



Living among similar: residential compounds as new ways of living in space

Henar Baldán, Nayla Fuster & Joaquín Susino

30/08/2024 ESA CONGRESS. PORTO (PORTUGAL)



UNIVERSIDAD
DE GRANADA



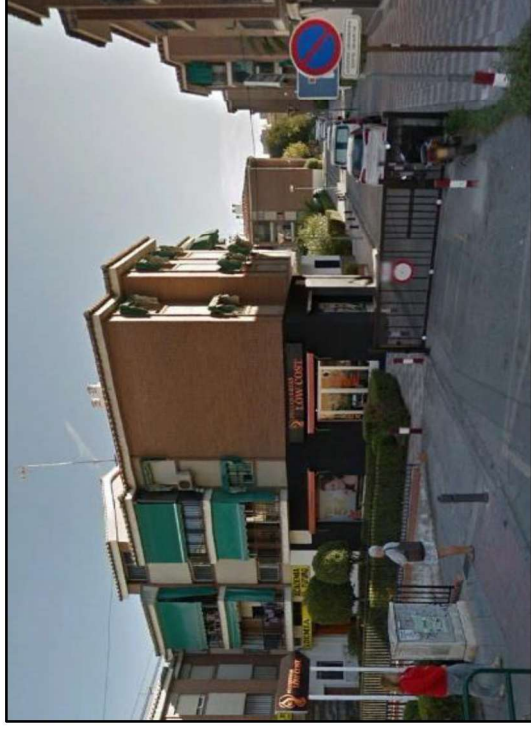
UNIVERSIDAD
DE MÁLAGA

This presentation is part of the R&D&I project “Aproximación Multi-Metodológica al Comportamiento Residencial y la Vida Cotidiana (PID2020-119569GA-I00) (MARBEL). This research is being carried out with the support of a pre-doctoral contract for University Teacher Training (FPU 14/2011) for the completion of doctoral theses, awarded by the Ministry of Education.

What are Residential Compounds?

Housing development with:

- ❑ **Physical or symbolic delimitation:** walls, fences, bollards... Distance from the nearest population centre, road structure in a cul-de-sac or dead-end streets, etc.

