

THE LOCATIVE FUND IN THE LAND OF LOVIȘTEA

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ABSTRACT – The geographical space of the Land of Loviștea, presented as a particular structural and functional territorial unit defines itself by means of its components and established interactions. In this regard, the locative fund represents a component of the habitat with an important role in the settlement and the perpetuation of the human element (enforces the sheltering function and preservation of the anthropic element) which imposed certain development directions and utilization of the existing space. The geographical distribution of the human dwellings in the Land of Loviștea marks out a dispersion and a dissymmetry situation so that a consolidation of the locative fund in the depression area is identified, with favorable conditions for the cultivation of the crops (an economy of the existing space), as well as a diffusion in the high hilly and mountain area where the land is used in breeding activities.

Key words: Land of Loviștea, locative fund, evolution, dynamics

GENERAL CONSIDERATIONS

The human dwellings in the Land of Loviștea represent a main core that shelters the human element and contributes to the delineation of the mosaic of the region by means of its peculiar architecture and, along with the impressing of the inherent dwelling, contributes to the individualization of the Loviștea mental space. Due to the particularity of this geographical region, the villatic dwellings in the Land of Loviștea do not benefit by a considerable extension of the courtyards or of the adjacent spaces (especially in the depression area), on the contrary, for the economy of the space, the dwellings contain the house designated for the living, the mews for the animals, the courtyard and eventually a vegetable garden located behind the house. Most of these dwellings possess a summer kitchen distanced from the living house, as well as other household adjunctions.

The extension of the inhabited area within the analysed region imposed initially the placement of the dwellings and rural households in the contact areas of the morphological units, in the alluvial plain and driver terraces, and subsequently, due to the development and to the numeric increase in population, a subjection of new spaces was undertaken, spaces which were less favourable for the development of dwellings (the mountain area represents one of these new occupied spaces), followed by a modification of the dwellings by means of an increase in the number of chambers. The fingerprint of the traditional handicraft is obvious in the rural architecture within the Land of Loviștea and has contributed to the manifestation of a characteristic design of the dwellings. These new features embedded in the dwelling's architecture are peculiar for other regions such as the Mărginimea Sibiului region, which has interfered with the Land of Loviștea as regards its architecture, occupational activities, and its traditions and even as regards its mental space.

In the past, in the majority of the cases, dwellings were built of wooden barns on a stone foundation and had only a room and a kitchen and the cellar was under the house, on the level with the foundation. Even though during the inter-war period wood was gradually replaced by bricks, the dwellings architecture was preserved, as well as the arrangements of the chambers and the utility of

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the rooms. Nowadays, the modern building materials are dominant, or worse, in order to maintain the traditional identity, a disagreeable combination of old and modern materials can be observed (for example, the replacement of the shingle roof with a briquette or sheet-metal roof can be observed, as well as the replacement of the woodwork with PVC or even the renouncement at the traditional architectural style in favour of the “modern” one). Therefore, we must not neglect the relations, often inconsistent, between tradition, continuity and innovation in a given region, where the rhythm of the social and economic life of the population is quite alert. Consequently, the seeming poverty of the locative fund is due to the fact that many authentic accomplishments have been lost throughout the time so any sign of innovation is suspiciously regarded and considered a deviation from the unwritten rule of the Lovișteea traditional architecture.

THE EVOLUTION AND DYNAMIC OF THE LOCATIVE FUND

Regarding the numeric evolution and the dynamic of the locative fund in the Land of Lovișteea between 2003 and 2007, a slight increase in the number of dwellings can be observed throughout the region (Fig.1), more pronounced in the urban areas. The given situation has multiple causes but undoubtedly is not due to the numeric increase of the population, but rather is a result of the enhancement of the requirements for comfort, as well as of the increase in the level of economic wellbeing (in some cases as a result of the migration abroad for labour) of the population.

