

## ZGRADBA PODEŽELSKIH NASELIJ IN NJENO SPREMINJANJE (PRIMER VASI GRAČIŠČE)

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Družbeno-ekonomske spremembe na podeželju, ki jih označujemo kot deagrari-zacija in urbanizacija, so bistveno spremenile tudi podobo podeželskih naselij: stare, v novih razmerah nefunkcionalne stavbe ali celi deli naselij ostajajo prazni, prenavljajo se ne glede na kulturno dediščino, nastajajo novi deli naselij, ki povsem spreminjajo nekdanja merila — tako v lokaciji in razporeditvi zgradb kot arhitek-turi. Raziskovalci sodobnih sprememb na podeželju označujejo tak razvoj naselij kot stihijski (npr. Mihevc, 1977), kot degradacijo kulturne pokrajine, ki pomeni izgubo kontinuitete in identitete (npr. Gabrijelčič, 1985).

Zahteve po načrtnem urejanju podeželskih naselij, ki izhajajo iz teh spoznanj, se nanašajo na dve področji: obnova arhitekturne dediščine oz. revitalizacija vasi in urejanja novih delov naselja tako, da bodo ohranjala značilnosti kraja, njegovo identiteto. Pomemben element (ne pa edini) kontinuitete v razvoju naselja in ohranjanju njegove identitete je lokacija in razporeditev objektov ter drugih površin v naselju, torej zgradbe naselja.

Poznavanje osnovnih značilnosti zgradbe naselja je eno od izhodišč nadaljnega urejanja naselja. V nadaljevanju prispevka analiziramo zgradbo starega in novega dela vasi Gračišče in na podlagi primerjav iščemo smernice nadaljnega pro-storskega razvoja

Gračišče je vas v Slovenski Istri, leži ob regionalni cesti Koper-Buzet, v pokrajini na prehodu kraškega sveta v flišno gričevje. V preteklosti so se prebivalci preživljali s kmetijstvom, danes v vasi s 153 prebivalci (l. 1989) ni več aktivnih kmetov, prebivalci so zaposleni v industriji in drugih dejavnostih v mestu. Še vedno pa ima 67 % gospodinjstev kmečka gospodarstva (popis l. 1981).

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Vas je centralni kraj z osnovno šolo, trgovino, pošto in gostilno, tu je sedež krajevne skupnosti.

Jedro vasi, ki ga imenujemo stara vas in je njena podoba odraz življenja v preteklosti, leži na ozkem prevalu med Lačno (452 m) in Grižo (343 m). Severno od tod, proti Kubedu, je nizek svet Lešče, na jugu pa manjše kraško polje — vala. V obeh predelih je njivski svet, na pobočju nad valo so vinogradi in travniki, pobočja Lačne prekriva gozd, na Griži so pašniki. Vas je pomaknjena na rob obdelovalnih površin in povezana tudi z drugimi kmetijskimi površinami in gozdom.

Nov del vasi je nastal po letu 1945 ob glavni regionalni cesti od katere je stara vas nekoliko umaknjena, v zadnjem času pa se vas širi tudi v pobočja nad valo.

### Zgradba naselja

Za ugotavljanje osnovnih značilnosti zgradbe naselja smo upoštevali naslednje značilnosti pozidanih in nepozidanih površin:

— pozidane površine:

- starost zgradb — ločimo tiste, zgrajene pred letom 1945 (vsaj v zasnovi, ne glede na kasnejše obnavljanje) in zgrajene kasneje
- funkcija stavb: stanovanjska, gospodarska, javna
- tip stavb: tloris, etažnost, vhod v stavbo

— nepozidane površine:

- prometnice: glavna — tranzitna cesta, notranje vaške ulice (poti)
- vrtovi in druge kmetijske površine znotraj naselja
- vegetacija (drevo, grmičevje)
- druge površine

Ti elementi so v naselju med seboj različno povezani, njihov odnos pa lahko opazujemo tako, da izločimo posamezne značilne enote oziroma območja:

- kmečki dom: opredeljujejo ga tip in medsebojna lega stanovanjskega in gospodarskega poslopja, ki oblikuje dvorišče in določa lego morebitnim drugim površinam (vrt)
- območja s skupnimi značilnostmi v razporeditvi kmečkih domov med seboj in v odnosu do prometnic (gostota zazidave, odprtost ali zaprtost do ulice, odnos

zasebno — javno). Ločimo tudi posamezne dele naselja, ki se razlikujejo glede na topografske razmere;

- zgradbe z javnimi funkcijami v naselju: razporeditev in odnos do ostalih delov naselja (središčna, dominantna, robna lega) ter do prometnic (oblikovanje in pomen trga);
- lega naselja v pokrajini: značilnosti robov naselja in prehajanje v pokrajino, vhod in izhod iz naselja.

