

UDC 711.4
DOI: 10.56318/as/2.2023.47

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The concept of “gated community” and its explication in the theory and practice of urban planning: A literature review

Abstract. The research relevance is determined by expanding the meaningful boundaries of the concepts that are actively used in modern urban planning theory and practice. The study aims to reveal and understand the essence of the concept of “gated community”, identify its interrelationships with urban concepts and establish its role in the context of urban planning theory and practice. A comprehensive methodological approach based on a logical and philosophical approach and combining terminological and spatial analyses was used. The study identified the essential features of the concepts of “community” and “gated community”, as well as their relationship with other concepts related to the organisation of the living environment at the territorial level. The definition of the concept of “gated community” is expanded to include the urban planning component. The results of the study indicate that the formation of gated communities can have both a positive and negative impact on urban development. A gated community is proposed to be regarded as a group of objects characterised by a pronounced focus on internal interaction and mutual assistance between its members. Such a definition was preceded by the results of revealing the place and role of “gated communities” in the city structure, identifying the essential features of the initial concepts of “community” and “gated community”, establishing the relationship with the concepts that take place when describing the peculiarities of the organisation of the living environment at the territorial level, as well as the correspondence of the definition of a gated community to its specifics of functioning at the territorial level. It is determined that in urban planning its characteristic features are physical isolation and controlled access. It is clarified that this type of community can lead to the fragmentation of the city into smaller, separate territorial units. The practical value of this work is the possibility of considering its results in the process of developing a city development

Suggested Citation:

Cherkes, B., Idak, Yu., & Frankiv, R. (2023). The concept of “gated community” and its explication in the theory and practice of urban planning: A literature review. *Architectural Studies*, 9(2), 47-57. doi: 10.56318/as/2.2023.47.

Journal homepage: <https://arch-studies.com.ua/en#>
Architectural Studies, 9(2), 47-57

Received: 11.08.2023 Revised: 01.11.2023 Accepted: 15.12.2023

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strategy for the rational organisation of the living environment. In addition, the results can help governing institutions identify the best ways to cooperate with gated communities, ensuring a balance between their needs and the requirements for preserving urban identity and sustainability

Keywords: closed residential complexes; essential features; concepts; planning of cities

INTRODUCTION

The modern urban landscape of Ukraine is characterised by a variety of approaches to shaping the urban living environment. There is a growing importance of gated communities that contradict the strategy of sustainable urban development. This aspect is causing active discussions among urban planners.

In the context of intensive implementation of the strategy of sustainable urban development in Ukraine (Decree of the President of Ukraine..., 2015), gated communities have become a prominent phenomenon and have been accepted as an understandable and natural fact. At the same time, urbanists and city planners promoting the European way of life, based on various acts and regulations (for example, the Leipzig Charter “European Cities on the Path to Sustainable Development” (Weigel, 2021), deny the need to form such associations. This is because, at the territorial level, they are seen as limiting physical accessibility and limiting the functional diversity of the living environment. A diametrically different approach is observed in the real estate market. In the face of intense competition, it tries to please the buyer in various ways and promotes what it considers to be the necessary methods of organising the living environment. As a result, gated communities continue to spread, especially in developed and stable parts of the world (Blandy & Atkinson, 2022), with distinct formal characteristics at the level of urban planning. Because of this, a gated community is a way of organising a living environment where the feeling of security, comfort and privacy prevail over thoughts of the global needs of humanity and the protection of the interests of future generations.

Ukrainian discourse is shaped by popular media, which, in most cases, aim to focus on the issue of population segregation, fragmentation of the territory or containing hidden interests. As for the existing scientific works that in one way or another address the problem of communities, they are situationally tangential. Many studies consider the community as an abstract phenomenon, while its analysis aims to identify external factors that influence the processes of development, organisation, and formation of the living environment. For instance, O. Deineko (2021) studied the peculiarities of social cohesion formation at the level of amalgamated territorial communities through the prism of community. Yu. Idak & R. Frankiv (2022) identified the peculiarities of organising gated communities in the context of mass housing construction in the city of Lviv. However, the context of this phenomenon, its essential characteristics, and the appropriateness of calling the phenomena that occur in society at the level of the territorial organisation of the city by this term remain unexplored and debatable.

