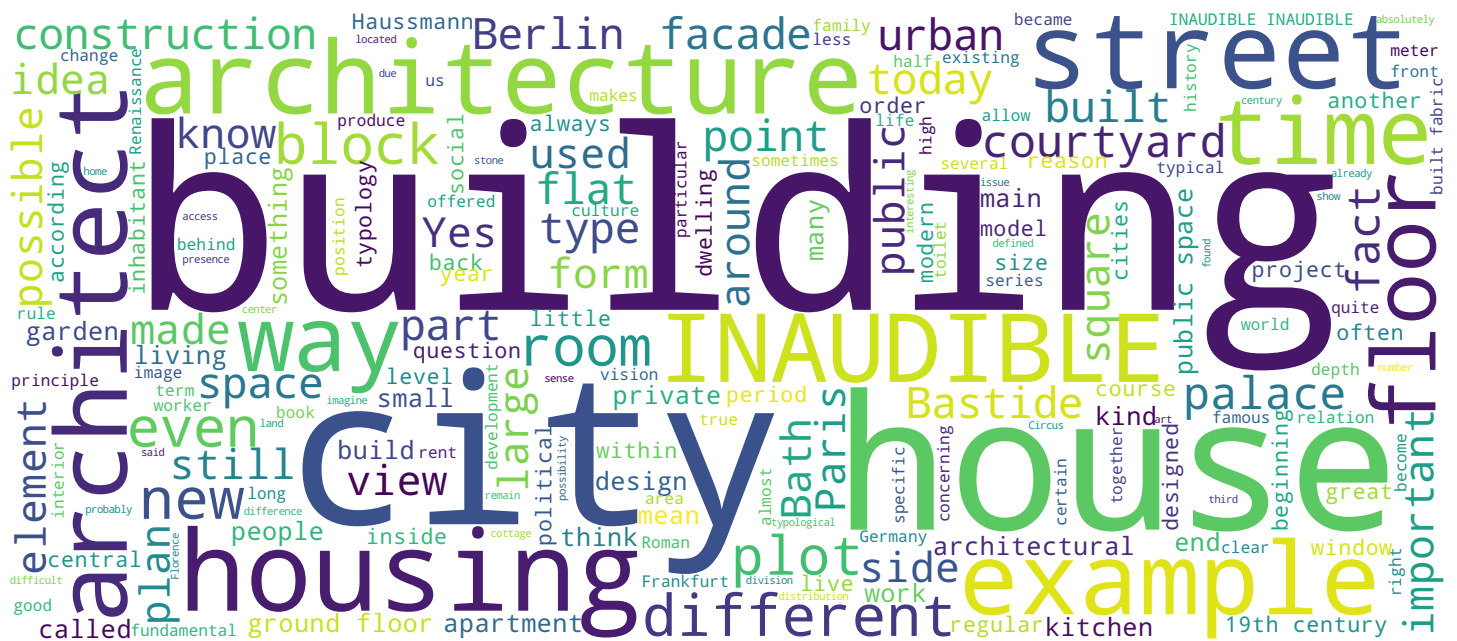
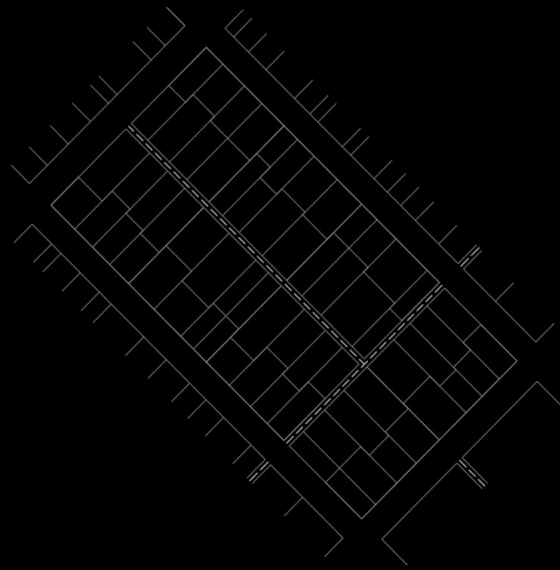


