

Living in Community in Today's World:

A study of Gated Communities
in the metropolitan area of
Granada

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Why live-in community

- "Living among equals" as a growing lifestyle today
 - The gated community's phenomenon: definition of the concept and main characteristics
 - Socioeconomic context in which GCs are framed
- Academic research to date
 - GCS is a residential model firstly popularized in countries such as United States, United Kingdom, as well as other areas of Latin American, Africa and Asia continents (E. J. Blakely & Snyder, 1997; Wu & Weber, 2004; Roitman & Phelps, 2011)
 - Its spatial presence in urban context has increased since late 20th century, and simultaneously its importance as subject of study

Gated communities in Spain

➤ Context peculiarities **matter**:

- Understanding the Spanish context
 - Legislative regulation of GCs in Spain? → (Ley 49/1960 de Propiedad Horizontal)
 - The city as a structuring and structured space → different ways to “dwell” the urban space
- What is about gated communities in the metropolitan reality in the Spanish context?
 - Alternative forms to ‘live-in-community’ represented across the urban landscape

➤ Residential community, ¿a new conceptual approach?

- Broader and more flexible conception of the phenomenon from which this emerge

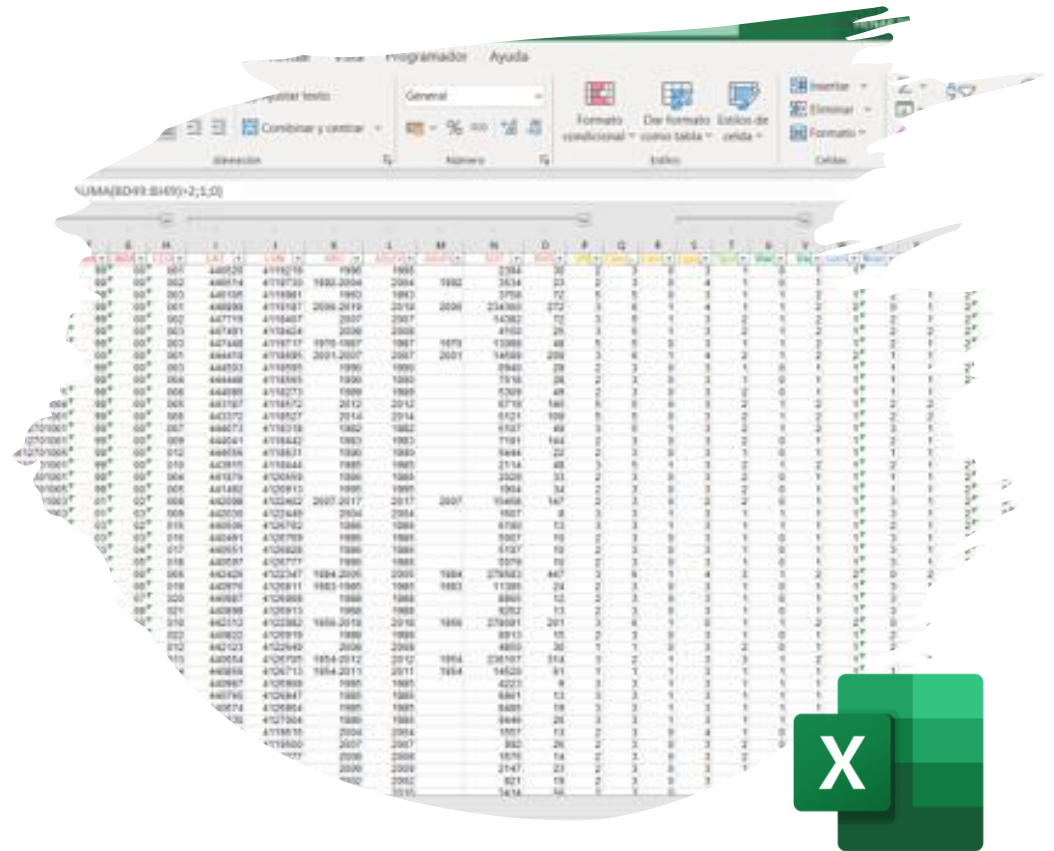
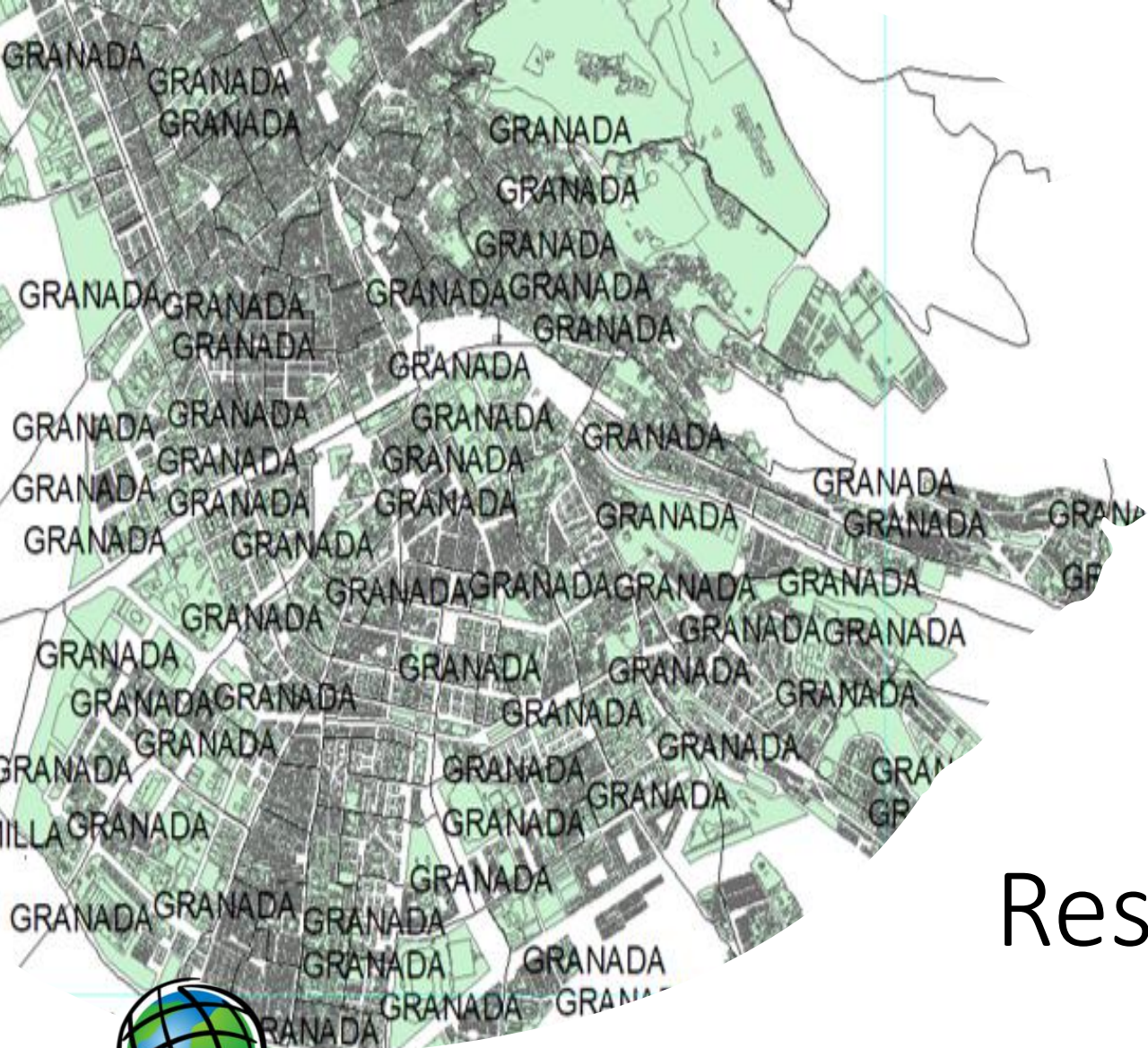
Making this possible

- PhD dissertation:

Redefining socio-spatial relations in urban space

Residential communities in the metropolitan area of Granada

- Financed by:
 - University Ministry of Spain (FPU): October 2019 – January 2023



Residential communities

LOCALIZATION AND QUANTIFICATION OF
THIS SOCIO-URBAN PHENOMENON



ArcGIS

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What does a Residential community mean?

