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PARTICIPATION ATTITUDE PLANNING THE COMMUNITY FOR THE DEVELOPMENT OF CONSERVATION BUILDINGS IN THAILAND

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ABSTRACT

This research aimed to search for a used of buildings and the community's areas considering objectives of using areas in respect with theories and principles of buildings' conservation in the area of Mee Chai Road, Mueang district, Nong Khai province. The present study primarily used principles of area research. Three methods of data collection, including, (i) survey, (ii) observation, and (iii) interview were employed to look into perspectives in improvements of the buildings in the old community area. With purposive sampling, twenty-two questionnaires responded by the residents in the target research site. Also, interviews were conducted with three experts in building conservation and urban planning. A study of community participation, attitudes In conservation, in order to contribute to the strengthening of the area in its development. The research will make known the objectives of the area. The findings in the interviews and observation found that several aspects needed to be considered such as the government's policy support, information for public relation, participation of buildings' owners. Moreover, the government should pay attention to value of architecture and community's participation in order to comply policies and controls of conservation. To improve the buildings for promoting conservation, three experts suggested that urban planning and community in the area should have concepted of urban planning in theory of

city's visual perception. Policies and community's participation for designing image of cultural architecture in the conserved areas can increase potential for tourism so that more income has earned and public facilities.

INTRODUCTION

This conflict in buildings' usage causes devalue of history and background of the area. Whether the isolated buildings in separate areas or a group of buildings in residential areas, attention to the buildings' designs and its importance is essential for maintenance of the buildings. Conservation of buildings and urban initially started after the First World War in 1923. The first city where was conserved named Williamsburg. The start of fundraising for the buildings' conservation and rehabilitation happened in the whole city of Rockefeller. Later, perception on conservation in historical areas in city at national level was begun in 1978. When the International Council on Monuments and Sites or ICOMOS which was the international culture, heritage, conservation organisation announced the international charter for the conservation of historic towns and urban areas. In the Asia, conservation of buildings and enforcement of local laws in 1968. Also, laws on conservation of cultural property were enacted which is commonly termed as "conservative areas of a group of historical buildings". In addition to this, colonial style buildings which are influenced by the U.K. appeared in India. However, after some historical buildings in India were destroyed, the government of India initiated to develop conservation of historical buildings (Scriver and Prakash, 2007). In Thailand, the Fine Arts Department was established in 1912. Later on, Rattanakosin area (Natural Resources and Environmental Policy and Planning, 2004) and its thoroughfare considered to be conserved in 1978 (Boonreak and Paksukcharern, 2019). Following that, development in management of architectural heritage for local lifestyle was commenced such as conservation of Phuket old city, Amphawa community.

Usage in city area where has the old or the conserved buildings contradicts to the purpose of conservation. In contrast, a focus on the usage in urban area dominates by area development. Another side centers to educational benefits, values of local culture, and tourist attractions. It is important to understand routes in urban area and proper plans because there lacks of designs and vague plans. This effect can lead to ineffective development for both government sector and community in the areas. The mistake is that guidelines in conservative development operated by the government is impractical. For example, Conservation of Rattanakosin Kingdom. Bangkok The examples of these issues have resulted from misunderstanding on conservation of important background of historical evidence.

Principles of community participation is a factor contributing to a success in operating conservation. This premise attracts different organisations' interest in society to support operation and development of the old communities and areas for maximizing value. The conservation and presentation of cultural heritage have existed in philosophy and concept since 1800s particularly in other developing countries. The focus of problem in the present research stems from changes of physical features of community in Mueang district in Nongkhai province. Participatory engagement in community is examined to

understand its role in rehabilitating and conserving the buildings and describing physical features of the community. The old buildings built in 1957 which deserve for conservation have been in a deteriorating condition. Some buildings were abandoned and demolished and that changed the physical features of community. (Arinchapong, 2021) As referring to the research carried out by the National Research Council of Thailand (Ratanawaraha, 2020), it is highlighted that management of cities' information is significant foundation contributing to promotion of urban development especially in life, behaviour, interaction and perspective.

RESEARCH OBJECTIVE

To study community participation and to guide conservation according to the building utilization characteristics. the present study focused the conservation of original style buildings and benefits of area usage in order to use for community planning in policies on the buildings' conservation between 1787 and 1957 in the area of Nong Khai's municipality.

