

Medieval Zoning Codes and the Proto-Bastides of Languedoc

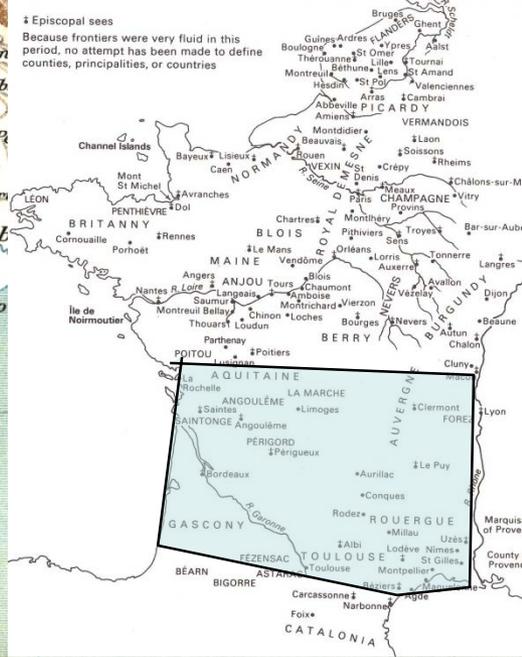
For SAH 2014: Can We Call It Medieval Urban Planning?

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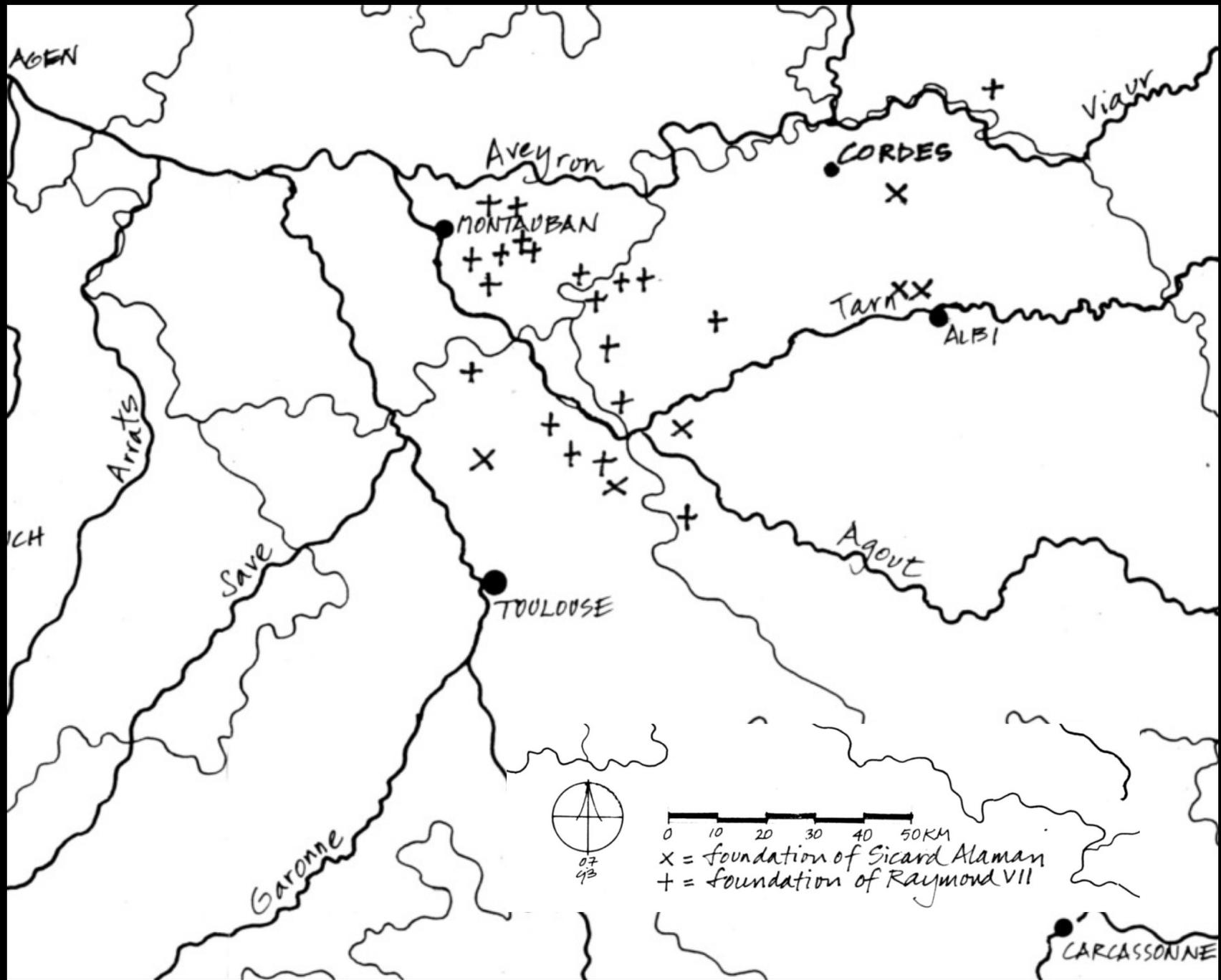




‡ Episcopal sees
 Because frontiers were very fluid in this period, no attempt has been made to define counties, principalities, or countries







