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1.00 INTRODUCTION

- 1.01 This report has been prepared by D5 Architects LLP on behalf of Midland Properties and Development (Birmingham) Ltd. Our client is seeking to develop this site located at the junction of Harborne High Street and Harborne Park Road in Harborne. The site is owned by Midland Properties and Development (Birmingham) Ltd and they currently operate Midland Carpets from this site and have a further 2 vacant commercial units. At first floor level are 6no maisonettes in private rental.
- 1.02 Our client has operated Midland Carpets & Furnishings Ltd from this site for many years. The rear service yard is accessed from Harborne Park Road and has an extant planning consent to develop the street fronting site into a 12 apartment building with shared parking and service yard. In the long term they do not see this dual function as compatible. Given developments in retail strategy for carpet sales, their intention is to split their carpet business into a storage and preparation facility located off the high street and move to more central premise on the high street for their show room.
- 1.03 As a response to this business development and the inability to find commercial tenants for the other vacant units in this location, they now wish to develop the site wholly for residential dwellings. The site has frontages on the High Street and Harborne Park Road. The proposed development links these 2 parts of the site via a central courtyard. Each street frontage responds to the relative scale in each location.
- 1.04 We have reviewed the context with particular regard to the change of use from commercial retail to residential at ground floor level. The facing residential care home provides residential accommodation at ground floor and the more recently consented residential development on the corner of Harborne Park Road and Harborne High Street also provides residential accommodation at ground floor. In support of the change, the existing building line would be honoured in any new design, allowing a setback from back of pavement to any habitable rooms. As found elsewhere in the vicinity this would comprise defensible landscape to separate dwelling from pedestrians.
- 1.05 With regards to height, we have taken our reference on Harborne High Street from the adjacent 7 storey building comprising an original brick office / commercial building converted to residential use and extended upwards. We believe that the commercial heights of the floors in this building would allow this adjacent development to provide 5 storeys of accommodation within roughly the same height as the 4 commercial storeys. Beyond that, storey heights would be matched such that the new building is approximately the same heights as the existing adjacent Techno House. On Harborne Park Road we respect that the existing corner residential building at 4 storeys represents a gateway to Harborne. We propose 3 storeys on the street frontage to respect this dominance.
- 1.06 This document sets out or site analysis and subsequent development proposals for the site.



HARBORNE SWIMMING POOL

HARBORNE HIGH STREET

SITE

HARBORNE BAPTIST CHURCH

HARBORNE PARK ROAD

Site Address:

334-342 High Street Harborne and 4-22 Harborne Park Road (including land to the rear)
Harborne
Birmingham
B17 9PU

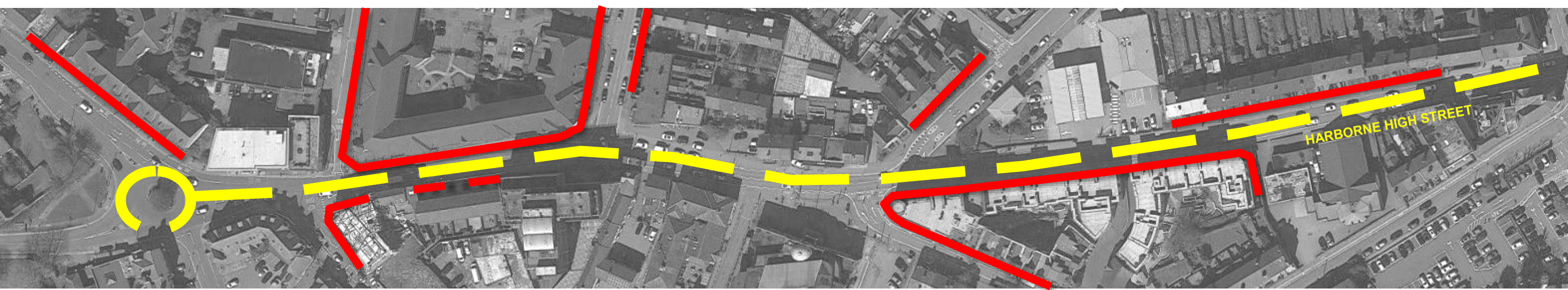


2.00 SITE ANALYSIS

2.01 LOCATION

- 2.01.01 The site is located at the upper end of Harborne High Street with frontages on this and Harborne Park Road. It is supported by good public transport links to both the city centre and adjacent suburbs of Selly Oak and Bournville and Bearwood via the Birmingham Outer Circle bus line (no. 11).
- 2.01.02 The site is within walking distance of the commercial retail facilities on Harborne High Street. The centre of the shopping facilities is less than half a mile away. It is located less than a mile from the Queen Elizabeth Hospital and less than 2 miles to the heart of The University of Birmingham Academic Campus.
- 2.01.03 The site is well supported by social and leisure facilities. Harborne swimming pool is only 2 minutes walk away. Harborne Baptist Church is immediately adjacent to the site and St Marys catholic Church is similarly only 4 minutes walk away. Harborne Cricket club is a similar distance.
- 2.01.04 Bus stops both city bound and outbound are located within close proximity to the site.
- 2.01.05 Surrounding buildings are generally faced in brickwork (both red and brown). There is a mixture of flat roof construction and pitched tiled roofs. The adjacent building has had an upward extension finished in metal cladding and other developments to the west introduce render on residential apartment buildings.
- 2.01.06 Our client is struggling to maintain commercial leases at this top end of the high street. It is remote from commercial retail functions and is now surrounded by residential dwellings. The diagram below demonstrates the street uses from the start of the commercial high street (At the Junction pub) to Lordswood Road. This demonstrates the reduction in commercial retail frontage in this location and we believe supports the change of use from retail to residential in this location.

Residential uses at Ground Floor along Harborne High Street. Solid red lines indicate residential uses at ground floor. Proposed site frontage shown dashed.





2.00 SITE ANALYSIS

2.02 ADJACENT USES

- 2.02.01 The site is located at the upper end of Harborne High Street with frontages on this and Harborne Park Road. The nature of these 2 frontages is different and any development should transition between the small scale residential uses on Harborne Park Road and the larger mixed use developments on Harborne High Street.
- 2.02.02 The predominant use in this location is residential—be that 100% residential or mixed use with residential above commercial. These uses are represented in pale and dark blue and orange. The orange further indicates where commercial uses exist at ground floor.
- 2.02.03 Directly opposite the site is a residential care home.
- 2.02.04 Areas marked in green indicate leisure or community facilities. To the south the site is immediately bounded by Bournville Baptist Church. Harborne Village Social Club is located on Serpentine Road opposite the site and The Vine public house is located further down the high street adjacent to the now vacant Royalty Bingo Hall.
- 2.02.05 We believe that the dominance of surrounding residential uses married with social and community functions and the proximity to the commercial high street makes the site appropriate for residential use.

- RESIDENTIAL
- RESIDENTIAL CARE HOME
- MIXED USE—Residential/ Commercial
- COMMUNITY/ RELIGIOUS
- COMMERCIAL RETAIL

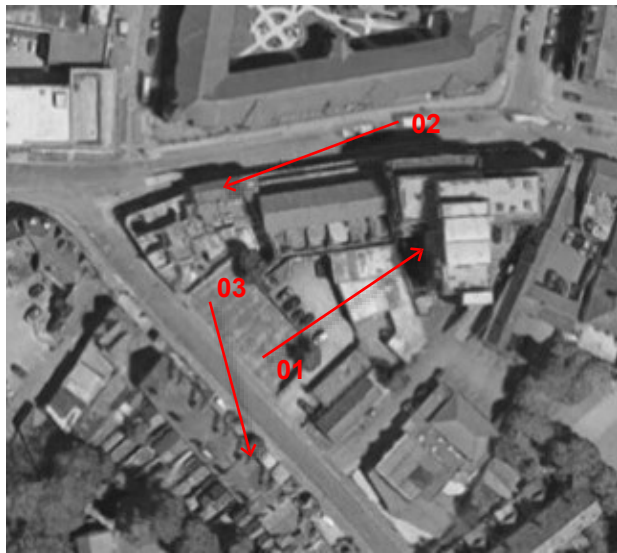


2.00 SITE ANALYSIS

2.03 SCALE

- 2.03.01 The site is surrounded by a diversity of scales. To the east is a 7 storey mixed use commercial/residential building whilst to the south the site is bounded by the oversized single storey of the Baptist Church Hall.
- 2.03.02 The historic residential grain establishes a general 2 to 2.5 storeys indicated in cream. Surrounding the main roads this increases to three storeys. The 1970's saw the addition of the 4 storey office building later converted and extended upwards to 7 storeys. More recent development at the gateway and entrance to this end of the high street set a 4 storey precedent.
- 2.03.03 As a response to this context we propose to follow the established height of the adjacent residential conversion, matching the existing 4 commercial storey building with a 5 residential storey building on the street front. In the same manner as the adjacent building we will step this back from the high street and increase by a further 3 storeys giving a maximum height of 8 storeys in the centre of the site and set back from the high street. On Harborne Park Road we propose a 3 storey building on the street frontage stepping back to 4 storeys. A third building will be introduced to the south east of the site at three storeys.
- 2.03.04 The following page shows site photos demonstrating existing scale on the site. The page following shows general context photographs.

