



Architecture LAND

During the 80's boom, Bangkok's economic growth outpaced that of the rest of the country, resulting in very strong urban growth. Bangkok had 7 million inhabitants in 2000, some studies announced 10 for 2015. But in 1997, the Asian economic crisis plunged the city into a difficult period. The Thai currency suddenly devalued by 45%. The government then had to stop its infrastructure development projects: transport networks and public facilities. Many private investors have also had to stop their current projects. Some 300 sites scattered in central Bangkok were abandoned during their construction. There are both 10-storey condominium type buildings and mega-complexes including shopping centers, housing, offices, parking lots, cinemas, etc. The construction of these sites was stopped at the structural stage: foundations, hard core central, posts, floors. Together, these sites represent a considerable number of vacant hectares in the form of empty stacked plateaus. Considering their immensity and their impact on the scale of the city, they are qualified as "new territories".

In parallel, the rank of important world financial center reached by Bangkok makes strongly increase the price of the grounds in the city resulting in social discrimination in the space not corresponding to the tradition of Thai urbanity.

In connection with the NHA, which manages collective housing projects in the country, fifteen of these new territories were visited during the project. Their spatial potential that they represent in the heart of the city was recognized immediately.

The project consists of thinking about the implementation of mixed programs in these territories in the hands of the Thai Bank and therefore in fact available to a State concerned about their future. The project approach consisted in reflecting through an example, on flexible strategies that could be used for other territories as well. This project was the subject of a global reflection on the city of Bangkok.