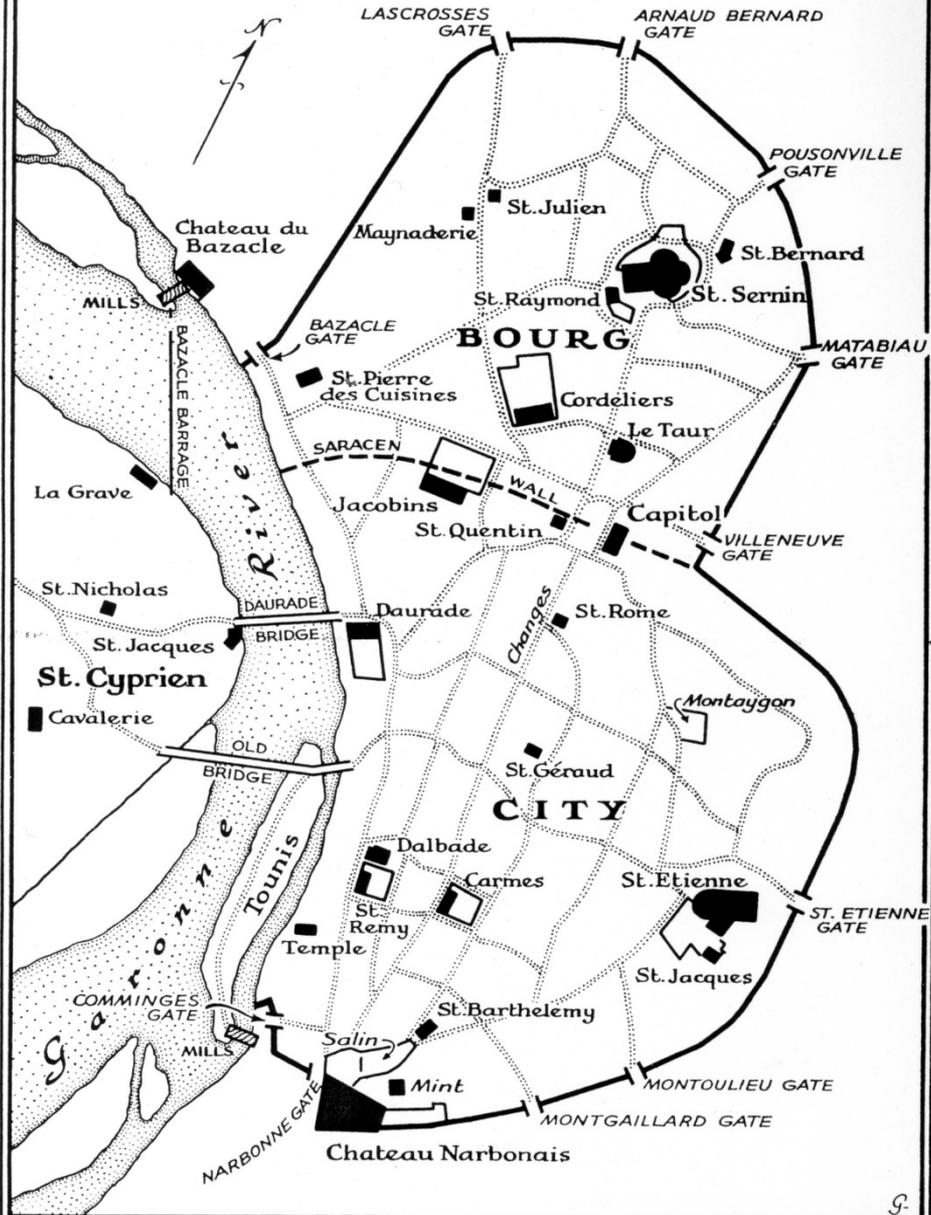
0 10 20 30 40 50 KM
X = foundation of Sicard Alaman
+ = foundation of Raymond VII



