

## SPATIAL STRUCTURE OF SECOND HOME SETTLEMENTS IN THE SUBURBAN ZONE OF WARSAW

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Of a particular importance in the recreation of urban inhabitants in European countries is the spending of free time in one's own recreational objects, the so-called second homes.

In Poland the second home is called officially "the summer house".

According to the housing law in force, the name: "summer house" means: "building situated in the area of a village or in an area destined for recreational purposes of the population, serving the owner and his relatives for recreation" /Government Regulations and Laws Gazette No. 14, item 84, 1974/. This definition does not have an operational character, as in the Polish conditions it does not fit the real conditions. Certain authors prefer the name "recreational house" /Michalak 1981/, which also does not cover the problem, as a considerable part of second homes also fulfill the functions of a seasonal dwelling place.

In Polish conditions the role of second homes in the realization of recreational needs of the population is undoubtedly smaller than in France, West Germany, the Scandinavian countries or Czechoslovakia. However, empirical studies conducted in recent years indicate the increasing importance of recreation. In studies carried out on the interest in possessing a second home among employees of big enterprises it has been ascertained that such needs were indicated by 51.9 % of the polled employees in Warsaw, 55.7 % in Chorzów and 73.4 % in Gdańsk /Michalak 1981/. At the end of the seventies it has been estimated that in second homes there were

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up to 150,000 lodging places, which constituted over 8 % of all lodging places and almost 13 % of places suitable for all-year use /Wawrzyński 1980/.

As there is a lack of full statistical data concerning the number of families in Warsaw which have at their disposal second homes, the size of the phenomenon may only be estimated approximately. In studies conducted in 1985 a test of 1065 households indicated that access to the second home was observed in 11.5 % of Warsaw families, and the majority of objects was situated within the Warsaw voivodship and in the bordering communes: Siedlce and Ostrofka /Matulewicz 1986/. Field studies conducted in the years 1987 — 1989 showed that the process of a dynamic development of summer settlement in the Warsaw voivodship has been continued, and still the majority of investors came from Warsaw /Kowalczyk 1988, 1989/. This enables us to suppose that the share of Warsaw families having a second home could have been increased and could amount to 12 — 15 % of all households.

In accordance with recent data concerning the size of summer housing in Poland, in the year 1980 in the Warsaw voivodship there were 4515 second homes, which constituted 10.25 % of all recreational houses in Poland. From among structures situated around Warsaw, 3743 second homes constituted objects erected with the intention of serving a recreational use, 765 buildings were being constructed and 7 summer houses had previously a different purpose and were adapted to recreational tasks. Moreover, in 1980 there were 1490 recreational lots in the voivodship which were still not built-up /Summer Housing. 1981/.

The development of the phenomenon of summer settlements in suburban zones of Warsaw commenced at the turn of the 19th and 20th centuries.

The first summer housing estates emerged usually on forest areas, frequently in the vicinity of rivers and other water reservoirs /e.g. near the Swider, Jeziorka/, and also in places of particular climatic values /Skolimów-Konstancin, Otwock/, and thus in areas located in the suburban zones with optimal conditions from the recreational viewpoint.

In the period of 1918 — 1939 second homes were built in areas situated farther away from Warsaw, and so the border of the recreational zone of the town shifted from 15 — 30 km from the center, to about 60 km. At that time large summer housing estates were built in Zalesie Górne, Podkowa Leśna, Rybienko, Urle, Wilga and Pomiechówek.

Some of the newly built summer housing estates were established in a planned way, taking into consideration the Howard concept of "towns-gardens". As an example we may mention Podkowa Leśna and Wilga.

The quoted examples indicate that the main factor for the detailed allocation of summer housing estates were still resources of the natural environment, above all forest areas and water courses. Typical examples may be constituted by Rybienko on the Bug River, Wilga on the river of the same name, Urle on the Liwiec River or Pomiechówek on the Wkra River — settlements where the development of second homes was determined by both mentioned factors.

In the inter-war period the first signs appeared about the functional transformations taking place in certain settlements established as recreational housing estates. Owing to the increased popularization of cars and a growing mobility of the population, certain estates of second homes began fulfilling recreational and housing functions and were transformed into typical suburban zones of large cities. This process could have been observed in Skolimów-Konstancin and settlements of the Otwock belt of that time, where many hitherto summer houses became a place for the longer stay of their owners, who usually had at their disposal another dwelling in Warsaw and used their suburban residences mainly in the spring and summer season, commuting to work in the capital. As a result those buildings have lost some of their initial recreational functions, although they still played the role of second homes.

