

Second Homes: In search of Tranquility

Case Study of Social, Economic, Environmental Issues in Andretta Himachal

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Abstract - There is a great variety of terms that refer to second homes: recreational homes, vacation homes, summer homes, cottages, and weekend homes. The term 'second home' is used as an umbrella for these different terms, which all refer to a certain idea of usage. This paper aims to study the genesis of second home concept and examine the motivation of owners in Himachal with the emphasis on the impact it has on the environment. This study covers a particular artist village which was established purposely as a second home destination around 62 years back.

1. INTRODUCTION:

Second Homes worldwide has various names and definitions. In **Sweden** it is common for the countryside houses of parents or grandparents houses to be inherited and used as vacation homes.

In **Russia** *Dacha*, a Russian word for seasonal or year-round *second homes* often located in the exurbs of Soviet and post-Soviet cities.

In France a *pied-à-terre* (French, "foot on the ground") is a small living unit usually located in a large city some distance away from an individual's primary residence. In the **United Kingdom** this type of property is usually termed a holiday home.

In Scandinavia, *sommerhus* is applied to summer residences, which are often located near the sea but can also be in attractive areas of the countryside.

In **Australia**, a holiday house/home or a weekender; in **New Zealand**, a Bach or crib; in the **United States** the most common designation is second home.

In **India** a second home is defined as a one-unit property that's located within a reasonable distance from one's primary residence. It can be a home that one occupies for some portion of the year or by someone one allows to occupy it.

Today, second homes are common phenomena across the globe, with nationals and non-nationals alike taking leave from their primary residences to seek recreation in different parts of their own or other countries. Prior research shows that second homes are typically purchased in order to achieve a lifestyle that is not afforded at a home owner's primary residence. The desire to be removed from the hectic nature of daily urban life - to "get away from it all", is perhaps among the greatest attractions of second homes.

Despite its prevalence, second home has to date, not been investigated on any level. The situation regarding second home has to be defined. There are currently no official and publicly accessible findings regarding the number, type, or location of these tourists, nor any research conducted regarding the impacts of their presence. In the vast absence of this information, this paper seeks to investigate some of the impacts of this form of housing. The perceptions of both local residents and second home tourists are believed to provide a valuable guide to these impacts, given their direct involvement in the activities.

2. CHARACTERISTICS OF SECOND HOMES IN HIMACHAL PRADESH:

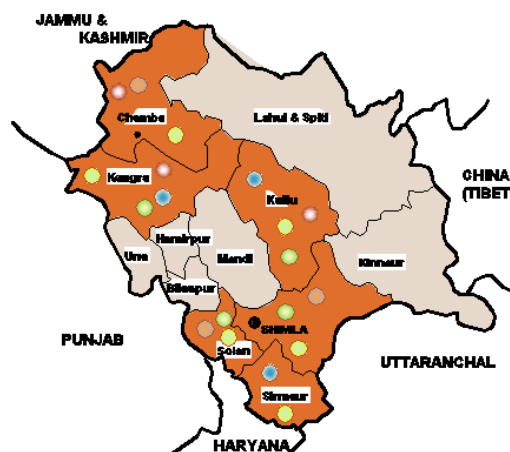
Popularly known as the Devbhumi — "Land of the Gods", Himachal Pradesh is a beautiful hill state in India, nestles in north-west region of western Himalayas. The main reasons for the motivation of second home owners are for investment purpose or vacation purpose.

The people who own a second home in H.P mostly belong to Haryana, Punjab, Uttar Pradesh, Delhi, Mumbai, and Jammu& Kashmir.