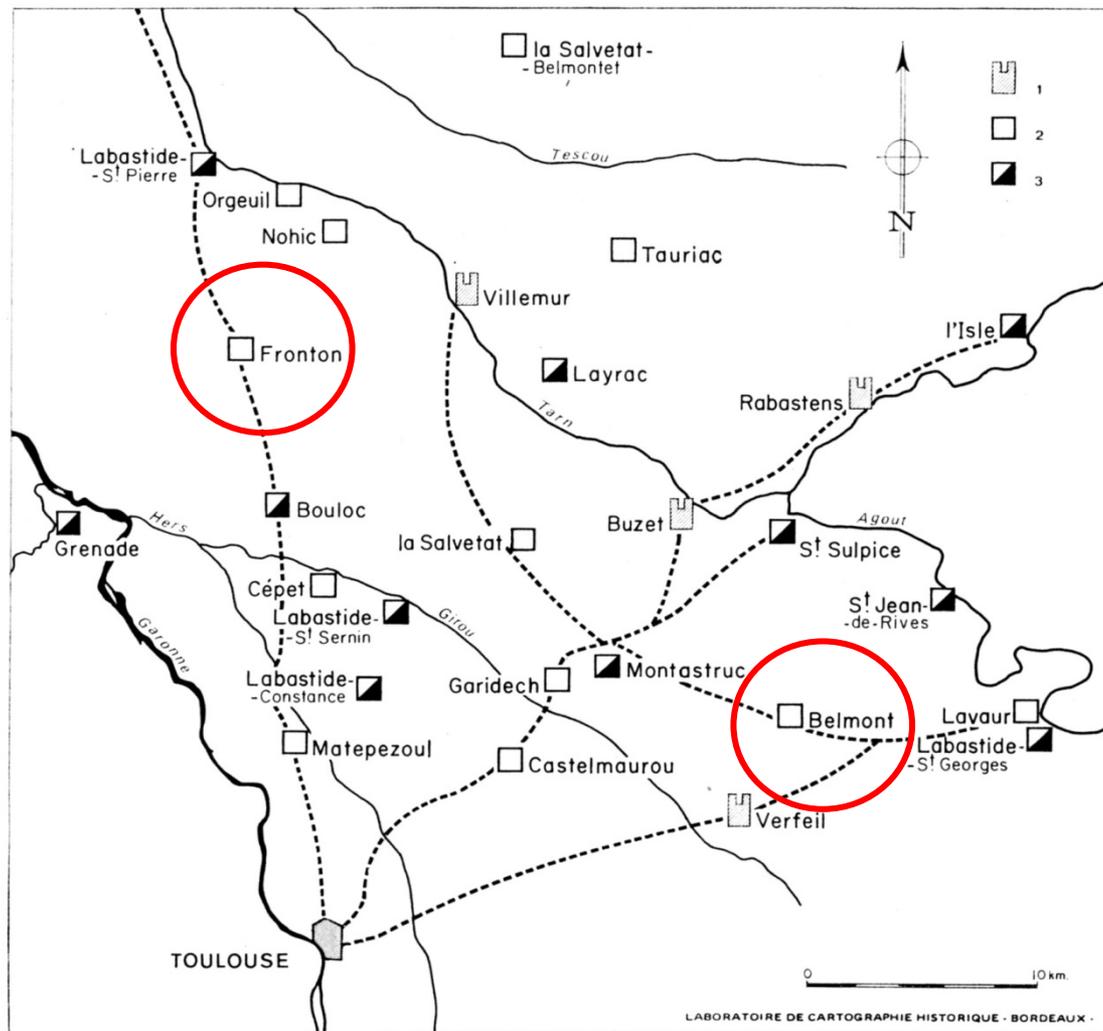
From Atlas Aérienne

TOULOUSE IN THE XIII CENTURY

Scale
0 100 200 300 400 500 Yards



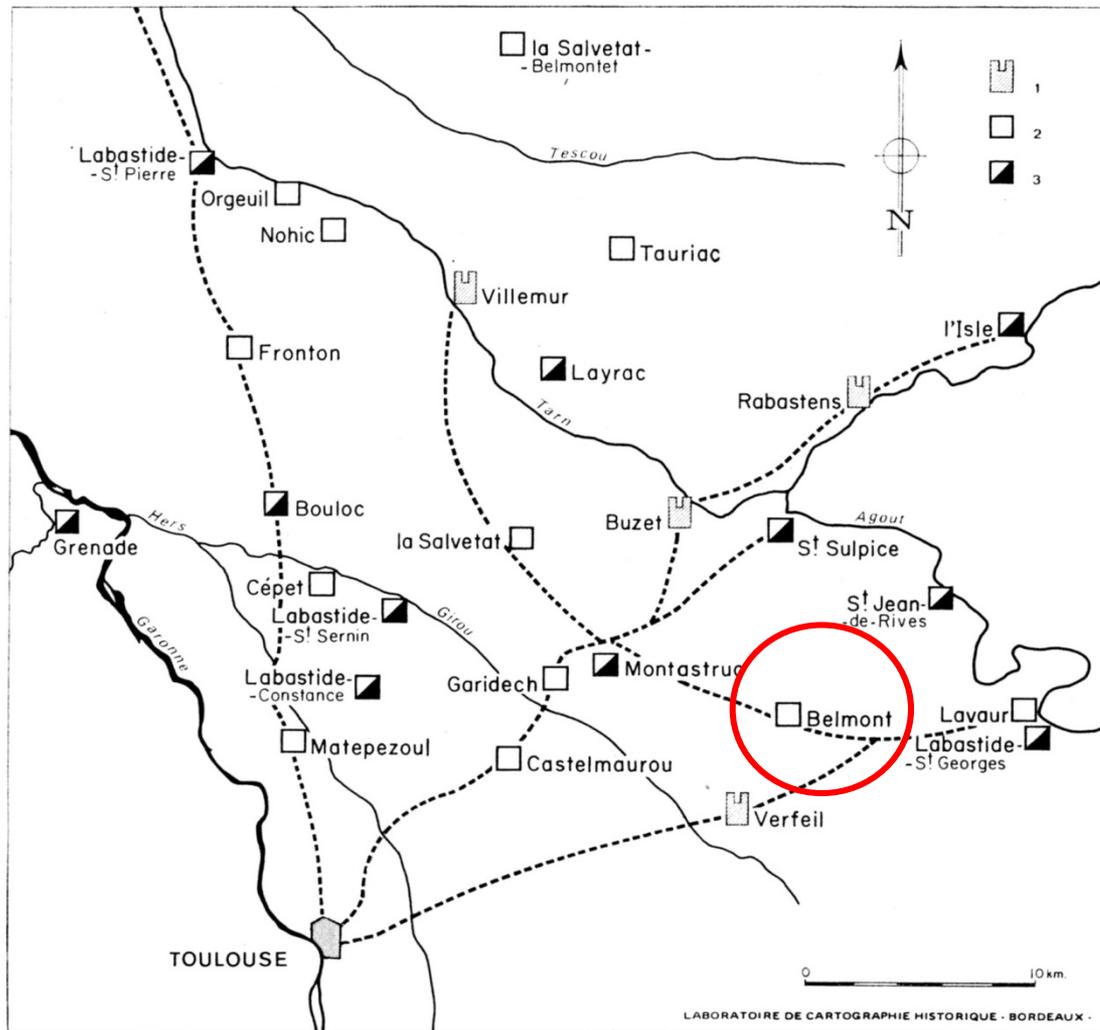
From Mundy (1954)



CARTE 21. — Sauvetés et bastides du Pays toulousain.

