Bastide City Territory:
Landscape Infrastructure Design,
Monpazier, France

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Volume 1: Appendices

Volume 1: Written thesis with reproductions of relevant drawings and artefacts
Volume 2: Portfolio of drawings and artefacts presented in the form of an exhibition

Contents

Appendices: List of Figures

All images including photographs are by the author unless otherwise stated. Where permission to reproduce copyrighted images has not been obtained these images are indicated in grey and redacted within the dissertation.

Cover: Bastide distribution in relation to landform across the region. Aerial image: Géoportail

1. Monte Carasso from west with the monumental centre after interventions. Source: Pierre Alain Croset, Monte Carasso: La Ricerca Di Un Centro. Un Viaggio Fotografico Di Gabriele Basilico Con Luigi Snozzi (BADEN: Lars Müller, 1996), photo: Gabriele Basilico.
2. Luigi Snozzi, Appartamenti Verdemonte, Monte Carasso, 1974 – 1976. Source: ibid, photo: Gabriele Basilico.
3. Plan of Monte Carasso with Snozzi's built works shown in black. Drawing: Matthew Wickham 2009.
4. Painting of the convent and its walls, circa 1450. Source: Florian Beigel, Philip Christou, and Lucy Pritchard, *Architecture as City*, ed. by Oliver Sheppard, Angela Tsang, and David Valinsky (London: Architecture Research Unit, 2010).
5. Morphology of the monumental centre of Monte Carasso over time. Drawing: Matthew Wickham 2009.
6. Luigi Snozzi, Guidotti house, 1984. Source: Pierre Alain Croset, Monte Carasso: La Ricerca Di Un Centro. Un Viaggio Fotografico Di Gabriele Basilico Con Luigi Snozzi (BADEN: Lars Müller, 1996), photo: Gabriele Basilico.
7. Layering of the town within the monumental centre looking from the gymnasium towards the mayor's house (Guidotti house). Photo: Matthew Wickham 2009.
8. Malaguiera with Évora beyond. Source: Fleck, Brigitte, and Günter Pfeiffer, eds., MALAGUEIRA. Álvaro Siza in Évora (Syntagma Verlag Freiburg, 2013), Photo: Brigitte Fleck.
9. Quinta da Malagueira, Évora, Portugal, Álvaro Siza, 1977 onwards. Évora's historic district form and its expansion towards Malaguiera. Source: Àlvaro Siza. Barrio de la Malagueira, Évora, Barcelona 1997 © Enrico Molteni, Prof. Phd Arch.
10. Quinta da Malagueira, Évora, Portugal, Álvaro Siza, 1977 onwards. Aerial view of the infrastructure called Conduta, structuring all the urban growth of the territory around the Malagueira Quarter. Source: Castellano Pulido, F.J., 2015. Infraestructura Y Memoria: De Las Terrazas Agrícolas De Geddes A Los Paisajes Superpuestos De Beigel. Revista Proyecto, Progreso, Arquitectura p74-89. Photo: © Roberto Collovà
11. The old aquaduct "Agua da Prata" as it approaches Évora. Source: Fleck, Brigitte, and Günter Pfeiffer, eds., MALAGUEIRA. Álvaro Siza in Évora (Syntagma Verlag Freiburg, 2013), Photo: Brigitte Fleck.
12. Colonisation of the Prata's arches where it extends into Évora. Source: ibid, Photo: Hannelore Pfeifer.
13. Quinta da Malagueira, Évora, Portugal, Álvaro Siza, 1977 onwards. Various gateway forms at the end of the new conduta in Malagueira. Source: ibid, Photo: Hannelore Pfeifer.
14. Quinta da Malagueira, Évora, Portugal, Álvaro Siza, 1977 onwards. Siza's photograph showing the skyline of Évora visible over one of the aqueducts. Source: https://www.architectural-review.com/rethink/viewpoints/revisiting-siza-an-archaeology-of-the-future/8677551.article).
15. Quinta da Malagueira, Évora, Portugal, Álvaro Siza, 1977 onwards. Siza's sketch for the half-dome and axes, 1979. Source: Fleck, Brigitte, and Günter Pfeiffer, eds., MALAGUEIRA. Álvaro Siza in Évora (Syntagma Verlag Freiburg, 2013).
16. Plan of the first project (1983) for the layout of the subway terminal. Source: Josep Parcerisa Bundo, 'Vall d'Hebron; Metamorfosi Di Un Parco (Metamorphosis of a Park)', *Lotus International*, 77 (1993), 6–43.
17. Eduard Bru, Vall D'Hebron, Barcelona, 1991-92. Aerial photograph showing the site. Source: ibid.
18. Eduard Bru, Vall D'Hebron, Barcelona, 1991-92. Terrace lower down the site, January 2011.
19. Eduard Bru, Vall D'Hebron, Barcelona, 1991-92. Plan diagram showing the overlapping orientations of the park. Source: Florian Beigel, Philip Christou, and Michael Dillon, *Cultivation and Culture*, ed. by James Decent, Ciaran Chapel-Canty, and Moa Rundlof (London: Architecture Research Unit, 2012), Drawing: Andrew Laurie.
20. Eduard Bru, Vall D'Hebron, Barcelona, 1991-92. Descent to the parking lot, January 2011.
21. Eduard Bru, Vall D'Hebron, Barcelona, 1991-92. Section toward north with the terminal and sports facilities. Source: Josep Parcerisa Bundo, 'Vall d'Hebron; Metamorfosi Di Un Parco (Metamorphosis of a Park)', *Lotus International*, 77 (1993), 6–43.
22. Archive photo of the Brikett factory plateau, looking south, approx.1930. Source: Florian Beigel and Philip Christou, 'Brikettfabrik Witznitz: Specific Indeterminacy - Designing for

Uncertainty', *Arq*, 2.2 (1996), 18–39.

23. A vast artificial topography, like a lunar landscape. Tagebau Zwenkau, a few kilometres south of Leipzig. Source: ibid.

24. Regional Map of open pit mining excavations concentrated in the region south of Leipzig, Southern Germany. Source: ibid.

25. ARU, Brikettfactory Witznitz, Borna, Germany, 1996 / 2000. Coal ash. Source: Architecture Research Unit, 'Architecture Research Unit: Brikettfactory Witznitz' <http://aru.londonmet.ac.uk/works/witznitz/> [accessed 22 January 2017].

26. ARU, Brikettfactory Witznitz, Borna, Germany, 1996 / 2000. Plan of fields showing black fields with 'windows'. Source: Florian Beigel and Philip Christou, 'Brikettfabrik Witznitz: Specific Indeterminacy - Designing for Uncertainty', *Arq*, 2.2 (1996), 18–39.

27. ARU, Brikettfactory Witznitz, Borna, Germany, 1996 / 2000. Factory square and history field looking north. Former building foundations are revealed. Source: Architecture Research Unit, 'Architecture Research Unit: Brikettfactory Witznitz' <http://aru.londonmet.ac.uk/works/witznitz/> [accessed 22 January 2017].

28. ARU, Brikettfactory Witznitz, Borna, Germany, 1996 / 2000. Carpet of patio houses built between long garden walls. Source: ibid.

29. ARU, Brikettfactory Witznitz, Borna, Germany, 1996 / 2000. Time drawings a, b & c of housing field. Source: ibid.

30. Lichterfelde Süd. 1906 map showing the site with its eighteenth century field pattern. Since 1938, the site has been in railway ownership. Source: Florian Beigel and Philip Christou, 'Time Architecture: Stadtlandschaft Lichterfelde Süd, Berlin', Arq: Architectural Research Quarterly, 3.3 (1999), 202–19 <https://doi.org/10.1017/S1359135500002049>.

31. Lichterfelde Süd. Wild landscape with railway tracks. Photo: Philip Christou, August 2000.

32. ARU, Stadtlandshaft Lichterfelde Süd, 1998-2001. The landscape infrastructure of terraced fields, edged with swales and embankments. Some of the fields have been drawn with their respective field trees. In the centre of the site, the 'wilderness' of the ecological field is indicated. At the southern edge, the large low-lying openness to the horizon is typical of the Berlin landscape. Drawing: Sang Soo Bee, ARU, 2001.

33. Paul Klee, 1928, Ein Blatt aus dem Städtebuch N6 (A page from the Book of Cities N6), 1928, Oil paint on paper mounted on cardboard and nailed onto a stretcher, 42.5 x 31.5. Kunstmuseum, Basel.

34. ARU, Stadtlandshaft Lichterfelde Süd, 1998-2001. One of a series of post-competition drawings and models developing four neighbourhood types. The drawing shows a field of 'Stitch Houses' situated immediately next to the open ecological grassland (on the right side of the image). The street in this field is like a river space. The design of these buildings was made by forming the gaps between solids, or designing the emptiness. Drawing: Chi Won Park, ARU, 2001.

35. ARU, Stadtlandshaft Lichterfelde Süd, 1998-2001. 'Court Houses', one of the post-competition drawings and models developing four neighbourhood types. Drawing: Sang Soo Bae, ARU, 2001.

36. ARU, Stadtlandshaft Lichterfelde Süd, 1998-2001. Photomontage competition stage 2 plan drawing with the infrastructure of field boundaries giving new definition and identity to the site as a whole, showing approx. ¼ of the field houses built. Drawing: ARU, 1998.

37. View of the site from the west, before construction. Source: Jong Kyu, KIM, 'Heyri Art Valley: The Emergence of an Architectural Design Guideline', in Germany-Korea Public Space Forum, ed. by KIM Sung Hong and Peter Cachola Schmal, trans. by Thomas Han (KOGAF, 2005), pp. 47–54.

38. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. System of roads and plots designed by others. Source: Jong Kyu, Kim, Heyri Art Valley Architectural Guidelines.

39. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. The architectural infrastructure. Source: ibid.

40. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. Perspective montage of patch with buildings along valley. Source: ibid.

41. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. Perspective montage of patches before inhabitation along valley. Source: ibid.

42. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. Perspective montage of patches with buildings. Source: ibid.

43. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. Perspective montage of plate-object type and patch buildings. Source: ibid.

44. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. Perspective montage of stepped patch with buildings against valley side. Source: ibid.

45. Kim Jong-Kyu and Kim JunSung, Heyri Art Valley, Gyeonggi, South Korea, 2000-06. Heyri

Art Valley Site Model Plan View. Source: ibid.

46. Cover (facsimile) Alain Lauret and others, Bastides: Villes Nouvelles du Moyen-Âge (Bastides: New Towns of the Middle Ages) (Cahors : Toulouse: Milan, 1991).
47. p.39 (facsimile), ibid.
48. p.40 (facsimile), ibid.
49. p.41 (facsimile), ibid.
50. p.42 (facsimile), ibid.
51. p.53 (facsimile), ibid.
52. p.63 (facsimile), ibid.
53. p.64 (facsimile), ibid.
54. p.66 (facsimile), ibid.
55. p.67 (facsimile), ibid.
56. p.68 (facsimile), ibid.
57. p.69 (facsimile), ibid.
58. p.70 (facsimile), ibid.
59. p.84 (facsimile), ibid.
60. p.85 (facsimile), ibid.
61. p.86 (facsimile), ibid.
62. p.87 (facsimile), ibid.
63. p.88 (facsimile), ibid.
64. p.89 (facsimile), ibid.
65. p.90 (facsimile), ibid.
66. p.91 (facsimile), ibid.
67. p.99 (facsimile), ibid.
68. p.100 (facsimile), ibid.
69. p.101 (facsimile), ibid.
70. p.102 (facsimile), ibid.
71. p.103 (facsimile), ibid.
72. p.104 (facsimile), ibid.
73. p.105 (facsimile), ibid.
74. p.106 (facsimile), ibid.
75. p.107 (facsimile), ibid.
76. p.205 (facsimile), ibid.
77. p.206 (facsimile), ibid.
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79. p.73 (facsimile), Patrick Faucheur, 'The Place of the Bastide in the History of Urbanism', ed. by Veronique Hartmann, Monuments Historiques, 158 (special issue, 'Les Bastides'), 1988.
80. p.74 (facsimile), ibid.
81. p.75 (facsimile), ibid.
82. p.76 (facsimile), ibid.
83. p.77 (facsimile), ibid.
84. Key to land use survey: extension and north end of the Commune of Monpazier
85. Key to Land Use Survey: Southern Perimeter of Monpazier
86. Key to Land Use Survey: Farmholdings North of Monpazier
87. Key to Land Use Survey: Fields north of Monpazier
88. Table: existing land use surrounding Monpazier
89. Graph: comparative rates of population growth and decline in the Communes of Monpazier and Marsales
90. Table: building and land values surrounding Monpazier
91. Chart: current and projected proportions of vacant and secondary residences in Monpazier.
92. Plan: existing land use. Data source: Géoportail.
93. Table: proportion of existing farmholdings sold and developed.
94. Graph: comparative rates of construction of dwellings in the Communes of Monpazier and Marsales
95. Scale study of Vineyard and Orchard: Chateau Miaoudoux, Bergerac. Aerial image from Géoportail.
96. Scale study of Vineyard: Chateau de la Jaubertie. Aerial image from Géoportail.
97. Scale study of Vineyard: Chateau Panisseau, Bergerac. Aerial image from Géoportail.
98. Survey of area under vine prior to Phylloxera blight. Data source: Commune area of Monpazier, Cadastre napoléonien, 1845. Source: https://archives.dordogne.fr/ark:/43778/s005a2e7d9c6148d/5a2fbfe0ecb34, Archives départementales de la Dordogne.
99. Scale study of supermarket: Carrefour Market, 11 Boulevard Auguste Comte, 24100 Bergerac. Aerial image from Géoportail.
100. Scale study of supermarket: Intermarche, 103 Avenue Paul Douner, 24100 Bergerac. Aerial image from Géoportail.
101. Scale study of supermarket: Casino Supermarche, Avenue de la Dordogne, 24200 Sarlat-la-Caneda. Aerial image from Géoportail.
102. Scale study: Dominus winery and vineyards, Napa Valley, California. Aerial image from Google Earth.

Appendix 1: Tested territories - projects review

Monte Carasso, Ticino, Switzerland, Luigi Snozzi, 1973 onwards

On the outskirts of the city of Bellinzona, Monte Carasso is a small town bound by high mountains to the west and a river to the east (fig. 1). During the early 1970s a proposal for a new elementary school building was developed which, in accordance with contemporary planning legislation, was sited on the town's periphery. Awareness grew, however, that continuing along these lines would continue the town's fragmentation. When a public referendum rejected this plan, Snozzi was engaged to provide a counter design within a former convent at the centre of the town. This would eventually lead to Snozzi's proposals for, and then construction of, a wide variety of buildings at different scales, both in the centre and on the edge of the Monte Carasso, and an alternative strategy for the town's future morphology (fig. 2 & 3).

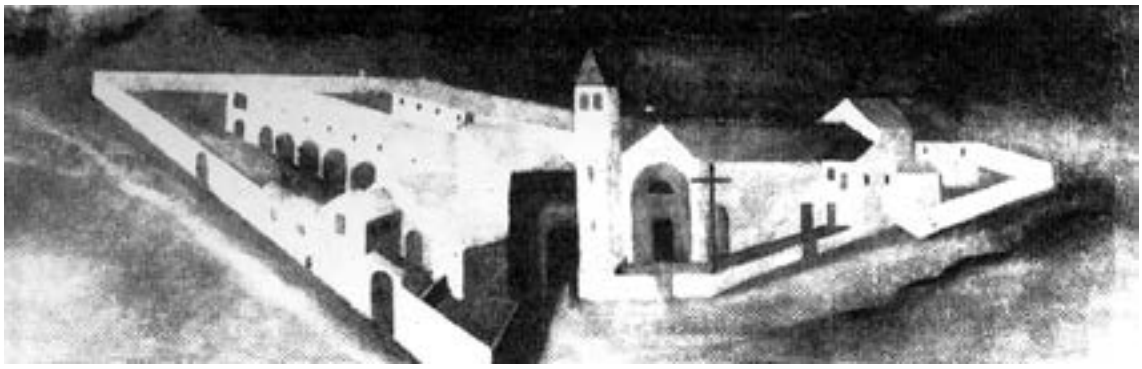
1. Monte Carasso from west with the monumental centre after interventions. Source: Pierre Alain Croset, Monte Carasso: La Ricerca Di Un Centro. Un Viaggio Fotografico Di Gabriele Basilico Con Luigi Snozzi (BADEN: Lars Müller, 1996), photo: Gabriele Basilico.

2. Luigi Snozzi, Appartamenti Verdemonte, Monte Carasso, 1974 – 1976. Source: ibid, photo: Gabriele Basilico.

3. Plan of Monte Carasso with Snozzi's built works shown in black. Drawing: Matthew Wickham 2009.

Key to projects:

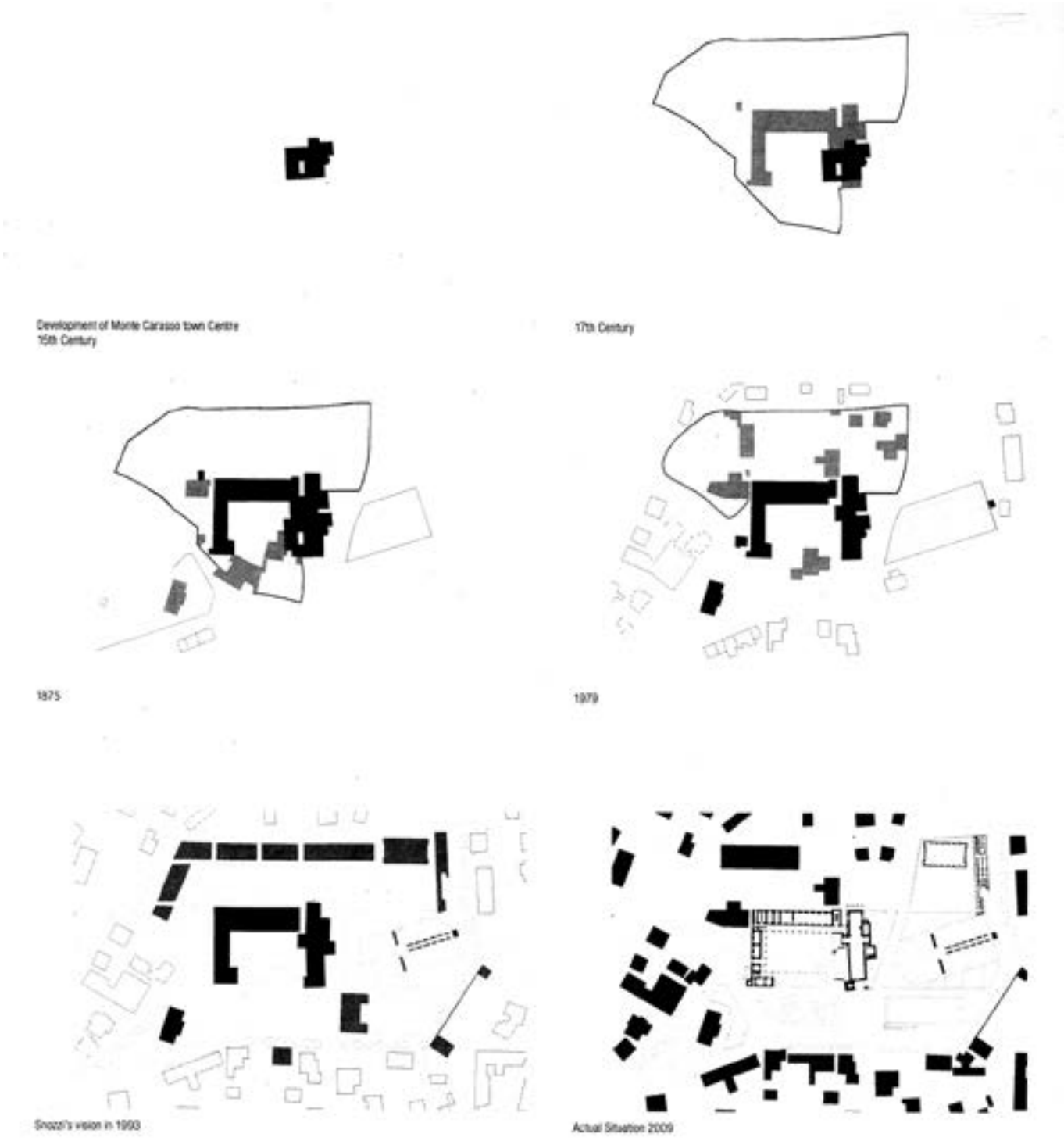
A Town Hall restoration
B Elementary school in old convent
C Gymnasium and town store
D Expansion of cemetery with burial vaults
E House for the mayor
F Raiffeisen bank
G Ring road
H Sports union locker rooms
I 'Verdemonte' apartment housing
J 'Morenal' quarter
K Additional private houses



4. Painting of the convent and its walls, circa 1450.

Snozzi's first works were in the 'monumental centre', formerly enclosed within the walls of the convent, which had become quite dilapidated and where he aimed to restructure and intensify the old town's public space (fig. 4). An enlarged perimeter was defined by a new ring road, partially lined by trees and within a new open space with green lawns. This was bound by a new gymnasium on the north side and a series of private homes (fig. 5). This established a new view towards the church and convent buildings. The cemetery, east of the church tower, was differentiated from the residential area with the addition of new paths running along either side. With each of these moves Snozzi demonstrated the principle that the urban form could be recentralised by strengthening the definition of fragments which had been central to the town's genesis. The design comes from the void – the space between things – and the question for the designer becomes the definition of this inbetween space. As Snozzi said "In my designs these limits contain the true process which permits the total, dynamic realisation of the place."[1]

1 Luigi Snozzi, "Notes on a Design Process," Catalogue of 9H gallery, London 1986, p.5. Quoted in Peter Disch, 'Luigi Snozzi: an architect in search of a place. A preface.' in Peter Disch and others, *Luigi Snozzi: costruzioni e progetti - buildings and projects 1958-1993* (Lugano: ADV Publishing House, 1995) p.check page range, (p.15).



5. Morphology of the monumental centre of Monte Carasso over time.
Drawing: Matthew Wickham 2009.

6. Luigi Snozzi, Guidotti house, 1984. Source: Pierre Alain Croset, Monte Carasso: La Ricerca Di Un Centro. Un Viaggio Fotografico Di Gabriele Basilico Con Luigi Snozzi (BADEN: Lars Müller, 1996), photo: Gabriele Basilico.

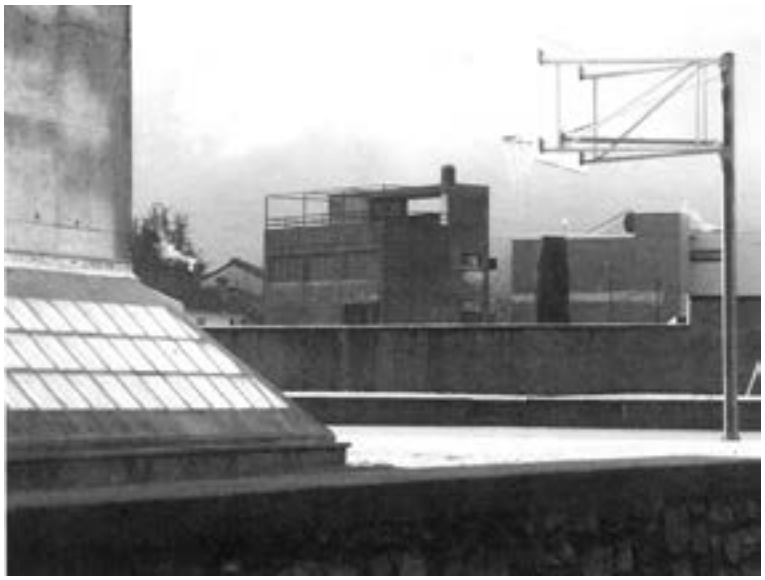
During Snozzi's most intense period of work in Monte Carasso, from 1979-1984 during which the first three buildings were constructed, each project can be understood as an evaluation of the planning principles through the new spatial relationships it establishes within its given site. This 'dynamic planning process' implies an attempt to translate historic 'organic' urban growth into an alternative rule for making city.[2]

> 'Possible norms are established for small areas which are homogenous in character, in which there is a true demand for construction; these norms are then approved by the municipal authorities; then comes the phase of *verification* through concrete works. In this phase, problems may arise concerning the norms, leading to their reformulation. The cycle continues in a dialectical process between the planned proposal and the concrete realisation.'[3]

The house built for the mayor of the town, Flavio Guidotti, is an extremely interesting example of Snozzi's attitude to working in the town (fig. 6 & 7). It did not adhere strictly to the rules which had emerged from the strategy so far and in doing so the mayor's house illustrates the principle of the legitimacy of exceptions. The tower-like main house and small garden pavilion, joined by a long wall along the street side, also showed the 'public importance involved even in the design of a private home' providing an example to others of how to build while also being mindful of public space.

2 Peter Disch, 'Luigi Snozzi: an architect in search of a place. A preface.' in Peter Disch and others, *Luigi Snozzi: costruzioni e progetti - buildings and projects 1958-1993* (Lugano: ADV Publishing House, 1995), p.17.

3 Luigi Snozzi, Casabella 506, October 1984, p.61.



7. Layering of the town within the monumental centre looking from the gymnasium towards the mayor's house (Guidotti house). Photo: Matthew Wickham 2009.

Snozzi's contribution to Monte Carasso made the town's previous planning legislation redundant, setting new rules which were more akin to a continually evolving set of spatial principles. As Snozzi said these rules aimed to have a cohesive effect on a town which had been growing as the result of individual works of construction:

> 'The rules are designed to prevent the individual works from combining to create chaos, or a negative disorder. For this reason I have decided to concentrate on the control only of the elements of definition of private and public spaces, especially their enclosures, while focusing on the way the edifice is positioned on the street.'[4]

Snozzi's working method also seems to have been particularly successful due to the scale of the situation:

> 'This process of the continuous testing and modification of planning hypotheses proved to be very effective in the context of a small town like Monte Carasso, where each decision could be presented openly and democratically discussed with the residents.'[5]

Through both the 'enlightened spirit of the authorities' and the acceptance by the townspeople of the role and figure of an architect-in-residence, encouraged by the mayor, Snozzi was able to approach the planning process as material for experimentation. The result is that his work for Monte Carasso embodies a radical critique of the bureaucratic, abstract management of territorial planning, attempting to bridge the gap between architecture and urban planning.'[6]

4 Luigi Snozzi, in Pierre Alain Croset, *Monte Carasso: La Ricerca Di Un Centro. Un Viaggio Fotografico Di Gabriele Basilico Con Luigi Snozzi* (BADEN: Lars Müller, 1996), p.17.

5 Ibid, p.53.

6 Disch, 'Luigi Snozzi: an architect in search of a place. A preface.', p.15.

Quinta da Malagueira, Évora, Portugal, Álvaro Siza, 1977 onwards

8. Malaguiera with Évora beyond. Source: Fleck, Brigitte, and Günter Pfeiffer, eds., MALAGUEIRA. Álvaro Siza in Évora (Syntagma Verlag Freiburg, 2013), Photo: Brigitte Fleck.

This extension of the dense walled city of Évora is around two kilometres from the town's centre, on the former Quinta da Malagueira farming estate (fig. 8 & 9). When the idea for the project was initiated the undulating terrain surrounding the historic town remained mainly agricultural, with wheat fields and cork trees, and to some extent it retains this character today. Expansion west of Évora had begun with the construction of tower blocks in the early 1970s. A plan for developing the Quinta da Malagueira with tall buildings had already been drawn up in the late 1960s but was suspended by Nuno Portas, Secretary of State for Housing and Urban Development, following Portugal's 1974 revolution. Siza was commissioned to make a design which could both safeguard the territory and experiment with low-cost ways to meet the need for housing, and planning began in 1977.

The 27-hectare site, between two existing neighbourhoods (bairros) – Santa Maria, to the west, and Fontanas to the east – the Quinta with its walled orange orchard and the recent seven storey towers, contained a dense system of rural paths together with numerous fragments of earlier inhabitation, the careful study of all of which fed Siza's imagination:

9. Quinta da Malagueira, Évora, Portugal, Álvaro Siza, 1977 onwards.
Évora's historic district form and its expansion towards Malaguiera.
Source: Àlvaro Siza. Barrio de la Malagueira, Évora, Barcelona
1997 © Enrico Molteni, Prof. Phd Arch.