Residential urbanization which is characterized for including:

1. Common facilities that enable social interaction among residents
2. Some kind of mechanism to restrict that social approach within the urbanization



Methodology and sources

Methodological approach

1. How to know the real magnitude of this residential phenomenon?

➤ Quantifying the number of Residential communities in the metropolitan area of Granada

- Why Granada? → Metropolitan area consolidated (Feria y Martínez, 2016)

2. How it can be done?

➤ Previous researches:

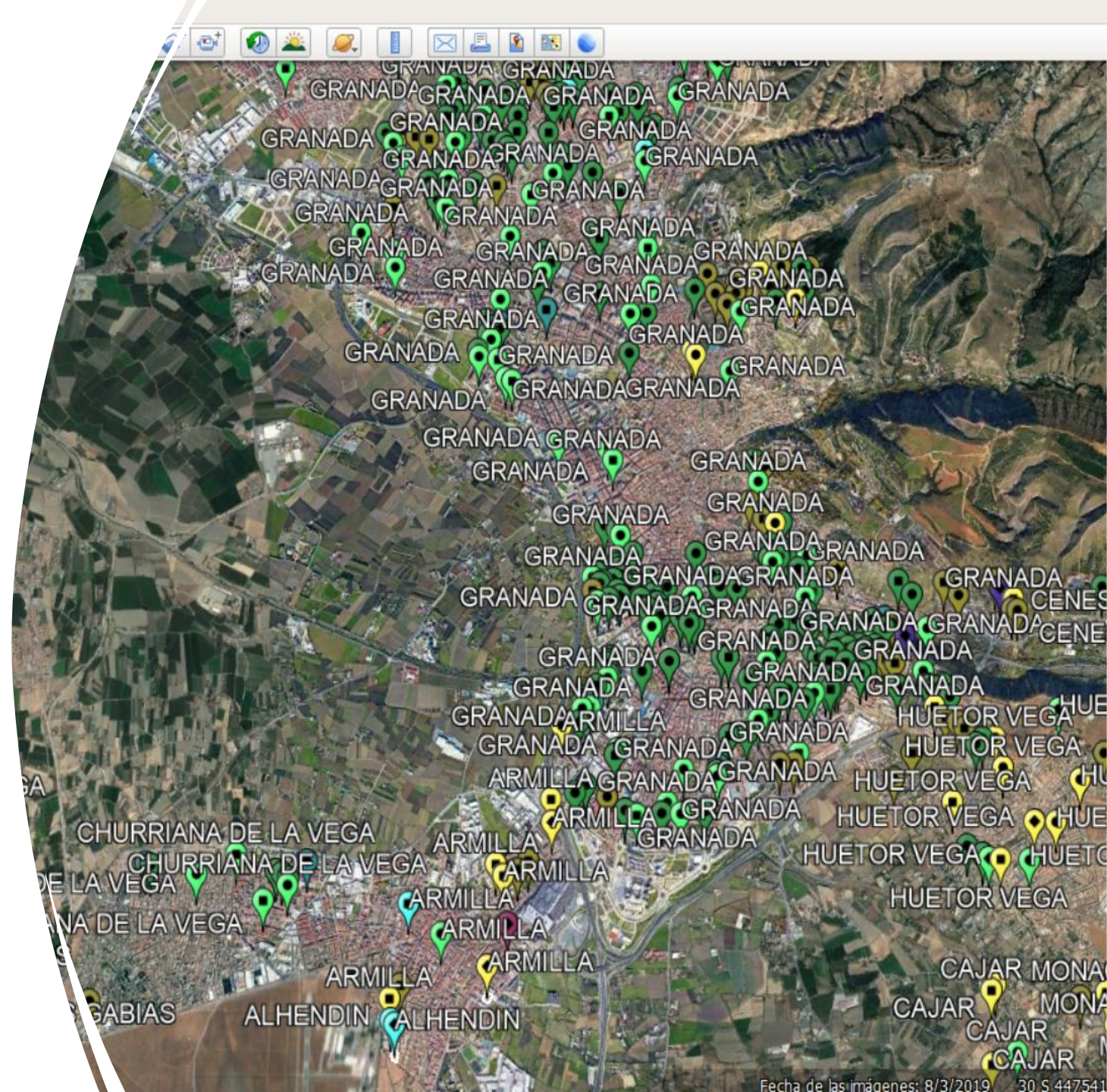
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Methodological approach

Identification and quantification of residential communities:

➤ Sources used:

✓ Google Earth (pro)



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 - ✓ Google Earth (pro)
 - ✓ Spanish Cadastre (webpage)

This is a detailed street map of a residential area in Madrid, Spain. The map shows a dense network of streets and building footprints. Key streets include AVDA DON BOSCO, AVDA SALVADOR ALLENDE, and AVDA EMERAZO. Building footprints are outlined in black, and green spaces are shaded in green. The map is labeled with various street names and building numbers. The map is oriented with North at the top.

Identification and quantification of residential communities:

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➤ Other sources?

- ✓ Goolzoom

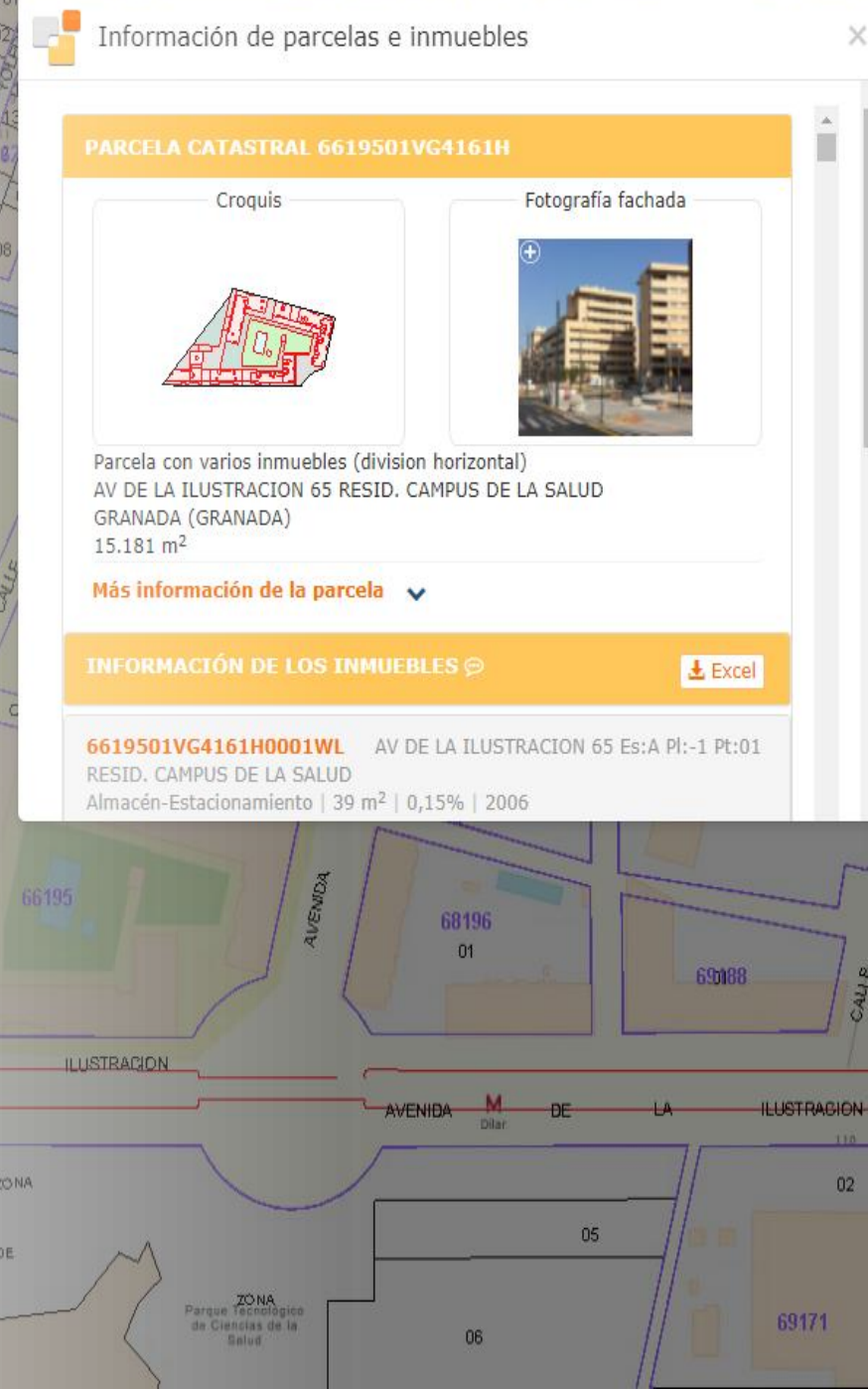
Spanish Cadastre particularities

➤ Download specific information for any land unit

- Are all residential communities always recognized as a single unit of land by the Cadastre? Not always

