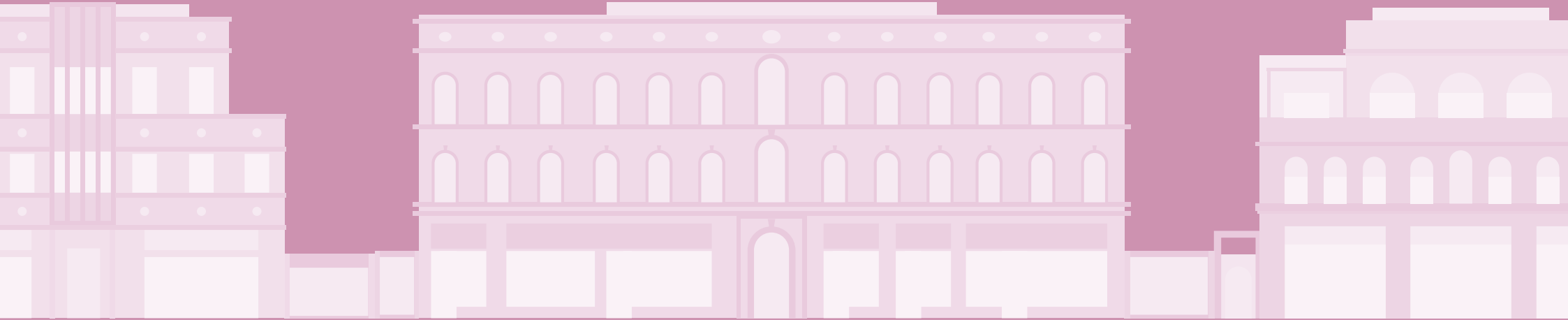


Taif Highlands

Architectural Design Guidelines



Application Handbook - Low-rise Buildings





Taif Highlands Architectural Character Area



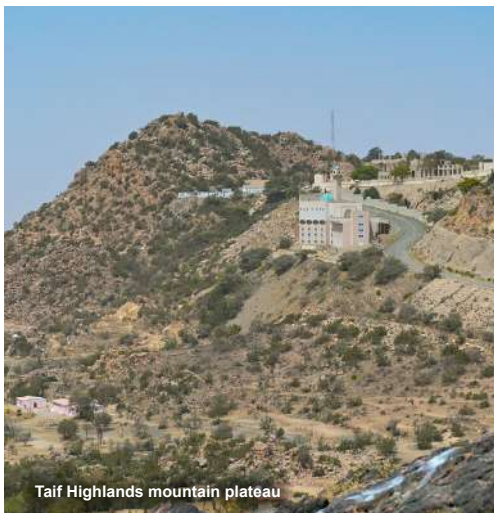
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Application Handbook - Low-rise Buildings

Taif Highlands - Architectural Design Guidelines



Taif Highlands mountain plateau



Shubra Palace, Taif

I Introduction

The purpose of this document is to help designers and builders of low-rise mixed-use buildings apply the architectural character of Taif Highlands to their projects.

Situated in the Hejaz Mountains, Taif enjoys a temperate climate and fertile conditions that have long made it attractive for settlement. The main architectural source for the architectural character of Taif Highlands are the grand mansions that represent the city's prosperity and popularity. They feature the careful, symmetrical composition of facades, with rounded arches, decorative stucco elements, window dressings, cornices and moldings. They are large, free-standing buildings, often with more than one visible facade, anchoring their local context. A transitional period of early modern architecture is also strongly evident in Taif. With its flowing lines, rounded corners and overall symmetry, it bears a compatibility in style with the mansion type.

The application of this character to low-rise buildings will require careful synthesis, as the overall proportions and their urban configuration

differ. However, certain compositional rules can be generalized for a coherent approach to design in Taif.

This handbook is a supplement to the Taif Highlands Architectural Design Guidelines. Designers are recommended to read the full version of the Architectural Design Guidelines to gain a comprehensive understanding of all aspects of the character. Please also consult regulating plans that may describe which styles are applicable to your project area.

To access these resources please use the links below.



Link to Full
Guidelines



Link to Regulating
Plans



Example of elevation of low-rise mixed-use building in Taif Highlands

II Low-rise buildings

Low-rise buildings form a large proportion of the built environment across the Kingdom, and strongly influence people's experience and the character of a place.

Ranging from 1-4 stories, typically in a linear arrangement along roads and accommodating a range of uses, low-rise buildings are a common building type found everywhere. Addressing their design is an important part of the implementation of the architectural design guidelines.