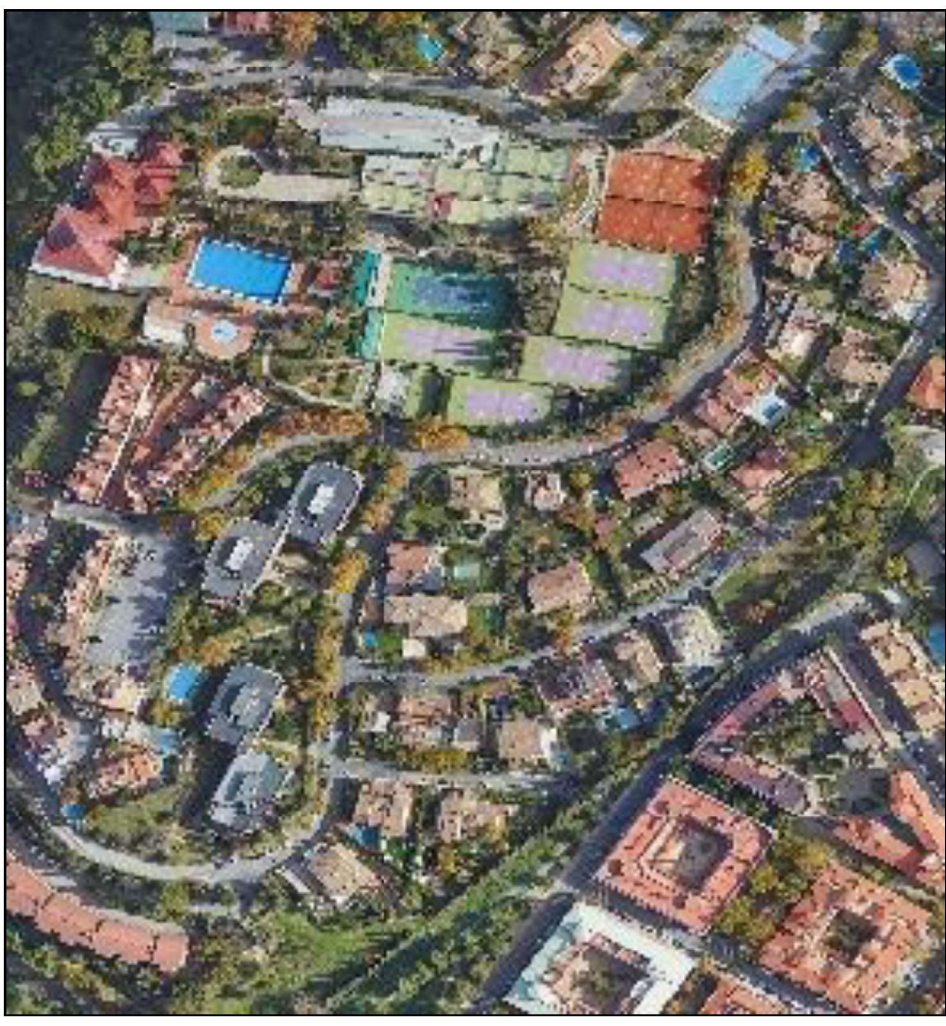


Source: Google Earth

What are Residential Compounds?

Housing development with:

- ❑ **Share amenities as social meeting points:** swimming pools, sports courts, garden with benches, playgrounds, etc.



Source: Google Earth

Why study Residential Compounds?

- It is increasingly common around the world.
- In Spain, literature on the subject is scarce.
- This phenomenon is possibly more heterogeneous in terms of morphology and social class.



Source: Freepik ai-image-generator

What we study? Where?

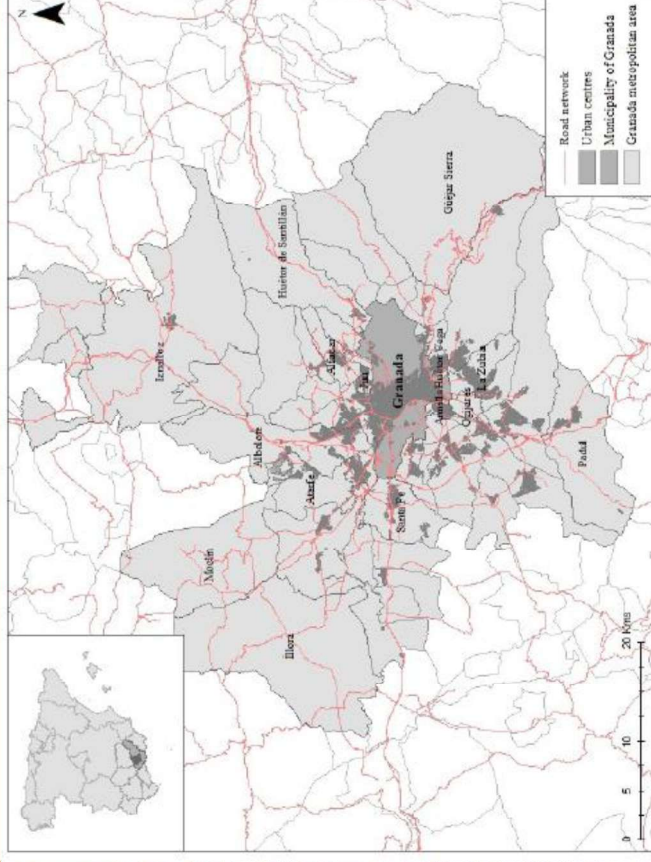
General objective: To study residential compounds, as a social and urban increasing trend.

Specific objectives:

- ❑ To carry out an empirical analysis of the presence of residential compounds in the metropolitan area of Granada, and their impact on segregation.
- ❑ To study the neighbourhood and social dynamics that are established in the residential compounds.



Source: Freepik ai-image-generator



Source: Authors

*Typical metropolis of the Spanish metropolitan area; and possibly of southern Europe (Feria, 2010).

How we study residential compound in Granada?