'Property boundaries, small paths, trees, serve as reference points for our intervention. […] the idea was already in the place.'[7] Recalling the 'multiple presences' he sensed on his first visit, Siza explained how, 'These very evident traces helped to explain social behaviours and topography, and provided clues to the possibilities of transformations and relationships.'[8]

The ambition for the new quarter was that it did not overcome its site. This was not straightforward as the scheme retained the density of the previous proposal as 1200 houses of low height for 5000 residents. The houses were arranged in straight rows along streets giving a similar scale to the old city blocks. Studies of low houses which had grown up in the bairros informed the proposal for a single typology of walled homes, varying in scale; the principle is that 'complexity cannot be invented.'[9] The walled patio, an entrance courtyard for each house, formed a contained streetscape between continuous blocks. Houses register the form of the land at an individual and collective scale, 'the white sheet of continuous material, simple and pure, spreads out over the surface of the terrain and, in doing so, reveals certain hidden features. Wrinkles form. They wriggle. They tear. It soon becomes transparent.' Their density and geometry gives the new city piece a strong presence in relation to the old and views back to the old city occur throughout. Their arrangement allowed water to be directed to the stream at the heart of the site. This lies within the third which was to remain uncovered; large, open parklands offering a lush counterbalance to the urbanity of the streets.

A key question for Siza was, 'how to instil the design with a sense of collective identity?'; 'the difficulty is not to build houses but to build a community'[10]. This is the primary purpose of the scheme's most innovative and compelling element: the *conduta* (conduit) (fig. 10). It seems clear Siza formed this idea from his observations of the Agua de Prata, the city's

7 Siza in Enrico Molteni, 'Geometric Settings and Topography', in *Malagueira. Álvaro Siza in Évora*, 1st edition (Freiburg: syntagma Verlag Freiburg, 2013), pp. 82–127 (p.88).

8 Álvaro Siza, 'Imagine What's Evident (Translation from: Álvaro Siza: "Imaginar a Evidencia". Edizione Giseppe Laterza, Bari 1998',) in *Malaguiera. Álvaro Siza in Évora*, pp. 144–165 (p.148).

9 Álvaro Siza quoted in, Brigitte Fleck, 'Vision and Strategy', in *Malagueira. Álvaro Siza in Évora*, pp. 14–57 (p.25).

10 Siza quoted in, Fleck, 'Vision and Strategy', (p.42).

aqueduct, and in particular its presence in the landscape and the town.[11] The aqueduct, constructed in 1540, crosses the landscape north of Malagueira, entering the old city's northwest edge (fig. 11). Within Évora buildings grew up around the aqueduct forming a variety of interesting moments in the town's fabric (fig. 12). Similarly, although the conduta serves a practical function as an accessible channel for services and a protected path, it branches among the houses creating small 'leftover spaces and 'interstitial areas' along its path (fig. 13 & 14). This was designed incompleteness – 'there was a lot of attention given to the morphological arrangement, and these spaces have in fact come to be occupied.'[12] Siza described the idea of the 'second scale' to which the conduta belonged, and why this was important:

> 'I felt the limitation imposed by the presence of a single scale. […] since I could hardly (even for political reasons) interest other ministries in the construction of public works, I had to find a solution that could benefit the uniform and continuous tissue of the houses on the one hand, and the collective buildings on the other, as in a dialogue – something we see in any city. This great structure that crosses the whole of the lot has therefore the function of defining another scale.'[13]

11 'Someone said this structure's raison d'etre was the Évora aqueduct, which in truth did impress me much, and so it might have been responsible for this suggestion.' Siza, 'Imagine What's Evident', (p.155).
12 Ibid.
13 Ibid, (p.156).

10. Aerial view of the infrastructure called Conduta, structuring all the urban growth of the territory around the Malagueira Quarter. Source: Castellano Pulido, F.J., 2015. Infraestructura Y Memoria: De Las Terrazas Agrícolas De Geddes A Los Paisajes Superpuestos De Beigel. Revista Proyecto, Progreso, Arquitectura p74-89. Photo: © Roberto Collovà (left).

11. The old aquaduct “Agua da Prata” as it approaches Évora. Source: Fleck, Brigitte, and Günter Pfeiffer, eds., MALAGUEIRA. Álvaro Siza in Évora (Syntagma Verlag Freiburg, 2013), Photo: Brigitte Fleck.

This ‘second scale’ developed different parts of the neighbourhood design and had further value as a solution to the town’s necessary services as it allowed Malguiera’s streets to remain free of normal clutter and prior to the introduction of car parking helped them to remain elemental in character. Its material – concrete blocks, to protect against financial objections – belies Siza’s conviction in this element which has a rough, enigmatic presence in relation to the white houses in the different locations in which it appears.

12. Colonisation of the Prata’s arches where it extends into Évora. Source: ibid, Photo: Hannelore Pfeifer.

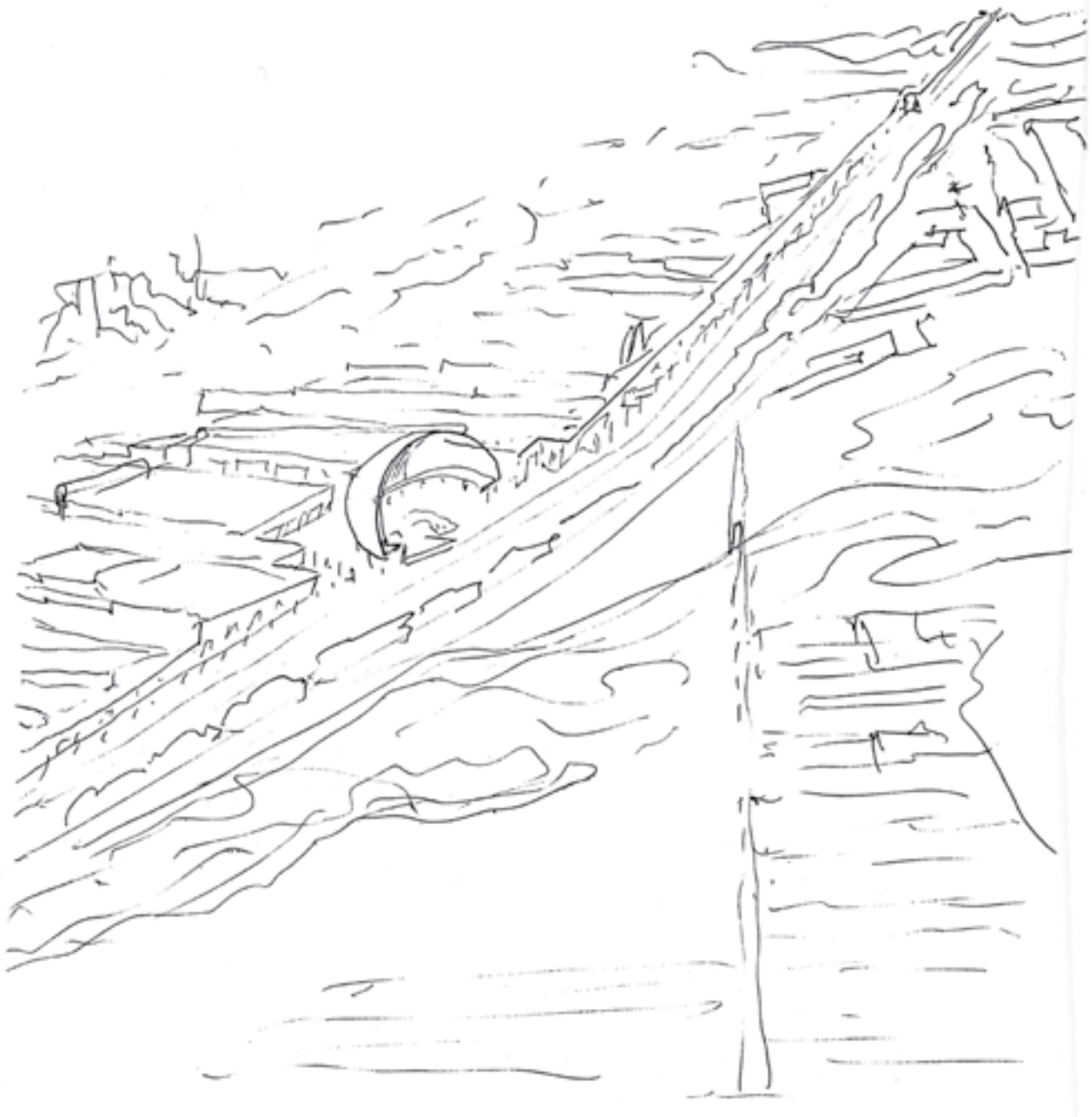
13. Various gateway forms at the end of the new conduta in Malagueira. Source: ibid, Photo: Hannelore Pfeifer.

14. Siza's photograph showing the skyline of Évora visible over one of the aqueducts. Source: https://www.architectural-review.com/rethink/viewpoints/revisiting-siza-an-archaeology-of-the-future/8677551.article).

The process of the construction of the new quarter was fraught. Compromise began with the disbanding of SAAL,[14] an important actor in the project's initiation, resulting in regrettable loss of involvement of housing associations providing homes for the lowest income families. Additionally, the unstable political situation and the inclusion of numerous residents' representatives were time-consuming. Siza would refer to it as, 'a three-decade-long balancing act' and would emphasise that credit was due both to Nuno Portas and Abílio Dias Fernandes, whose long tenure as Évora's mayor contributed to the project's realisation as it is today. Important elements remain incomplete, however, despite having been designed and costed. These include two infrastructures elements: the shopping street and the 25m diameter half-dome at its northern end which marks the location of a tank and cork tree Siza observed on his first visit to the site (fig. 15). Like the conduta these are 'second scale' elements which express what is central to Siza's design for Malaguiera's development; they 'link what is built with the open space [offering] a privileged space for community life and an essential support to the city's development.'[15]

14 SAAL ('Servico Amulatorio de Apoio Local) was a national housing association formed following the revolution to alleviate poor housing conditions across Portugal.

15 Siza, 'Imagine What's Evident, (p.156).



15. Siza's sketch for the half-dome and axes, 1979. Source: Fleck, Brigitte, and Günter Pfeiffer, eds., MALAGUEIRA. Álvaro Siza in Évora (Syntagma Verlag Freiburg, 2013).

Vall D'Hebron, Barcelona, Spain, Eduard Bru, 1991-92

Vall D'Hebron sits at the foot of the mountain range Serra de Collserola which encloses Barcelona's northwest edge (fig. 16 & 17). Its uppermost western edge has been defined by the Paseig de la Vall d'Hebron, a large viaduct containing a section of the city's ring road below which was a very irregular slope, traversed by streams from the mountain range with a fall of 80 metres from west to east which, despite being surrounded by development both south and north, had remained only sparsely settled with small scale agricultural use and informal settlements along its pathways. Bru's approach to this complex terrain is evident in his reflection on contemporary urbanization:

> Our cities are now ultra-extensive and have occupied everything it was comfortable to occupy; all that remains are, therefore, the more conflictive spaces. If we don't wish to occupy these kinds of residual areas with typical text-book creations […] what we have to do is invent new places and new uses.[16]

In preparation for the Olympics, Barcelona's government designated this 26 hectare site as a new park to host a number of the game's activities including swimming, archery and hockey and to continue in use afterwards as a park and sports area. Bru had already been involved in developing strategies for the site's development before the Olympic commission and had designed the metro buildings at its southwest corner. The commission for the Olympic project, which would require significant change across the site, allowed Bru to explore how to stitch this territory into the city:

> The final result had to be to generate 'a piece of city.' Sixty hectares, the amount tackled here, can't be planned according to the trying out of different conflicting interventions, without a previous idea and set of laws. […] Today nobody can be certain of the method of "making a city". In essence, and in general terms, we have sought to design the space to be open, rather than to be open space.[17]
>
> 'The project sets out to reach an agreement between the edge of the mountain range and the advance of the city [...] between what is considered natural and what is artificial.
>
> The plan sets out to reconsider the possibilities of order and rationality offered by an urban network.'[18]

16 Eduard Bru, 'Untried Territories' in Eduard Bru, *Coming from the South* [check], First Edition (Barcelona: Actar, 1999), p.271-72. [nb. a different translation of this text is titled, 'Propositions - Untested Territories, by Eduard Bru', *Quaderns*, 193 (1992), 82–96].

17 Bru, 'Untried Territories', p.274. nb. discrepancy in the site area from 26 hectares, previously stated, and 60 hectares here due to the eastern portion adjacent to existing neighbourhoods but not within the Olympic area.

18 Eduard Bru, 'The Urban Void', *Quaderns*, Special issue. Ciudad y proyecto [City and project], 1989, 50–57 (p.56).

16. Plan of the first project (1983) for the layout of the subway terminal. Source: Josep Parcerisa Bundo, 'Vall d'Hebron; Metamorfosi Di Un Parco (Metamorphosis of a Park)', Lotus International, 77 (1993), 6–43.

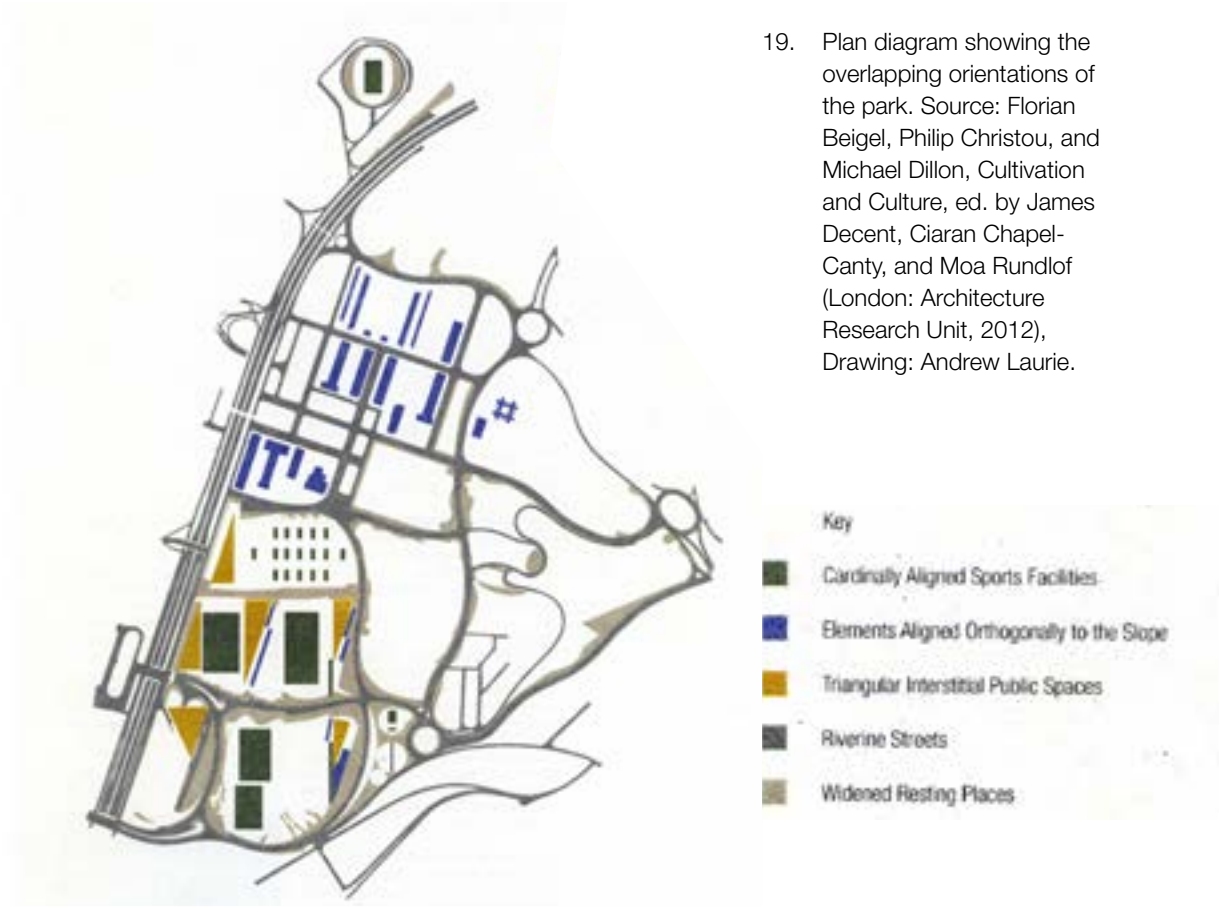
17. Aerial photograph showing the site. Source: ibid.

18. Terrace lower down the site, January 2011.

Bru introduced three geometries across the whole area; the first orthogonal to the slope and parallel to the roadway viaduct; the second a north-south alignment required by the competition regulations; and the third, in the site's vertical axis, a series of terraces with level changes of 3.5m (fig. 18 & 19). Roadways were determined by their connection to pre-existing elements and followed the paths carved into the site by the streams:

> The streets are asphaltic flows moving between rectilinear geometries. Sometimes they halt and fill the geographical interstices. They form meanders, squares, places to stop and contemplate. They surround the old trees without being disrespectful to them.[19]

19 Bru, 'Untried Territories', p.84.



19. Plan diagram showing the overlapping orientations of the park. Source: Florian Beigel, Philip Christou, and Michael Dillon, Cultivation and Culture, ed. by James Decent, Ciaran Chapel-Canty, and Moa Rundlof (London: Architecture Research Unit, 2012), Drawing: Andrew Laurie.

Overlaid on the site's spatial infrastructure were a series of 'minor pieces': stairs, ramps and long balconies, to appear from the city like 'gigantic mountain pedestals,'[20] described as 'objects scattered and moulded by the tensions between nature and artifice'[21] (fig. 20). Located where it is possible to look towards the city and the sea these smaller overlaid elements 'furnish' the design celebrating, rather than disguising, the project's incompleteness and open-endedness, at an architectural scale. Bru's desire for efficiency, in the sense of avoiding wasted effort, meant that while some were designed ('created objects') others were adapted or existing elements such as those usually used for bridges:

> They are based on a desire to avoid invention. The central idea is not to reinvent what has already been produced, but to take as much advantage as possible of the existing elements offered by the city and by industry.[22]

20 Eduard Bru, 'Untried Territories', p.273.
21 Bru, 'The Urban Void', (p.56).
22 Eduard Bru, 'Elements of urbanisation' in Josep Parcerisa Bundo, 'Vall d'Hebron; Metamorfosi Di Un Parco (Metamorphosis of a Park)', *Lotus International*, 77 (1993), 6–43. [check – can't read photocopy].

20. Descent to the parking lot, January 2011

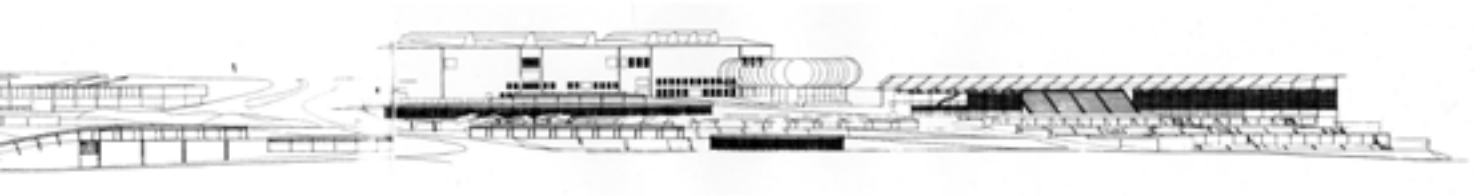
21. Section toward north with the terminal and sports facilities. Source: Josep Parcerisa Bundo, 'Vall d'Hebron; Metamorfosi Di Un Parco (Metamorphosis of a Park)', Lotus International, 77 (1993), 6–43. (below).

Leftover spaces, resulting from the geometries overlaid on the site, were planted with spiny, tough vegetation, reeds and robust plants) and today these play to the park's slightly abandoned state. In all elements of its design Bru's intention can be seen:

> The objective is not to camouflage the unresolved situation, by applying what it says in the manual about urban spaces, but rather to take advantage of the specific nature of each situation (which may not necessarily be particularly monumental or meaningful), assuming the inevitability of invention, the fruit of the tension between the particular and the general.[23]

As a piece of city Bru's design for Vall D'Hebron is strongly connected to Barcelona's morphology, particularly Cerda's role in the city's formation. In Vall D'Hebron, as in Barcelona, the artificiality of the grid is seen as allowing relativity with the natural conditions. The 200m long modular façade of the metro building on the western edge determined a dimensional grid of 7.75m and this was repeated across the whole site to create an impression (fig. 21) in which:

> 'The actual view of the whole is not, then, that of a flat surface. It is sequential: the same façade repeated many times, and modulated in relation to that of the pre-existing train depots.
>
> All these areas will appear to be segments of the city set out on the territory, an unstable relative of the grids that form the sloping city below, or rather monumentalization of an habitual way – in Horta and in Barcelona – of thinking of the sea.'[24]



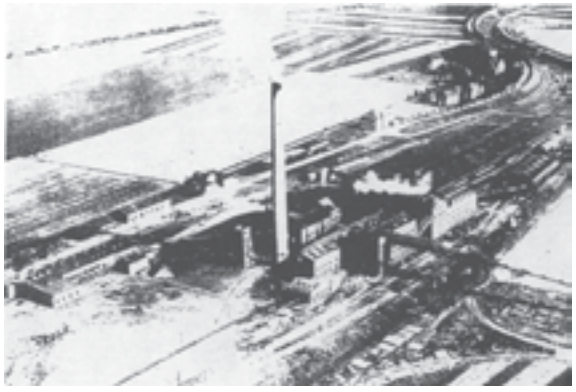
23 Eduard Bru, 'Elements of urbanisation' in Bundo, 'Vall d'Hebron; Metamorfosi Di Un Parco' [check]
24 Bru, 'Untried Territories', p.273.

Brikettfactory Witznitz, Borna, Germany, ARU, 1996 / 2000

This landscape regeneration strategy was designed for a former open pit coal mining operation in Borna and included a re-use and regeneration strategy for its existing large mining-related factory buildings (fig. 22). The Südraum (southern region) of Leipzig, its location, had been part of East Germany until the fall of the wall, when rapid economic transition brought about sudden and near total decline in mining operations (fig. 23 & 24). Today, plans are still underway to flood the pits and turn the region into a lake land for leisure activities connected to the city.

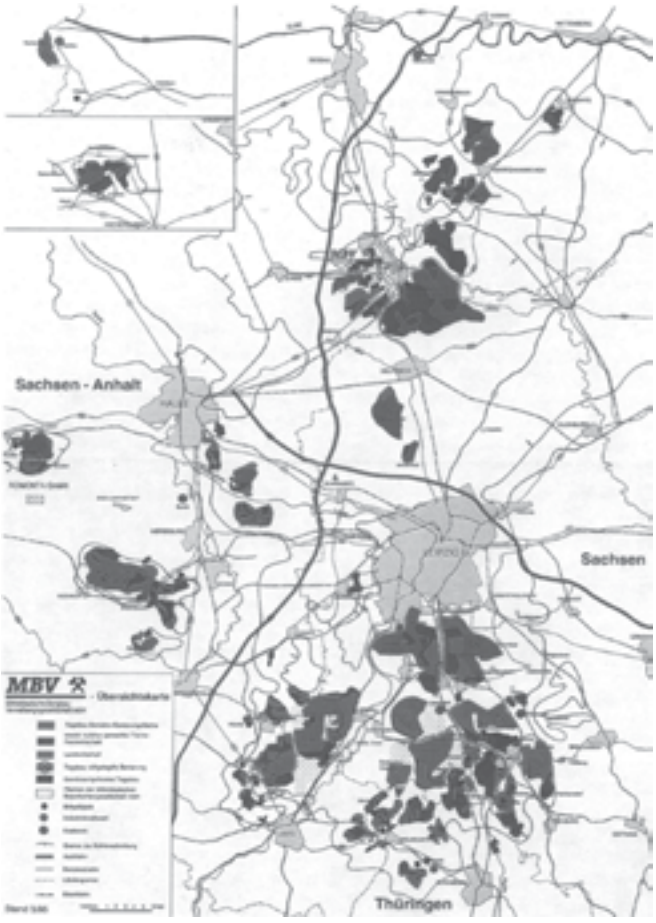
The Witznitz project resulted from a two-stage competition held in 1995-6 by the regional government for one site to form an example for future transformations. The first stage focussed on landscape and urban strategies and the second on design proposals for the reuse of mining buildings. The Südraum's potential was identified during the competition: 'to become an important pioneering model for the rest of Eastern Europe on environmental

22. Archive photo of the Brikett factory plateau, looking south, approx.1930.



23. A vast artificial topography, like a lunar landscape. Tagebau Zwenkau, a few kilometres south of Leipzig.

24. Regional Map of open pit mining excavations concentrated in the region south of Leipzig.



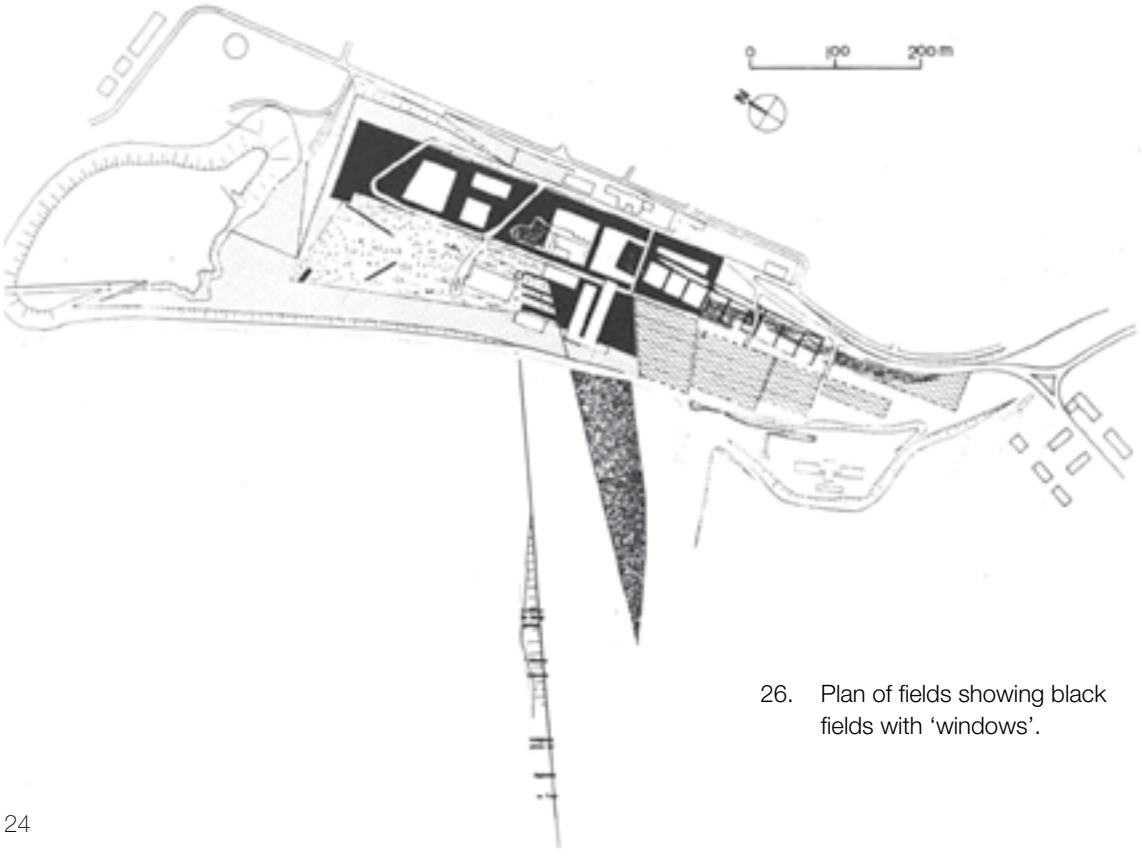
25. Coal ash.

research, environmental regeneration, the application of new environmental technologies and schooling on environmental problems.'[25] At the same time the lack of any new comprehensive economic programme, together with depopulation and doubts about the ecological impact of the mining, and flooding, combined to suggest an uncertain transitional state.[26] In response to these conditions ARU defined an approach they named 'specific indeterminacy', winning both stages of the competition.