Year
2007

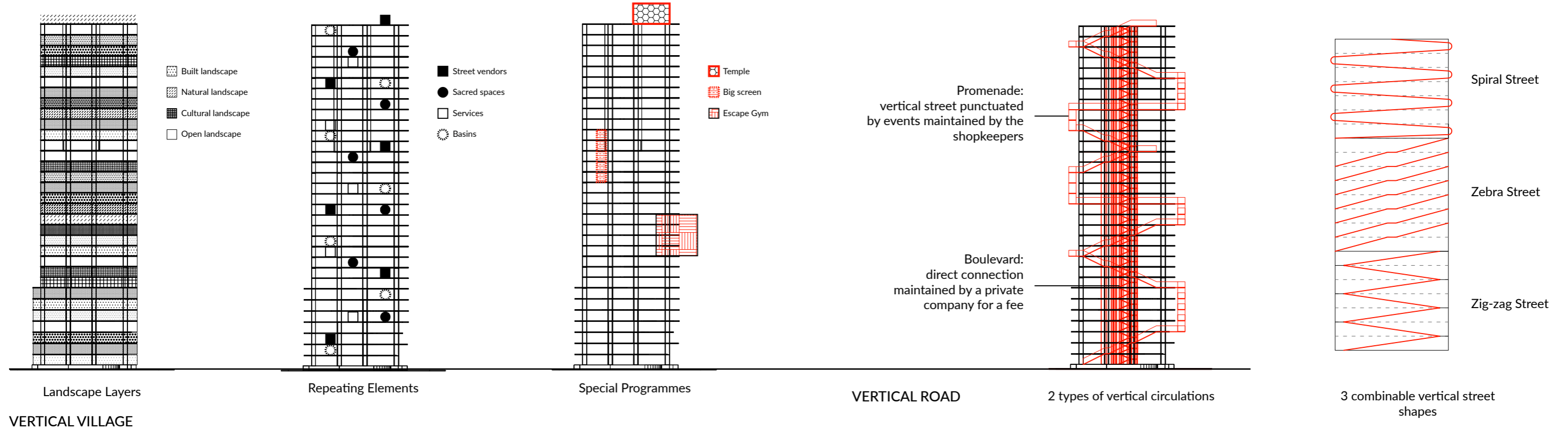
Status
completed

Location
Bangkok, Thailand

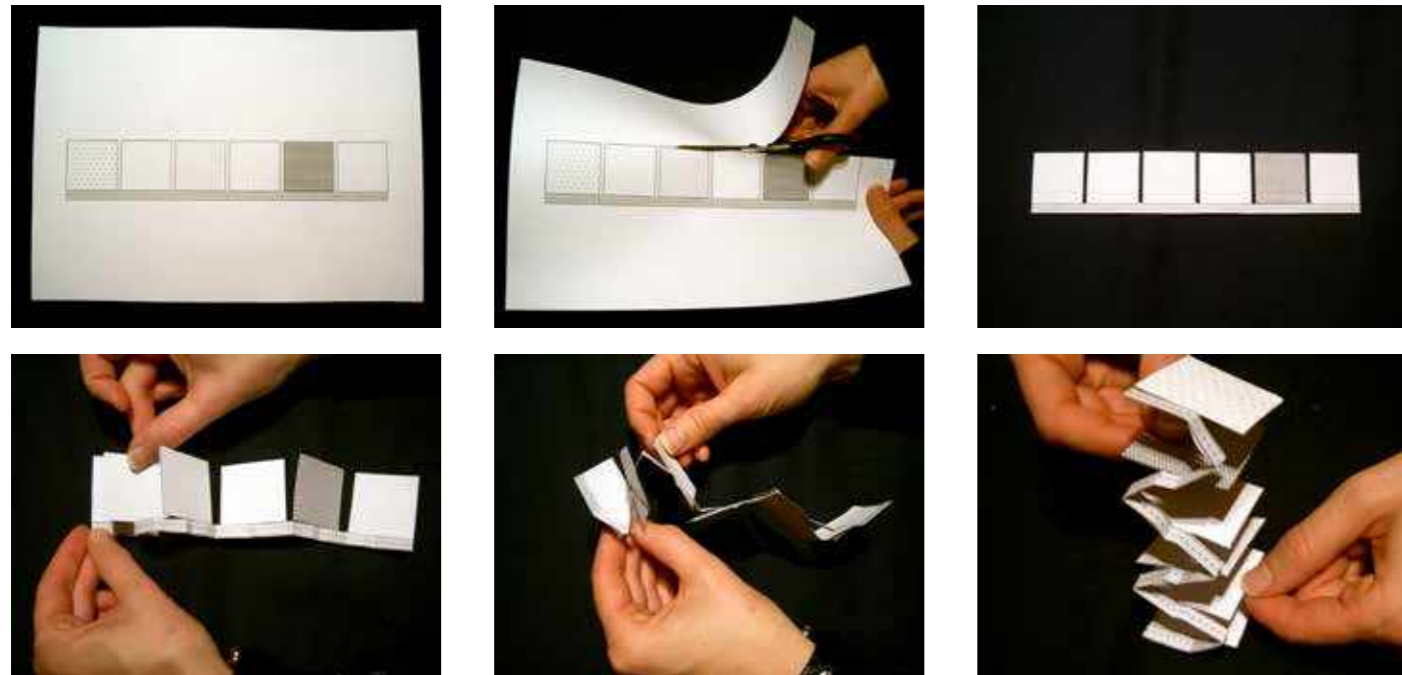
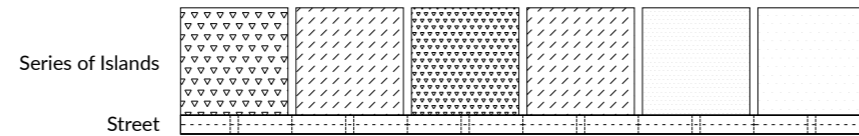
Collaboration
Kasetsart University (Th)
Bordeaux School of Architecture (Fr)

Client
National Housing Authorities in Thailand

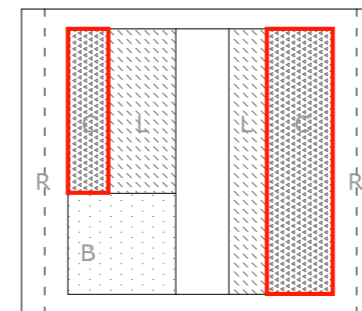
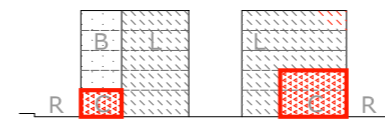
What are New Territories?



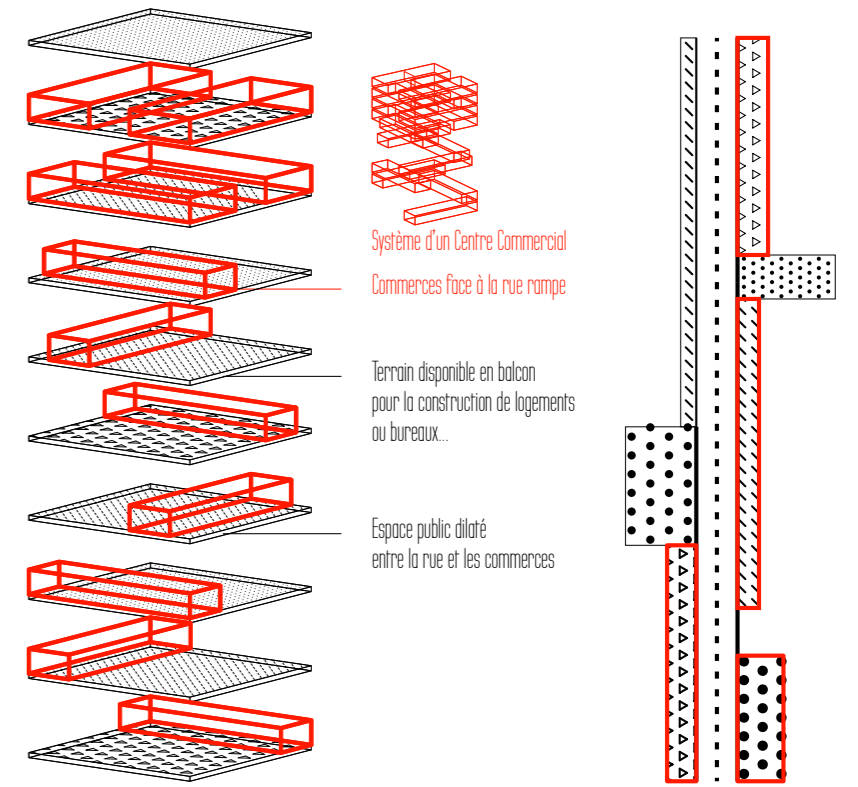
How to organize vertical streets?



STREET PATTERN



Street = Commercial facade



Composition of the vertical street

Street = Public Space



Perspective urbaine