The Second World War in an obvious way disrupted the process of development of recreational settlement in the vicinity of Warsaw. War demolitions and the necessity of reconstructing the economy, as well as the distinct impoverishment of the population caused a slowing down for the next dozen or so years of the rate of development of the second homes phenomenon. The lack of housing resources in the demolished Warsaw led to a situation where a considerable part of the remaining second homes had been transformed into places of permanent dwelling. This concerned both buildings remaining a property of the hitherto owners, and buildings taken over by the state or by other owners. An additional factor unfavorable for the development of second homes in Poland was the obligatory ideology, social transformations, migrations of inhabitants to large agglomerations, as well as a significant pauperisation of the society. As a result of all those phenomena, such estates as Zalesie Górne, Milanówek, Skolimów-Konstancin or Józefów lost their initial character and became above all settlements with a domination of residential functions. The sixties, and particularly the beginning of the seventies brought a gradual development of summer housing. This process, which has already taken place in other European countries, embraced with its range areas located farther away from urban agglomerations, as well as of the hitherto domination of agricultural functions. Still the main criterion for making decisions about the establishment of second homes were considerations concerning nature and transport accessibility.

In the area of Warsaw recreational housing estates were built at that time near the newly finished Zegrze Artificial Lake /Rynia, Białobrzegi, Jachranka, Skubianka/, complexes of second homes in Zalesie Górne, Magdalenka and other settlements with previously determined summer resort functions were expanded.

The mid-seventies brought a quickening of the rate of development of summer housing in the whole of Poland, including the areas surrounding Warsaw. This was connected first of all to a relative activation of economy in Poland, infiltration of culture models from the West, proceeding processes of depopulation in villages, worsening living conditions in large agglomerations, as well as the development of individual motor transport.

The intensive development of recreational housing in Poland has additionally been determined by the commencement of a mass production of cheap, collapsible summer and camping houses, and also a relatively low price of land.

Beginning from the mid-seventies, second homes began to appear in the area of Warsaw not only in those place which had previously already had recreational functions, but also on typically agricultural areas. Even though in the first years of that period summer houses erected in the suburban zone were located mainly in the vicinity of larger forest complexes and reservoirs of surface water, in later years, due to an increasing shortage of areas suitable for recreation, large complexes of second homes began to emerge in areas devoid of recreational values — on meadows or even on arable land with a lower quality for agriculture.

The large scale of this phenomenon in certain areas led to the emergence of entire "recreational agglomerations" embracing often several hundreds of buildings in one complex. Apart from aesthetic reasons, this situation began to endanger local ecological patterns due to soil destruction, proceeding erosion, vanishing vegetation, lowering of the ground water level etc. In many summer housing estates in the suburban zone of Warsaw, summer housing became the main factor endangering the environment, which is all the more paradoxical as the activity connected with recreation became directed against itself, due to a strong anthropopressure the reactional values of the environment became decidedly lowered.

The beginning of the eighties caused a perceptible limiting of the development rate of second homes, but already in the years 1983 — 1985 this process regained its previous dynamics. This happened owing to passport restrictions and the needs to limit recreation to Poland, regress in residential housing construction /many objects are considered in the summer season as a place of permanent dwelling by families living together with parents or grown up children/, as well as a reaction to inflation processes in the economy.

The distribution of summer houses in the Warsaw voivodship is rather varied. Among 120 settlements, in which there are a dozen or so summer houses, 36 are to the north of Warsaw /rural communes: Nieporet, Pomiechówek, Radzymin, Serock, Skrzyszew/. A majority of summer estates located in this part of the voivodship are near the Zegrze Artificial Lake, Wkra River, Bug, Narew, Rządza or in the adjoining forests.

The second area with developed recreational functions are situated to the south and south-west of the town, where there are 41 larger concentrations of second homes /particularly in the following rural communes: Piaseczno, Konstancin-Jeziorna, Lesznowola and Nadarzyn/. Summer housing estates built before the Second World War are usually situated near larger forest complexes /Chojnów Forests, Sękocin Forests, Młochów Forests/. Such a situation is observed in the case of Konstancin-Jeziorna, Zalesie Górne, Podkowa Leśna or Komorów. On the other hand, new complexes of second homes are usually in open areas, lacking more valuable qualities of nature /e.g. Złotokłos, Głusków, Wolica/.

