

Cottage and Tenement in Spain.

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In the large cities of Spain and in the other more important towns most of the inhabitants live in tenements, as is shown by the following averages of the number of people per building in the main towns :—

Madrid	41
Saragossa	21
Valencia	20
Seville	17
Valladolid	17
Granada	13

In Madrid the prevailing type is the tenement building containing 51 to 60 inhabitants, but there are 165 buildings with 200 to 300 people and 47 with more than 300. The average number of dwellings is :—

	per building	per hectars
Central area	11.8	68.4
Suburbs	4.3	5.9
Whole city	9.4	27.4

The average number of people per dwelling is 10.78. In striking this average the whole of the people, even those in institutions, are counted but the rooms in the institutions have not been counted as dwellings. The average number of persons per hectare is as follows :—

In 6 wards,	more than 3,000
" 7 "	from 2,000 to 3,000
" 12 "	1,500 " 2,000
" 19 "	1,000 " 1,500
" 27 "	500 " 1,000
" 29 "	less than 500
	100

This overcrowding is due not only to the habits of Spanish town-dwellers, who are fond of social intercourse with their neighbours and of the spectacle of street traffic, but to the fact that many towns were walled and therefore were compelled to develop upwards instead of outwards.

In modern times the wall as a cause of overcrowding has been succeeded by the increase in land values, the scarcity and dearness of transport facilities, the difficulty of building on sites far from the business centres, and the lack of improvement and accessibility of the urban land suitable for building.

Under the Spanish housing laws the building of cheap houses (both cottages and tenements) is assisted in the following ways :—

- a) Tax and rate exemptions.
- b) State loans.
- c) Payment of part interest on loans and debentures.

- d) Building subsidies.
- e) Compulsory purchase of land.

For cottages that are being purchased by their inhabitants there are the following special advantages :—

a) State loans at 2 per cent. or 3 per cent. interest (5 per cent. for tenements).

b) Building subsidies, amounting to 20 per cent. of the value of house and land, for cottages built by co-operative housing societies. (10 per cent. for tenements.)

c) Priority for State loans and for payments of part interest on loans and debentures, by setting aside for cottages 25 per cent. of the money available for housing loans, (The remaining 75 per cent. may be used for both tenements and cottages.)

With these special advantages the State aim at fostering cottage building, as it is thought to be very important social work. In truth the cottage, on account of the lesser crowding of people on the ground, its greater facilities for ventilation and sunlight, and its being surrounded usually by a free space for garden, is more healthy than the tenement and affords more privacy for the family, all these conditions making for happy and healthy homes.

The legal requirements that must be fulfilled to obtain State assistance for cottages and tenements are as follows :—

Proportion of plots that must not be built on. In the case of cottages with one frontage this proportion must be 10 per cent. of the plot where the house is up to 7 metres high and 15 per cent. where the house is higher. In the case of cottages with two frontages the proportion must be 8 per cent. where houses are up to 7 metres high and 13 per cent. where they are higher. In the suburbs the unbuilt-on part must be 60 per cent. of the plot. Courts must have an area of 10 sq. m. and no walls surrounding them must be less than 3 metres long.

For tenements ; 25 per cent. of the plot. Courts must be 12 sq. m. and in tenements of more than three floors large courts must be open on one side. For tenement buildings higher than 20 m. the unbuilt-on land must be proportionately larger.

