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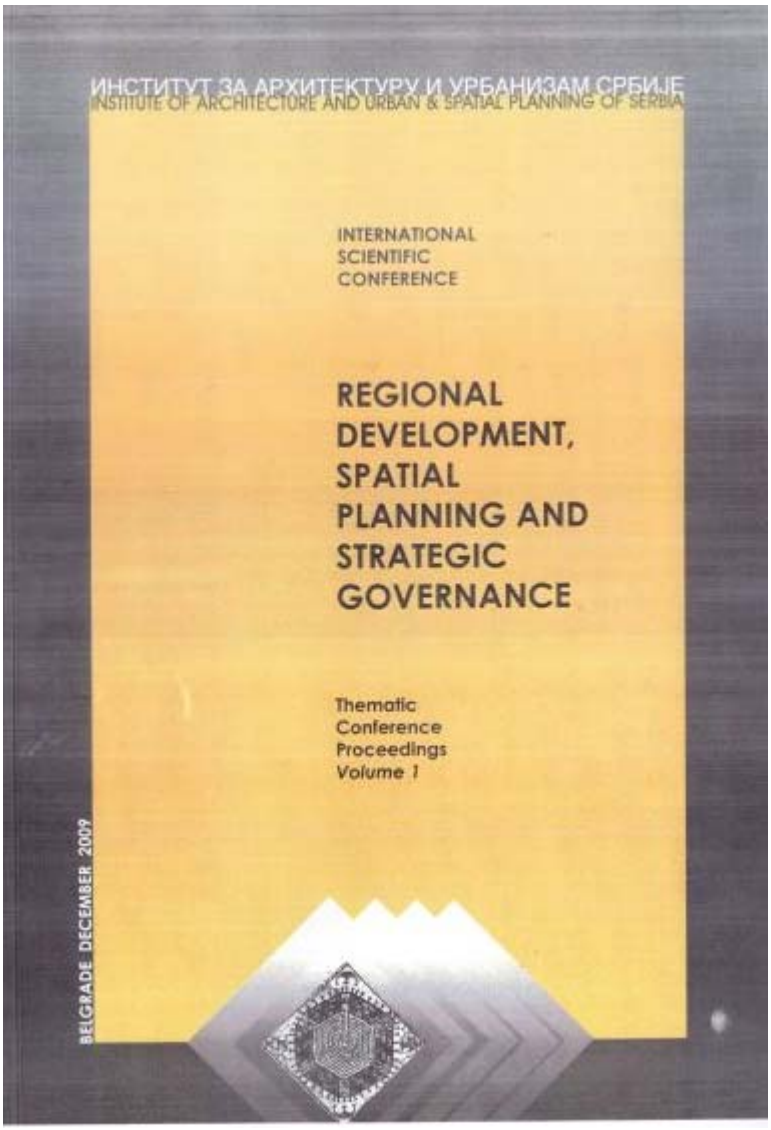

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TRANSFORMATION OF RURAL SETTLEMENTS AND RURAL HOUSING IMPROVEMENT IN SERBIA

Igor Marić,
Ana Bogdanov,
Božidar Manić *

Rural settlements in Serbia are in a crisis on many bases: decrease in the number of population, with age structure changes, loss of identity, lack of organization, poor public transport infrastructure and accessibility, small amount of investments in the development due to the lack of planning regulation and development programs. Depending on the area, the village needs to undergo transformation in a number of segments: diversification of the land holding size starting from the large agricultural combines through the medium-sized and in the end small producers; restructuring the network of rural settlements; development of smaller production capacities associated in systems; renewal of the cooperation in the areas with fragmented land holdings; realization of the communal order and equipment; improvement of the production technology along with the expected reduction in the number of inhabitants. The key is to accept that the village has to undergo significant transformation in all segments in order to become comfortable enough for dwelling both in terms of individual households and in terms of satisfying the social and collective needs of the community. The methods should be aimed at long-term plan action with the aim of balancing living standards and achieving direct communication village-city. In this paper, the regional specificities within Serbia and in Serbia as a whole are analyzed, recognizing the development trends and the need for change in the development of rural settlements.

Key words: transformation, development, planning, rural area.

INTRODUCTION

Rural settlements in Serbia suffer significant impacts conditioned by economic development and demographic movements of people. They are left to themselves, insufficiently organized and without concrete plans and rural development policy.

