

Tha Tien: Case Study of Use Transformation

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ABSTRACT

Use transformation is a process of changing a place within a transforming context through renewed placemaking. The framework for use transformation within a place attachment process is to understand the responsive behaviour to place bonding when applying the process of changing use. People, process and place are analyzed by the manner of change relevant to existing place. This paper is a selective case study. The theoretically selected Tha Tien is a representative historic market that is facing development and displacement from a rapidly growing tourist market and fashionable urban lifestyle.

Keywords: use transformation process, placemaking, place attachment, adaptability and historic market

INTRODUCTION

Use transformation is a process of changing place within a transforming context. Conducted through the ideology of urban design and building conservation, reuse is to revise and regenerate an obsolete area by generating new function of usage (Tiesdell, Heath, & Oc, 1996, p. 23). Apparently the concept of reuse varies due to replacement of function (Cantacuzino, 1975), meaningfulness (Cunnington, 1988), culture (Boonprasong, 2015), economic viability (Tiesdell et al., 1996), upgrading comfort and technology (Fisch & Giebeler, 2009) to sustainability (Love & Bullen, 2009). The proposed method of reuse is due to the levels of further modification (Fisch & Giebeler, 2009). Changing of use (Cunnington, 1988), conversion (Fisch & Giebeler, 2009), adaptation (Australia ICOMOS), adaptive use (Fielden, 2003) and reuse (*Heritage Works: The Use of Historic buildings in regeneration: a toolkit of good practice*, 2006) are close in meaning; the existing building is replaced by a similar function to fit with sizing, space and behaviour (Aylward, 1979). Adaptive reuse has a parallel meaning, but it involves new business,

investment and sustainability (Bullen & Love, 2011; Langston, Wong, Hui, & Shen, 2008). Guarantees of durability of each utilization is difficult to predict since the context is dynamic (Latham, 2000). The meaning of use is derived from socio-economic influences and contemporary urban life. An example of this is imitating the building's past through nostalgic design and decoration (Jaffe & Koning, 2016). Therefore the genuine meaning of place is misleading. (Relph, 1976). Also, loss of authenticity from different backgrounds and experiences happens when participants and stakeholders cannot truly understand place.

From a sampling of cases in the Thai market communities a common impact was found. This finding identified that uses and activities and physical setting – building and town, and meaning are distorted by being unaware of the reuse process. So, understanding the changing use, within a process of a place and place attachment, could sustain use transformation. The paper will explain and discuss a representative case study of use transformation in relation to place bonding.

OBJECTIVE

- To develop a conceptual framework of criteria for selecting a case study on use transformation
- To discuss a case study through initial literature review and observation
- To understand use transformation and its impact on form and meaning

THEORETICAL FRAMEWORK

Use transformation can be comprehended through levels of place attachment that discusses a process of adaptation towards place-making. This is to synthesise how humans react during the process of changing use in an historic urban area. Adaptation, change and place-making construct a framework of change. It is this context that shapes the human desire to amend their living spaces in relation to bonding, and reflects their care and maintenance (Figure1).

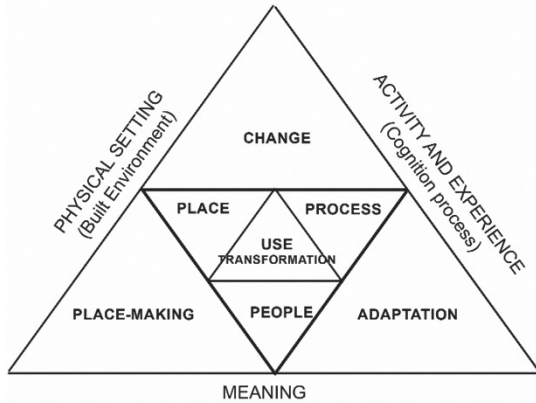


Figure 1:
Framework of use transformation in place

Place attachment

Place attachment refers to emotional and cultural linkage, especially between a place and a society that can ensue at various levels (Casal, 2003). Hashemnezhad, Heidari, and Hoseini (2013) denoted that “...people place attachment developed based on their place expectation due to previous experience and their cognitive process and place

satisfaction depends on the cognition”. Najafi and Mustafa (2012, p. 7639), argued that the connection between people and purposeful environments were signified by place dependency and place identity. First, place dependency is a functional attachment that strengthens the link between people and place in a form of a particular setting, providing circumstances that reinforce uses and activities. Second, place identity is an emotional attachment when people are correlating with place through symbolic environments. In the use transformation, place as physical, non-physical elements and social construct is somewhat disconnected from human bonding after adaptation process. Qing and Man (2008), advised that adaptive reuse centred on the material creation of culture through collective memory took a role of a social and interpretative act reflecting lifestyles, identity, and memory.