Quantitative Metodology

1

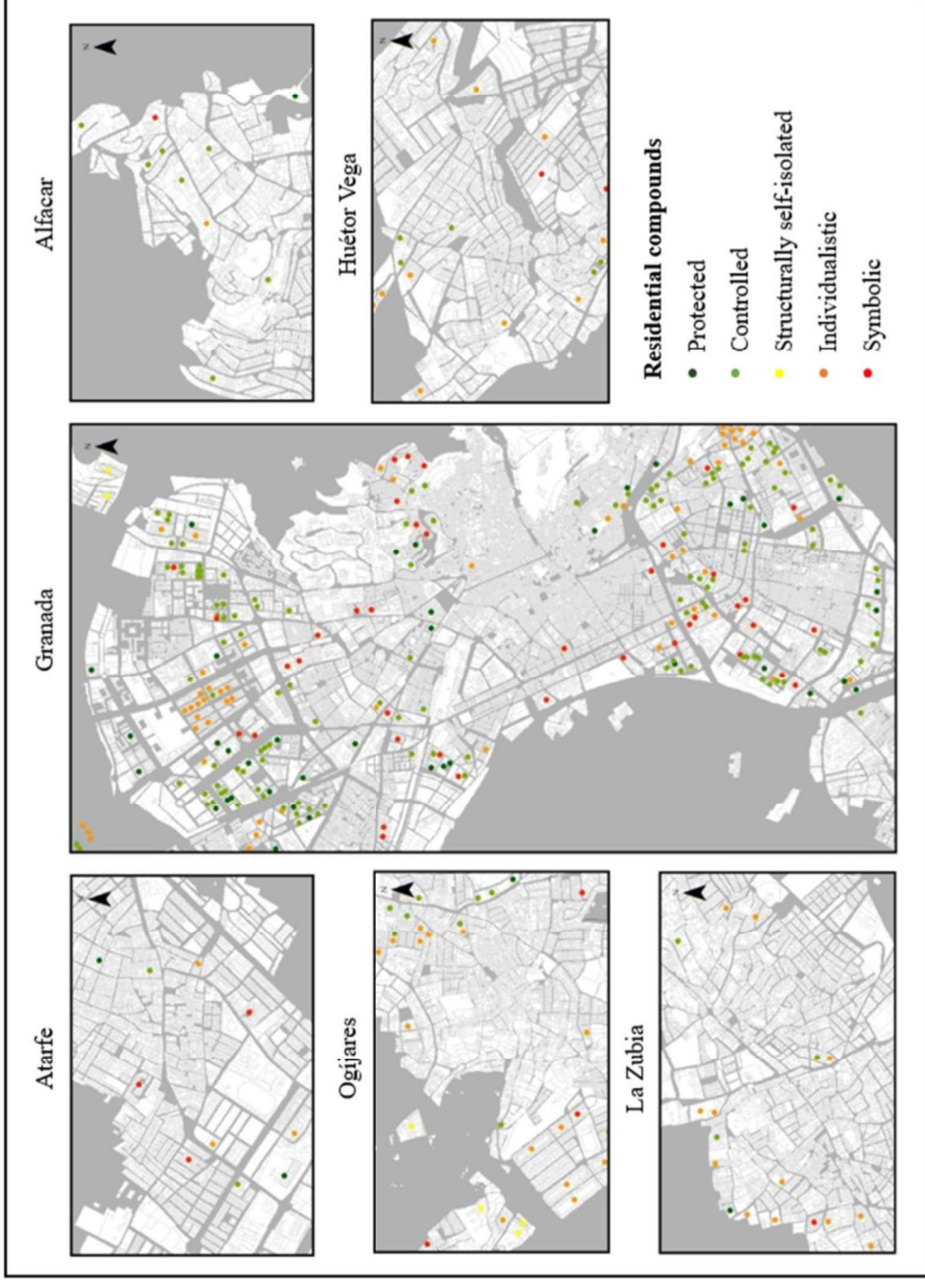
**Quantifying and geo-locating
residential compounds**

- ☐ Google Earth satellite photos and Street view
- ☐ Spanish electronic cadastre

2

**Analyse the impact on
residential segregation**

- ☐ The Population and Housing Censuses of 1991, 2001 and 2011
- ☐ The Average Income per Household (Spanish Tax Agency) for 2021



Source: Authors

How we study residential compound in Granada?