The problem of the village is a complex one made up of a corpus of phenomena reflecting development of an area and level of its urbanization, and also

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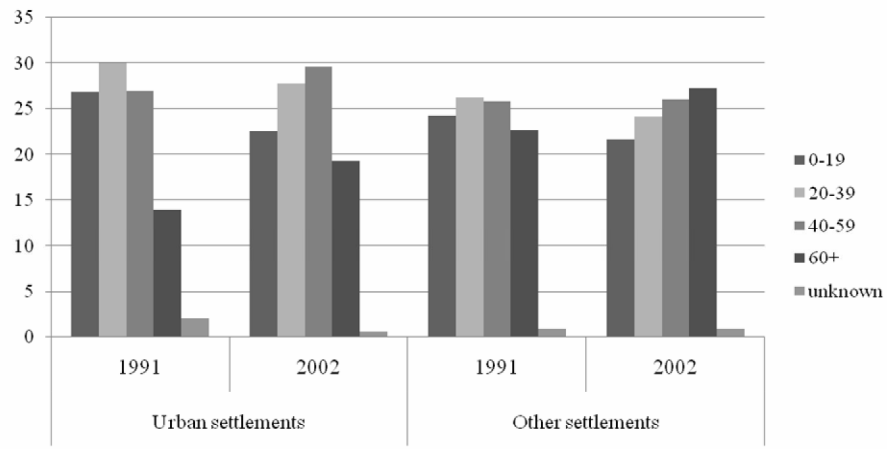
comprehensive perception of country's overall development. The present situation with regard to the development directions and vision of the future village has been a subject matter of many analyses, but the State's standpoint on the agricultural development strategy and, in this context, on rural areas, was absent. The tendency towards reduction in rural population compared to the urban population (Table 1), disintegration of rural settlements, as well as negative attitude towards rural life have been observed and proven a long time ago. Furthermore, there are indicators which point to withering away of mountain and border villages and to further fragmentation of land holdings with little or no indication that the situation has been improved but, on the contrary, it appears to be in the process of deterioration. The age and gender structure (Table 2 and Graph 1), as well as numerosity have become such that it has become impossible to deal with agriculture so that pastures and arable land are often being neglected.

Table 1. Relationship between the population in urban and other settlements

	year	**urban settlements**	**other settlements**
Republic of Serbia	1981	46,56%	53,44%
	1991	50,75%	49,25%
	2002	56,36%	43,64%
Central Serbia	1981	47,79%	52,21%
	1991	53,57%	46,43%
	2002	56,23%	43,77%

Table 2. Age structure of population in Central Serbia

		Population by age (%)				
CENTRAL SERBIA	year.	0-19	20-39	40-59	60+	unknown
Urban	1991	26,91	30,02	26,98	13,97	2,12
	2002	22,57	27,83	29,65	19,35	0,60
Other	1991	24,26	26,26	25,84	22,72	0,92
	2002	21,68	24,17	25,95	27,33	0,87



Graph 1. Age structure of population in Central Serbia

Declarative policy recommending renewal of the village through the return of inhabitants to abandoned settlements, except for mere intention, has not been supported by significant programs and actions of the State.

The change in the village is inevitable. Technology development in overall production and communications development have opened up new possibilities for reducing differences between the village and the city and for establishing stronger cause-and-effect relationship amongst them. The changes should be active, in favor of urbanization, and not passive to the detriment of development. It is necessary to plan, direct and foresee development trends of rural areas and rural settlements and not only formally insisting on return of inhabitants to abandoned settlements and dealing with agriculture. Change of life, economy and structures of rural settlements are inevitable both today and tomorrow.

POSSIBLE WAYS OF TRANSFORMATION OF RURAL SETTLEMENTS

It is well known that in Serbia there are several types of rural settlements depending on geographical position, type of agricultural production, vicinity and impact of bigger urban agglomerations, as well as other inherited factors such as cultural and ethnic characteristics.

Typical division into settlements conditioned by morphological characteristics is no longer satisfactory, albeit not insignificant. The rough division by criteria of territorial capital would be the division into several major types. First, we can single out Vojvodina villages (Fig. 1) with medium-size and big land holdings (in this paper we shall not deal with sub-types of rural settlements in Vojvodina such as sub-region of Fruška gora Mountain and the Vršac-Bela Crkva sub-region). Further, there are mountain villages in Central Serbia (Fig. 2) with small- and medium-size, and rarely big land holdings. Border and remote rural settlements, in which the population drain is the greatest, are typical within mountain villages.