### Značilnosti zgradbe stare vasi

Stanovanjska hiša v stari vasi je enonadstropna, zidana, neometana, s položno streho. Vhod v hišo je na daljši, čelni fasadi. V tem delu hiše so tudi okna, medtem ko jih na ostalih straneh (zadnji in stranski fasadi) praviloma ni. V pritličju hiše je kuhinja in večnamenski prostor, v nadstropju sta dve sobi. Stopnišče je notranje.

Gospodarsko poslopje je v nadeljevanju stanovanja, je del celotnega objekta, prav tako enonadstropen (stegnjeni dom). V pritličju je prostor za živino, v nadstropju senik.

Vas je rastla tako, da so nov dom ali samo gospodarsko poslopje z eno stranico navezali na obstoječi objekt ali ga postavili tesno ob njega (v nizu ali pravokotno, odvisno od reliefa oz. razpoložljivega prostora). Domovi zato ponekod oblikujejo zaprto dvorišče, ločeno od ceste s portom, ponekod pa odprto — dvorišče na cesti.

Vas v preteklosti ni imela posebnih funkcij, zato je v vasi le podružnična cerkev, ki leži na njenem južnem robu.

Kot glavni cesti, ki vodita skozi vas in jo povezujeta z obdelovalnimi površinami severno in južno od vasi, izstopata dve poti: obodna, ki poteka mimo vasi po njenem vzhodnem robu (kot glavna je razpoznavna tudi iz katasterskega načrta), a je danes opuščena, zatravljena. Druga glavna cesta, ki je to še danes in je asfaltirana, se od obodne odcepi na tretjini vasi, obkroža nekaj domačij in se zopet priključi na obodno. Kot glavno — tranzitno cesto ju opredeljuje tudi lega domov: ti so na cesto obrnjeni s stransko ali zadnjo fasado, so od nje ločeni.

Domove povezujejo notranje vaške ulice (poti) — ti se proti njim odpirajo. Ulice se stekajo na glavno cesto, na drugi strani pa povezujejo vas s travnim in gozdnim svetom zahodno in vzhodno od vasi.

Vrta ali drugih zelenih površin kot dela ohišnice vas ne pozna. Posamezna drevesa znotraj naselja so del oblikovanja zaprtih dvorišč in ločevanja nizov zgradb. Manjše

obdelovalne površine, ki jih lahko označimo kot vrt, so na severnem in vzhodnem robu naselja. Njive v terasah se prepletajo s trtami in sadnim drevjem.

Glede na značilnosti povezave opisanih elementov zgradbe lahko v vasi ločimo dve različni območji. Osnovni dejavnik ločevanja je relief: po zgradbi se med seboj razlikujeta del naselja na ravnem (najnižjem delu prevala) in del naselja na pobočju.

Po prvem, najnižjem delu, poteka glavna cesta. Domovi so tu postavljeni vzporedno ali pod kotom, tako, da tvorijo notranje dvorišče, ki je ločeno od ceste (ločitev javnega in zasebnega). Stavbe se proti cesti obračajo s stransko, večinoma pa z zadnjo stranjo. Ker na tej strani praviloma ni oken, je občutek ločenosti še toliko večji. V tem najnižjem (ravnem) delu sta tudi največji domačiji v vasi, domačiji nekoč najbogatejših kmetov, katerih vhod v dvorišče je zaprt s portonom.

Proti jugozahodu in severovzhodu se svet postopno dviguje. V pobočju je razporeditev objektov drugačna: postavljeni so v vzporednih nizih. V nizu so domovi povezani, čelne fasade so obrnjene proti nižjemu svetu.