Place

A composition of place is defined by its physical setting, activities and experience and meaning (Canter, 1977). Each place is made and identified by its scale of functions, from the name, to style and design of the building’s architecture (Jaffe & Koning, 2016). Gieryn (2000, p. 467) noted that place was made through the meaning given to a place by the power behind the place, place-professionals and sense of place. Furthermore, place is made through a complex of creativity which reveals sensible associations of the essentials to create a space that accommodates activity (Harrison & Dourish, 1996, p. 76). Besides, application of place-making through an urban perspective is a holistic approach which pursues balance among economic, environmental and social aspects within the planning, development and renewal of towns and cities (Heller & Adams, 2009).

People

The people factor conveys the meaning of place, both individually and collectively. Individuals may gain personal experiences through life milestones and occurrence of personal growth (Scannell & Gifford, 2010), while groups of people conduct meaning through religious, historical, and cultural experiences (Jaffe & Koning, 2016). Creswell (2005) argued that meaning was implicated differently due to residents’ backgrounds, education, occupations,

religion, social and cultural factors. Today's society is different from past settlements in that various groups of people are living together in urban areas (Jaffe & Koning, 2016). Hence more requirements of use are proposed based on various backgrounds, knowledge and beliefs in a form of social progress (Proshansky, Fabian, & Kaminoff, 1983). Therefore each group of residents spends time and money on their personal place differently due to their belonging to and bonding with different backgrounds (Shamai, 1991). In rundown historic areas, use transformation occurs when the rich or artists move into low-income areas, this is considered as gentrification (Creswell, 2005, p. 37).

Process

Process refers to cognition, activity and behaviour perceived during the moment of being in a place; the sense of place, identity and other connections between people and place (Scannell & Gifford, 2010). As an occupant, place attachment, as a process of understanding place, is gained through levels of place satisfaction and bonding (Hashemnezhad et al., 2013, p. 10) that is categorised into six processes which are; place interaction, place identity, place release, place realisation, place creation, and place intensification (Seamon, 2014). In the reuse process, place attachment is not a directly mentioned concept or as a particular method that can retain bonding between people and place. Public participation seems to be the only activity that raises awareness and understanding of place values (Pimonsathean, 2013). However the value of the physical fabric is always reviewed when the concept of conservation of historic buildings is applied.

Process of change towards place-making

The developing process, that of transforming use, results when people, process and place are intertwined. First, people and place form a special connection of place-making through an identity of design that makes a place unique. This is gained from accentuating experiences (Creswell, 2005). It may be understood that a process of making a place combines the construction of meaning with the physical environment through rational and sensory experiences (Jaffe & Koning, 2016, p. 25). The second process and place refers to

change that allows implementation from one stage to another (Lynch, 1972). Third, people and process is understood as an adaptation that refers to a process of modification to comply with existing use or to generate further use (AUSTRALIA ICOMOS, 1999).

DEVELOPING CRITERIA TO SELECT A CASE STUDY

A representative case study for the discussion of use transformation should include place as a scene of the situation. The discussion is divided into 1) proposed areas 2) issues gaining from the initial survey 3) assessment of people, place and process and 4) selection of the site.

Proposed areas

The study of use transformation is developed through an understanding of market hubs generally located at major junctions of water transportation throughout Thailand during the 1940-1980. This type of complex includes the market place, shophouses, theatres, and other communal facilities; grocery stores, and cafés that represented the trading transportation network.

A number of historic market communities along the major rivers – the Chao Phraya River, The Mae Klong and The Noi River were selected for review of their similarity and differences among issues relevant to transforming of use. After the initial study, it was found that a critical area that was facing use transformation is the Rattanakosin Island - a conservation area that is rapidly growing due to the tourism industry. The study included an understanding of the settlement, its evolution through life spans and the changing of context in relation to capability of adaptation.