As of 2023, the socio-legal framework has become a central feature of gated communities (Tanulku, 2023). In addition, studies aimed at identifying the specifics of gated communities in different countries of the world have become widespread (Wanie, 2018), particularly in those where the phenomenon of gated communities has a historical background (Hamama & Liu, 2020). Under similar circumstances, comparative studies have been conducted to identify the peculiarities of gated communities in a changing urban environment (Hamama *et al.*, 2019). At the same time, their theoretical and methodological basis remains the early works that define gated communities as residential formations with physically limited access to them (Blakely & Snyder, 1997). This interpretation remains relevant in the context of active development and changes in the real estate market (Brown, 2022). Thus, due to unresolved theoretical issues, there is no consensus on the concept of urban enclaves in English-language sources and there is no single designation and definition that they are referred to.

This problem has become particularly pressing in urban planning, where social and economic issues do not fully reflect the specifics of this phenomenon and the problem that arises when implementing the concept of sustainable urban development (Alagamy, 2023). There is also a contradiction between the personal interests of citizens and the interests of the state-level society. Under such conditions, the theory of urban planning needs to expand the conceptual and categorical apparatus and deepen the content of the concept of “gated community” through the selection of characteristic features.

The methodological basis of the study includes the logical and epistemological approach, general scientific and special methods based on the theoretical foundations of studying the form of organisation of the social and material-spatial organisation of the living environment within a certain territory, which is denoted by the concept of “gated community”. Their application is conditioned by the understanding of the phenomenon of “closeness” and “community” in urban planning and the identification of those features that can describe them. The method of theoretical analysis proved to be effective. It provided the choice of the research topic, the definition of the etymology and essence of the key concept of “gated community”, the systematisation and generalisation of facts about the specifics of functioning and the peculiarities of the formation of gated communities in urban areas. In the process of deepening knowledge about the concepts and categories relevant to the study, a terminological analysis was carried out. The results were reinforced by the method of spatial analysis, which was



used to study the geometric and geospatial characteristics of the territories of gated communities in Lviv.

The theoretical basis of the study includes scientific information and references about the community as a lexiconographic product and works on the definition of “gated community”, the nature of functioning of gated communities within the city and the specifics and features of its organisation at the territorial level. In the process of applying the logical and epistemological approach, in addition to reference books, the researchers considered works that deepen the essential features of the concepts of “community” and “gated community”, focusing on its practical aspects: territorial (geoprospective data, natural conditions, space limitations, organisation of plots) and communicative (internal communication, information exchange) characteristics.

The source base, which included graphic images and annotations about Lviv’s gated communities and the definition of key concepts for the study, helped to obtain information about the specifics of the functioning of gated communities at the territorial level. The materials made by the author (Yulia Idak) during her research fellowship (Vienna, 2022) and data obtained from official websites helped to identify the specifics of the functioning of gated communities.

This study largely addresses the theoretical gap that exists in the theory of urban planning and is provoked by the development of a special form of social and material-spatial organisation of the living environment within a certain territory. The study firstly addresses the problem of conceptual and terminological issues in architecture and urban planning and identifies the essential features of a “gated community” as a way of organising the living environment in a certain territory. The main part of the study is devoted to the search for such features in urban development objects and their expression through specific concepts and categories. The study aimed to provide an in-depth analysis of the concept of a “gated community” aimed at revealing its key aspects that are relevant for both theoretical development and practical application in urban planning and are relevant for 2023.

EVOLUTION AND LOCAL PECULIARITIES OF THE CONCEPT OF “GATED COMMUNITY”