Domove v nizu povezujejo poti oziroma notranje vaške ulice, ki so hkrati tudi dvorišča. Hiše so na ulico — dvorišče obrnjene s pročeljem, zadnji — slepi deli hiš pa tvorijo zunanji rob vasi. Niz objektov namreč z vzhodne in zahodne strani obkroža osrednji del vasi, v več nizih pa se vas razširi v pobočje in je streha le nekoliko nad nivojem dvorišča višjega niza.

Cerkev leži ob južnem vходу v vas in predstavlja mejo, preko katere se vas (vsaj v agrarni dobi) ni širila. Cerkev leži v višini osrednjega dela vasi, na najnižjem delu in tvori vrh trikotnika, ki ponazarja tlorisno zasnovo vasi (slika 1,2).

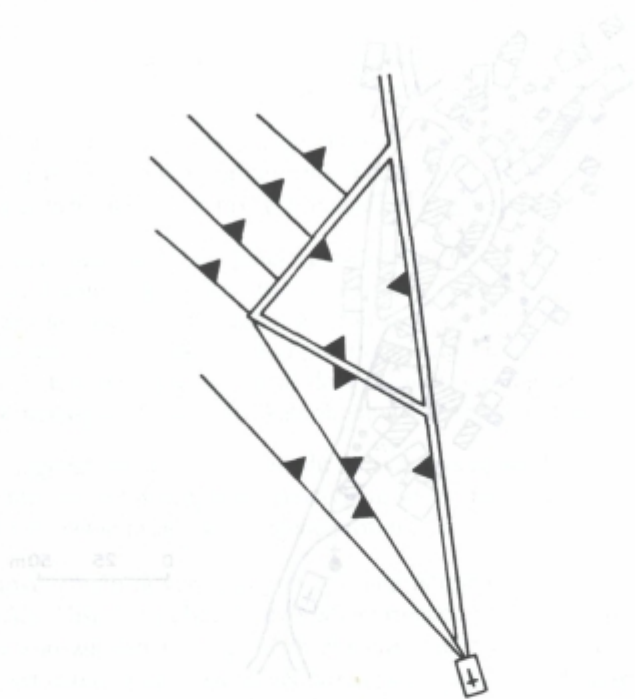
Nekateri avtorji (npr. Fister, 1986, Rozman, 1981) navajajo kot značilnost gradnje v Primorju odprtost proti soncu in zaščitenost pred burjo (zaprtost proti severovzhodu). Za to vas to ne velja, saj so hiše obrnjene tako proti severovzhodu kot jugozahodu. Stavbe so orientirane glede na relief — s pročeljem so obrnjene proti središču vasi oziroma nižjemu svetu, na ravnem pa je za orientacijo pomemben odnos do sosedov in ceste.



SLIKA 1: Gračišče - nekateri elementi zgradbe naselja -  
 tloris objektov, vhod v zgradbo, glavna cesta, vegetacija

Figure 1: Gračišče - some features of the village's structure - building  
 floorplans, building entrances, main road, vegetation

- stanovanjska hiša - dwelling house
- ▨ gospodarski objekt - farm building
- > vhod v zgradbo - building entrance
- === obodna in glavna cesta - peripheral and main road
- o drevo - tree
- z zadnjim delom vkopana hiša - house with back dug into the hillside
- ▣ ruševine - ruins
- ⊕ cerkev - church



**SLIKA 2: Gračišče - osnovne značilnosti zgradbe naselja**

**Figure 2: Gračišče - the basic characteristics of the village's structure**

- ==** glavna - ločevalna cesta - main - dividing road
- nizi hiš s cesto - dvoriščem - row of houses with courtyards
- ▲** smer komunikacije z odprtim prostorom - dvoriščem - direction of communication with open space - courtyard
- ☒** cerkev - church

## Značilnosti in zgradba nove vasi

Po legi in času nastanka ločimo pri novi vasi dva dela: po vojni so bili ob regionalni cesti zgrajeni združni dom, šola, gostilna in nekaj stanovanjskih objektov, v zadnjih desetih letih pa nastajajo novi objekti predvsem v pobočju vale, v nadaljevanju stare vasi (slika 3).

Takoj po vojni zgrajene stavbe so še v skladu s tradicijo, povsem drugačni pa so kasnejši objekti. Stanovanjska hiša je enonadstropna, a večja in višja kot prejšnje. V tlorisu je provokotnik, a je razmerje med stranicami bolj izenačeno kot pri prvotnih stavbah. Vhod v hišo je praviloma na zadnji strani. V pritličju so klet, garaža in manjše stanovanje, stanovanje lastnika je v nadstropju, stopnišče je zunanje. Prekinjen je stik dvorišče — bivalni prostor.