Issues identified from the initial survey

Due to the marketing-based revitalization, the concept of place has become a nostalgic and luxurious area for photographs. Once this proposed use, based on sentimentality, became radically high in demand, the place is overused, overdesigned and

etc. At this state, place identity has a loss of meaning and its capacity to convey a right or meaningful message to society. Consequently a place may again decline (Latham, 2000, p. 80).

Table 1 shows components that impact place after use transformation. The upper row represents issues that are relevant to the building while the bottom one clarifies matters of the urban area.

The initial investigation of overall case studies indicates that problems occurring after use transformation were a mismatch between the requirements and an understanding of a place. This can be seen in the table 1 when problems of building and urban phenomenon are synthesized through issues relating to place – physical setting, activities and experience and meaning. In conclusion, the case study should be located in a critical area which is impacted by legislation and programme of use. Therefore, the discussion was narrowed to the inner Rattanakosin Island – a historic core of Bangkok, Thailand.

Assessment of people, place and process

An assessment of place attachment results from the attitude of the occupant who intends to make it a better place. To assess place attachment, semi-structural interviews, observation and data from secondary sources were methods of collecting data. Evaluating the composition of place attachment could clarify use transformation to understand the capacity of responsive behaviour to place bonding. Therefore a prospective case study should contain diverse groups of requirements that provide a variety of complex components relating to the physical setting, activity and meaning. Necessarily, the case study should constantly change through its existency and shows the extreme impact made from use transformation e.g. establishing, declining and revising use. The criteria used to select a case study are shown in the table below. (Table 2)

Table1: Understanding the problems to issues related to place

Problems	Impacts	Issues discussed	Place components
Building			
Use matters	Overuse and overgrowth Overruling Excessive use	Requirement Control Appropriate activity	Use and activities
Design matters	Over-extension and over-addition Overdesign Fantasification	Programme Design Concept	Physical setting - Building
Urban area			
Value and meaning problems	Mono function Loss of sense of community Loss of kinship Loss of legibility Misleading of identity	Land-use Meaning and cohesion Familiarity Meaning Meaning	Physical setting - Town
Urban phenomenon	Displacement Gentrification Insecureness Relocation	Control of local resident New arrival Discontinuity Local resident	Meaning

Selection of the site

Tha Tien historic market is proposed for the case study because the context of the site transforms approximately every 50 years. The site represents distinct characteristics of change; various groups of occupancy, the capacity of adapting and the idea of place-making. As a historical district of a waning wholesale business, Tha Tien is presently facing changes due to the rapid growth of developing tourism. Situated on the conservation area of Rattanakosin Island, the site is being pressured by sound protection/conservation regulations, the existing built environment and the demands of new uses. In fact, the controls levied on land use, building function and building height has encouraged thriving businesses as opposed to the regulations causing businesses to relocate elsewhere (Larkham, 1996). At the same time the place of Tha Tien has been gentrified by new groups of entrepreneurs involved in the hospitality business. Consequently the place of Tha Tien is transforming dramatically through the process of adaptation; the new activity and experiences are far beyond the authenticity.

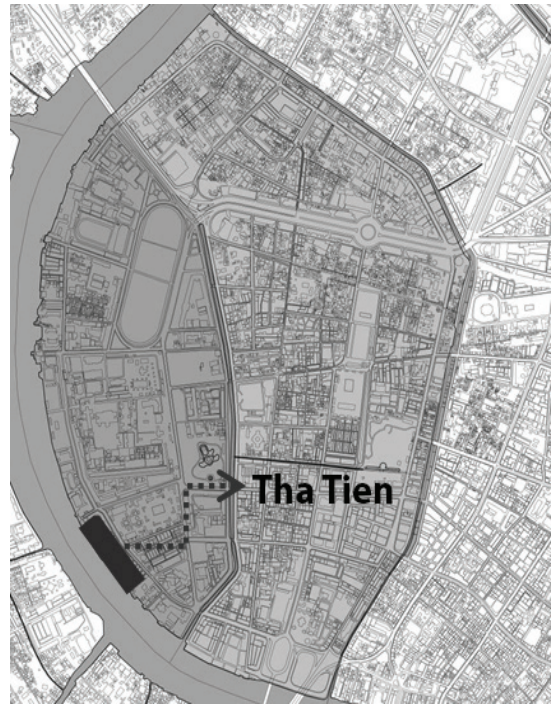


Figure 2:
Location of Tha Tien on the Rattanakosin Island

Table 2: Criteria of selecting a case study regarding people, process and process