1. Châteaux. — 2. Sauvetés. — 3. Bastides.

From Higounet



CARTE 21. — Sauvetés et bastides du Pays toulousain.

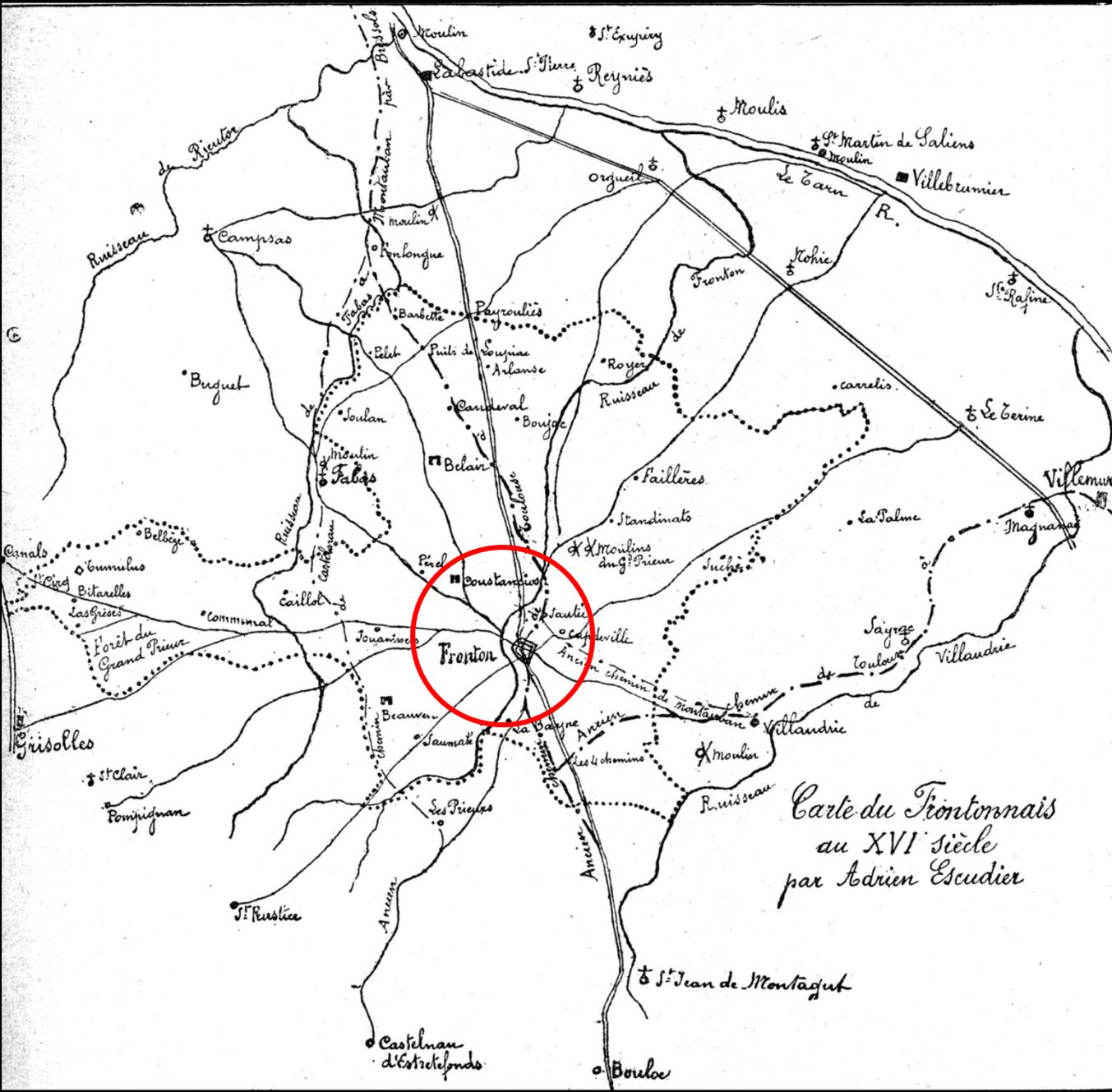
1. Châteaux. — 2. Sauvetés. — 3. Bastides.