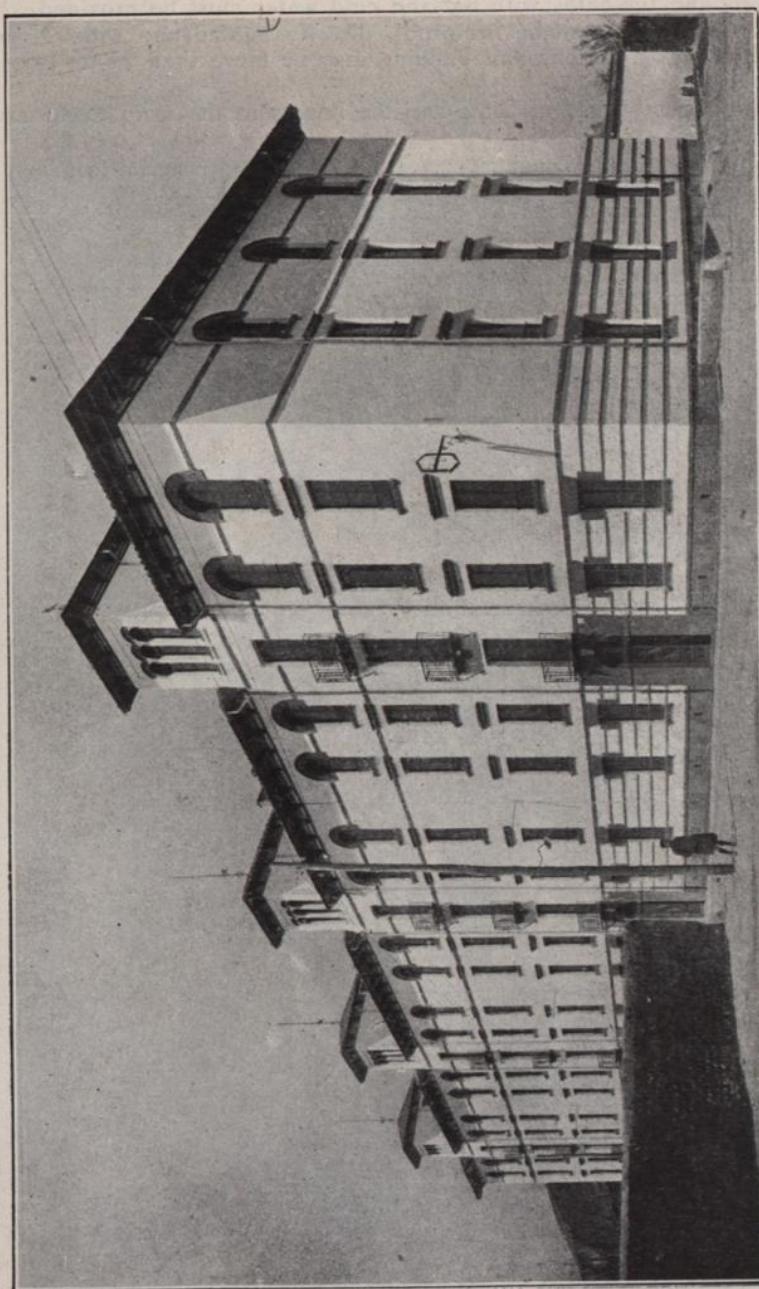
Humidity protection. Foundations and walls up to 1 m. must be damp-proof. Flagstones (pavements) 0'60 m. wide must be laid actually touching the side of the house.

Rooms. Height of ceilings : for ground floor 3 m. ; for first floor 2'80 m. ; for shops 3'60 m. Superficial area : kitchen, 20 sq. m. ; dining-room, 40 sq. m. ; parlour, 50 sq. m. ; water-closets, 4'50 sq. m. ; wardrobes and larder, larger wall, 1'50 m. long. Window space must equal at least one-sixth of floor area.

Sanitation. Water supply : 50 litres per head daily. Water-closets must be separated from dining-rooms, kitchens and bed-rooms ; the plumbing must be water- and gas-proof and there must be due ventilation of all drain pipes, etc.

For tenements there are the following additional requirements :—

Height. Not more than street width for building of more than three floors, according to the local by-laws. In buildings with more than three floors lifts must be furnished.