Compared to the earlier studies of this phenomenon, some peculiarities can be observed. They are that at the initial stages, the subject of special attention was the actualisation of the problem of enclavism and the development of ghetto-like formations (Atkinson & Blandy, 2005). Due to the emphasis on social and economic aspects (Grant & Mittelsteadt, 2004), the topic of gated communities has had limited theoretical development. However, the genesis of the concept of “community” continues to be the subject of coverage by a significant number of information sources and is part of the discourse that studies various aspects of this phenomenon. It is worth noting that it is the English-language works that are distinguished by their diversity. They can be divided into two groups. The first group consists of early works that appeared at the beginning of

the growing interest in the topic of gated communities. Attention was primarily paid to theoretical aspects, with a special emphasis on social and economic challenges. Among them, studies on the actualisation of the problem of gated communities (Webster *et al.*, 2002), classification (Grant & Mittelsteadt, 2004) and conceptual apparatus (Roitman, 2010) can be highlighted. S. Roitman (2010) questioned the acceptability of this name and noted that the existing name does not fully reflect the essence and features of this concept. Some similarities in understanding the community through the prism of urban planning issues were found in the work of T. Caldeira (2000). Based on some comparative data from the cities of São Paulo and Los Angeles, the author identified new models of segregation in 2000. A “gated community” as one of these forms was seen as a socially homogeneous area, fenced, and built up with several residential buildings (mostly high-rise), with a controlled entrance and all kinds of amenities for collective use. Subsequently, this topic is considered at the level of urban planning, and it is noted that gated communities are a form that physically separates a certain territory from its context and creates zones that limit the development of the functional and planning structure of the urban area.

The second group of works was formed later based on the first one and is more regional in nature, as it is tied to the study of gated communities in specific places. Some studies focus on the processes of functioning of different types of communities marked by cultural and ethnic diversity and the assessment of their impact on the development of society and the material and spatial environment in general (Balčaitė & Krupickaitė, 2018). For example, K. Barrantes Chaves (2021) notes that gated communities, which are actively spreading in Latin America, have a negative impact. They exacerbate feelings of fear and provoke social isolation. At the same time, the mechanisms of their functioning and development are not clearly explained in most of them. The reason for this is the interdisciplinary nature of the community as a unique phenomenon of social organisation within a specific place as of 2023.

The identification of specific features in the development of gated communities at the regional level gives impetus to expanding the concepts that characterise these communities and deepening the understanding of their functioning. P. İşcan & M. Akbulut (2019) noted that in Turkey, the phenomenon of transformation of gated communities has become noticeable. This is due to the inclusion of additional functions in such a structure to improve the quality of life of their residents. Therefore, they also emphasised the expansion of terminology and the introduction of new clarifying concepts, such as “urban container”.

A comparative analysis of current research on gated communities (Aulia & Suryani, 2020) has shown that the theoretical basis for most of them remains early works (Grant & Mittelsteadt, 2004; Atkinson & Blandy, 2005) on the nature and ways of functioning of gated communities as a social phenomenon. The definition of “gated community” proposed by E.J. Blakely & M.G. Snyder (1997) is the





most popular. It is believed that the authors were the first to give a reasonable assessment of closed enclaves in urban areas. It is possible to assume that this work contributed to the further development of discussions and research on this phenomenon.

Given the state of study of the problem related to the peculiarities of organising gated communities at the territorial level, it is necessary to direct research to expand the understanding of this phenomenon in the context of urban planning and to propose a more precise definition, considering gated communities as integral clusters of the modern urban environment.

TERMINOLOGICAL ANALYSIS OF THE CONCEPTS OF “COMMUNITY” AND “GATED COMMUNITY”

The conceptual and categorical apparatus is an indicator of the development of a particular field of scientific knowledge. For this reason, its development has become one of the priority areas of modern research and occupies a key position in the development of all branches of science. In architecture and urban planning, solving this kind of problem is particularly relevant. Here, concepts as a way of understanding and abstract representation of the results of cognition (Margolis & Laurence, 2007), including architectural and territorial objects, through understanding their defining characteristics, practically do not change but are actively expanding and deepening. There is a tendency for architectural and urban planning research to include a task that is limited to deepening and clarifying concepts and terms. This approach is driven by the constant development and changes in the modern urban environment, which require a more accurate and up-to-date terminological apparatus (Schliephake, 2014). First of all, it has become common for urban planning studies to deepen the existing conceptual and categorical apparatus based on a modern understanding of the specifics of the functioning of the material and spatial environment of the city (Pleshkanovska, 2021). Thus, as of 2023, the range of special concepts and terms in architecture and urban planning has become extremely wide. Due to the huge amount of such data, they should be divided into groups, each of which, in a certain context, can answer questions related to ethnic, cultural, substantive, territorial, functional, morphological, aesthetic, and temporal features of the city’s organisation and development.