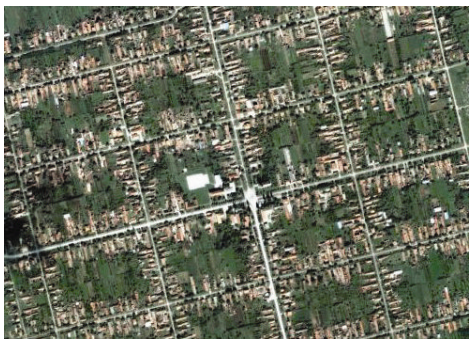


Figure 1. Village of Kumane near Zrenjanin

Figure 2. Village of Rudno between Raška and Ivanjica

Lowland villages, which partly differ among themselves, are situated mainly along the rivers and valleys, such as villages of the Pomoravlje (Fig. 3), Posavina, then villages situated in valleys along rivers of Timok, Mlava, Ibar, and others. The sub-type settlements are those situated near and between the developed cities such as settlements in surroundings of Belgrade (Fig. 4), Niš, Novi Sad (Fig. 5), then those between conurbations of Paraćin, Ćuprija, Jagodina or Kruševac, Tstenik, Vrnjačka Banja, Kraljevo (Fig. 6).

Figure 3. Village of Žabari near Velika Plana

Figure 4. Rušanj near Belgrade

From the aforementioned, different developmental and structural characteristics of the village in Serbia may be observed, thus the characteristics of its territorial capital as well. Considering Serbia as a macro-region, it may also be observed that within it there are regions and areas for which a general development policy is required, but specific measures at the regional level as well.

Figure 5. Futog

Figure 6. Podunavci between Vrnjačka Banja and Kraljevo

The problem of rural area development also lies in the development of smaller cities which have been a support for the village. Given that due to reduction in population many of these cities are becoming smaller or stagnate and are becoming economically weaker, the village does not have a direct foothold. To

mention typical examples of Knjaževac, Negotin, Majdanpek, Rekovac, etc. (Table 3)

Table 3. Change in number of inhabitants in some of the smaller cities in Central Serbia

	year	number of inhabitants in municipalities	number of inhabitants in cities
Knjaževac	1991	44036	19705
	2002	37172	19351
Negotin	1991	59559	17355
	2002	43418	17758
Majdanpek	1991	27378	11760
	2002	23703	10071
Rekovac	1991	17011	1916
	2002	13551	1930

Obviously, the problem of the village is of importance for the overall development of the society in every aspect: economic, fiscal, monetary, demographic, urban, and social.

However, it should be emphasized that at the very beginning neither definition of rural settlement and rural area has been quite clear (Stamenković and Martinović, 2004). One of the major criteria is population density, and it is applicable to those settlements which clearly stand out from the city tissue. The second basic method consists of defining a functional urban area, which implies functioning and impact of urban settlements, while space and settlements outside of urban areas are defined as rural areas (Spatial Development Strategy of the Republic of Serbia).

While the village in Serbia is, at the large scale, stagnating and is prone to current conjectures, several important programs have been implemented in Europe: INTERREG (programs of trans-border and interregional co-operation, initiated in 1989), PHARE ("Poland and Hungary: Assistance for Restructuring their Economies", established in 1989 aiming to assist in restructuring economies of Poland and Hungary, which was later extended to encompass countries candidates for the EU accession), SAPARD ("Special Accession Programme for Agriculture and Rural Development", established in 1999 by the Council of the European Union to assist countries of Central and Eastern Europe), LEADER I, LEADER II and LEADER + ("Liaison entre actions de développement de l'économie rurale", the program initiatives launched in 1990 as a support to local development groups) (Vasilevska and Ribar, 2004), as well as the ESPON program ("European Spatial Planning Observation Network", launched within initiatives of the Interreg III, for monitoring spatial development in the countries that are members of the European Union, Norway and Switzerland). Such programs may certainly serve as a model; however, the circumstances and status of rural areas to which they are applied are different (Vujošević, 2003). The seven major components of the LEADER program are:

local potential increase; elaboration of territorial strategy; bottom-up approach; decentralized fund management system; integrated and multi-sectoral approach; private-state partnership; networking (Šormaz, Subotić, 2002).

The ESDP ("European Spatial Development Perspective"), as the most general document, starts from the following standpoints: urban and rural areas should not be treated as separate closed entities. They are linked in all their diversity; within one territory, the relationship between the rural and the urban is much more complex than could be the relationship in traditional models of central hierarchy; complexity of relationships and spatial problems is growing. Also, it is necessary to develop new forms of partnerships between rural and urban areas.

As a basis of rural development, it is necessary to have a clear agricultural development including ancillary economic industries: processing industries, and ancillary or compatible economic branches: tourism, water management, forestry.

Development strategy has to be followed by the program of financial instruments for the realization, as well as modality of organizing agricultural production through various forms of association (co-operatives, associations) (Zakić-Vujatović and Stojanović, 2004).