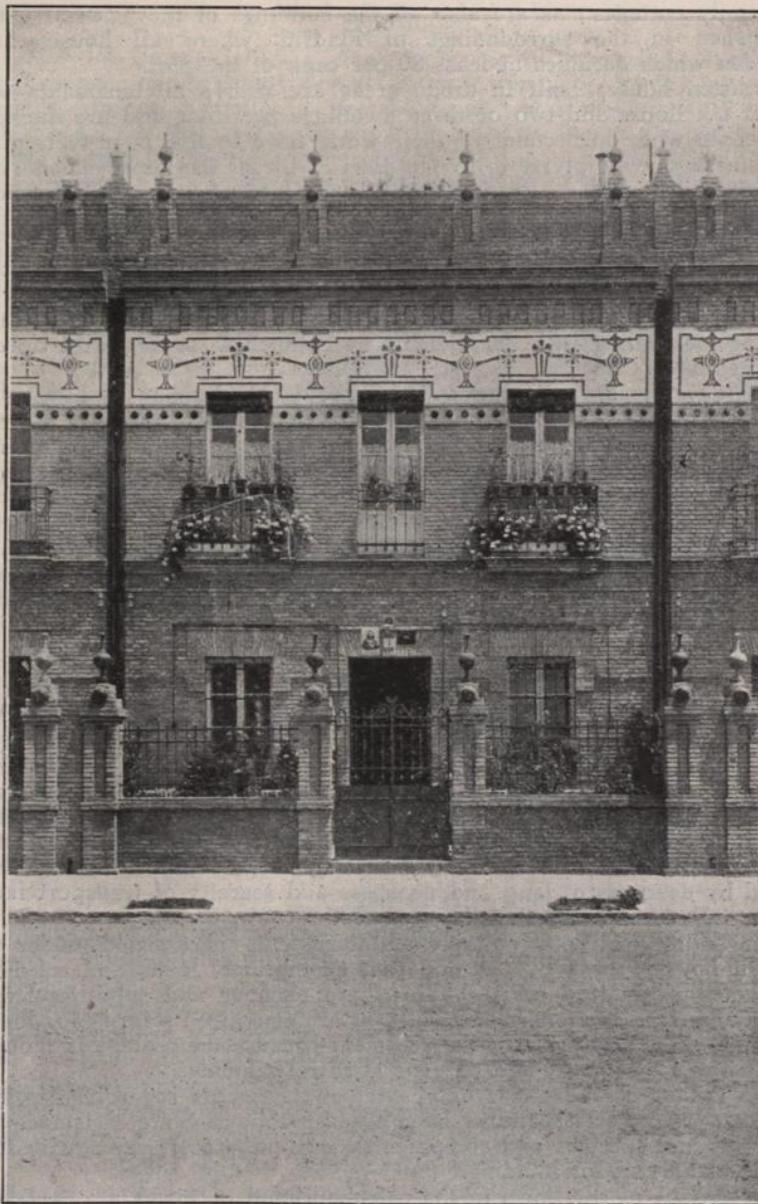
Sanitation. In houses with more than three tenant-families sufficient shower- and tub-baths with hot and cold water must be provided.

Stairs. These must be fire-proof, directly lighted and wide. None of the dwellings in a tenement building may be more than 25 m. from the stairs.

The average costs of State assisted houses in the main towns are as follows :—

Cottages.	Land	2 pesetas per square foot
"	Building	12 " " " "
Tenements.	Land	8 " " " "
"	Building	11 " " " "





The average price of a cottage containing dining-room, kitchen, three bed-rooms and water-closet, is about 17,000 pesetas, including land.

The groups of dwellings in the neighbourhood of large towns and in suburbs and satellite towns where land is not very expensive are generally

one-family cottages ; as are also all the buildings of the "Lineal City" established in the surroundings of Madrid, where all houses have a garden which occupies at least 80 per cent. of the plot.

Assisted houses built in urban areas are nearly all tenements with five or six floors and two or three dwellings per floor and are intended for people who, on account of their work, have to live near their place of business, or who prefer to live in places with all the improvements and comfort which modern towns afford. Tenements are also built for low-paid workers unable to buy a cottage and who can only pay moderate rents for small apartments with three or four rooms.

In some provinces of Spain, especially on the northern and eastern coasts, it is usual for the dwellings in a tenement to be the property of the respective tenants. They usually form a committee for the whole building for dealing with the common needs such as stairs, halls, sewers, frontages, etc.