Composition of place attachment	Issues	Conditions
Place		
	Location	Conservation area
	Building type	Shophouse as a common building type in the historic market community through the South East Asia townscape providing flexible use and transformation
People		
	Ownership	Representing a clear vision of utilization
	Occupancy	Unique social production
Process		
	An evolution through history timeline	Altering over time from the changing context or rapid impact
	Changes by events	Facing changes throughout time
	Method of reuse	Leading place to different directions

A CASE STUDY

A chronological study has shown that Tha Tien is being transformed by the adaptation of people and process, and reflects a changing of place. Tha Tien by the application of use can be divided into seven periods which are 1) settlement quarter 2) organisation 3) conservation 4) revitalization 5) gentrification 6) reuse and rehabilitation 7) development as shown in Table 3.

trading between port towns along the waterway network (Crawford, 1967; Smithies, 2003). With its juxtaposition between the Chao Phraya River and the major Canal called “Klong Bangkok Yai”, Tha Tien became a thriving commercial and residential hub. Later, Tong Num floating market emerged, while the Tai Sanom market became known as the Talad Morakot or Morakot market. All products relating to food ingredients, flowers for craft work, as well as imported luxurious goods were found (Inchun, 2015)”. So Tha Tien was known for the largest market place in the Rattanakosin area at that time.

Settlement quarter (Before 1937)

The initial study of Tha Tien name refers to its special character, important events and terminology. It is stated that “Tha” means a pier and “Tien” refers to a flat land without any structure. The place of the new settlement in Tha Tien was associated with the group culture of China’s Teochew. Through a number of festivals, e.g. Chinese New Year, Ghost Day (Zhong Yuan Festival) and etc., the life events of the Chinese are traced onto Tha Tien’s physical settings. After settling, the Chinese migrants blended with the existing Thai socio-cultural patterns, establishing unique meanings in relation to process and place of their built environment.

During the King Rama I (235 years ago), Tha Tien’s land was repossessed by the Royal Highness’s Residence - a wooden house elevated on stilts. All the while the migrating Chinese were living on floating houses. These floating dwellings facilitated

Organization (1937-1978)

Once a place is specified for its importance, place attachment is expressed through concerns of care and improvement. When place is driven by its prime location, it is developed to fit the requirements of activities. For example, a number of shophouses in Tha Tien were built due to the necessities of manufacturing, commercial and living spaces. A re-arrangement of place was proposed once the place/area became overgrown.

Tha Tien vastly changed after the Great fire in 1850s. After the city wall was removed in 1907, Maharaj Road was later expanded. The new shophouses by the Office of The Privy Purse were built north of Morakot market and on the land of Pho Temple in 1909. At the same time, the Royal theatre was constructed in the Bhenphaddana Villa at the south end. So, Tha Tien’s quarter combined shophouses,

Table 3: Use transformation in Tha Tien quarter

	1782-1832	1832-1887	1887-1907	1907-1927	1927-1947	1947-1967	1967-1977	1977-1987	1987-1997	1997-2007	2007-present	From Present
Place function												
1. Ongoing activity (Before 1937)	←				→							
2. Organisation (1937-1978)		←						→				
3. Conservation (1978-present)								←				
4. Revitalization (1978-2004)									←		→	
5. Gentrification(2004 to present)									←		→	
6. Renovation and rehabilitation (2011-Present)									←		→	
7. Re-development (2016 – the future)											←	

marketplaces and government office buildings. These government buildings were erected along the Chao Phraya River bank to symbolize Bangkok's urbanization. After 1929, more shophouses were constructed to take advantage of the waterfront in the area of Pho Temple and the west of The Privy Purse's land.

In 1942, The Department of Domestic Trade was established in order to control of the high price of the local products in Tha Tien market. After World War II, Tha Tien became the centre of a modern trading market where average prices were estimated. In the 1950s, the flower and vegetable markets were relocated to a new market in the southern area – Pak Klong Talad market. Tha Tien was becoming a mono-function market; one that consisted of major wholesaling preserved products. Tha Tien gradually declined after the expansion of the road network.