Map 1: Neighboring States people owning a second home In Himachal Pradesh

Source: Maps of India



Map 2: Map of H.P showing location of second homes

Source: Author

Place	Motivator	Population	Access	Typology	Profile of people
Shimla	Education	1,042,161	Rail, Air, Road	Cottages, apartments	Educationist, writers, beaur ocrats
Kasauli		4,994	Rail, road	Cottages, apartments	
Dalhousie		9,389	Road	cottages	
Baddi		22,592	Road	Apartments	
Nalagarh	Investment	9,433	Road	Apartments	Businessmen, Builders, Industrialists, NRIs
Solan		34,199	rail, road	Apartments	
Kullu		16,000	Road, air	Cottages	
Manali		6,265	Air, Road	Cottages	

Palampur		4,006	Rail,Road, Air	Cottages	
Dharamshala		19,124	Road, Air	Apartments, cottages	
Shimla		1,042,161	Rail, Air, Road	Cottages, apartments	
Dharamshala	Religion	19,124	Road, Air	Apartments, cottages	Religious Heads, Retired People
Palampur		4,006	Rail, Road, Air	Cottages	
Kangra		9,154	Rail, Road, Air	Cottages, apartments	
Kullu		16,000	Road, air	Cottages	
Paonta Sahib		19,087	Road	Apartments	
Kasauli	Leisure, status Symbol	4,994	Rail, Road	Cottages, apartments	Politicians, filmstars, NRI, Industrialists
Rajgarh		2527	Road	Cottages	
Shimla		1,042,161	Rail, Road, Air	Cottages, apartments	
Palampur		4,006	Rail, Road, Air	Cottages	
Kullu		16,000	Road, Air	Cottages	
Manali		6,265	Road, Air	Cottages	
Dalhousie		9,389	Road	Cottages	
Palampur	Retirement homes	4,006	Rail, Road, Air	Cottages	Army Men, Himachalies
Dharamshala		19,124	Road, Air	Cottages	
Dalhousie		9,389	Road	Cottages	
Manali		6,265	Road, Air	Cottages	

Table 1: Overall scenario of second homes in Himachal Pradesh

Source: Author

3. ANDRETTA PALAMPUR:

Andretta is a small village in Tehsil Palampur, District Kangra.

Importance: Artist village. Year of start: 1950. Name: Given by foreign resident. Important destination as second home for artist potters etc.

3.1 Location:

By Road The village is situated around 12 Kms from Palampur.

By Train: Toy trains run between Pathankot (Nearest Broad-gauge station) to Panchrukhi (2 Kms from Andretta).

By Air Nearest Airport is in Dharamshala (Gaggal Airport). It is around 45 Kms from Andretta. Daily flights from Delhi are available.



Map 3: Map of H.P showing location of second homes

Source: infobase limited



Image 1: View from the village

Origin:

Norah Richards, the "Nani of Punjabi Theatre", Gurcharan Singh, Sobha Singh, B.C. Sanyal, Prithvi Raj Kapoor, Freda Bedi, (mother of Kabir, the actor) and Mansimran Singh are some of the names synonymous with the Andretta art and culture environment. Norah Richards, a dramatist and environmentalist lived in Andretta from the mid 30's, through the time of partition until her death in 1971. Then came Mr. B.C. Sanyal, the well known painter and sculptor and Professor Jaidayal. Later Pirthviraj Kapoor used to visit Andretta and stay with Professor Jaidayal . Sobah Singh, the painter of Sikh Gurus settled in Andretta. Norah Richards also called Sadar Gurcharan Singh the master potter from Delhi

3.2Layout:

The artist society is located next to a village Andretta. The place is separated from the village by a state highway which is the main access road.

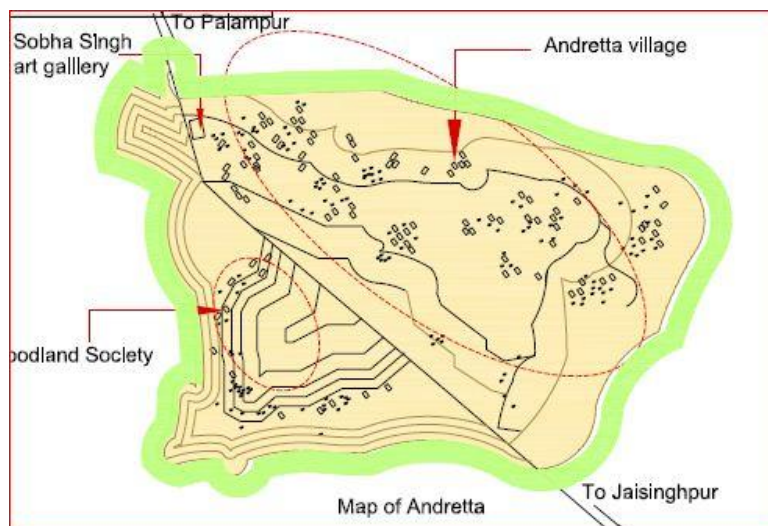


Figure 1: Location of woodland society

Source: Author

3.3Characteristics:

The society was formed in 1950's by Norah Richards for the promotion of art and culture. Climate, calm, serene scenic beauty is the reasons for development of second homes in Andretta. The period of stay of the artist varies from artist to artist. Some artist just stays for 2 weeks whereas some stay for the entire season till 3 months. The entire land belongs to the society. The land is allotted to the renowned artist who wants to work in the calm atmosphere of the place. The land is allotted to non Himachalies also since these are renowned people of their field. The land is further not inherited by the family members. If the son or daughter of the artist also are from the same artistic profession then only it is given to them. Certain artist who like the place so much have permanently settled in the place and the so called second homes have become first homes for these people e.g. Sobha Singh, Sardari Lal Nanda.

Two houses have been studied in detail keeping in view all the issues.

3.3House No. 1:

Housing Characteristics: Year of construction: 1975. Accessibility: The house is accessible by a pathway connected by motor able road which is 500 mts away. Housing Components: Plinth area: 2000 sq.ft.

3.3.1 Accommodation:

Ground floor: 1 living, kitchen,
 1 bedroom, 1 toilet, 1 study, 1 verandah.
 First floor: 2 bedrooms, 1 toilet.

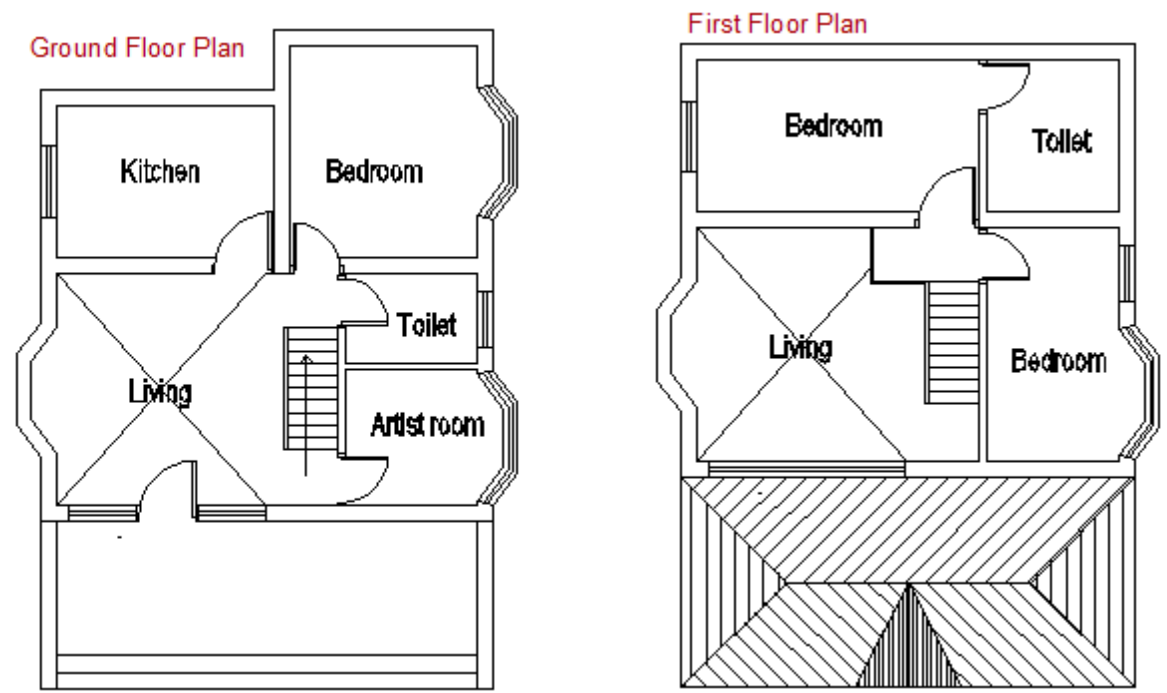


Figure 2: Ground floor and second floor plan of a typical house

Source: Author

3.3.2 Maintenance:

One caretaker, one gardener. Average monthly maintenance cost ` 5,000.