We consider this slight but continuous increase trend as an indicator of the improvement of the quality of life of the population of Lovișteea, closely related to other factors such as the number of

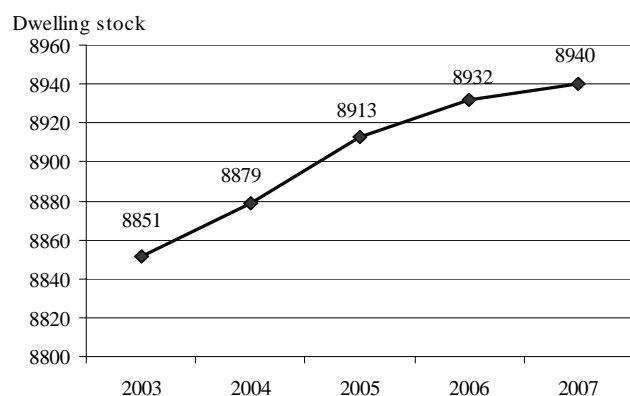


Figure 1. The numeric evolution of the dwellings in the Land of Lovișteea between 2003 and 2007

Table 1. Inhabitable surface/inhabitant (2007)

Locality	Total of inhabitable surface (m ²)	Total of stable population (number)	Inhabitable surface/inhabitant
Brezoi	92,163	6,990	13.18
Boișoara	26,070	1,484	17.56
Câineni	39,899	2,502	15.94
Mălaia	29,458	1,924	15.31
Perișani	32,310	2,490	12.97
Racovița	24,709	1,878	13.15
Titești	20,306	1,144	17.75
Voineasa	34,191	1,661	20.58

dwellings, the inhabitable surface/inhabitant, the inhabitable surface/dwelling and the number of inhabitants/dwelling. These indicators allow a fair interpretation of the existing situation regarding the peculiarities of the dwelling's comfort within the region, thus revealing the quality and extension of the locative fund.

For the inhabited surface/inhabitant indicator in 2007, a series of areas with different values between 12.97 m² (minimal value) and 20.58 m² (maximal value) (Table 1) are recorded. This coefficient demonstrates the presence in the territory of four distinct areas, characteristic for each category (Fig.1) as follows: **I** (12-14 m²/inhabitant), **II** (14.01-16 m²/inhabitant), **III** (16.01-18 m²/inhabitant) and **IV** (≥ 18.01 m²/inhabitant). Therefore, in the northern part (in the surroundings of the Voineasa commune) the highest value of 20.58 m² for the inhabited surface per person is recorded, representing an important parameter of the quality of life, as a result of the economic wellbeing of the locality as a direct consequence of the development of the tourism related activities based on a remarkable natural potential, to the utmost extent harnessed. A large number of the commune's population developed in-house lodging facilities resulting in a series of new constructions or in the rearrangement of the old ones, with a certain comfort standard, thus, resulting

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larger inhabited surfaces. On the other hand, localities such as Brezoi, Racovița and Perișani have recorded values of this parameter between 12 and 14m². In the case of the town of Brezoi, the situation is explained by the dominance of the collective type dwellings represented by the apartment blocks, with usually more reduced surfaces owned by families with several members. The Mălaia and Căineni communes belong to the 2nd category, with surfaces/inhabitant ranging between 14 and 16 m², while the Boișoara and Titești communes have recorded values ranging from 16 to 18 m² per inhabitant, belonging to the third category. Another parameter that shows the dimension of the locative fund in the Land of Loviștea is given by the number of persons per dwelling ratio.

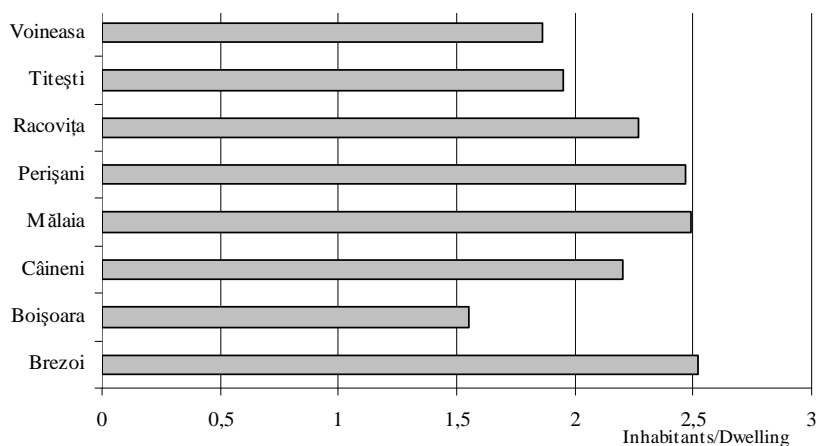


Figure 2. Number of inhabitants/dwelling

In 2007, this parameter recorded some convenient values from a quantitative point of view, the values ranging between 1.5 and 2.5 inhabitants per dwelling (Fig.2). The highest value is recorded in the urban area as result of the collective dwellings. In the rural areas, the low values are due to the fact that, almost every new family is trying to build its own dwelling, but in most of the cases in the same courtyard with the parents.

