

# HOUSING ALLOTMENT

**HOUSING ALLOTMENT** : N.M  
Constitute a subdivision the operation, and the result of the operation, which had for object - or had as effect - a voluntary division into building plots of one or more landed properties... for the creation of dwellings, gardens, industrial plants or shops.  
Decree n°58.1466 of December 31, 1958.

" La formule du lotissement ne fait que reprendre le mode le plus traditionnel de développement des villes ".

Un urbanisme pour les maisons, G. Bauer.

"Donner à chaque propriétaire la jouissance d'un parc public, avec son animation, ses vues ravissantes, ses eaux, ses prairies, à côté du calme de la vie privée, tel est le programme qu'il s'agissait de remplir..."  
Publicité pour la promotion du lotissement du

## Vésinet.

form an orthogonal grid "gave place to an original layout and thus to a city more adapted to its physical and local context".

The "bastide" towns of the Middle Ages (founded in Aquitaine, in the 13th and 14th centuries) use this characteristic layout again, as in the fortified city of Monpazier (circa 1284) (3); a covered market and a church with a contiguous/adjacent cemetery on a central place are their most characteristic items.

In the 17th century, a new form of housing allotment / subdivision appears with the construction of the Royal Squares, known as town squares with a brief, such as the place des Vosges or the place Vendôme (4). The latter was designed by the architect J.H. Mansart, and the grounds located behind the frontages which make the framework of the square were sold as building plots.

It can also improperly refer to other types of housing development corresponding to other planning procedures (building permit, concerted development zone, etc...) where the owner has houses built to be rented or sold to families, as the developer-builders do. For example working class estates, developed in the industrial era by the mining companies to accommodate their personnel, the estate built by the industrialist Emile Justin Menier in Noisiel (1838), the Frugès estate in Pessac designed by Corbusier in 1925, or the garden city in Suresnes designed by Maistrasse for the local council chaired by Henri Sellier (1925).

In 1785, in the United States, Th. Jefferson prepared for the town of Washington, in collaboration with Major L'Enfant, a geometrical framework, which bears his name and is made of a system of blocks, lots of the same dimension "capable of evolution and progressive extensions". The Manhattan peninsula is the most gigantic housing allotment / subdivision ever carried out to date (7)

At the turn of the 19th century, the housing allotment / subdivision in its urban form has been strongly influenced by a "return to nature" and a taste for a romantic setting, which was very much appreciated by the middle-class families: it is the creation of the villas (1824), whose access on the public highway is often marked by railings and a guard lodge. In Paris these villas are today protected as conservation areas, and remain private roads, like the Villa

d'Auteuil or the Villa de Montmorency in the 16th arrondissement. The "hameaux" (hamlets, inserted in the town), such as the hameau Boileau (1839), also appeared in Paris. The development of the Plaine de Passy (1825) left a strong mark on today urban composition of Paris (6). The garden city in Le Vésinet (1856) to which Lavedan refers (cf. plates for avenue and garden city) constitutes, with its prescriptions and its master plan, one of the most remarkable examples of landscaped housing allotment / subdivision.

In the end of the 19th century Baron Haussmann, prefect, used in Paris this procedure when introducing a characterized urban form, the Haussmannian block, composed of plots for residential apartment buildings with regular street frontages and simpler walls enclosing interior courtyards (5).

The beginning of the 20th century and the post-war period have seen the increase, due to the housing shortage, of anarchistic construction of houses in the housing allotment / subdivisions of suburbs. The scandalous bursts, and the "mud of the housing allotment / subdivisions" helped the passing of the loi Sarraut in 1928, providing for the improvement of defective housing allotment / subdivisions.

At that time the modern movement accelerated on an international scale the process of creating housing allotment / subdivisions, but also that of building sets of attached houses such as the German Siedlungen. Corbusier declared: " the urban and suburban housing allotment / subdivisions will be vast and orthogonal and not hopelessly crooked anymore; they will allow the use of the element of series and the industrialization of the building site " . The Englishmen and the

Americans develop park housing estates having characteristically no fences on the ways, which supports the creation of a freer landscape (8).

The second half of the century has seen in France the development of a form of housing allotment / subdivision of detached houses, whose mediocre public spaces will mark the urban landscape of the years 1960/1970, as well as the gigantism of the council flats estates ("grands ensembles").

The procedure of Urban Land Associations ("Associations foncières urbaines") favoured the debate and the dialogue with the owners of unfit pieces of land to create housing allotment / subdivisions which are well integrated in the communities.

But the quality of the housing allotment / subdivision always remains topical in spite of the efforts made by the professionals. In 1985 for example, a housing allotment / subdivision Charter was established in the département of Essonne and agreed by the professional organisations involved with the environment, fixing a set of regulations dealing with the intervention of an architect and a landscape designer, the adoption of the common roads and green areas by the commune, the suppression of the owners' association which is a factor of social segregation ..., a set of prescriptions and a master plan which are respectful of the environment and the landscape.

The 1997 prize of urban art (9) was awarded to a development carried out according to the procedure of concerted development zone, and including some exemplary housing allotment / subdivisions.

Cf. AVENUE, BASTIDE TOWN, BLOCK, CLOS, GARDEN-CITY, URBAN FORM, HAMEAU HAMLET, ILÔT, PARCELLAIRE, URBAN PARK, ROYAL SQUARE, VILLA.