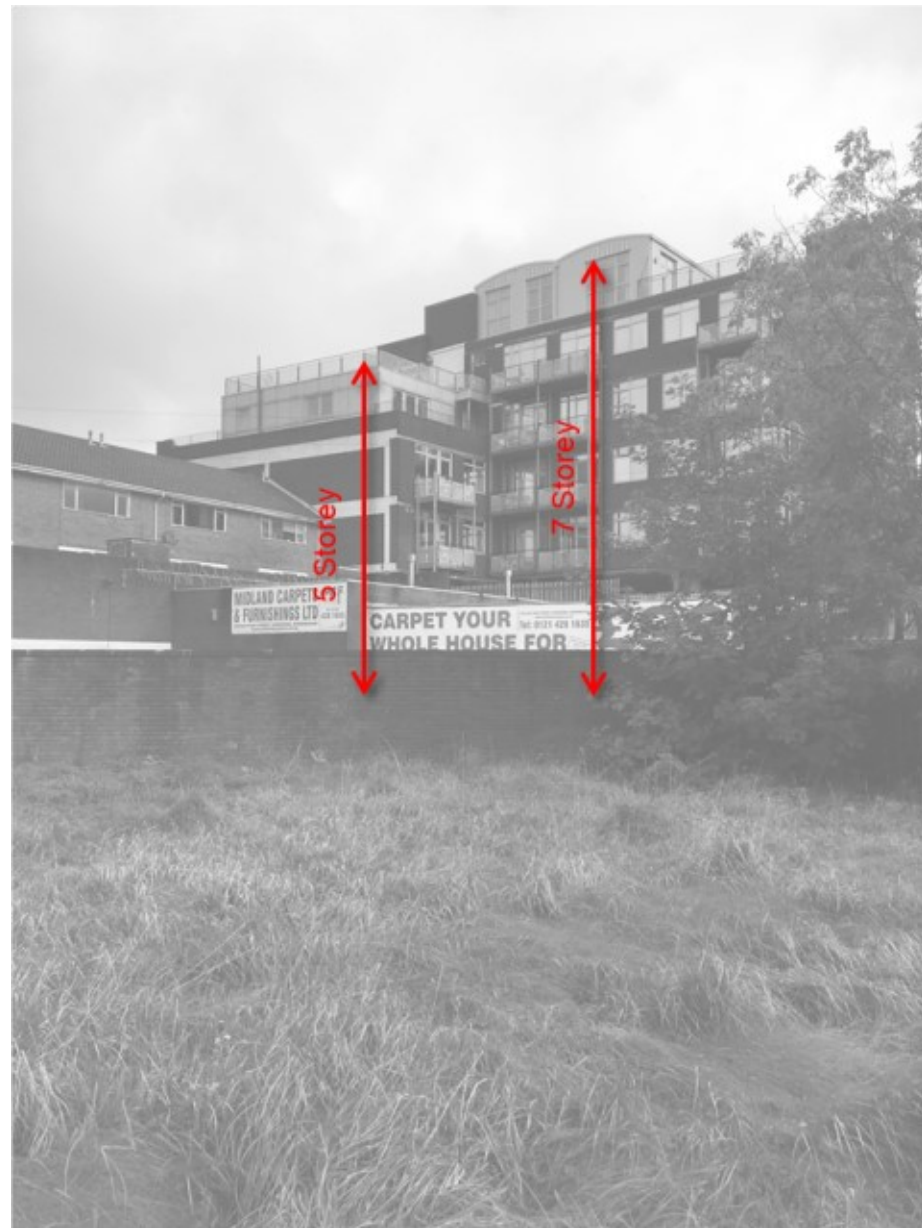




View 01: Residential on Harborne High Street

View 02: Mixed use on Harborne High Street

View 03: Residential on Harborne Park Road

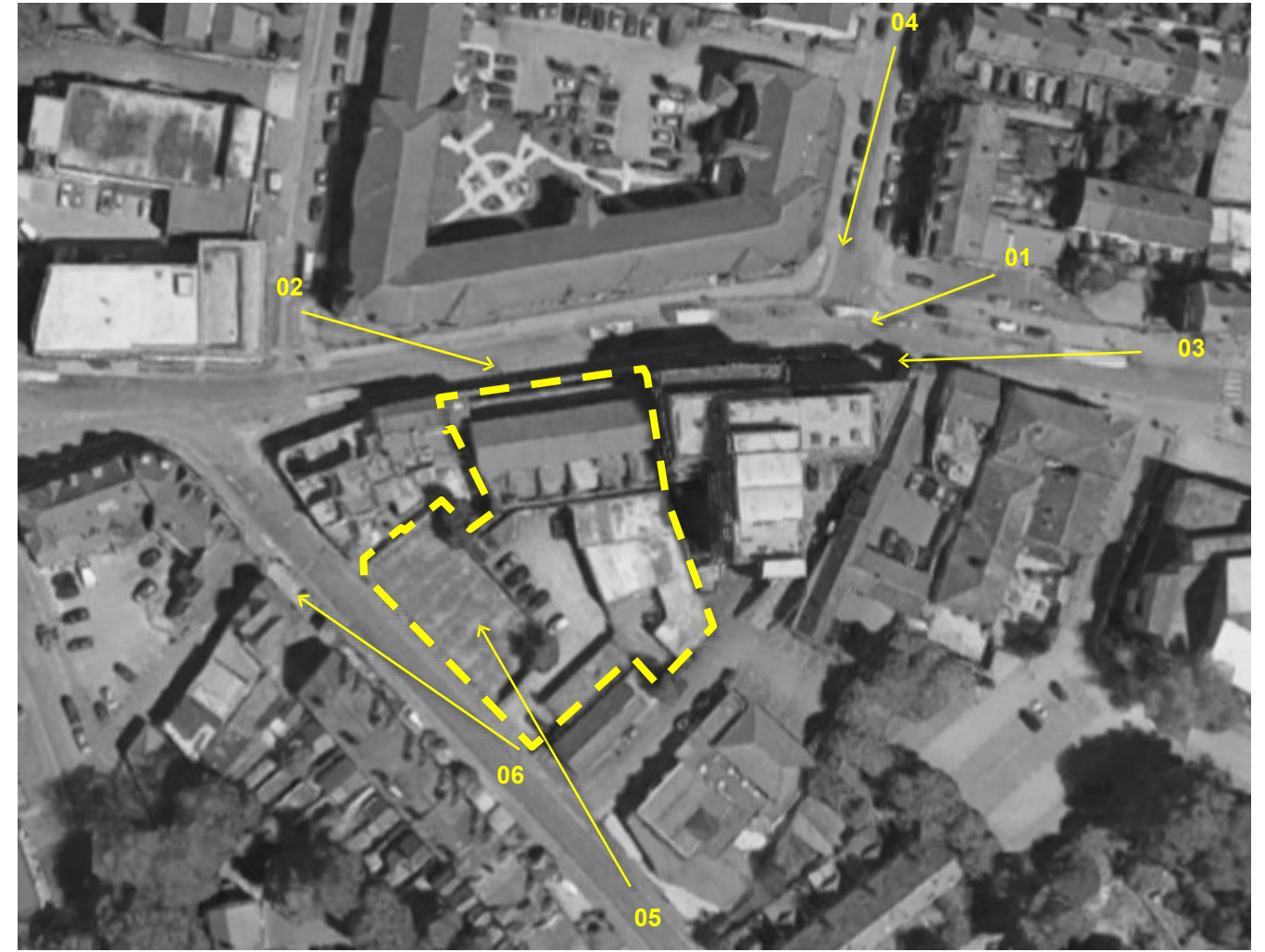




View 01
View 03



View 02
View 04



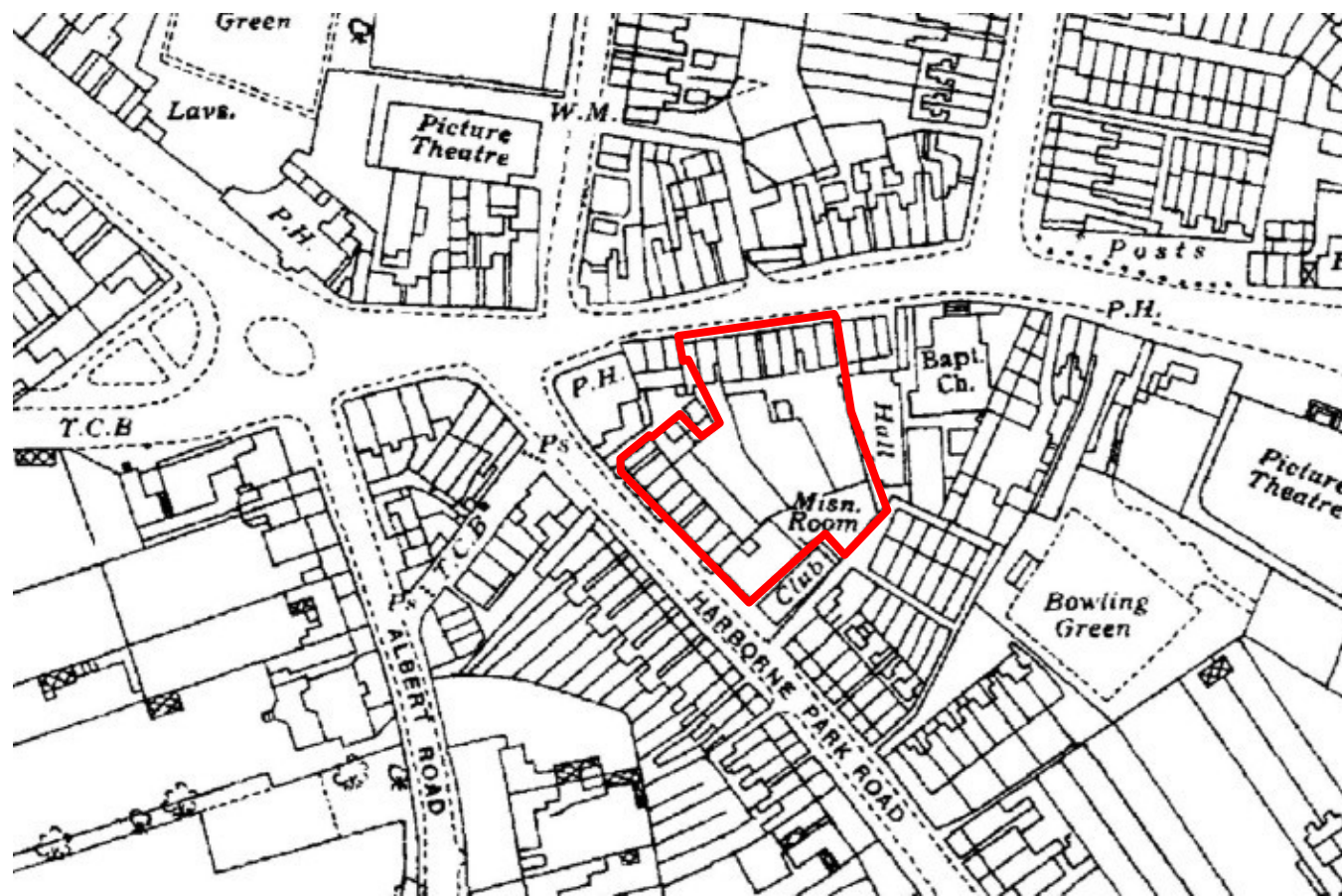
View 05

View 06





1890



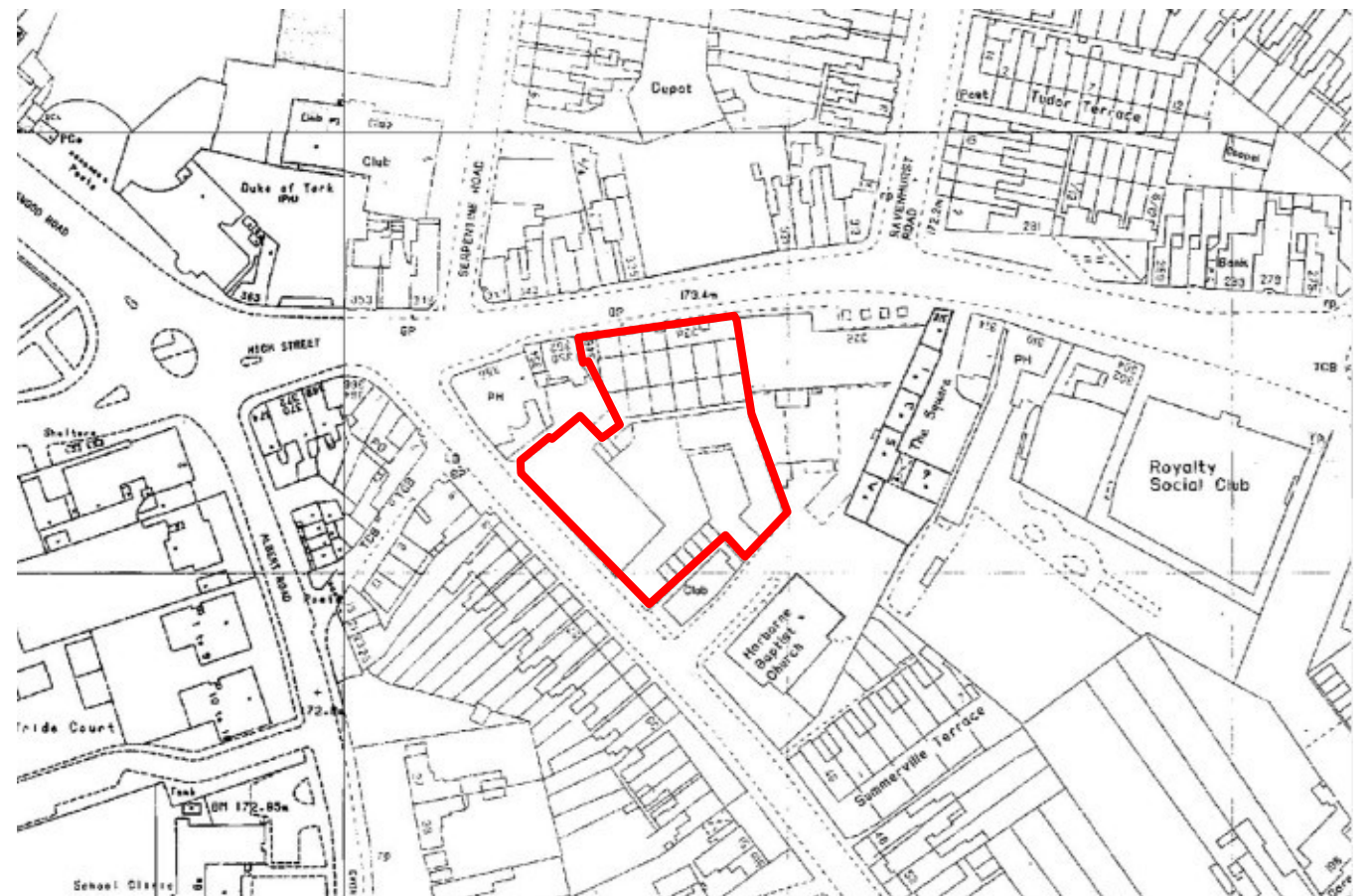
1938

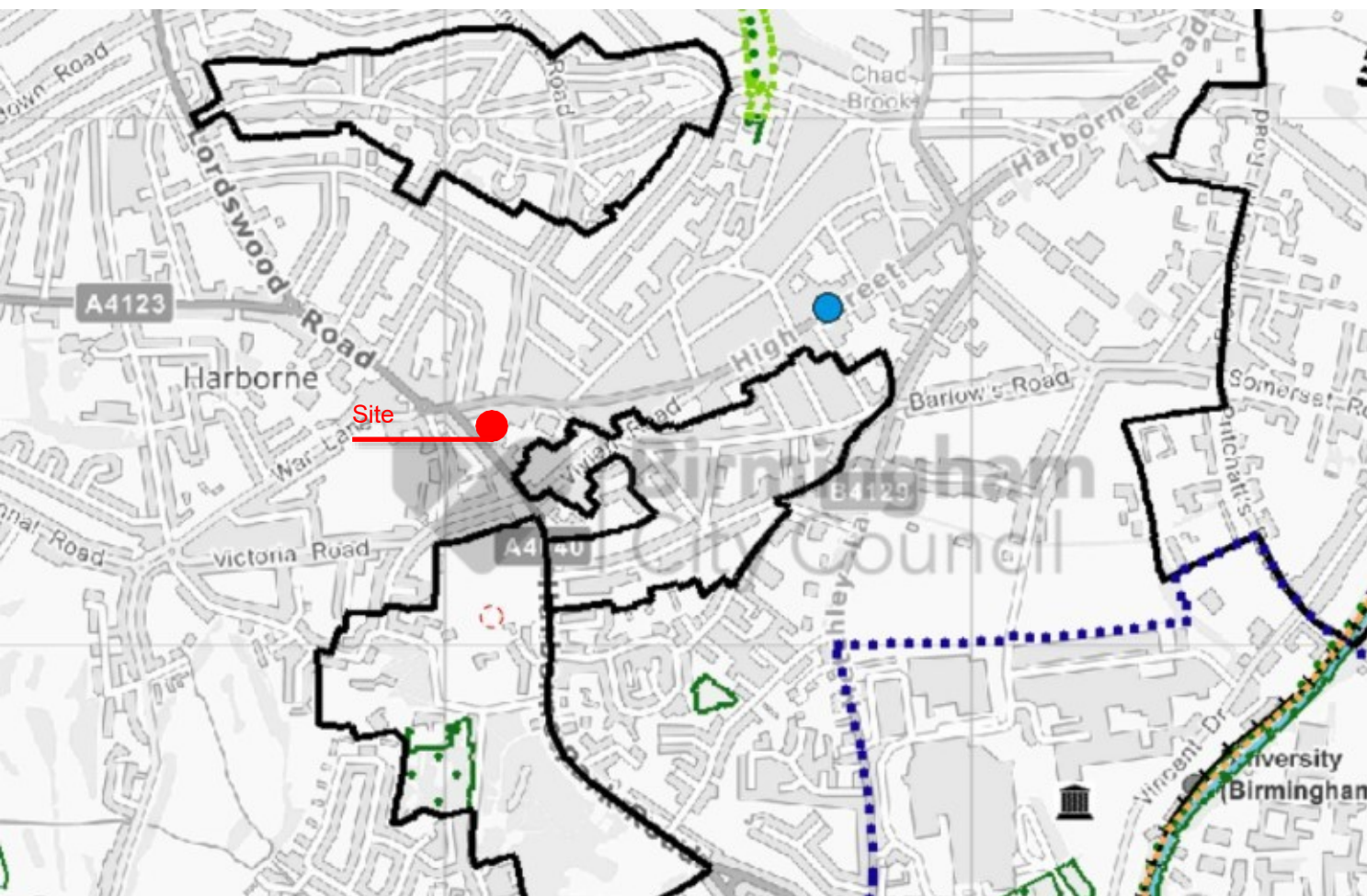
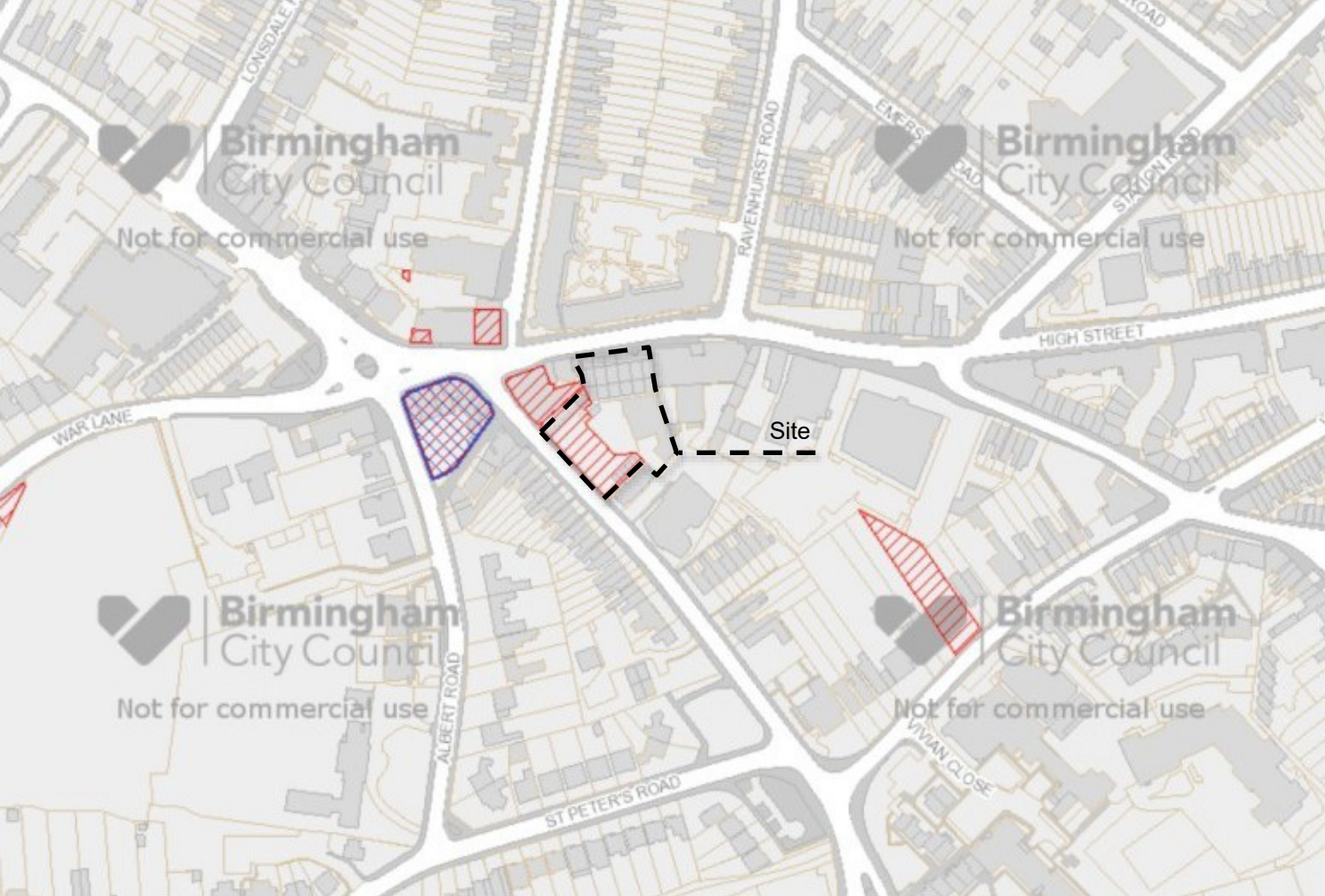
2.00 SITE ANALYSIS

2.04 SITE HISTORY

- 2.04.01 The earliest map available in 1890 shows the site occupied by what appears to be small residential dwellings. The land to the rear of both sites is shown as open space.
- 2.04.02 By 1938 the map remains largely unchanged though the rear land is now parcelled into smaller pieces and the 'Club' to the south appears. The Baptist church is located on the high street and there are residential plots where the church now stands.
- 2.04.03 In 1969 we have the first map showing the current context with the commercial buildings on the high street and the Baptist church now relocated to its current site. Other surrounding residential plots remaining largely unchanged to the south and west.

1969



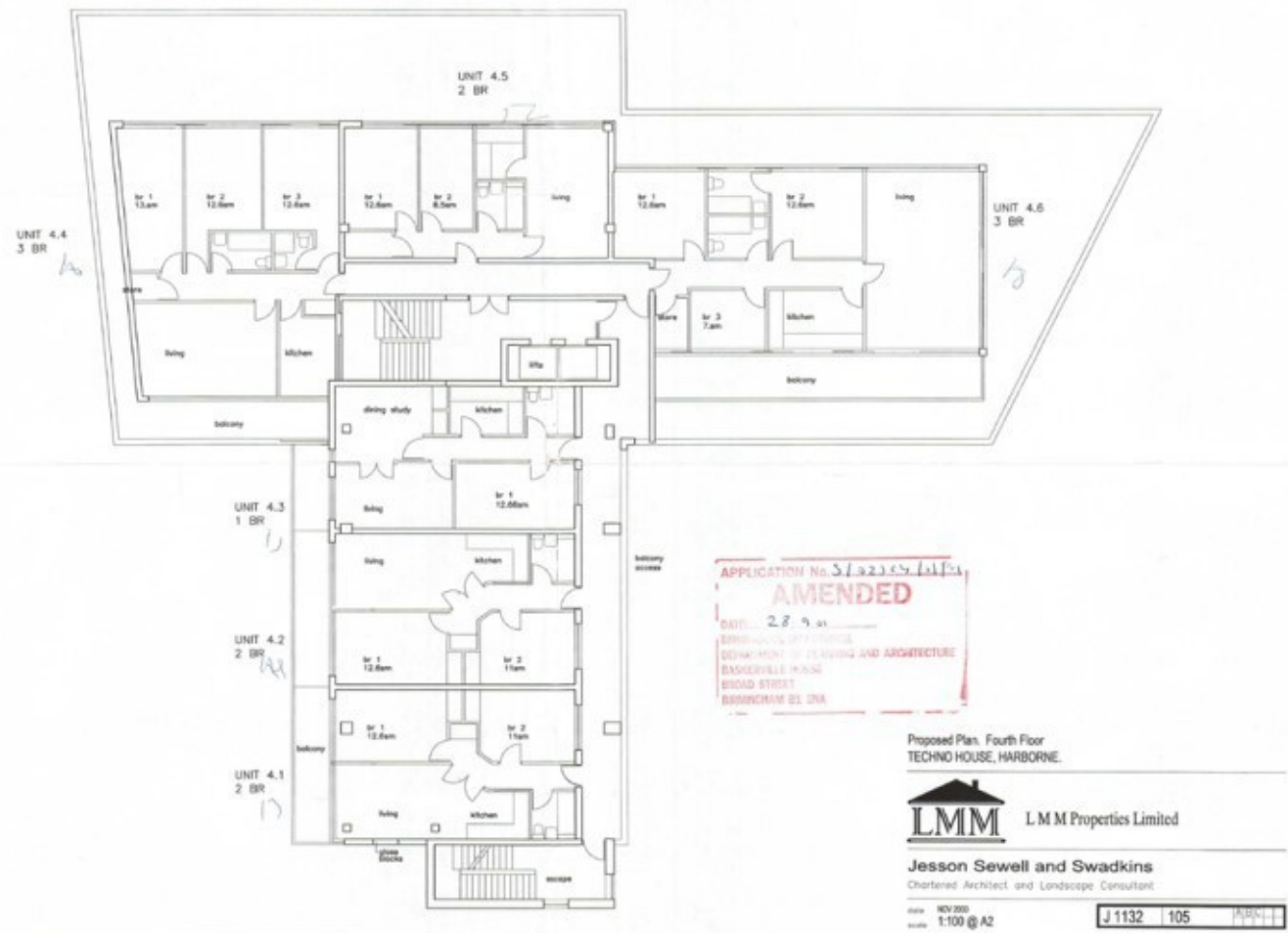
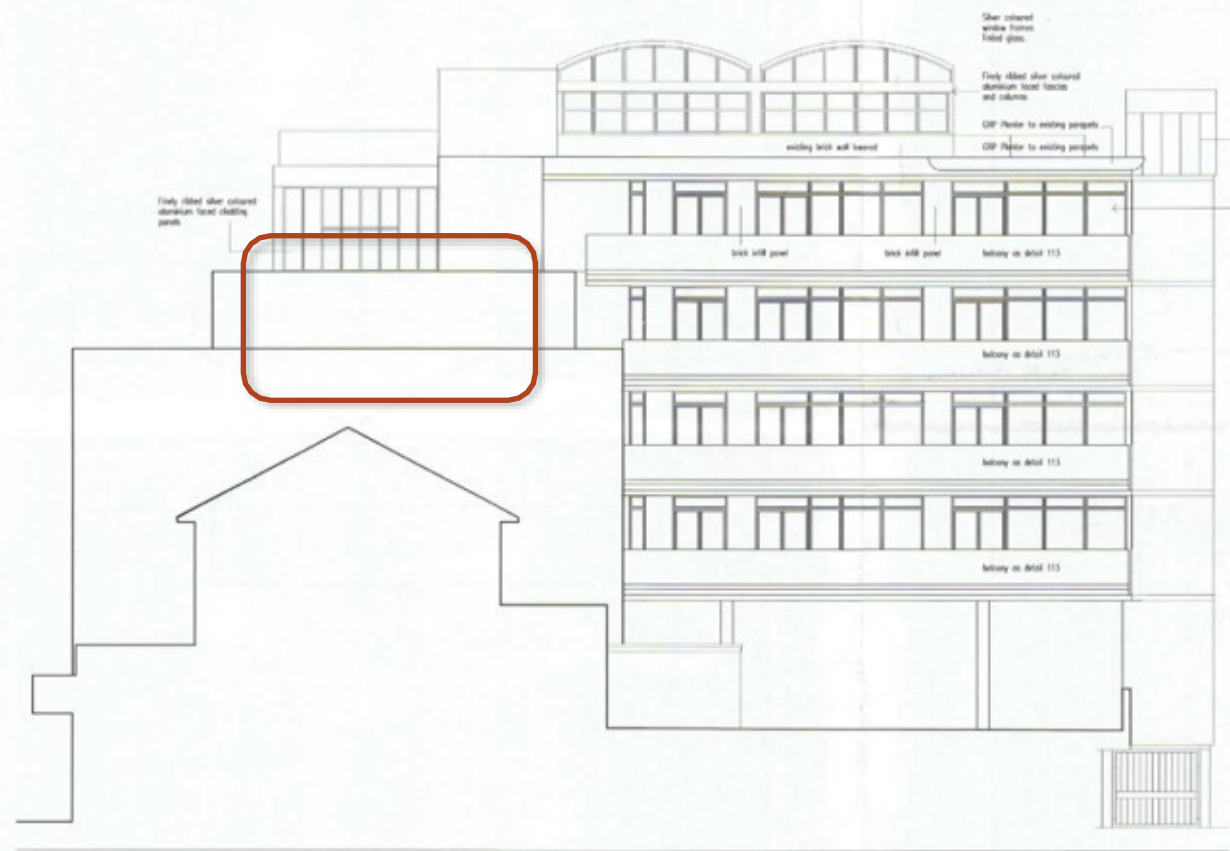


2.00 SITE ANALYSIS

2.05 PLANNING

- 2.05.01 The site is located in the Harborne Ward of Birmingham City Council. The local Development Plan does not highlight any specific policies relevant to the site. (<http://www.planvu.co.uk/bcc/index.php>). The images to the left are taken from the City's web site showing the Development Plan Proposals Map (bottom) and Strategic Housing Land Availability Assessment. (top)
- 2.05.02 The maps indicate that the site is in proximity to, but outside of, the Greenfield Road, Harborne Conservation Area.