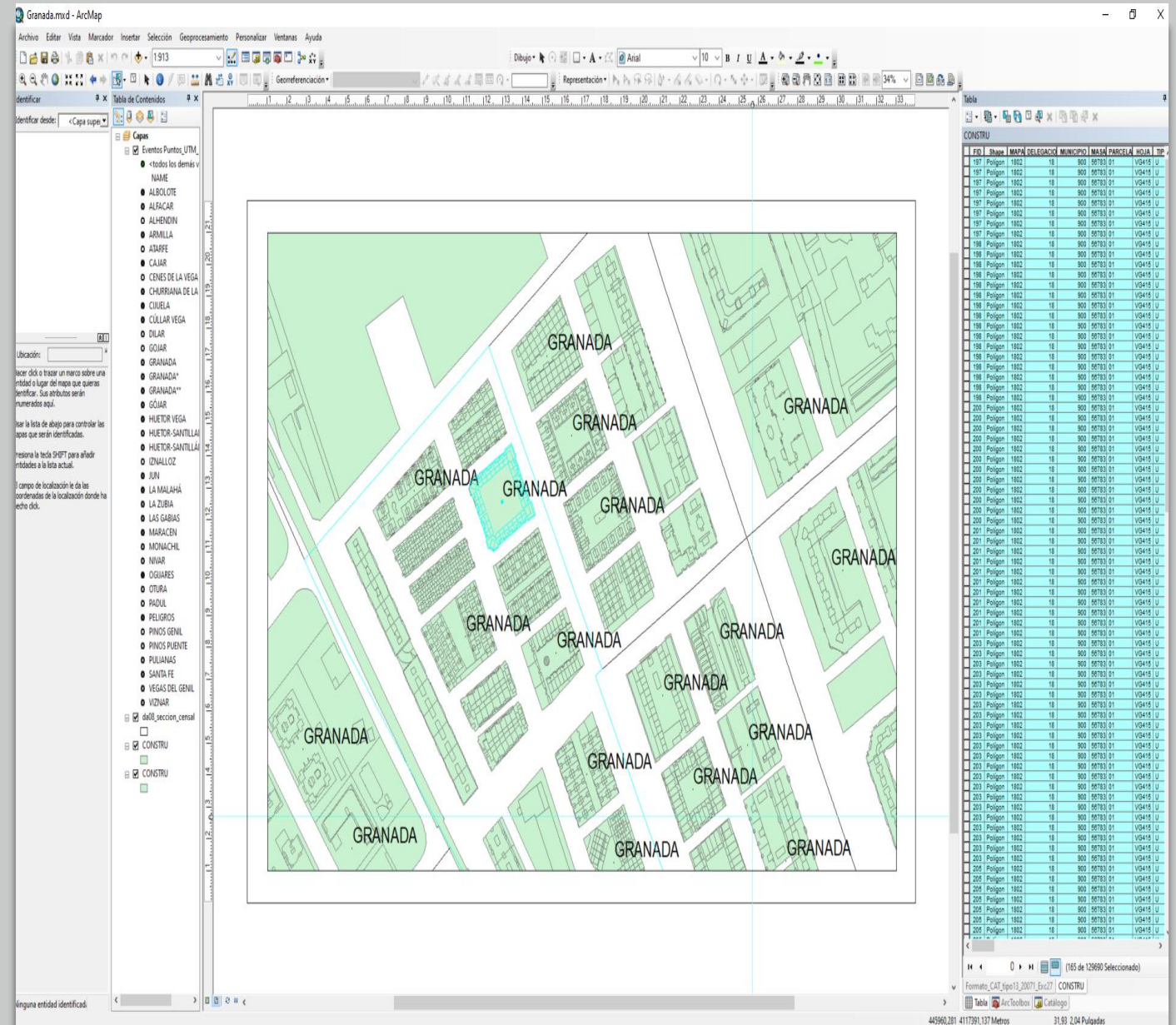
➤ What can we do in this case?

- Using the software ArcGIS



Spanish Cadastre particularities

1. Massive download of municipal cadastral information in **Cadastral data dissemination section** (Catalog files and Shapefile)
2. Mapping the files in ArcGIS
3. Select the parcel units through polygons option



Methodological approach

3. What information has been collected on the database?

1. **General identifiers** → a total of 10 categories to recognise all residential communities according to the town, census tracts, number of the community, coordinates, etc.
2. **Basic characteristics** → 3 variables; year built, spatial area (m²), and number of dwellings
3. **Type of dwellings** → single-family houses, semi-detached single-family houses. Connected-family houses, open-block apartments, closed-block apartments, under construction...
4. **Structural elements** → different types of streets (dead-end street, cul-de-sac, etc.), and presence of commercials inside/outside the community.

Methodological approach

3. What information has been collected?

- 5. **Use of roads** → public, private or restricted
- 6. **Distance from the population center** → the community is inside, separated or isolated from the center