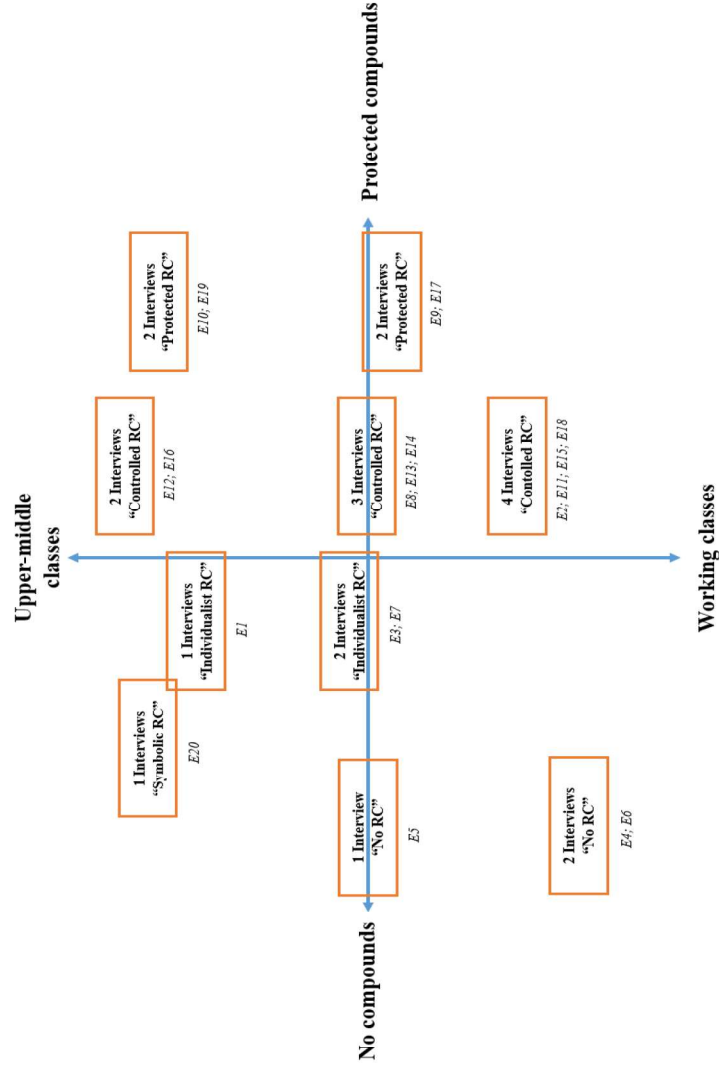


Qualitative methodology

3

Analyzing the social discourses of people who live in this type of urban models

□ 20 Semi-structured interviews



What we found?