This building type emerges predominantly from contemporary development patterns: larger rectangular plots of land typically accessed by car from a street on one edge, and interfacing with adjacent properties on the other boundaries. These buildings tend to exhibit a horizontal, rectilinear form and a clear orientation to the street, with distinct sides and backs. This introduces inherent differences from historical building types that are the source of architectural characters, and is a primary challenge to their implementation, to be addressed in the compositional rules of this handbook.

Low-rise mixed-use buildings

Low rise mixed-use buildings are usually subdivided into multiple units that often create a diversity to the facade, particularly where the ground floor use is commercial or retail.

The establishment of a consistent character for the whole building is another important objective of this handbook. This extends to the neighborhood: the consistent character of the streetscape, and the support of the public realm in conjunction with other low-rise buildings is a high priority.

Low-rise apartment buildings

Where low-rise buildings are primarily comprised of apartments, the relationship between public and private spaces become paramount. In addition to the low-rise building application guidelines, please also observe the guidelines focused on apartment buildings, in Appendix A.

This handbook will implement the Taif Highlands Architectural Design Guidelines in low-rise building types by harmonizing the needs described above with the requirements of the guidelines.

III How to use the guidelines

Follow these instructions to create a building that supports the architectural character of Taif Highlands.

- 1 Consult the regulating plan to determine which architectural style options (Traditional, Transitional, or Contemporary) are permitted at your project location.
- 2 Select from the permitted architectural styles, and review the list of general guidelines on the style start pages (Pages 5, 6 and 7).
- 3 Assess your design according to each of the 5 guideline categories:

- **Composition:** does your building massing and facade design follow compositional principles? (Section 2)
- **Elements:** do the individual parts of your building properly interpret the architectural character for your style? (Section 3)
- **Materials and colors:** does your building use acceptable materials and colors in the proportions defined? (Sections 4)
- **Patterns:** do any elements show inspiration from local craftsmanship and culture? (Section 5)
- **Public realm:** does your building contribute to the quality and character of the street and the neighborhood? (Section 6)
- **Dos and don'ts:** have you avoided common mistakes that lower the quality and character of buildings? (Section 7)
- **Worked examples:** these are illustrations showing one possibility of how the guidelines can be applied, provided for inspiration. (Section 8)

- 4 Throughout the document, **mandatory guidelines** for each character style will be marked with the following symbols. Where a guideline is mandatory for all styles, all three symbols will be present:

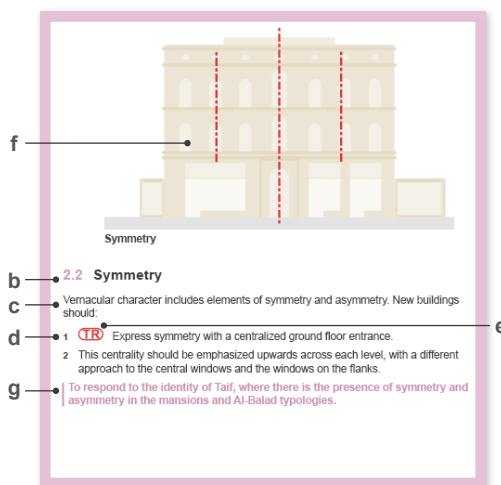
TR Mandatory for Traditional style

TN Mandatory for Transitional style

C Mandatory for Contemporary style

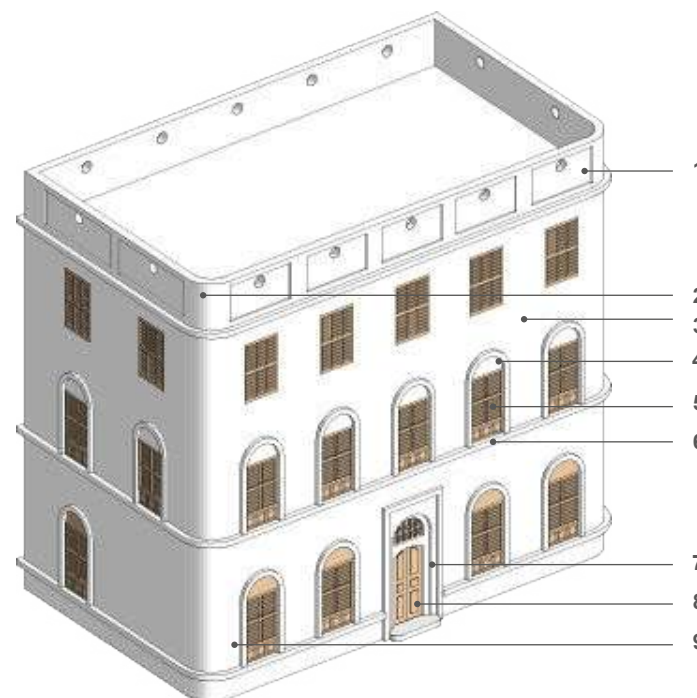
- 5 Guidelines are organized according to the following parts:

- a. Section heading:** identifies the general guideline category
- b. Header:** identifies the guideline topic
- c. Description:** expands upon the topic
- d. Instructions:** provides rules and design principles to observe
- e. Mandatory symbol:** indicates high priority guidelines that must be complied with
- f. Illustration:** non-regulatory diagrams that help visually explain guidelines
- g. Rationale:** objective of the guideline, to allow for alternative approaches to fulfillment.



Typical guideline structure.

The illustration below is a general character reference model taken from the Taif Highlands Architectural Design Guidelines and is labeled to indicate the summarized key features of the Taif Highlands architecture.



Key features:

- 1 Flat parapets with elliptical or circular openings
- 2 Rounded corners and corner chamfers
- 3 Buildings are traditionally rendered white or off-white
- 4 Arch top windows and recesses
- 5 Timber windows, shutters and decorative panels

- 6 Projecting window surrounds, cornices and bands
- 7 Decorated and double-recessed main entrances
- 8 Symmetrical building forms with occasional asymmetry
- 9 Formal compositions on front facades
- 10 Rare use of single-level projecting timber roshan



Traditional **TR**

The most conservative and faithful effort at interpreting traditional architectural form.

START AT PAGE 5



Transitional **TN**

A style suitable to help create gradual transitions between areas of different character style.

START AT PAGE 6



Contemporary **C**

This style keeps the essence of the architectural character that makes it distinct from contemporary architecture of other places.

START AT PAGE 7

1.0 Traditional style

Start here to review the general guidelines of the traditional style low-rise buildings.

Traditional style buildings should observe as many architectural design guidelines as strictly and as faithfully as possible. The traditional style is suitable for projects near heritage assets and parts of town closer to historic cores.

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the Traditional style to low-rise buildings are shown on this page.

COMPOSITIONAL RULES

2.2 Symmetry

Express symmetry in the primary facade, with a centralized ground floor entrance.

Central axis should be emphasized on upper levels with special features. The side flanks should generally be mirrored across the central axis.

To maintain a sense of symmetry, solid walls may feature blind openings to maintain the rhythm and pattern of the facade.

2.3 Solid facades

Express solid form with regular formal openings; space window openings evenly.

Typically use windows with upright proportions.

2.4 Vertical bays

Window bays on typical floors should be aligned with each other along their central axis.

Wall piers on typical floors should be aligned with each other on their central axis.

2.5 Horizontal articulation

Use horizontal corning bands aligned with window sills, floor lines and parapets.

Use horizontal articulation to reinforce the legibility of a clear base, middle and top of the building

2.6 Base details

The base of the building should be emphasized through the use of a large ornate central entrance way flanked with well proportioned shop fronts to both sides.

A simple protruding base detail can also help to clearly demarcate the base.

2.7 Arched openings

Use round arches on windows and entrance doors on both front and side facades. Shop windows should not have arches.