The exterior of the building has a beautiful landscape which creates an artistic impression. Slate has been used as roofing material. Stone and wood is the walling material.



Image 2: Exterior view of the house



Image 3: Front view



Image 4: Image of the fire place inside



Image 5: Exterior landscaping

3.4 AndrettaPalampur: House No. 2(The Mirage)

Housing Components:

Plinth area: 2500 sq.ft.

3.4.1Accommodation:

Ground floor: 1 living, kitchen, 1 bedroom, 1 toilet, 1 study, 1verandah, 1 servant.

First floor: 3 bedrooms, 2 toilets.

3.4.2Maintenance:

One caretaker, Average monthly maintenance cost ` 6,000.The entire family stays there.

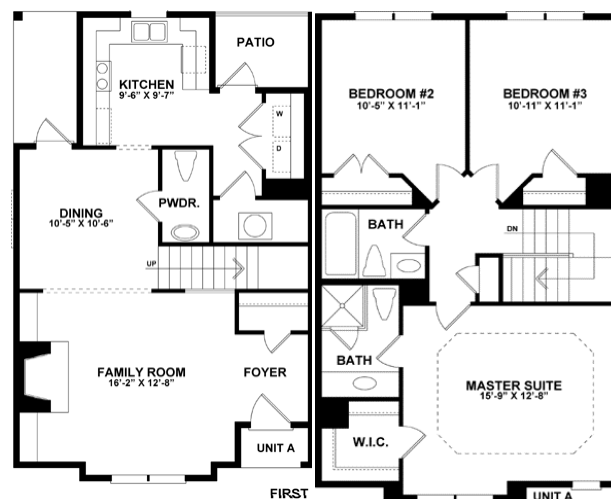


Figure 3: Ground and first floor plan of house mirage

Source: Author

The exterior of the building has a manmade drain which adds beauty to the place. Slate has been used as roofing material. Stone and wood is the walling material.



Image 6: Various images of the house



Image 7: Inside view of the house

Image 8: Exterior of the house

4 ANALYSIS OF THE CASE STUDY

3.4.1 Profile of owners:

Criteria's	Andretta
Profile of owners	Artist, potters, writers
Length of stay	up to 3 months
Seasons	Summers
Motivation	Artist place

Table 2: Analysis of case studies

Source: Author

Criteria	Andretta
Types of workers employed	Caretaker
Average monthly maintenance cost	` 3,500
Local employment	Around 15% locals are employed

Table 3: Maintenance analysis

Source: Author

Criteria	Andretta
Water supply	Adequate water supply, local hand pumps are also used
Electricity	adequate
Sewer	septic tanks
Solid waste	garbage thrown in the open
Mode of travel	mostly travel by own vehicle
Transport	good transport facility
Roads & Parking	Narrow roads, pathways leading to the houses

Table 4: Analysis of infrastructure

Source: Author

- The housing typology varies from place to place.
- The demand for flatted accommodation is more in urban areas whereas demand for independent accommodation is more in outskirts etc.

Infrastructure plays an important role for setting second homes. Water supply, roads, power, parking are some of the criteria's.

The financial contribution of second home depends from place to place.

5 CONCLUSION:

- The concept with which this village was developed was very good with the aim to promote art and culture.
- Another boost which this village could have given was to enhance the local artist and train them through various skills which the renowned artist were equipped with.
- These owners are converting there accommodation as holiday inns thus using it as a source of income.
- The houses are being dilapidated because of lack of maintenance.
- Huge chunks of land are kept as vacant land for most of the period of time since these houses are occupied for only some period of time.
- Government efforts are required so as to promote this village on a global scale so that this dying village could live for the actual purpose for what it was formed.
- Certain workshops are held during summers which should have more involvement to enhance the culture and beauty of the place.

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