Conservation (1978-present)

Place attachment can be destroyed by the misinterpretations of planners and outsiders. The significant connection of meaning between people and place in Tha Tien in the 1980s suddenly became obstructed by placing limitations on land and building uses. On the occasion of 200th anniversary, the proclamation of the Conservation Area Act in 1978 was invented to protect the significance of the Rattanakosin area. Many uses of this specific area were also eliminated by the limitation of accessibility. This was a direct result of a decline in occupancy and

in the manufacturing sectors. Additionally, the act of controlling the building heights was also promulgated in 1999. (Figure 3)

Re-cohesion (1999-present)

Participation and awareness are important tools of urban conservation in historic areas. A new master plan in relation to the first act approved by the Office of Natural Resources and Environmental Policy and Planning in 1997 was to displace the existing market and to demolish all unlisted shophouses in Tha Tien to provide a clear view from the river to the Pho Temple. The argument by A Study of Specific Plan in Historic Area of Tha Tien and Pak Klong Talad by The Urban Renewal Section, Land Readjustment and Urban Renewal Division under the Department of City Planning Bangkok Metropolitan Administration was achieved in 1999. The proposed report included: a short term plan - developing a policy and a plan to improve the physical setting; developing a mid-term plan - enhancing local activities regarding methods of trading and strengthening the community's public works; and a long term plan - enhancing the physical setting and incorporate a management plan of landscape elements. Therefore an awareness of place attachment through public participation was raised.

Furthermore, another dramatic change in the context of Tha Tien was the relocation of the large organisation of Ministry of Commerce and the Department of Domestic Trade. Also a new

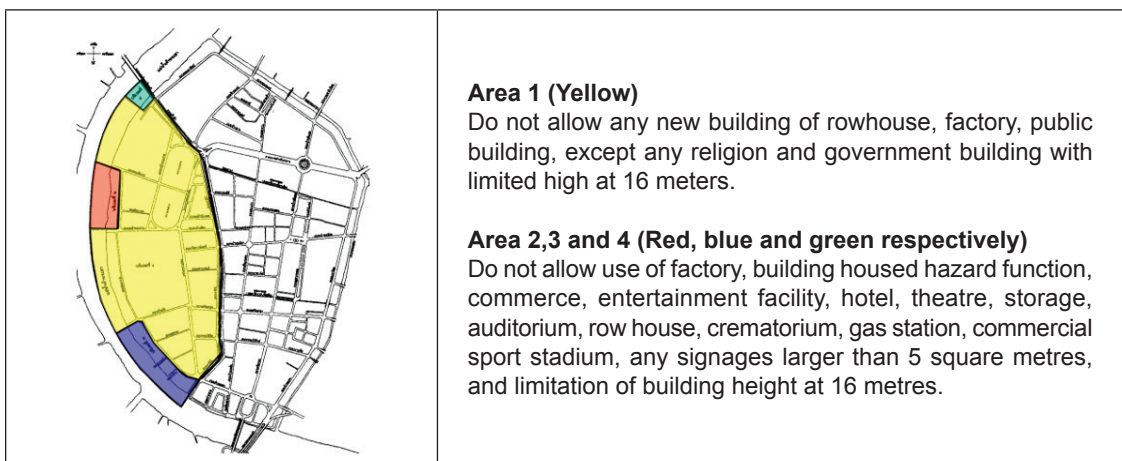


Figure 3: Illustration of Tha Tien's land use. Source: Bangkok Metropolitan Administration

plan was initiated to develop the Island's learning centre in 2003. This was to establish the Museum Siam's new relationships between the co-activities of learning and the educating experiences. Tha Tien's objective is a place of local culture and generating unique activities derived from a living on-site museum. Promotional materials are maps and leaflets generated by the Museum Siam's curator in assistance with the Tha Tien community.

Gentrification (2004 to present)

Contrasts between the old and new always raise the controversy of gentrification. However, place attachment of the local occupants is sometimes strengthened when the outsiders arrive. The prominent location and oldness of Tha Tien attracted new comers to live and work in such a charming, historical place. Dr Bhiyanuch Rakphanichaya, who runs a number of hospitality businesses in Tha Tien, expressed the point of view that, "The stunning sunset behind The Stupa of Arun Temple was the most wonderful moment (Rakphanichaya, March 1, 2010)." Although this function was first rejected by the neighbourhood, gentrification has initiated new functions for other wilting shophouses. This opportunity of use offers the next generation to reunite their lives to their ancestral place.