Carefully studying the different times of the landscape, ARU determined 'it was important to clarify in Witznitz the artificial and natural topographical situation, by identifying the origin of all the tectonic elements in the land.'[27] Before the mining the area had been flat and open, interspersed with slow moving rivers and marsh land. Small agricultural villages had cultivated a productive landscape of orchards, grain, vegetable crops and animal husbandry. These were then moved to make way for the mining operations. ARU also sought to understand these industrial processes which had created a dramatic 'second nature' landscape in which 'over 50 million years of geological time is laid bare.'[28]

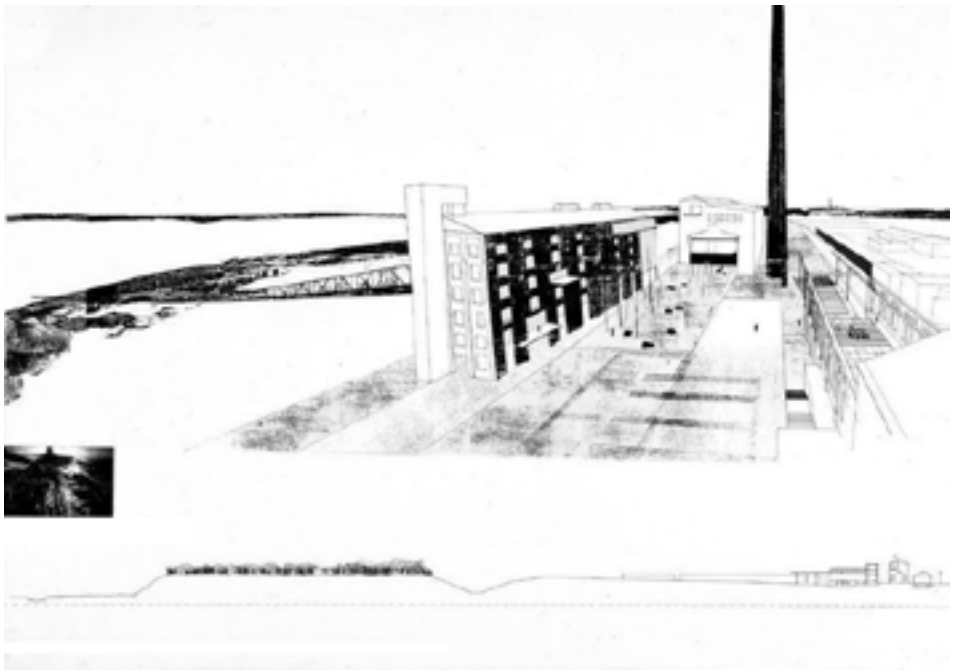
25 Koolhas and Walker and team, 1994 referenced in Florian Beigel and Philip Christou, 'Brikettfabrik Witznitz: Specific Indeterminacy - Designing for Uncertainty', *Arq*, 2.2 (1996), 18–39 (p.22-3).
26 Beigel and Christou, 'Brikettfabrik Witznitz', (p.23).
27 Ibid, (p.21).
28 Ibid, (p.24).

The principle, 'to strengthen and emphasise the differences between the artificial topography and the natural topography,'[29] meant the design was seen as a layering of time, seeking coexistence with those which had formed the site; 'temporality is essentially the most important design consideration for this project.'[30] Through time the project suggests both recovery of the memory of agricultural landscape while also addressing the post-industrial landscape with a sense of wonder, affording it equivalence to the natural sublime. ARU proposed 'to cultivate, before the buildings are regenerated, an architectural landscape of activity fields – a kind of mining garden at the city outskirts – to considerably enhance the site's attractiveness'[31]. This was made up of a black ash paved field, a horticultural field, a field of allotments, a large 'history field' containing an ensemble of industrial monuments and a field for ecological testing on the former ash basins (fig. 25 & 26). These 'landscape carpets' were designed so they could metamorphose; from a garden of mining landscape, into a tapestry of houses, trading buildings and reprogrammed industrial buildings; 'a response to the uncertain development of the situation and the need to increase the attractiveness and enjoyment of the site. If no development happens, the town will still have a mining garden.[32]



26. Plan of fields showing black fields with 'windows'.

27. Factory square and history field looking north. Former building foundations are revealed.



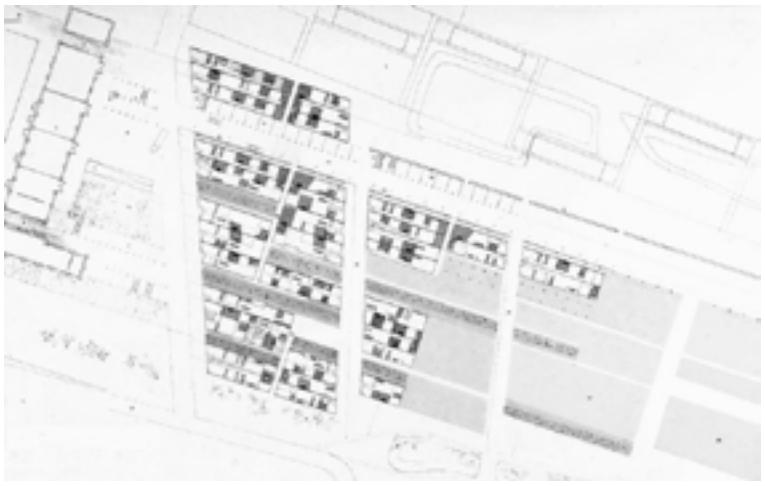
Several disused factory buildings remained in the middle of the site and recent demolition had opened a space inbetween these large structures (fig. 27). ARU seized on this 'momentary emptiness', proposing a new factory square as part of a history field:

> The history field's landscape design and the use of old factory buildings have their origins in recent mining history, rather than in traditional European urbanism. The gestalt of this space is generated by an understanding of geological time; the processes of open cast brown coal mining; elements in the landscape resulting from mining; archaeology of remains of the Brikett factory; and the biological succession of plant life in the post mining situation.[33]

Transformation of the black ash field was tested as a trading field. ARU described its materiality as 'a reminder of the geological layers of coal in the vast mining excavations'. [34] Within it they left 'windows', allowing vegetation to grow in the short term, but also defining sites for future trading hall buildings such as a new convenience store pavilion and a new gardening centre. The largest window contained a collection of existing, well-preserved electricity generation and switchgear buildings which could be converted for future educational or cultural programmes.

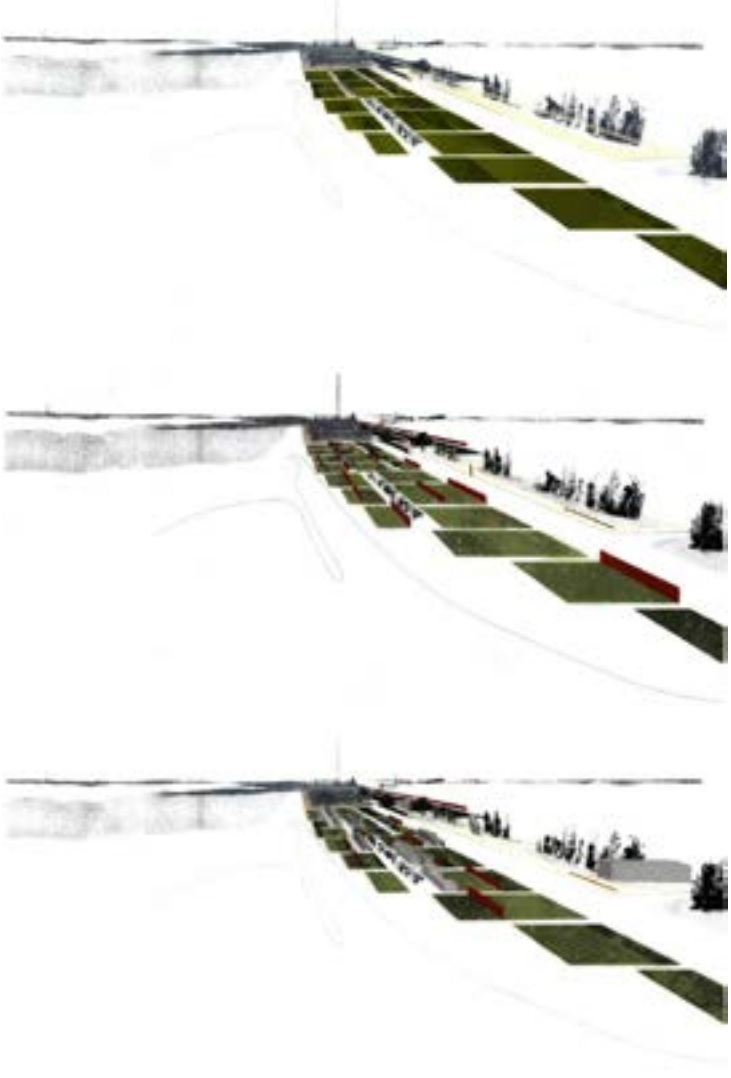
> Even if, in the worst case scenario, nobody is able to invest in a trading building in the next five years or so, there will still be the tapestry of landscape carpets – the mining garden for the citizens of the town and the region. In the short term the black field can be used for car parking, playing and sports fields, and as a ground for temporary fairs. Or the citizens could simply enjoy the strong colours in the landscape and the maintenance free seasonal field flowers such as yellow rape, red poppies, blue cornflowers, set in the 'windows' of the black field.[35]

33 Ibid, (p.34).
34 Ibid, (p.32).
35 Ibid, (p.33).



28. Carpet of patio houses built between long garden walls.

The Horticultural field was designed for metamorphosis from market gardens and orchards in the short term to a housing field with a building carpet of approximately 100 patio houses in the longer term (fig. 28 & 29). ARU showed how the short term use could infiltrate the patio houses: 'The orchards with white-painted tree trunks will remain and form open spaces between groups of houses contributing identity and character to the latter.'[36]



29. Time drawings a, b & c of housing field.

36 Ibid, (p.28).

Stadtlandschaft Lichterfelde Süd, Berlin, Germany, ARU, 1998 – 2001

This project, for the regeneration of a former military training ground on the southwest edge of Berlin, resulted from an international landscape and urban design competition asking for 'a new urbanism of the periphery'. The brief asked for approximately 3200 dwellings on a 115 hectare site. For ARU, in common with the previous project, Lichterfelde Süd became a testing bed for approaches to contemporary conditions of urbanity and landscape:

> 'Our understanding of the meaning of place is undergoing change. An increasing artificiality in the entire physical environment, from urban to rural, is occurring. […]
>
> Design strategies are needed to utilize processes of change, complexity and uncertainty as active ingredients in a project.'[37]

ARU's entry, awarded first place, offered 'an infrastructural urbanism in preparation for an unpredictable diversity of architectures.'[38]

Design work began again with reading the different landscape times of the site. In geological time the state of Brandenburg, Berlin and its surroundings, lay under the sea. The site was drained in the 18th century for agricultural use resulting in a geometric order of irrigation ditches crossing the site from northeast to southwest. These plot patterns relate it to surrounding neighbourhoods drained at the same time (fig. 30). The site was acquired by a national railway company in 1938 but the repair works they intended to construct were never built. Following the war it lay within Berlin's western sector and when the wall was constructed it ran along the V-shaped southern boundary. At this time American forces constructed in it an urban warfare practice ground, fragments of which remain, including a ten metre high artificial hill: 'from the top of the hill one has a panoramic view to the vast openness of the Brandenburg landscape.'[39] After German reunification it was abandoned, surrounded by fences and host to wild plants, trees and curious explorers becoming a rich example of Sola-Morales 'terrain vague' (fig. 31). A question emerged: how much *should* be done to this place?

37 Beigel and Christou, 'Time Architecture: Stadtlandschaft Lichterfelde Süd, Berlin', (p.204).

38 Florian Beigel and Philip Christou, 'Time Architecture: Stadtlandschaft Lichterfelde Süd, Berlin', *Arq: Architectural Research Quarterly*, 3.3 (1999), 202–19. p.203

39 Ibid, (p.207).

30. A 1906 map of Licterfelde Sud showing the site with its eighteenth century field pattern. Since 1938, the site has been in railway ownership.

> A certain sense of eeriness and danger is almost inescapable when entering the southern, former military, territory of the site. […] The place has waited for a long time and continues to wait. There is a certain enigma of place, a sense of mystery. One senses a strong potential here. It is fragile and threatened – a place where one should tread gently and which should perhaps be left untouched. [40]

ARU's proposal consisted of an infrastructure of fields and field boundaries for the buildings, laid out on the site in response to its history: 'the intention is to achieve a patchwork of, a kind of agrarian landscape, not an optimized general solution.'[41] (fig. 32). This structure

31. Wild landscape with railway tracks, photo: Philip Christou, August 2000.

40 Ibid.
41 Ibid, (p.212).

32. The landscape infrastructure of terraced fields, edged with swales and embankments. Some of the fields have been drawn with their respective field trees. In the centre of the site, the 'wilderness' of the ecological field is indicated. At the southern edge, the large low-lying openness to the horizon is typical of the Berlin landscape. Drawing: Sang Soo Bee, ARU, 2001.

surrounded a central territory of ecologically protected grasslands to which access could be controlled. Designing these essential spatial relationships across the site, ARU proposed, would mean that 'the project appears complete as each level of infrastructural scale is realised; the potential for delight is given.'[42]

An east-west order, perpendicular to the railway lines along the site's western edge, gave direction to more-or-less parallel territories. These established a skewed tangent with the agricultural tracks running northwest to southeast, and provided an opportunity to give character to the entrance space of each building field. Within, the hard field surfaces had different ground surfaces including asphalt, hogging and reinforced grass. Three edge conditions were designed: 'rows of tall poplar trees; gabion walls made from demolition material that will in time be overgrown with vegetation; and linear shallow ditches (swales) […] a common agricultural element in this region.'[43]

42 Beigel and Christou, 'Time Architecture: Stadtlandschaft Lichterfelde Süd, Berlin', (p.218).
43 Ibid, (p.210).

33. Paul Klee, Ein Blatt aus dem Städtebuch N6 (A page from the Book of Cities N6), 1928, Oil paint on paper mounted on cardboard and nailed onto a stretcher, 42.5 x 31.5. Kunstmuseum, Basel.

34. Field of stitch houses next to ecological grassland. Drawing: Chi Won Park, ARU, 2001.

35. Field of court houses. Drawing: Sang Soo Bae, ARU, 2001.

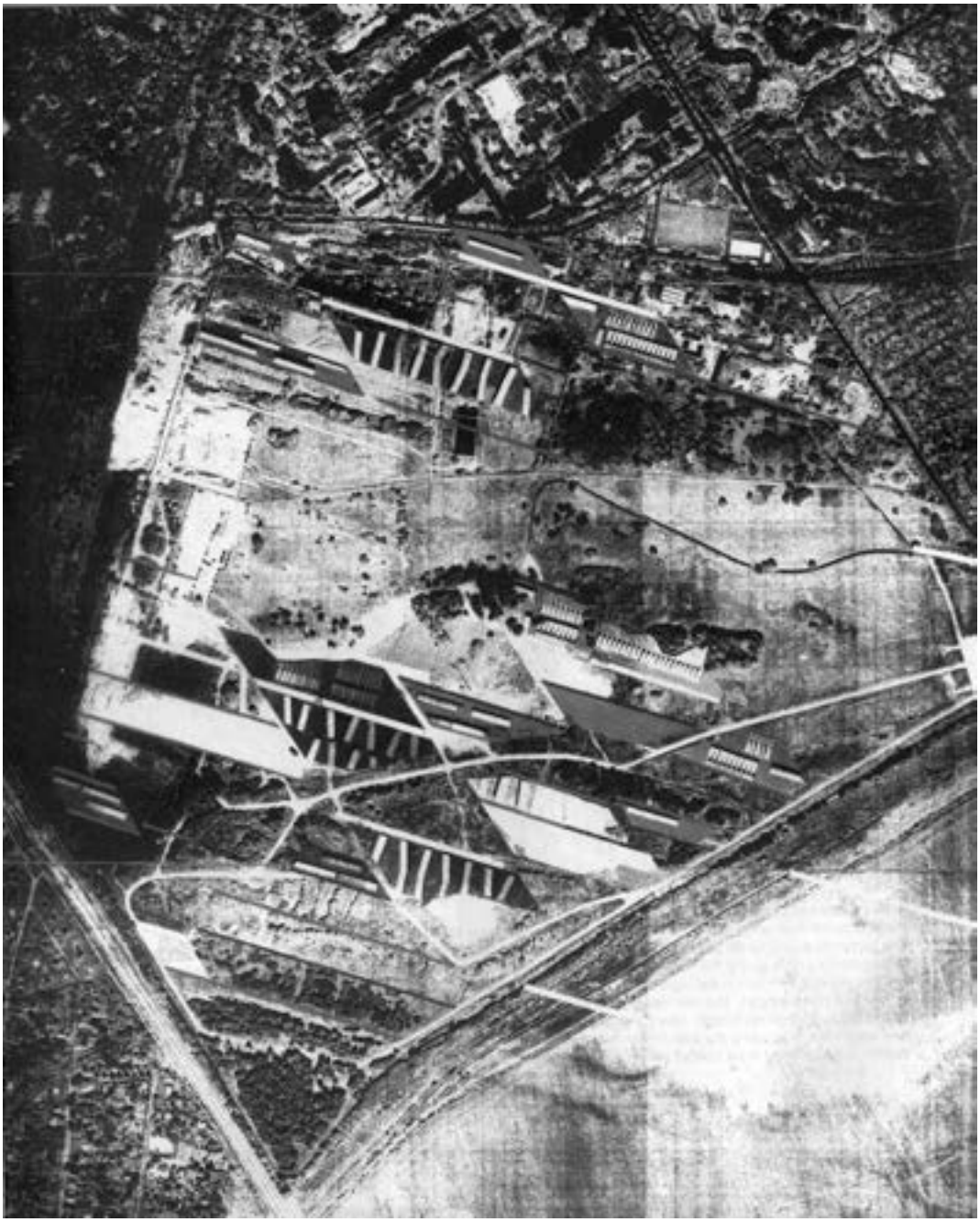
For this landscape Infrastructure design ARU proposed a 'wohnmenü': 'a catalogue of housing field types each with identifiable building types' each with 'an urban role or a landscape condition.'[44] A key reference for the idea of a wohnmenü was this engraving by Paul Klee (fig. 33):

> "It shows an evolving city typology […] with pictograms arranged in a series of horizontal lines. Basic patterns in the texture have a high degree of formal repetition. Some consist of a row of basic types with variations. It is possible to associate building typologies with the pictograms. It is a sophisticated and rich composition. […] 'a complex evenness and equality – a certain exchangeability."[45]

Eight types were proposed to bring some control to a diversity of building styles and configurations to be realised in time by different architects. These were generated in relation to the ground order of each field, the field edges, and the nature of the topography and vegetation in its location. At a later stage ARU developed designs for two exemplary housing fields (fig.

44 Beigel and Christou, 'Time Architecture: Stadtlandschaft Lichterfelde Süd, Berlin', (p.212).

45 Florian Beigel quoted in, Andrew Mead, 'Time Travellers.', *Architects' Journal*, 217.13 (2003), 26–37 (p.34).



36. Photo montage competition stage 2 plan drawing with the infrastructure of field boundaries giving new definition and identity to the site as a whole, showing approx. ¼ of the field houses built. Drawing: ARU, 1998.

34 & 35) making some revisions to the landscape infrastructure design to encourage interest from developers which has, as yet, not been forthcoming. The project remains, therefore, in its drawn form. It seems captured in an 'incremental field-by-field progression'; a dream of construction (fig. 36).

Heyri Art Valley, Gyeonggi, South Korea, Kim Jong-Kyu and Kim JunSung, 2000-06

37. View of the site from the west, before construction. Source: Jong Kyu, KIM, 'Heyri Art Valley: The Emergence of an Architectural Design Guideline', in Germany-Korea Public Space Forum, ed. by KIM Sung Hong and Peter Cachola Schmal, trans. by Thomas Han (KOGAF, 2005), pp. 47–54.

Close to the border with North Korea, this 50 hectare site was originally proposed to become a "book village" near Paju Book City but over time, as the project attracted people from different creative fields, the idea evolved into an 'art village' (fig. 37). Around 30 km northwest of Seoul the site is located in Gyeonggi, the most populous province in the country and home to many different industries. Over the previous two decades, during South Korea's rapid modernization, masterplans had dominated urban development and in Heyri those drawn to the project saw an opportunity to demonstrate a different approach; 'there was a desire to establish a community in the true sense of the word, wherein the residents could share some kind of common vision.'[46] It was seen this could be helped by an *architectural design guideline* which could give the project a more meaningful relationship with its site. Because the idea for the project was that different architects would design each building, the guideline, it was hoped, might instil the art village with a sense of unity.

46 Kim Jong Kyu, 'Heyri Art Valley: The Emergence of an Architectural Design Guideline', in *Germany-Korea Public Space Forum*, ed. by KIM Sung Hong and Peter Cachola Schmal, trans. by Thomas Han (KOGAF, 2005), pp. 47–54, (p.47).

The new settlement would nestle in sloping valleys spread out between six hills and a site plan with settlement areas concentrated in the valley and around the base of the hills had already been drawn up before architects were commissioned for the guideline (fig. 38). This fixed road layouts and divided the built area into plots, some of which had already been sold. One of the guideline architects, Kim Jong-Kyu, described how they approached this situation:

> As the properties had already been divided, my partner and I struggled with how to create public spaces under these circumstances. The most important part of our guideline was to place the artificial areas in a way appropriate to the landscape.[47]

The architects sought ways for these to work with the natural landform (fig. 39).

> We created two different types of public spaces. One is made up of untouched natural areas, the other is made up of the artificial plates scattered throughout the site upon which future buildings will be built. Once the buildings are erected, each plate will become a small community, and the spaces between the buildings will serve as plazas connected to the programmes of the individual buildings. Thus, rather than being seen as a collection of buildings on individual properties, the village can be read as a composition of architecture-as-object, artificial plates, and in-between spaces of untouched nature. [48]

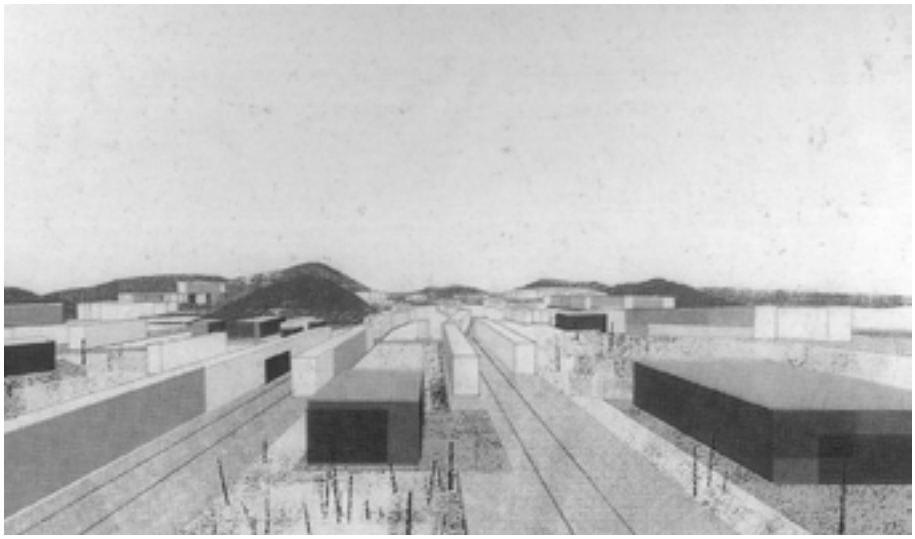
38. System of roads and plots designed by others. Source: Jong Kyu, Kim, Heyri Art Valley Architectural Guidelines.

39. The architectural infrastructure. Source: ibid.

47 Ibid, (p.48).
48 Ibid, (p.49).

The guideline proposed a landscape infrastructure joining areas of building with areas of artificial paving following the shape of the landform – 'patches', 'stepped patches' (around the foot of the hills), and 'plates' (on or between patches in the valley). These create the impression of glacial forms across the terrain, making way for a swamp basin in the middle of the site. The design of the patches and plates determined how the building would be placed on any given property allowing that collectively the buildings could heighten the sense of the topography. In addition to creating a common ground, unifying the individual buildings, the architects also intended they be interesting places before, or without, construction (fig. 40 & 41).

40. Perspective montage of patch with buildings along valley. Source: ibid.



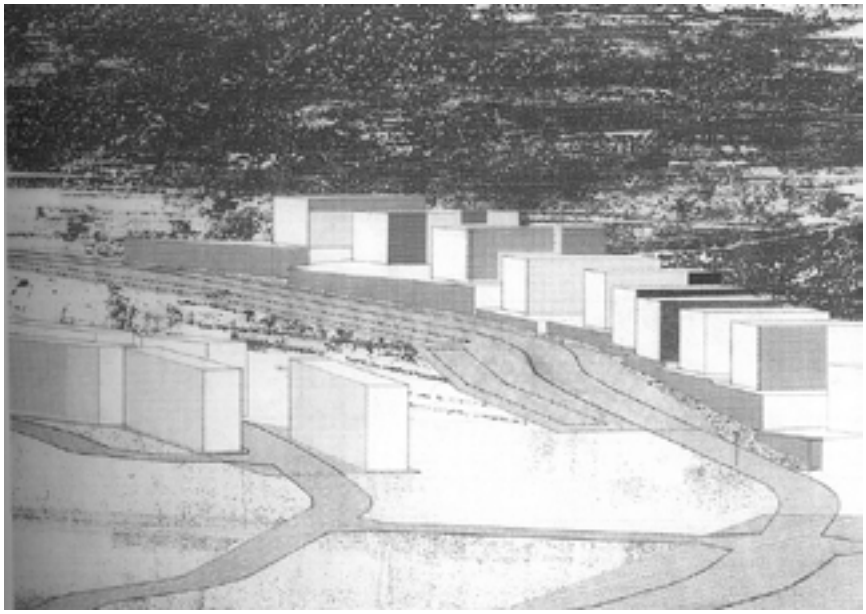
41. Perspective montage of patches before inhabitation along valley. Source: ibid.

42. Perspective montage of patches with buildings. Source: ibid.

43. Perspective montage of plate-object type and patch buildings. Source: ibid.

To bring some architectural control to the large number of designers, the design guideline also proposed four building types. These were related to the surfaces plan. A 'patch-bar' type would be a long thin building sitting along patches in the valley (fig. 42). A 'plate-object' type would be a building with a singular, detached character (fig. 43). A 'patch-podium' would be a building on the stepped patch, sitting on a podium which meant it could retain or relate to the datum of other buildings on the stepped patch (fig. 44). The residential area of the plan, intended to accommodate 300 people, was separated from the cultural buildings and contained a series of 'gate-house' type buildings which frame a view of the natural surroundings by, for example, bridging between two linear elements.

44. Perspective montage of stepped patch with buildings against valley side. Source: ibid.



45. Site model photograph. Source: ibid.

The guideline was given to architects for individual buildings in a detailed report which included precedents and artistic works to further illuminate the spatial ideas. Photographs of the site model within the report demonstrated the intention for the types to form smaller groupings; little communities within the whole (fig. 45). As Kim Jong Kyu reflected, in the context of growing understanding in South Korea of the need to design more meaningful public space, the project demonstrates a pragmatic means of finding a public character for contemporary urbanity while maintaining freedom of expression at the individual level:

> The attempt to develop a public character for Heyri was made by prioritizing private ownership of property and gathering the leftover spaces for public use. This method achieved public ownership of a fixed area of land without infringing upon the sphere of private rights, by providing a conceptual and physical infrastructure upon which a tapestry of individual architectural expression is allowed to flourish.[49]

49 Ibid, (p.54).

Appendix 2: Translation of Relevant Material from Alain Lauret and others, Bastides : Villes Nouvelles du Moyen-Âge (Bastides: New Towns of the Middle Ages) (Cahors : Toulouse: Milan, 1991).

46. Cover (facsimile) Alain Lauret and others, Bastides: Villes Nouvelles du Moyen-Âge (Bastides: New Towns of the Middle Ages) (Cahors : Toulouse: Milan, 1991).