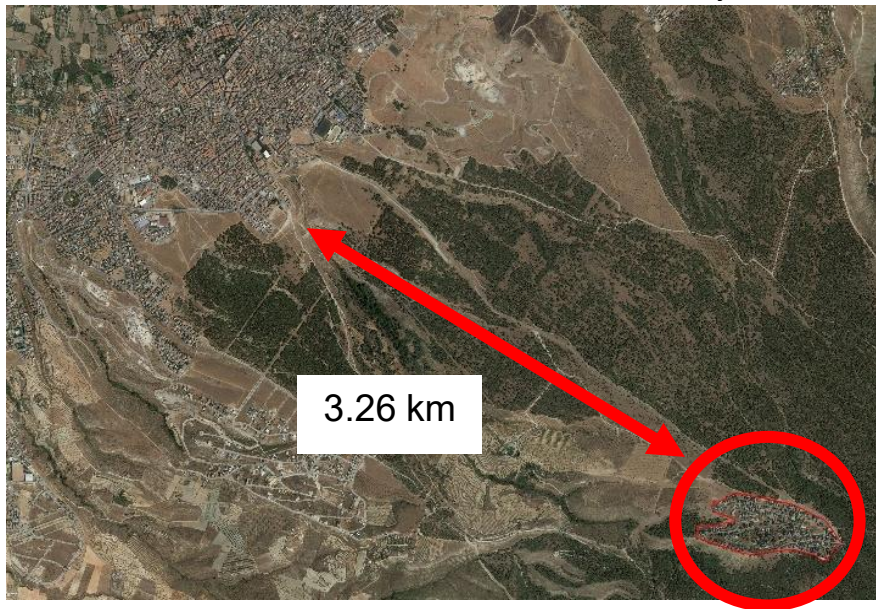
Integrated residential community



Separate residential community



Isolated residential community



Methodological approach

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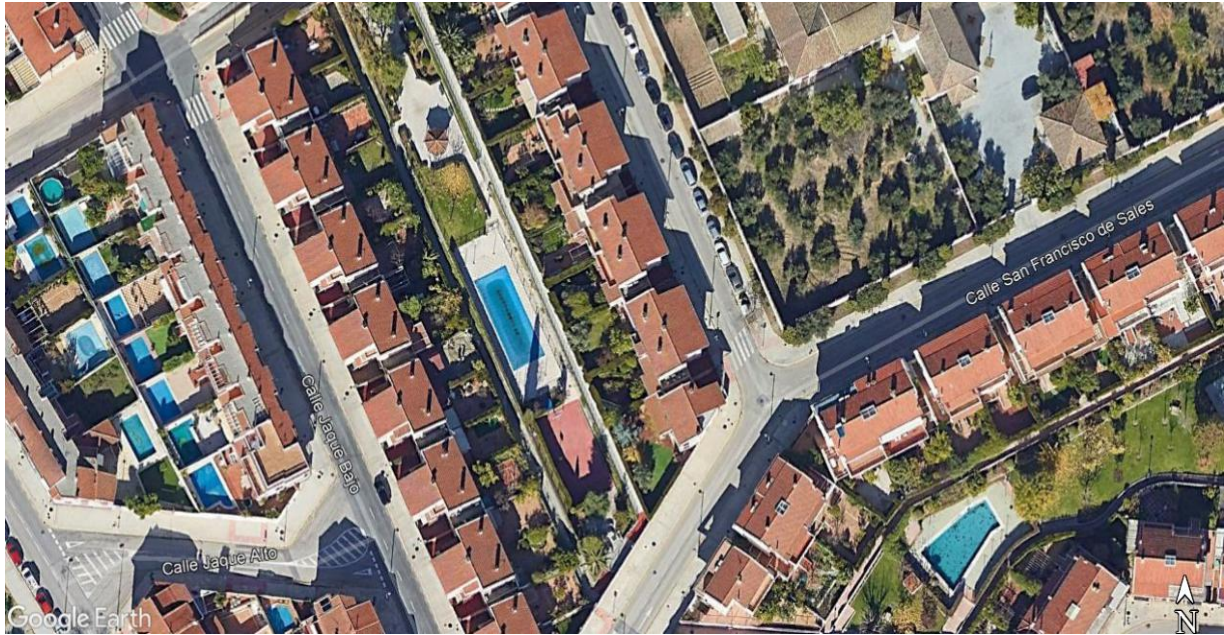
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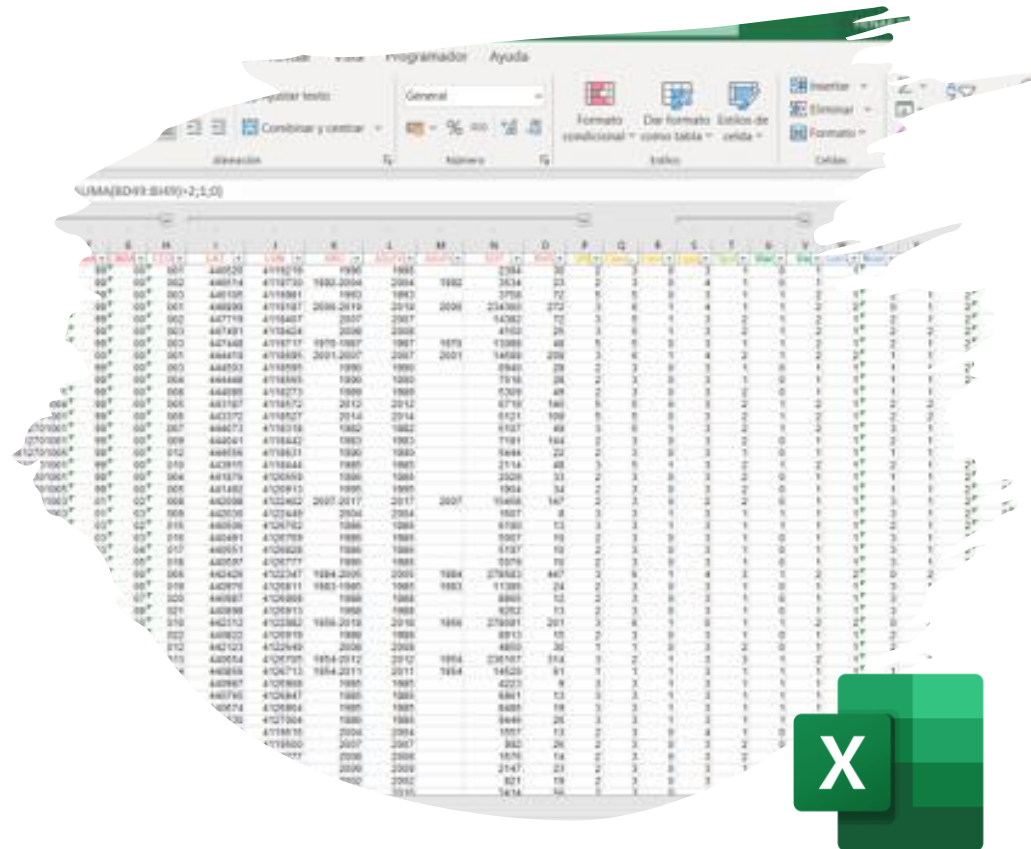
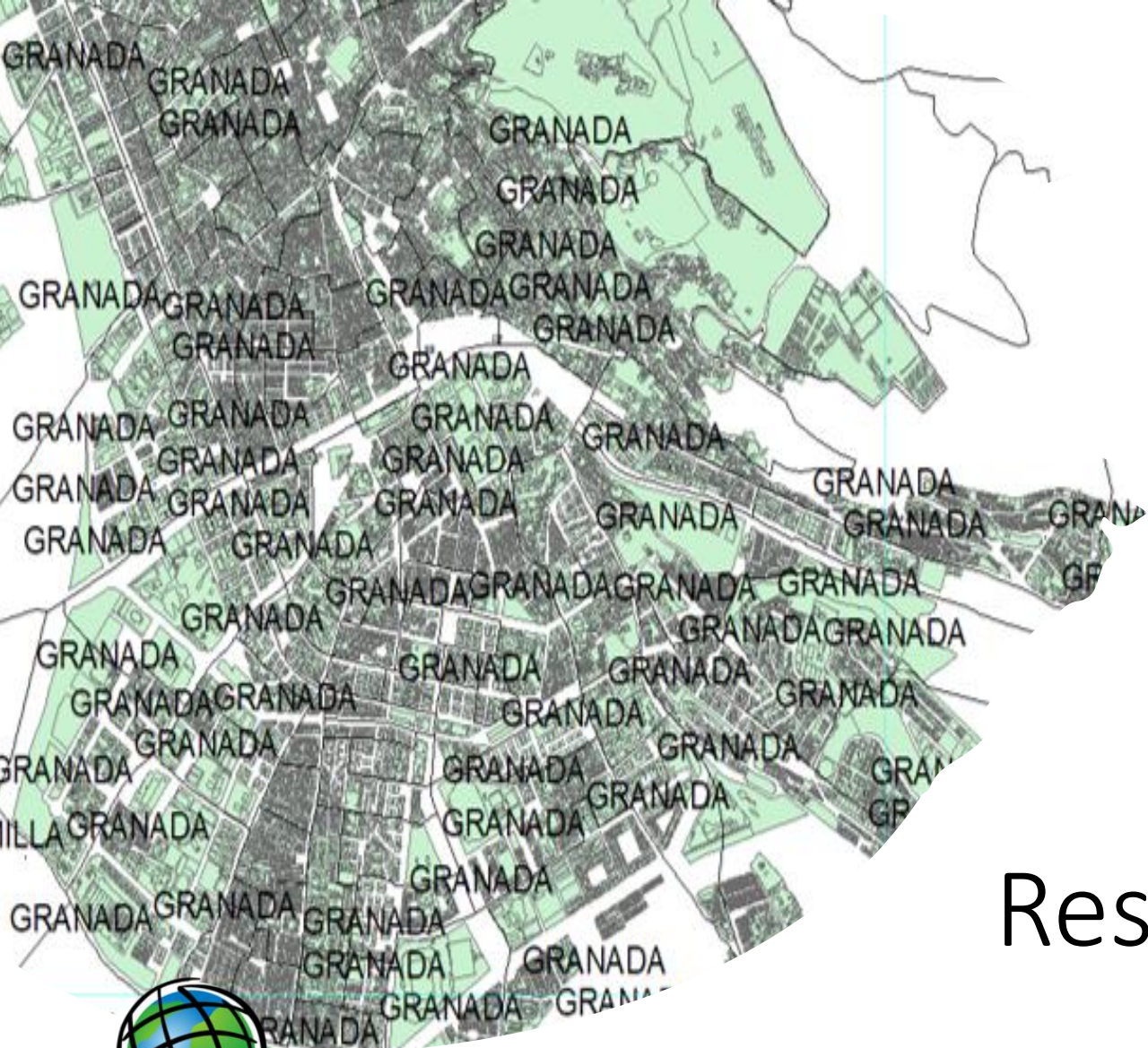
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7. **Nature of the enclosure** → walls, fences, bollards, private-owned signs, etc.
8. **Access entries** → individual accesses (for each dwelling or per block) or common accesses (everyone have to use the same entrances)
9. **Common facilities** → a total of 9 categories (swimming pools, gym, gardens with urban furniture, paddle courts, children's playgrounds, etc.)



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10. **Security** → personal and mechanical mechanisms to restrict and control the residential space (Security bars, security guards, security cameras and security alarms)



Residential communities

DATA ANALYSIS AND TYPOLOGICAL
PROPOSAL



ArcGIS

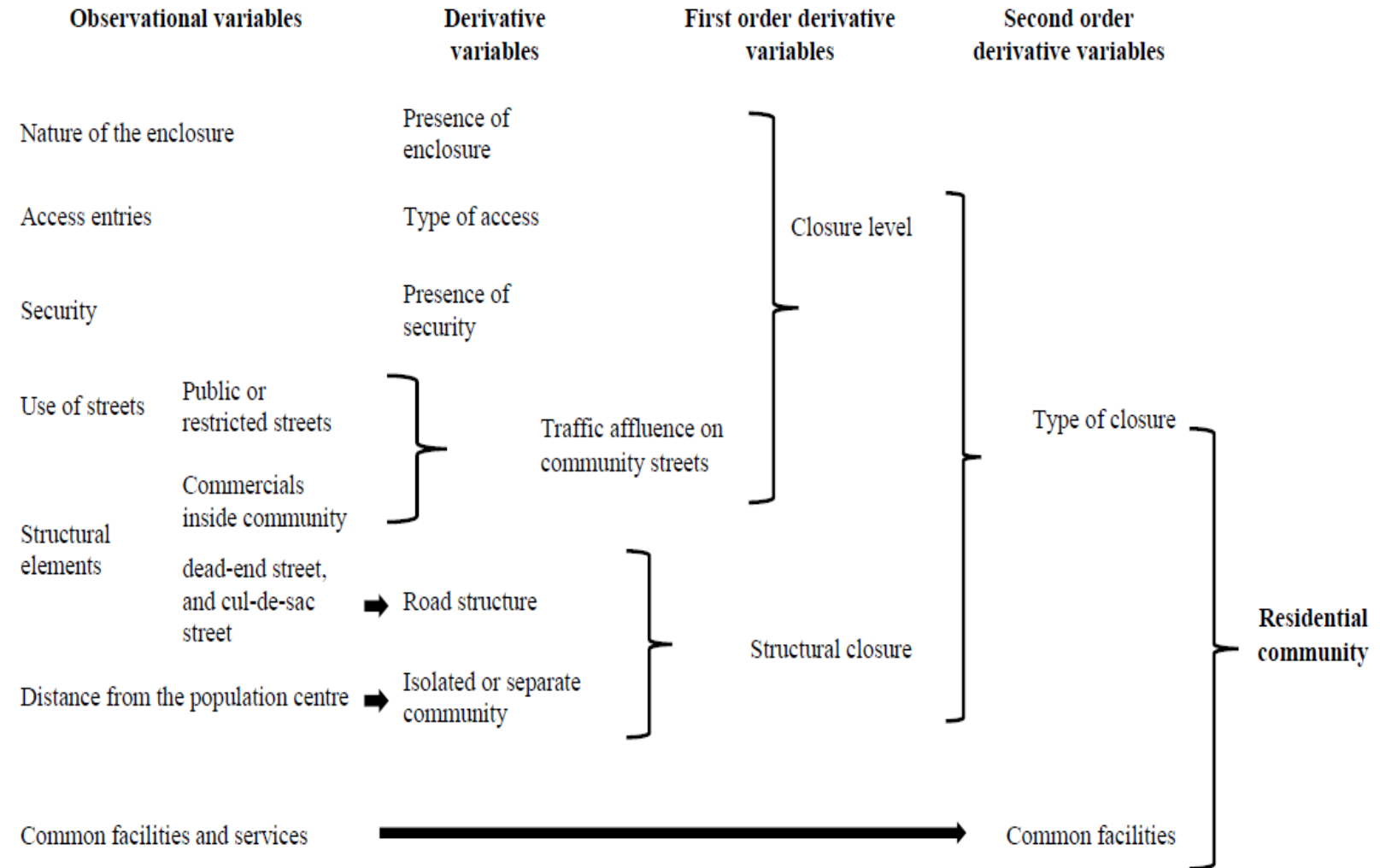
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Database analysis