Reuse and rehabilitation (2011-Present)

When the existing place is obsolete, a new use is proposed to implement a new usefulness of function. The two concepts of use transformation found in Tha Tien are reuse and rehabilitation.

Reuse

Place attachment is reconstructed when meaningful use is proposed. By the alteration of place experience, new activities allow places that are outdated to re-associate with people. In fact, the physical setting that is modified to fit with new uses may eliminate genuine experiences. However, this can be argued that each process and practice implements a new state of authenticity through construction of meaning - intention and experience. Surrounded by the Grand Palace and the important

temples, Tha Tien today is known as a precinct of tourist facilities, that of hostels, restaurants and workshop spaces. This situation has become an opportunity for the nearly extinct wholesale businesses to change and further its utilization. Although these changes sound unsympathetic to the conservationists, new uses re-vitalize the waning shophouses. In fact, 50% of these new uses surveyed in 2016-2017 were hospitality, following by massage training, office and workshop space. Thus, Tha Tien's current landscape demonstrates a combination of uses, those remaining from the past era and the introduction of a new future. (Figure 4)

Rehabilitation

Place attachment can be erased by a limitation of activities. A strong emphasis on physical enhancement may dismiss the connection between people and place. Some associative activities that formed the identity of place may not be endorsed. Incidentally, this association is destroyed by the over emphasis of physical settings while the associative memory and occupation are ignored. A sample was when a plan for sustaining a cluster of 55 listed shophouses owned by the Crown Property Bureau (CPB) was conceived. This planned preservation incorporated conservation and renovation concepts between 2010 and 2013. The works included the refurbishment of historical shophouses and upgrading the quality of living, for occupants and for tourists' hospitality. A controversy occurred when the existing notion of place and authentic decorations were removed by the concept of organization. The management of the project's timeline also diminished place bonding. This was achieved by requiring occupants to relocate for two years during the renovations and then requiring a three year contract of occupancy.

Development (2016 – the future)

Development generally offers opportunities and eliminates place identity. Relph cited (1976), new development induces placelessness. Tha Tien today has attracted a number of outside developers to establish new businesses for tourists, therefore bonding through the attitude of maintaining a beloved place is decreasing. Also revenue of investment is harmful to place identity by excessive design and functions. In fact, a large hotel by an outside developer has been constructed without regards