- 2.05.03 The Birmingham Development Plan - Strategic Housing Land Availability Assessment 2018 identifies part of the site as available for housing. It is identified as site S310 and the notes relate to the 2017 consent for 12 apartments on Harborne Park Road.
- 2.05.04 The site does not contain any listed buildings or sit within the curtilage of a listed building.
- 2.05.05 The following page lists all planning applications for both sites (one fronting Harborne High Street and one fronting Harborne Park Road). The Harborne park road site shows the permissions for maisonettes over the high street frontage and parking access, followed by the more recent consent for 12 apartments. The high street applications relate to commercial signage and changes of commercial use.
- 2.05.06 Having received consent for 12 apartments our client has reviewed the viability of the whole site development. The combination of small residential numbers in this consent married with the commercial difficulties of maintaining retail functions in this location on the high street has led to reconsideration of the development on the site.
- 2.05.07 Midland Properties and Development (Birmingham) Ltd are a Harborne company and wish to see the continued success of Harborne as a local community and commercial entity. Given the broader changing face of retail and in particular in the carpet trade with increasing online sales, they wish to focus their business in the heart of Harborne, taking a more central location for a smaller showroom. Carpet rolls and preparation will be relocated to a non high street location. They then wish to convert the site to residential use. In so doing they aim to reinforce the success of the High Street proper and continue to support development in Harborne.