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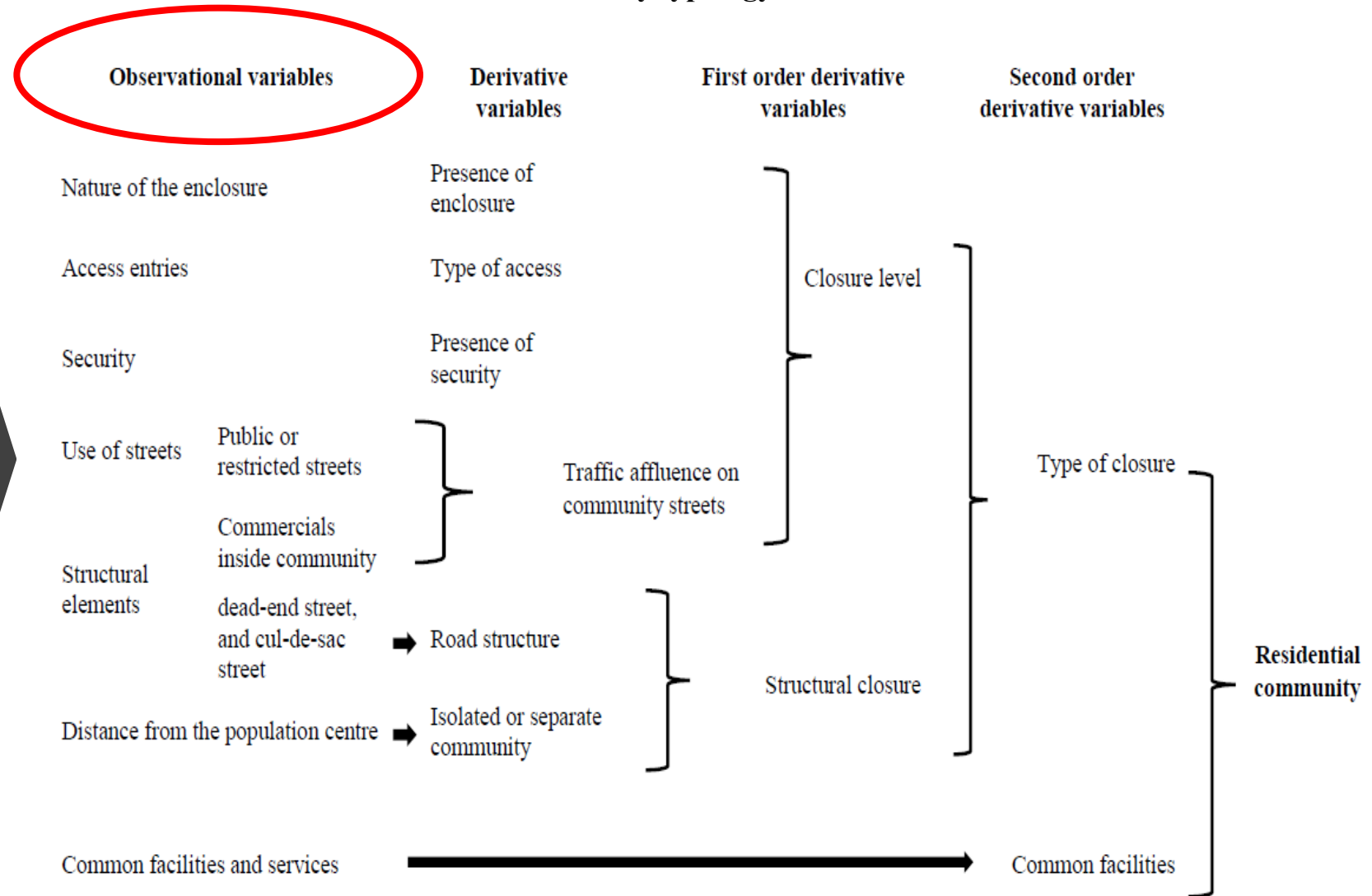
Table 1: Construction of residential community typology