Laying out the streets so that they descend towards a fountain...

Sicut carreiras descendunt versus fontem



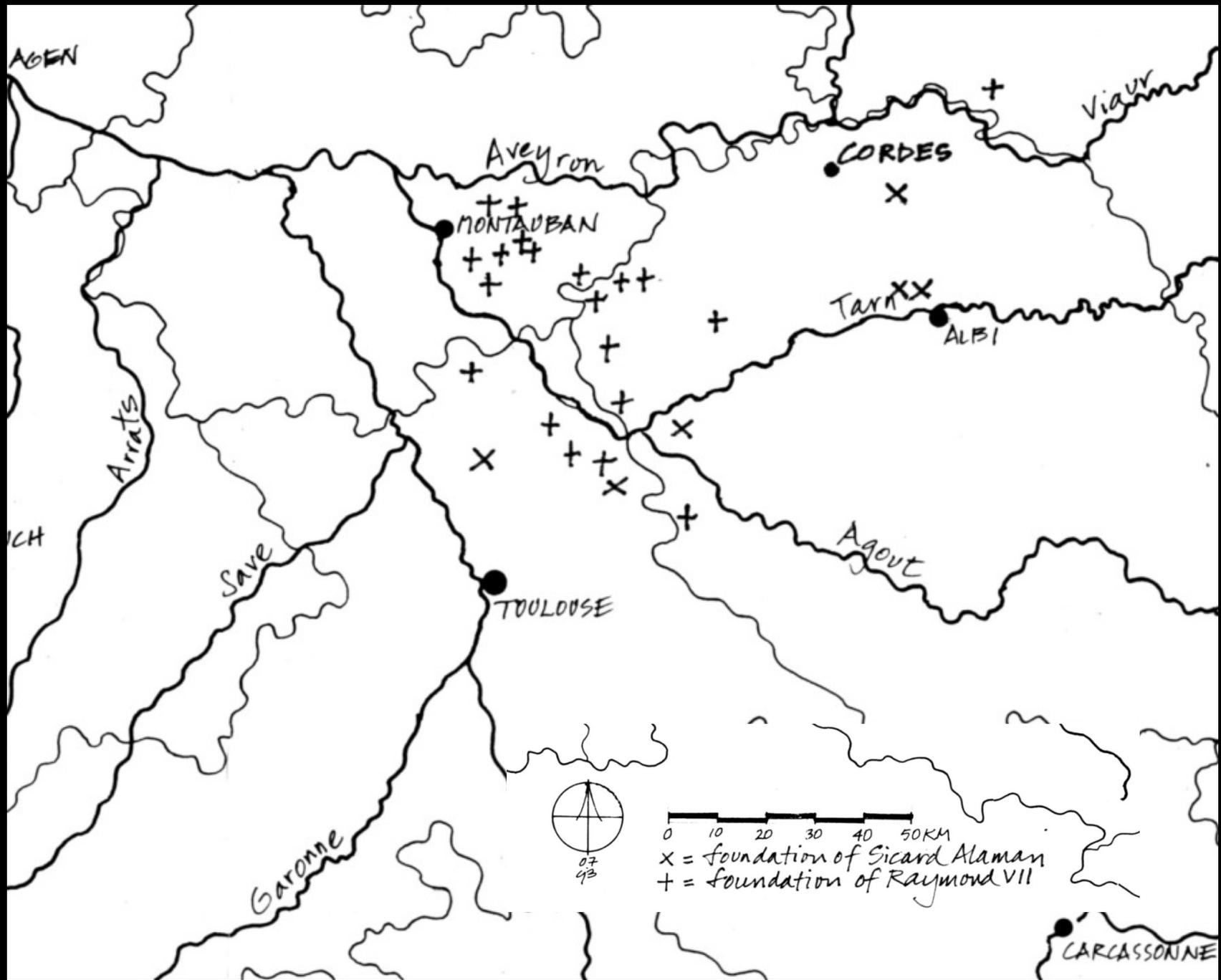
From Higounet



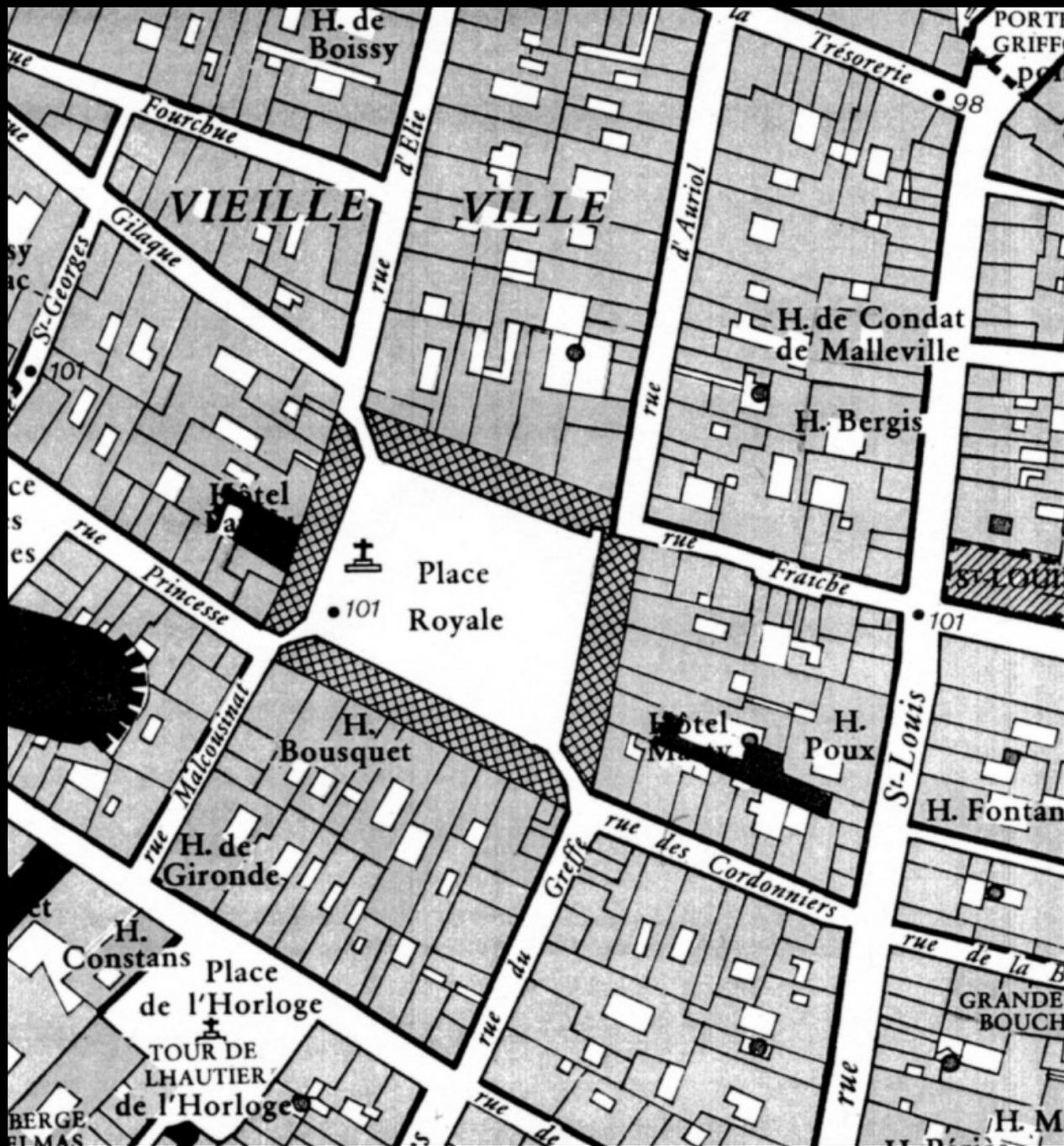
At Fronton, 300 casals of ten acres each

Carte du Frontonnais
au XVI^e siècle
par Adrien Escudier

From Escudier



0 10 20 30 40 50 KM
X = foundation of Sicard Alaman
+ = foundation of Raymond VII