Gospodarski objekt, če ga dom ima, je pritlična betonska zgradba z ravno streho, pomaknjena na rob parcele.

Okolico hiše (ohišnico) oblikuje dvorišče, v katerega se izteka dovozna pot, pred hišo je vrt.

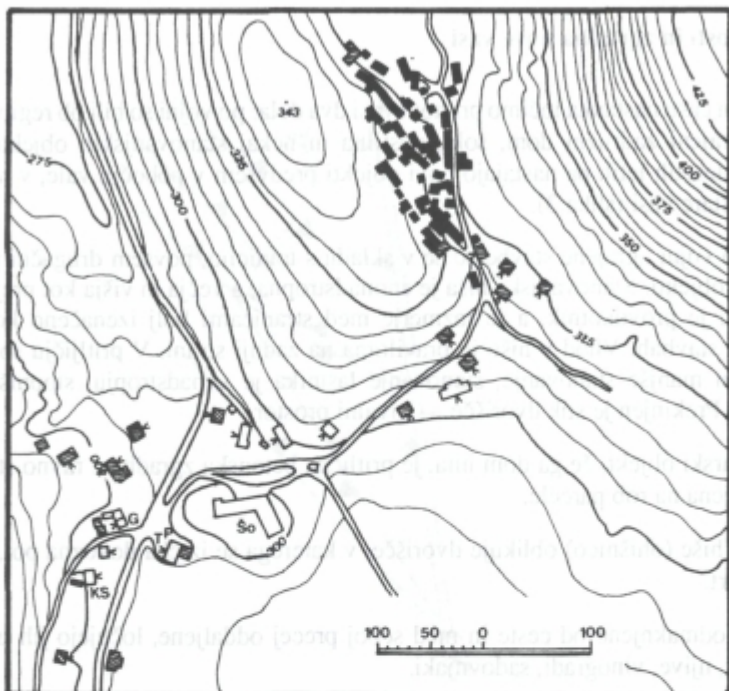
Hiše so odmaknjene od ceste in med seboj precej oddaljene, ločujejo jih travne površine, njive, vinogradi, sadovnjaki.

Edina značilnost, ki je skupna stari in novi vasi, je lega objekta glede na relief: tudi v novem delu vasi so ti postavljeni vzporedno s plastnicami, tako da je čelna fasada obrnjena proti nižjemu svetu, vendar s to razliko, da je sedaj vhod v hišo in s tem dvorišče na drugi, zadnji strani.

## Smernice za nadaljnje prostorsko urejanje vasi

Prebivalci nove vasi so vaščani, ki so si postavili novo hišo, staro pa prepustili drugim družinskim članom. Osnovni motiv za gradnjo je bil izboljšanje življenjskih razmer, kajti stara hiša v vasi je, po izjavah prebivalcev, premajhna, ni prostora za širitev, je na cesti, stara in neprimerna za bivanje. Parcelo za gradnjo so si izbrali sami (je njihova ali so jo zamenjali), prav tako načrt za hišo (med razpoložljivimi tipskimi).

Novo naselje je odraz možnosti in želj prebivalcev, zato je pri nadaljnjem urejanju potrebno upoštevati nekatere značilnosti nove vasi: predvsem željo po ohišnici, torej določeni razdalji med hišami. Iz značilnosti zgradbe stare vasi zato ne moremo prevzeti značilne strnjeneosti zazidave, povdarimo pa lahko druge lastnosti zgradbe: tip stavbe, zlasti pa lokacijo in osnovne značilnosti razporeditve zgradb.



SLIKA 3: Gračišče - stara in nova vas, lega objektov glede na relief

Figure 3: Gračišče - the old and the new village, the position of the buildings in relation to the relief

- stara vas - the old village
- nova vas - the new village:
- zgrajeno med l. 1945 - 72 - built between 1945 - 72
- ▣ zgrajeno po l. 1972 - built after 1972
- ▲ čelna fasada - gable
- ☐ javne funkcije: - public functions:
- So šola - school
- T trgovina - shop
- P pošta - post office
- G gostilina - inn
- KS sedež KS - seat of communal assembly



Stavbe morajo biti enonadstropne, v tlorisu pa imeti obliko iztegnjenega pravokotnika. Taka oblika je zlasti pomembna za gradnjo v pobočjih, kjer je v skladu z značilnostmi pokrajine (vzdolžen potek poti, kmetijskih površin itd.).