RESEARCH METHODOLOGY

The research site of the present study has the old influential buildings of more than 50 years which were built in 1957. Twenty-two individuals who have lived in those old buildings participated in responding questionnaire on community environment and the current features of community. Using purposive sampling, three experts were selected to take part in an individual in-depth interview. They were asked about opinions on city community conservation and urban planning as well as deserving buildings for conservation. An analysis of qualitative data from in-depth interviews were used to present an improvement of design in respect with directions of building rehabilitation and conservation with the concept, theory, practice in conservation of historic and participation attitude.

It is essential for locality to produce specification in designing of historical area such as shapes and features of buildings, design of proportional land usage, proportional separation in reference to land and land construction as well as sustaining of edges of old and new construction. Theory of pattern maintaining for design and conservation (Burke, 1976 as cited in Tansukanun, 2016) is explained as follows:

- (1) Conformity of mass and buildings' height in nearby area.
- (2) Features of color and materials uses in different parts of buildings i.e., roof, unity, and road line or square.
- (3) Conformity of buildings' shapes and completeness of buildings' elements.
- (4) Components of windows, doors, and different components that relate to other buildings in the same area.
- (5) Non-existence of gable roof in the area of buildings with flat roof which shows barrier or incompatibility.
- (6) Compatibility in a light of spirit of buildings in the nearby area.

A creation of regulation for design can be flexible corresponding with features of areas (i.e., local area or municipality), the use of original or modern materials which are almost similar with the old ones' decoration, and restoring

of original architecture in the past. Owing to the use of buildings, changes in proportion of buildings can occur. Therefore, a consistency of buildings' patterns must be conserved.

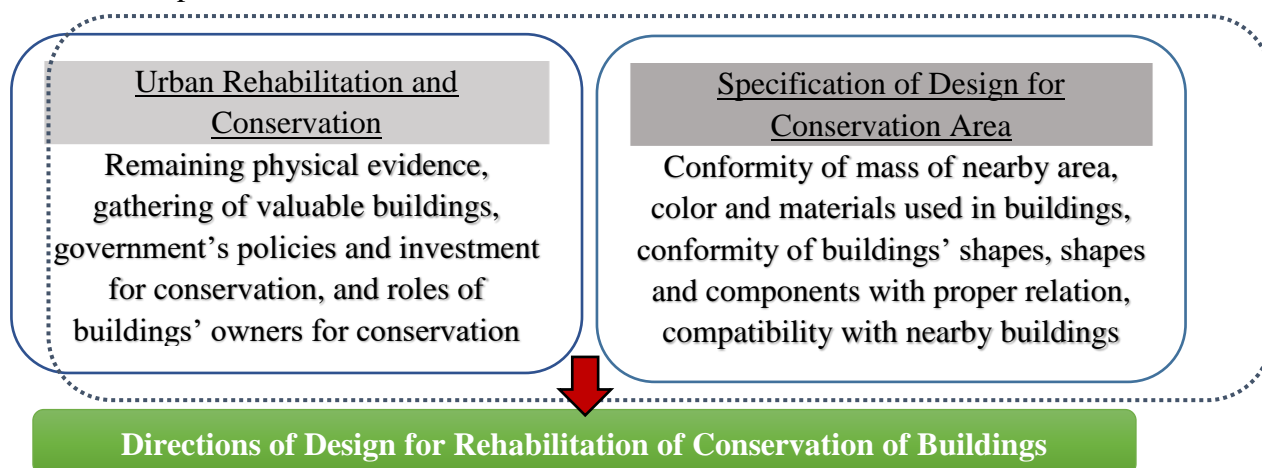


Figure 1: Framework of Design for Conservation Area's Rehabilitation

Research instruments in this study are qualitative in nature. Preliminary data collection was gathered from books on conservation. Data of physical photos and maps obtained from the government department were analysed by data classification which aims to achieve the main objective in the present study. Details of data collection with different methods.

Section One: Information About Locations of Buildings and Identification of Map-Making.

Section Two: Information About Record of Features of Buildings Based on Architecture and Environment.

Section Three: Information About Routes in Community and Area Usage.

The survey and observation in the present study were undertaken to guide for a management of environment in the community.

Interviews With Buildings' Owners and Experts in Urban Planning

Section One: General Information About Interviewees.