The development of the new ideas about the planning of towns, the steadily growing love for the country and the desire to acquire a small property, so conspicuous in the less fortunate classes, have created a strong preference—stimulated, as we have shown, by the housing legislation—for the one-family cottage with garden space and built in the neighbourhood of one of the larger cities.

This trend will do much to decentralise the over-populated towns, to distribute better the people over the land, to produce more healthy and happy lives by a larger contact with nature, and therefore to develop a better and more vigorous race.

Summary.

In the large cities and other important towns of Spain the people live mostly in tenements. The average number of inhabitants per building is given in the first table. The second table gives the number of dwellings per building and per hectare in Madrid. The third table gives the average number of persons per hectare in the 100 wards of Madrid. The congestion of population is due not only to the habits of the people, who like the busy town life, but also to the fact that the town walls have been succeeded by dearness of land and dearness and scarcity of transport facilities as influences restricting the area of the town.

The building of both cottages and tenements is assisted under the Spanish housing laws by tax and rate exemptions, loans and subsidies and the expropriation of land. Loans are cheaper and subsidies larger for cottages than for tenements. Cottages are also given priority for loans. The State gives this preferential treatment because the cottage is thought to be better hygienically and on general social grounds.

The author of the paper details the requirements regarding hygiene and general comfort that must be fulfilled to obtain State assistance for tenements and cottages and compares their average costs per square foot both for land and for building.

The groups of dwellings in the neighbourhood of towns are generally one-family cottages, as are also all those in the "Lineal City" near Madrid, whereas those actually in the towns are nearly all tenements with five or six floors, two or three dwellings per floor.

The development of new ideas, stimulated by housing legislation and the growing love for the country have created a strong preference for the cottage.

Sommaire.

Dans les grandes villes et dans toutes celles de quelque importance, en Espagne, les habitants vivent surtout dans des appartements. Le nombre moyen d'habitants par bâtiment est donné dans le premier tableau. Le second tableau donne le nombre de logements par bâtiment et par hectare à Madrid, et le troisième tableau donne le nombre moyen de personnes par hectare dans les 100 quartiers de Madrid. La congestion de la population est due non seulement aux habitudes des gens, qui aiment la vie affairée de la ville, mais aussi au fait que les murs de la ville ont agi, par suite de la cherté du terrain et de la cherté et la rareté des moyens de transport, comme influences restrictives sur l'étendue de la ville.

La construction des cottages et des appartements est aidée, d'après les lois espagnoles sur l'habitation, par des exemptions de taxes et d'impôts, des prêts et des subsides et l'expropriation du sol. Les prêts portent un intérêt moindre et les subsides sont plus élevés pour les cottages que pour les appartements. Les cottages bénéficient aussi de la priorité pour les prêts. L'Etat leur accorde ce traitement préférentiel parce que le cottage est considéré comme meilleur au point de vue hygiénique et social.

L'auteur du rapport expose en détail les exigences d'hygiène et de confort auxquelles doivent satisfaire cottages et appartements, pour obtenir l'aide de l'Etat, et il compare leurs prix de revient moyens par mètre carré pour le terrain et pour la construction.

Les groupes d'habitations au voisinage des villes sont généralement des cottages pour une famille comme ceux de la « Cité linéaire », près de Madrid, tandis que ceux à l'intérieur des villes sont presque tous des maisons à appartements, de cinq ou six étages, avec deux ou trois habitations par étage.

Le développement d'idées nouvelles, encouragé par la législation de l'habitation et l'amour croissant pour la campagne, a créé une forte préférence pour le cottage.

Auszug.

In den großen und anderen wichtigen Städten Spaniens leben die Bewohner hauptsächlich in Hochbauten. Die durchschnittliche Zahl der Hausbewohner wird in der ersten Tabelle gegeben; die zweite gibt die Zahl der Parteien pro Haus und pro Hektar in Madrid an, die dritte Tabelle zeigt die durchschnittliche Bewohnerzahl pro Hektar in Madrid. Die Zusammendrängung der Bevölkerung ist nicht nur eine Folge der Vorliebe des Volkes für das lebhafte Stadtleben, sondern auch eine Folge der Befestigungen, der hohen Grundpreise und der ungünstigen Verkehrsverhältnisse, welche den zur Verfügung stehenden Raum beschränken.