H. de Boissy

Fourcbue

VIEILLE VILLE

Trésorerie

PORTE GRIFFO

98

H. de Condats de Malleville

H. Bergis

Place Royale
• 101

Fraiche

101

H. Bousquet

Hôtel
H. Poux

H. Fontan

H. de Gironde

rue des Cordonniers

H. Constans
Place de l'Horloge

TOUR DE LHAUTIER de l'Horloge

rue de la B

GRANDE BOUCH

BERGE ELMAS

H. M



Montauban market today





Ayral (building lot) 8 x 20 M

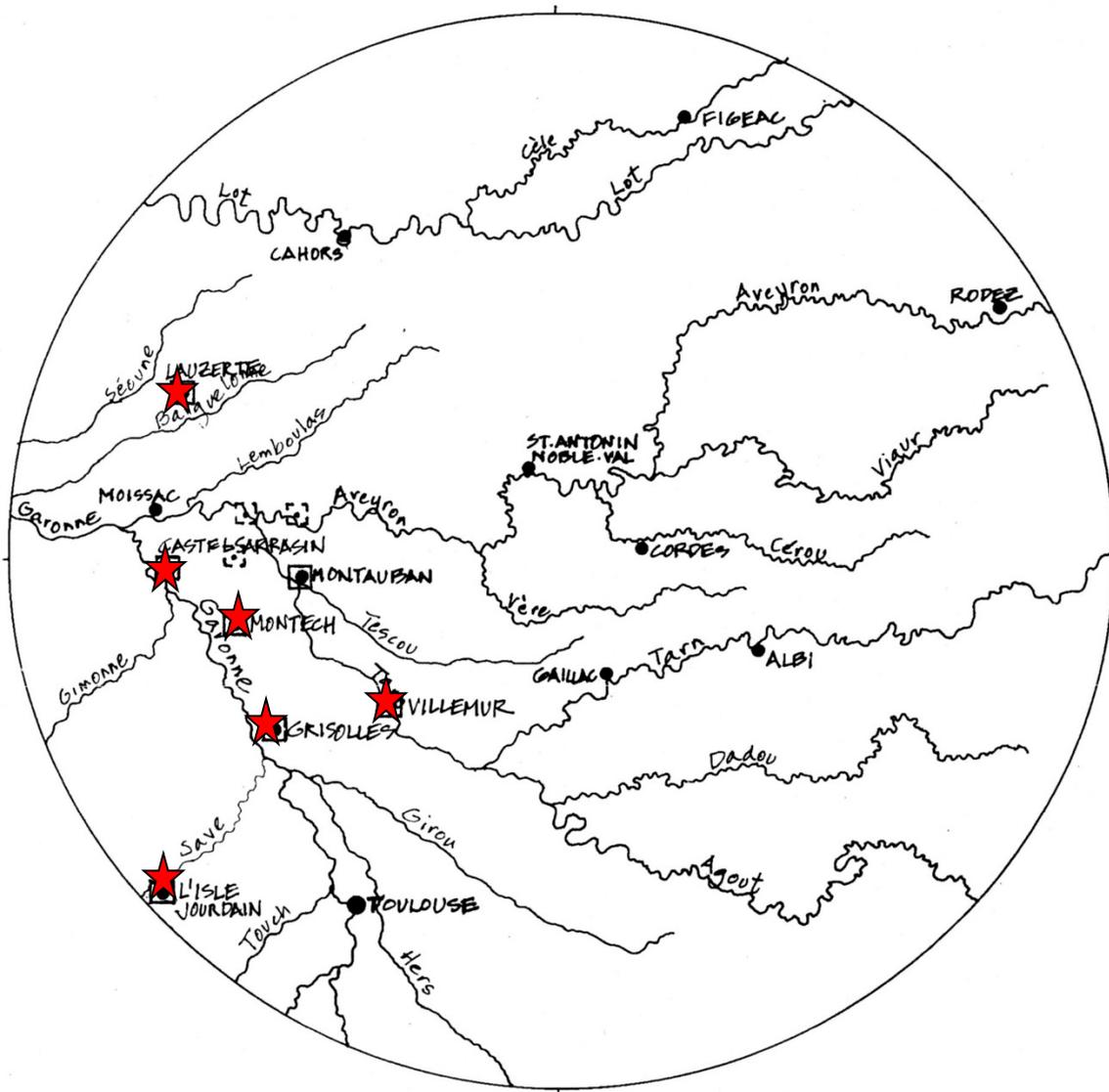


Casal (garden) 600 M², or ¼ arpent



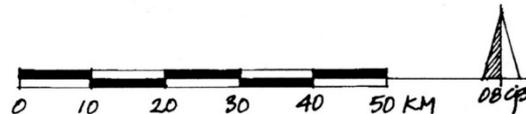
Arpans, arpent (field) ¼ hectare





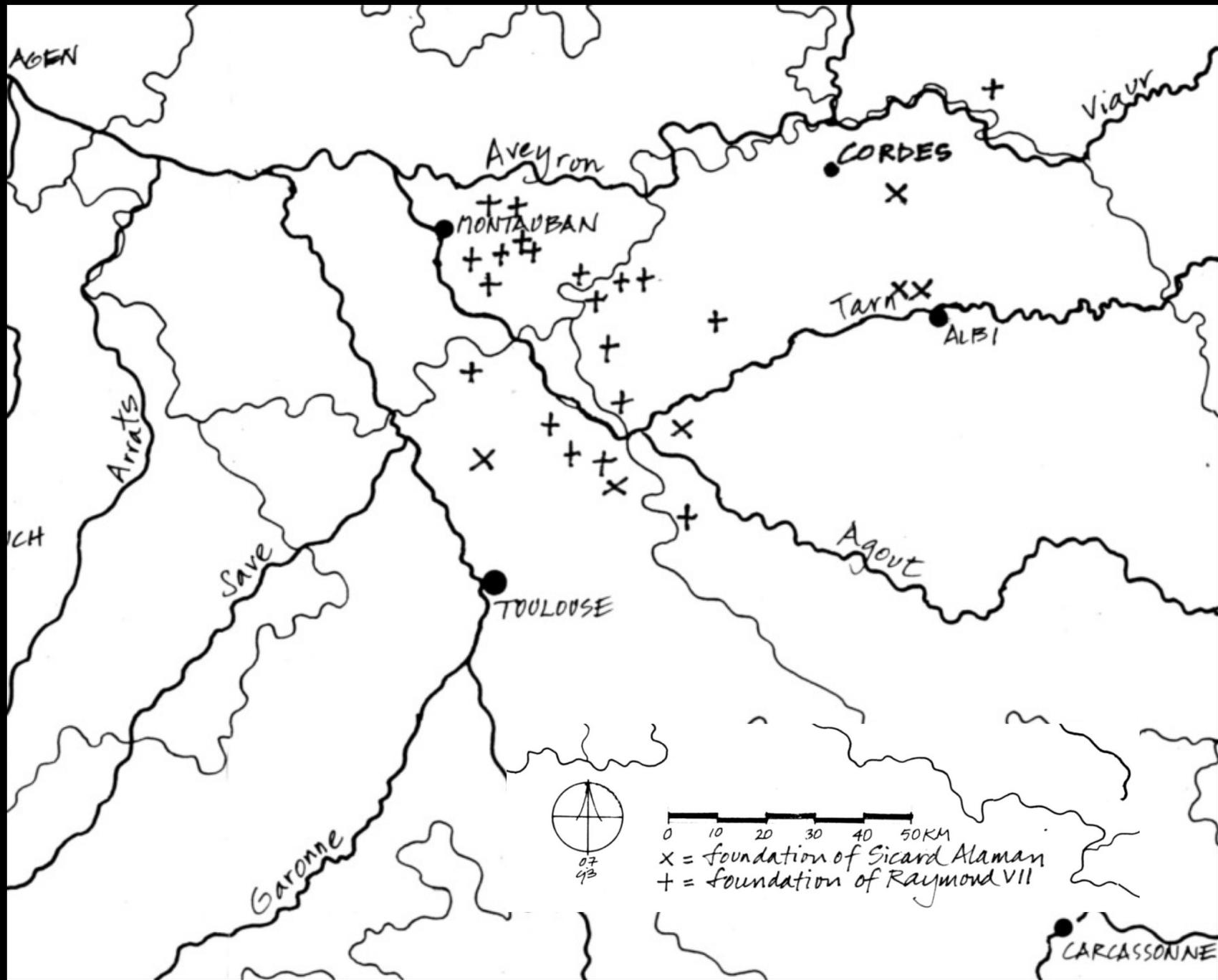
Market towns:
 Lauzerte, Castelsarrasin,
 Montech, Grisolles,
 Villemur, and L'Isle
 Jourdain

- ◻ 12TH CENTURY 'MARKET' TOWNS
- ◻ FAILED 'MARKET' TOWNS
 (VILLEMAUDE, CAYRAC, LAVILLEDIEU)