In clarifying and deepening certain concepts and categories, of particular research interest are those that relate to the territorial, substantive, and cultural characteristics of the material and spatial environment of human activity and are interdisciplinary in nature. In this case, interdisciplinarity destroys the traditional boundaries of the scope of a certain concept, and its content, as European principles and standards are adapted, is expanded to include those properties that denote sustainable urban development. This situation emphasises the importance and increases the relevance of studying several categories and concepts that describe the concepts of implementing

European living standards in the urban environment and highlight such aspects of urban lifestyle as safety and comfort. Given the state of development of residential areas in Ukrainian cities, the implementation of the principles of safety and comfort is a priority. According to urbanists, to ensure their successful implementation, it is necessary to introduce European standards of urban living environment (Noltinh, 2020). On the other hand, in the context of new construction, it has become possible to shape it in a somewhat unusual way (Idak & Frankiv, 2022). In this situation, the real estate market is also important, as it tries to please the buyer in various ways in a competitive environment and promotes what they consider to be “modern” approaches to the development of residential complexes. Even though they proclaim the principles of comfort and safety as priorities, the real situation contradicts other principles of European city development. This contradictory connotation is reflected in the new urban form (Aulia & Suryani, 2020), which is called a “gated community”.

In 2020, the organisation of gated communities was recognised as a global trend (Hamama & Liu 2020). As gated communities are now more than just a simple set of certain physical and socio-legal characteristics (Atkinson & Blandy, 2005), interdisciplinary research has become widespread, as well as research focused on defining concepts and searching for categories that would provide a clear understanding of what gated communities are in the face of uncertainties and contradictions (Roitman, 2010). Therefore, when it comes to new forms of organisation of the material and spatial environment of human activity, as well as in the context of active implementation of the ideas of balanced urban development, the issue of explication of the concept of “gated community” is relevant.

The initial concept of the study is the term “community”. The terminological analysis, which is based on the studies of I. Bilodid (1978) and R. Boldyriev *et al.* (2006), confirms that its history dates back to the 14th century. At that time, the term was used to refer to a group of “several people connected by the fact of living in the same area”. Variants of the definition also included “ordinary people”, excluding rulers or clergy. The etymological roots of the term “community” from Latin, Old French, and Old English (Online Etymology Dictionary, n.d.) and Ukrainian (Boldyriev *et al.*, 2006) indicate the general idea of a group of people who share certain ties or common interests. At the socio-cultural level, community can refer to both abstract phenomena and concrete things that are described by physical dimensions. It also refers to things related to place and interests, feelings (and not always positive ones), identity and belonging (Lowe, 2021), as well as groups united by social media (Gruzd *et al.*, 2016). Finally, in the context of studying the current state of communities in urban society, L. Lyon & R. Driskell (2011) emphasise the differences in the definition of “community”. They note that when a word has multiple meanings, it is better suited to the subtleties of philosophy than to the strict precision required for scientific terms.



INTERDISCIPLINARY CHALLENGES OF THE CONCEPTS OF “COMMUNITY” AND “GATED COMMUNITY”

In the context of architecture and urban planning, the term “community” refers to the territory and resources shared by a group of people who share common interests, values, and behavioural habits. Communities can be of many different sizes and different types. Their size and character depend on whether they are located in the city centre, on the outskirts or in the suburbs, and on the ethnic or social group to which they belong. Ethnographic groups can be organic territorial “cells”. They are formed given the special structure-forming role of the territory and are distinguished by the way of economic activity and cultural peculiarities (Dnistryanskyi, 2006). Until the beginning of the 20th century, the structure of Ukrainian cities was characterised by specific clusters formed based on nationality. Compact living, a high level of self-organisation, established traditions and limited access to the territory allowed different ethnic groups to preserve their identity and coexist in interaction (Pasitska, 2012).