REFERENCE	TYPE	Sub_Cat	Received	LOCATION	DEV	Date_Accepted	AGENT	APPLICATION DECISION	Decision_Date
2002/03304/PA	Full Planning	Minor Other	25/06/2002	8-22 Harborne Park Road, Land at, Harborne	Installation of conveyor car washing centre	09/09/2002	RPS, Milford House, 260 Lichfield Road, Sutton Coldfield, West Midlands, B74 2UH	Withdrawn by Agent	27/02/2003
2004/05601/PA	Full Planning	Minor Dwellings	23/08/2004	Harborne Park Road, land to rear of Kings Arms Public House, Harborne	Erection of 6 apartments within 2/3 storey building, altered access to existing flats at first floor level above 334-344 High Street, and associated car parking	15/10/2004	Michael Edwards Associates, 3 Raglan Road, Edgbaston, Birmingham, B5 7RA	Approve subject to Conditions	08/12/2004
2005/00651/PA	Full Planning	Minor Dwellings	02/02/2005	Harborne Park Road, Land to the rear of Kings Arm Public House, Harborne, Birmingham	Erection of six apartments within a 3-storey building, altered access to existing flats at first floor level above 334-344 High Street and associated parking.	02/02/2005	Michael Edwards Associates, 3 Raglan Road, Edgbaston, Birmingham, B5 7RA	Approve subject to Conditions	05/10/2005
2010/02320/PA	Extend Time to Implement	Minor Dwellings	29/04/2010	Harborne Park Road, Land to the rear of Kings Arm Public House, Harborne, Birmingham, B17 0DH	Application for a new planning permission to replace an extant planning permission Ref: 2005/00651/PA in order to extend the time limit for implementation.	29/04/2010	Michael Edwards Associates, 3 Raglan Road, Edgbaston, Birmingham, B5 7RA	Approve subject to Conditions	15/10/2010
2013/08973/PA	Full Planning	Minor Other	04/12/2013	Land at rear of Kings Arms PH, Harborne Park Road, Harborne, Birmingham, B17 0DH	Erection of 3no. retail shop unit with 6no. 2 bedroom self contained flats above	04/12/2013	Michael Edwards Associates, Studio 17, Fazeley Studio, 191 Fazeley Street, Digbeth, Birmingham, B5 5	Withdrawn	24/01/2014
2017/07064/PA	Full Planning	Smallscale Major Dwellings	10/08/2017	Land To Rear Of Kings Arms PH, 4-22 Harborne Park Road, Harborne, Birmingham, B17 0DH	Erection of 12 flats, parking associated landscaping and access from Harborne Park Road	11/08/2017	Michael Edwards Associates, Unit 5 Birchy Cross Business Centre, Broad Lane, Tanworth In Arden, Soli	Approve subject to Conditions	30/11/2017
2019/04496/PA	Non Material Amendment	Smallscale Major Dwellings	30/05/2019	Land To Rear Of Kings Arms PH, 4-22 Harborne Park Road, Harborne, Birmingham, B17 0DH	Application for a non-material amendment to planning approval 2017/07064/PA for alterations to front elevation, addition of RWPs and gutters to elevations, additional AOV to staircase and amendment to apartment size	30/05/2019	D5 Architects LLP, 71-77 Coventry Street, Birmingham, B5 5NH	Approve	26/06/2019
1998/01345/PA	Full Planning	Certificate of Lawfulness	01/04/1998	334-340 High Street, Harborne, B17 9PU	Installation of new shopfront and roller shutters	15/04/1998	Liberty Shop Fitters, Unit 10 Granby Business Park, Granby Avenue, Garretts Green, Birmingham, B33 0	Refuse	26/08/1998
1998/01346/PA	Advertisement	Advert	01/04/1998	334-340 High Street, Harborne, B17 9PU	Display of internally illuminated fascia sign.	01/01/1901	Liberty Shopfitters, Unit 101 Granby Business Park, Granby Avenue, Garetts Green, Birmingham, B33 0T	Withdrawn Invalid Application	17/08/1998
2002/05933/PA	Advertisement	Advert	11/11/2002	344 High Street, Harborne, Birmingham, B17 9PU	Display of interally illuminated fascia and projecting sign	01/01/1901	Sigma Project Support Services, 261-263 Walsall Road, Perry Barr, Birmingham, B42 1TY	Withdrawn Invalid Application	02/01/2003
2002/05892/PA	Full Planning	Change of Use	11/11/2002	344 High Street, Harborne, B17 9PU	Change of use to personal training centre	11/11/2002	Mr Keith Alan Barker, 19 Wingfield Road, Great Barr, Birmingham, B42 2QB	Approve subject to Conditions	06/02/2003
2018/02640/PA	Full Planning	Minor Other	04/04/2018	344 High Street, Harborne, Birmingham, B17 9PU	Change of use from training centre to hair and beauty salon (Use Class Sui Generis) , installation of new shop front and retractable canopy	13/04/2018	Planning, Design&Build Ltd, 864 Washwood Heath Road, Ward End, Birmingham, B8 2NG	Approve subject to Conditions	08/06/2018
2018/02685/PA	Advertisement	Advert	04/04/2018	344 High Street, Harborne, Birmingham, B17 9PU	Display of 1 non-illuminated projecting sign	13/04/2018	Planning, Design&Build Ltd, 864 Washwood Heath Road, Ward End, Birmingham, B8 2NG	Approve Temporary	08/06/2018



2.00 SITE ANALYSIS

2.05 PLANNING

- 2.05.08 We note windows on the adjacent Techno House Development overlooking the site. We have reviewed the consented plans to establish the use for these windows in particular if they are primary windows on habitable rooms.
- 2.05.09 Planning consent 2001/02364/PA indicates that these rooms on level 04 are a lounge and bedroom. The plans and elevations do not indicate windows on this elevation but have perhaps been updated during the course of the planning determination to include these. We have assumed therefore that these are secondary windows serving each of these rooms.



Appendix 1 Car parking standards and guidance

Maximum standards for major land uses

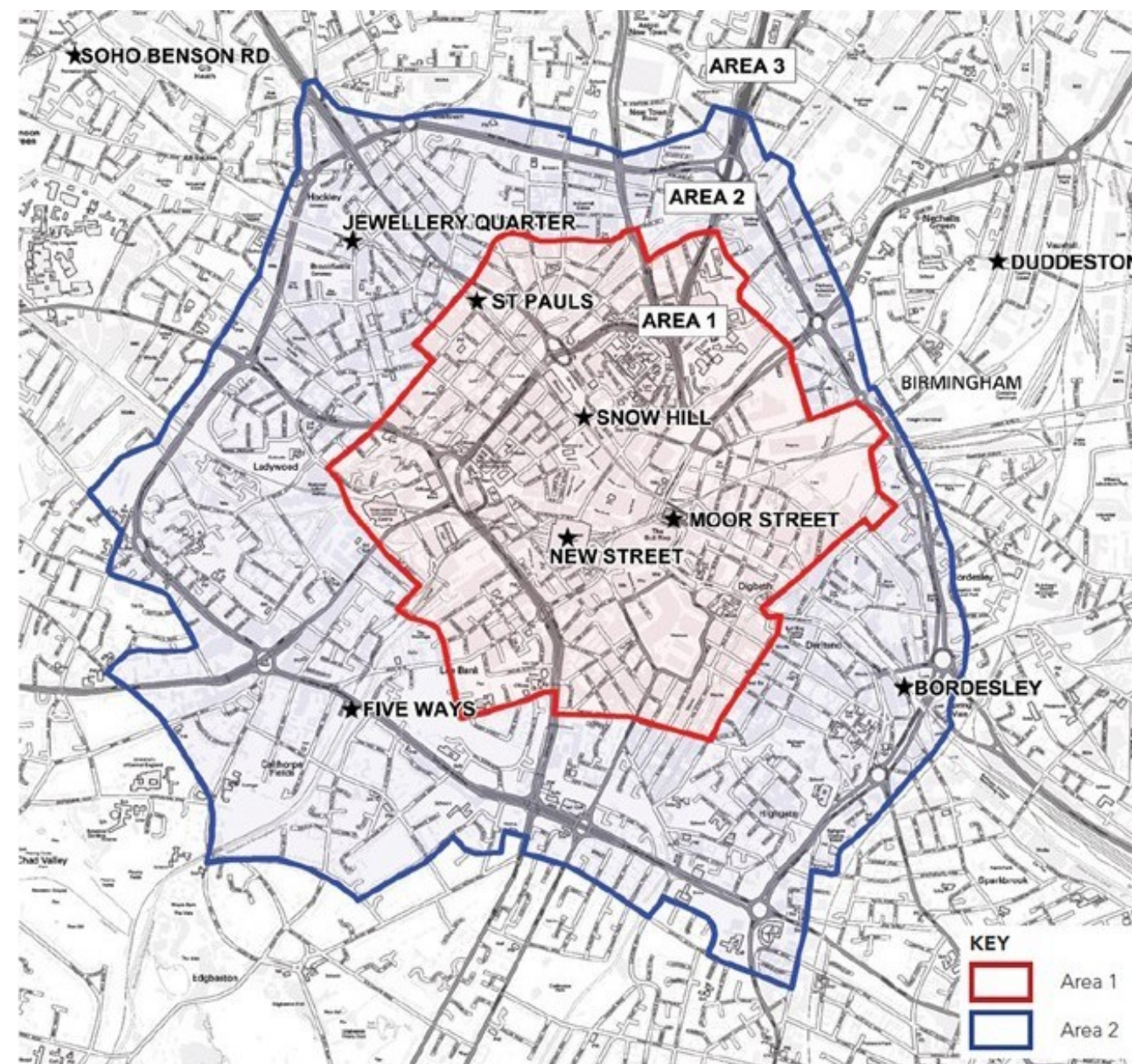
Use	Standard	Additional considerations
1. Residential, including flats and apartments (Use Class C3).	Area 1:1 space per dwelling. Area 2:1.5 spaces per dwelling. Area 3:2 spaces per dwelling.	<p>This standard should be seen as an average which the City Council will seek to achieve across each Area as a whole.</p> <p>The level of parking provision appropriate to any individual proposal will be assessed in the light of this standard, but will also take into account the circumstances of the particular scheme, including in particular:</p> <ul style="list-style-type: none"> * The size of the dwellings proposed. * The proximity of facilities such as schools, shops or employment areas. * The availability of on-street and off-street public car parking in the area. * The width of the highway, and its capacity for safe on-street parking in front of dwellings. * The likelihood that any existing on-street parking problems will be made worse and adding to congestion. * The availability of public transport provision and desire to achieve wider sustainability objectives.

