

The Next Round Project

The Next Round is a mixed-use redevelopment project located at the heart of the July 22 Roundabout in Bangkok, Thailand. This project integrates residential, commercial, and community spaces while addressing the everyday living conditions of the area. Drawing inspiration from the traditional shophouses that have long served as both homes and businesses, the design reflects the interconnectedness of these functions within the local community. These shophouses have been central to the area's cultural and economic fabric, providing affordable living spaces above small businesses, including car repair shops, retail stores, and workshops. The blend of commercial and residential activities has supported diverse income levels and encouraged local entrepreneurship.

Once primarily populated by Chinese migrants, the area developed a unique shophouse typology that has persisted through economic growth. Over time, however, the area has transformed into a commercial hub, with the rise of hotels and businesses, leading to disparities in living conditions. Many residents now face rising costs, while the existing buildings have deteriorated, creating a need for renovation and improvement. The Next Round project seeks to address these challenges by reinvesting in the structure of a vacant hotel located at the corner of the roundabout. The redevelopment serves as a prototype for sustainable, adaptive reuse, aiming to not only enhance the quality of life for residents but also foster a vibrant, self-sustaining urban ecosystem.

The design transforms the existing hotel structure into adaptable living units and community-oriented spaces that blend modern needs with the area's historical identity. Shared spaces such as Thai kitchens, areas for hanging clothes, and spaces for street vendors will support daily interactions and strengthen community ties. Urban landscaping elements, including stairways and seating areas, will encourage social gatherings and improve public spaces. Additionally, green spaces will be integrated into the design, attracting pollinators and providing areas for residents to grow their own food and vegetables, reducing reliance on the market. These green spaces will not only enhance the environment but also contribute to the sustainability of the community.

The architectural approach draws from the local shophouse typology, incorporating shading devices, large roof overhangs, and materials like tiles and transparent polycarbonate roofs to ensure privacy while allowing natural light. The roof will feature rainwater collection systems that direct water to plant areas, reinforcing sustainable practices. Terraces and open spaces will further enrich the community experience, providing areas for cultural, commercial, and communal activities. These spaces will foster dynamic interactions, allowing residents, neighbors, and visitors to engage and collaborate while maintaining the project's connection to the area's roots.

Beyond preserving the local character, The Next Round project aims to improve the quality of life for residents and future generations. By transforming the vacant hotel into a hub for community engagement, the project also strengthens the connection between this megablock and the broader urban landscape. The terraces and open spaces will be flexible, supporting a wide range of activities and encouraging interaction that adapts to the evolving needs of the community. This approach not only revitalizes the

existing structure but also integrates it into the urban tapestry of Bangkok, creating a space that celebrates the past while meeting the demands of the future.

The Next Round is more than just a solution to modern urban needs; it's an opportunity to create an environment that is open, connected, and deeply integrated into the surrounding community. The project not only relies on the city for its resources but contributes back to the urban fabric with its richness of habitability and diverse lifestyles. It offers adaptable spaces for living, working, and community engagement, creating a more inclusive, sustainable environment for residents, local businesses, and visitors alike. The project underscores the importance of reinvestment and adaptive reuse, revitalizing both the physical structure and the social fabric of the July 22 Roundabout area, while enhancing the quality of life for its diverse inhabitants.