Given the development of cities following the principles of sustainable development, the task of considering

the social component has been updated. They are solved at the stage of forming different types of housing, organising specialised neighbourhoods, creating recreation centres, etc. Studies of the community as a social unit have become widespread (Chaskin, 1997; 2008). In a broad sense, one group of communities may include several others. For example, several ethnic groups may be located in a single territory (Tropman *et al.*, 2000). One of the varieties of the concept of “community” is “gated community”. It is characterised by restricted access for outsiders within a defined territory. In addition to the rules that apply here, they may have their own unique cultural, religious, or social identity, which distinguishes them from open communities. An example of the functioning of a boarding house as a social unit in the city structure is the territory of House Hohe Warte in Vienna (Austria) (Fig. 1). The territory consists of two parts: residential and recreational areas. While the former is closed, the latter, where the Setagayapark Japanese garden operates, is open to the public from April to October. The garden allows the residents to integrate and communicate with the “outside world”.

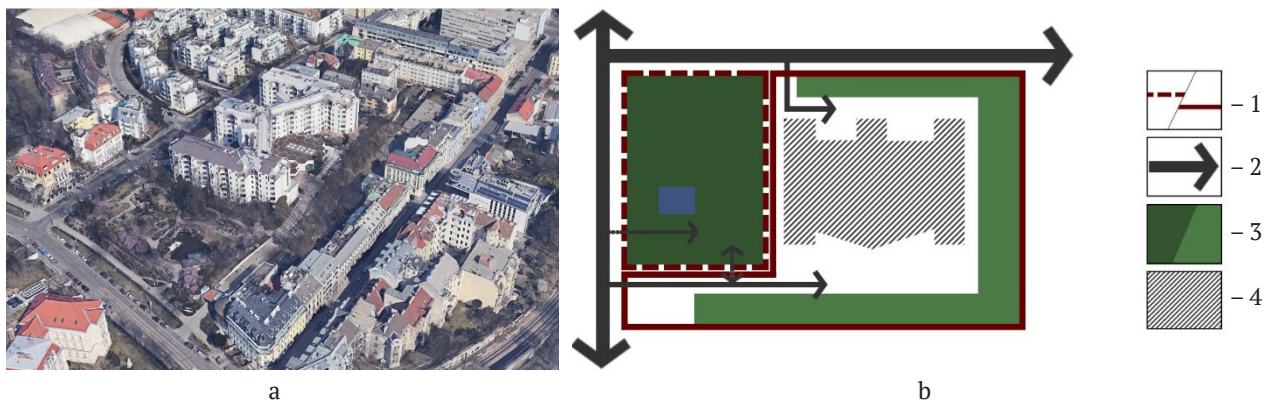


Figure 1. Features of the functional and planning organisation of the territory of the House Hohe Warte complex, Vienna (Austria): a – general view of the territory; b – scheme of functional and planning organisation of the territory

Notes: 1 – territory boundaries; 2 – transport/pedestrian connections; 3 – green areas; 4 – built-up area

Source: modelled by the authors based on Google Earth (2023)

Despite the considerable scientific heritage present in English-language publications, the concept of a “gated community” is still controversial in the Ukrainian language environment. The controversy is related to the interpretation and application of this term in the context of Ukrainian culture. There are several key reasons for this. Firstly, it is worth noting the socio-cultural and political changes that took place in the country during 1990-2007 (Polishchuk, 2018). Secondly, the impact of democratisation at the turn of the 20th and 21st centuries, which reformed the organisation of modern society, should be considered (Lozovytskyi, 2018). The third aspect is globalisation, which has influenced various spheres of life and has become one of the most common topics (Yuskiv, 2009). Finally, the fourth reason includes the expansion of cultural

exchange with other countries, which should also be considered in the context of this topic (Recommendation of the United Nations..., 1976).

In the Ukrainian context, the concept of a “gated community” can be defined in different ways, depending on which criteria and parameters are considered. On the one hand, it can refer to traditional rural communities, where for many centuries there were special rules, customs and norms that distinguished them from other social groups (Manuilova, 2019). On the other hand, it relies on the modern understanding of the concept of a “gated community”. It refers to social groups that voluntarily restrict other people’s access to their connections, information, or resources (Atkinson & Blandy, 2005; Le Goix & Webster, 2008). Most of these definitions focus on physical elements. Characteristics





such as the type of housing, location, and socioeconomic status of residents are not common or are subject to disagreement (Roitman, 2010).