The Historical and Institutional Framework

The movement of bastide foundation

[…]

p.39 *French and English Royal Foundations*

Following the death of Alphonse de Poitiers his enterprise [of bastide foundation] was adopted and intensified by the royal administration from 1271. The seneschal Eustache de Beaumarchais, an outstanding figure in the entire history of the bastides, systematised paréage foundation, while fighting English moves towards the Armagnac region and tension along the border in Périgord and Quercy. The fall of Agenais in 1279, and then part of Quercy in 1286, to King Edward I of England, meant a shift in the Anglo-French frontier. Either side of this new frontier sovereigns strengthened their defences. The number of fortresses remained limited (Moliere, Sauveterre-la-Lémance) but there developed a new generation of bastides which privileged consolidation of opponents' positions. Domme, Puybrun, Montcabrier and Lamontjoie emerge across recent English territory. In Gascony, fearing the ambition of the Count of Armagnac, the French King establishes relationships with the Counts of Astarac, Pardiac and Gaure. The English King responded. Perhaps doubting the loyalty of older Capetian [or house of the French monarch's] bastide foundations he extended his position to Cazals, Montfaucon, Monpazier, Molières, Beaumont-du-Périgord, Valence d'Agen, Vianne and Miramont-de-Guyenne. He consolidated the Bordelais, Landes, and Bazadais with Créon, Libourne, Sauveterre, Monségur, Geaune and Hastingues. Outcomes are diverse, but over 50 bastides were created under Edward I and Edward II, matching numbers founded by agents of the French Kings Philippe–le-Hardi and of Philippe-le-Bel. In conclusion, the inevitable consequence of their attempts to outbid one another was that The Counts of Armagnac, of Bigorre and of Périgord, and the Viscounts of Béarn and Lomagne created their own network of bastides.

Eastern Languedoc fell under [French] royal administration in 1229, but the movement of building new towns never reached the same scope as in Toulouse and Aquitaine. From the very early first bastide Villeneuve-les-Avignons (1226) then Sommiè-res, Aigues-Mortes and Carcassone, the history of bastide foundation ended in the Lauragais with the last of the [French] royal foundations, Revel and Beauvais (1342), Nailloux and Castelnaudry (1367-1368) and finally in 1373, with the foundation of Labastide-d'Anjou, the last bastide.

47. p.39 (facsimile),
ibid.

The function of bastides

Arguably, motivations for the bastide foundation movement were diverse. While they were administrative, judicial, tax collecting or military centres asserting authority of the sovereign, or a system for land clearance and agriculture, to new residents bastides were first and foremost a market or fair. At all levels, [therefore,] they were a source of income.

Considering the ensemble of bastides created by the Kings of France and England in Agenais and Perigord, geographer Charles Higounet began debate on the military aspect of bastides. Undoubtedly [he saw] some bastides were built as strongholds or fortified towns in strategically essential zones. The choice of raised locations by Count Raimond VII, as in the cases of Agenais and Albigeois foundations, speaks for itself: Cordes, Castelnau-de- Montmiral, Lauzerte, Puymorol were de facto real citadels by virtue of being perched on a steep escarpment. This was in spite of the fact that clauses of the Treaty of Paris had determined the Count of Toulouse could only found open towns devoid of defences. It is also the claim of the historian Dom Vaissette, that this is what differentiates these bastides. In this context, only the occupation of Cordes by the King of France from 1229 would explain why Raimond VII's town, before considered a castrum, would have benefited so early from a fortified enclosure. Could the Count of Toulouse have found in the strong position of his bastides a way to circumvent the clauses of the Treaty of Paris? Whatever the case, it seems that his successor, Alphonse de Poitiers obeyed the terms of the 1229 treaty and that his bastides, in contrast to those founded later, were never enclosed or fortified. According to Franco-English agreements of 1259, building fortifications would eventually benefit the English who were to get the Agenais back upon the death of Jeanne de Toulouse.

p.40 With the development of town implantation Alphonse de Poitiers opened a frontier facing the Périgord along the Dropt valley with Sainte-Foy-la-Grande, Eymet, Castillones, Monflanquin, Villereal et Villefranche-du-Périgord. This offensive military strategy sought to detract legitimacy from the rival influence among an important population, placed in a legal space perfectly delimited and controlled, and in certain cases such as in Eymet even going beyond the usual frontiers. Additionally, these towns disempowered frontier barons, diverting their amenable populations by locating a 'castra' in their jurisdiction. This is how powerful local powers such as Pujols, Gavaudun, Biron, Fumel and Pestilhac were to be neutralized, systematically, by the proximity of the bastides of Villefranche, Tournon, Villereal, Montflanquin and Villeneuve. This also seems to be the way Alphonse de Poitiers would proceed on the

outskirts of Armagnac, of the Counties of Foix and in Comminges. After the death of Alphonse de Poitier the pursuit of this policy took a more openly militaristic turn. The agreements made in 1259 gave Agenais, finally, to Edward I. This position would only be consolidated in 1279. In 1286 the English took back part of Quercy. Immediately the change of frontier lead to a new series of bastides which, in some cases, were conceived as real fortified towns. In particular Montcabrier (1297) and Domme (1281) were endowed with considerable defenses by the King of France. On the English side, the response was immediate with Vianne and Monpazier (1284) with responsibility for intensifying the programme of foundations given to military officer Jean de Grailly.

p.41 Contrary to arguments for the military purpose of bastide foundation, Msr Benque described bastides as a 13th century instrument of economic prosperity and commercial profit. In common with many places the old agricultural civilisation of the early Middle-Ages was being consolidated within 'bordes' and 'villae'. Settlement of bastides along 'mercaderes' [trading routes], near crossroads and bridges, made them ideal to facilitate exchange and transaction. The most significant example of this occurred in Gascony, specifically d'Aire a Tarbes, along the Adour, and aligned with Grenade, Barcelonne-Plaisance, Maubourguet, Beaumarchès and Marciac, and following this there were Mirande, Valence, Vianne and Lavardac; further east, in Gers, Masseube Pavie and Fleurance; simultaneously in Gimone, alongside Villefrance, Simorre, Gimont, Cologne, Solomiac and Beaumont-de-Lomagnac. It would be difficult not to say that creation of bastides along this network of routes characterises the movement as commercial in purpose.

The new foundations' planning also expressed their economic purpose. At their centre, the 'place des couverts', in the middle of which stands a covered market 'la halle', is the first construction, and depending on its outline, is a 'mercadial' or even a 'foirail' as in Marciac, Rabastens or Trie-sur-Baise. The church is no longer the town's primary element and its location varies according to the planner. Devoid of militaristic intent, these bastides were fortified only a long time after their creation, as in Fleurance, when demanded by a population eager to safeguard its interests.

As all the evidence shows, the motivations of creators were clearly complex. The example of Mirande is illuminating. This is either a royal or sovereign foundation, depending on the point of view. The bastide was established on the initiative of the Abbey of Berdoues and the Count of Astarac, under warranty of the king's seneschal Eustache de Beaumarchais. The count and the abbey appear more to be the real founders.

48. p.40 (facsimile),
ibid.

49. p.41 (facsimile),
ibid.

50. p.42 (facsimile),
ibid.

The monastery must have had a precise motive for engaging in such an initiative. It was they who appropriated most of the land. But this contribution represented investment more than commitment at a loss. Here was a means to draw value from an immense domain, hitherto unexploited, and subject to the surrounding lords' greed. The bastide, by creating and protecting the future population, guaranteed a normal and regular income from the territory and promised a substantial increase in revenue through taxes and fines which the abbey was entitled to collect as co-sovereign.

p.42 The Count would participate to a lesser degree in the initial investment. What interest did he find in this operation? Though it seems as if this this operation would have restricted his power and ran the risk of emptying the other 'castra' [settlements] in his county, he repeated this type of initiative no less than five times, participating in foundation of Masseube (1274), of Pavie and of Mirande (1281), of Meilhan (1280) and of Seisan (1286). It seems probable he expected that the call for foundation from the French King would protect his county from the ambitions of the Count of Armagnac who, allied with the Count of Foix, had invaded the County of Gaure a few years before and had ordered the massacre of the family of Count Geraud de Cazaubon.

Interesting and complementary details may be found in the study of the small 'Béarnaise' bastides. In the second half of the 13th century and during the 14th century, Béarn constituted a sovereign state, whereas the Lower Navarre remained attached to the Pampelune Kingdom, and Bayonne Country formed part of English Gascony. Seeking to limit the influence of their powerful neighbours, the Viscounts of Bearn practiced a systematic policy of regrouping and consolidating populations placed under their dependency.

Chronologically, this movement occurred between the foundation of Bellocq, in 1281, and that of Bruges in 1357, but the majority of foundations date from the period 1281-1316. These bastides were, therefore, founded relatively late in relation to other regions of the South-West. This delay can be explained for a large part by the fact that medieval Bearn, a relatively rural and poor county, only saw demographic development from the mid 13th century.

Cartographic study shows that all Béarnaise bastides were established in Piemont, in the hills and valleys of lower mountains, and not in the mountain valleys which were at the time peopled by rural communities and which escaped, de facto, the Viscounts' power.

Settled at the mouth of these valleys, the bastides of Gan, Rébénacq or

Bruges controlled the seasonal movement of people and livestock to their benefit. A further series of bastides was created on the outskirt of the Viscount's estate, in the essential strategic zones like Bellocq, Garlin, Montaut and Lestelle. Finally, the work of agricultural colonisation was supported by bastides established in the interior of the country. All of these bastides did not have an equal measure of success. In a census of 1385, Bruges had 49 fires, perhaps 300 inhabitants, Lestelle 32, Rebenacq 25 and Montaut 39. But the effort to populate continued until the 15th century and, all things considered, the bastides allowed for a better balance in the distribution of population, as well as progress in land clearing and a new emphasis on development of trade and commercial life.

The Built Environment

p.53

Success of bastides varied. Among the 500 sites born in the South West during the 13th and 14th century, some became county-towns or administrative centres in 'departments' or 'sub-prefectures' (Carcassone, Montauban, Villefranche-de-Rouergue, Mirande, Sainte-Foy-la-Grande, Villeneuve-sur-Lot), others didn't survive or they declined and today only hamlets or a handful of houses remain. Overall, the heritage bequeathed by bastide founders is perpetuated today in the network of county-towns of cantons in the greater South West, which is to say a network of villages ranging from 500 to 2000 inhabitants which focalise the activity of France's countryside. Of course, the appearance of these bastides has changed significantly during the last decades of their history, and in their current state their original characteristics are not always easy to make out. Most retain an air of resemblance with one another, however, making them readily identifiable and their architectural and urban elements constitute what could be called a built framework of bastides.

Written documents – paréage contracts, customs charters, books of receipts, administrative correspondence – have allowed historians to begin to describe the bastides' institutional framework. Understanding of the built framework, however, is hindered by the almost total absence of documentation, and because of that, is necessarily an archaeological matter.

For the medieval period, the time of the bastides phenomenon, these types of documents don't exist until the 15th century and mainly only come from the 17th century when the first horse-riders' views and quill or pen 'town portraits' came from draughtsmen often more concerned with emphasising the overall impression and importance of the fortifications, rather than more precise rendering. As for maps:

51. p.53 (facsimile),
ibid.

before the 18th century these exist for, at best, a dozen bastides. For most bastides historical plans are limited to the Napoleonic surveys, carried out between 1820-1830, and to postcard photographs from the beginning of the twentieth century; sources over five centuries older than the towns themselves.

Most Bastides have kept only a very small part of their original built fabric. This has been subject to constant changes over generations since the 14th century. Often a bastide's building fabric has been impacted by economic renewal during the last century, and usually the most ancient elements have become difficult to identify.

An archaeology of bastides is first and foremost that of the urban planning which preceded settlement. It is entirely based upon one hypothesis, that of the permanence of the division of the ground, which is the only thing that allows one to bridge the gap in documentation between the medieval period and the 19th century. The paréage occasionally provides clues to certain details of the plan, such as street width or plots dimensions. Comparing this information with the cadastre plans suggests that images of bastides from the last century are in most cases less remote from the Middle-Ages than from today.

From the outset, the permanence of the plan for the road and plot network is revealed as the only data likely to represent the original bastide urban landscape. Each building, whatever its importance, style, material or time, eventually became integrated with the specific identity of the bastide as soon as it was inscribed within the logic of the plan of the original layout of building plots.

This means that in terms of urban planning, the built environment that is specific to the bastide will therefore not be defined by the architectural character specific to each element, but by the authenticity of their relationships with others. For example, the church's site in relation to the square will be more important than the actual authenticity of the building itself, and these were, in many cases, rebuilt in the 19th century.

This means a bastide's value as a historic 'monument' lies in its plan. The plan constitutes the most precious heritage. The fragility of this heritage is more so because it is not directly perceptible, and has, up to now, escaped all conservation initiatives directed at the built fabric, these being limited to the isolated picturesque value of a few façades, and to the symbolic value of the place des couverts.

The plan of the bastide: traces of the system

p.63 From the middle of the 13th century, the second generation of bastides, those of Alphonse de Poitiers, introduced new approaches to urban planning. With the old plans, depending on the constraints of the site or the pre-established enumeration of the community remain typical programs, rationalized, systematized, adaptable to all cases, more consistent with a real policy of urbanization, which it itself is systematized. From then, the efficiency of the plan and the new rational aesthetic that it expresses,

p.64 becomes involved in a changing ideological context. The Mendicant order disseminate both new thought patterns and a new architecture, gothic, which survives everywhere as Romanesque architecture. However, a naiscent bourgeoisie of shopkeepers and merchants, even large scale traders and financiers, as were the caorsins, are suggested by the grain measures and townhouses of any project aimed at expressing an open and equal society, reliant for their subsistence on old rural society, closed and hierarchical, that are still expressed in the enclosures and the circular plans of the old models. At the same time (1145) when the abbey of Saint Denis introduced gothic architecture in Ile de France, is the foundation Montauban based on the Isle-sur-Tarn: a systematized bastide plan, in which Pierre Lavedan saw the manifestation of a 'Gothic urbanism'.

Unlike enclosed settlements, the systematic plan is no longer defined in a global form, finite, but in a repetitive structure, independent of enclosure, whose principle is contained in a core of some elements and which will be adaptable without modification to allow for all forms of site or growth.

[…]

The Aquitaine Model

This is by far the most defined and elaborate model and can be defined as a comprehensive system. As a model it is an expandable structure based on a core of eight îlots (blocks) framing the public square – this layout is characteristic to all constructions belonging to this model. Elements allowing characterisation as a model are:

- The layout is based on two categories of streets, longitudinal (a main road for commercial façades), and transverse/side streets (secondary roads running along the long side of end houses)
- Orthogonal grouping of these two streets types form 'rafts' of identical rectangular îlots, between which a row of square îlots is inserted. This defines a square-shaped public square of a fairly small size [compared to other

bastides] (forty or so metres per side).

p.67 – Church and cemetery occupy one of the îlots diagonally adjacent to the square – a characteristic position immediately noticeable in the open space of the square.

– The dwellings îlots are dense, grouped in their centre by a network of pedestrian paths, the 'careyrous', leading to the back of the buildings and making a characteristic T-shape layout towards the square. Exclusively affecting dwellings, the intra-muros plot system is ventilated only by a few narrow courtyards, with the garden plots placed outside of town following the logic of the core.

– The expansion of the bastide left the square in a central position in most cases.

Distribution of this model was localised in the Agenais, Bazadais and Périgord regions. First applied in Montréal du Gers and Sainte-Foy-la-Grande, two of Alphonse de Poitiers's very early creations, it was used in most of his other Agenais foundations (Damazan, Villeneuve-sur-Lot, Monflanquin, Castillonès, Laparade, Villereal, Eymet, Castelsagrat …). From then on, the Aquitaine bastide model is commonly used in French (Domme, Puybrun, Castelfranc) and English (Monségur, Libourne, Beaumont-du-Périgord, Miramont, Sauveterre, Molières, Monpazier and Valence d'Agen) bastides. Even outside this range the layout inspired other foundations. The general principle is also found in Fleurance, Négrepelisse, Grenade-sur-Garonne, and Montauban (which may have resulted from a late restructuring of the initial foundation by Alphonse-Jourdain de Toulouse).

52. p.63 (facsimile),
ibid.

53. p.64 (facsimile),
ibid.

p.70

Overall, the model is adapted to all topographies, be they flat or hilly land. In certain cases, variants aimed to do away with the differentiation between longitudinal and transversal streets.

Damazan stands out because of its adaptation of the logic of the plan of the model centred on the square, inherited from former enveloping structures. Adaptation granted equivalent status to the four roads framing the square but sacrifices possibilities to organize the expansion of the bastide, notably in the construction/development of its angles. Despite its imperfections, Damazan's bastide reaches maturity in the English bastide of Vianne.

Villefranche-du-Périgord is another dissident type. The particular topography of the town established upon a crest line justified changing the layout of the longitudinal main road so it goes across the square through its axis. Impractical for driving carts through because of the slope, side streets are reduced to the dimension of careyrous. Simplification of the plot system aimed to allow each house's site an equal situation in relation to the slope. Similar plans were adopted in Dunes and Puymirol. In the latter, only the eastern part of town was planned, possibly resulting from expansion or restructuring during Alphonse de Poitiers's time, on the former 'castrum' of Count Raimond VII of Toulouse.

54. p.66 (facsimile),
ibid.

55. p.67 (facsimile),
ibid.

56. p.68 (facsimile),
ibid.

57. p.69 (facsimile),
ibid.

58. p.70 (facsimile),
ibid.

p.85 Plots and Inhabitation: Distribution of Plots

From their origins, bastide foundation charters mention three types of plots originally set out for the bastides' future inhabitants.

The first category of plots, 'ayral', of which the entire plot is for construction. The second category, 'cazals', which formed an ensemble known as a 'cazelage', or gardens equivalent to today's vegetable gardens and henhouses. The third were 'arpents' or 'journaux', or arable land for fields and vine. These three categories correspond to consecutively larger plots:

. 100-300 m^2 for building parcels
. 600-700 m^2 for gardens
. A field of about a quarter of a hectare for arable land

Very schematically these formed three concentric zones: at the centre the perimeter of inhabitable plots is delimited by a city wall: 'intra muros' plots. Around these, along the city wall, gardens sit 'juxta muros', enclosed in a second surrounding wall below and on terrace in the raised bastides like Villefranche-du-Périgord or Monpazier, or concentric to the first surrounding fence in Solomiac. In the last, the city wall, built on this second surrounding wall encloses both dwelling core and garden crown. Arable plots are very much exterior, not always even adjoining the city.

A last category of land is the 'padouencs', or common, property shared by the community, reserved for grazing and gleaning, the existence of which may have been vital for less well-off inhabitants.

An Egalitarian Plot System

In accord with the social project underlying the bastides phenomenon, plots are egalitarian, that is to say, in principle, each inhabitant will be endowed with equal plots for his dwelling or garden. A similar principle is seen in the organization of the road and waterways networks in raised bastides such as Villefranche-du-Périgord where the main road offers each plot an identical situation in relation to the slope. That is the theory [at least], as laid out by Felix de Verneilh de Monpazier. In reality, however, things are often different. From foundation, semi-ayrals are planned in Villeneuve-sur-Lot and in the 19th century some plots are only a sixteenth the size of the original plot, while other houses have taken two or sometimes three. The egalitarian aspect of the plots system provided both parity for taxation and a tool for administrative simplification. In places like Trie-sur-Baïse, a second phase of quantity surveying was undertaken to check the equality of the plots used by each inhabitant in reality, in view of readjusting the rental charge considering possible exploitative uses and excesses.

59. p.84 (facsimile),
ibid.

60. p.85 (facsimile),
ibid.

Dimensioning

Differences between plots range from 60 to 300 square meters on the ground. The most stable dimension is the width of the façades, from six to ten metres. The ratio between depth and façade varies from 1:5 to 1:4. The measurements 5 x 10 cannes and 4 x 10 stades (Villeneuve-sur-Lot and Monpazier) are classic. Plots in Casltelnau-de-Bonafous and in Bruges, however differ by a depth of 12 to 35 metres.

Plots and Inhabitation: Moulons, Îlots, Common Ownership

In contrast with earlier settlements built around a castle or church, bastides' plots are organized around a public space, according to their own order. The public square and the longitudinal roads determine the plots' main façades whereas the back is often served by a narrow path. The plots joined together by their larger side are
p.87 generally grouped in îlots called 'moulons' or 'carrons' (a Carcassonne term). Side streets collect only the long side of outer plots of each îlot.

The internal organization of îlots reveals fundamental differences in urban planning decision-making. Underlying this difference is each region's particular way of life: for example, the tradition of high-raised dwellings in Caylus, Montfaucon, Castelfranc or Montcabrier is evident in the layout of a space between dwellings, for the outer stairs (an urban version of the 'bolets' in rural architecture). Independent of the models used, differences in economic structure and foundation appear when you compare Mirande or Montaut (urban versus rural), although both belong to the 'quadrille' (squared/cross-ruled) type of bastide.

p.88 Solutions to common ownership differ from region to region, or in accordance with various constraints such as roof covering material, and were crucial for the îlots internal architecture such as organization of volumes and sizes allocated to each dwelling. Two typical conditions exist:

The first is evidenced by Cordes and Lauzerte from the early 13th century and is characterised by party walls between dwelling plots. The immediate consequence of this was that sewage and roofing necessarily ran parallel to the street. Waste waters went to the back of the house, in a narrow courtyard or alley at the bottom of the plot, the 'androne', or exceptionally on the façade. This layout is linked to the use of southern style roofing (with a gentle slope and Roman tile) and is the rule from the start in many regions, giving street façades a continuous appearance. It is the original rule in bas-Quercy, in Albigensian, as well as in the Languedoc of Toulouse. The Lauragais, the Bordelais, and also in the Agenais where it resulted in an invention. In the streetscape, it results in a certain continuity in the effect of facade,

the material of the masonry façade belonging to each dwelling is not always clearly defined.

In the Gascony bastides, the distribution of dwelling plots freed up an internal space at the heart of the dwellings, and oftentimes meant androns weren't necessary. Waste waters are collected through the courtyard or garden. Low walls exist between dwellings and also frequently commonly owned wells were formed in the middle of îlots.

The second condition is characterised by the total absence of common ownership. Each plot is isolated between two streets and by two narrow free spaces, the 'androns' or lateral 'entremis' along the wide sides. Roofing and sewage run perpendicular to street, with the androns receiving both rain and waste waters, laid out lengthways rather than at the bottom of the plot. Dwellings occupy the entirety of the plot. Street façades look discontinuous with a characteristic uneven line made by gables and roofs. This type of dwelling found in Rouergue, Quercy, Périgord and Agenais was necessary for steep roofing in the French style and for the use of loose slabs of stone, slate or flat tile but also for use with Roman tile (ségalats from Rouergue and Quercy, the Landes region or the Basque country).

61. p.86 (facsimile),
ibid.

62. p.87 (facsimile),
ibid.

63. p.88 (facsimile),
ibid.

64. p.89 (facsimile),
ibid.

p.89 *Building time-frame*

Two kinds of clauses are commonly shown in foundation charters: the time-frame imposed upon inhabitants by founders, sometimes prohibitive (such as in the Rejaumon bastide), and notice of the paréage cancellation if a foundation hadn't attracted a minimum of 20 houses by this deadline. In some places attempts were made to penalise inhabitants if the dwelling quota was not reached. Similar rules are shown in the charters of Mont-Saint-Marie, Tournay and Monpazier where the King of England had to put pressure on the inhabitants to speed up in building the first houses. More detailed conditions existed in the English bastides of Bazadais: inhabitants were permitted to build their house in slices, the façade the first year, a second third the following year and the rest according to ones' means.

In return, founders committed to provide future inhabitants with building materials from the bastide territory as well as their own land – roof and framework timber, and stone and sand were quarried from surrounding forests and land.

Remaining heritage

Though the plan of building lots traverses centuries the built fabric changed over 20 generations. Research about original construction contemporary with the creation of the bastides has shown three things. On the whole this is extremely limited. There are only 15 or so bastides where remains of 13th and 14th century buildings may be studied. These conserved ensembles are in Cordes, but also Caylus, Monpazier, Molières, Monflanquin, Tournon, Lauzerte, Castelsagrat, Puy-Laroque or Fons.

Secondly remains aren't homogenous and heritage is distributed unevenly concentrated almost exclusively in Agenais, Périgord, Quercy, Rouergue. This geographical imbalance prevents general findings applicable to the entire bastides phenomenon.

Thirdly, all 13th and 14th century surviving houses were constructed either from stone, always of durable construction, carefully constructed on the façade, or from brick. Timber elements originally used, and their use is widely attested, were
p.90 mostly replaced by more durable construction or didn't survive the Hundred Years' War. In fact, with rare exceptions, always subject to caution (Mirepoix, Larrazet), the majority of constructions in timber in the Southwest date to the 15th or 16th centuries.

The heritage of the end of the 15th century and the start of the 16th is, for the most part, significantly richer and better represented in all regions where it

corresponds to the general revival of construction, in the aftermath of the Hundred Years' War. For the most part, for bastides, it is this period to which the oldest houses belong.

Façades are generally the best preserved part of historic dwellings, the internal organisation having not survived successive, often numerous, alterations.

The largest number of 13th and 14th century houses remaining are in Puylaroque and Lauzerte. In these cases the first floor is for living and the ground floor is used as the workshop or shop. There are two rooms on the first floor. In Lauzerte, each has a chimney and freestanding staircase linking front room to front door and back room to shop. The back room is equipped with a sink and latrines giving onto a narrow alley (ruette). A mezzanine floor ('entresol') is used to stock merchandise. An attic sits overhead. On the façade, the internal arrangement is translated into openings arranged horizontally. A ground floor with shopfront arcades incorporates a pointed arch door allowing for independent access to the staircase to the first floor. Shops are largely open and devoid of front windows which will appear far later. They were sometimes protected with an awning whose installation required breaking customary rules of alignment. Above, two rectangular 'fenestrous' (small windows) provide reduced lighting for the mezzanine/entresol. Twin windows with small columns give light to the front room, framed by two molding bands at sill and capital level. Above these, iron posts and braces with rings bore fabric wall coverings or draperies ('bannes' or 'antefenestrae') decorating the façade during festive occasions and protecting the bays from bad weather and overlooking from opposite houses. Beneath the eaves, an open gallery, the 'soleilho', or a quadrilobed oculus was designed to provide light to the attic.

Often, the presence of the shop, the 'obrador', or arcade, high ceilinged, in front of the dwelling, while creating the desired effect for the main facade, would introduce a discrepancy of levels between the raised anterior volume tending towards a tower, and the back of the building. Differences in levels are underlined by a discontinuity in the molding band along the length of the dwelling at the angle of two streets. Examples of this can be seen in Molières, Eymet, Castelsagrat.

Numerous masonry façades remain from the period following the Hundred Years' War, but there was spectacular development of wooden panel constructions, as the ideal material for reconstruction. Prefabricated in workshops, it was quick to assemble and practical for reconstruction in an urban area. After the Hundred Years' War houses were characterized by fewer decorative effects, notably symmetry. Casement windows appear individually on the façade, often on their own, underlined

65. p.90 (facsimile),
ibid.

66. p.91 (facsimile),
ibid.

by a specific moulding, pierced according to need or opportunity, without any apparent concern for composition. Need dictates the dimensioning of openings, hence a whole gamut of casement window types (half, quarter, or double casement windows) appear wherever necessary according to contracts between owners and masons of the time. Widespread use of timber frame and infill construction from that time onwards encloses the façade's composition and décor in a rhythm imposed by the framework of technical constraints but still allows for some freedom or flexibility in the distribution of wall openings.

p.99 The Network of Roads: The Public Square and the Street

The terms used ('via', 'carra', 'carreyrou') illustrate perfectly the hierarchy which constituted the high-quality road network. Hierarchies were rational, founded on the nature of use, for driving carts or for pedestrian use, and on the structural relationship with the plot system, from which the street received shopfronts or lateral façades. A second characteristic of the bastide road: its overall straightness, meant that 'rue droite' (straight street) was the name given even where streets couldn't be straightened because of layout difficulties.

Androns, entremis

Narrow, jointly owned spaces between houses are only seen in the Périgord, Agenais, Quercy, Rouergue and Landes-Béarn regions. Too narrow for a man to pass through (about 30cm wide), they contribute to the water and roadway networks and constitute an open-air sewage system. They have also been understood to serve as a firebreak, but were probably too narrow to play that role effectively. The best preserved today are in Bretenoux, Villefranche-du-Périgord and Monpazier.