Another region of a larger density of second homes are at the edges of the Kampinos Forest, and particularly settlements in the valley of the Vistula River /mainly the hitherto Łomianki rural commune, as well as communes of Czostków and Leoncin/. In areas surrounding the Kampinos Forest there is a total of 35 — 40 settlements with a developed system of summer housing estates. However, differently from the above mentioned areas, to the north-west and west of Warsaw only in a few settlements the number of second homes exceeds 100 buildings. In the major part those are new buildings, erected after 1975.

The fourth and last area of the occurrence of summer housing are areas to the south-east of Warsaw, and especially the valley of Swider and the Otwock and Celestynów Forests. The number of settlements with an intensive recreational built-up area does not exceed 20 in this part of the voivodeship, and larger concentrations of second homes are above all in the Wiazowna rural commune, as well as in Otwock and Józefów. Similarly to the northern part of the voivodeship, the allocation of recreational settlement was determined by the presence of forests and surface water /mainly Swider/. However, in the last years summer housing commenced to also develop in areas of a significantly lower recreational attractiveness — e.g. in the area of Okuniew in the Halinów rural commune.

Single second homes or their complexes seldom occur in spatial isolation from other elements of social and economic systems. Usually they are situated within the hitherto settlement network and occur together with other forms of land use. An analysis of the internal structure of complexes /estates/ of secondhomes in the

suburban zone of Warsaw enables the distinction of the following types of summer estates /Fig. 1/:

#### Type A.

This type includes summer estates built in the period before the First World War and in the inter-war years. Their initial functions have undergone considerable transformations and presently they are fully multifunctional centers. In part of them recreational functions have vanished almost totally /Legionowo, settlements within the boundaries of Warsaw/, in the others they are limited by residential or service and productional functions /Podkowa Leśna, Józefów, Milanówek/. However, in some of them they still remain if not the dominating, then at least important functions /Magdalenka, Zalesie Górne/.

The present spatial structure of those estates is a consequence of social and economic processes taking place in Poland after 1945, and particularly the influx of people to large urban agglomerations and settling within its suburban zones. This process in old summer housing estates was greatly influenced by the taking over by the state of a considerable part of land and housing recourses in sub-Warsaw settlements, as well as their submitting to regulations of housing law. Not going into details of the legal, administrative, social and economic processes of the mentioned actions we may limit ourselves to the statement that they were very unfavorable for the development of those settlements and to a large extent they led to their cultural degradation, as wells as technical one.

Settlements qualified to the A type may be represented by Konstancin-Jeziorna. The town was founded in 1968 as a result of linking the industrial Jeziorna and the summer resort estate Skolimów-Konstancin founded already in 1897 /civic rights since 1952/. Phenomena observed in Konstancin-Jeziorna may be considered as characteristic for other estates built before 1945. The main traits of this type of summer resort settlements are as follows:

- spatial pattern of estate determined by the roads network,
- plots are usually large /often the average area of plots amounts to 3000 — 3500 sq.m. and more/,
- the area of adjoining plots is similar /sometimes as a result of linking or dividing it is a multiple value or a half, one fourth etc. of the original area/,
- the shape of plots is regular,
- plots are aforrested /frequently with old trees/,

- second homes are at least a dozen or so meters away from each other,
- buildings are often big and have a floor area of even 100 — 150 sq.m. /in Konstancin-Jeziorna the average floor area of building — over 70 sq.m./,
- estates are not homogeneous from the functional viewpoint /residential and handicrafts functions often dominate over the recreational ones/,
- there is a considerable differentiation of buildings in relation to their size, technical condition, equipping and age
- despite the estates being multifunctional, second homes constitute usually dense complexes,
- from the viewpoint of the technical infrastructure of the area, complexes of second homes and single buildings do not differ to a large extent from buildings of permanent dwellings.