Cordes, founded in 1222 by
Count Raymond VII



AGEN

Aveyron

CORDES

MONTAUBAN

TARN

ALBI

Arrats

Save

TOULOUSE

Agout

Garonne

CARCASSONNE

0 10 20 30 40 50 KM

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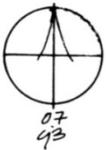
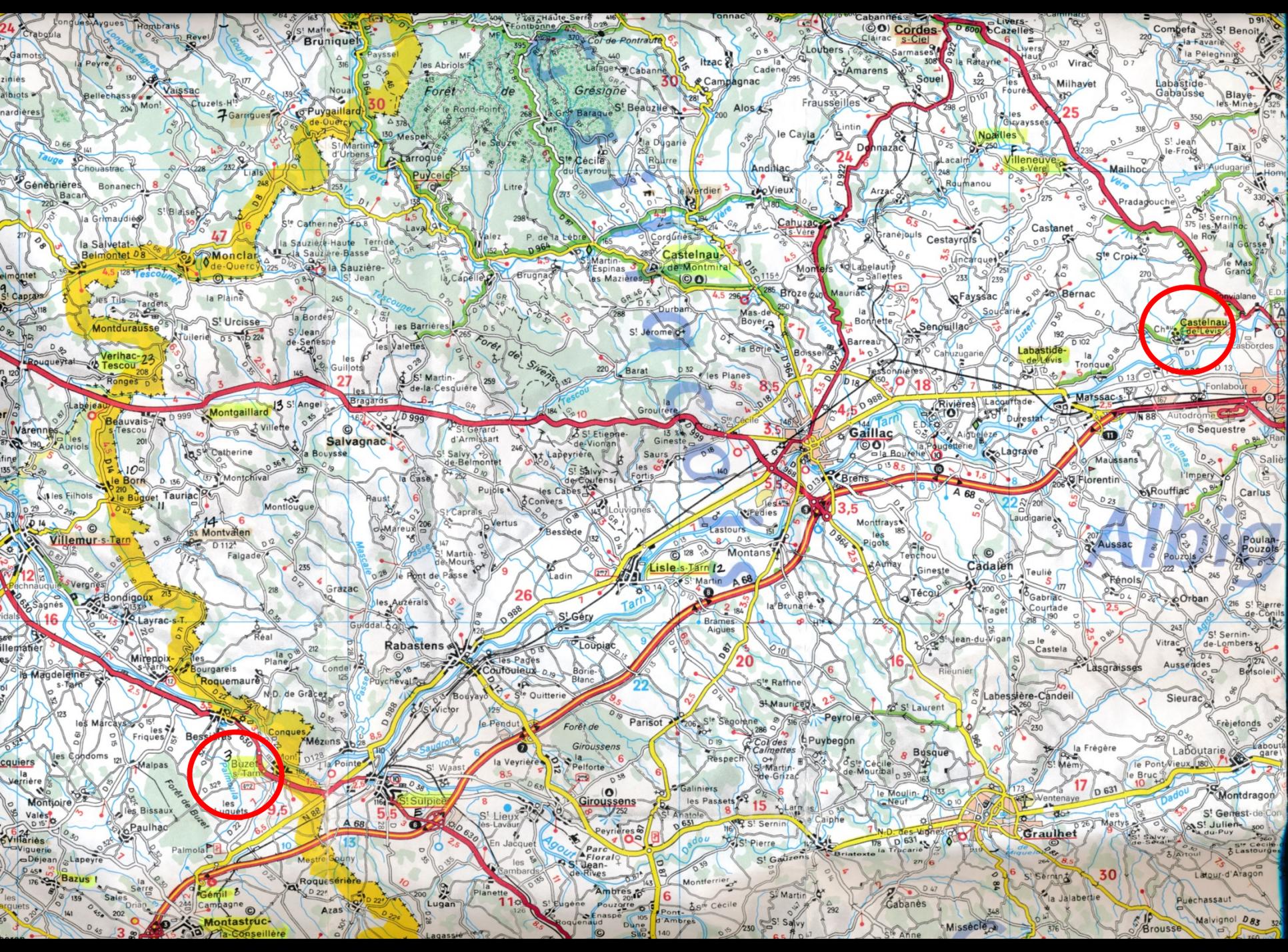
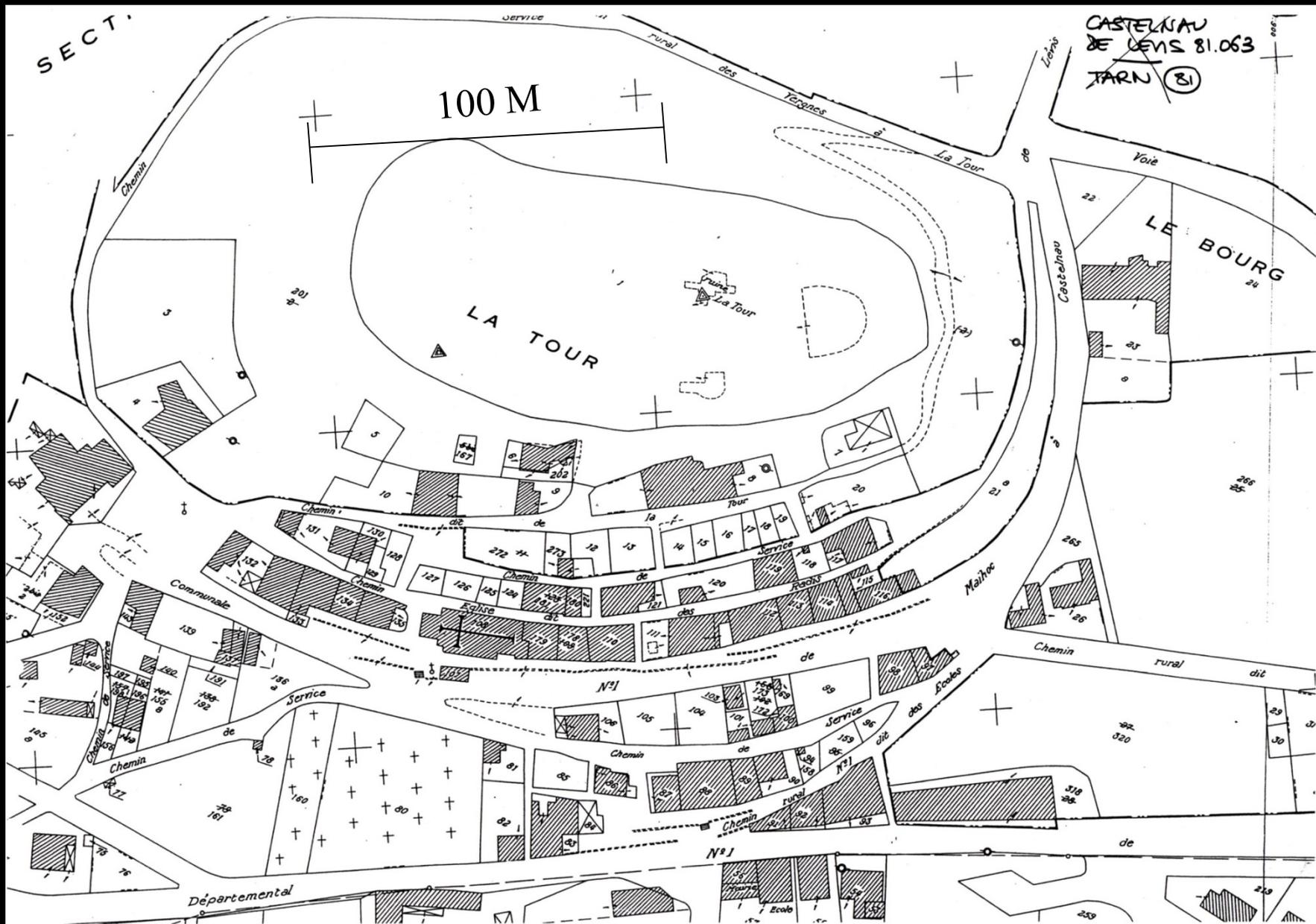