For the purpose of utilizing spatial capital, it is necessary to rationalize network of settlements, without utopistically insisting on revitalization of settlements which have almost disappeared (Marić and Manić, 2004). Rationalization implies concentration in prospective settlements by developing the infrastructure and other facilities (Zakić, 2003). Abandoned and devastated settlements should be restructured into possible forms of utilization such as: tourism, recreation, weekend settlements, new forms of agriculture; consolidation of fragmented land holdings, afforestation, etc.

In order to properly establish potentials of certain rural areas, it is necessary to elaborate spatial plans, but with set general and specific goals relying on the State Development Policy and Agricultural Development Strategy along with specific measures for financial, fiscal and land policy, and with instruments for organizing local production capacities. Achieving these goals necessitates broad education and popularization of opportunities and planned programs.

One of the major rural development and regulation concepts should include a support in strengthening of entrepreneurship in rural communities, namely the development of small- and medium-size enterprises, development of eco-agrotourism, and alike. Raising awareness of the farmers of their role as providers of public goods, raising awareness on the need for investing in infrastructure, as well as in physical development of the village, together with necessary revitalization and protection of ethno-culture, is of particular importance for the future countryside renewal in Serbia with all regional and local particularities (Spatial Development Strategy of the Republic of Serbia).

One of the preconditions for rational utilizations of space is regulation of rural districts by re-demarcation and inner redistribution of functional entities. Many rural districts have become spontaneously. They are situated south from the River Sava and the Danube and only partially in Vojvodina, where they were developed by plan. These rural districts were developed during the Turkish occupation, while changes that took place in these rural districts have not been sufficiently known. In big rural districts, the problem of developing new settlements has arisen because, being small and of secondary importance, they no longer meet requirements of either modern economy or living in present conditions (Fig. 7). Furthermore, there is also a need for building better and modern roads since their existing status, sometimes their position as well, impede proper communication between the settlements.

General economic development and continuous rise in the standard of living necessarily require undertaking of carefully studied and planned, as well as systematically implemented measures for further development of rural districts. In doing so, appropriate concepts with regard to organization of settlements planning and development must also be included. It is thereby obvious that the problems related to the existence and development of house plots will be solved in parallel, and particularly regarding the construction and equipment of the modern rural house.

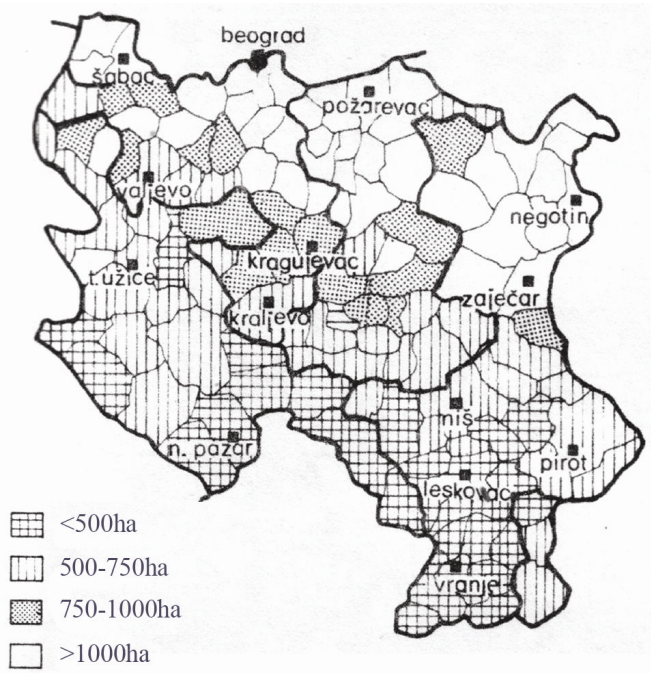


Figure 7. Territorial distribution of villages categorized by size based on average area of rural districts in the municipalities of Central Serbia, and by areas of morphological-urban types of rural settlements

Due to the improper development to date, certain rural districts have to be arrondated. Namely, due to spontaneous founding of rural districts, some of their parts are situated nearer to the neighboring districts, creating various kinds of difficulties, amongst others those of administrative nature. It is necessary to emphasize that such cases may be observed at mountain rural districts developed by plan, particularly if they occupy larger areas. In the 60s and 70s, extensive actions for arrondation and reparcelling of rural districts in all regions of Serbia (Fig. 8) were undertaken.

However, plenty of work is still ahead of us in forthcoming period, particularly in view of agriculture modernization in Serbia. In this way, new, and we believe positive conditions will be created for further accelerated production transformation and, simultaneously, the transformation of the village as well.