Another cause could be represented by the migration (for studies, labour or for other reasons), a phenomenon resulting in a decrease in the number of the population, which has direct consequences in the value of the above-mentioned parameter.

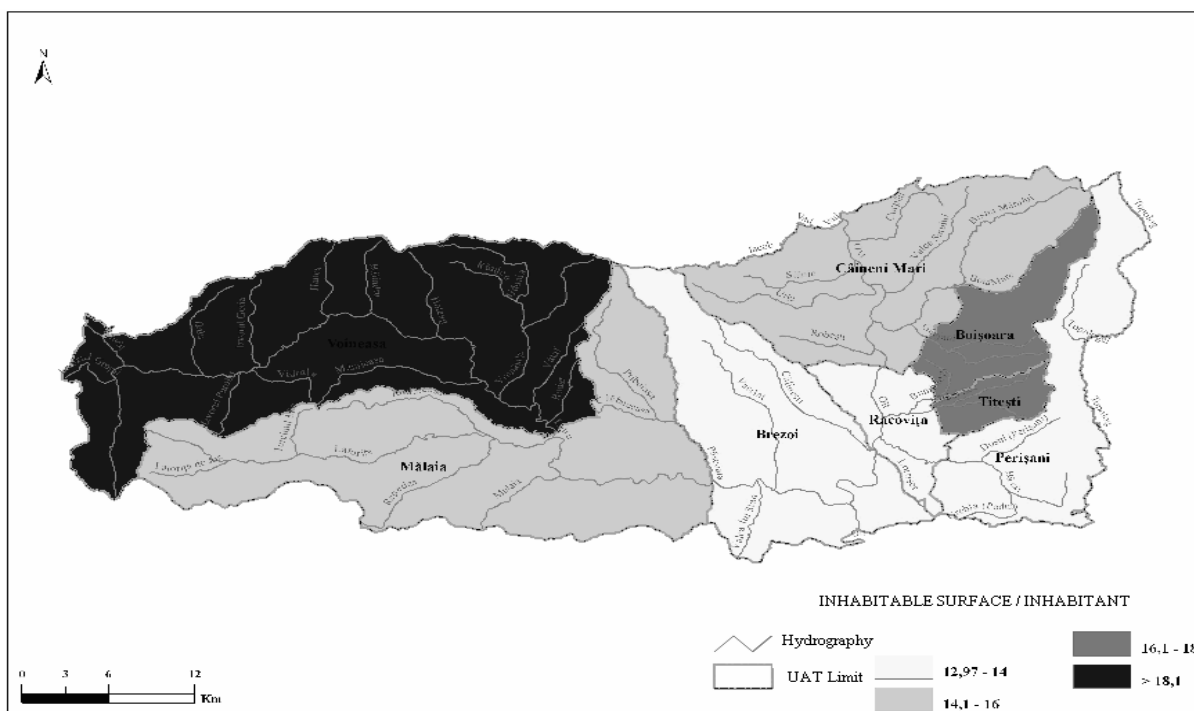


Figure 3. The inhabitable surface/dwelling

Hence, the designated surface for habitation that serves each individual is quite reduced and greatly influences the degree of comfort of these individuals. In the case of the localities from the rural areas, the current situation has other causes represented especially by the poor economic development of the dwellings (the lack of money determining the population to make do with what they have inherited so far; the old dwellings are usually less spacious as a result of the encountered difficulties in obtaining the required building materials or due to poverty) as a consequence of the influence of the population mentality, many individuals feeling more secure in a smaller house, considered less visible to the potential enemies. As intermediary situations, the case of the Boișoara and Titești communes can be mentioned, where the inhabitable surface/inhabitant ratio has values ranging from 16.01 to 18.00 m², while in the case of the Căineni and Mălaia communes the values range from 14.01 to 16.00 m² per inhabitant.