Ruettes and carreyrous

This was usually a two-metre-wide exclusively pedestrian path. In bastides established on the Aquitaine model, ruettes are laid out in a regular pattern, joining the îlots in their middle, and are meant to lead to the back façades of the houses, in parallel with a longitudinal road or a side of the square. Originally a public space, ruettes often became part of the houses further to successive encroachments or an official cessation, in sections to the residents. From the origins of the bastides, it seems that 'pontets' or 'soliers' (corbelled structures) allowed houses' expansion into

multiple overhangs above ruettes. In Villeneuve-sur-Lot, long-time cluttered ruettes were finally given to the resident in 1845, which made them disappear little by little behind an accumulation of parasitic buildings. Careyrous networks have survived in Monségur, Monpazier, Montréal-du-Gers, Grenade-sur-Adour, Monflanquin…

Cart roads, carreyras

These were paths accessible to cattle and carriages. There were strict rules about width, varying according to local measuring systems, but usually six to eight metres, which, in medieval times, was progressive urban planning, considering that widest roads in Paris at this time were seven metres at most. A record was reached in Libourne, whose main road was eleven metres wide, which added to the prestige of the town.

p.100 *Longitudinal and transversal streets*

From the 13th century, a distinction was established in documents, between main roads, 'viae' (Libourne's 'magna carreyra'), and secondary roads, without detail of how. Research shows that there is a physical difference between longitudinal roads receiving the short side, the plot façade, usually the commercial side, and side roads that are more widely spaced and receive the long frontage of dwellings. The differentiation of this principle was finely tuned later but often resulted in different of dimensions. For example, Monpazier has eight metre wide longitudinal streets compared with six metres for transverse streets. The same nuance is seen in Carcassonne streets (six and five). Other forms of differentiation also existed, such as in Mirande where only longitudinal streets have names, and side roads are all called 'traversières'.

In sloped bastides, topography reinforced the distinction because it lead to transversals going across slopes while longitudinal streets remained quite flat. A clear case of this is seen in Villefranche-du-Périgord.

Sewage and grounds

Until the 18th century roads remain unpaved. In Beaumont-de-Lomagne the main road was unpaved until 1777. The following century the central gutter running along the axis of the road was replaced by a pair of gutters along façades, below roof drains, which is when pavements appeared, section by section in front of a few privileged houses. Planning of underground sewage was a cleaning up measure rather than related to supposed mythical networks. Some underground sewerage has been

reported to have existed before in Montfors-du-Gers although this has not been verified.

p.101 The Public Square, the 'Carra'

This functions both as market and the place for municipal institutions. It only became prominent in the mid 13th century, not before, and is synonymous with the idea of bastides. From then on it has a central place in urban planning, of monumental value with a lead role in ordering layout, which had belonged to the church or feudal castle.

It has an immediate relation with the main roads along it, and is without traffic which could disturb market activities. In other words, the road isn't part of the square, although there exist exceptions (Gimont, Saint-Lys, Bassoues, Caudecoste, etc.). Weekly markets were held on fixed days regulated by the customs charter and there are up to six annual fairs, some using the covered market – the 'mercadial'- but at times a wider 'foirail' (fair) or annual fair often stretched beyond the walls, to wastelands alongside the roads (these were sometimes named 'la rode'). These often only became surrounded with buildings in the last century (Larraze, Castelnau-Montratier, Puylaroque, Pampelonne, Beauville). Domme offers a rare example of a 'place de la Rode' included from its origin within the walls. It seems that the nature of the markets may have conditioned the choice of dimensions for the public square. 40-50 m per side are the most usual dimensions, with up to one hectare in the grand bastides of Southern Gascony where the importance of the cattle market may have resulted in the extra-large dimensions: in Marciac the square is vast, measuring some 130 x 76 m, a surface area of over 9500 m^2. These dimensions are analogous with what may be found in Rabastens, Trie-sur-Baïse, Maubourguet, Tournay, Mirepoix, all situations related to the mountain and the plane. Some of these places, where the squares were deemed too wide after the event, were reduced by the building of new moulons, as is the case in Mirepoix. Conversely, some bastides, notably in the Lauragais, were devoid of a public square. This was the case in Villefranche-de-Lauragais, but also Jegun, Lavardac, and a number of foundations established on a linear layout.

The public square concentrated, for the most part, the administrative organs of the bastide, but also the diverse civil monuments and symbols of municipal freedoms designated the institutional space of the bastide par excellence. From the beginning, the planting of the 'pal' made official the foundation, even before the first houses took form. Later to be found, the covered market, the town hall, the court of justice, the bayle house, the royal officer's house (seneschal), the priest's house, the lord's house, the main well, and from the 18th and 19th centuries the public fountain,

the monumental cross, the public weights, the tree of freedom, the monument to the dead, the kiosk, the school, the gendarmerie etc. and the church steeple on top of it all sometimes. From the early 19th century onwards, the filling of ditches almost everywhere allows greater mobility around the town and it becomes a more diluted space able to give a centrality to the café and the bank.

p.103

The public road

In some seigniorial/manorial bastides the institutional role and the functions traditionally granted to the square were transferred to the main road (Tillac, Faudoas).

Covered streets – les Cornières

Generally, but not always, roads surrounding the square are seen to have been subject to a particular set of rules: couverts, embans, cornières, arceaux… Originally a simple stall, a 'banc on the border of the road and square in front of each house and covered by an awning going across the street (charter Créon, 1315). Very early on, it became common to build above the street and to extend the house with a projected façade sustained by masonry arcades or a timber frame portico. This transformed the road into a covered gallery, separated from the square by the façade supports. In a 14th century building in Castelgrat, the 'couverts' are distinctively placed side by side with a façade built a few years earlier. This is compared with Solomiac, Montfort, where the building of 'couverts' sometimes stopped with the addition of an awning in front of the façades of the square – possibly a result of the residents' ability to build their houses in several sections, rather than change through planning. Additionally, building of couverts in relation to housing isn't a constant feature.

What remains today are the oldest couverts on stone or brick masonry ogival arches. Lateral arches remained mostly. Façades' arches were replaced by semicircular basket-handle arches, fashionable up to the 19th century. Couverts built in timber frame belong to the 15th-18th century. Some of these kept the pillars of the original buildings (Marciac, Bassoues, Mirepoix).

At the couverts' corners, cornières are constituted by prolonging covered streets to the angles of the square (Créon). Mostly, by coming together at the corners of the square, the façades have enclosed the latter in a visually closed space, quite isolated from traffic (Villeneuve-sur-Lot, Mirepoix…) most especially in Monpazier. Most of the time, the opening of the square to traffic, as early as the 18th century means cornières disappeared, or a part of the couverts even. Note the adaptation performed in Cologne where angled couverts were created sideways (slanted) to

p.107 allow vehicle access to the square.

Marked separation between commercial and residential functions required independent access which made things difficult when it came to accessing the couverts' level which was often occupied by other residents than those of the rest of the house. In Molières, Villereal, Monflanquin and Bretenoux a staircase hanging into the arcades and going along the street line resolves the problem by giving directly onto the bedroom located above the couvert. Raised doors in the back of the arcades used to be accessible via a flight of steps, testifying to a similar system in Villefranche-du-Périgord. In Mirepoix, only trap doors are left. In Montcabrier, the problem was resolved by enlarging the androns in which stone stairs lead to the living area on the first floor.

Ornamentation

The monumental role of the couverts called for attempts at ornamentation. From the 17th century Montauban and Réalville developed, on the façades, a classical décor made from brick, punctuated by arcades and series of rigorously authorized pilasters. Similar attempts occurred in Montech and in the 19th century in Monségur-en-Bazadais and Grenade-sur-Adour where Doric and neo-classical colonnades replaced former medieval arcades. Curious examples include couverts with double galleries in Réalmont and Montauban (17th century) and couverts over streets, formerly frequent, but now only in Gascony, Faudoas, Tillac, Saint-Clar and Labastide D'Armagnac.

67. p.99 (facsimile),
ibid.

68. p.100 (facsimile), ibid.

69. p.101 (facsimile), ibid.

70. p.102 (facsimile), ibid.

71. p.103 (facsimile), ibid.

72. p.104 (facsimile), ibid.

73. p.105 (facsimile), ibid.

74. p.106 (facsimile), ibid.

75. p.107 (facsimile), ibid.

Monpazier

Undoubtedly the most famous of the bastides, its notoriety stems from the first studies by the archaeologist Felix de Verneilh. Since then, and thanks to the regularity of its layout, and above all to the exceptional conservation of its original disposition, it is considered as the finest example.

An initiative of the King of England Edward I, the Monpazier foundation replaced a project located at Pépicou (Commune de Sainte-Sabine) which was a failure. The paréage was negotiated in 1284 between Jean de Grailly, Seneschal of Guyenne, and Pierre de Gontaud, Lord de Biron who owned the land and seemed to have been somewhat forced into the transaction. His reluctance can be guessed at from the delay in defining the bastide's jurisdiction or 'detroit' until 1286. The land conceded by Lord de Biron was kept to a minimum since it stopped at the town's perimeter, the limits of today's commune, one of France's smallest with an area of 35 hectares [?].

Despite the king's concern, the first few years of the bastide were fraught with difficulties due to accumulated delays in building houses and above all due to incessant conflicts opposing the new residents to the Lords of Biron and Montferrand, whose subjects emigrated too easily in the new bastide. But the most serious problems appeared with renewed hostilities between the King of England and Philippe le Bel. During the conflict's different phases, Monpazier was under siege and pillaged by both sides. Forty three years after its foundation, the King of France Charles IV has succeeded in placing the 'English' bastide under his protection, though not for very long. In 1360, the treaty of Bretigny gave the town back to the King of England, a restitution that remained theoretical for a while, as Monpazier was left to Lord de Biron 'until he reconquers the town'. In 1369, the town was definitively back in French hands even though it continued having ambiguous relations with the English, whom it provided with weapons and food, under duress, it was said. Assaults and fighting continued after the end of the Hundred Years' War, and like Domme, Monpazier will fall to the violent hands of protestant captain Geoffrey de Vivans.

Monpazier's paréage contract gives a quite precise idea of these actions. The charter, kept deep in Périgord, first recalls the modus operandi: "Serenity of prince Edward, king of England, in possession of the duchy of Aquitaine, in peace of the time of the king Philippe reigning in France, with the intention to build a city, in the

76. p.205 (facsimile), ibid.

77. p.206 (facsimile), ibid.

county of Périgord, the diocese of Perigueux, and in 1284, 7th January; for this purpose, Pierre de Gontaut, seigneur and baron of Biron, inclining to the designs and will of his English majesty, gives the place to build the city and was called Monpazier."

Jean de Grailly accepting Lord de Biron's gift established the paréage relating to Monpazier. By this transaction, the lower justice and the administration were divided between de Biron and the King of England. But the residents received the right to decide upon the consuls who had to be agreed by the co-lords' representatives. To complete the paréage the bastide residents had to swear an oath to the co-lords who each had the ability to nominate a baile each in Monpazier. This administrative organisation was completed with a new convention established on the Thursday after the Epiphany of 1293 by which it was ruled that the two bailes would have a registrar in common, and that the consuls would swear an oath of fidelity to Biron and His Majesty or to their bailes.

The bastide's outline, one of the most regular to be conserved, was directly inspired by the Agenais bastides of Alphonse de Poitiers. It has the same distribution in square and rectangular îlots, a dense plot system, intersected in the middle by T-shaped paths, together with the characteristic position of the church at the corner of the public square. Hierarchically organised, the paths have different width according to whether they are longitudinal (8 m) or transversal (6 m). At the heart of the îlots, one-toise wide 'carrelots' led to the back of the houses sometimes straddling them by stone deck plates. Narrower than the carrelots, the entremis separated each established house by a 4x10 toise space, receiving rain from the roofs and waste waters from sinks and latrines. All these perfectly decipherable elements of the bastide landscape have been essentially kept, constituting Monpazier's vital interest while its architecture was largely modified. Except for a few facades on the square, which were too extensively restored, the house called 'Chapitre' which was in fact a warehouse to stock the products of the tithes, is one of few medieval houses left in Monpazier.

At the centre of the bastide, the square has kept almost all its couverts joined to the angles by cornières with bold corbel/ledge supports. Going back to the 16th or 17th century, the off-centre covered market, probably doesn't have the scope of the medieval building it replaced after destruction caused by Geoffrey de Vivans. It still shelters metal weights set on a stone base after the French Revolution. The north-west angle of the square was occupied by the communal well. Near the square is the church, a 14th and 15th century gothic building which received a nice ensemble of stalls removed from the neighboring church of Capdrot when Monpazier became collegial.

The surrounding wall built in the early 14th century had six gates, of which only three are left, and of which the defences are reduced to a portcullis, a panel door and a gatehouse, are all very rudimentary, as in most English bastides. There is no common measure with Domme, a bastide founded a few years before Monpazier by the King of France.

Appendix 3: Translation of Jean-Louis Chevalier, 'Les Bastides du Sud-Ouest, Patrimoine Touristique?', ed. by Veronique Hartmann, *Monuments Historiques*, 1988, 41.

Bastides constitute an urban, rural, and architectural regional heritage that is very specific. The promotion of this heritage can only benefit the region and are without risk of any sort of competition. No study up to date has defined the original tourism development potential for the Southwest bastides. Several explanations for this are possible:

Bastides are not counted. A comprehensive and uncontested list is missing. Only a few archivists have undertaken a particular research in their areas (Haute Garonne, Ariege and Tarne et Garonne).

Bastides are mixed with other elements of the heritage, notably other Medieval towns. Publications about them are few and far between, and from a scientific point of view, there is no unanimity. In these conditions, no general public publication or consistent public image has emerged.

Tourist institutions have, in their market research, a tendency to privilege the expressed demand over that which is difficult to measure, the possible offer from the region which on the issue of monumental and architectural heritage, is rich in remarkable and unique elements. The general tendency consists in exploiting elements that are already notorious.

Development would concern a hundred or so sites over 14 departments and three regions.

Numerous local initiatives exist as paths, or routes linking a number of bastides and adjacent places of interest. Around Cordes, the oldest bastide, lesser known villages were associated, such as Castlenau de Monmirail. The 'circuit des bastides' as it is proposed, only has two bastides. Taken up since then within the framework of a tourist vacation offer under the title of 'bastide albigeoise', the circuit includes today the nicest bastide of the valley: Lisle-sur-Tarne. In the Gers region, a 'route des bastides et des castelnaux' has been waymarked/sign posted – but most roads in this region rich with new villages of the Middle-Ages could be called this way. The Aude heritage committee has published a fold-out map providing an itinerary of the 'bastides et villes neuves' (bastides and new towns). Another original circuit is for the Haut Agenais, born out of the initiative from four cantons joined together. This airplane circuit enables one to better appreciate the urban forms of Castillonès, Monpazier, Villereal, Monflanquin, and many others.

Up until today the tourist economy of the Southwest (vacations, accommodation, visits, and leisure activities) has produced little bastide-specific products. Experimentation has been only partially to do with bastides which are not, on the face of it, any more attractive than other villages and towns of medieval origin. Other heritage sites such as castle, churches,

museums, natural parks and other leisure activities are indispensable to the quality of tourist vacations.

The South-West bastides are indeed an element of the regional heritage, but cannot be the sole basis for marketable products.

The recent creation of the Bastides Associations of Lot et Garonne, Western Rouergue, together with the agreements between the Dordogne and Lot et Garonne areas invite optimistic thoughts about the idea that the bastides may become a structuring element in the development of cultural tourism currently diffuse in the Southwest.

Independently from necessarily local economic exploitation of this heritage, its promotion can only be done relevantly at the inter-regional scale, covering the whole of the phenomenon. This was the spirit behind the promotions launched in 1987 by the state via the DRAE (Regional Delegation or Commission for Architecture and the Environment), and the Caisse Nationale des Monuments Historiques et des Sites (National Fund for Historical Monuments and Sites).

Les bastides du sud-ouest, patrimoine touristique ?

par Jean-Louis Chevalier

Les difficultés d'une mise en valeur d'ensemble

De nombreuses initiatives locales

Pour le développement d'un tourisme culturel en Sud-Ouest

J.-L. C.

78. p.41 (facsimile), Jean-Louis Chevalier, 'Les Bastides du Sud-Ouest, Patrimoine Touristique?', ed. by Veronique Hartmann, Monuments Historiques, 158 (special issue, 'Les Bastides'), 1988.

Appendix 4: Translation of Patrick Faucheur, 'The Place of the Bastide in the History of Urbanism', ed. by Veronique Hartmann, *Monuments Historiques*, 1988, 73-77.

Around 200 cities or market towns in France today can be said to be bastides sharing a characteristic urban morphology. Founded in the 13th and 14th century, bastides were developed, modified and adapted to new needs and functions, with urban plans leaving no doubt as to their origins. Today they inspire research on urban creation and evolution of a determined shape, particularly the orthogonal grid. But is it a finite urban model, or a universal one?

A complete urban object right from the start

Founders of the bastides intended to create completed urban objects through organisation of the land through an urban framework, choice of a simple and rational plan developed from a public square roughly identical in all bastides and enclosed by surrounding wall.

Originally developed for reasons of land use and district or regional planning they aimed to establish a population, develop agriculture and trade, and provide anchor points for defense. Their military function is often overestimated. First it was about developing urban framework within the 50,000 square kilometre south-west region. Thus, even if each bastide has a different origin, there's great rationalism in the choice of sites. Successive settlements punctuate the landscape at regular intervals through the will to divide the land into squares, considering natural topography and the road framework.

Each bastide organises its land according to a strict division between parts to build, agrarian spaces, allotments divided into plots and laid out in the immediate vicinity of the built parts – fields, vine, forest reserves. These constraints require the adoption of a grid type of planning, with equal plots to build and cultivate. The public square is the central space and starting point for the whole framework and first part of settlement on the ground.

Surrounded by arcades, the public square is the strongest element of the bastide. Generally square-shaped with roughly the same dimensions regardless of the number of residents. All public squares were originally conceived for the same number of residents which was meant to grow in time. Residents were obliged to build their houses as quickly as possible, or they'd be fined.

Today it's understood that the hypothesis of bastide layout was subject to revisions during its development according to concrete factors (population, agriculture, trade). Depending on support from their founders, some bastides develop very fast whilst others remain in an embryonic state. Finally, the bastides were enclosed in a surrounding wall as in medieval tradition separating the town from the fields and countryside.

A typical but multiple urban object

Each bastide has its own identity, a cross between a simple model and varied geographic conditions. Regularity of urban planning was not as perfect as the model, and was adapted to the terrain with flexibility. Topography but also structuring elements such as roads, waterways, bridges alter the initial idea though the ideal subsists together with the dominating impression of organisation and regularity.

The size, shape and dimensions of the canvas/structure vary, from a square of 200 to 800m per side, depending on the success of the bastide in attracting a population.

The dimensions of the central square are usually 50 m on each side, from which the waterways and road network is developed. The central square is defined by four streets. They are mainly rectangular but some square structures are noted, occasionally a rectangular structure inserting square îlots as in Montflanquin. Îlots sizes vary, from 40 x 90 m to 60 x 130m. A typical îlot is a rectangle with its length double the size of its width. Each îlots is made of four squares of 20 x 20m or 30 x 30m. In some cases, rectangular îlots are made of three rows of semi-îlots.

Local building materials reinforce characteristic localisation. Stone for Gironde, Lot-et-Garonne, Dordogne. Brick in Toulouse region. Wood in the Landes and Mirefoix.

Conservation and evolution

Since their creation in the Middle Ages the bastides have evolved, some have become important cities, Montauban, Villeneuve-sur-Lot, Carcassonne, Libourne for example, others are market towns of 2000 to 2500 inhabitants, while a number of them have fewer inhabitants than in the Middle Ages. Regardless of the various forms taken by the evolution of the bastides, according too various political or economic movements, the original layout/fabric, which enabled it to welcome successive imports.

Two phenomena of evolution occur within the urban fabric: grouping of plots and densification. Further to repurchase of several neighbours' houses, some plots are grouped thus allowing the building of a town house, a building for collective activities or equipment. Densification mainly takes place in courtyards at the back of the houses. But whether there is grouping or densification the original layout remains.

The androne, an empty space of about 50 cm wide used as firebreak and to evacuate waste water, has lasted till today as a true technical invention.

At the back of the buildings are the 'carreyrous'. Today they lead to garages or small workshops. Traffic is the main function of the roads today whereas in the past, neighbourhood activities taking place on the roads have moved to the back in the carreyrous.

The apparent simplicity of the fabric of the urban system allowed for adaptations and

substitutions that enrich the original layout. This also allowed for the superimposition of architectural ensembles over time, which today coexist harmoniously. Facades on the square for instance, rarely offer a perfect order but present a homogeneous aspect where buildings from the 17th to the 19th, and sometimes the 20th century can be seen next to the original buildings. The persistent typological characteristics of the public squares such as the arcades system, even if it takes up different styles, ensures the coexistence of architectures from different eras. The evolution of the bastide public squares testify to the town's primary structure as a framework within which building variations can take place.

The creation of bastides marks an important moment in the history of urban planning. They testify to the willingness to organise the land in an ensemble of new towns and represent elements of references by their intrinsic qualities as much as their capacity to lend themselves to changes over time. From an urban object which its creators wished to be complete, it moved to an evolutionary object. The urban model which has been too often labelled as rigid by its rationality, permitted a whole range of spontaneous or intentional adaptations without putting the model into question, which is its strength. No wonder it inspired a good number of urban creations: the expansion of Barcelona, North American cities or Latin American colonial towns for instance.

La bastide, un modèle urbain fini ?

par Patrick Faucheur

Saint-Macaire (Gironde) : la splendeur passée d'un port de rivière.

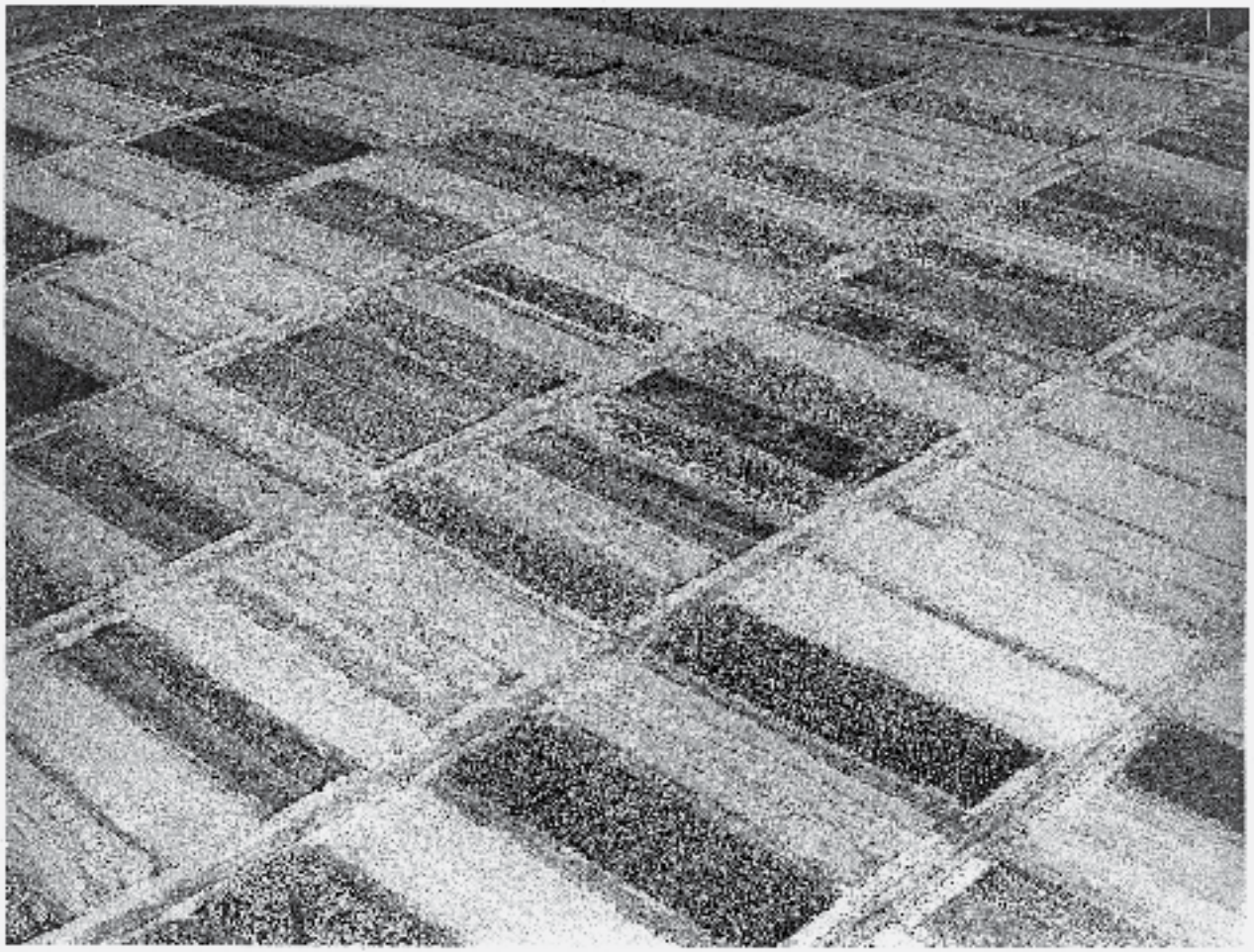
On recense aujourd'hui dans le Sud-Ouest de la France environ deux cents villes ou bourgs que l'on peut identifier comme une bastide. On reconnaît le plupart d'entre elles relativement aisément grâce à leur morphologie urbaine caractéristique. Fondées généralement aux XIII^e^ et XIV^e^ siècles, les bastides se sont développées, modifiées, adaptées à des fonctions et besoins nouveaux, en conservant un tracé urbain qui ne laisse pas de doute quant à leurs origines. Elles constituent aujourd'hui un champ d'observation et de réflexion sur la création urbaine et l'évolution d'une forme déterminée, en particulier la grille orthogonale. Mais la bastide était-elle un modèle urbain fini voire un modèle universel ?

Un objet urbain fini dès l'origine

Plusieurs éléments laissent à penser que les fondateurs des bastides ont eu l'intention de créer des objets urbains finis, la volonté d'organiser le territoire par une armature urbaine, le choix d'un plan simple et rationnel développé à partir d'une place à peu de choses près identique dans toutes les bastides, et, fondé par une coutume.

A l'origine, la création des bastides correspondait à une volonté d'aménagement du territoire. Il s'agissait tout autant de fixer une population et de développer l'agriculture et le commerce sur un territoire que de fournir des points d'ancrage pour la défense. On a souvent trop mis en avant la fonction militaire des bastides, alors que le rôle premier d'une bastide n'était pas celui d'une place forte. Il convenait d'abord de mettre en place une armature urbaine à l'intérieur de cet ensemble géographique du Sud-Ouest de la France de plus de 50 000 km². Ainsi même si les origines de chacune d'entre elles sont différentes on constate dans le choix des localisations un grand rationalisme. Les implantations successives jalonnent le paysage A

79. p.73 (facsimile), Patrick Faucheur, 'The Place of the Bastide in the History of Urbanism', ed. by Veronique Hartmann, Monuments Historiques, 158 (special issue, 'Les Bastides'), 1988.



Des champs expérimentaux près d'Auzeville-Tolosane évoquent la répartition géométrique des bastides. (A.D.H.G.)

intervalles réguliers comme si on avait voulu quadriller le territoire, en tenant compte de la topographie naturelle comme de celle des voies de communication.

Partie prenante de ce réseau urbain, chaque bastide organise son territoire selon un découpage qui ordonne non seulement les parties construites de la ville en fixant les parcelles à bâtir mais aussi les espaces agricoles, jardins potagers découpés en lots et disposés à la périphérie immédiate des parties construites, cultures, vignes et réserves forestières. Cette organisation de l'espace forcément volontariste de la part des fondateurs et très contraignante pour les occupants conduit à adopter un modèle de plan basé sur le quadrillage. Par une grille orthogonale on autorisait la prise de possession ordonnée d'un territoire et l'attribution de lots égaux à bâtir et à cultiver. Son application ne requérait que des moyens simples et l'utilisation de règles géométriques élémentaires. La plupart des bastides procède de ce même plan orthogonal avec des différenciations selon qu'il s'agit de plans établis sur un ou deux axes perpendiculaires, de plans en enveloppement ou de plans linéaires. Mais dans tous les cas, il s'agit bien d'un plan orthogonal dont la place qui constitue l'espace central est le point de départ de la trame et la première partie implantée sur le sol.