Section Two: Information About Opinions on Directions Towards Conservation.

Section Three: Information About Suggestions for Physical Environment In Community And Participation.

Interview sessions with buildings' the participation attitude owners and experts in urban planning were conducted to find some possible guidelines for designs based on theory of city's visual perception and the concept of building's conservation. This aimed to provide directions to designs routes in the rehabilitated area in Mueang Nong Khai.

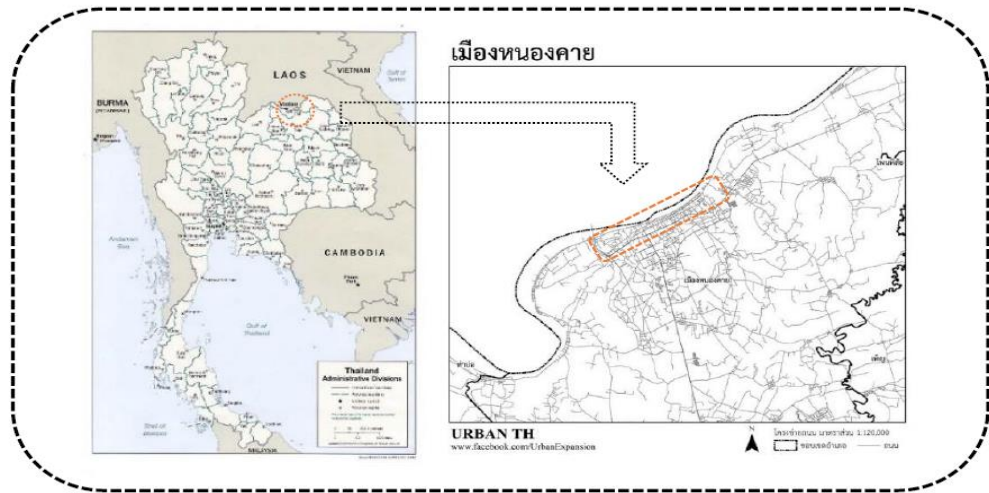


Figure 2: Map Location for Data Collection in The Area of Meuang Nong Khai in Thailand