Gospodarska poslopja, ki stojijo sedaj samostojno in so različnih oblik, je potrebno navezati na stanovanjsko poslopje — kot njegov sestavni del.

Po reliefnih značilnostih (naklonu) lahko nov del vasi, tako kot staro vas, delimo v dva dela: vas v pobočju in vas na ravnem — ob glavni cesti. Značilnosti zgradbe obeh območij stare vasi zato smiselno lahko prenesemo v nadaljnjo izgradnjo nove vasi.

V pobočju nad valo lahko uredimo nize stavb ob povezovalnih poteh, v katere naj se stekajo dvorišča. Začetki takih nizov so že podani z obstoječimi novogradnjami. Vrtovi naj bodo za ali pred stavbami (ne ob njih), tako da ločujejo nize med seboj. Pročelje hiš je obrnjeno proti nižjemu svetu.

Okoli cerkve je potrebno ohraniti (preostali) prazen prostor in z nizi oblikovati nov trikotnik pozidave z vrhom v cerkvi.

Pri urejanju spodnjega dela vasi, ob glavni cesti, bi bilo potrebno upoštevati značilnosti zgradbe jedra stare vasi: stavbe postaviti tako, da so z zadnjo stranjo obrnjene proti cesti. Taka lokacija je možna zlasti zahodno od ceste, ker hkrati pomeni odprtost proti zahodu ali jugozahodu. Tako je npr. že postavljena zgradba gostilne. Ker tu ni izrazitega pobočja, sta lahko tloris in višina objektov poljubnejša, zato pa je pomembno bolj povdarii strnjenost, zaprtost. V ta namen je možna uporaba ograj (zidov) in portonov, ki so element tudi osrednjega dela stare vasi.

## Zaključek

Izenačevanje življenjskih razmer med mestom in podeželjem, med razvitimi in manj razvitimi regijami, pretok informacij in kulturna povezanost še tako oddaljenih območij, vse to ustvarja bolj ali manj enotne in enake zahteve po urejenosti bivalnega okolja (tip hiše, vrt, ločenost), kar vedno bolj izenačuje podobo nekoč zelo različnih vasi.

V preteklosti so bile pri izgradnji naselja odločilne lokalne razmere: vsakokratna gospodarska moč in usmerjenost, kulturni vplivi, upravna ureditev, razpoložljiv gradbeni material in drugi naravni viri. Pomemben dejavnik ohranjanja zgradbe in oblike naselij je bila avtarkičnost življenja v vaški skupnosti, navezanost in spoštovanje tradicij.

Pri usmerjanju nadaljnjega razvoja naselij pa razlik v zgradbi, ki so jih pogojevali lokalno specifični dejavniki, ne smemo opazovati le kot razlike v podobi, ampak

moramo upoštevati tudi primernost take zgradbe v današnjih razmerah. V želji po ohranjanju kontinuitete v razvoju naselja zato ne moremo oblikovati splošnih navodil urajanja naselij. Izbor elementov zgradbe, ki jih lahko povzemamo iz preteklosti in jih prenašamo v prihodnost, je odvisen od značilnosti v preteklosti nastale zgradbe posameznega naselja in sodobnih zahtev opramljenosti življenskega okolja. Te so odvisne od splošno sprejetih in uveljavljenih standardov in normativov kot tudi specifičnih lokalnih razmer (naravne razmere, ekonomska in socialna struktura prebivalcev, pomen in proizvodna usmerjenost kmetijstva itd.).

Primerjava zgradbe stare in nove vasi Gračišče je pokazala, da je edina povezovalna značilnost orientacija objektov glede na relief. Ta skupna značilnost je izhodišče nadaljnjega urejanja, ki mora povezati in uskladiti elemente stare zgradbe z zahtevami sodobnih dejavnikov, ki so med drugim razpoznavne tudi iz zgradbe novega dela naselja.