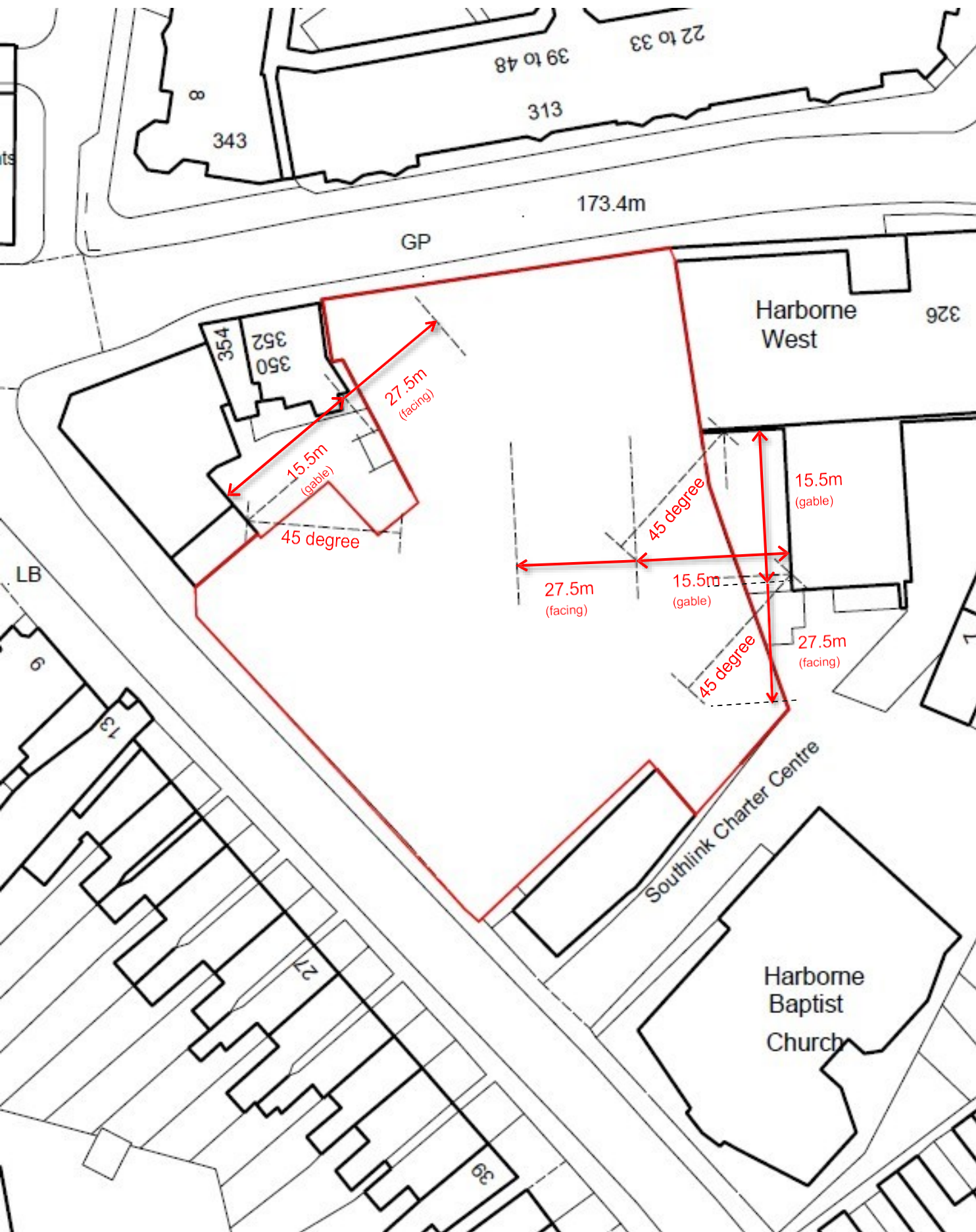
2.00 SITE ANALYSIS

2.05 PLANNING

2.05.08 The site is located in area 3 as identified in the city's parking guidelines. Maximum parking is identified as 2 spaces per dwelling. Midland Properties and Development (Birmingham) Ltd are looking to develop a car free site (zero parking) given the location and close proximity to local amenities and public transport. We appreciate that any planning application would need to be supported by a Transport Assessment in support of this.

2.05.09 There are currently 7 parking bays and 6 no garages located in the rear service yard. These would be removed as part of the proposals.





3.00 SITE CONSTRAINTS AND OPPORTUNITIES

3.01 IMPACT OF ADJACENT USES

3.01.01 Residential developments in Birmingham City Council need to follow the guidelines Setout in the city's 'Places for Living' document published in March 2001. This document review residential character and scale. It establishes numerical standards for letting out residential development:

- 21m between building faces for 2 storey dwellings and 27.5m for 3 storeys and above and /or where main living room/kitchen windows above ground level overlook existing conventional dwellings. The separation distance should be increased by 2 metres for every 1 metre rise in ground level between new and existing dwellings. This standard will be more strictly applied at the rear rather than the front.
- Single storey development is not so critical in terms of overlooking from upper storeys and will be judged on its merits.
- 5m per storey set back where new development with main windows overlooking existing private space is proposed. This applies independently of the minimum spatial separation requirement.
- 12.5m minimum distance between windowed elevations and opposing 1 and 2 storey flank walls.
- 15.5m for 3 storey flank walls. Where a flank wall will be situated at a higher level than a windowed elevation, the separation distance should be increased by 1metre for every 1 metre change in ground level.

3.01.02 The above document also reiterates that the 45 degree code needs to be applied to residential developments. This code protects right to light for adjacent buildings. Where there is any doubt about the ability to protect neighbouring rights to light, a Rights of Light surveyor should be appointed.

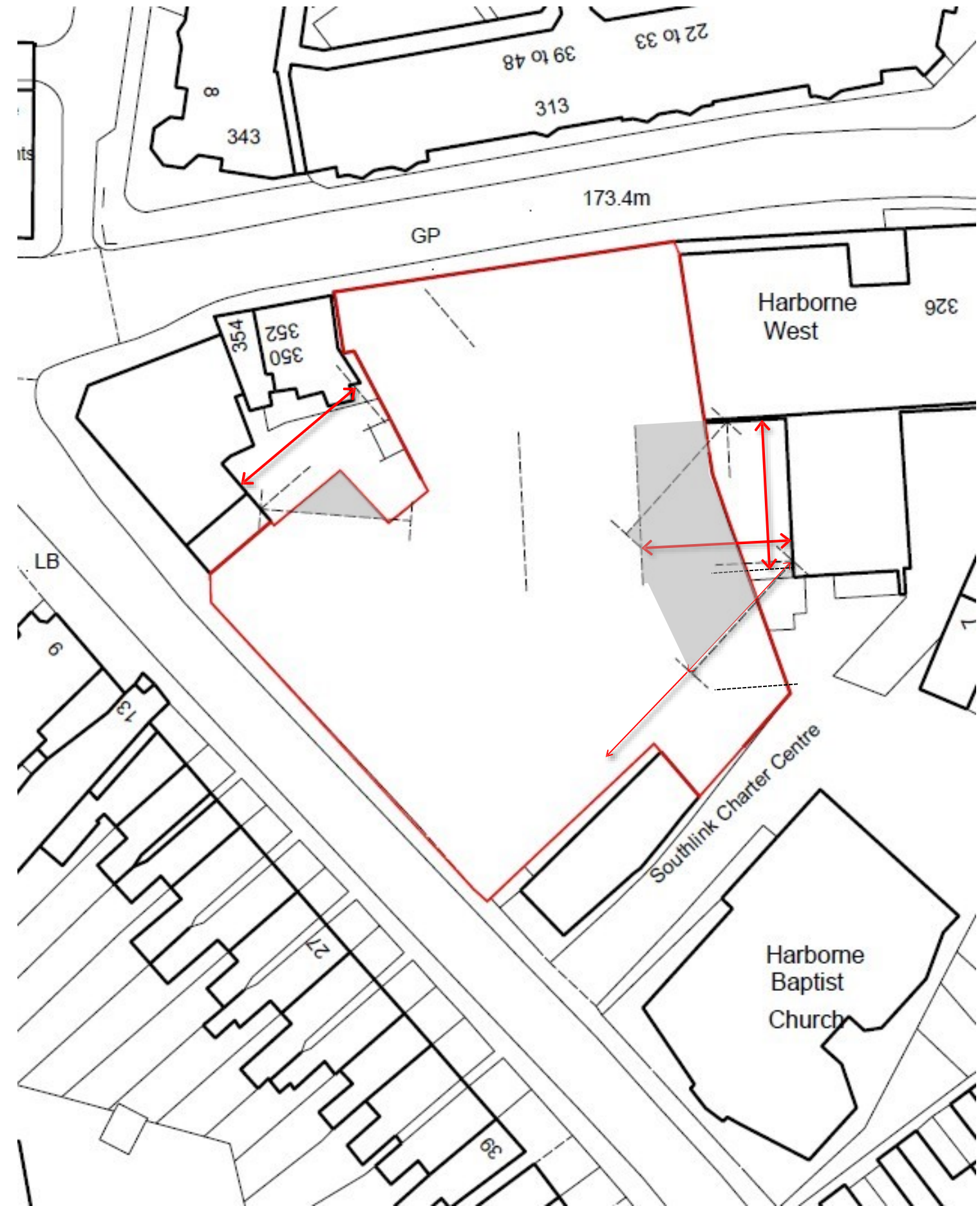
- An imaginary line is drawn at an angle of 45o from the nearest front or rear window of the house/flat that may be affected by the new building work. This window must be the main source of light to a 'habitable room'.
- Habitable rooms include living rooms, bedrooms, kitchens and conservatories but do not include rooms such as bathrooms, utility rooms, halls, landings or garages.
- The new building work should not cross this 45o line. If it does, the new building/ extension would affect the outlook and daylight of the neighbour.

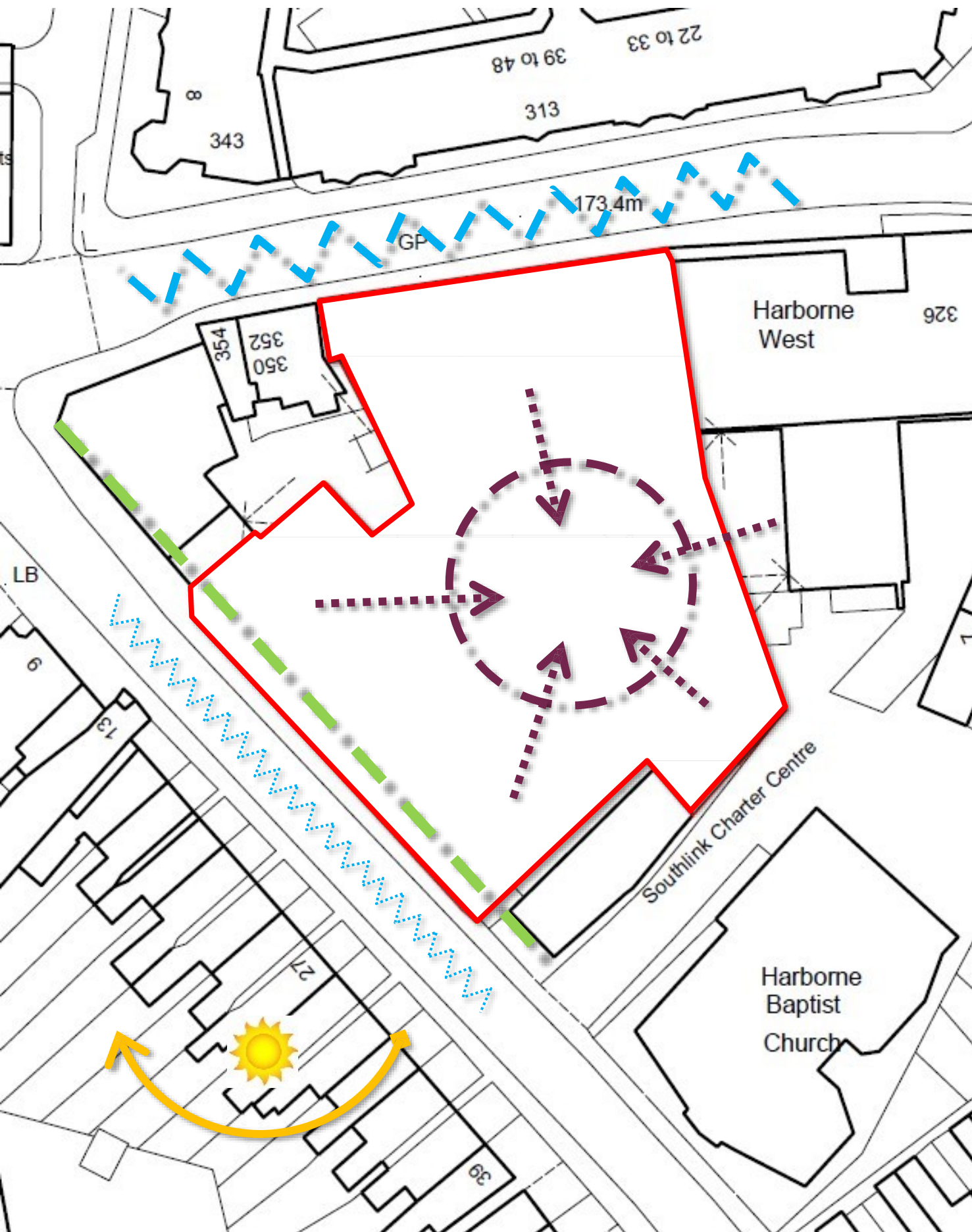
3.01.03 The following page demonstrates how these guidelines impact the site considering 'face to face' habitable rooms and 'face to gable' alternative.