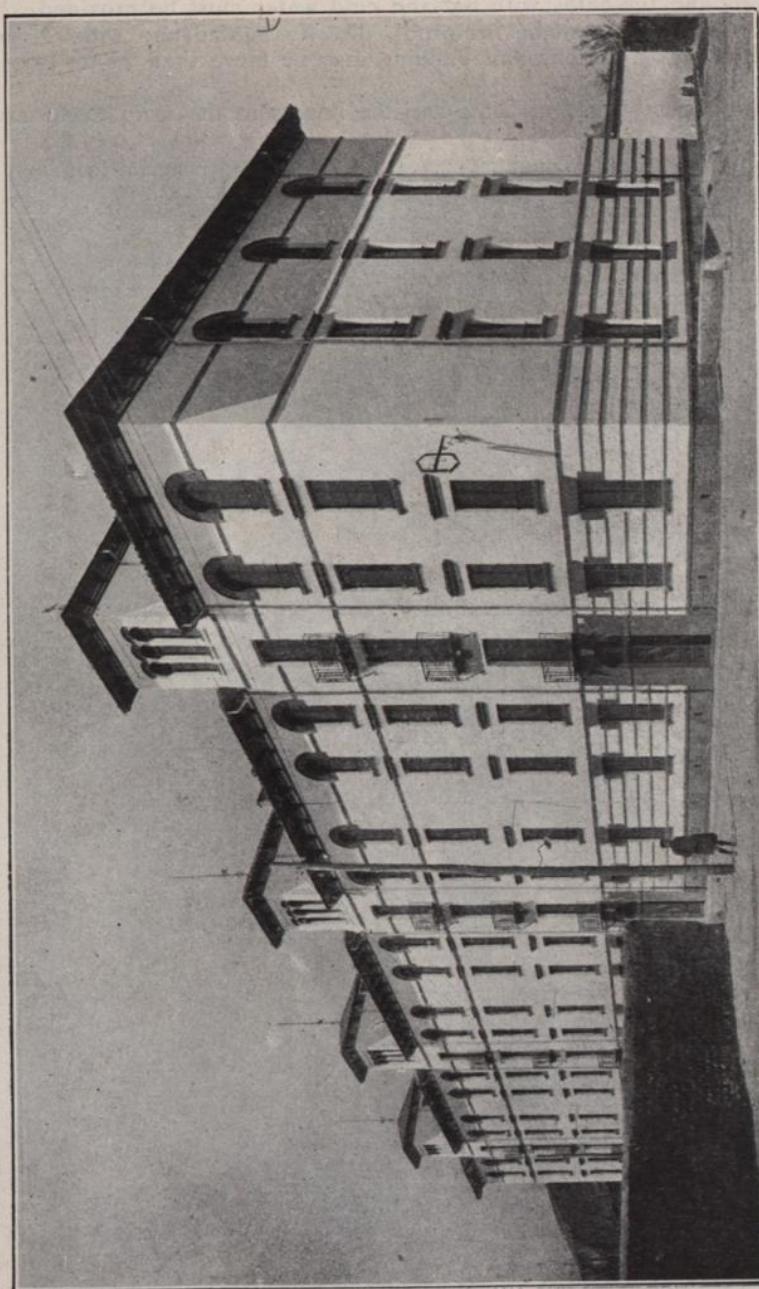
Die Erbauung sowohl von Einfamilienhäusern als auch von Zinskasernen wird durch das spanische Gesetz erleichtert, welches Steuerermäßigungen, Belehnungen, Subventionen und Landexpropriationen vorsieht. Den Einfamilienhäusern wird ein Vorzug gegeben, weil der Staat diese für gesundheitsfördernder und vom sozialen Gesichtspunkt als wünschenswerter ansieht.