Note: Compiled by authors

Database analysis

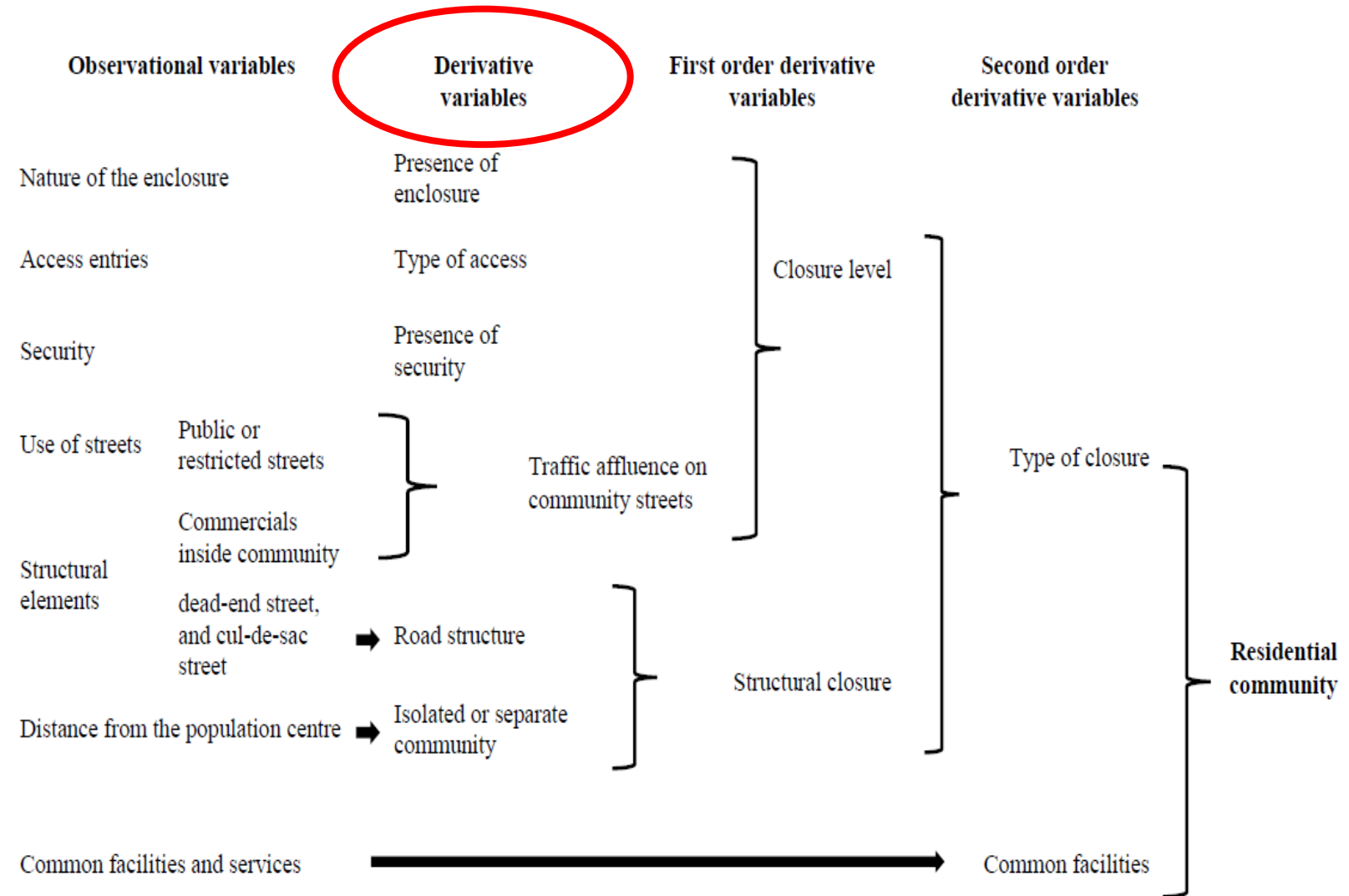
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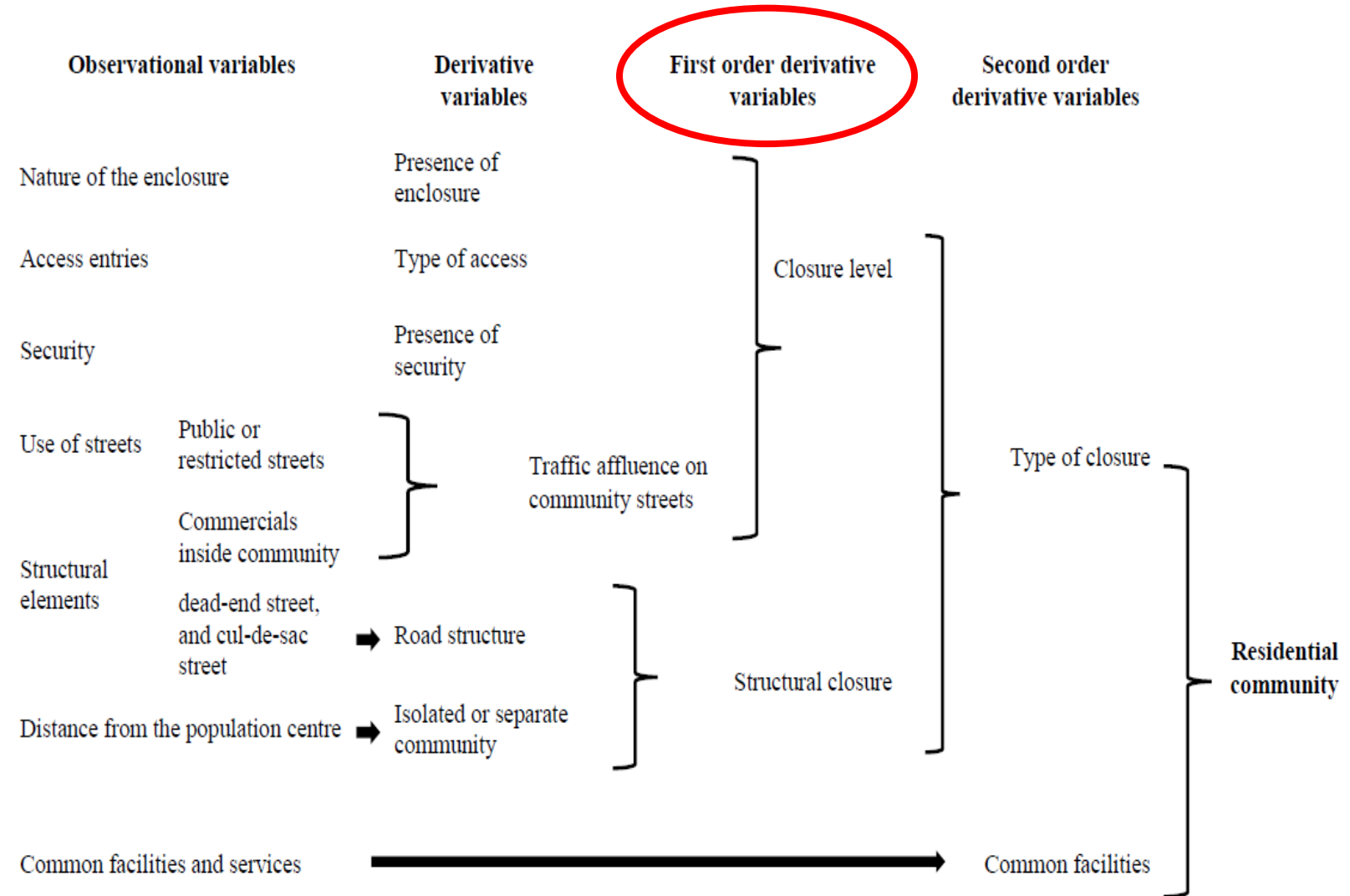
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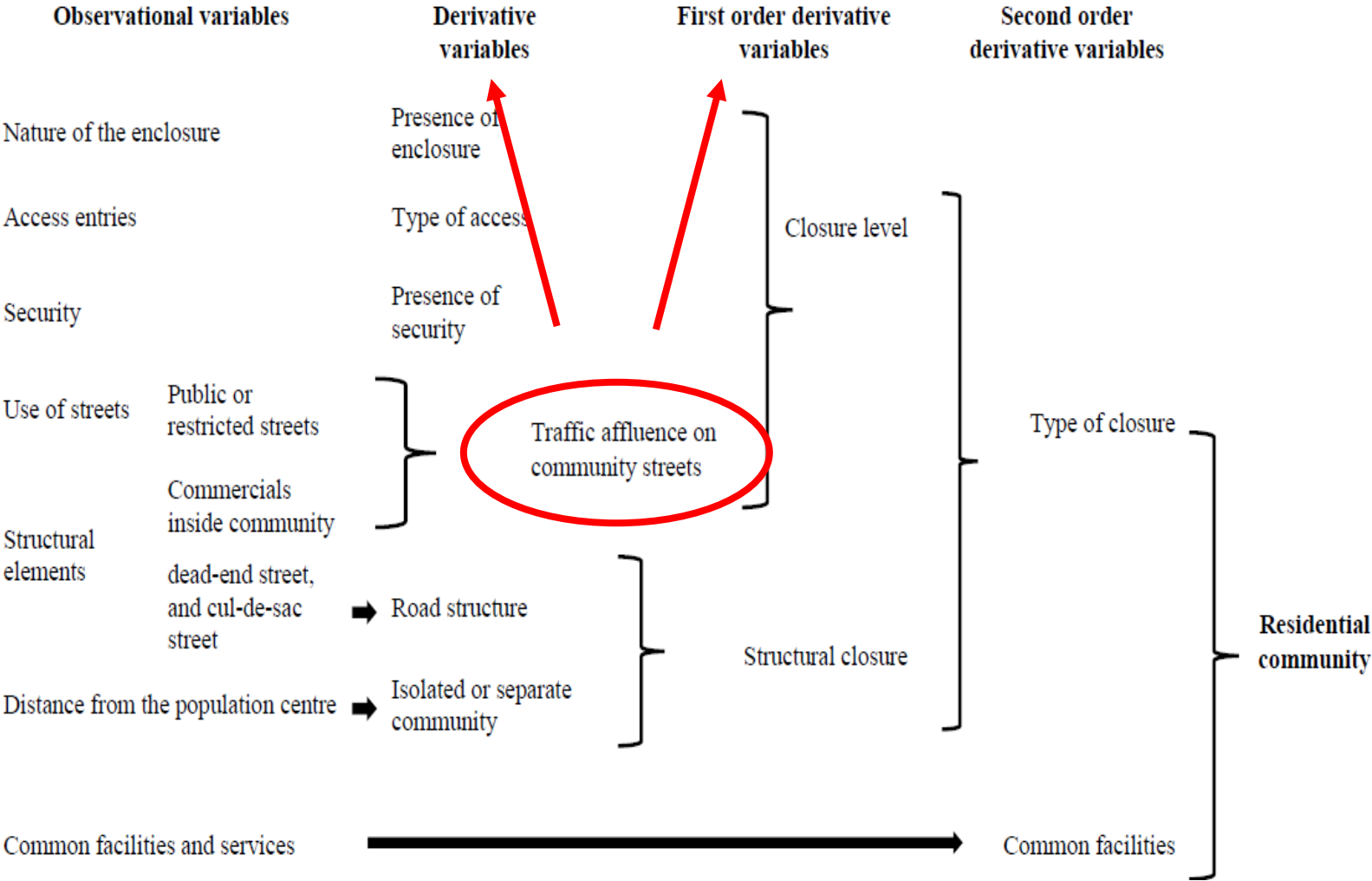
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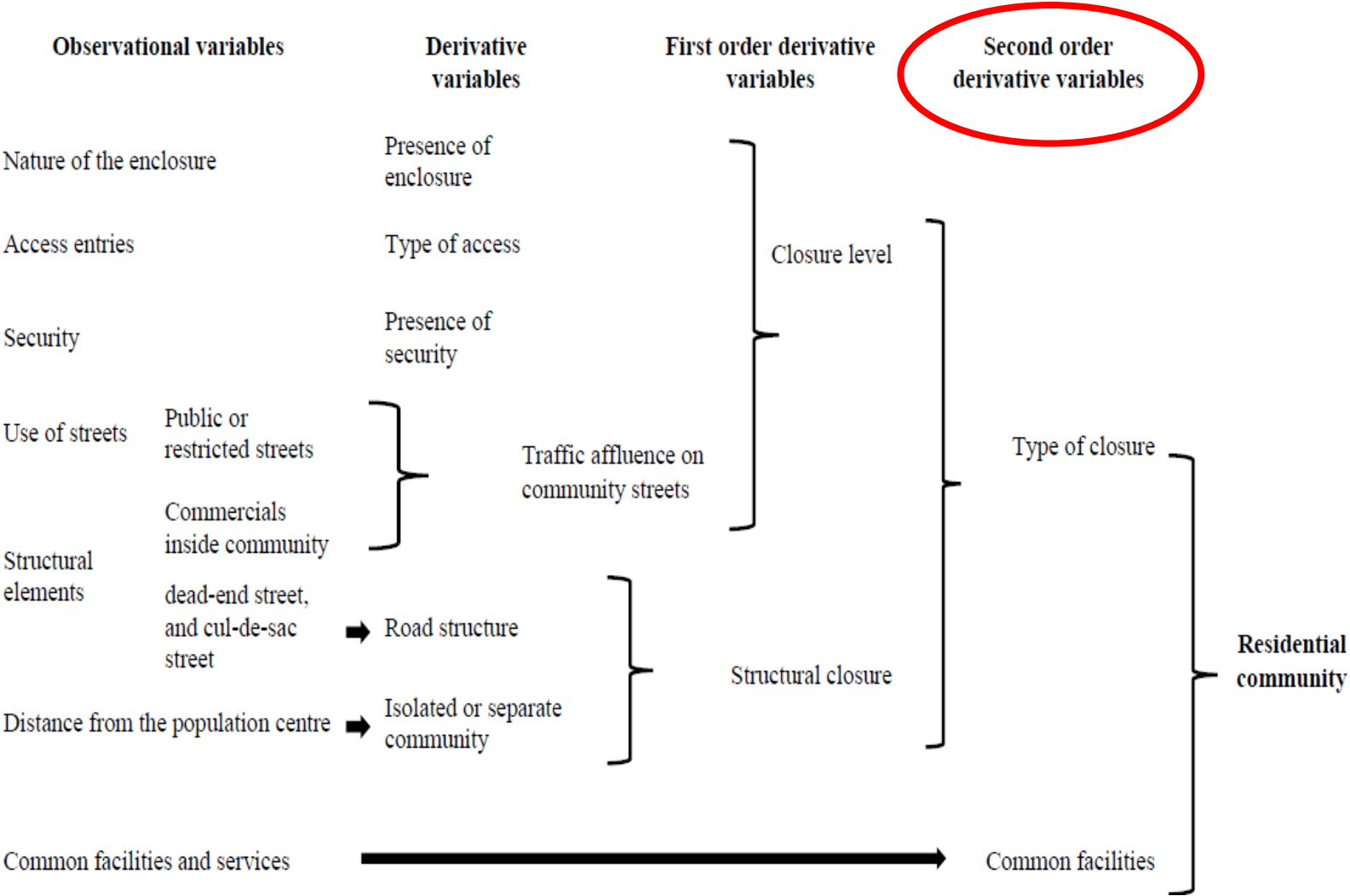
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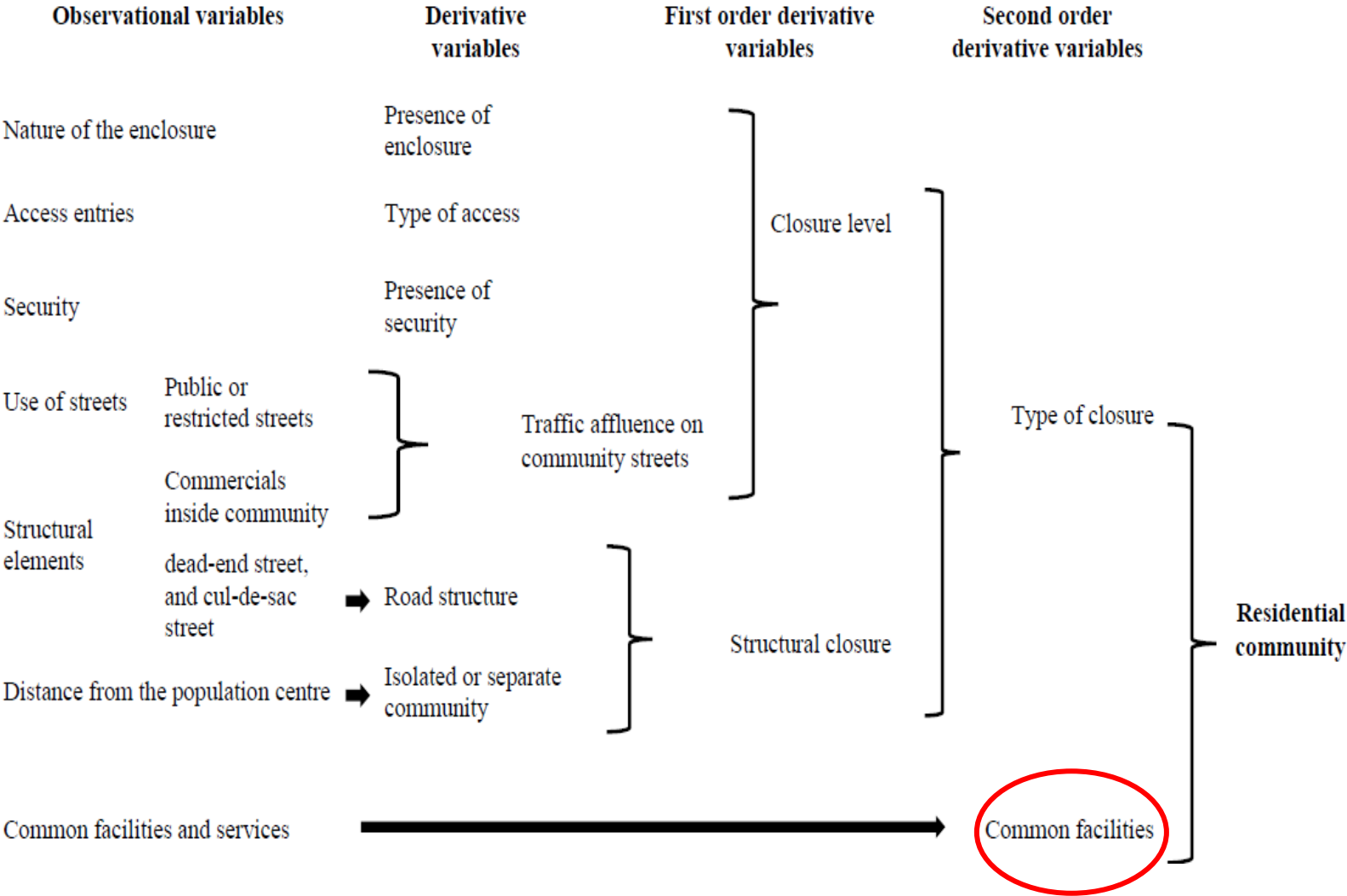
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Common facilities