The process of the coming into existence of second homes in settlements ascribed to type A has not been yet finished in them. After a period of more than a decade characterized by stagnation, also in those settlements, an investment boom began for summer housing at the end of the seventies. However, the newly established plots are usually smaller than those defined in the initial stage of estate planning, and the neighboring plots are not similar from the viewpoint of size and shape; more frequently recreational buildings are neighboring with handicraft workshops, market gardens etc. As we can see, the development of summer resort functions has the character of a spontaneous process and is a side effect of the compulsory spatial planning model in urbanized areas. An arbitrary determination of which settlements are to have recreational functions and suitable legal and administrative provisions bring the limiting of the development of summer resort functions in areas not foreseen by the designer of that type of activity, but above all it leads to the situation becoming pathological, as second homes are built either by virtue of localization decisions inconsistent with the destination of the building /as buildings of permanent dwelling, farm buildings etc./, or any building permits.

### Type B

Another example may be constituted by complexes of second homes located within rural built-up areas, in settlements with the hitherto domination of agricultural functions. This type of recreational estates occurs relatively seldom, which is a direct consequence of legal standards determining the spatial shaping of rural areas in Poland.

A part of second homes which are a part of estates qualified to the B type had different functions initially and has been adapted to recreational purposes by the present owners, however, the majority has been erected on empty plots with thoughts of recreation /Kowalczyk 1988, 1989/. Several second homes were erected as single objects in the vicinity of buildings of the rural inhabitants, however, more frequently they create small concentrations with homogeneous functions. This has been most often caused by the parcelling out into summer resort plots of areas belonging to one owner, as well as by activities of planning organs.

### Type C

A majority of second homes estates in the suburban zone of Warsaw may be ascribed to the C type, which may be characterized by the occurrence of concentrations of recreational settlement in isolation from the hitherto rural built-up areas. Estates of that type were built in a mass way in the seventies and this process lasts until today. Not going into details of legal standards which determined the domination of such a direction in the development of summer resort settlements in Poland, we can only limit ourselves to the statement that they are due to the formulation contained in the definition of a summer house and laws regulating the preparation of physical development plans of rural areas. What may seem a paradox, also the regulation about the protection of agricultural and forest lands was in reality more favorable to the emergence of isolated concentrations of second homes rather than their localization in the borders of the hitherto rural built-up areas. In practice it turned out that the requalification of large areas of arable lands of class 6 /sometimes also of lower classes/, meadows or forests into recreational areas was far less complicated than the purchase of a plot and the erection of a second home within rural built-up areas by a person without agricultural rights. Especially in a situation when the applicant for areas destined for summer housing was on the one hand a central institution or a large establishment, and on the other hand a physical person. And so a considerable prevalence of second home estates of the C type ought to be considered as a consequence of a small prevalence of the B type estates.

Summer settlements qualified to the C type have the following common characteristics:

- complexes of second homes remain in considerable spatial isolation in relation to rural built-up areas /in some places to several hundred meters/,
- an average size of a plot is usually small and seldom exceeds 1500 — 2000 sq.m.,



- the distance between summer houses seldom amounts to more than a dozen meters, and sometimes is smaller than it is foreseen by appropriate fire-fighting standards,
- the area of buildings seldom exceeds 40 — 60 sq.m.,
- a large part of second homes are collapsible or serial objects /often with individual modifications without any respect to authors rights of constructors and without the appropriate building supervision/,
- the majority of second homes constitute objects utilised in the summer season and during week-ends, which is reflected in their poorer technical equipping than in the case of estates of the A type,
- the degree of technical development of summer resort complexes and the plots themselves are usually connected with the period of erection /the older, the better the technical infrastructure/; second homes estates belonging to employees of one enterprise are usually better equipped with technical infrastructure due to the participation of the enterprise in costs and implementation,
- building plots, apart from recreational functions, frequently have an agricultural destination /for own use, seldom small producers character/, sometimes hand-crafts and service /repair of electrical appliances, cars, etc./,
- plots have generally a regular shape, but frequently plots of highly varied areas neighbor with each other.

As was already mentioned, this type of concentration of summer housing is dominating in the suburban zone of Warsaw. Particulary a lot of the C type estates may be found in communes on the Zegrze Artificial Lake /Radzymin, Skrzyszew, Serock/, in the Pomiechówek commune, in communes Lesznowola, Nadarzyn, Piaseczno commune.

The presented preview shows a considerable differentiation of the spatial structure of recreational settlements in the suburban zone of Warsaw. As we tried to indicate, it is due both from the historical past of various estates, transformations in the socioeconomic structure of Poland, political conditions, as well as the compulsory legal and administrative laws and planing basis determining the shape of rural areas.