2.2 Symmetry



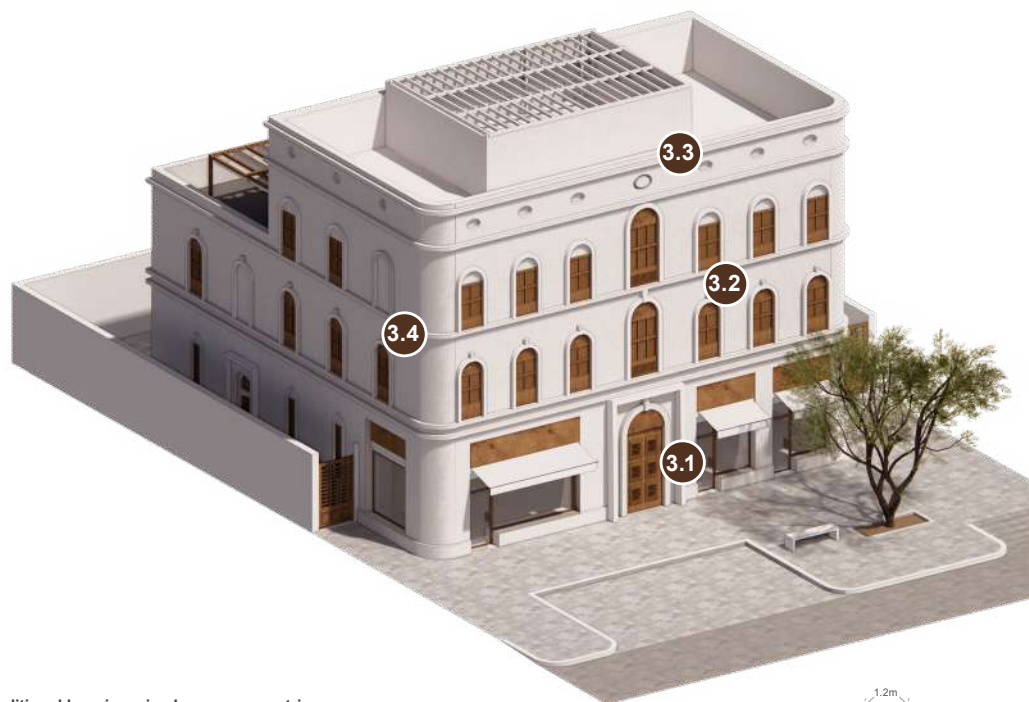
2.3 Solid facades



2.4 Verticality of bays



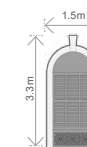
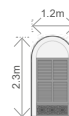
2.5 Horizontal articulation



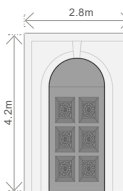
Traditional low-rise mixed-use axonometric



Traditional low-rise mixed use front elevation



3.2 Windows



3.1 Entrance door

TRADITIONAL ELEMENTS

3.1 Doors and entrances

The primary entrance should be central to the facade, clearly marked and receive special design attention. It should incorporate rounded arched tops with surrounding decoration and articulation.

Entrances to shops should be glazed with a simple timber frame and screen. Secondary entrances (such as for deliveries and services) should be set back from the main facade.

3.2 Windows and openings

Window design should be faithful to the Taif mansion typology; using arched windows and frames.

They should incorporate local patterns and colors in decorative panels and be constructed using traditional craftsmanship where feasible.

Windows should be evenly spaced and symmetrically composed.

3.3 Rooftop elements

Parapet ornamentation should align with the windows below and should incorporate continuous horizontal banding and cornices. For service access and amenity space parapets should be high to provide privacy.

Use circular or elliptical openings in parapets. These can be set within rectangular recesses bordered by cornice banding.

3.4 Other elements

Rounded arches should be used in windows and doors. Building corners should be rounded.

Walls accommodating secondary entrances, which meet the public realm, should be made of the same material as the base of the building.

Vehicular gates should use vertical shutters with pattern, finish, and panel proportions compatible with traditional storefront shutters.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The colors used should be consistent with the Taif Highlands architecture. For appropriate colors refer to Section 4 of this handbook. Accent colors should not comprise more than 10% of the facade area.

4.2 Materials

The primary wall surface, windows, doors and shutters should use traditional materials. Please refer to Chapter 4.0 of this handbook for further detail.

5.0 Patterns

Timber screens and door panel patterns should be faithful to the existing historical patterns.

1.0 Transitional style

Start here to review the general guidelines of the transitional style low-rise buildings.

Transitional style buildings help integrate traditional architecture with the larger urban context and steer design towards new interpretations of traditional form.

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the Transitional style to low-rise buildings are shown on this page.

COMPOSITIONAL RULES

2.2 Symmetry

Mixed-use buildings should express symmetry with a centralized ground floor entrance. This centrality should be emphasized as you ascend levels.

2.3 Solid facades

Buildings should have a solid form with regular formal openings. These should comprise of orthogonal frame openings.

2.4 Vertical bays

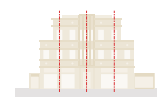
Building facades should have clear vertical articulation by repeating vertical elements and symmetrical composition of vertical bays across the facade.

2.5 Horizontal articulation

Balconies should be incorporated at first and second floor level. These should be bound by horizontal cornice bands and have circular recesses within that align with window openings. The use of this horizontal articulation should help to reinforce the base, middle and top arrangement of facade.