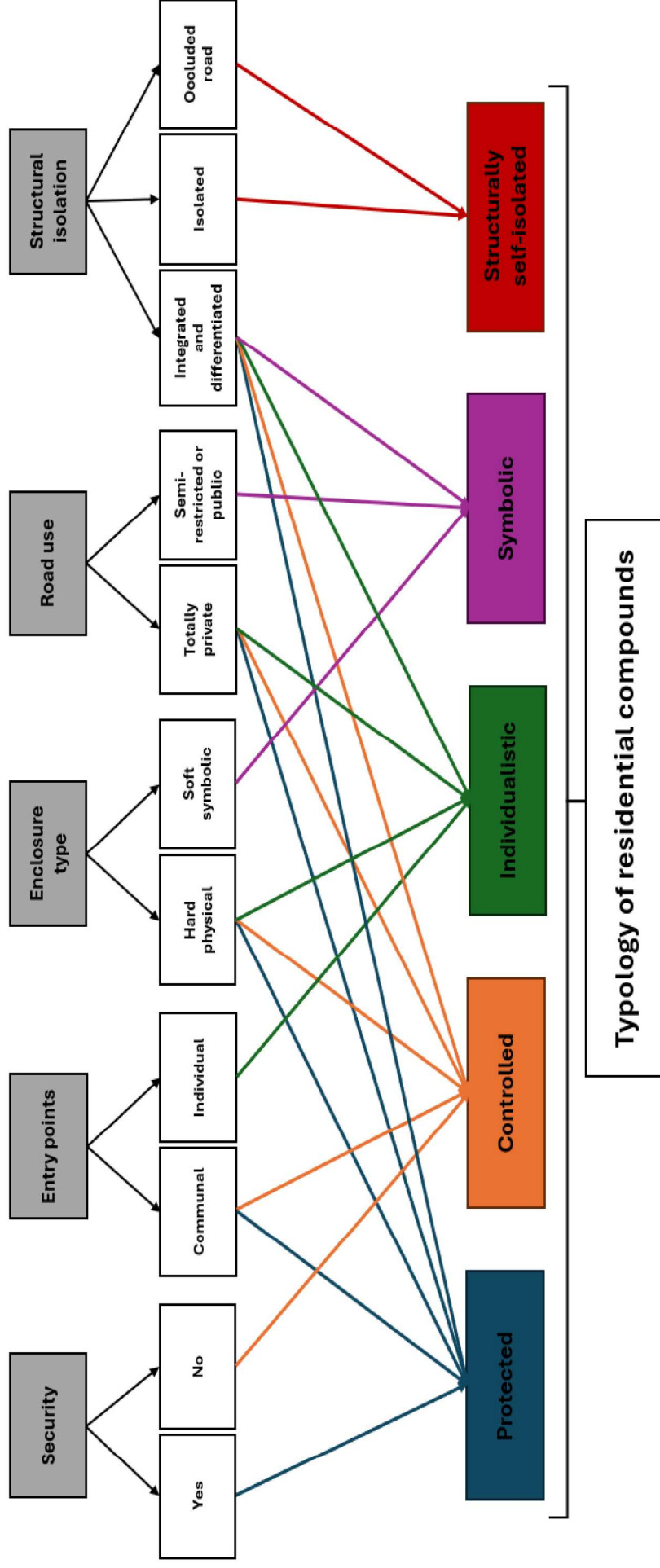
Quantitative Metodology



Beyond Gated Communities: A Typology of Residential Compounds in Granada

1

Quantifying and geo-locating residential compounds



What we found?



Quantitative Metodology



Article

Beyond Gated Communities: A Typology of Residential Compounds in Granada

1

Quantifying and geo-locating
residential compounds



What we found?



Quantitative Metodology



Article
Beyond Gated Communities: A Typology of Residential Compounds in Granada

1

Quantifying and geo-locating residential compounds

Table 2. Basic characteristics of the residential compounds by type.

	No. Residential Compounds	Surface Area (m ²)		No. Dwellings	
		Total	Average	Total	Average
Protected	62	1,256,997	20,274	7084	114
Controlled	261	908,802	3482	14,006	54
Self-isolated	38	1,868,693	49,176	2902	76
Individualistic	213	900,820	4229	8973	42
Symbolic	68	1,184,861	17,424	8416	124
Total	642	6,120,173	9533	41,381	64

Source: authors.

Table 3. Type of residence and communal amenities in residential compounds.

	% Compounds in Granada	Distribution of Dwellings by Type			Communal Amenities			
		Single-Family Homes	Blocks of Flats	Both Types	Sophisticated	Complex	Simple	Basic
Protected	66%	9%	91%	1%	6%	27%	45%	21%
Controlled	55%	8%	92%	0%	3%	8%	61%	29%
Self-isolated	0%	82%	16%	3%	5%	11%	58%	26%
Individualistic	33%	32%	67%	1%	0%	6%	76%	18%
Symbolic	65%	21%	66%	13%	0%	6%	44%	50%
Total	47%	21%	76%	3%	2%	9%	62%	27%

Source: authors.