Table 2. *Inhabited surface /dwelling*

Locality	Total of inhabitable surface (m ²)	Existing dwellings (number)	Inhabited surface/dwelling (m ²)
Brezoi	92,163	2,770	33.27
Boișoara	26,070	956	27.26
Căineni	39,899	1,136	35.12
Mălaia	29,458	770	38.25
Perișani	32,310	1,008	32.05
Racovița	24,709	824	29.98
Titești	20,306	584	34.77
Voineasa	34,191	892	38.33

Another important indicator in the analysis of the inhabitable surface within the Land of Loviștea is represented by the inhabitable surface/inhabitant ratio. As seen in table 2, in 2007, a dominance of the reduced inhabitable surfaces as regards the number of existing dwellings can be observed, such as the average values, ranging between 27 and 38 m²/dwelling. By comparing the two analysed indicators, a certain similarity can be observed, which means that these parameters are due to approximately the same category of factors that conclusively can lead to the

manifestation of similar effects, especially regarding the degree of comfort of the dwellings within the Loviștea region. Hence, from this viewpoint, an obvious disparity can be identified, the western part

Table 3. *Dwellings, inhabitable surface, types of property*

Year 2007		Existing dwellings (number)			Inhabitable surface (m ²)	
Locality	Total	Public property	Private property		Total	Public property
Brezoi	2,770	77	2,693	92,163	1,633	90,530
Total urban	2,770	77	2,693	92,163	1,633	90,530
Boișoara	956	0	956	26,070	0	26,070
Căineni	1,136	17	1,119	39,899	694	39,205
Mălaia	770	17	753	29,458	470	28,988
Perișani	1,008	1	1,007	32,310	28	32,282
Racovița	824	24	800	24,709	486	24,223
Titești	584	0	584	20,306	0	20,306
Voineasa	982	11	881	34,191	334	33,857
Total rural	6,260	70	6,100	206,943	2,012	204,931
Total of the Land of Loviștea	9,030	147	8,793	299,106	3,645	295,461

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(the communes of Malaia and Voineasa) possessing the larger inhabitable surface/dwelling, over 36m² (the developed tourist potential and numerous lodging units), while the eastern part of the region possesses dwellings with smaller surfaces, in the Racovița and Boișoara communes the surface is well under 30m², a peculiar feature of these localities, as old dwellings are dominant. Analyzing the distribution of this parameter on the map of the region, the conclusion can be drawn that there are major differences regarding its occurrence at micro scale (for each locality), as well as at macro scale (for the entire region), even though the dimension is the same – reduced inhabited surfaces. As previously mentioned, the current situation is based on different factors such as the economy of the existing space, the building materials, the work force, the preservation of a simple as possible spirit, as well as the preservation of the traditional architecture. The average size of a dwelling within the Land of Loviștea is about 33.62 m², with the dominance of the dwellings built from private funds, thus, representing an inversely proportional connection with the size of the family.

An important feature of the Loviștea locative fund (and of the national one as well) is represented by the type of property, in most of the cases being a private one (Table 3). This fact is extremely important to mention, especially if a comparison with other countries is made, mostly due to the fact that it sustains the spirit of property, well developed among the population from the Land of Loviștea. As regards the degree of comfort of the dwellings, we have to mention that it is dictated by the constructive features of these dwellings (the previously mentioned indicators, number of chambers, bathroom and kitchen) in the general context of their existence, in regard to the drinkable water delivery, to the supply of natural gases, electricity or to the connection to the sewerage network, or in regard to their access to information, etc.