Table of the Proto-Bastides founded by Raymond VII and by Sicard Alaman, from list in Saint-Blanquat (*La Fondation des Bastides Royales dans la Sénéchaussée de Toulouse aux XIIIe et XIVe siècles*)

TOWNS FOUNDED BY RAYMOND VII						TOWNS FOUNDED BY SICARD ALAMAN		
	NAME	DEPARTMENT		NAME	DEPARTMENT		NAME	DEPARTMENT
1	Bazus	Haute-Garonne	14	Montvalen	Tarn	1	Bouloc	Haute-Garonne
2	Belmontet	Tarn-et-Garonne	15	Nohic	Tarn-et-Garonne	2	Castelnau-de-Lévis	Tarn
3	Buzet	Haute-Garonne	16	Orgueil	Tarn-et-Garonne	3	La-Bastide-de-Levis	Tarn
4	Chaulet	Tarn	17	Pampelonne	Tarn	4	Montastruc-la-Conseilliere	Haute-Garonne
5	Cintegabelle	Haute-Garonne	18	Puylauron	Tarn-et-Garonne	5	Saint-Sulpice-la-Pointe	Tarn
6	Cordes	Tarn	19	Saint-Caprais	Tarn-et-Garonne	6	Villeneuve-sur-Vere	Tarn
7	Garrigues	Tarn	20	Saint-Julien, bastide	Tarn			
8	Gémil	Haute-Garonne	21	Sairac	Haute-Garonne			
9	La Soulade	Haute-Garonne	22	Sénil				
10	Le Born	Haute-Garonne	23	Verlhac-Tescou	Tarn-et-Garonne			
11	Le Bourguet	Tarn et Garonne	24	Villariès	Haute-Garonne			
12	Lisle-sur-Tarn	Tarn	25	Villaudric	Haute-Garonne			
13	Montgaillard	Tarn	26	Villebrumier	Tarn-et-Garonne			





Castelnau-de-Lévis, founded 1235. *cavalliers* and *barrians*



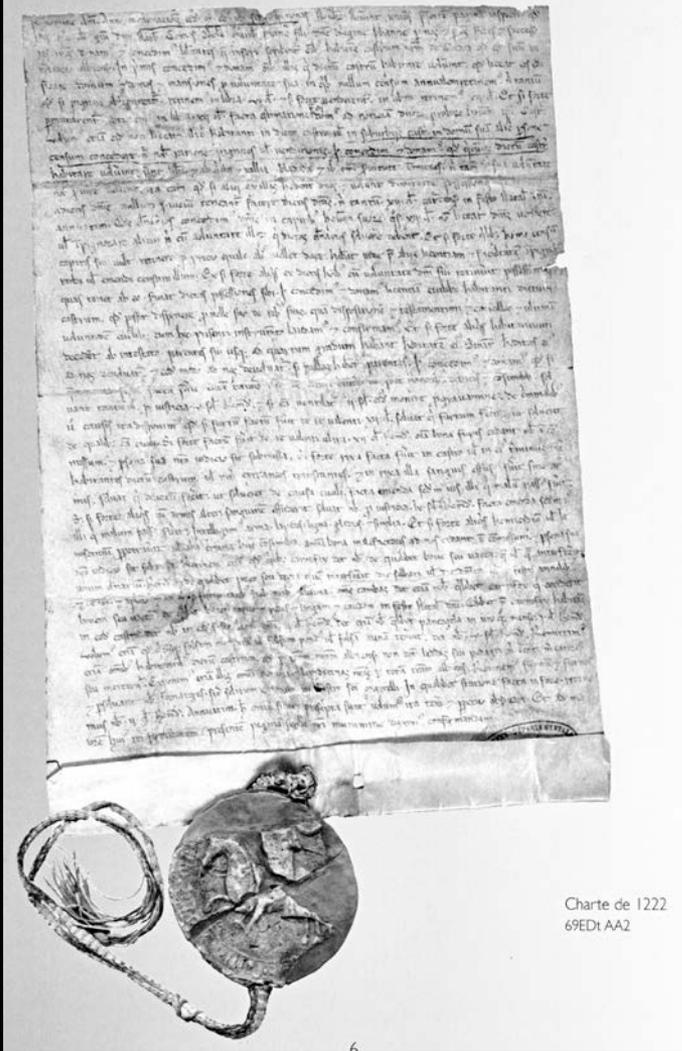
Remains of the spiral stair
enclosure of the castle



The barbican



Castelnau-de-Lévis, views of castle tower from the town



Charte de 1222
69ED1 AA2

In primis concedimus et donamus omnibus illis qui dictum castrum habitare voluerint quod liceat eis edificare domum et domos et mansiones pro voluntate sua in quibus nullum censum annualem retinemus nisi tantum quod si pignori obligarentur retinemus in libra VI den. et si forte venderentur in libra retinemus XII d. et si forte permutarentur in libra XII d., facta estimatione precii domus ad noticiam duorum proborum virorum ipsius castri.

First, we grant and concede to all those who may wish to inhabit the said *castrum* that it shall be permissible to them to build a house or houses of their own will in which we will retain no annual tax unless they mortgage their property, in which case we will retain six pence of the pound and if it should happen to be sold, twelve pence on the pound, [and] the estimate of the price will be made by two “goodmen” of the same *castrum*

The charter of Cordes, 1222:
No lot dimensions, but great terms for building your new *domum*!