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## Changes in the Structures of Rural Settlements (with Reference to the Village of Gračišče)

Mirjam Požoš

### Summary

This article deals with the structure of the old and the new part of the village of Gračišče in the Slovene Istria region. The village has 153 inhabitants and 65 % of the households engage in agricultural activities, in which the entire active population is employed in non-agricultural activities in town. A comparison between the characteristics of the structures in the village built in the past and those shaped by contemporary influences formed the starting point for the future planning of the village, which would take into account both continuity of the village's development, as well as today's demands in living-space design. In order to define the basic characteristics of the village's structure, the following characteristics of the built up lots and empty surface areas were taken into account:

- the built up areas:
- the age of the buildings — a distinction was made between those built before 1945 (i.e. judging by the buildings' basic concept, notwithstanding later adaptations and renovations)
- the buildings' functions: dwelling houses, farm buildings, public buildings
- the building type: floor plan, storeys, the building's entrance
- the empty surface areas:
- roads: the main road, i.e. thoroughfare, the internal village lanes (paths)
- gardens and other farming surfaces within the village
- the vegetation (trees, shrubs)
- other surface areas

These elements are interconnected in various ways and the relations between them can be observed by singling out certain characteristic units i.e. areas:

- the farmhouse: defined by the type and location of the dwelling unit and farm buildings in relation to each other, which surround a courtyard and determine the location of the other surfaces surrounding the buildings (eg. the garden)
- the areas with the same characteristic locational patterns amongst them and in relation to the roads (the density of buildings, whether these are open to the street or not, the relation of private and public). A distinction was also made between the individual parts of the settlement with varying topographical characteristics;
- the location of the buildings with public functions: their location and relation in regard to the other parts of the settlement (central, dominant, or peripheral location) as well as in relation to the roads (the lay-out of the market place and it's importance);
- the location of the village in the countryside: the characteristics of the village's periphery and the transition into the countryside, the ways leading into and out of the village.

#### The Characteristics of the Old Village's Settlement Form

The core of the village, which we choose to call the old village, and which reflects the life-style of the past, lies on a narrow ridge between the Lačna (452 m) and the Griža (343 m). North of the village spread the Lešče lowlands and to the south lies a smaller Karst polje. In both areas, there are meadowlands and on the slopes above the polje there are vineyards and pastures. The slopes of the Lačna are forest clad, while pastures prevail on the Griža.

The typical dwelling house in the old village is a single-storeyed, brick building without roughcast and with a sloping roof. The house entrance is in the longer gable-end. A kitchen and a multi-purpose room are located on the ground floor and the first floor has two rooms. The staircase is within the house. The farm building is attached to the dwelling house, is a part of the whole building and is also single-storeyed. Cattle are housed in the ground floor and the first floor serves as a hay loft. The village has grown through the addition of dwelling houses or farm buildings to one side of a building, or by these being built close by it, either in a row, or at right angles. This is why the buildings often surround closed courtyards, separated from the road by fences, or, in some cases, open courtyards, facing the road.

The village had no special functions in the past, which is why there is only a subsidiary church located on its southern periphery.

There are two main roads leading through the village, which connect the village and the cultivated lands: the peripheral road, which runs by the eastern edge of the village, and the road which branches off from the peripheral road one third of the way through the village, curves around a few farm houses and returns to the peripheral road again. The internal village lanes (paths) connect the houses and link the houses to the main road and to the meadows and forests west and east of the village.

There are no gardens, or other green areas surrounding the houses. The individual trees within the village are a part of the design of the closed courtyards, or serve to separate the rows of buildings. The smaller cultivated surfaces, which one could define as gardens, lie on the northern and eastern periphery of the village. The terraced meadows are interspersed with vineyards and fruit trees.

According to the characteristics of the connections between the above described elements of the village's structure, the village can be divided into two different areas. The main factor of division is the relief, as the structure of the village standing on level ground (on the lowest part of the ridge), differs from that of the buildings located on the slope.

The main road runs through the first and lowest part of the village. The houses here are situated parallel with, or at an angle to the road, forming internal courtyards separated from the road. Some of the buildings face the road laterally, while most of them have the back entrance facing the road. As there are, as a rule, no windows on the side facing the road, the impression of isolation is heightened.