In addition, the concept of a “gated community” can also have a controversial connotation associated with the possible negative consequences of “closeness”. For example, some closed communities function as a community with a real expression of social change in the context of transformation and the emergence of elite private groups that contradict the system of wealth distribution (Aulia & Suryani, 2020). Finally, K. Christiaanse (2007) is convinced that the openness of the modern city has peaked and closed enclaves are becoming the norm. Within the framework of the Urban Transformation forum, the author of the thesis notes that “Someday our grandchildren may tell their grandchildren that between 1820 and 2080, there was a period when cities were open ... Circulation within the city increasingly means traveling along a main transportation axis and turning off only for the purpose of entering closed or enclosed sectors”.

The topic of gated communities has been described as a physical expression of post-industrial social change (Le Goix & Webster, 2008) and has become particularly relevant in the context of sustainable development (Chaskin, 2008; Lyon & Driskell, 2011). On the one hand, gated communities are associated with physical security (Grant & Mittelsteadt, 2004; Le Goix & Webster, 2008; Aulia & Suryani, 2020). However, in this circumstance, they have relative characteristics due to their association with a sense of physical limitations that is opposed to human capabilities: that is, if any limits are set, a person feels a lack of development (Idak & Frankiv, 2022). On the other hand, the imposition of physical restrictions contradicts the current concept of social cohesion, which is popularised within the framework of sustainable urban development (Weigel, 2021) and is a consequence of post-revolutionary transformations in society (Rochovska & Miláčková, 2012). Such characteristics correspond to the ancient concept of the European city walls and gates, which were installed to limit and control the entrance to the settlement (Belk, 2017). Thus, the concept of a “gated community” in modern urban development can be viewed in two different ways. One is based on the need for physical security and control, and the other points to obstacles to social inclusion and the development of the city as a coherent community. Thus, depending on the specific conditions, the concept takes on different meanings, including contradictory ones.

THE CONCEPT OF “GATED COMMUNITY” AS AN URBAN PLANNING CATEGORY

If something controversial is to be comprehended, a logical and philosophical approach can be applied. Its experimental basis was the results of the spatial and typological analysis conducted in a previous study (Idak & Frankiv, 2022), as well as the collection of data on gated communities operating in new buildings in Lviv (Ukraine) as of 2023 (Catalogue of New Buildings in Ukraine, 2023). In this approach, the “gated community” is considered a

unique unit that takes place within the city and functions as a new form of its structural organisation. The experience of Lviv shows that at the territorial level, it is described by a fixed boundary, a typical functional organisation and planning structure, as well as a necessary set of infrastructure components (Idak & Frankiv, 2022).

In urban planning, a “gated community” should be considered as a unique form of organisation of a residential area, which is a separate structural element of the city with limited access to external influences and active social interaction. Considering the peculiarities of urban planning theory and practice, as well as the results of terminological analysis and semantic characteristics of the concepts of “community” and “gated community”, there is a need for an in-depth analysis of various aspects. Among these aspects, an important place belongs to the awareness of the situation when a “gated community” functions as a kind of enclave for the city, and for its residents it is not only a space with limited access, but also an area where the absence of danger and the solution of many social needs are ensured. Therefore, the meaningful boundaries of the concept of “gated community” can be revealed with the help of philosophical categories and other concepts that denote different aspects and meaningful boundaries of this definition. Such categories are fragmentation, which denotes the separation of a gated community, group identity, which emphasises the interaction of gated community residents, which is expressed at the level of material and spatial organisation of the living environment, and security, which indicates limited access.

Fragmentation is one of the consequences of the formation of gated communities in urban development (Barrantes Chaves, 2021). The Cambridge Dictionary (n.d.) defines fragmentation as the action or process of breaking something into smaller parts. In urban planning, this property is particularly important, as it can affect the development of urban areas (Angel *et al.*, 2012). The most common use of the concept of fragmentation is in information technology, ecology, and economics. In the natural and social sciences, this concept has a negative connotation, as it is associated with transformation and isolation. In the ecological context, fragmentation indicates a change in the shape and properties of the habitat (Aulia & Suryani, 2020). Fragmentation as a problem that indicates the irrational distribution of territory, and its inefficient use is written about in a cross-section of economic research aimed at the development of agriculture and agricultural business (Schultz, 1953). In general, territorial fragmentation is seen as a serious challenge. Given the growing division, diversity, and disparity between different types of territories, it is proposed to distinguish between different concepts (Böhme & Martin, 2019): a) geographical, caused by the diversity of natural zones, landscapes, and ecosystems; b) demographic, caused by differences in population density; c) political, defined at the legislative level for the organisation, management, and development of the territory; d) economic, which occurs in the context of uneven distribution of resources and their consumption.