Bastide d'arcades, la place était le lieu fort de la bastide. Elle a généralement la forme d'un carré et sa dimension est à peu près constante quel que soit le nombre d'habitants réels. En effet, elles ont toutes été conçues à l'origine pour un nombre de population à peu près identique dont le remplissage devait s'effectuer en un temps limité. Ainsi par exemple, les nouveaux habitants étaient tenus, sous peine d'amendes, de construire leur habitation aussi rapidement que possible.

Mais on admet en outre l'hypothèse que le tracé de la bastide a fait l'objet de révision au cours de sa réalisation en fonction de l'apport réel de population, des développements de l'agriculture et des échanges commerciaux. Ainsi, partant d'une volonté politique commune, celle de fonder une ville avec comme première concrétisation sa place, certaines bastides mieux pourvues ou mieux soutenues purent à leur fondateur voient leur plan se remplir très rapidement tandis que d'autres restent à l'état embryonnaire. Enfin, ces bastides, situées à l'origine enfermées dans une enceinte selon la tradition médiévale, celle-ci séparant les villes des terres et de la campagne.

Un objet urbain type mais multiple

En fait, derrière une apparente et très grande similitude, chaque bastide possède

80. p.74 (facsimile), ibid.

sa propre identité. L'objet fini tel qu'il était pensé au départ a dû s'accommoder autant de contraintes physiques que d'événements propres qui ont conditionné sa genèse.

On a dit que les bastides étaient la rencontre d'un modèle simple et d'une géographie variée. Dans la réalité, la régularité des tracés urbains n'est pas aussi parfaite que le modèle dont il s'est inspiré. Dans tous les cas, il s'est adapté au terrain avec toute la souplesse nécessaire. Si pour les bastides de plaine l'application d'un tracé régulier est aisée, il n'en est pas de même pour les bastides implantées dans les sites escarpés, lignes de crêtes, éperons rocheux. La topographie, mais aussi les voiries existantes, les routes, les chemins, les ponts deviennent des éléments structurant du tracé. En fait, celui-ci ne résulte pas d'une représentation abstraite préalable qui a été plaquée sur un espace mais bien plutôt d'un modèle qui s'est moulé au terrain. Mais dans tous les cas, le modèle subsiste et l'impression d'organisation et de régularité domine.

Outre l'adaptation au terrain, la taille de la bastide, comme la forme et les dimensions de la trame varient. En effet, il en existe qui s'inscrivent dans un carré qui ne dépasse pas 200 m de côté alors que les plus grandes forment un carré dont le côté peut atteindre 800 m. Ces différences s'expliquent par la réussite plus ou moins grande de la réalisation de la bastide notamment quant à l'apport de population escompté et qui dans un certain nombre de cas n'a pas été atteint.

Toutefois, quelles que soient les dimensions de la bastide, celles de la place varient peu, elles sont pour la plupart proches d'un carré de 50 m de côté. C'est à partir d'elle que s'est développée la trame de la voirie. Les quatre rues qui la bordent vont la déterminer. On observe surtout une trame rectangulaire, mais il existe aussi des bastides avec une trame carrée, voire parfois une trame rectangulaire intercalant des îlots carrés comme à Montflanquin. La taille des îlots varie de 40 m par 80 m à 60 m par 150 m. En effet, l'îlot type a la forme d'un rectangle dont le grand côté est le double du petit. Ainsi, chaque demi-îlot est fourni de quatre carrés de 20 × 20 m à 20 × 30 m. Parfois, cette situation apparemment simple s'est compliquée, l'îlot rectangulaire est constitué de trois rangées de sous îlots.

Enfin, autre différence, les matériaux des constructions sont les matériaux utilisés localement, ce qui renforce le caractère d'adaptation locale de la bastide. On trouve, en effet, selon les lieux d'implantation l'utilisation de la pierre, de la brique ou du bois. Celle de Grande, du Lot-et-Garonne et de la Dordogne utilisent plus volontiers la pierre, tandis qu'on trouve de la brique dans les bastides du Midi toulousain, et le bois dans les Landes ou à Mirefleix par exemple.

Un évolution conservatoire

Depuis leur création au Moyen Âge, les bastides ont évolué, quelques-unes sont devenues des villes importantes, Montauban, Villeneuve-sur-Lot, Carcassonne. Libourne, par exemple, d'autres sont restées des bourgs de 2 000 à 5 000 habitants, mais un certain nombre d'entre elles n'ont aujourd'hui qu'une faible population sans doute inférieure à celle qu'elle était au Moyen Âge. Cette évolution a pris diverses formes, mais sans jamais remettre en cause le tracé initial et régulier de son plan. Les strates de l'histoire se sont superposées, chaque époque ayant apporté son lot d'évolution selon les mouvements poli

Sauveterre-de-Rouergue : un tracé sans concession (C.E.R. - Centre d'Étude des Bastides).

75

81. p.75 (facsimile), ibid.

82. p.76 (facsimile), ibid.

riques ou économiques du moment. Mais toujours a subsisté la trame originelle de la bastide, qui a permis d'accueillir ces apports successifs.

Deux phénomènes d'évolution se rencontrent fréquemment à l'intérieur du tissu urbain, le regroupement de parcelles et la densification. Par suite du rachat de plusieurs maisons voisines, des parcelles se trouvent regroupées permettant la construction d'un hôtel particulier, d'un immeuble de rapport ou d'équipements collectifs. La densification s'opère principalement dans les cours à l'arrière des façades. Mais qu'il s'agisse de regroupement de parcelles ou de densification, la disposition originale subsiste. Les façades restent ordonnées sur la rue tandis que prolifèrent sur l'arrière des bâtiments annexes.

L'androne, espace libre d'une cinquantaine de centimètres sépare les habitations. Cette disposition dont la fonction consistait à l'origine à prévenir la propagation des incendies et à évacuer les eaux usées, s'est maintenue jusqu'à aujourd'hui constituant maintenant une véritable gêne technique.

Les constructions donnaient à l'arrière sur un passage appelé « carreyrou ». Aujourd'hui celui-ci donne accès à des garages ou des petits ateliers. Mais ce double système de rue et de carreyrous a permis une appropriation différente selon les époques. Actuellement, la circulation est la fonction première des rues, alors que les pratiques de voisinage qui se déroulaient autrefois dans ces rues ont été reportées à l'arrière dans les carreyrous.

La souplesse apparente de la trame et du système urbain a ainsi permis des adaptations, et des substitutions qui ne contredisent pas le tracé d'origine mais au contraire l'enrichissent. Elle a permis aussi la superposition d'ensembles architecturaux qui se sont succédé au cours des époques et qui aujourd'hui voisinent harmonieusement. Les façades des places par exemple, si elles offrent rarement une cohérence de parement à Villeneuve-d'Aveyron (Aveyron).

Architecture d'accompagnement et porche-pedèrle sur la grande place de Geaune-en-Tursan (Landes).

Certaines parfois présentent néanmoins un grand caractère d'homogénéité alors que des bâtiments des XVII^e^, XVIII^e^ et XIX^e^, parfois XX^e^ siècles, voisinent avec des vestiges d'origine. La persistance des caractéristiques typologiques des places comme le système d'arcades, qui emprunte cependant des styles différents, assure ainsi la coexistence d'architectures d'époques successives. L'évolution des places des bastides témoigne de la primeur de la structure de la ville comme un cadre dans lequel peuvent s'exercer les variations des divers bâtiments.

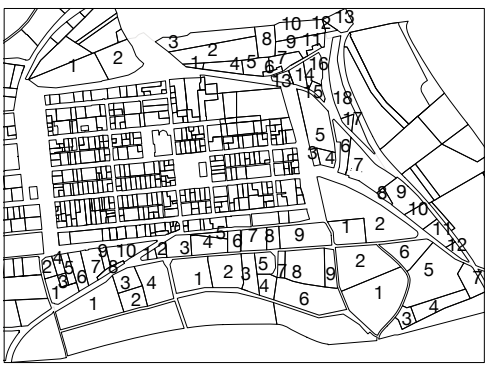
L'observation des bastides aujourd'hui montre combien leur création correspond à un moment fort de l'histoire de l'urbanisme. Elles sont un témoignage d'une volonté d'organisation du territoire par un ensemble de villes neuves et représentent des éléments de référence autant par leurs qualités internes que par leur capacité à se prêter aux évolutions du temps. D'un objet urbain que les créateurs voulaient «unifié à l'origine» on est passé à un objet évolutif. Le modèle urbain, qu'on a trop souvent qualifié de rigide de par sa régularité a permis par la suite toutes sortes d'adaptations spontanées ou volontaires sans qu'il n'ait été besoin de le remettre en question. C'est là sa force, et ce n'est pas un hasard si ce modèle a inspiré par la suite bon nombre de créations urbaines : l'extension de Barcelone, les villes d'Amérique du Nord ou les villes coloniales d'Amérique latine par exemple.

P. A.

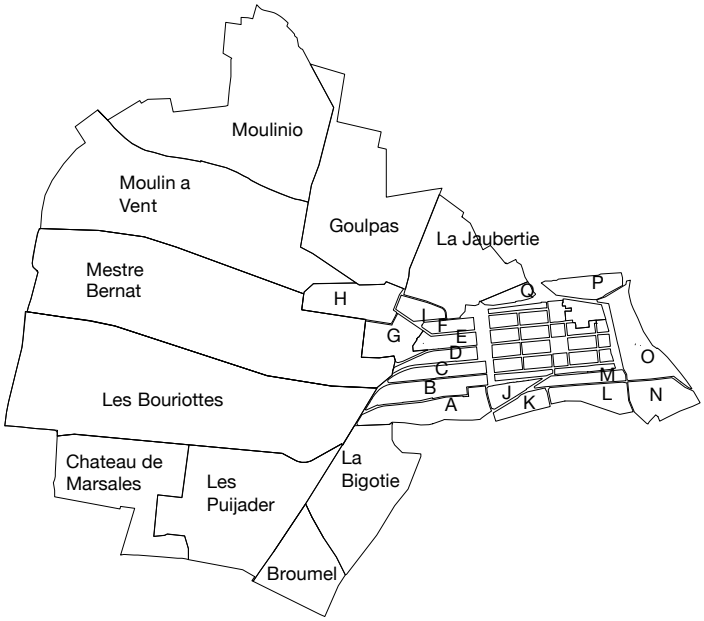
83. p.77 (facsimile), ibid.

84. Key to land use survey: extension and north end of the Commune of Monpazier

85. Key to Land Use Survey: Southern Perimeter of Monpazier



86. Key to Land Use Survey: Farmholdings North of Monpazier



87. Key to Land Use Survey: Fields north of Monpazier

88. Table: existing land use surrounding Monpazier

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
COMMUNE OF MONPAZIER																	
A	1	1550	1	200	160	360	1550										
A	2	1640		530		530								1640			
A	3	2470		410		410								2470			
A	4	2010		0		0	2010										
A	5	2170		0		0	2170										
A	6	3670	1	320		320	3670										
A	7	1680		0		0	1680										
A	8	1570	1	110		110	1570										
A	9	2410	1	180		180	2410										
A	10	1290		0		0	1290										
A	11	1340	1	120		120	1340										
A	12	630	1	170		170	630										
A	13	1850	1	120		120	1850										
A	14	1670	1	140		140	1670										
A	15	3000	1	230		230	3000										
A	16	440	1	110		110	440										
A	17	420	1	110		110	420										
A	18	790	1	110		110	790										
B	1	1470	1	350		350	1470										
B	2	2560		0		0									2560		
B	3	1170	1	150		150	1170										
B	4	800	1	150		150	800										
B	5	4950		1470		1470											4950
B	6	680		0		0					680						
B	7	670		0		0					670						
B	8	1450	1	170		170	1450										
B	9	1210	1	170		170	1210										
B	10	1600	1	380	150		1600										
B	11	1080	1	240		240	1080										
B	12	1560	1	250	500	750	1560										
B	13	2470	1	240		240	2470										
C	1	5520		0		0											5520
C	2	1060		0		0					1060						
C	3	1200	1	250		250	1200										
C	4	470	1	100		100	470										
C	5	820	1	180		180	820										
C	6	390				0	390										
C	7	490	1	130		130	490										
C	8	460				0	460										
C	9	510	1	150		150	510										
C	10	310	1	140		140	310										
C	11	200	1	90		90	200										
C	12	180	1	170		170	180										
C	13	140	1	140		140	140										
C	14	490	1	310		310	490										

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
D	1	460	1	340	680	1020	460										
D	2	280		0	0	0									280		
D	3	410	1	140	140	280	410										
D	4	400	1	100	100	200	400										
D	5	380	1	220	440	660	380										
D	6	180	1	150	150	300	180										
D	7	190		0		0	190										
D	8	380	1	150	150	300	380										
D	9	250		0		0	250										
D	10	400	1	130	130	260	400										
D	11	450	1	100		100	450										
D	12	300	1	130		130	300										
D	13	240	1	90		90	240										
D	14	340	1	120		120	340										
D	15	270		0		0	270										
D	16	160	1	120		120	160										
D	17	160	1	90		90	160										
D	18	890	1	230		230	890										
D	19	1080		20		20	1080										
D	20	540	1	100		100	540										
D	21	360	1	160		160	360										
D	22	100	1	60		60	100										
D	23	230		0		0	230										
D	24	550	1	340		340	550										
E	1	620		60		60										620	
E	2	1070	1	110		110	1070										
E	3	1070	1	190		190	1070										
E	4	460	1	100		100	460										
E	5	470	1	90		90	470										
E	6	610		0	0	0	610										
E	7	900	1	190		190	900										
E	8	180		0		0	180										
E	9	380	1	270		270	380										
E	10	340		0		0	340										
E	11	1720		0		0		1720									
F	1	1425		130		130	1425										
F	2	1300	1	160	160	320	1300										
F	3	580	1	240	120	360	580										
F	4	540	1	160	160	320	540										
F	5	920	1	90	90	180	920										
F	6	670		250		250								670			
F	7	190		30		30	190										
F	8	860	1	450		450								860			
G	1	1040	1	160		160	1040										
G	2	740	1	120		120	740										

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
G	3	1010	1	120		120	1010										
G	4	850	1	200		200	850										
G	5	1020	1	250		250	1020										
G	6	1010	1	150		150	1010										
G	7	770	1	130		130	770										
G	8	840	1	140		140	840										
G	9	2180	1	190		190	2180										
G	10	330				0					330						
G	11	340				0					340						
G	12	650		440		440											650
G	13	3550		370		370											3550
G	14	5840		40													5840
H	1	9650	1	170		170	9650										
H	2	2670				0									2670		
H	3	2750				0									2750		
H	4	1610	1	100	100	200	1610										
H	5	5540	1	240	240	480	5540										
H	6	420		20		20											420
H	7	4250				0											4250
H	8	4090	8	480	488	968	4090										
I	1	1580	5	530		530	1580										
I	2	690		190		190											690
I	3	1750	1	210		210	1750										
I	4	820	1	120		120	820										
I	5	650	1	120		120	650										
I	6	1040	1	160		160	1040										
I	7	620	1	150		150	620										
I	8	870	1	180		180	870										
I	9	620	1	130		130	620										
J	1	1380	1	170		170	1380										
J	2	600				0		600									
J	3	260				0		260									
J	4	430				0		430									
J	5	610	1	160		160	610										
J	6	1120	1	270		270	1120										
J	7	1450	1	160		160	1450										
J	8	330				0		330									
J	9	350				0		350									
J	10	1480				0		1480									
K	1	4490				0		4490									
K	2	1260				0		1260									
K	3	1290	1	110		110	1290										
K	4	2910	1	250		250	2910										
L	1	3060				0		3060									

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Additional floors (sqm)	Ground Floor Building Area 2014 (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arborocuilture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
L	2	2650				0		2650									
L	3	1410				0		1410									
L	4	990				0		990									
L	5	1040				0		1040									
L	6	4390				0			4390								
L	7	500				0		500									
L	8	3370	1	180			3370										
L	9	1050					1050										
M	1	260	1	130			260										
M	2	350						350									
M	3	1280						1280									
M	4	1570						1570									
M	5	370						370									
M	6	670						670									
M	7	1380	1	260			1380										
M	8	720						720									
M	9	2920	1	160			2920										
N	1	6470							6470								
N	2	4780	1	450			4780										
N	3	740								740							
N	4	1890								1890							
N	5	5980											5980				
N	6	2130	1	210			2130										
N	7	1340	1	370			1340										
O	1	2000														2000	
O	2	7400														7400	
O	3	290	1	290			290										
O	4	650					650										
O	5	3500	1	150												3500	
O	6	1240	1	230			1240										
O	7	3090	1	320			3090										
O	8	250	1	100			250										
O	9	1990	1	170			1990										
O	10	1080	1	110			1080										
O	11	1030														1030	
O	12	400	1	100			400										
O	13	460	1	220			460										
O	14	760	1	170			760										
O	15	400	1	100			400										
O	16	1190	1	190			1190										
O	17	280								280							
O	18	2990								2990							
P	1	220						220									
P	2	3810							3810	x							
P	3	3010							3010	x							
P	4	1010	1	270			1010										

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivation	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
P	5	1070					1070										
P	6	220	1	220			220										
P	7	1050					1050										
P	8	1440						1440									
P	9	1760					1760										
P	10	1990							1990	x							
P	11	180	1	50			180										
Q	1	3730							3730								
Q	2	2980							2980								
FARM HOLDINGS																	
La Bigotie																	
	1	2280	1	220	220	220	2280										
	2	2270	1	400											2270		
	3	2480	1	410	360	360	2480										
	4	4070		850										4070			
	5	2440	1	190	190	380	2440										
	6	2300	1	160	250	250	2300										
	7	2520	1	120		125	2520										
	8	4550		0											4550		
	9	600	1	70		220	600										
	10	3320		0											3320		
	11	880		0											880		
	12	1330	1	70		180	1330										
	13	18230		0									18230				
	14	720	1	110		40	720										
		930				70	930										
	15	8030	1	340		340	8030										
	16	2010	1	140		280	2010										
	17	1630	1	80		80	1630										
	18	2680	1	500										2680			
	19	1600	1	240			1600										
	20	3620		0											3620		
	21	3600		0											3600		
	22	5840	1	280		280	5840										
	23	1370		0											1370		
	24	1330		0											1330		
	25	1300	1	140		140	1300										
	26	5000	1	280		280	5000										
	27	7140	1	250		250	7140										
Broumel																	
	1	3100	1	130		130	3100										
	2	5400		690												5400	
	3	4600		0											4600		
	4	14250		0											14250		

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arborocuilture	Industry	Civic Buildings and Open Spaces	Derelict / Empty	Recreation
	5	1900	1	250		250	1900										
	6	910	1	150		150	910										
	7	2760	1	0		190	2760										
	8	6530		0												6530	
	9	4830	1	250		250	4830										
	10	11650		0												11650	
Les Puijader																	
	1	690		0												690	
	2	4900		0													
	3	4860		0									4860				
	4	1200		0													1200
	5	530	1	160			530										
	6	2230	1	170			2230										
	7	2950		0					2950								
	8	3060		0					3060								
	9	5620	1	370									5620				
	10	1880	1	140		140	1880										
	11	1150		0			1150										
	12	5100											5100				
	13	3270		0			3270										
	14	2310	1	170		170	2310										
	15	3000		150							3000						
	16	3710	1	230		230	3710										
	17	5120					5120										
	18	2720															
	19	1840	2	380		380	1840										
	20	1360					1360										
	21	2270	1	160	160	320					2270						
	22	560	1	110	110	220	560										
	23	600									600						
	24	840					840										
	25	2290	1	230			2290										
	26	2290	1	230		230	2290										
	27	2440	2	240		240	2440										
	28	1300	1	140		140	1300										
	29	1300	1	180		180	1300										
	30	1080	1	140		140	1080										
	31	1240	1	180			1240										
	32	3200		250													3200
	33	59430															13560
	34	20340	1	340													20340
	35	1800	1	730											1800		
	36	2720	1	210			2720										
	37	410														410	
	38	1330														1330	
	39	1580	1	140			1580										

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
Chateau de Marsales																	
	1	4510							4510								
	2	2750							2750								
	3	6220							6220								
	4	16850							16850								
	5	6300							6300								
	6	33110							33110								
	7	10190							10190								
	8	5110							5110								
	9	5630							5630								
	10	1810							1810								
	11	260							260								
	12	170							170								
	13	370							370								
	14	2050							2050								
	15	630							630								
	16	14090															6630
Les Bouriottes																	
	1	51190															
	2	24980															
	3	6380															
	4	9560	1	310			9560										
	5	52540															
	6	44160															
	7	9130	1	650			9130										
	8	7350															
	9	3340		210		210								3340			
	10	17750		350													
	11	3960	1	220		220	3960										
	12	6010													6010		
	13	7280													7280		
	14	5680											5680				
	15	5700											5700				
	16	5110	1	230		230	5110										
	17	2220	1	160		160	2220										
	18	4080	1	150		150	4080										
	19	5180		550										5180			
	20	6780	1	190		190	6780										
	21	3870	1	310		310	3870										
	22	3900	1	220		220	3900										
	23	7470													7470		
	24	6460													6460		
	25	16410															
	26	8210													8210		
	27	2530	1	70			2530										
	28	2320		120											2320		
	29	3730													3730		
	30	4930		850										4930			

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arborocuilture	Industry	Civic Buildings and Open Spaces	Derelict / Empty	Recreation
	31	840		370										840			
	32	1330		530										1330			
	33	3670		580										3670			
	34	70														70	
	35	80														80	
Mestre Bernat																	
	1	3400	1	170			3400										
	2	2340								2340							
	3	3830	1	190			3830										
	4	3350	1	280			3350										
	5	2040														2040	
	6	4220								4220							
	7	4230	1	190			4230										
	8	6570														6570	
	9	1660															
	10	2870															
	11	3070	1	180			3070										
	12	6660	1	220			6660										
	13	2210															
	14	10120															
	15	41780															
	16	1220	1	190			1220										
	17	1510															
	18	4030									4030						
	19	11480															
	20	10600															
	21	5830															
	22	4800														4800	
	23	10760															
	24	18380								18380							
	25	5340														5340	
	26	6520														6520	
	27	9100														9100	
	28	10400														10400	
	29	20340															
	30	6250		220												6250	
	31	2510	1	410			2510										
	32	7380		180												7380	
	33	10360		190												10360	
	34	20720		510												20720	
	35	5940														5940	
	36	2190	1	120		120	2190										
	37	1790	1	80		80	1790										
	38	4870															
	39	5260															
	40	12170														12170	
	41	2310														2310	
	42	2190														2190	

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
	43	1410	1	140	140		1410										
	44	3170	1	140	140	280	3170										
	45	290													290		
	46	3270													3270		
Moulin a Vent																	
	1	2140										2140					
	2	2020										2020					
	3	38130															
	4	16250															
	5	2000								2000							
	6	2310													2310		
	7	5520	1	380			5520										
	8	2190													2190		
	9	2520	1	130			2520										
	10	27100	1	110											27100		
	11	3830															
	12	11080															
	13	2230	1	280			2230										
	14	7140								7140							
	15	6320															
	16	14790															
	17	490															490
	18	12980	1	190			12980										
	19	12070							12070								
	20	10820													10820		
	21	2890													2890		
	22	2990													2990		
	23	8620							8620								
	24	3000													3000		
	25	9920															
	26	4420													4420		
	27	8780										8780					
	28	4070													4070		
	29	11900													11900		
	30	3650							3650								
	31	5310		40											5310		
Moulinio																	
	1	2090															
	2	630													630		
	3	4750													4750		
	4	22040															
	5	2120	1	180			2120										
	6	2530													2530		
	7	980	1	190			980										
	8	950					950										
	9	820								820							
	10	1480					1480										

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arborocuilture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
	11	600	1	120			600										
	12	2640					2640										
	13	16220														16220	
	14	3400								3400							
	15	6020						6020									
	16	2040						2040									
	17	350												350			
	18	1860		120										1860			
	19	15000		2750										15000			
	20	2520		370			2520										
	21	5460							5460								
	22	15170							15170								
	23	2320							2320								
	24	2530														2530	
	25	6210							6210								
	26	25170														25170	
	27	5290														5290	
	28	22050															
	29	2370	1	590			2370										
	30	11690															
	31	20520							20520								
	32	6960								6960							
	33	6050					6050		6050								
Goulpas																	
	1	4500	1	180			4500										
	2	8020															
	3	4350	1	240			4350										
	4	10010															
	5	10610															
	6	1870	1	170			1870										
	7	3110	1	250			3110										
	8	16590															
	9	10310							10310								
	10	1710															
	11	3890							3890								
	12	4060															
	13	10630							10630								
	14	3420							3420								
	15	2460	1	170			2460										
	16	3310														3310	
	17	460								460							
	18	1080					1080										
	19	950	1	110			950										
	20	420	1	200			420										
	21	2060	1	190			2060										
	22	1430	1	90			1430										
	23	790					790										
	24	560					560										

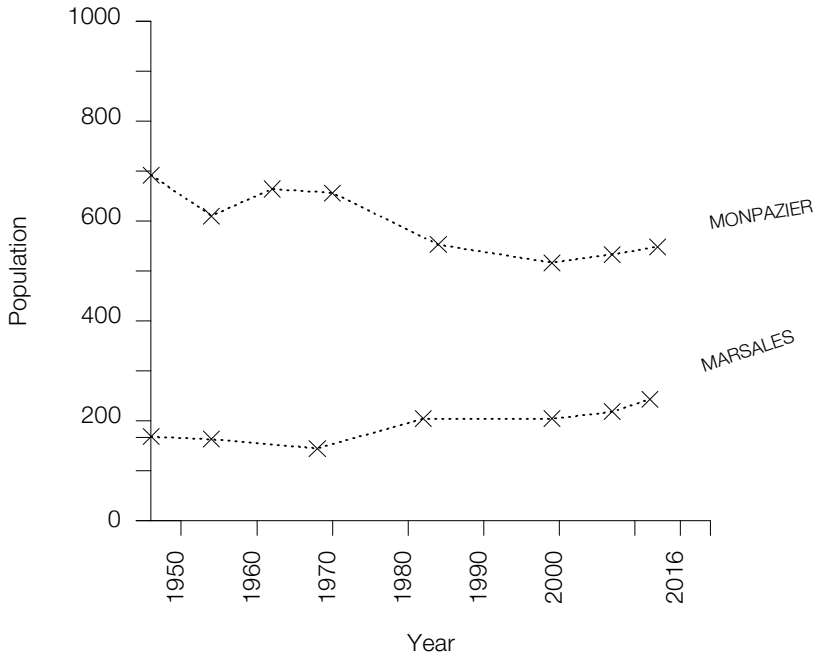
Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivation	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
	25	520	1	120			520										
	26	2590													2590		
	27	560	1	100			560										
	28	4000													4000		
	29	940	1	120			940										
	30	1260	1	140			1260										
	31	12410	89	3270			12410										
	32	1640	1	130			1640										
	33	570		80											570		
	34	1310	1	180			1310										
	35	420	1	140			420										
	36	370	1	110			370										
	37	370	1	160			370										
	38	420	1	110			420										
	39	920	1	190			920										
	40	990	1	230			990										
	41	2020													2020		
	42	18830															
La Jaubertie																	
	1	3320	1	150			3320										
	2	4060	1	400			4060										
	3	1770													1770		
	4	1790													1790		
	5	820													820		
	6	2660													2660		
	7	3980															
	8	950					950										
	9	1050	1	160			1050										
	10	880					880										
	11	1110	1	210			1110										
	12	2870															
	13	16070															
	14	4020	1	400			4020										
	15	12890															
	16	980	1	150			980										
	17	2760	1	150			2760										
	18	2070		360						2070							
	19	480								480							
	20	2120	1	180			2120										
	21	2440								2440							
	22	1730	1	320			1730										
	23	760							760								
	24	580							580								
	25	350							350								
	26	260							260								
	27	2500							2500								
	28	1820							1820								
	29	440							440								

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
	30	2100							2100								
	31	220							220								