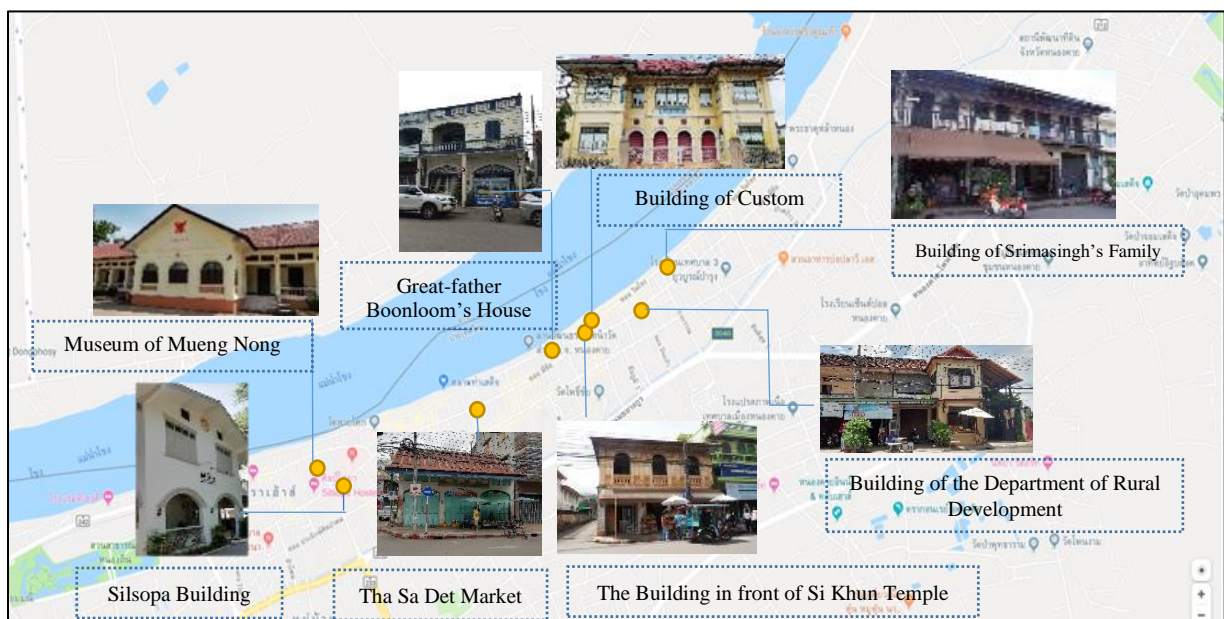


Figure 3: Locations of Surveyed and Observed Official and Important



Figure 4: Interviews with Buildings' Owners

The researcher collected data from survey and observation and found that there were many original buildings in the target research site which can be considered as conserved buildings. Features of the buildings are suitable for conservation; however, those buildings' owners have not lived in the research site. Therefore, they could not respond to questionnaire and attend to interview sessions. The responses about the buildings answered by the residents who lived nearby the target area can be classified into three types;

- (i) The buildings with rehabilitation and usable conditions,
- (ii) The abandoned and unlivable buildings with rehabilitation condition which belong to individuals living outside the area, and
- (iii) The conserved and improved buildings which have been used till presently by either renters or owners. The buildings found in the research area are mostly official buildings. Table 1 presents causes of designing the buildings for rehabilitation and conservation.

Table 1: Guidelines for Buildings' Improvement and Conservation

Rehabilitation and conservation	The results of survey and observation the conserved area in Mueang Nong Khai's municipality.
Remaining physical evidence from the original building	- The area for residential construction of two-storey building with colonial style. - The official buildings with architectural pattern based on colonial style.
Gathering of valuable buildings for considering to be a conserved area which typically shows historical and archeological evidence	- Gathering of conserved buildings can be seen along Mekong river basin and both sides of Mee Chai road. - The important historical buildings include building of Srimasingh's family, Silsopa building, building of custom house, and museum of Mueng Nong Khai.
The government's policies and investment in conservation for supporting buildings' improvements in the conserved area	- Based on the results of interviews, there was a lack of assistance in policies and support of investment for development of residential buildings. However, the budget for assisting development in central community and official buildings as well as different departments was evident.
Building owners' roles in conservation and policies in motivating for participatory engagement in conservation	- The opinions of the current buildings' owners in the area have two main points of view; (i) they wanted to participate in development and improvement of their buildings, and (ii) they did not want to participate and wanted to change their buildings' patterns.

The buildings' features and historical significance of the community can be taken into a consideration for promoting as conserved area. As for the roles supported by the government's policies and the building owners' roles in participation, the results from interviews and observation in the area indicated that the need of the government's policies should be supported variously and giving information about assistance and participation of buildings' owners is necessary.

Table 2: Acceptance of Government's Participation in Community (N=22)

Choices	Frequency	Percentage
Full participation	6	27.27
Partial participation	5	22.72
Participation not accepted	5	22.72
Others	6	27.27
Total	22	100.00

As shown in Table 2, half of the respondents (i.e., an approximate of 50%) accepted government with full and partial levels of participation while five respondents (22.72%) totally denied to have government's participation, and six respondents (27.27%) provided different responses. It is worthy to note that a number of conserved buildings are rented by renter respondents so that they do not have an authority to permit government to participate in rehabilitation and conservation of building.

Table 3: Choices of Rehabilitation and Conservation of Buildings in Community Area (N=22)

Choices	Frequency	Percentage
Maintain the original style	8	36.36
Construct new and modern style	1	4.54
Maintain the original style but develop an interior building's space	6	27.27
Rely on the government's consideration	3	13.63
Others	4	18.18
Total	22	100.00

The results reported that the buildings' Table 3, The results from questionnaire indicated that maintaining the original style was the most frequent choice (36.36%) responded by six participants while there was only one participant (4.54%) chose to construct the buildings with new and modern styles. The other responses in a descending order were maintaining the original styles but developing an interior building's space (27.27%), others (18.18%), and replying on the government's consideration (13.63%). Conceptual framework of urban planning based on theory of city's visual perception which include paths, edges, districts, nodes, and landmarks. Suggestions for designs of conservation planning were from interviews with three experts.