Opinions differ on the assessment of this phenomenon in urban planning. Some point to the negative effects of such formations (Atkinson & Blandy, 2005), while others believe that fragmentation is not necessarily seen as something that should be prevented at all costs in urban planning and urban studies (Hidding & Teunissen, 2002). For example, the authors of the key work for this study (Le Goix & Webster, 2008) note that a gated community is an ephemera that hides the way a city is managed. It indicates a tendency to make certain urban planning decisions that fragment the territory into smaller parts that can be managed or analysed separately. As of 2006, in the United States, they accounted for a significant portion of the new housing market and symbolised the fragmentation of the metropolis (Le Goix, 2005). Fragmentation as a key attribute of urban spatial development is mentioned by S. Angel *et al.* (2012). Analysing satellite images of 120 cities for 1990 and 2000, the authors found that cities usually contain or disturb a huge amount of open space, which on average is equal to the area of their built-up areas, while it is noted that it is decreasing. The authors also reached certain conclusions: 1) large cities are less fragmented; 2) cities with higher income levels are more fragmented; 3) cities with higher car ownership are less fragmented; 4) cities that hinder urban development are less fragmented.

In the context of multiculturalism and diversity, when different cultures, nationalities, ethnic groups, and other diverse components coexist in a limited territory, the issue of forming and manifesting social identity is relevant and complex. Social identity has become a central object in the psychological sciences and is associated with a person's awareness of affiliation with certain social groups (Leaper, 2011). At the level of urban planning, the social identity aspect exists in the form of group identity, which involves both the categorisation of the "in-group" concerning the "out-group" and the tendency to perceive personal group with a positive bias towards other groups (Nientied *et al.*, 2022). The physical space of this type of formation is expressed by the specifics of lifestyle and can be either closed (Farid & Ahmed, 2018) or open. An example of the open type is the Domagk neighbourhood in Munich. Here, in 2012, a residential environment was created on the site of one of the largest art colonies in Europe. The cross-cutting idea in the organisation of such a formation was to preserve the artistic component and create opportunities for the realisation of the author's ideas at the level of organising the subject-spatial environment. The consequence of this decision was to ensure maximum cohesion of the inhabitants of the residential formation in a limited area (Idak & Frankiv, 2022). It should be noted that the three-dimensional composition of the Domagk development manifests itself as an independent and integral element, while the territory is not physically isolated, and the created space interacts with the surrounding environment. Finally, R.J. Chaskin (1997) notes that communities are open systems in which membership and obligations are partial and relative and that the definition of

neighbourhood boundaries is a negotiated and imperfect process, often driven by political considerations.

One of the defining characteristics that justifies the functioning of gated communities is safety. In a general sense, security includes taking measures to protect against potential threats from the outside and ensuring conditions for safe stay, in particular for children, in a certain territory. Lviv's experience has shown that the most common security measures in a gated community are the installation of security systems and access control. On the other hand, there is an opinion (Roitman, 2010) that gated communities are formed precisely because of the need to create a safe environment. An analysis of scientific sources (Sankov *et al.*, 2021) has shown the relevance of this category in the organisation of the urban environment. It is noted that the concept of safety includes a variety of aspects that reflect both the physical (Le Goix & Webster, 2008) and psychological safety of city residents. Much attention is also paid to social (Mitáš *et al.*, 2018) and environmental safety (Maas *et al.*, 2009).

Thus, the proposed categories reveal the semantic boundaries of the concept of "gated community", which considers its essential characteristics and various aspects of the organisation of the living environment as a unique form in the structure of the city. This expands the understanding of this concept and indicates the importance of further research for the development of urban planning theory and practice, as well as improving the quality of urban lifestyle.