Block	Lot no.	Plot Area (sqm)	No. of Dwellings 2014	Ground Floor Building Area 2014 (sqm)	Additional floors (sqm)	Total Building Area (sqm)	Dwelling and Garden	Garden (uncultivated)	Permanent Meadow	Wild / Diverse / Forest	Small Scale Cultivaiton	Viticulture	Arboroculture	Industry	Derelict / Empty	Civic Buildings and Open Spaces	Recreation
Total Area (sqm)	499	2052755	214	59541	5528	32043	447805	35250	245700	56610	12980	12940	51170	48890	393520	34180	44930
Total Area (ha.)		205.2755										1.294					
Average Areas (sqm)				207			2159										
Monp.	189	268345	109				145495	27190	26380	5900	3080	0	5980	5640	22190	26490	0
	38%	13%															
Mars.	173	1079510	65				190660	0	101970	24940	9900	0	45190	26040	217680	7200	44930
	35%	53%															
Cap.	137	704900	40				111650	8060	117350	25770	0	12940	0	17210	153650	490	0
	27%	34%					22%	2%	12%	3%	1%	1%	2%	2%	19%	2%	2%

Appendix 6: Population increase in the Communes of Monpazier and Marsales

89. Graph: comparative rates of population growth and decline in the Communes of Monpazier and Marsales



Appendix 7: Survey of building and land values

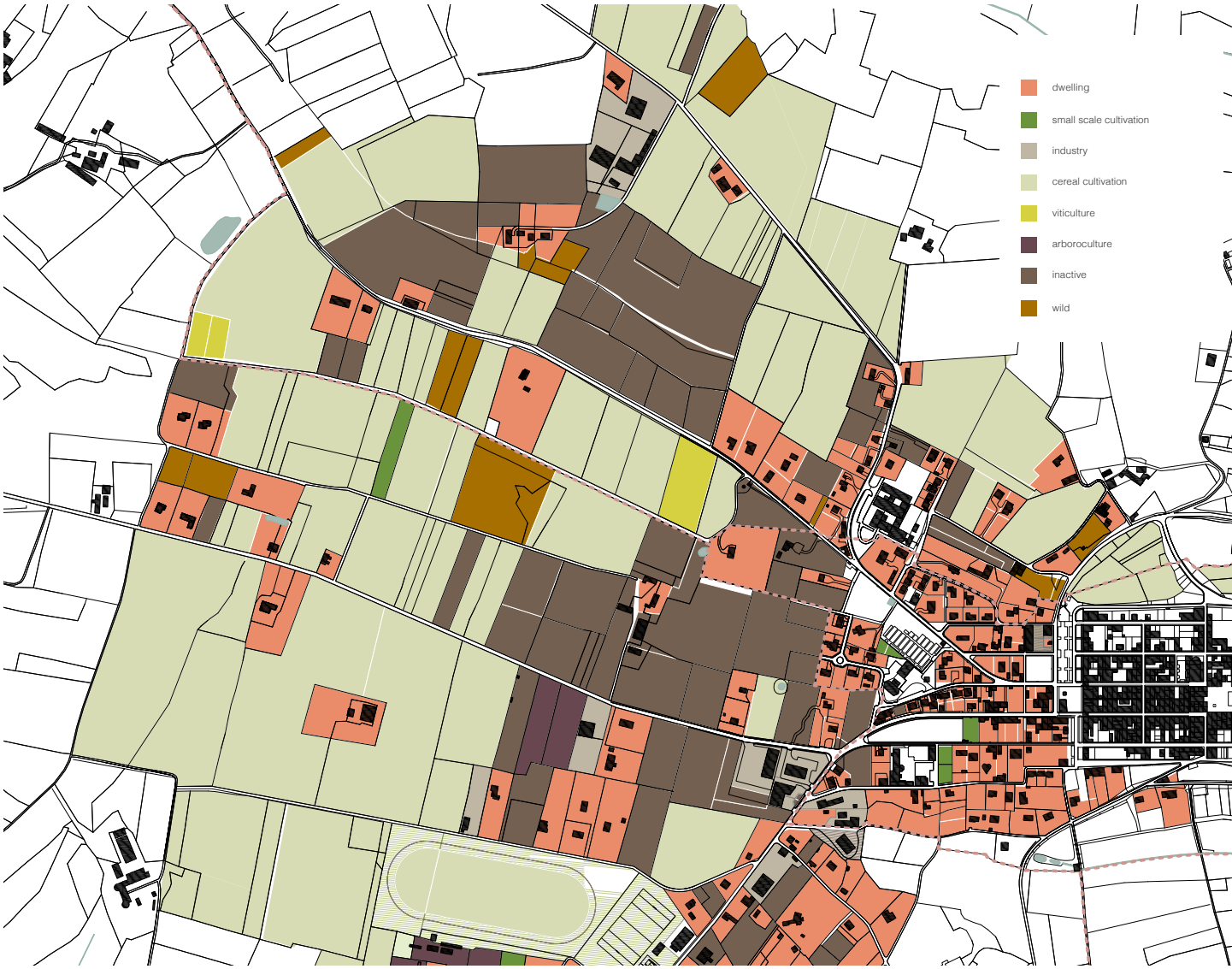
90. Table: building and land values surrounding Monpazier

Location	Sale price (Euros)	No. of Bedrooms	Building Area (sqm)	Land Area (sqm)	Description:	Source:
Capdrot	275,000	3	120	4500	Restored 19th Century house in village	Cle France - via Primelocation - http://www.primelocation.com/overseas/
Capdrot	112,000	2	150	1500	Village house with garage and large garden	Cle France - via Primelocation - http://www.primelocation.com/overseas/
Capdrot	99,995			6000	Stone farmhouse and barn for renovation (sub. to planning)	Beaux Villages - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Capdrot	130 000	4	90	1400		L'Immobilier International Agency - http://www.interimmoagency.com/
Capdrot	378 000	3	170	5756	Built 2004. heated swimming pool	
Marsales	192,600	3	98	5000		Cle France - via Primelocation - http://www.primelocation.com/overseas/
Marsales	349,800	3		1200	Converted 19th Century village schoolhouse	Beaux Villages - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Monpazier	338,000	5	120	115000	Land of 9 ha woodland & 2 ha fields - option to create separate rental apartment - modern house	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	295,000	5	140	3455	Stone cottage with swimming pool & workshop (60m^2)	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	349,000	6	200	1276	Old school house conversion	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	130,000	4	90	1400	Modern	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	295,000	2	200		Village house with workshop on ground floor (80m^2)	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	265,000	4	150	25800	Old stone watermill conversion and attached barn	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	160,000	4	210		Village house	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	1,099,990	7	650		15th Century old priory	Leggett - via Rightmove - http://www.rightmove.co.uk/overseas-property
Monpazier	695,000	4	200	76000	Farmhouse c.1906, plus guest house, a garage, a barn, tobacco barn and swimming pool	Agence Newton via Rightmove - http://www.rightmove.co.uk/overseas-property
Monpazier	595,000	2	250	140000	2 bedroom stone built house & 2 bedroom guest house, barn and pigeonier, gardens, fields and	Country Homes France - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Monpazier	475,000	4	200	2000	Modern barn conversion with swimming pool	La Porte Property - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Monpazier	461,000	4		60000	Stone house with large outhouse, land for horses	Healey Fox - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Monpazier	349,800	4		700	Townhouse with garden	Beaux Villages - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Monpazier	319,500	5		4000	House with outhouses & workshop	Healey Fox - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Monpazier	267,500	5			3 Bedroom house with 2 bed gite & large outhouse	Healey Fox - via Rightmove - http://www.rightmove.co.uk/overseas-property/
Marsales?	35 200			1600m^2	Building plot. Possible to buy more land.	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier	286 200	4	250			
Monpazier	514 500	4	270	922	Stone village house comprises: Great possibility for *chamber d*hôte.	L'Immobilier International Agency - http://www.interimmoagency.com/
Monpazier / Capdrot	199 900	4	110	3300	Stone House with large outhouse, land for horses	L'Immobilier International Agency - http://www.interimmoagency.com/

Appendix 8: Projected growth in vacant dwellings and secondary residences in Monpazier

91. Chart: current and projected proportions of vacant and secondary residences in Monpazier.

Appendix 9: Existing land use plan



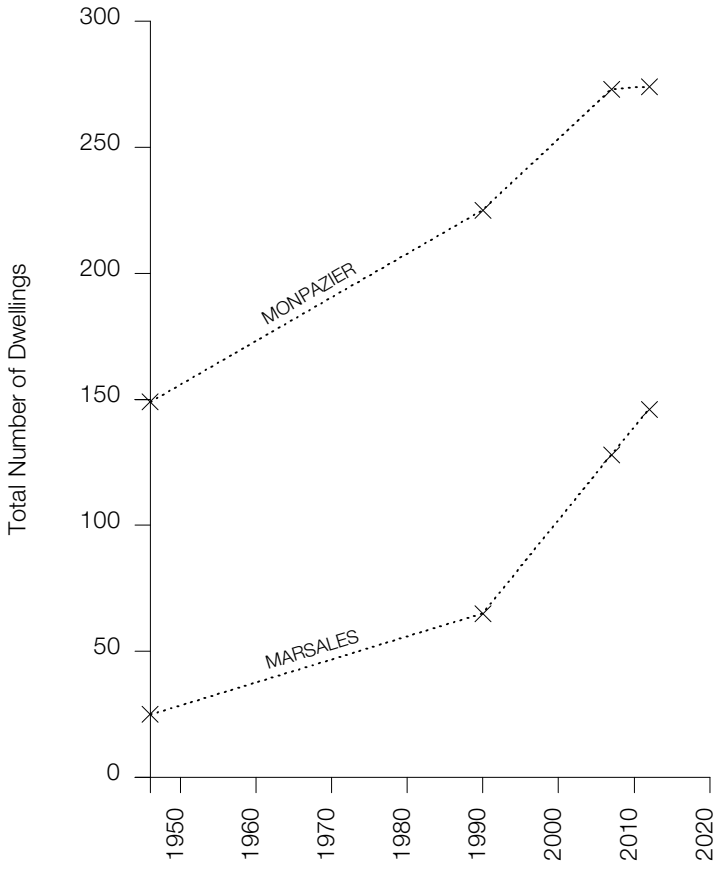
92. Plan: existing land use. Data source: Géoportail.

Appendix 10: Historic farmholdings sold and developed

93. Table: proportion of existing farmholdings sold and developed.

Farmholding	Area of Farmholding on Cadastre Napoleonien (ha.)	Area of Sprawl (ha.)	Proportion of Farmholding Remaining
Broumel	95.8	2.4	3%
La Bigotie	35.7	11.9	33%
Les Puijader	27	7.3	27%
Les Bouriottes	35	4.4	13%
Mestre Bernat	33	2.6	8%
Moulin a Vent	30	1	3%
Moulinio	43	2.5	6%
Goulpas	37	5	14%

Appendix 11: Construction of dwellings



94. Graph: comparative rates of construction of dwellings in the Communes of Monpazier and Marsales

95. Scale study of Vineyard / Orchard: Chateau Miaoudoux, Bergerac. Aerial image from Géoportail.

Vineyard / Orchard
Chateau Miaoudoux, Bergerac
26.8 ha.

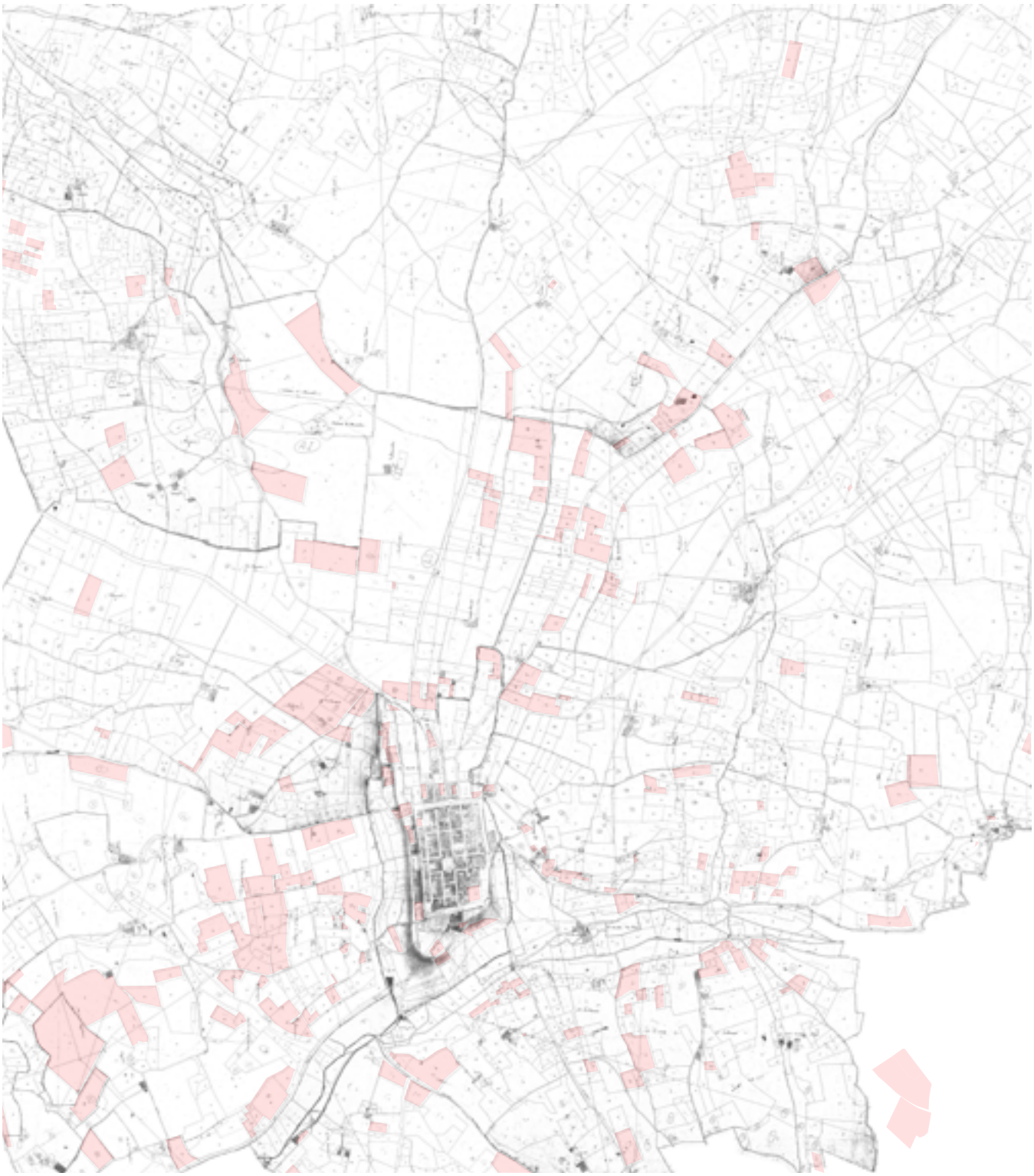
Vineyard
Chateau de la Jaubertie, Bergerac
56.7 ha.

96. Scale study of Vineyard: Chateau de la Jaubertie. Aerial image from Géoportail.

97. Scale study of Vineyard: Chateau Panisseau, Bergerac. Aerial image from Géoportail.

Vineyard
Chateau Panisseau, Bergerac
72.8 ha.

Appendix 13: Area ‘under vine’ at the time of the cadastre napoléonien



98. Survey of area under vine prior to Phylloxera blight. Data source: Commune area of Monpazier, Cadastre napoléonien, 1845. Source: https://archives.dordogne.fr/ark:/43778/s005a2e7d9c6148d/5a2fbfe0ecb34, Archives départementales de la Dordogne.

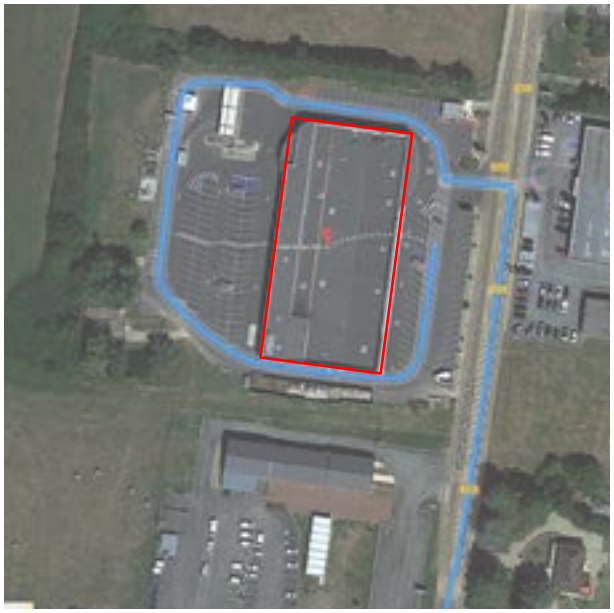
Appendix 14: Existing Supermarkets Close to Monpazier

99. Scale study of supermarket: Intermarche, 103 Avenue Paul Douner, 24100 Bergerac. Aerial image from Géoportail.

Above left:
Carrefour Market (40 minutes drive from Monpazier) - 2000sqm

Below left:
Intermarche (40 minutes drive from Monpazier)
3200 sqm

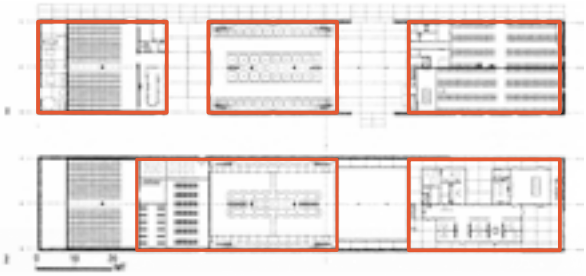
Below right:
Casino Supermarche (46 minnutes drive from Monpazier) 2450 sqm



100. Scale study of supermarket: Carrefour Market, 11 Boulevard Auguste Comte, 24100 Bergerac. Aerial image from Géoportail.

101. Scale study of supermarket: Casino Supermarche, Avenue de la Dordogne, 24200 Sarlat-la-Caneda. Aerial image from Géoportail.

Appendix 15: Winery Buildings and Vineyards



GIA = 5900 sqm
Area of Vineyards 43.5 ha.

(Vinery area = 0.0136 vineyard area)

102. Scale study: Dominus winery and vineyards, Napa Valley, California. Aerial image from Google Earth.

Appendix 16: Existing and proposed mix of dwelling sizes

103. Table: Comparison of existing and 'metropolitan' mix of dwelling sizes.

Dwelling Size	Existing Mix of Dwelling Sizes (Monpazier)	Existing Mix of Dwelling Sizes (Marsales)	Existing Mix of Dwelling Sizes (Capdrot)	Existing Mix of Dwelling Sizes (Average)	Existing Mix of Dwelling Sizes (Bordeaux)
1b	2.9%	0.0%	1.5%	1.5%	17%
2b	9.7%	1.8%	4.5%	5.3%	27%
3b	21.7%	14.7%	17.5%	18.0%	24%
4b	31.8%	35.8%	28.5%	32.0%	17%
5b	33.9%	47.7%	48.0%	43.2%	16%

Appendix 17: Existing and proposed settlement model cost

CONSTRUCTIBLE LAND

Description	area (Ha)	area/m2	cost (euro)	source
Existing constructible building plot (on sale)	0.15	1500	29,250	http://www.ndcimmo.com/Fiche_Vente_de_bien_TERRAIN___BUILDING_LAND_0_pieces_PERIGORD_POURPRE_10_ref100636?NumAffaire=10
Existing constructible building plot (on sale)	0.16	1600	35,200	http://www.green-acres.com/en/properties/5725a-200543.htm
Average price of existing constructible plot (approximated from above examples)	0.20		39,000	

	cost / ha. (euro)	area/m2	cost (euro)
Proposed constructible plot	195000	248	4836

HOUSE CONSTRUCTION

Scenario	cost / m2 (GBP)	cost / m2 (euro)	total for 2b4p of 83sqm (euro)	Total Constructible Land + House Construction
Full Contractor	1691	1962	162,809	167,645
75% Contractor / 25% Owner	1459	1692	140,473	145,309
25% Contractor / 75% Owner	994	1153	95,702	100,538

Location	average local salary (euro)	as UK as two person Income (GBP)	potential mortgage (GBP)	potential mortgage (euro)
Monpazier	16,861	29,001		
Capdrot	18,121	31,168		
Marsales	17,397	29,922		
Average	17,460	30,030	103,304	119,833

104. Table: Comparison of financial models relating to existing and ‘metropolitan’ mix of dwelling sizes.

Appendix 18: Existing rate of construction of dwellings in the Bastide City Territory

105. Table: Average rate of construction of dwellings across Monpazier, Marsales and Capdrot.

Time Period	Dwellings built in the 3 communes each year
1950-59	1.2
1959-72	2.5
1972-2001	2.8
2001-2014	2.3
Average no. of dwellings built each year	2.2

Appendix 19: Indicative population growth across a Bastide City Territory

	houses								total no. of houses	apartments no. of bedroomss								
SOUTH COMB	plot	A	B	C	D	E	F	G	H		A	B	C	D	E	F	A	B	C
											storey 1st flr			2nd flr			1st flr		
2020-2030		5	5	5	4	4	4	3	3	8	3	3	3	2			2	1	1
2030-2040		5	5	5	5	5	4	4	4	8	3	3	3	2	2	2	3	2	2
2040-2050		5	5	5	5	5	5	4	4	8	3	3	3	2	2	2	3	3	3

										A	B	C	D	A	B	C	D
FARM COMB										1st flr		2nd flr		1st flr		2nd flr	
2020-2030									0	1							
2030-2040									0	3	2			2	2		
2040-2050									0	3	3	2	2	3	3	2	2

INDUSTRY COMB	plot	I	J	K	L	M	N	O	P		A	B	C	D	E	F
		no. of bedroomss									1st flr			2nd flr		
2020-2030		2	2	2	2					4						
2030-2040		5	4	4	4	3	3	3		7						
2040-2050		5	5	5	4	4	4	4	4	8	2	2	2	1	1	1

SET ASIDE COMB	plot	Q	R	S	T	
		no. of bedroomss				
2020-2030						0
2030-2040		2	2	2		3
2040-2050		4	4	4	3	4

106. Table: Potential construction of dwellings along combs over time according to existing rates of construction with indicative populations.

											total no. of apartments	total no. of dwellings	potential pop.	area of alottments in comb	area of parking barn
D	E	F		A	B	C	D	E	F						
2nd flr				1st flr			2nd flr								
											7	15	63	3750	
1	1	1		3	3	2	1	1	1		18	26	99	6500	
2	2	2		3	3	3	2	2	1		18	26	108	6500	325
A	B	C	D		A	B	C	D							
1st flr		2nd flr			1st flr		2nd flr								
											1	1	2	250	
											4	4	13	1000	
3	2	2	1		1	2	1	1			16	16	49	4000	200
											0	4	12	1000	
											0	7	33	1750	
											6	14	58	3500	175
											0	0	0	0	
											0	3	9	750	
											0	4	19	1000	50
											40	60	234	15,000	

population suggested in stage 1	77	77000	29%
population suggested in stage 2	154	154000	58%
population suggested in stage 1	234	234000	88%

Appendix 20: ‘Metropolitan’ mix of dwelling sizes in relation to growth of territory

	Number of New Dwellings	Area of shared garden	Total area of shared garden
Phase 1			
XS	3	2000	6000
S	6	3000	18000
M	5	4000	20000
L	3	5000	15000
XL	3	6000	18000
	20		77000
Phase 2			
XS	3	2000	6000
S	9	3000	27000
M	10	4000	40000
L	8	5000	40000
XL	10	6000	60000
	40		173000
Phase 3			
XS	4	2000	8000
S	8	3000	24000
M	14	4000	56000
L	13	5000	65000
XL	21	6000	126000
	60		279000

107. Table: Indicative growth of a territory alongside construction of dwellings along combs.

Appendix 21: Photographic survey of buildings north of Monpazier

108. Key to photographic survey of buildings north of Monpazier.

109. Photographic survey.

A1

A3

A6

A11

A8

A6

A12

A16, A17, A18

B1a

B1b

B8

B9

B10a

B10

B11

B12

B13a

B13b

D1

D3

D4

D5a

D5b

D8

D10

G9

G7, G8

G13

G14

E1

E7

E3

F1

F2

F3a

F4b

F7, F8

G1

G2

G3b

G4

G5

G6

G7

G8

G9

H2

Appendix 22: Identification of structures which could be removed north of the extension area of Monpazier

Strip	Parcel	Use	Estimated Building Age	Plot area	Building area ground floor (sqm)	Additional floor area (sqm)	GIA	Phase 1	2	3
B	1a	industrial (derlict)	Pre-1950	1470	350		350	x		
D	1	dweling	Pre-1950	460	340	680	1020	x		
D	3	dweling	Pre-1950	410	140	140	280	x		
D	4	dweling	1960-1972	400	100	100	200	x		
D	5	dweling	1950-1959	380	220	440	660		x	
D	6	dweling	1960-1972	180	150	150	300	x		
D	8	dweling	1950-1959	380	150	150	300			x
D	10	dweling	1973-2001	400	130	130	260			x
E	1	Public WC		620	60		60	x		
E	2	dweling	1960-1972	1070	110	130	260			x
E	3	dweling	2002-2014	1070	190		110			x
G	8	dweling	2002-2014	840	140		140		x	
G	12	community hall		650	440		440	x		
G	13	fire station		3550	370		370	x		
Total				11880	2890	1920	4750	8	2	4

110. Table: proposed phased demolition of buildings north of the extension area.

Appendix 23: Translation of presentation script for exhibition opening in Monpazier

1. Welcome, we would like to thank you for coming to see this work. My name is Lucy Pritchard, and this is Sophie Lewis who is kindly going to translate.

   Bienvenue à toutes et à tous. Nous voudrions vous remercier d'être venus voir cette exposition. Je m'appelle Lucy Pritchard et j'ai ici à mon côté Sophie Lewis qui va me traduire en français.

2. The aim of this exhibition is to show how and what an architectural strategy might contribute to Monpazier. We're hoping to show how this strategy has emerged from an understanding of the bastide's origins and how it responds to some of the problems of the town, as we found them over the course of this research. I am a designer, not a historian, so I am interested in understanding Monpazier's background, how it came to be, but also imagining how it will continue to be. We have a very short presentation which we hope will be interesting and help to illuminate some of the artefacts in the exhibition. We would also really appreciate your comments, or questions, if you have some. We will be here for the rest of the afternoon, and there is also a book if you wish to keep up to date with this project or would like to write a comment there.

   L'objectif de cette expo est de montrer comment et en quoi exactement une stratégie architecturale pourrait bénéficier à la ville de Monpazier. Nous espérons montrer comment notre stratégie s'inspire des origines de la 'bastide' au niveau du gabarit et de la manière dont elle répond à quelques-unes des défis de la ville, comme nous les avons trouvé au cours de nos recherches. Je suis dessinateur et pas du tout historien, donc je m'intéresse non seulement aux origines de Monpazier, aux raisons pour lesquelles elle a été ainsi construite, mais aussi à visualiser comment elle évoluera. Nous avons une très courte présentation qui, je l'espère, vous trouverez intéressante et qui fera la lumière sur certains des objets dans l'exposition. Nous espérons entendre de nombreux commentaires et questions de votre part! Nous serons ici tout l'après-midi. Vous trouverez également un livre pour donner votre email ou adresse si vous souhaitez rester informés des évolutions du projet et/ou si vous souhaitez écrire un commentaire.

3. The first thing to say is that in the field in which I am involved we care very deeply for this town.

   Tout d'abord, il me faut dire que dans le domaine où je travaille on prend très au sérieux le bien-être de cette ville – on l'aime beaucoup.

4. I was introduced to Monpazier by my Architecture tutors, from London. They had visited here in the 1970s with their colleague Walter Segal, who was quite a well-known architect in Britain. He was a leader of the 'self-build' movement in London following the Second World War, and invented a method which empowered people to build their own homes using simple construction techniques. You may know about bastides which would tell you what attracted him to this place.

   C'étaient mes directeurs en Architecture à Londres qui m'avaient alors parlé de Monpazier. Ils avaient visité la ville dans les années soixante-dix avec leur collègue Walter Segal, architecte renommé au Royaume-Uni. Lui était à la tête du mouvement londonien de 'l'autoconstruction' de l'après-guerre, et avait inventé une système pour encourager les gens à construire leurs propres maisons avec des techniques très simples. Si vous êtes familier des bastides, vous aurez peut-être une idée de ce que l'attirait ici.