2.6 Base details

The base of the building should be emphasized through the use of a large central canopied entrance way with well proportioned shop fronts to the left and right.



2.2 Symmetry



2.3 Solid facades



2.4 Verticality of bays



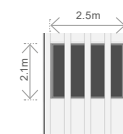
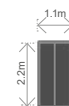
2.5 Horizontal articulation



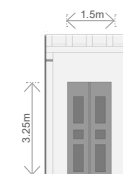
Transitional low-rise mixed-use axonometric



Transitional low-rise mixed-use front elevation



3.2 Windows



3.1 Entrance door

TRANSITIONAL ELEMENTS

3.1 Doors and entrances

The primary entrance should be central to the facade and comprise of a front door that aligns with the vertical central element. The timber door should be set within a projecting angled frame.

Entrances to publicly accessible spaces, such as shops, should be glazed, with a simple timber frame and screen. Secondary entrances (such as for deliveries and services) should be set back from the main entrance.

3.2 Windows and openings

Windows should be of contemporary orthogonal form. Openings should be evenly spaced and symmetrical to the central vertical element.

3.3 Rooftop elements

Front facades must have a parapet design that aligns with the fenestration of windows below. Parapets for service access and amenity space should be high to mitigate privacy. Please refer to section 3.1 for further clarification on the design.

Simple pergola structures can be installed at roof level to the rear to provide further shading and privacy.

Parapets at roof level should be detailed to be complementary with balcony parapets to provide a consistency in appearance.

3.4 Other elements

Other key elements include balconies which are a key element to the facade organization to emphasize horizontality and tripartite articulation across the building.

Walls accommodating secondary entrances, which meet the public realm, should be made of the same material as the base of the building.

Vehicular gates should use simple decorated vertical shutters with markings inspired by the local architecture of Taif.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The colors used should be consistent with the Taif Highlands architecture. For appropriate colors refer to Section 4 of this handbook. Accent colors should not comprise more than 15% of the facade area.

4.2 Materials

The primary wall surface, windows, doors and shutters should use traditional and regional materials, or substitutions that closely resemble the original material in terms of the texture, color and appearance. Please refer Section 4 of this handbook.

5.0 Patterns

Patterns should be inspired by the visual character of Taif Highlands.

1.0 Contemporary style

Start here to review the general guidelines of the contemporary style low-rise buildings.

Buildings of this style should aim to retain the essence of the architectural character by skillful and knowledgeable interpretation of traditional forms into contemporary expression.

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the Contemporary style to low-rise buildings are shown on this page.

COMPOSITIONAL RULES

2.2 Symmetry

Mixed-use buildings should express symmetry with a centralized ground floor entrance. This centrality should be emphasized as you ascend levels, with different approach to the central windows and the windows on the flanks.

2.3 Solid facades

Buildings should have a solid form with regular formal openings. These should comprise of deep recessed arched frame openings.

2.4 Vertical bays

Building facades should have clear vertical articulation by repeating vertical elements and symmetrical composition of vertical bays across the facade.

2.5 Horizontal articulation

Horizontal corning bands should be incorporated at the level of the window sill to highlight the horizontal arrangement of the facade. The use of this horizontal articulation should help to reinforce the base, middle and top arrangement of facade.

2.6 Base details

The base of the building should be emphasized through the larger floor to ceiling heights and by the large amount of glazing occupying the facade.

2.7 Arched openings

Use round arches on front facade windows. Shop windows should not have arches.



2.2 Symmetry



2.3 Solid facades



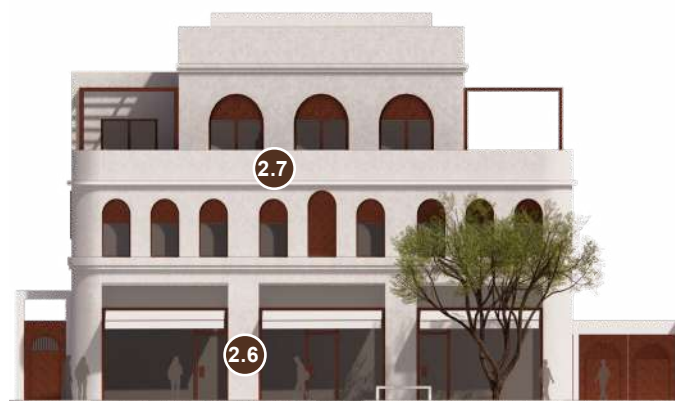
2.4 Verticality of bays



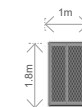
2.5 Horizontal articulation



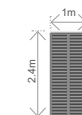
Contemporary low-rise mixed-use axonometric