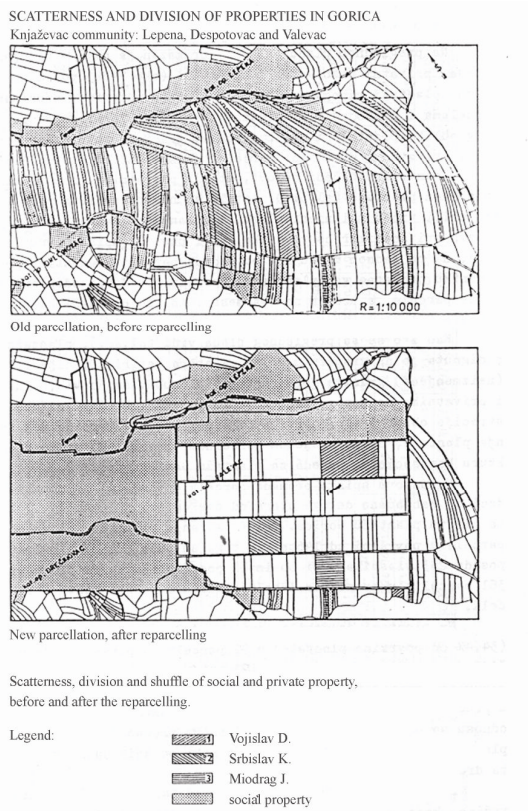


Figure 8. Regulation of rural districts through reparcelling

PRESUMPTIONS TO HOUSING DEVELOPMENT IN THE COUNTRYSIDE

It is presumed that consolidation of household-based land holdings will take place in future and that, at the same time, the number of these agricultural households will be reduced. Technology and manner of production will have to

be adjusted to new conditions of work in the village. The presumed process will last several decades in parallel with change in the traditional village. The suburban villages will gradually be transformed into the city outskirts. These processes, together with a number of other phenomena, will take place simultaneously so that the housing fund will be completely replaced. On the one hand, the need for new programs adjusted to farmers' households will emerge and, on the other hand, the need for reconstructing and adjusting non-functional housing fund (Manić and Marić, 2003). Reconstruction will be carried out either by replacement or improvement (Marić and dr., 2007b.). Such development is inevitable considering that it has taken place in the entire Western Europe, and the transformation process is going on in Eastern Europe as well. Therefore, we can presume that these processes will also take place in Serbia.

Rural housing may undergo radical changes by adopting modern principles of design and by orientation towards regionalization with all positive elements of such approach. Low cost and inadequate, but very extensive construction should be changed in favor of quality and rational construction by using alternative sources of energy (Marić and dr., 2007a.) and by professionally organizing house plots. There will be need of new rural housing typology (already aforementioned farmers' households), but also of a new form of non-agricultural population who live and work in the village, but do not deal with agriculture. Enhanced infrastructure and communications development, such as the need for computers, cable connections, and alike, will enable a number of other activities and various businesses to be carried out in the village. To live and work in the village will also be possible as an alternative, or in conditions of higher living standard. Although such form of dwelling will be adjusted to meet individual wishes and material possibilities, it is possible to consider certain program and structural typologies which would, to the greatest extent, vary in relation to regional characteristics and nature of jobs the beneficiaries would deal with.

For the construction to be more oriented towards bioclimatic and ecologically justified principles, a network of energy and ecology centers have been developed worldwide. These centers are located in specific regions and they direct the construction towards rational use of energy (Pucar and Marić, 1996). It would be also necessary to establish such centers in Serbia, however, expanded to include other compatible activities, because they would be valuable driving force for further rural development by providing professional assistance on the research and scientific basis.

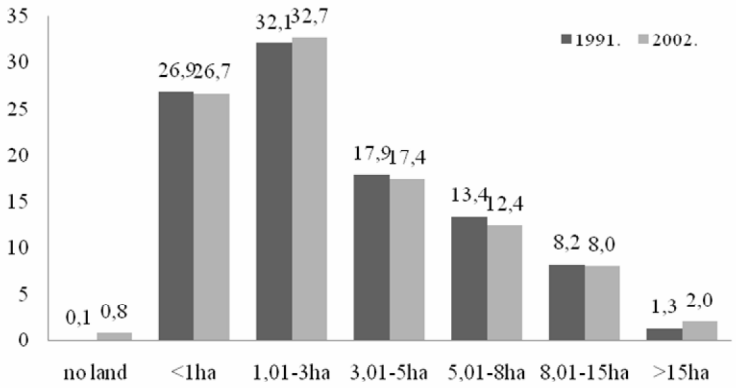
Interpretation of traditional architectural patterns in rural architecture

To date, there have been several attempts in Serbia to improve rural housing. The reactions were different in different socio-political circumstances. Although there is a commonly known opinion that at the time of socialism in the former SFRY the village was neglected in view of activities oriented towards rural