The ground rises gradually towards the south-west and north-east and the buildings are arranged differently on the slope, where they stand in parallel rows. The houses in each row are connected and their gables face the lowland. The houses in these rows are connected by village streets, which serve at the same time as courtyards. The houses' gables face the street-courtyards, while their back ends form the outer edge of the village, as the row encircles the central part of the village on the east and west, while the village spreads out in several rows of houses up the northern slope. Here there are isolated rows which also have vertical divisions. The back ends of the houses nestle into the hillside, so that the roof is only a few metres higher than the next level's courtyard.

The church is located by the southern entrance to the village and marks a border over which the village has not spread. Situated at the level of the central part of the

village, i.e. this level's lowest part, it forms the tip of the triangle illustrating the village's settlement form depicted in Figures 1 and 2.

### The New Village

According to their locations and the time in which they were built, the new village can be divided into two parts: after the war, the co-operative, school building, the tavern, and a few dwelling houses were built alongside the regional road, while new buildings were mostly erected on the slopes of the Karst polje during the past few decades, forming a continuation of the old village (Figure 3).

The buildings erected immediately after the war were still built in keeping with tradition, while later constructions are completely different. The dwelling houses are simple one-storeyed buildings, but larger and higher than the earlier ones. These buildings also have rectangular floor plan, but the ratio between the rectangle sides is more equal than in the initial houses. The main entrance to the house is, as a rule, in the back. The farm buildings which some houses have attached, are flat-roofed, ground-floor, cement structures situated at the edges of the lots. The areas surrounding these houses (the gardens) are all composed of a courtyard at the end of the driveway and a garden in front of the house. The houses are removed from the road and somewhat distant from each other, separated by meadows, fields, vineyards and orchards.

The only characteristic common to the buildings in both the old and the new village is the location of the buildings in relation to the relief: in the new part of the village, as in the old part, all buildings are located parallel to the contour lines, so that their gables face the lowlands, yet unlike in the old village, the entrances to the houses and subsequently also the courtyards, are located on the opposite side, i.e. at the back of the house.

### Guidelines for the Future Spatial Planning of the Village

The inhabitants of the new village are mostly villagers, who have built themselves new houses and abandoned the old ones, or left them to other family members. The general motive for building was the inhabitants' desire to improve their living conditions, as the old village houses, according to the inhabitants, are too small, offer no possibilities of expansion, are situated too close to the road, and are old and not suitable for modern living. The lots on which the new buildings stand were chosen by the future owners themselves and were either theirs initially, or acquired via exchange. The plans for the houses were selected by the future owners, too, from among the available standard ones.

The new settlement reflects the possibilities and wishes of its inhabitants, which is why in the event of future spatial planning, one must take into account some of the new village's characteristics: above all, the inhabitants' wish for more room around their houses. This is why it is not possible to copy the traditional way of building the houses in closed ranks, while other features can be emphasized instead, such as the building type, and in particular the location and basic characteristics of the distribution of the buildings. The buildings must have only one storey and elongated rectangular floor plans. This shape is particularly important when building on a slope, as it is in keeping with the landscape's features (the lateral distribution of the roads, cultivated surfaces, etc.). The farm buildings which now stand isolated and which are of various shapes must be connected with the dwelling houses — as their integral parts.

Judging by the characteristics of the relief (the slope), the new, as well as the old village can be divided into two parts: the village on the slope and the village located on level ground — alongside the main road. The characteristics of the buildings in both sections of the old village can therefore be incorporated in future plans of the village. On the slopes above the valley, rows of buildings could be located alongside the connecting paths, where the houses' courtyards would terminate. The now existing, most recently completed buildings, already form the beginnings of such rows. The gardens should be located either in front of, or behind the buildings and not beside them, forming divisions between the individual rows. The houses' gables should face the lowland. The empty land still remaining around the church should be kept as such and a new triangle should be formed by parallel rows of houses, the apex of which should be the church.

In planning the lower part of the village which lies alongside the main road, it would be necessary to take into account the characteristic construction of the old village core. The buildings should therefore be situated with their backs to the road. This is particularly advisable west of the road, as it would, at the same time, cause the village to be open to the west and/or the south-west. The village tavern for example, is already located in this way. As the slope of the land is not significant here, both the floor plan and the height of the buildings can vary, but because of this, on the other hand, the closed, closely connected feature of the building rows should be emphasized. This effect can be achieved by incorporating fences, which are also an architectonic feature of the central part of the village.