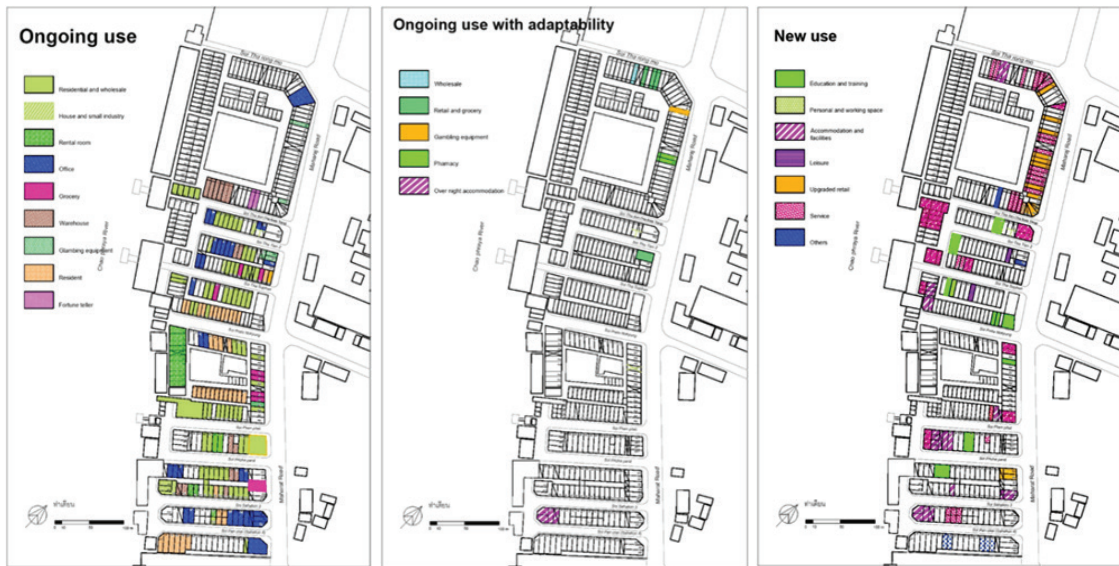


Figure 4: Today uses in Tha Tien surveyed in 2016-2017

to the area’s building heights and styles. Besides, regeneration as a top-down policy can raise a controversy among the public when a large scale development is proposed with a particular intention. In fact, proposed master plans in 2018, and the proposal of Bangkok’s 2032, on the occasion of the 250th anniversary, are the two major changes that would possibly bring opportunities and yet induce an uncertain situation.

In summary, use transformation in Tha Tien demonstrates that distort place attachment happens when there is an event that impacts people or place to change.

DISCUSSION

This discussion, based on the study, will address approaches of use transformation that impact place bonding. This is shown by the acting process that was carried out without thoughtful concern among place, people and process. Table 4 shows a comparison of the concept of use transformation through Tha Tien’s timeline.

From Table 4, it can be concluded that place is actively transformed by both direct and indirect

factors. Transformation of use occurs when an unexpected event transpires in a place or a factor impacts people or the process. The ideas of use transformation toward placemaking are diverse; conservation, re-cohesion, gentrification, renovation and rehabilitation and re-development. The discussion is divided into two parts which are 1) place attachment through use transformation in Tha Tien and 2) discussion on placemaking, change and adaptation.

Place attachment through use transformation in Tha Tien

Tha Tien’s use transformation has identified relationships among place, people, and process as being created through the changing of use concept. It denotes that the place of Tha Tien is actively transforming over time through a variety of intended uses. At the beginning of the settlement, place, people and process were formed through basic requirements of activities. Once the activities naturally expanded and place was defined for its importance, forms of organization took place for further improvement. A strong attachment was not established until a long term commitment with place was realized. A clear expression of place attachment

Table 4: Comparison of the concept of use transformation through timeline

Period of use transformation	Known of place function	People	Process	Place	Place attachment
1. Ongoing activity (Before 1937)	- Settling place	- Chinese as local resident	- Living space growing by expansion of activities	- Place by location	Growing of place bonding
	- Market place			- Place of natural physical settings	
2. Organization (1937-1978)	- Urbanised node	- Chinese as local resident - Merchants from the north and the northwest of Bangkok and customers from neighbourhood areas	- Increasing requirements from growing market	- Place's meaning regulated by the organization of the physical settings and the control of activities	
	- A modern trading hub				
	- A hub of transportation	- Chinese as local resident - Passengers from other towns	- Growing of activities including dwelling, trading and transporting		
3. Conservation (1978-present)	- A treasured quarter	- Chinese as local resident - Merchants from other areas	- Declining of local residents due to control of land and building use	- Valued historic fabric	Defining importance but detaching place bonding
4. Re-cohesion (1978-2004)	- Against the demolition	- Local resident	- Public participant to raise public awareness	- Emphasising existing place by reinforcement of community action	Cohesion place by public participants

<p>5. Gentrification (2004 to present)</p>	<p>- A re-investment precinct</p>	<p>- Local resident - Developer - Entrepreneur - Tourist</p>	<p>- Arriving of the rich - Changing of use to suit with specific requirement and social needs</p>	<p>- Construction of new meaning to waning physical settings to live</p>	<p>Reintegration of place bonding between the local and the public</p>
	<p>- Tha Tien as a living museum</p>	<p>- Local resident - Curator from Museum Siam - Tourist</p>	<p>- Enhancing of active living museum - Participation between the local and the tourists</p>	<p>- Integration of contemporary activity into place</p>	
<p>6. Reuse and rehabilitation (2011-Present)</p>	<p>- Tha Tien as a tourist hub</p>	<p>- Local resident - Developer - Entrepreneur - Tourist</p>	<p>- Arriving of the rich - Reuse of existing building to serve the tourist sector</p>	<p>- Enhancement of physical setting, activates and experience and meaning by adding new programmes</p>	<p>Re-defining place</p>
	<p>- The renovation of Tha Tien's tenement</p>	<p>- Local resident - The Crown Property Bureau - Professionals e.g. architect - Entrepreneur</p>	<p>- Changing the existing building for further uses - Programming contemporary requirement - Local resident relocation</p>	<p>- Place's meaning only through the physical aspects and requirements of building space</p>	<p>Bonding through diverse users</p>
<p>7. Re-development (2016-the future)</p>	<p>- A parking venue</p>	<p>- Local resident - The Crown Property Bureau - Bangkok Metropolitan Authority - Professionals e.g. architect, landscape designer, and tourists</p>	<p>- Proposed underground parking</p>	<p>- Enhance accessibility for only the new arrival groups</p>	