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## Razmestitev počitniških naselij v suburbanem območju Varšave

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### *Povzetek*

Številnim prebivalcem evropskih dežel veliko pomeni preživljanje prostega časa v lastnih počitniških hišah. Takšne hiše na Poljskem ponavadi imenujemo "drugi dom". V strukturi preživljanja prostega časa pa Poljakom pomenijo počitniške hiše zagotovo manj kot npr. prebivalcem Francije, Zahodne Nemčije, skandinavskih dežel ali Češkoslovaške. Empirične raziskave zadnjih let pa vendar kažejo na povečan pomen preživljanja oddiha v lastnem počitniškem objektu. Ob koncu sedemdesetih let so prenočitvene zmogljivosti počitniških hišic znašale 150.000 postelj, torej skoraj 13 % celoletnih potreb.

Zadnji podatki kažejo, da je bilo l. 1980 v varšavskem vojvodstvu 4515 počitniških hišic, kar predstavlja 10,25 % vseh takšnih hišic na Poljskem. Razen tega je bilo v vojvodstvu okrog 1490 parcel, predvidenih za tak tip gradnje.

Začetki gradnje počitniških objektov v primestju Varšave segajo v konec XIX stoletja. Prva počitniška naselja so bila najpogosteje grajena na pogozdenih terenih v bližini rek in vodnih rezervoarjev ter na terenih z ugodno mikroklimo. V letih 1918 — 1939 so začeli graditi počitniške hišice na od Varšave bolj oddaljenih terenih. Obseg počitniške cone se je povečal s prejšnjih 15 — 30 km na okrog 60 km od mestnega središča. Nekatera novozgrajena počitniška naselja so bila zasnovana v skladu s Howardovo idejo "vrtnege mesta".

V obdobju med vojnama so se v nekaterih počitniških naseljih začeli kazati prvi znaki funkcionalnih sprememb. Zaradi vse bolj razširjene uporabe osebnih vozil in večje mobilnosti prebivalstva so nekatera naselja prevzela počitniško-stanovanjsko funkcijo in so se začela spreminjati v tipična suburbana območja velikih mest. Druga svetovna vojna je razvoj počitniških naselij v bližini Varšave prekinila. Vojna razdejanja, potreba ponovnega vzpostavljanja gospodarstva ter obubožanost prebivalstva so za več kot desetletje ustavile počitniško gradnjo. Uničen stanovanjski

fond Varšave je bil vzrok, da se je velik del počitniških hiš spremenil v trajna prebivališča.

Šestdeseta leta, še bolj pa začetek sedemdesetih, so prinesla nov razmah počitniške gradnje. V tem času so v bližini Varšave zrasla počitniška naselja na obalah novo zgrajenega umetnega jezera Zalew Zegrzynski, kot tudi v Gornjem Zalesju in Magdalenki, ki sta bili že prej letoviški mesti.

V letih 1975 — 1980 se je počitniška gradnja tudi v bližini Varšave izredno hitro širila. V začetku tega obdobja je bila najpogostejša lokacija teh gradenj v bližini gozdov ali površinskih voda. Pozneje — zaradi vse večjega pomanjkanja atraktivnih zemljišč, so se začele počitniške hišice pojavljati na manj privlačnih terenih — na travnikih ali celo manj rodovitnih poljih.

Pospešena počitniška gradnja je v nekaterih območjih ustvarila "počitniške aglomeracije" ki marsikje štejejo po več sto hiš. Če odmislimo estetske vidike, takšna gradnja škoduje tudi krajevnim ekološkim sistemom.

V začetku osemdesetih let je značilna jasno izražena upočasnitev počitniške gradnje, vendar v letih 1983 — 1985 le-ta ponovno hitro narašča kot rezultat omejitve potovanj v tujino, nujnosti preživljanja dopusta doma, zmanjšanja investicij na področju stanovanjske gradnje (veliko hiš ima poleti vlogo stalnega prebivališča za družine, stare starše in odrasle otroke) in kot reakcija na pojav inflacije v gospodarstvu.

Razporeditev počitniških naselij v vrašavskem vojvodstvu je zelo neenakomerna. Največje skupine se nahajajo severno od Varšave (Zalew Zegrzynski) in jugozahodno ter jugovzhodno od Varšave.