Development restrictions—facing windows



Development restrictions—gables








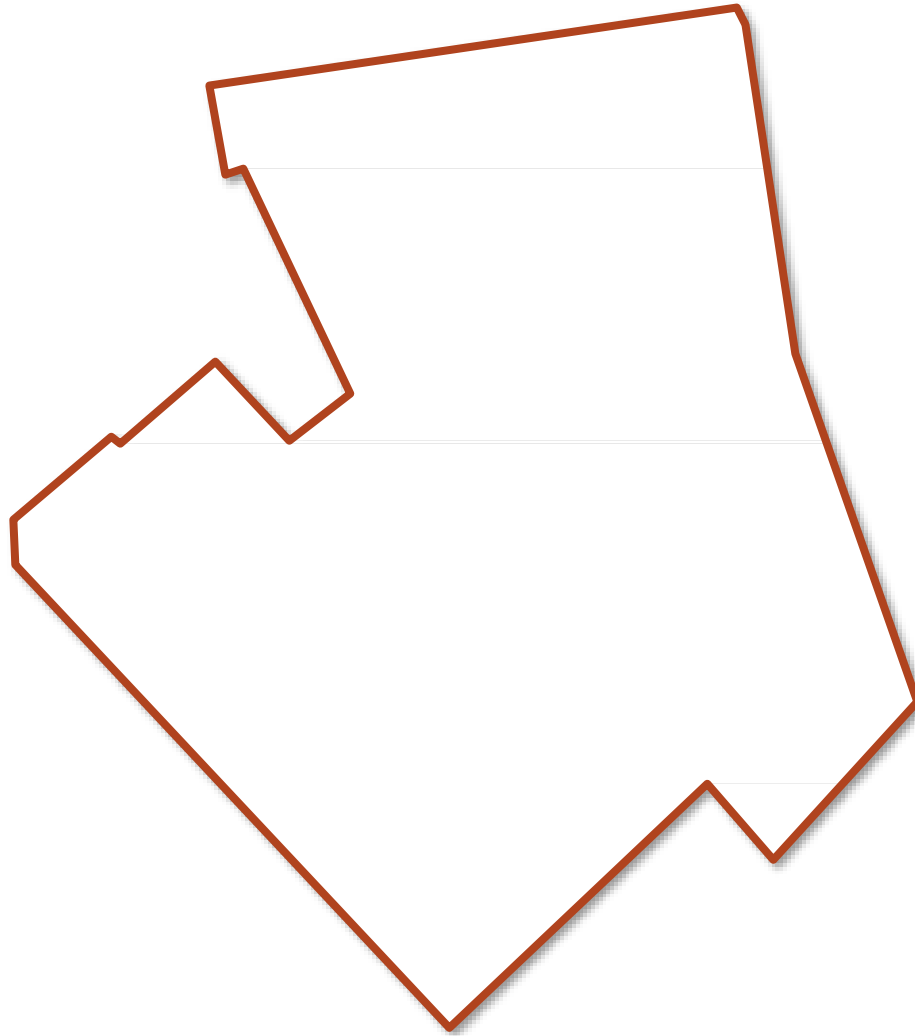


3.00 SITE CONSTRAINTS AND OPPORTUNITIES

3.02 SITE EVALUATION

- 3.02.01 The site is bounded to the north and west by busy roads including the top end of Harborne High Street and on approach to a junction. Acoustic survey has been carried out on Harborne Park Road and demonstrates measures that would need to be taken to create a habitable internal environment. Survey would need to be produced for Harborne High Street.
- 3.02.02 On Harborne Park Road an existing building line is established on the new corner residential development and the existing hall and church. We would suggest that this line should be respected with any future development and provides a privacy buffer to low level residential units.
- 3.02.03 The massing of the development should respect the sun path and minimise overshadowing within the communal space to provide good amenity to existing and new development.
- 3.02.04 There is potential for a central space that responds to both new and existing residential developments. This can be adopted to create pleasant and open central amenity space.

-  SITE BOUNDARY
-  POTENTIAL NOISE SOURCE
-  POTENTIAL CENTRAL AMENITY SPACE (Shared by adjacent development)
-  EXISTING BUILDING LINE
-  SUN PATH




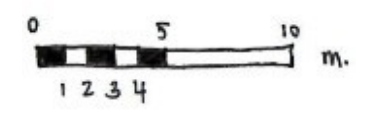
4.00 DEVELOPMENT PROPOSALS

- 4.01** The following pages demonstrate a residential development comprising 3 individual building. Buildings vary in scale in relation to their setting. Total number of units proposed is 88 made up of a mix of 1 bed and 2 bed apartments designed to meet the Nationally Described Space Standards. The proposals comprise 75% one bed and 25% 2 bed apartments.
- 4.02** The northern most building fronts onto Harborne High Street. It is designed to match in height with the adjacent residential conversion and follows the same language of upper floors stepping back from the street to lower the apparent height when viewed from the street. The building is proposed as 5 storey on the street (to approximately match the 4 commercial storeys of the adjacent building) followed by 2 storeys set back and a further storey set back again. This follows the language of the adjacent residential building.
- 4.03** To the south is a small 3 storey building. The height of this building is kept to a minimum to minimise impact on the adjacent church and hall.
- 4.04** The western building fronts onto Harborne Park Road. In line with the current consented building this is proposed as 3 storey on the street elevation. We then propose a set back 4th storey overlooking the new courtyard. This 4 storey building will match in height with the adjacent residential building on the corner of the high street and Harborne park road.
- 4.05** We have been cognisant of privacy and overlooking in the design and have indicated on plan walls or elements of walls which will be designed without habitable rooms/ windows. This ensures privacy to adjacent developments.
- 4.06** We envisage that the primary palette of materials on the buildings will be brick. At upper levels on the northern building there would be an opportunity for a change in material, possibly aluminium or flat panel cladding. This would be in keeping with the adjacent residences and others further towards Lordswood Road.
- 4.07** Following pages demonstrate plans, street massing and massing in the new central courtyard.

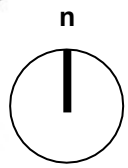


Note:
All sketches based on OS data


 Gable/ wall without habitable rooms/ windows

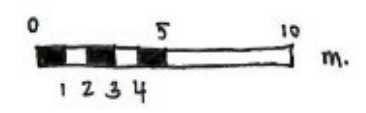


Level	1 Bed	2 Bed	Total
00	15	3	18
01	15	5	20
02	15	5	20
03	9	4	13
04	6	2	8
05	3	1	4
06	3	1	4
07	0	1	1
Total	66	22	88
Mix	75%	25%	



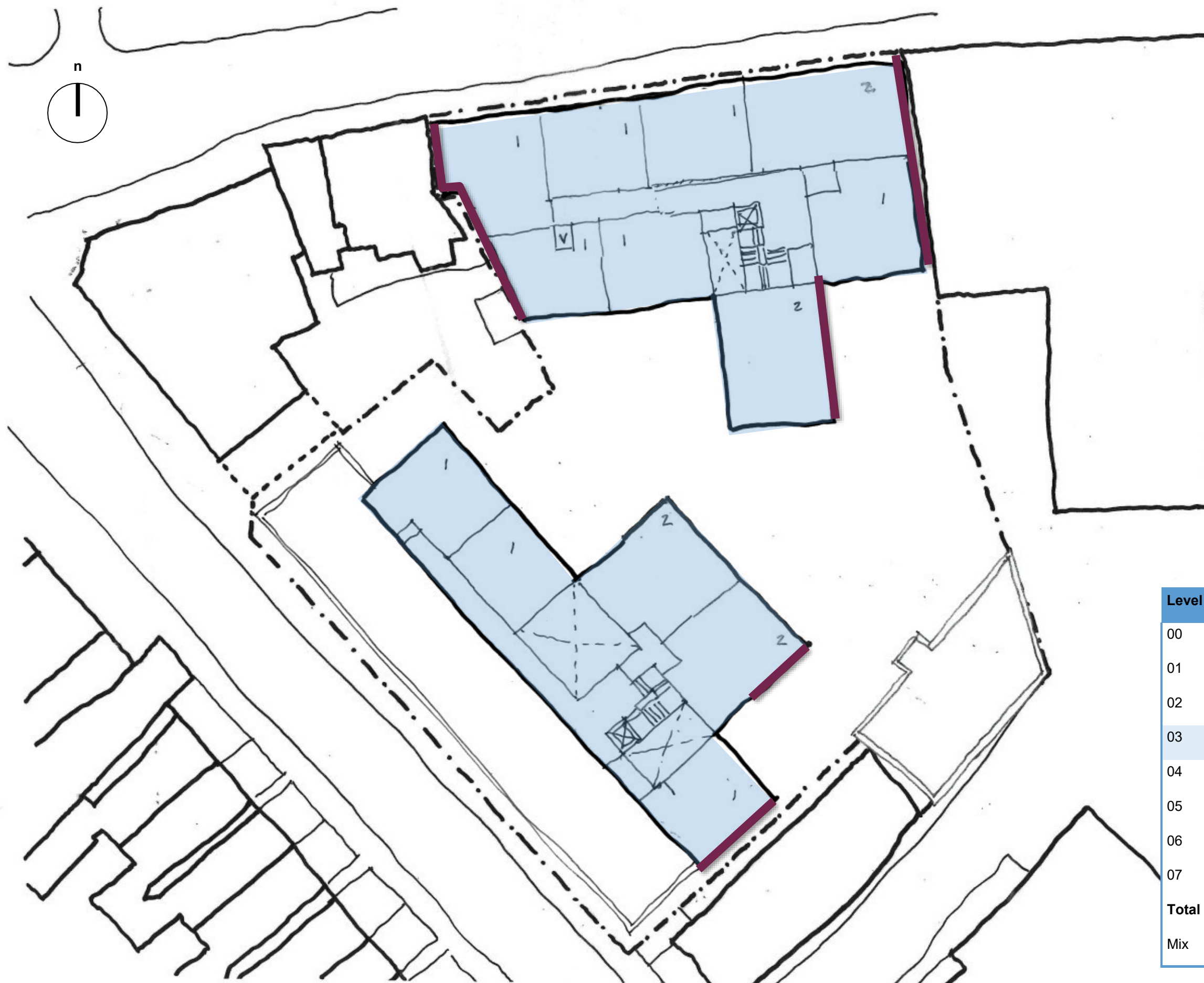
Note:
All sketches based on OS data

 Gable/ wall without habitable rooms/ windows



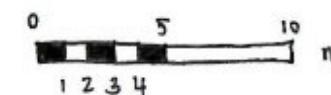
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05	3	1	4
06	3	1	4
07	0	1	1
Total	66	22	88
Mix	75%	25%	



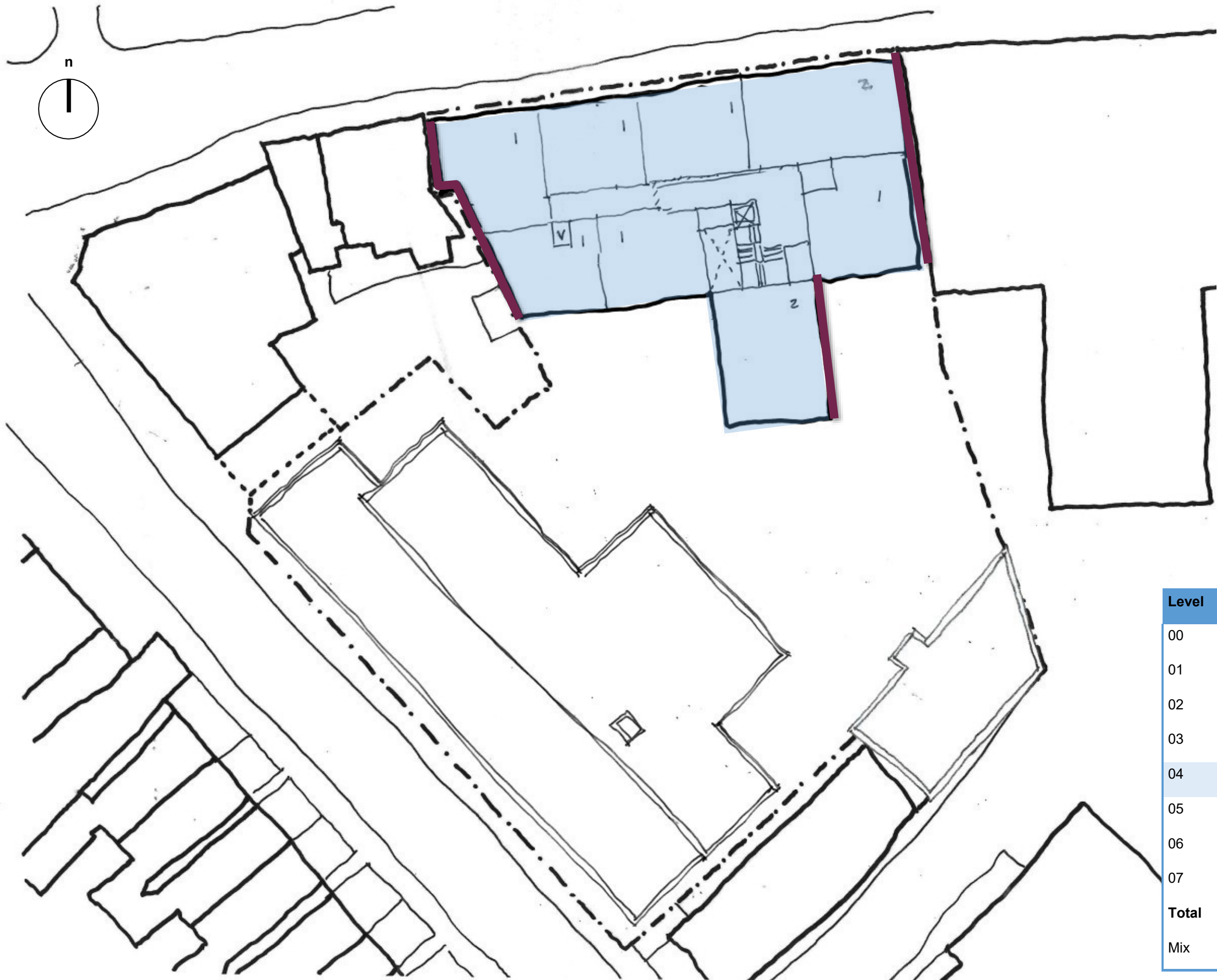


Note:
All sketches based on OS data


Legend:
Gable/ wall without habitable rooms/ windows

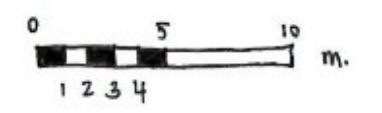


Level	1 Bed	2 Bed	Total
00	15	3	18
01	15	5	20
02	15	5	20
03	9	4	13
04	6	2	8
05	3	1	4
06	3	1	4
07	0	1	1
Total	66	22	88
Mix	75%	25%	



Note:
All sketches based on OS data

 Gable/ wall without habitable rooms/ windows




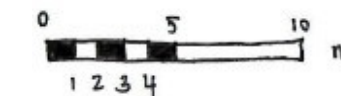
Level	1 Bed	2 Bed	Total
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05	3	1	4
06	3	1	4
07	0	1	1
Total	66	22	88
Mix	75%	25%	



Note:

All sketches based on OS data

 Gable/ wall without habitable rooms/ windows



Level	1 Bed	2 Bed	Total
00	15	3	18
01	15	5	20
02	15	5	20
03	9	4	13
04	6	2	8
05	3	1	4
06	3	1	4
07	0	1	1
Total	66	22	88
Mix	75%	25%	

