bangkok Inner City : A Case of Khet Rajdhevi
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### Abstract

The study have objects to find out solved trend of inner city that is critical problem by theory uses.

The rapid growth of Bangkok Metropolis leave to population rapid growth that have occurred the problem especially in the inner city, which settlement have occurred before other area. Rajdhevi is the inner city that have important Government, old central business district. But now have the many problems and the output of the study evaluates in Rajdhevi district have important problems deserved to renewal because of survey conclusion and to interview sampling population 162 samples. The Problems is

- 1) Traffic Jam because this district is sufficient collector road and unlinkage with arterial road and this area is important travel way so have many vehicles all day
- 2) Landuse Problem that hasn't beyond to Landuse Planning to derive unwish planning, unworthy area and dilapidated building condition
- 3) Day-Time Population Density increase but Night-Time Population Density decrease.
- 4) The deteriorate environment is effected to much health sanitation and life qualitation.

The output of study evaluates many problems that refer above already so some problems had take to factors in this study, as Geographic Information Systems (GIS) and Potential Surface Analysis Technique (PSA) analyses and find out priority the renewal area and the first renewal area is closed by Makkasan swamp and the renewal form is clearance. In the second renewal area is scattered almost district that is block unforeseen building and nominate near patchburi road and phyatai road so renewal form is redevelopment because of worthy land values. And squatter landuse nominate on narrow and deep local road, so the renewal form is redeveolpment and rehabilitation and other area is government example some Makkasan transport train area because it is old, low and dilapidate, the renewal form is redevelopment. The third renewal area is almost area of district and government landuse example Mahidol University, the renewal form is rehabilitation and land readjustment.

In urban planning the renewal should consist with Comprehensive Plan and should have efficiency landuse, so decrease appropriate density building and to arrange not applicable for more recreation and study evaluated renewal trend must not contrast with Comprehensive Plan. And to consider with vision of renewal see almost population would like to have renewal and to have participation in renewal.

The advantage to receive from renewal is more worthy landuse conclude upgrade environmental effect to more good economic because increase tax. However the renewal to attain goal to must corporate with government and private individual and operate by act that is zoning to use with other act to involve especially land readjustment act.