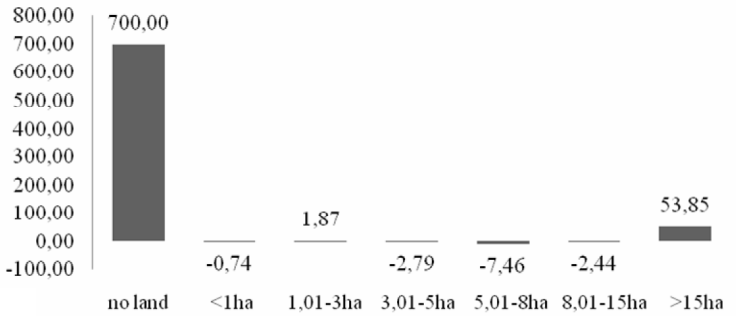
development, it could be concluded that today the problem of the village has been given more attention.

The data on reparcelling and arrondation show that there has been a trend to consolidate land holdings not only for the needs of big agricultural combines, but also to group-up scattered individual land holdings into compact holdings, but limited to 10ha of arable land. In the post-war period and afterwards, important projects have been made on improving housing hygiene and organization of rural households. The co-operatives were established. In reality, the work of co-operatives (?) was subjected to ideological and not economical principles, so the co-operatives withered away, but it is clear that the countryside should be organized through various forms of association both within itself (?) and towards the outside.

Today, the land holdings are consolidated in a way that large capital is buying up the land and creating monopoles, while small producers have no opportunity to expand, thus the diversification of land holding size is going on heterogeneously instead of bipolary – on the one hand, big land holdings and, on the other hand, very small ones. From 1991. to 2002. only the number of households without land (700%) and with more than 15ha (54%) increased significantly (Graph. 2. and 3.).



Graph 2. The structure of agricultural holdings by size of used land (%)



Graph 3. The structure of agricultural holdings by size of used land – relative increase/decrease from 1991-2002.

Going back to rural housing, as a reflection of everything that impacts on the standard of living, it should be concluded that there have been many attempts to improve it. On the one hand, there is education and, on the other hand, appropriate solutions. For both, it is necessary to have economic and political support which, to date, have not been provided continuously, but in spurts. Various projects for building the houses and house plots have been offered, but due to lack of information and education, they have neither reached the target groups nor have they been sufficiently adjusted to possibilities and needs of rural population. Some of them are: „Dwelling in the village" (Stanjovanje na selu) by B. Milenković and Z. Petrović, 1960, published by the Institute for the Promotion of Households, Peoples Republic of Serbia, then „Rural Architecture and Rurism" (Seoska arhitektura i rurizam) by B. Kojić, 1973, published by the University of Belgrade, and „Rural houses on Kopaonik" (Seoske kuće na Kopaoniku) by group of authors, 1988, published by the Institute of Architecture and Urban & Spatial Planning of Serbia, as is also the case with the last architectural urban competition entitled „Host homes for the village in Serbia" announced by Ministry of Science and Technological Development of the Republic of Serbia, 1997/98.

Given that the village is more related to topography, relief, nature, it is in itself a reflection of specific climate and region and, as such, in some way predetermined as a keeper of tradition, at least in aesthetic relationship between the built and natural environments. In our opinion, there is no need to offer recipes and readymade concepts, but principles and education as an impetus for creativity and understanding of the needs and environment.

Function and structure

- The construction of pavilion building system or the growing residential house in such a way that in all phases it looks like a whole. Starting from the small to the big house, there is always a vision of its final elevation. In this way, the construction of unnecessarily big, often uncompleted houses is avoided;
- Flexible base adaptable to changes within family or change of owner, as well as environmental changes;
- Uniform modular structural assemblies enabling semi-prefabricated building construction;
- Application of bioclimatic principles in design and construction for the use of renewable energy sources (Soboljevski-Miljić, 2004); and
- The construction of pavilion building system.

Tradition as a measure of quality

- The house respecting logic of climate and cultural environment with a super-structure meeting requirements of contemporary accomplishments. The starting point is in hidden layer of original folk creativity and universal patterns;

- Architectural shapes relying of the form derived from the function and method of construction;
- Function adjusted to the way of living and habits, as well as to various organization of the yard surrounding house depending on the parcel shape and size;
- Avoiding stylization and formalism;
- Locating the house so as to allow the contact with nature from several sides; and
- Abundance of shaping elements which may be used: porches of various design and materialization, eaves, terrain inclinations, openings of various types, chimneys, various materials.