Table 2: Type and complexity of common facilities

Name of facilities	Description
Sophisticated	Three or more sports facilities in the residential community
Complex	Two sports facilities and living areas
Simple	A single sports facility and some living areas
Basic	Only living areas

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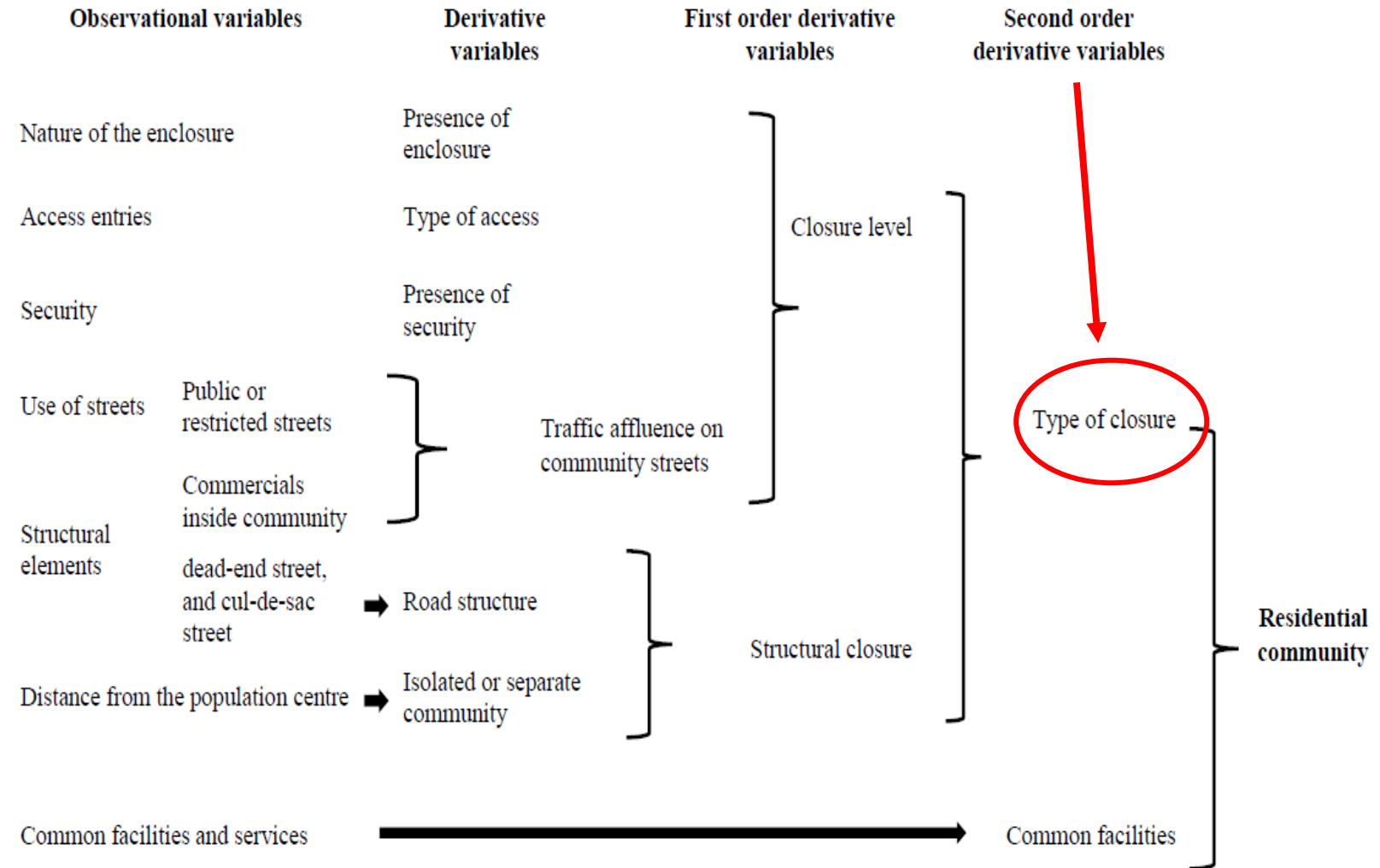
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gardens with furniture, children's playgrounds...

