



Persistence and Gentrification in Rattanakosin, Bangkok

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This paper focuses on the changing use patterns of public space and the perceptual difference between the two urban situations: 'persistence' and 'gentrification'. The chosen locations of the case studies are in Saochingcha and Banglamphu (particularly its now-famous Khaosan Road) districts, where living connections within the past coexist with practices of the urban transformation. Here, the paper discusses the historical background of Rattanakosin, its transformation since 1782 with an emphasis on the recent changes (after 1982) by focusing upon the relationship between use patterns of public space and the pace of urban form. It presents an observation on the use (or practice) of public spaces driven by global forces and the associate values system which enhances everyday life within the two distinct examples of persistence and gentrification in Rattanakosin. The spatial and social conditions in both districts are also examined as well as the pace; the boundary and the spatial practice of the urban transformation are discussed in this paper. As a result, the comparative study of these two examples not only led us to confirm the factors which contribute to these differences, but also led us to define the differences of use patterns and the associate values within those public spaces.

KEY WORDS: Persistence, gentrification, urban transformation, urban Public Space, urban regeneration.