**a Housing and Cities course video**



**EPFL**



a carreyrou

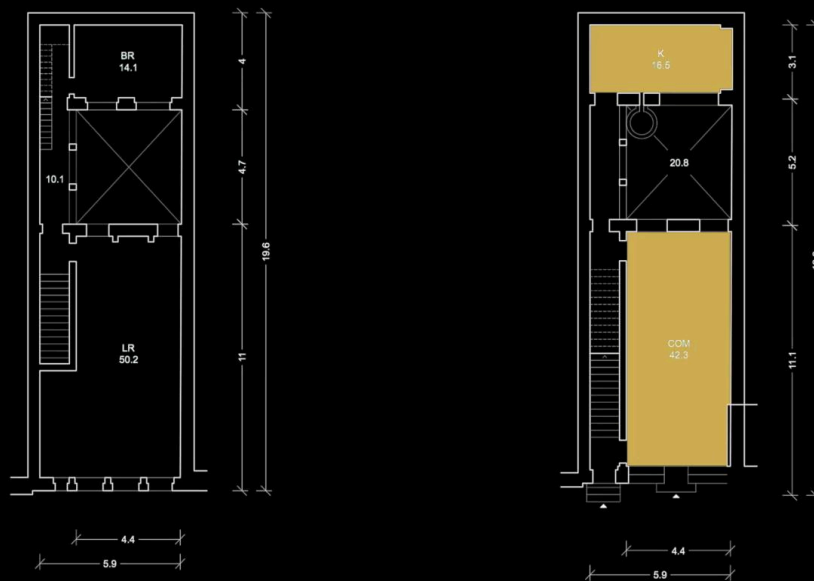
The built fabric of the Bastides corresponds to the image of a medieval town organized in blocks with a continuous built front to the street. The regular system of the built fabric also allows a few certain variation. The plots are usually identical. The division of the plots according to use is repeated and the same proportions can be found at different scales. But the Bastides have offered their inhabitants the possibility of defining the buildings according to their own wishes during different historic periods. The design of the town is defined by the allotment, the division of the ground into equal plots called "I have". The size of the building corresponds systematically to the width of the plot which is in turn defined by pragmatic considerations of economy and construction. The maximal length of a wooden beam can not exceed seven meters. The "I have" are narrow parcels that extend to between 20 or 30 meters into the depth of the block. A plot of vision characteristic of the medieval period. The depth of the houses varies between about 10 meters and the full depth of the plot. Any remaining space is a courtyard or a garden leading onto the internal passageway; The café-hall.

Notes

Summary



1m 02s



The result is a continuous order along the street with an irregular fragmented garden side. A system that is reproduced systematically on both sides of the street thereby forming the blocks. The Bastides are made up of groups of uniformed domestic buildings arranged in a quite repetitive and regular way. This regularity was analyzed by the architect and theoretician Viollet-le-Duc who restored many medieval buildings. According to Viollet-le-Duc, the Bastides can be read as a precursor of workers towns, population centers established under the appearance of absolute equality. The building types demonstrate medieval characteristics. They had one or two floors above the ground floor, which was built across the full width of the plot and opened onto the street. The building rarely occupied the full depth of the plot. The remaining space was dedicated to living or commercial services including the toilets. From the street, one entered directly into the main room, which was either used for commerce or as a reception room and connected to the public space of the street. This multi functional space on the ground floor accommodated all daily activities except for certain cases where the kitchen was separate.

Notes

Summary





The furniture and the objects determined room function rather than the space itself. A staircase led to the floors above the night space where it was not unusual for a whole family to share one single room. The ground floor was therefore foreseen for commercial activities. A first floor for domestic activities on the square. The building provided arcades completely encircling it. The arcades were still part of the private plot, but offered for general public use a property requirement we now call servitude. Although the buildings have an adjoining order, they are not adjoining. In the structural sense that is, there are no party walls. The double walls of adjoining houses are extremely thick, accommodating narrow construction gaps cold and horns. This non usable unhygienic space became a veritable open air technical conduit, which collected rainwater from the roofs, grey water from the kitchens and sewage from the toilets. Through this construction system, the classical problems of the party wall were avoided since each inhabitant could build his own house without negotiating with the neighbors. This is also the reason why the built fabric of the Bastides was able to evolve with time without a change to its fundamental structure.

Notes

Summary



4m 02s





Since the space maintained a distance between buildings, it also helped to prevent the spread of fire. Each new inhabitant was assigned a plot equal to that of his neighbor and as long as he respected the construction deadlines imposed by the founding charter, building materials were often supplied. This custom contributed to the homogenous character of the building fabric while allowing for variation between one building and the next. Even if the original buildings are rare, they remain in the written records, support the position that the buildings were cut stone for the facades on the street and of rough stone for the perpendicular walls. Timber was used for the rafters and for facades of half timbered houses on the upper floors. The roof ridges were generally perpendicular to the street in order to run the rainwater into the end horn. In many cases the facade openings use a twin pointed arch separated by columns. A feature of medieval architecture not specific to the Bastides. So it is elementary but very efficient from the point of view of construction. The demonstration is years behind my shoulder. These houses have something like 7, 8, 9 centuries and they are still there.

Notes

Summary



5m 37s



They have been able to be transformed according to different needs and uses. And once again the central point which is the celebration of public space through private buildings remains and it is still visible. Housing in the Bastides are relatively simple in terms of the plan and the construction. But it's the organization of the plot around the square which makes the Bastides a remarkable example in the history of housing.

Notes

Summary



7m 11s