Database analysis

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Typology of residential communities

Typology of residential communities

Table 3: Type of community depending on the enclosure strategy

Name of community	Type of closure
Gated communities	Total. Hard enclosure, security, and common and private access.
Semi-gated communities	Full or controlled enclosure (partially restricted use), security and common access. Private use.
Self-centred communities	Structurally self-centred, independent of closure. Common access. Public and/or private use.
Semi-open communities	Conditional access. Hard enclosure, but with common and/or individual access. Private use.
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Gated residential community

Granada, district 02



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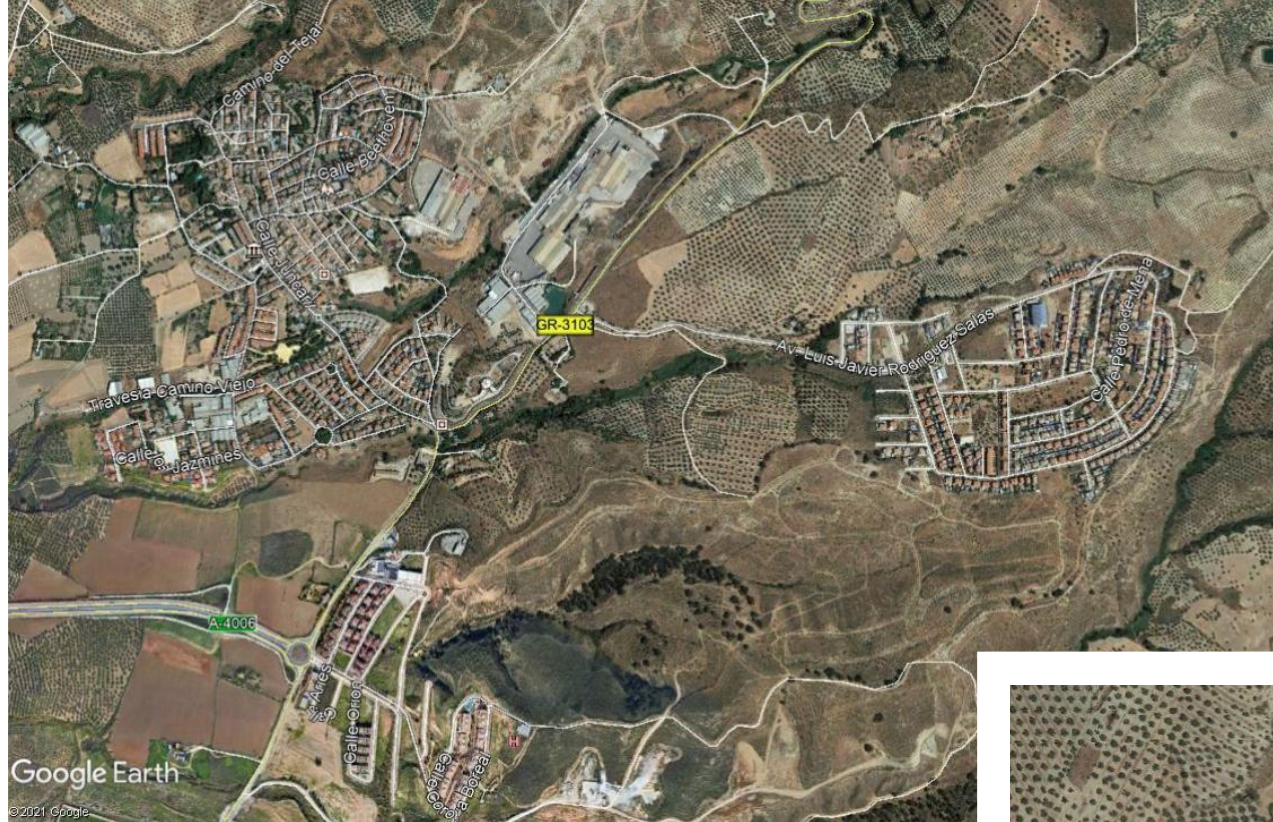


only one access
entry

Self-centered residential community

Atarfe municipality





Self-centered residential community

Jun municipality



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Semi-open residential community

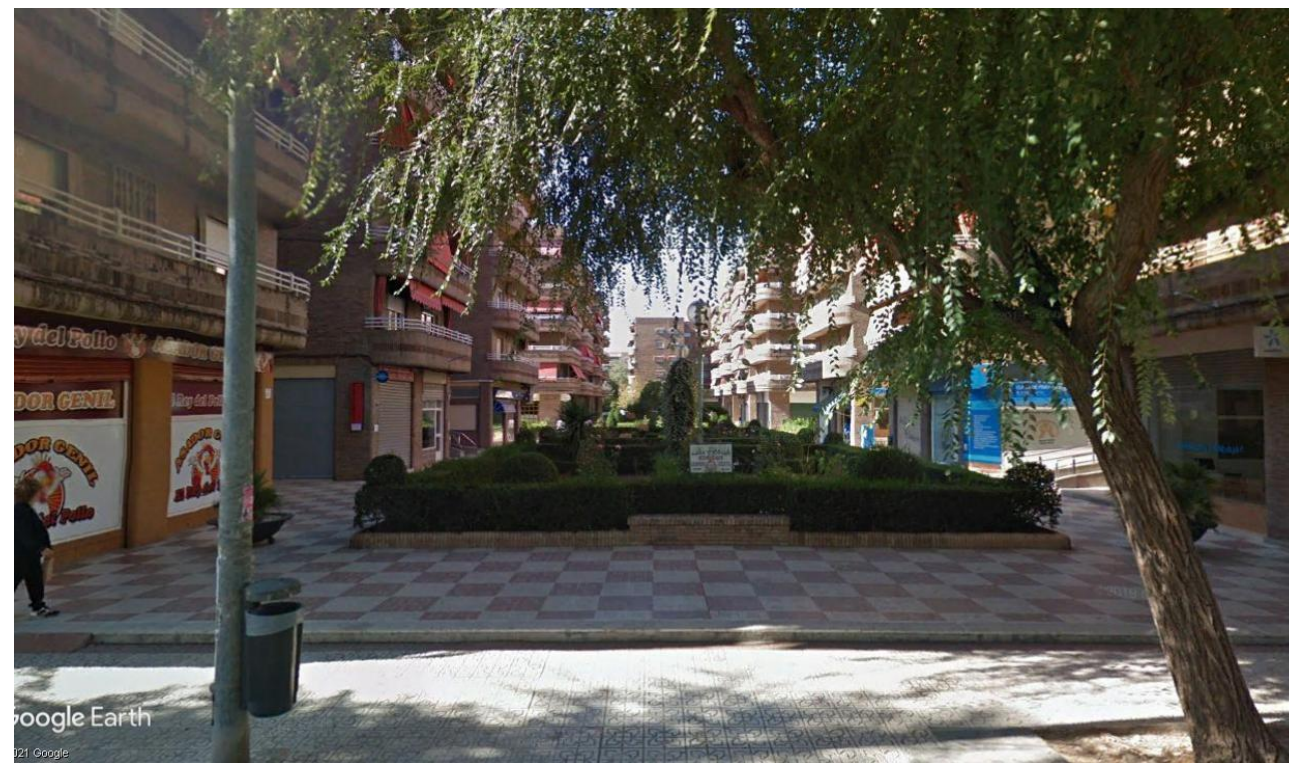
Huétor Vega municipality





Open residential community

Granada, district 02



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