CONCLUSIONS

At the current stage of development of urban planning theory, explication of the concept is a key tool for achieving clarity and depth of understanding, especially when it comes to interdisciplinary concepts. It is noted that both at the level of general scientific discourse and within a specific scientific concept, the concepts of "community" and "gated community" are controversial. Their meaning varies from the understanding of a concrete thing that denotes a fenced built-up area to an abstract phenomenon that represents a complex network of interactions and socio-cultural aspects, affecting the lives and identity of its inhabitants. It has changed significantly from the way it was used in the early stages of its formation. The term "community" as a group of "several people connected by the fact of living in the same area" does not correspond to the realities of today. It has acquired a much broader meaning compared to previous centuries, changing the way it is organised and the nature of its functioning. Now it is limited by social, territorial, economic and legal factors. Therefore, its specification requires a logical and philosophical approach. It is clarified that a "gated community" in urban planning is a unique form of organisation of a residential area, which is a separate structural element of the city with limited access to external influences and active social interaction. In this paper, the logical-philosophical approach is considered as a tool that helped to deepen the understanding of the concepts of "community" and "gated community" at the





territorial level by combining generally accepted categories that affect the quality of life in the city. These are those related to the spatial development of urban territory – fragmentation, formation of social interaction zones where people can exchange experiences, ideas, and resources – group identity and comfortable stay in a certain territory – security. It is noted that these categories do not have clear positive or negative characteristics, and their assessment depends on the conditions under which the gated community functions. This study creates a theoretical basis for

further research on the impact of gated communities on the territorial development of the city, as well as for studying strategies to improve urban life by finding optimal ways to integrate them into the urban planning structure.

None.

None.

ACKNOWLEDGEMENTS

CONFLICT OF INTEREST

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Поняття «закрита спільнота» та його експлікація у теорії і практиці містобудування: огляд літератури

Анотація. Актуальність дослідження полягає у розширенні змістовних меж понять, що активно використовуються в сучасній містобудівній теорії та практиці. Таким є поняття «закрита спільнота», яке через свій міждисциплінарний характер в сучасній теорії і практиці містобудування не є чітко означене і змістовно окреслене. Мета дослідження спрямована у розкритті та розумінні сутності поняття «закрита спільнота», виявлення його взаємозв'язків із урбаністичними концептами та встановлення його ролі в контексті теорії і практики містобудування. У дослідженні використано комплексний методологічний підхід, що базується на логіко-філософському підході і поєднує термінологічний та просторовий аналізи. У ході дослідження було визначено сутнісні ознаки понять «спільнота» та «закрита спільнота», а також їх взаємозв'язок з іншими поняттями, що стосуються організації житлового середовища на територіальному рівні. Розширено визначення поняття «закрита спільнота» з урахуванням містобудівної компоненти. Результати дослідження вказують на те, що формування закритих спільнот можуть мати як позитивний, так і негативний вплив на розвиток міста. Запропоновано розглядати закриті спільноти як групу об'єктів, що характеризуються вираженою орієнтацією на внутрішню взаємодію та взаємодопомогу між її членами. Такому визначенню передували результати щодо розкриття місця та ролі «закритих спільнот» у структурі міста, виявлення сутнісних ознак вихідних для дослідження понять «спільнота» та «закрита спільнота», встановлення взаємозв'язку із тими поняттями, що мають місце при описі особливостей організації житлового середовища на територіальному рівні, а також відповідності визначення закритої спільноти до її специфіки функціонування на територіальному рівні. Визначено, що у містобудуванні її характерними ознаками є фізична ізоляція та контрольований доступ. Уточнено, що такий тип спільноти може призводити до роздробленості міста на менші відокремлені територіальні одиниці. Практичною цінністю даної роботи є можливість врахування її результатів у процесі розробки стратегії розвитку міста з метою раціональної організації житлового середовища. Крім того, результати можуть допомогти керуючим інституціям визначити оптимальні шляхи співпраці з закритими спільнотами, забезпечуючи баланс між їх потребами і вимогами до збереження міської ідентичності та сталості

Ключові слова: закриті житлові комплекси; сутнісні ознаки; концепти; містопланування