Table 4: The Experts in Urban Planning Research Area Conservation

“People in Thailand have not had sufficient knowledge about urban planning and community. They have not received and had information about public hearings so that they could not attend. With the absence of attendance, local departments should be responsible for imparting knowledge about direct effect on people in the community. To work on urban planning effectively, it was suggested to establish city council to be responsible for considering operation of different projects. Based on the components of urban planning, collaboration from experts in varied fields was needed. Also, the concept of urban planning should be added in teaching and education system which could be supported by politicians, governors, and mayors. The community was the part of political foundation. The development of community with the support of those important individuals could bring a sense of pride which considered as one factor affecting the development of community. Because changes in different governments influenced arrangement of budget supporting the community.” Director of Division of Building Control and City Planning, Nong Khai province

Table 5: The Experts in Urban Community Planning

My experience with urban planning for locating areas, colour of buildings that was used to reflect arts and culture was very strict to change. For this reason, it was difficult to improve the buildings’ colours. Setting up of priority helped to separate sub-areas with the buildings with the same colour. There were no regulations to include the buildings with the same colour in the same area. So, that can be useful to indicate activities that were going to happen in the new age. The old buildings needed to use new materials for support their strength and prolonging. Approaches used in Japan by the government, for example, 75% of budget would be given for improvement of original conserved buildings while 50% of budget would be given for improvement of the buildings with interior changes. In a case that the buildings required new changes, laws on buildings in different areas would be complied and the government would not support budget. Lecturer in the department in urban planning, Faculty of Architecture, King Mongkut’s Institute of Technology Ladkrabang

Table 6: The Experts in Urban and Building Construction Control of Nong Khai Province

Mueang Nong Khai is special economic city. Separation of different areas affect urban planning. Sometimes policies of urban planning deprive of rights such as policy of limiting height of building and urban community planning in zoning the aeras. Apart from building archaeological site, for example, the Fine Arts Department should also take a role in conserving the old building.

Over 40 years ago, the area of Nong Khai municipality was partially demolished and some areas were damaged by water erosion.

The results from the interviews with the three experts found that operation in making policies and participation of community in selecting colour for cultural arts in the conserved area were crucial for designing the area with pattern of conservation which needed to align with state of community. Paths for using the area could connect with the activity areas around public areas (Gehl and Svarre, 2013). Alternatively, the design of city could follow tourism support in France and government's support through tax reduction in Japan. This term could apply in different locations when owners of buildings cooperated for buildings' conservation.

SUMMARY AND DISCUSSION

Based on conceptual framework city rehabilitation and conservation, it was figured out that the government's policies and investment for conservation to support improvements of the buildings in the conserved area. Besides that, the roles of the buildings' owners and policies on motivating participation were the key of design for conservation. However, these two determinants take time for understanding. It is worthy to embark on them urgently since dealing with relationship for mutual understanding even requires more time. Unless, the old buildings in the area would be demolished or changed the patterns. Referring to research results, a lack of participation and change in society affected greatly conservation of cultural heritage (Sae-Wang, 2017).

Based on conceptual framework of urban planning and participation, the responses from the interviews with the three experts for design of location specification indicated that the area of Mueang Nong Khai's municipality showed some important elements that needed supports in terms of budget, policy of taxation in order to serve investment for improvement the buildings based on strategy of design. The government should support plan of operation from suggestions of experts in conservation. The community area showed specific historical features which corresponds with research on management to achieve the target goal of the government. The government should promote administration and empower by making policies, deciding for management of local community independently, using strategies to provide strength for community and society which deem as a foundation of the country's stability. "Management of Community" with new dimension of city rehabilitation and conservation is possible to happen in the country as part of sustainable development (Bootnoi and Pratuangboriboon, 2018).



Perspective

Figure 5: Guideline for Improvement of Community of Conserved Buildings in The Area of Mee Chai Road (1)



Perspective

eline for Improvement of Community of Conserved Buildings in The Area of Mee Chai Road (2)



Perspective

Figure 7: Guideline for Improvement of Community of Conserved Buildings in The Area of Mee Chai Road (3)

This research was based on the researchers' observation and survey which considered evidence from the community and facts. Example of a development picture in front of Sri Muang Temple. With the suggestions from the experts on urban planning and policies, the data in the present study emerged from the current situations. The researchers used the data to compare with the supporting theory and the government's policies on research area development to find possible suggestions based on the needs of community and residents in the area of Mee Chai Road. (Figures 5-7) represent guidelines in development of design which the researchers designed and proposed them to offer improvements for the area which used patterns of landscape.

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