Defining clear separate zones contributes to the readability of the collective space.

The hybrid zone is the area between the dwelling and the collective or public space. It can for example prevent from people looking in.

By the use of several aspects quality of space is created in the courtyard - comfortable space (places to sit, lay down or eat), relaxation (presence of greenery), passive activities (possibility of watching passers-by), active activities (places to play for children).

Passers-by can cause social interaction.

Ground floors are lifted up to create more privacy in the dwellings.