was recognized when there was a declaration of demolition. This means that a false process can either lead people to disconnect with place or raise awareness of the importance of people and place. When place, people, or process are declining, place attachment is then suddenly reduced. To improve levels of place bonding, a process is probably the most important aspect of enhancing the association between people and place. Re-cohesion, gentrification, reuse and rehabilitation all emphasize place attachment at certain levels. When a process is mismatched with a group's culture, bonding is sharply reduced, due to the loss of attachment to the existing fabric. In conclusion, people and process encourage place transformation.

Discussion of place-making, change and adaptation

A discussion of the relationship among place, people and process could confirm levels of place attachment that reinforced place-making through the process of use transformation. The discussion is divided into three parts; 1) place-making 2) change and 3) adaptation.

Place-making

People and place can be discussed through implementation, occupation and management of a place. Generally place is defined by the social interactions derived from activities and experiences. This bonding to a place can be formed by either requirement-based or adaptability-based impetus. Pragmatically, the process of place-making is implemented through use and adaptation after the renovation. These two different procedures are decisions made by the occupants. Generally, adaptation occurs when the occupant first moves in. After residing in a place for a while, the place is individualized or renovated through personal arrangement of space. The study of Tha Tien has shown that shophouses used for both dwelling and work are generally converted to accommodate other purposes. However, the current ongoing activity may be stopped by conservation efforts and through restrictions placed on land use. Place-making in Tha Tien is representative of a place that is always transforming due to the proposed intentions. It symbolizes a place moving towards the future.

Change

Process and place can be discussed in various ways prior to the level of adaptation. The process of defining place is naturally generated by needs of use. Probably the most important stage that guides levels of change is the concept of use transformation. This usually comes before emphasis of place significance and legislation. When the existing building is listed, its significance of a place is considered. However, the occupants' place attachment can continue only when an emotional linkage is fostered during transformation procedures. In fact, this linkage is strengthened when an occupant has the right to conduct the process of change from its initiation to implementation. When use transformation is carried out without concern for the existing occupants and history of place, place association sharply decreases. As an example, when the renovation of the CPB shophouses became a long process of implementation, it destroyed bonding due to the time requirements of relocation and the relocation distances from the original place. Hence, when the process is naturally implemented with care and love, bonding and sense of place is better protected.

Adaptation

The relationship between people and process can be discussed in two ways. The first relationship is the process of adaptation conducted by the occupants living in the shophouse. Second is through the process of adaptation conceived by stakeholders and other participants who are involved with the project. The former case involves decisions by the owner or the tenant who is living in the place, while the latter includes the decisions made by professionals who are working within the process of adaptation. The study of Tha Tien shows that occupants generally assess the significance and benefits of a place by heart rather than currency. This can be seen through the Chinese who maintain and improve their dwellings with care and love. In the case of stakeholders and professionals, place bonding through meaning is diverse due to level of understanding place, and is dependent upon experience, time, personal taste and etc. The renovation of the CPB shophouse, for example, was based on the idea of a new place, therefore bonding through tracing of old furniture, decoration and

remembrance was diminished. Other bonding that impacts process depends on cultural roots regarding belief and knowledge of building.

In conclusion, use transformation can be clearly seen as positive when any concept of improvement is proposed by care and love, including a well understanding of a place.

CONCLUSION

Tha Tien as a case study can explain *use transformation* by relationships of place, people and process in which the relevant concept of use transformation is proposed through bonding. Changing groups of occupancy as well as destruction of place directly leads to the state of placelessness, since people and place affect behavioural and cognitive process. Besides, the notion of place-making establishes the direction of place, and offers a suitable procedure for implementation. Use transformation is especially important to place during a situation of change regarding destruction or improvement of place. Interestingly the idea of place-making today is desired by individuals; therefore use transformation of a place is more complex due to diverse occupancies and their requirements.

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