5. As a bastide Monpazier is an example of this new model of city-making which was introduced to Western Europe in the eleventh century. At this time the Crusades in the Middle East were coming to an unsuccessful end and Western European rulers turned their attention to conquering lands closer to home.

En tant que bastide, Monpazier est un exemple du nouveau système de construction de villes qui s'est introduite en Europe occidental pendant le onzième siècle. A cette époque les Croisades au proche orient arrivaient à leur fin et les souverains européens tournaient leur attention vers la domination de territoires plus près de chez eux.

6. Without question some of the places they had encountered on their travels influenced bastide design.

Sans aucun doute, l'architecture qu'ils ont vu dans plusieurs des endroits au cours de leurs voyages ont influencé le modèle de la bastide.

7. In order to settle a population, exploit the resources of a location, establish a market and network for export, Bastides were founded across a large swathe of Southwest France until the late thirteenth century. Around 700 have been recorded of which 200 remain. Locations were chosen on uncultivated, usually forested, land, on established trading routes and the site was laid out usually using a grid plan of streets with the blocks between divided into equal building lots. Serfs from the land surrounding a foundation were invited to settle and become 'freemen' of the town, and building plots distributed amongst them. A time limit was declared for settlers to build on the plots, and only if this was met was the town's foundation charter agreed. So you can see that Segal's interest came from this self-build way of making a town which was agreeable, in that it benefited both its founders and its population, efficient, in that its construction was simply ordered by the layout and construction undertaken by individual plotholders, and open-ended, in that the bastide had supported generation upon generation of subsequent building whilst maintaining its fundamental spatial character.

Visant à installer des populations nouvelles, exploiter les atouts d'un endroit particulier, et pour établir des marchés et des réseaux d'exportation, des bastides ont étés fondés sur une section importante du sud-ouest jusqu'à la fin du treizième siècle. Environ sept cent villes bastides ont été inventoriées, et il en reste deux cent actuellement. Les lieux choisis n'étaient pas cultivés, étaient souvent des forêts, bien situés sur des routes de commerce. D'habitude le site était disposé en damier, chaque parcelle étant de la même taille. Les paysans des alentours se trouvaient invités à s'y installer et à devenir des 'citadins affranchis', et les parcelles étaient distribuées parmi eux. Une date limite était annoncée, avant laquelle les nouveaux habitants devaient commencer à construire sur leurs parcelles : c'était seulement à cette condition que le paréage de la ville pouvait se trouver validé. D'où l'intérêt de Segal en cette manière 'autoconstructive' de créer une ville, modèle à la fois équitable, car tant les fondateurs et la population y trouvaient leur compte, et efficace, parce que sa construction suivait simplement le plan de base, avec chaque parcelle prise en main par chaque habitant, et sans limite dans le temps, puisque la bastide a permis des générations de construction subséquente tout en maintenant sa configuration spatiale de base.

8. So this is how Monpazier came into being. Initiative came from the English King Edward I who is known to have visited this part of France on his return from the unsuccessful eighth crusade. He was seeking to improve the troubled finances of the crown through the trade in wine. This economic imperative meant that the crucial factor in siting Monpazier was the extension of the existing network of Aquitaine bastides leading to the

port at Bordeaux.

C'est donc comme cela que Monpazier est venu au monde. L'initiative initiale est provenue du roi anglais Edouard Premier, qui a visité cette partie de la France lors de son retour de l'infructueuse huitième Croisade. Il cherchait à améliorer les finances de la couronne grâce au commerce du vin. Cet impératif économique signifiait que le facteur décisif de la location de Monpazier était l'extension du réseau actuel de bastides de l'Aquitaine qui se suivaient jusqu'au port de Bordeaux.

9. Edward had already founded Molières in 1273 and Beaumont-du-Périgord in 1272. In the 30 years prior to English expansion eastwards Alphonse du Poitiers, the Count of Toulouse, had established ten bastides in the region. There are many similarities between these towns and Edward's foundations. Monpazier was one of the last in what have been called the Aquitaine bastides, defined by the diagonal placement of church and market square and the T-shaped division of urban blocks, stretching across this region. Foundation was chartered in 1286 after two years in which 301 lots had been allocated and built upon. We know that some of the bastide's first freemen journeyed over 100 km to settle Monpazier.

Le roi avait déjà fondé les bastides de Beaumont-du-Périgord en 1272 et de Molières en 1273. Pendant les trente années avant cette expansion anglaise vers l'est, Alphonse de Poitiers avait établi dix autres bastides dans la région au nom du Comte de Toulouse – il y a plusieurs similitudes entres ces villes et les fondations de celles d'Edouard. Monpazier fut l'une des dernières soi-disant bastides d'Aquitaine, distinguées par la mise en place diagonale de l'église et de la place du marché, et par la divisions des parcelles en forme de 'T', et qui s'étendent à travers toute la région. La fondation de Monpazier a été pariée en 1286 après deux années pendant lesquels 301 parcelles ont été distribuées et construites. Nous savons que parmi les premiers citadins affranchis de Monpazier, certains avaient voyagé sur plus de 100km pour venir s'y installer.

10. In addition to building lots, settlers were allocated a kitchen garden in the periphery of the town, and a larger area for cultivation and materials. It was through the distribution of the territory surrounding the bastide amongst residents, that an economy would be generated. Although Monpazier's foundation charter has been lost it is known that it provided its inhabitants eight hectares, for planting crops, and twelves hectares of forest, for building materials and fuel.

En plus des parcelles, les habitants recevaient des potagers dans la périphérie de la ville, ainsi que des espaces plus grands pour l'agriculture et les matériaux. La distribution du terrain autour de la bastide parmi les habitants permettait de générer des revenus. Malgré la perte du paréage de Monpazier, nous savons que la ville garantissait aux habitants huit hectares pour l'agriculture et douze hectares supplémentaires de forêt, pour leurs matériaux de construction et leur bois de chauffage.

11. This territory was known as the 'districtus' and in overlaying the area of the districtus onto a geological map it is clear to see that the conception of the town was intimately connected to the qualities of the terroir. The districtus is divided almost in half between the limestone plateau, suitable for cereal crops, vines, prunes and nuts, and the sedimentary sands to the south, covered with dense forest. This is not accidental, but rather indicates that bastide and territory were conceived of as one.

Ce terrain s'appelait le 'districtus'. Si l'on superpose une carte géologique de la région au plan du districtus, il devient évident que la conception de la ville était liée directement aux qualités du terroir. Le districtus se divise

en deux parties presque égales, dont l'une est constituée d'un plateau de calcaire, propice à la culture des céréales, des vignes, des prunes et des noix, et l'autre, plus au sud, une région de sables sédimentaires, recouverte d'une épaisse forêt. Rien ici n'est dû au hasard, et tout indique plutôt que bastide et territoire furent conçu ensemble, d'un seul plan.

12. The town's layout and geography, together with its longevity, have allowed it to develop great character. Following settlement, Monpazier evolved gradually over a long period of relative local political, social and economic stability. Over time, timber houses became stone, additions were made, some buildings adopted part of another's plot, or overarched a carreyrou. Time has brought the variety and character which form the backdrop to life here. Continual change, brought about over decades of inhabitation, allowed the rigour of the original urban plan to recede; it became an invisible structure maintaining the spatial relationships between different parts of the town. It has taken a lot of time to create this level of fine-grained detail. It would be impossible, for example, for a single architect to design such a town and present their work as a fait acompli, for an estate agent to populate…

L'aménagement et la géographie de la ville, ainsi que sa longévité, l'ont conduite à développer un caractère très particulier. Après sa fondation, Monpazier a évolué graduellement au cours d'une longue période de stabilité politique, économique et sociale relative. Au fur et à mesure, la pierre a remplacé le bois, des extensions furent construites, certains des bâtiments ont intégré des parties d'autres parcelles ou se sont étendus au dessus de carreyrous. Au fil du temps la variété et le caractère propres à la vie de Monpazier se sont affirmés. Des changements constants, accomplis au cours de décennies de habitation, ont battu en brèche à la rigueur du plan original; il est devenu une armature invisible qui sous-tend les relations spatiales entre les différentes parties de la ville. Un tel degré de raffinement minutieux a nécessité un temps important. Il serait par exemple impossible à un unique architecte de concevoir la ville telle qu'elle est et à présenter le plan comme un fait accompli, et de laisser l'agent immobilier le remplir de résidents…

13. One issue which requires consideration is the falling population of the town. In 1790 the town was recorded as having a population of 1200 which is probably similar to that of the original settlement. The population of Monpazier is now under 500. If the population continued to decrease at the present rate over the next century then the population of Monpazier would be 205. The reasons for this are many. More recently, however, a conservation plan by the Dordogne's Department for Architecture and Urbanism, has had the effect of making property in the town, and the necessary permissions to make it habitable, more expensive. Vacant residences now account for 54 of Monpazier's 378 dwellings and the proportion has increased in the last five years. If this rate of increase continued, then by 2030 a quarter of the town's homes will be unoccupied.

Un problème tôt identifié est celui de la baisse de population. En 1790 les archives témoignent d'une population de 1,200, un chiffre qu'on imagine similaire à celui de la population initiale. Aujourd'hui moins de 500 personnes habitent à Monpazier. Si le taux de chute continue ainsi, nous n'aurons que 205 personnes habitant à Monpazier à la fin du siècle prochain. Les raisons sont nombreuses. Cependant, le département de l'Architecture et de l'Urbanisme du Dordogne a récemment mis en place un programme de conservation qui a eu pour effet indésirable de faire monter les prix de l'immobilier dans la ville, et il en va de même pour les autorisations requises pour le rendre habitable. Les résidences inoccupées constituent jusqu'à 54 des 378 logements de Monpazier, et ce taux n'a fait qu'augmenter lors des cinq dernières années. A ce rythme, le quart des foyers de la ville seront vides d'ici 2030.

14. People do wish to live here, and for good reasons. Aside from Dordogne's cultural heritage and beautiful countryside, the climate is good; it is well connected to the trans-European motorways and a number of airports; the quality of local produce is exceptional; and there is little danger from the projected rise in sea level. All these factors contribute to the expectation that the population of the Dordogne will increase in the next century. Monpazier itself is a magnet, and this has driven a pattern of development in close proximity to the bastide.

Les gens sont pourtant prêts à y vivre, et ce pour d'excellentes raisons. Le patrimoine et les très beaux paysages de la Dordogne mis à part, le climat est bon, le lieu est à proximité des autoroutes transeuropéennes et de plusieurs aéroports, la qualité des produits locaux est exceptionnelle et il y a peu à craindre de l'élévation du niveau de la mer. Tous ces facteurs contribuent à l'anticipation d'une augmentation de la population de la Dordogne lors le siècle à venir. Monpazier elle-même agit comme un aimant : c'est ce qui a motivé un modèle de développement tout près de la bastide.

15. 1950: Expansion has mainly taken place to the north of the bastide. Here the grid extends across flat land and streets were set out at a similar scale to the town, though without regular lot division or carreyrou.

1950: Jusqu'ici la majorité de l'expansion a eu lieu au nord de la bastide. Ici la grille s'étend à travers un terrain plat et les rues ont été construites à une échelle plutôt similaire à celle de la ville, mais sans la parcellation régulière ni les carreyrous.

16. 1958: Beyond the extension of the grid, roads splay east and west to meet larger departmental roads and development along and between these roads became extensive. The walled cemetery was moved here in around 1958, taking its orientation from the departmental road which it sits alongside.

1958: Au-delà de l'extension de la grille, des routes s'écartent vers l'est et l'ouest pour rencontrer de plus grandes routes départementales, et développement au cours de et entre ces routes est devenu important. Le cimetière a été déplacé ici vers 1958, son orientation suivant la route départementale qui le longe.

17. 1972: West of the cemetery the primary school was built in the 1970s which is aligned to the town's grid. At the same time Le Residence Perigord, a care home, was built just outside the commune boundary within the arc of the departmental road and oriented according to the field pattern of the farm holding of Goulpas.

1972: A l'ouest du cimetière, on trouve l'école primaire, construite dans les années 70, parallèle à la grille de la ville. Au même moment, la Résidence Périgord, une maison de retraite, a été construite juste en dehors des limites de la commune, à l'intérieur de la courbe de la route départementale et orientée en harmonie avec l'agencement des champs de la ferme de Goulpas.

18. 1990: A wing was added to the east side of the courtyard building and it's now extremely large when seen in relation to the detached villas among which it sits. Large sheds proliferate along the departmental road heading west, now interspersed with ruined and derelict structures. The fire station was built almost abutting the cemetery wall. The first time we visited Monpazier, on our approach from Bergerac, we were really underwhelmed by the nature of this main approach to the town.

1990: On a rajouté une aile au côté est du bâtiment de la cour, ce qui le fait paraître très grand par rapport aux villas individuelles qui l'entourent. Des hangars de capacité importants ont proliféré le long de la route

départementale vers l'ouest, qui se retrouve parsemée de structures délabrées et en ruines. La caserne de pompiers a été construite presque contigüe au mur du cimetière. La première fois que nous sommes venus visiter Monpazier, par la route de Bergerac, nous étions plutôt déçu par l'aspect de cette première vue de la ville.

19. In recognition of the importance of Monpazier's setting, in 1995 the area to the west, south and east of the bastide was designated a 'ZPPAUP' or Heritage Protection Area for the Architectural and Urban Landscape. One effect of this has been to further concentrate development outside the bastide to the north of the town. Continued development of the land surrounding the town means that in the neighbouring commune of Marsales the population is increasing by 2.2% each year. If this rate is maintained then by 2040 the population of Marsales will be greater than that of Monpazier, unprecedented since the bastide's foundation. It is as if the bastide is turning inside out.

En reconnaissance de l'importance du cadre de Monpazier, en 1995 la ville et ses alentours à l'ouest, au sud et à l'est ont été désignés 'Zone de Protection du Patrimoine Architectural, Urbain et Paysager' ou ZPPAUP. Cette appellation a eu comme résultat de promouvoir un développement encore plus concentré hors de la bastide au nord de la ville. Le développement continu de la région hors de la ville a fait croître la commune voisine de Marsales, par exemple, par 2.2% par an. Si ce taux est maintenu jusqu'en 2040, la population de Marsales excédera celle de Monpazier, état de fait sans précédent depuis la fondation de Monpazier. C'est un peu comme si la bastide se mettait à l'envers.

20. Maintaining the status quo means accepting the continued suburbanisation of the landscape surrounding Monpazier. This is problematic because the contrasting presence of the agricultural landscape enhances the experience of the town; and after all, the agricultural landscape represented the town's raison d'etre. What follows is an Architectural strategy which aims to alter the present path of development.

Une crête sur le plateau calcaire au nord-est de la bastide donne une vue plongeante sur Monpazier. La bastide est comme englobée par l'horizon lointain ; sa position sur le promontoire la fait apparaître superposée sur un paysage rural. On peut facilement imaginer les nouveaux habitants y arrivant et surveillant la zone importante préparée pour leur installation.

21. A raised ridge on the limestone plateau northeast of the bastide allows you to see Monpazier from above. The bastide is encompassed by the distant horizon; its siting on the promontory makes it appear as if it has been superimposed upon a rural landscape. Imagine settlers arriving here and surveying the large area cleared for settlement.

Le promontoire sur lequel Monpazier se situe et la crête du plateau qui s'élève à partir de la bastide ont toujours partagé une connexion géologique forte à travers l'histoire. La direction de cette crête donne à Monpazier un nouveau vecteur d'expansion.

22. The promontory on which Monpazier is built, and the plateau ridge sloping up from the bastide share a strong sense of geological time. This plateau ridge suggests a new vector of expansion for Monpazier.

Des traces de l'agencement du terrain, signes de la distribution initiale des pistes de construction et d'agriculture du districtus de la bastide, sont toujours perceptibles au travers de la rectitude artificielle des longs chemins nord-sud au long de la crête.

23. Traces of the ordering of the landscape, part of the original distribution of land and farming of the bastide's districtus, remain in the unnatural straightness of the long paths running north south along the ridge.

Des clôtures de champs de forme et taille régulières ont crées, au fur et à mesure, un motif quasi-géométrique de bandes de champs.

24. Regular field enclosure has created over time a rhythmic pattern of field strips.

A plusieurs endroits, les chemins et les fossés sont envahis par arbres et de haies longues et denses. Au printemps les aubépines illuminent ce qui reste de ces lignes avec leur auréole de fleurs blanches. Ici on sent fortement l'influence de la bastide sur l'agencement de la campagne.

25. In many places paths and ditches have become overgrown with long thick hedges and trees. In spring the hawthorn illuminates the remnants of these lines in a fuzz of white blossom. Here there is a strong sense of the order of the landscape resulting from the bastide's creation.

Le long de la crête se trouvent quatre champs à l'abandon tous connectés aux chemins nord-sud. Nous avons superposé à ces espaces les plans des différentes formes prises par les champs au cours du temps.

26. Along the ridge are four patches of derelict fields all connected to the pathways running north south. Onto these patches were drawn the traces of all the agricultural field patterns from different times.

De petites modifications géométriques, en réponse à la forme du terrain, renforcent le caractère de chaque endroit.

27. Their slight shifts of geometry, in response to the shape of the land, amplify the character of each place.

Ces endroits sont dédiés à de nouvelles activités. Ils montrent un nouvel agencement de lopins de terre concentrant les constructions le long de la crête tout en y intégrant plusieurs types de bâtiment.

28. These are identified as locations for new activities to take place; they introduce a new order of strip fields which focus building along the ridge while accommodating different types of development within.

Afin d'établir rapidement un nouveau schéma, on pourrait d'abord bâtir les bordures de chaque zone constructible. Ces limites donneraient une forme de clôture à la zone intérieure.

29. In the interest of swiftly establishing a new pattern, the edges of each building strip could be built first. These edges would provide the land in between with a sense of enclosure.

Même n'ayant construit que ces limites, des combinaisons d'activités différentes pourraient se poursuivre à l'intérieur des zones de construction.

30. Even if only the edges were built, different patchworks of activities could occur within the strips.

31. Presently the average house constructed north of Monpazier is single storey with an area of around 210 m^2.

Aujourd'hui, la maison type du nord de Monpazier n'a qu'un étage et une surface d'environ 210m2.

32. These edges could accommodate different sizes of houses on this average sized plot, with each given the room to grow from extra small to extra-large over two storeys, as required by their owner.

Ces bordures pourraient contenir des maisons de dimensions variées sur un lopin de terre de taille moyenne, donnant ainsi à chaque habitant l'espace pour construire du très-petit jusqu'au très-grand sur deux étages, selon leurs besoins.

33. The average dwelling is surrounded on four sides by 1950 m2 of garden.

L'habitation moyenne est entourée sur toutes les quatre cotés par 1,950m2 de jardin.

34. In order to concentrate the pattern of new development it is proposed that houses have garden on two sides, rather than four; on one side a garden within the building strip and on the other a garden within the territory.

Afin de concentrer ce nouveau schéma de développement on propose que les maisons aient un espace jardin sur deux cotés au lieu de quatre : l'un des cotés aurait du jardin partie de l'intérieur de la piste et sur l'autre coté disposerait du jardin dans le terre-plein du terrain.

35. Gardens within the territory, in between the strips, preserve the fields as open spaces. Where there is no existing cultivation these gardens are proposed as a patchwork of vine fields belonging to the buildings at their edge.

Des jardins dans le terrain, entre les lopins de terre, auraient pour fonction de préserver des champs ouverts. Là ou il n'y a pas de culture actuelle on propose que ces jardins se disposeraient en une mosaïque de champs de vignes appartenant aux bâtiments qui les longeraient.

36. A few small vine fields already exist along the plateau ridge and the gravel soil is well suited to the introduction of more. Before the Phyloxera blight at the end of the 18th century the landscape around Monpazier was extensively cultivated with vines.

Il existe déjà quelques champs de vignes sur la crête du plateau et la terre riche en gravier en accueillerait facilement davantage. Avant l'épidémie du Phyloxera vers la fin du 18me siècle, la campagne autour de Monpazier était parsemée de vignobles importants.

37. New vine fields could make the walk from one building strip to the next very enjoyable. This walk would be no further than walking the length of the bastide.

De nouveaux champs de vignes pourraient rendre bien agréable le chemin d'un lopin de terre à l'autre. La distance parcourue à pied ne serait pas plus longue qu'une traversée de la bastide.

38. This is a plan showing how this bastide city territory on the plateau ridge could grow in thirty years. It shows only the number of dwellings and gardens which are expected according to the present rates of development north of Monpazier.

Voici un plan qui montre comment ce territoire de la bastide sur la crête pourrait se développer sur une période de trente ans. Il ne montre que le nombre d'habitations et de jardins qu'on serait en droit d'espérer, au vu des taux actuelles de construction au nord de Monpazier.

39. Rather than a zoning construction plan, this proposal seeks to enhance the spatial qualities of the landscape surroundings of the town; settlement patterns and agricultural patterns could combine to form an epic scenography of building and cultivation.

Plutôt qu'un plan de construction qui s'appuie sur des zones, notre propos cherche à mettre en valeur les qualités spatiales du terrain autour de la ville. Des motifs d'habitation et d'agriculture pourraient se combiner en une scénographie épique de construction et culture.

40. It seemed that the first of these building strips, behind the cemetery, where the change of direction begins, required careful study.

Il nous semble que le premier de ces sites de construction, derrière le cimetière, où débute notre changement de direction, demande une considération minutieuse.

41. Existing development east and west of the cemetery could be joined up by new settlement.

Les aménagements à l'est et à l'ouest du cimetière pourraient se trouver rejoints par de nouvelles constructions.

42. Building in Monpazier would have required each settler to level the ground within their lot before construction. Together these actions created a stepped relief which is an abstraction of the promontory. By designing such a stepped terrain, adjusted in anticipation of unknown future settlement, it could be possible to ensure that future development could combine to enhance the experience of the landform in a similar way to Monpazier.

La construction de Monpazier aurait entrainé le nivellement de la terre de chaque parcelle par chaque nouvel habitant avant de commencer. Prises ensemble, ces actions ont crée un relief étagé qui forme une sorte d'abstraction artificielle de la pente naturelle du promontoire. En planifiant pour un tel terrain étagé, modifié par anticipation d'un peuplement futur, il serait possible d'assurer que le développement de l'avenir combinera bien pour améliorer notre expérience du terrain d'une manière pareille que celle que nous avons au cœur de Monpazier.

43. Again, using only the areas of building which are expected, it is possible to imagine how this strip could grow over time.

Encore une fois, ne fixant nos espoirs que sur les endroits où on attend déjà de la construction, il est possible d'imaginer comment ce lopin pourrait se développer au fil du temps…

44. And also to conceive that some changes to the existing layout of the northern end of the commune could help the existing and future living areas.

Et de concevoir que quelques modifications du plan actuel de la partie du nord de la commune pourraient améliorer les espaces d'habitations actuels et futurs.

45. And, that some new buildings, perhaps required to manage the vine fields, might give different accents to the strip.

Et aussi que quelques bâtiments nouveaux, requis peut-être pour la culture des vignes, pourraient donner des tons nouveaux au lopin.

46. And, that if the area in between the end of the bastide with its northern extension of the grid, and the first building strip were to become clear as the dwellings aged, then new planting could reset the cemetery and the school within a larger community garden, allowing room for the expansion of both, creating new routes for visitors to the bastide, and joining the historic town to the expanded city territory beyond.

Et puis, si l'espace entre les murs de la bastide et l'extension de la grille au nord se vidait pendant que les bâtiments vieillissaient, une plantation nouvelle pourrait resituer le cimetière et l'école dans un jardin public plus grand qu'eux, leur donnant de la place pour s'étendre, créant ainsi de nouveaux chemins à suivre pour les visiteurs de la bastide, et reliant la ville historique au territoire de la ville élargie au-delà de ses limites.

Appendix 24: Contacts list of exhibition invitees

Mairie de Monpazier,
24 Notre Dame,
24540 Monpazier,
FRANCE

Le propriétaire
Bastidium et Hommes,
Centre d'interprétation de
Monpazier
8 rue Galmot
24540 MONPAZIER
FRANCE

Fabrice Duppi,
CAMA,
77 rue St Jacques
24540 MONPAZIER

Jean Galmot,
CCBDP
1 rue
24540 MONPAZIER
FRANCE

Pascal GIPOULOU
Amicale des Sapeurs Pompiers,
Caserne,
24540 MONPAZIER
FRANCE

Vanessa MOUTINHO
Amicale laïque
Lissac
24540 MARSALES
FRANCE
Jean GOGEON
FNACA Anciens d'Algérie
11 rue St Pierre
24540 MONPAZIER
FRANCE

Michel GEOFFRE,
Bufàrot – journal culturel,
Croix Blanche
24540 MONPAZIER
FRANCE

Laurent BAGILET
CDJA (Comité Départemental
des Jeunes Agriculteurs)
Salvy
24540 VERGT DE BIRON
FRANCE

Bernadette RAUST,
Centre de Recherche de la
Vierge Noire
Pécestier
24540 CAPDROT
FRANCE

Office de Tourisme
CCBDP
Place des Cornières
24540 MONPAZIER
FRANCE

Jean-Christophe
LORBLANCHER,
CLEM (Culture Loisir Expression
à Monpazier)
Mairie
24540 MONPAZIER
FRANCE

Robert ROUGIER
Stade Monpaziérois
24540 GAUGEAC
FRANCE

Jürgen Eckhardt,
Galerie.M. S.A.R.L.
28, place des Cornières
24540 Monpazier

Pierre GASCOU
the Tuillers
SAINT CASSIEN
24540
FRANCE

Mairie
Route de Beaumont
24540 MARSALES
FRANCE

Auréla ABAT
Comité des fêtes de Monpazier
Croix Blanche
24540 MONPAZIER
FRANCE

Angélique BOUCHAREL
CRUR (Coordination Rurale
Union Régionale)
Aquitaine
Rue Jean Galmot
24540 MONPAZIER
FRANCE

Georges BARDE
Cyclo Bastide Monpaziérois
Goulpas
24540 CAPDROT
FRANCE

Marc CHISSON
Eté Musical en Bergerac
42 rue St Jacques
24540 MONPAZIER
FRANCE

ECOLE DE MONPAZIER
Le bourg
24540 Monpazier
FRANCE

Arjan & Marije Capelle
Hôtel Edward 1er
5, rue Saint-Pierre
24540 MONPAZIER
FRANCE

Chez Minou
55 Rue Notre Dame
Monpazier
24540 MONPAZIER
FRANCE

CARR-DOWNS Alma,
Rue de la Porte du Paradis
MONPAZIER
24540
FRANCE

Le Chêne Vert
Place des Cornières
Monpazier
24540
FRANCE

Le Croquant
28, rue Saint Jacques
Monpazier
24540
FRANCE

Graines d'art
40, rue Notre Dame
Monpazier
24540
FRANCE

Les Arcades
37, rue Saint Jacques
Monpazier
24540
FRANCE

Les Rigalous
21, rue St Jacques
MONPAZIER
24540
FRANCE

STOP Fringale
53, rue Notre Dame
MONPAZIER
24540
FRANCE

Les jardins de la Bigotie
MARSALES
24540
FRANCE

BARRIERE Céline
Chemin du Moulin à vent
CAPDROT
24540
FRANCE

RIGAL Bernard
75, rue St Jacques
MONPAZIER
24540
FRANCE

Mr ROCHE
53 rue Notre Dame
MONPAZIER
24540
FRANCE

Godard
47, rue Saint Jacques
Monpazier
24540
FRANCE

La Ferme du Père Igord
Rue de la Clarté
Monpazier
24540
FRANCE

GEOFFRE Simone
41, rue Notre Dame
MONPAZIER
24540
FRANCE

Garance Antiquité,
19, rue St Jacques
Monpazier
24540
FRANCE

Les puces du carreyrou,
5, rue Jean Galmot
Monpazier
24540
FRANCE

Atelier cuir et papier ARNAUD
Carole
2, rue St Joseph
MONPAZIER
24540
FRANCE

Couleurs en Bastide
42, rue Notre Dame
Monpazier
24540
FRANCE

Empreintes
31, rue Saint Jacques
Monpazier
24540
FRANCE

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