The use of material

- In principle, recyclable materials to be used;
- Wood – wood frame porches, walls, wooden draw wells in several natural colors, artistically shaped timber, shingles in various size;
- Tiles – of predominantly red shades, but in other colors and shades as well;
- Plaster – plastering to be such that plasticity and structure are visible. White, beige, terracotta paint colors;
- Stone – stone plinth, underpins, basements, walls - partially, stone slabs for roofing;
- Brick – brick facades, but predominantly in regions where such facades are typical (lowland areas);
- Steel, glass – for glass porches; and
- Landscaping – grid slabs, cobblestones, the concrete and asphalt paths to be avoided.

Sustainability principles

- Properly orientated and protected from wind, quality terrain which is dry and not prone to erosion, quality foundation; all this ensuring the durability of the house, which reduces the maintenance costs;
- Quality thermal and sound insulation;
- Using passive sources of energy: Trombe walls, green-houses, heat reservoirs, solar batteries, burying parts of the house into ground

Here are singled out examples of houses designed for the needs of rural tourism within the „Rural infrastructure feasibility and costing study“, conducted in 2007 by the Institute of Architecture and Urban & Spatial Planning of Serbia. The two subject examples (Fig. 9 and Fig. 10) are programmatically adjusted to rural life in one household offering three rooms for rent. Natural materials were used by applying modern technological concept and with the possibility of using passive sources of energy.

All aforementioned principles and proposals require systematic processing and long-term economic and urban development policy. At present, the phenomena whose development will depend on a number of factors, and above all economic

factors, are known. New technologies have not yet been sufficiently adopted even in the world and are proportionally costly. Still, greater attention has been given to cities, as great consumers of energy and multifunctional communities, then to small villages, as urban communities. In Serbia, this is even more pronounced so that the village has been developed spontaneously. It is necessary to include the problem area of construction, rural dwelling and life into priority tasks, as well as into educational programs of elementary and secondary schools, and university studies. It is important to highlight alternative advantages of rural life: natural environment, views, spatiality, the use of renewable sources of energy, self-organization, originality, and numerous other advantages.

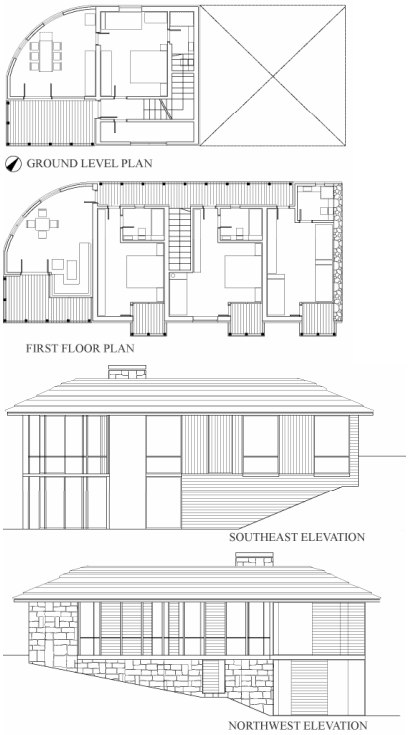


Figure 9. Type N10

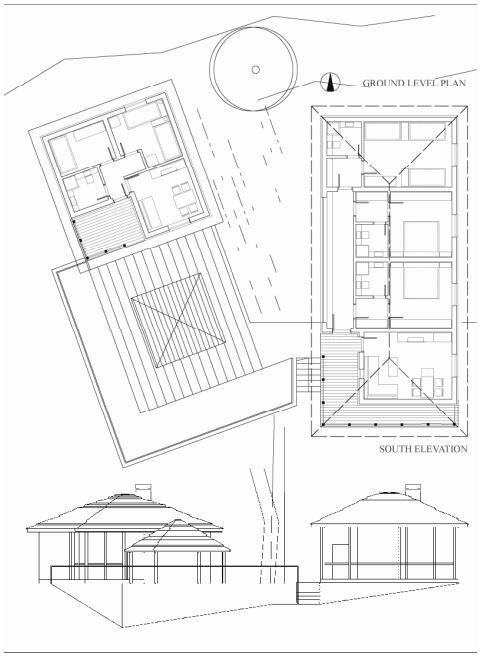


Figure 10. Type N11

Village urbanization – the center of settlement

Today, the concept of urbanized village is not unknown, although in Serbia it is only in embryo. The village is left to itself and thus provides increasingly less living comfort typical for this kind of dwelling. The idea of weekend cottages is less and less popular in Serbia. Actually, there is a tendency that a flat in the village should become a temporary or permanent residence. These tendencies refer more to settlements situated in the vicinity of cities and less to remote villages or villages near smaller towns (Marić, 2007.). Urbanized village should

be controlled by planning and construction instruments, just like the city settlements: it should have building area, parceling and regulation plans, planned infrastructure, purpose of area, and clearly defined functions of central facilities. Precisely by elaborating and developing all of the stated parts, the urbanity is created and the characteristics of specific rural settlement may be recognized, as well as the relationship towards the tradition. The village may be urbanized from two main aspects: changing the village within itself and from the outside. The first form of change will be realized by restructuring relations of production, consolidation of fragmented land holdings into large holdings and initiating farmer-based production, while the second form implies an inflow of population dealing with agriculture and wishing to live in the village.