Analiza notranje strukture počitniških naselij v primestju Varšave pokaže naslednje tipe naselij:

#### Tip A

V ta tip se uvrščajo naselja, zgrajena v obdobju pred I. svetovno vojno ter med vojnoma. Njihov prvotni namen je bil spremenjen in zdaj so to večfunkcionalna naselja:

Naselja tipa A se odlikujejo s:

- pravilno mrežo ulic,
- parcele so ponavadi velike,

- oblika parcel je pravilna,
- parcele so pogozdene, največkrat s starimi drevesi,
- hiše so oddaljene druga od druge več kot deset metrov,
- hiše so velike, celo 100 — 150 m<sup>2</sup> površine,
- naselja so funkcionalno večnamenska,
- obstajajo velike razlike med posameznimi objekti glede njihove velikosti, tehničnega stanja, opreme, starosti,
- ne glede na večfunkcionalnost naselij, tvorijo hiše ponavadi zgoščen kompleks,
- glede na tehnično infrastrukturo se kompleksi počitniških hiš in posamezne hiše ne razlikujejo veliko od trajnih stanovanjskih hiš.

#### Tip B

Drugačen primer predstavljajo skupine počitniških hišic, zgrajene na vaških območjih, kjer dominira kmetijstvo. Tak tip počitniških naselij ni pogost, kar je direktna posledica zakonodaje s področja urejanja kmetijskih zemljišč na poljskem.

Del hiš, ki pripada tipu B, je imel prvotno drugačne funkcije, ki so se spremenile potem, ko so jih njihovi novi lastniki adaptirali za svoj oddih. Vendar je bila večina hiš zgrajena na prostih parcelah in vnaprej opredeljena kot počitniško bivališče. Nekatere hiše so bile zgrajene kot posamezni objekti, ki stojijo v bližini kmetijskih poslopij, večina pa tvori majhne skupine z istovrstno funkcijo. Prejšnji lastnik je namreč razdelil svojo zemljo na več parcel, namenjenih počitniški gradnji, ali pa so to naredili uradi za prostorsko planiranje.

#### Tip C

Večino počitniških gradenj v suburbanem območju Varšave uvrščamo v tip C, ki zajema skupine počitniških hiš, zgrajene brez povezave s podeželskimi naselji.

Počitniški kraji tipa C se odlikujejo s tem, da so hiše:

- oddaljene od kmetijskih poslopij,
- stojijo na manjših parcelah, velikosti 1500 — 200 m<sup>2</sup>,
- razdalje med počitniškimi hišami so redkokdaj večje od deset do dvajset metrov; včasih so manjše kot to določajo protipožarni predpisi,
- površina hiš redko presega 40 — 60 m<sup>2</sup>,

- velika večina hiš je montažnega tipa,
- večina počitniških hiš služi svojemu namenu konec tedna in poleti, kar se odraža v slabši tehnični opremljenosti hiš v primerjavi s tipom A,
- stopnja funkcionalne urejenosti sistemov hiš in parcel je ponavadi povezana z obdobjem njihove izgradnje,
- parcele, razen počitniških, pogosto služijo kmetijski, obrtni ali storitveni dejavnosti,
- parcele imajo po navadi pravilno obliko, pogosto mejijo druga na drugo parcele zelo različnih velikosti.

Kot smo že omenili, dominira v suburbanem območju Varšave tip C počitniške gradnje. Zelo veliko naselij tipa C se nahaja v občinah na obalah Zaleva Zegrzynskega ter jugozahodno od mesta.

Pričujoči pregled kaže na veliko raznolikost prostorske strukture počitniških naselij v suburbanem območju Varšave. Pojasnimo jo lahko z razvojem nekaterih naselij, spremembami v družbeno ekonomski strukturi poljske, s političnimi faktorji, z veljavnimi administrativno pravnimi zakoni ter predpisi, ki urejajo strukturo kmetijskih površin.

Veliko počitniških gradenj v suburbanem območju Varšave urejamo s tipom C, ki je značilna za obdobje od leta 1945 do leta 1970. V tem obdobju so se pojavile različne vrste počitniških hiš, ki so se razvijale v različnih območjih. Vse to kaže na to, da so se v tem obdobju pojavile različne vrste počitniških hiš, ki so se razvijale v različnih območjih. Vse to kaže na to, da so se v tem obdobju pojavile različne vrste počitniških hiš, ki so se razvijale v različnih območjih.

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