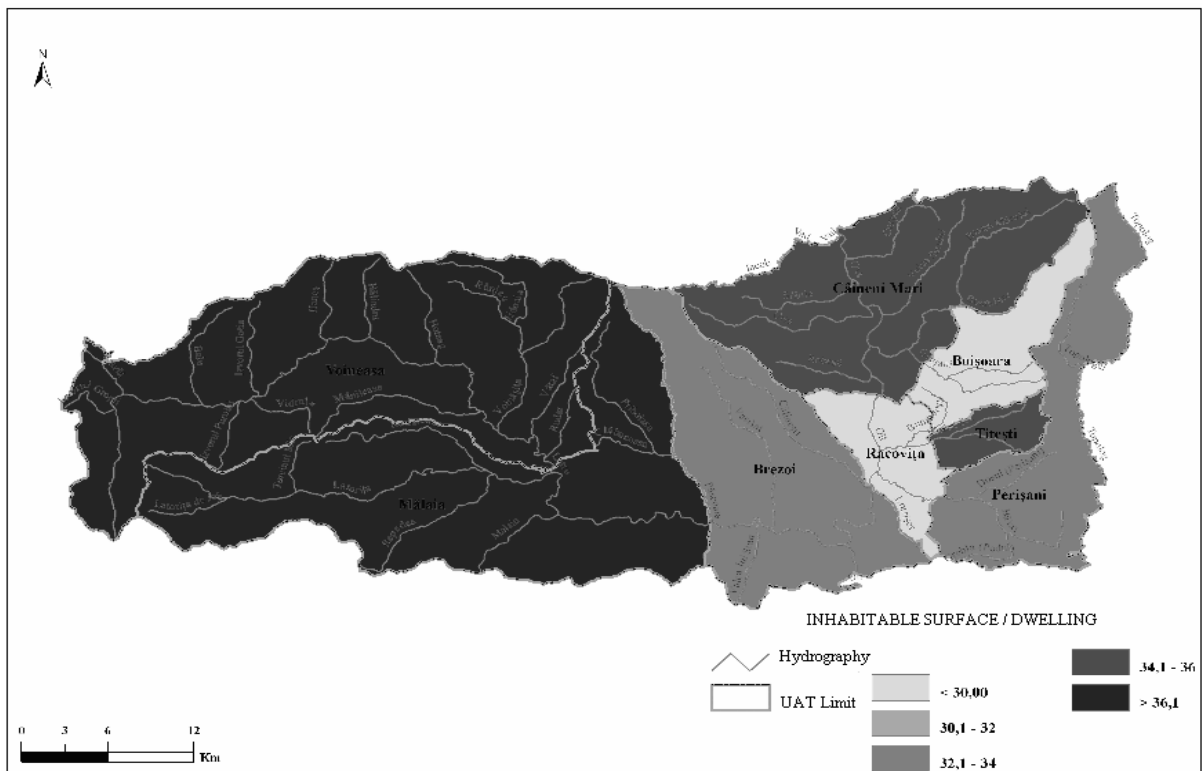


Figure 4. *Inhabitable surface/dwelling*

CONCLUSIONS

The analysis of the locative fund in the Land of Lovișteea has led to the prominence of the peculiarities laid up by the dwelling and the household of the individual of Lovișteea, especially by means of traditional architecture and distribution pattern of the dwellings.

The essence of this phenomenon resulted after the analysis of four all-important indicators such as the increase in the number of dwellings, the increase in the inhabitable surface/inhabitant, the increase in the inhabitable surface/dwelling, as well as the increase in the number of inhabitant/dwelling. The first indicator shows the quantitative aspects (the number of dwellings) of the Lovișteea locative fund; the following two demonstrate the qualitative aspects, while the last one is comparatively and correlatively valorised.

Regarding the numeric evolution and the dynamic of the locative fund in the Land of Lovișteea between 2003 and 2007, a slight increase in the number of dwellings can be observed across the region (approximately 100 inhabitable units). An important feature of the Lovișteea locative fund is represented by the type of property, in most of the cases being a private one. In the situation when many of the inhabitants from the Land of Lovișteea have decided to leave the region (definitive or temporary migrations) and the natural increase has recorded mostly negative values, and in the case of a declining wood industry, as well as under the influence of other socio-economic parameters, the number of the dwellings in the Land of Lovișteea, the inhabitable surfaces are sufficient for the local inhabitants. However, the problem occurs when an analysis of the existing comfort is undertaken, the inhabitable units possessing insufficient coordinates, not only in the rural areas but also in the urban areas. All these features of the Lovișteea locative fund participate to the individualisation of the region and to the restitutions of the locative distinctiveness concerning the neighbouring areas.

The peculiarities of the dwellings represent, in fact, a combination between the historical, economic and social evolution and the advantage represented by the location of the region in regard to the national territory, as well as with the permissive or restrictive elements of the existing natural frame.

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