The existing Rules dealing with issues of urban regulation and parcelling are not elaborated sufficiently enough to reflect typical structure of the village, while, on the other hand, they are contained in the legislative regulations on big cities thus even more contributing to simplification and banalization of the urban problem area. By opening only two of the issues, the foregoing statement may be illustrated: tradition of the Serbian village and rural dwelling is the „pavilion system" of housing and organization of work, while these Rules, by treating one or maximum two houses on one plot, makes it impossible; the regulation on superstructure of 1.8 m for attic leads to architectural unification and limits the design. The rules of construction should be adjusted to the type of rural settlement and regional characteristics, while the quality of construction and sustainability principles should be conditioned.

Facilities and size of the center of settlement

In parallel with urbanization, transformation and change in the village, it would be necessary to determine central facilities, their structure and size, which implies directing by plan (Malobabić and Bakić, 2004). The facilities of the center should be such as to satisfy daily needs of inhabitants, but also those occasional ones for which the space for gathering would be required. Furthermore, the center should not imply only accumulation of functions on one spot, but related purposes should be grouped. In this way, the following would be grouped in the economic center (in function of agriculture): warehouses, buy-up, veterinary stations, livestock market, agricultural machinery repair, etc. On the other hand, there would be a trade and services center, cultural center, with spaces of settlement identity: parks, squares, streets, etc. It is necessary to plan appropriate sports facilities within the village which should be in the area gravitating towards the center. In the future, the village will also develop some additional functions in the field of rural tourism, particularly in the areas near tourist centers: on Kopaonik, Valjevo mountains, Vlasina, the Stara planina Mountain, Crni vrh, etc. Within rural tourism, the need for the rural center identity will be even more pronounced. Facilities and the size of the center will be treated depending on the number and structure of inhabitants, as well as

numerous other factors: position of the village in relation to the neighboring villages, size, structure of the settlement on various grounds: economy, gender and age structure, education and other tourist and office activities (smaller offices, consulting services, small trade firms), occasional educational activities, smaller accommodation facilities, etc. For new centers of the village, it will not be uncommon to also establish smaller administrative centers.

Methods for selecting facilities and size of the center should be flexible taking into consideration future needs or growth of the village. The major determinant of size and facilities of the village center is the position and place of the village in the network of settlements and potential space belonging to it.

CONCLUSIONS

Urbanity and design of the village should differ from those for urban settlements, namely, having no tendency for the village to be developed into smaller town. The specific organization of the village lies precisely in dimension of spontaneity and mountain element. The presumption that, in some cases, new villages will also be developed is realistic, because the old ones are often inadequate and abandoned. Regulation of old villages, where possible, and development of the new ones should be planned and designed based on several morphological postulates: preserving structures which represent cultural and ethnological values, quality co-operative homes which may be recomposed or extended, old houses in good condition, religious structures, monuments, and fountains; removing temporary structures and those in poor condition, replacing built transformer stations and dislocating them, if possible. The village should be oriented towards the modern life, but it is at the same time the only place where traditional folk architecture may be preserved in various forms: authentic, modified and by building new houses on the model of tradition and inspiration. It is possible to apply a number of principles: stylizing, transposing, partial impacts and even copying if this will fit into the ambience. All this primarily implies the use of natural materials found in the surrounding area, appropriate house size and proportions, as well as fostering autochthonous craft skills. Examples from the entire Europe confirm that rural communities in themselves are keepers of autochthonous architecture, tradition, and native culture.

The village will further be developed through modern organization of work and changes both within itself and from the outside. The population structure will not be only agricultural, since services, production, office activities, will be developed as well. Along with consolidation of land holdings and improvement of work technology, the share of people in agriculture with higher and university education will be greater. In such changed conditions of work, the center of the village will have much more facilities and functions then before, while regulation and organization of the center will require greater attention and development by plan.

One of the important development goals is that the village should become a residential place also for city dwellers, but by preserving village identity and endeavoring to emphasize the particularities of the village as an alternative to the city. One of the ways in doing so is to foster traditional architecture so that the village will become a keeper of cultural identity, as may be observed in villages of the developed European countries. Elaboration of methodological principles mentioned in this paper should be an instrument through which the set goals will eventually be accomplished, however, not as a stereotype but along with possible flexibility which will follow development cycles and needs of the village.

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