Stage One Report

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Harborne High Street/ Harborne Park Road

Midland Properties and Finance (Birmingham) Ltd


OFFICIAL

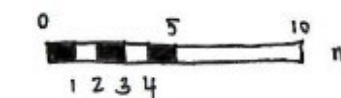




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All sketches based on OS data

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00	15	3	18
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Stage One Report

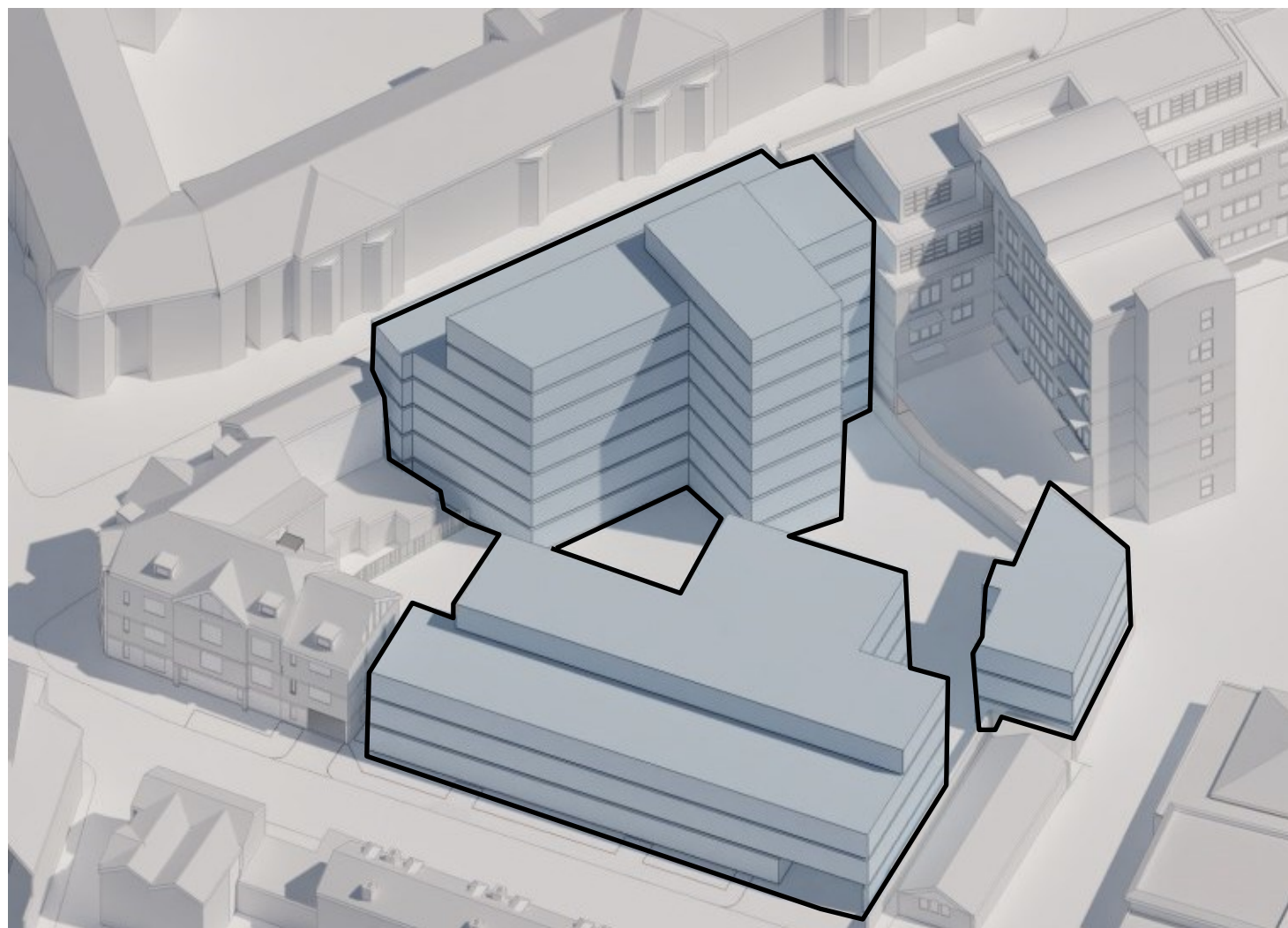
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Harborne High Street/ Harborne Park Road

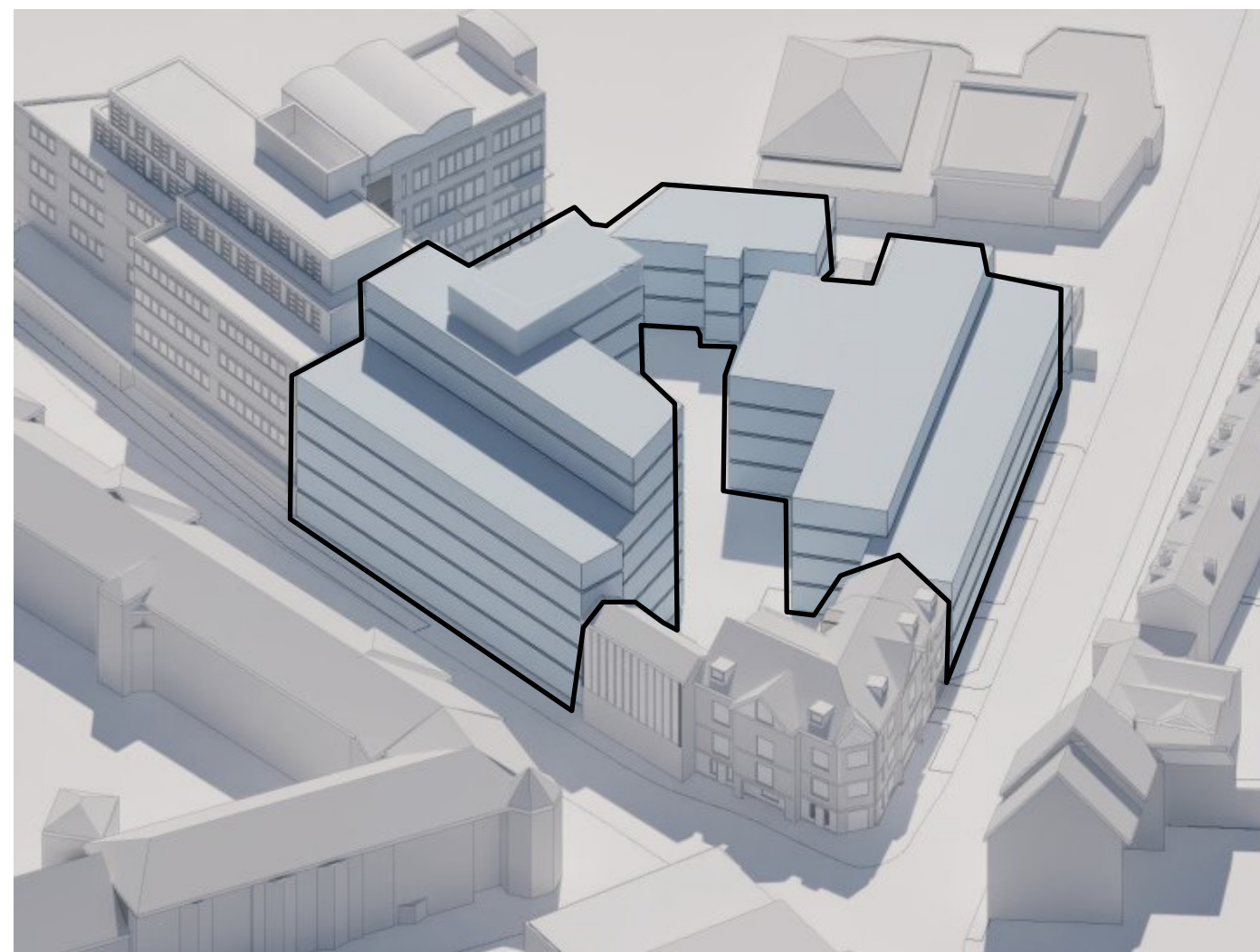
Midland Properties and Finance (Birmingham) Ltd

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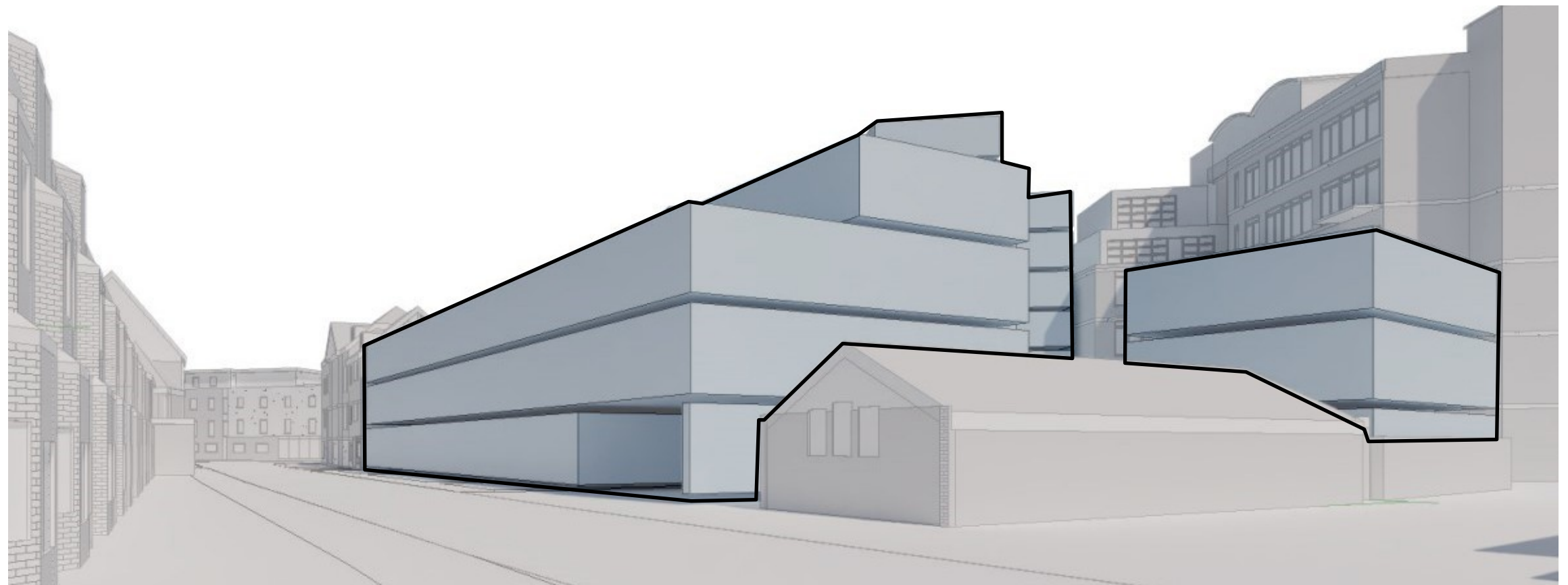