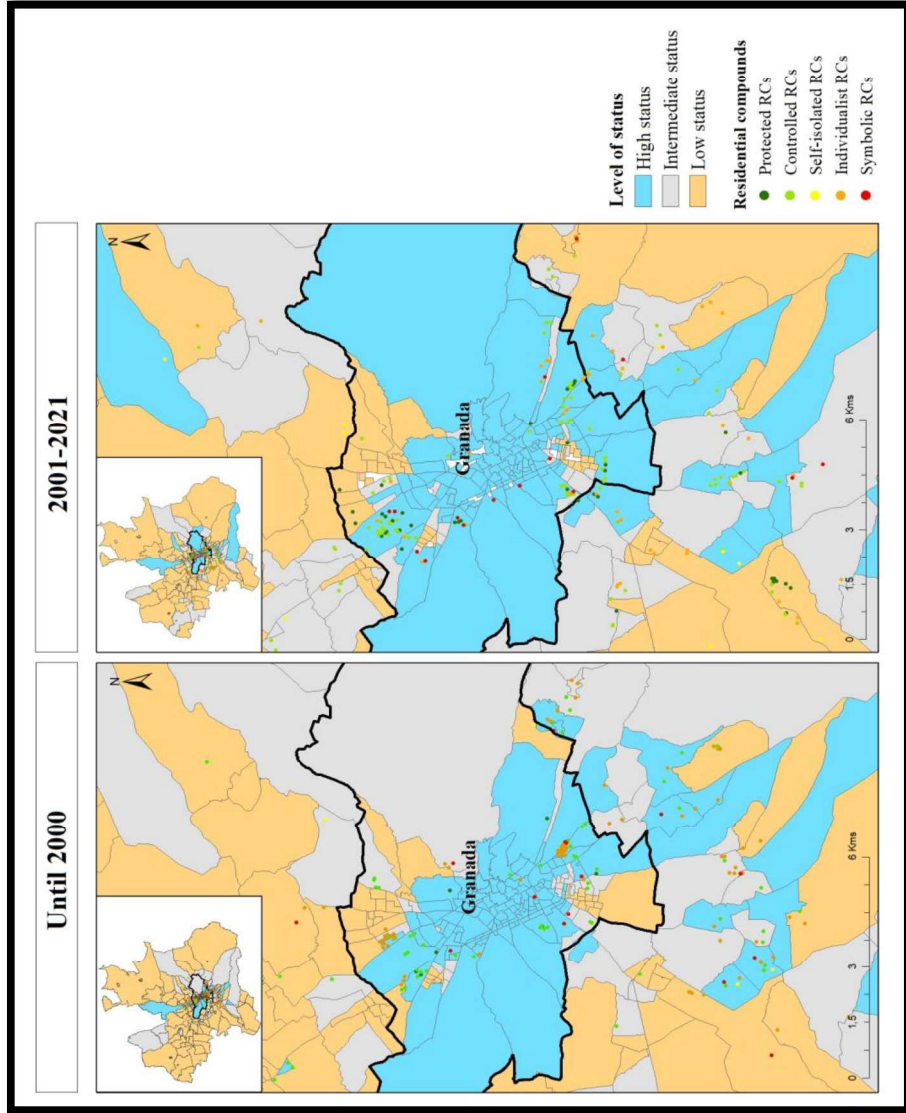
What we found?

Quantitative Metodology



2

Analyse the impact on
residential segregation



	Socio-economic status			Occupation and professional status			Income	
	1991	2001	2001	2001	2001	2001	2021	2021
Affluent classes/ high incomes	40,3%	32,9%	33,1%	33,1%	24,7%	33,5%		
Manual working class/ low inc.	40,6%	31,3%	31,0%	31,0%	23,8%	22,0%		
Property class	13,9%	13,4%	13,5%	13,5%	11,6%	-		
Intermediate classes	20,0%	13,0%	12,0%	12,0%	9,1%	-		

Note: In 1991 the employed and unemployed are classified into classes having worked before; in 2001 only the employed are classified; in 2011 these classifications are not available for census tracts; in 2021 the indices are calculated for income levels, percentage of consumption units below 50% of the median and above 140% of the median.

Source: authors

Income percentile	Type of residential compound				
	Protected	Controlled	Self-isolated	Individualistic	Symbolic
Until 100%	66%	42%	21%	44%	31%
Until 75%	8%	26%	58%	32%	36%
Until 50%	16%	18%	21%	12%	27%
Until 25%	10%	13%	0%	12%	6%
Total	100%	100%	100%	100%	100%

What we found?



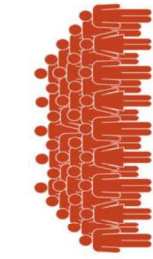
Qualitative methodology

3 Analyzing the social discourses of people who live in this type of urban models

- A) What people value of living in these residential compounds?  Compound are a trick or shortcut to achieve better location, spaciousness or peace of mind.
- B) How is the relation whit they neighbours?  People do not look for a community when they move into these complexes.
- C) Is there a search for class positioning when moving into residential complexes?  People value internal homogeneity in terms of class and lifestyle.

Conclusions

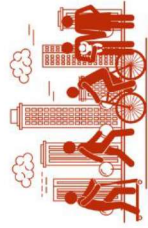
Late Modernity & Social Implications



Consolidation of dual city

Individualisation

Capitalism





Living among similar: residential compounds as new ways of living in space

Henar Baldán, Nayla Fuster & Joaquín Susino

30/08/2024 ESA CONGRESS. PORTO (PORTUGAL)



UNIVERSIDAD
DE GRANADA



UNIVERSIDAD
DE MÁLAGA

This presentation is part of the R&D&I project “Aproximación Multi-Metodológica al Comportamiento Residencial y la Vida Cotidiana (PID2020-119569GA-I00) (MARBEL). This research is being carried out with the support of a pre-doctoral contract for University Teacher Training (FPU 14/2011) for the completion of doctoral theses, awarded by the Ministry of Education.