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The objective of this research is to study the evolution and transformation process of communal elements in Banglumpoo District and it's also studied the trend of future alteration. The study can be divided into 4 periods which were 1) Early Rattanakosin, 2) modernization age, 3) democratic age and 4) the current age. In each period, the relativity can be studied through country level, urban level and district level and analyze the transformation of communal elements according to physical aspects, land using, building, land rights, lifestyle and government sector' s urban development policy.

The research indicated that the significant factor that caused transformation of communal elements in each period by physical aspects and lifestyle, and also the image of each period is the government sector's urban development policy. The alteration of urban structure started from urban development in modernization age or Rama IV era. The construction of the land transport network or many new streets caused the connection of wider area and destroyed previous urban structure such as fortress, wall and city gate, and so the political management policy. The policy was used to separate the residential area and working area away. The shop houses occurred along the new streets and the development of Talad Yod to be image of traditional commercial area. The alteration can be found more after the industrial development in 1960 which the National Economics and Social Development plan was effective. At present, Banglumpoo is still be district of existing and vanished communal elements compiled with historical trace, ancient communities occurred with the settle of Krung Rattanakosin and rapid spread of guest houses or service commercial district that effected the changing of lifestyle and traditional.

The proposed trend can be said that the government sector's policy that promote the tourism and encourage the foreigner to visit Thailand is the most impact on the new community or guest houses. But, there is no plan to manage this wide and rapid expansion of guest houses especially for infrastructure and prepared area which can be caused a lot of trouble in the future and also the urban level plan. The Bangkok Strategic Plan limited the land using and the height of the buildings in Rattanakosin area but this is focussed on physical aspect conservation. It's lack of planning to maintain the ancient communities belonging and way of life which occurred with the settle of Krung Rattanakosin.

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