Der Referent detailliert die Erfordernisse in bezug auf Hygiene und allgemeinen Komfort, welche erfüllt sein müssen, wenn der Staat Unter-

stützungen geben soll, und vergleicht die durchschnittlichen Kosten der Hochbauten und der Siedlungen auf das Land und auf das Haus berechnet.

Die Wohnungsgruppen in der Nähe der Stadt sind gewöhnlich Einfamilienhäuser, ebenso wie die Häuser in der „linearen“ Stadt bei Madrid, während gegenwärtig in den Städten fast alle Häuser mit fünf oder sechs Stockwerken zwei oder drei Parteien pro Stockwerk haben.

Die Entwicklung neuer Ideen, welche durch die Hausbau-Gesetzgebung begünstigt wird, und die steigende Vorliebe für das Wohnen auf dem Lande haben eine starke Strömung für das Einfamilienhaus hervorgerufen.



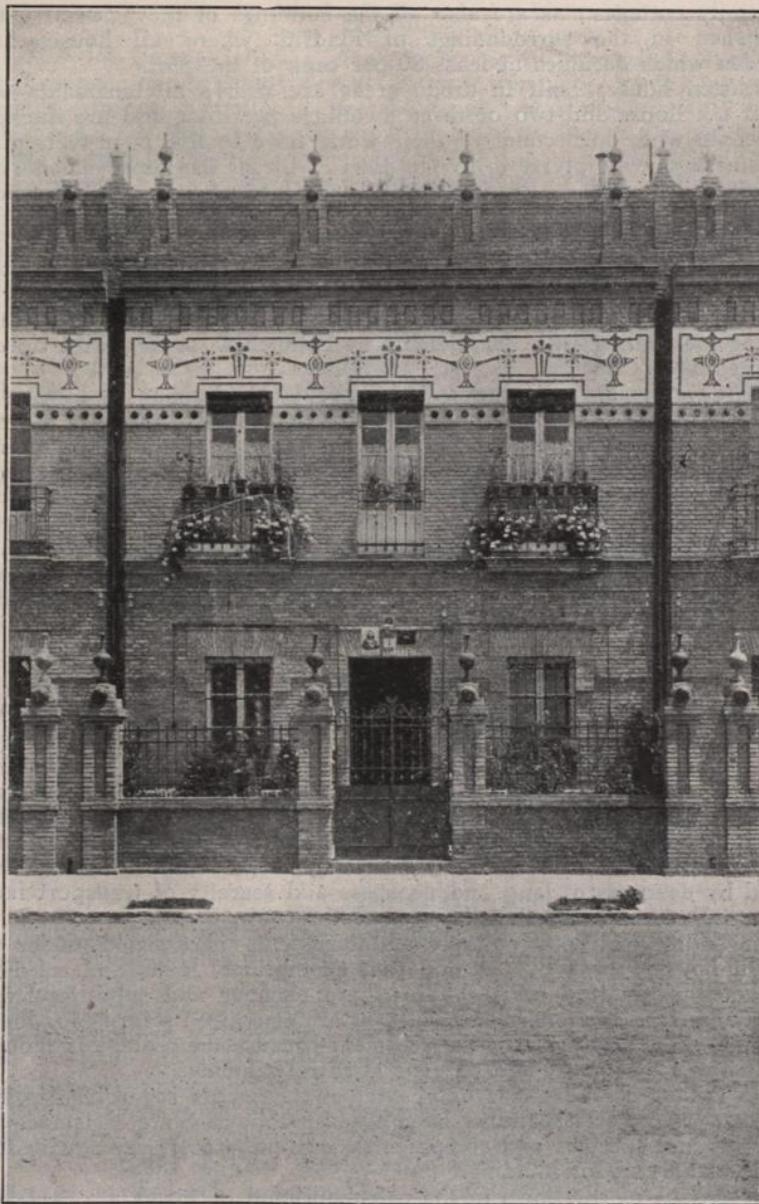
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