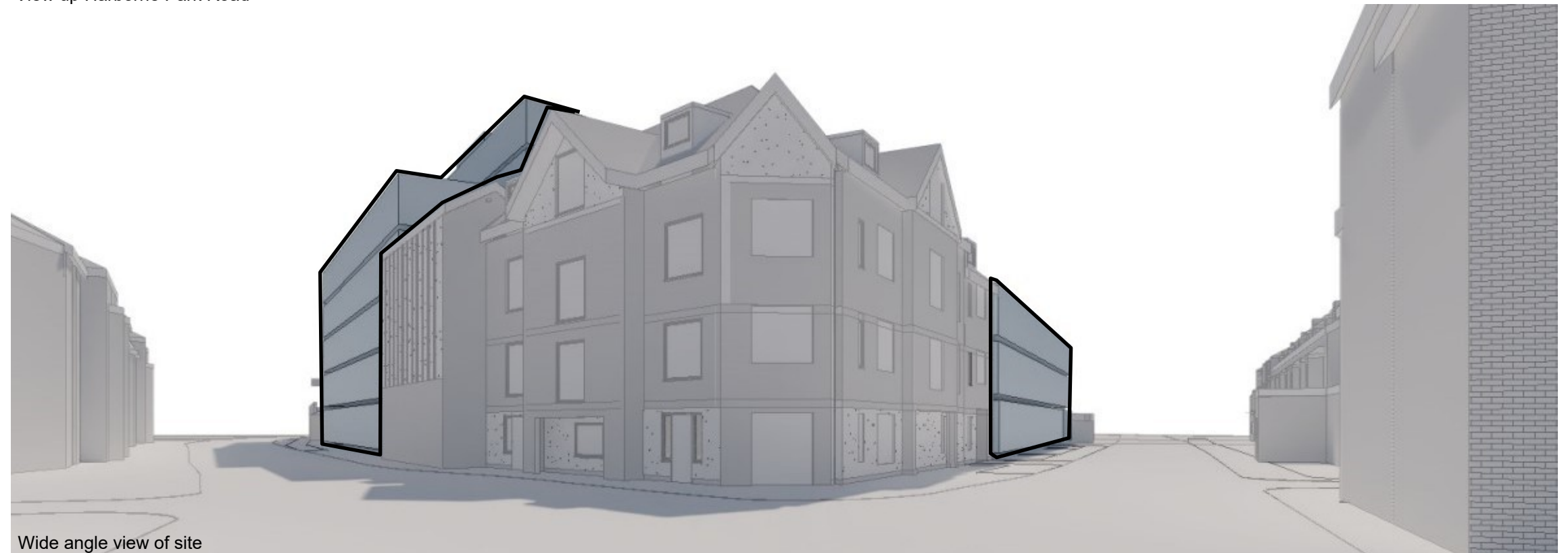
Aerial View 01



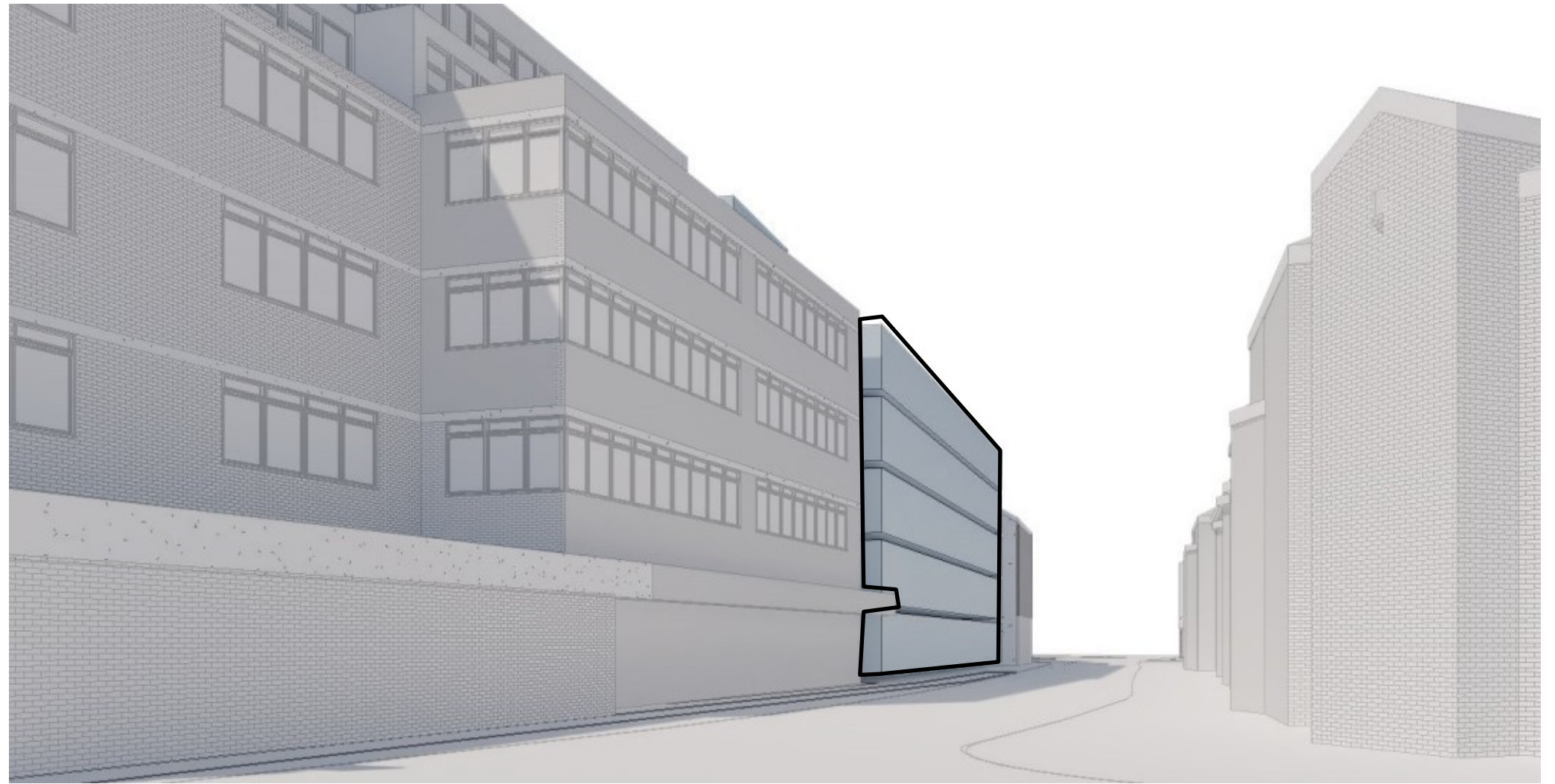
Aerial View 02



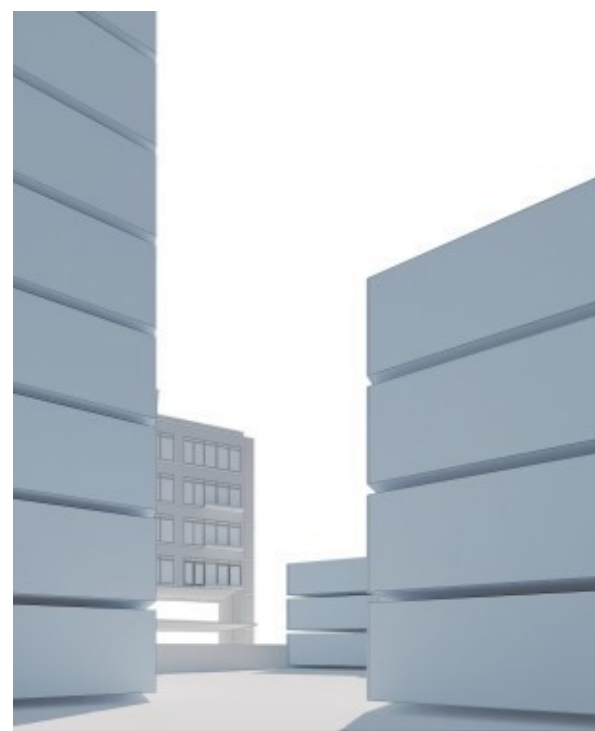
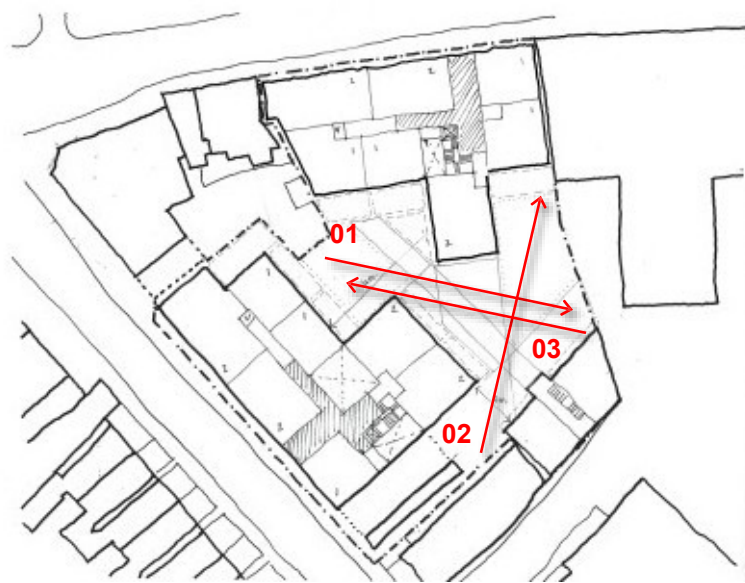
View up Harborne Park Road



Wide angle view of site



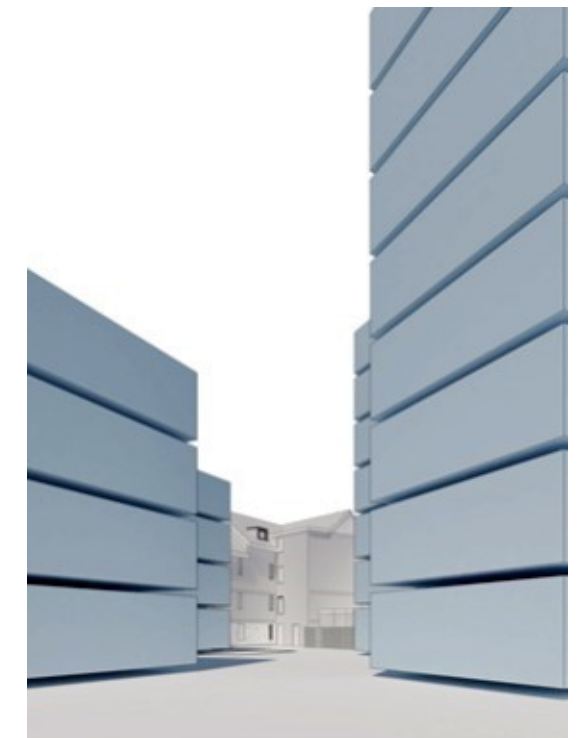
View up Harborne High Street



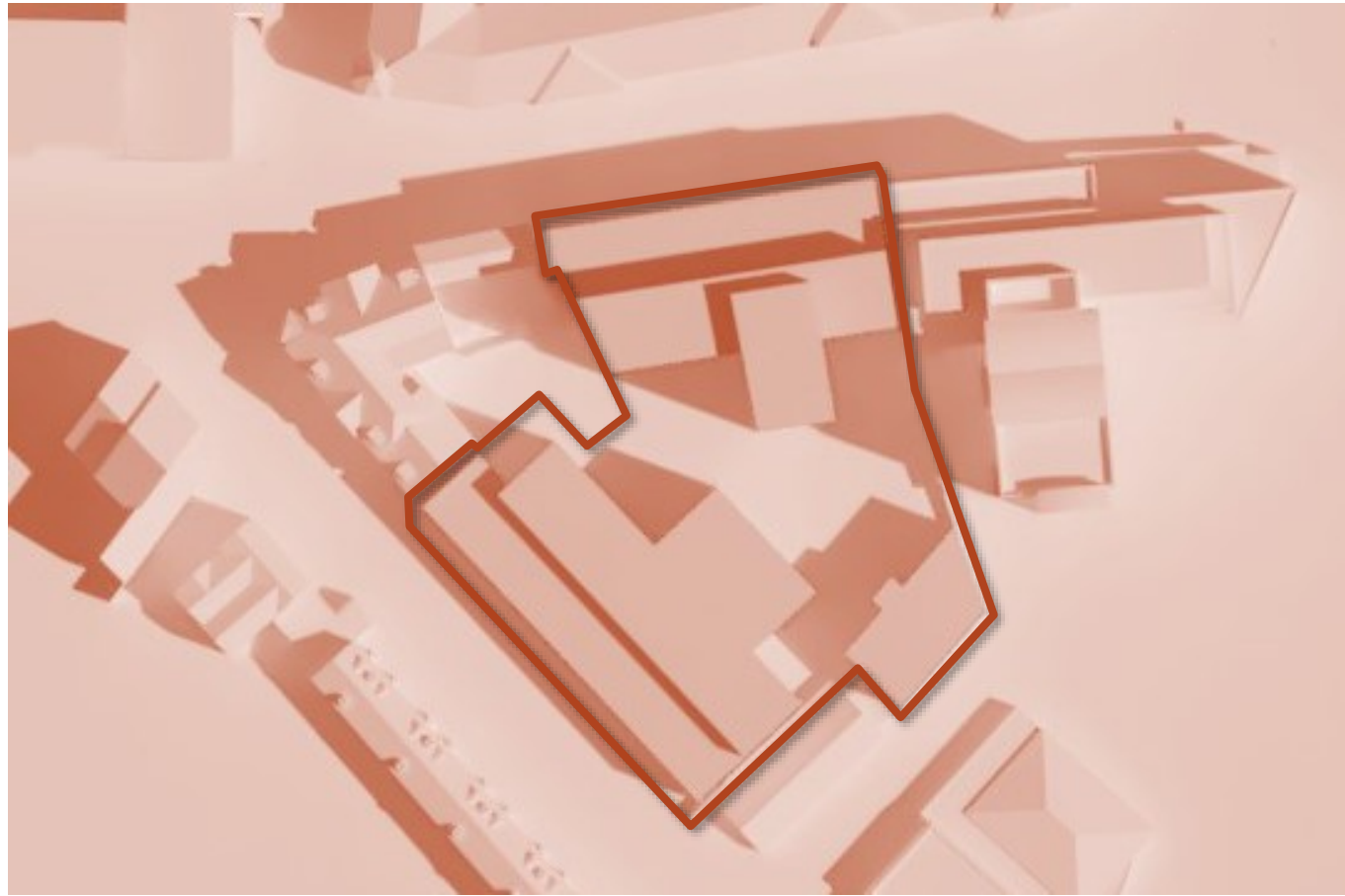
View 01



View 02



View 03



5.00 CONCLUSION

- 5.01** Midland Properties and Development (Birmingham) Ltd are a Harborne based business currently operating from the development site. The directors also own and operate Midland Carpets and Furnishings Ltd located on the site. They are keen supporters of the local area and community and wish to remain operating in the vicinity.
- 5.02** Currently their carpet business is not thriving in its current location and they are seeking new premises located more centrally on the high street for the show room element of their carpet business. Given that they have been unable to let the other commercial units within the development site for several years, they are now seeking to develop the entire site for residential use.
- 5.03** They currently hold an extant consent for 12 apartments on the Harborne Park Road side of the site but believe they can achieve a more commercially viable development by considering the development site as a single larger development.
- 5.04** This study shows our approach to scale and massing to respond to both street frontages and push the taller mass of the development to the centre of the site. Heights have been established by adjacent residential developments.
- 5.05** Given the proximity to Birmingham university and Queen Elizabeth Hospital our client has been advised that there is a strong market for one bed apartments for young and training professionals and post graduate students.
- 5.06** We believe that the proposed development would enhance the local setting and provide a safe and attractive place to live. The private rear courtyards would be well provided with passive overlooking creating an attractive mix of communal hard and soft landscaping.