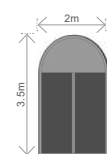
Contemporary low-rise mixed-use front elevation



3.2 Windows



3.1 Entrance door



3.1 Entrance door

CONTEMPORARY ELEMENTS

3.1 Doors and entrances

Entrances to publicly accessible spaces, such as shops, should be glazed with a simple timber frame and screen. Secondary entrances (such as for deliveries and services) should be set back from the main entrance and be of a simple contemporary arched form.

3.2 Windows and openings

Windows should be an abstracted form from the traditional style with simple arched recesses in the facade and slender frames with arched screens inspired by the traditional craftsmanship of the area.

Fenestration should be evenly spaced but correspond with the interior layout of the rooms.

3.3 Rooftop elements

Where accessible roof space is provided, protect the privacy of inhabitants with high parapet walls. Pergolas should be utilized at roof level to provide further shading and privacy.

Secondary facades may appear at roof level with covered walkways characterized by repeated arched columns.

Parapets should be simple sharp forms with cornice banding at the bottom. For secondary roofs the parapet may be a continuation of the facade with no further detailing.

3.4 Other elements

Other key elements include corning, capping, and shadow gaps which should be used to emphasize horizontality and tripartite articulation across the building.

Walls accommodating secondary entrances, which meet the public realm, should be made of the same material as the base of the building.

Vehicular gates should use a contemporary solid panel system.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The colors used should be consistent with the Taif Highlands architecture. For appropriate colors refer to Section 4 of this handbook. Accent colors should not comprise more than 20% of the facade area.

4.2 Materials

The primary wall surface, windows, doors and shutters should use contemporary materials. Any reflective or luminescent finishes are not appropriate. Please refer Section 4 of this handbook.

5.0 Patterns

Timber screen patterns and door panel patterns should use abstracted versions of traditional patterns of the Taif architectural character area. See section 5 for more details.

2.0 Compositional rules

The following guidelines provide compositional rules for building design with the Taif Highlands architectural character, adapted for the residential Low-rise Building type.

The rules apply generally to all three styles (traditional, transitional, and contemporary), with mandatory requirements for specific styles identified by the relevant symbol.



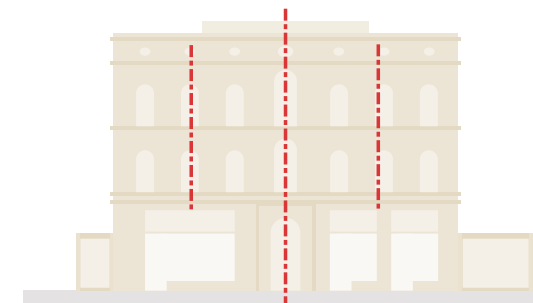
Special buildings

2.1 Special buildings

The Taif architectural character is based on special historical architecture, suitable for important buildings. Its application to ordinary buildings needs careful application.

- 1 Larger, prominent buildings may apply the compositional rules in this section directly.
- 2 Smaller buildings of a more common sort should interpret and apply these compositional rules selectively, to establish a harmonious background for larger, prominent buildings.

To maintain the public hierarchy of buildings present in the Taif architectural character.



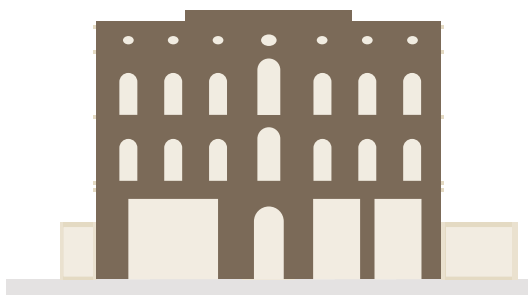
Symmetry

2.2 Symmetry

Vernacular character includes elements of symmetry and asymmetry. New buildings should:

- 1 **TR** Express symmetry with a centralized ground floor entrance.
- 2 This centrality should be emphasized upwards across each level, with a different approach to the central windows and the windows on the flanks.

To respond to the architecture of Taif, where there is the presence of symmetry and asymmetry in the mansions and Al-Balad typologies.



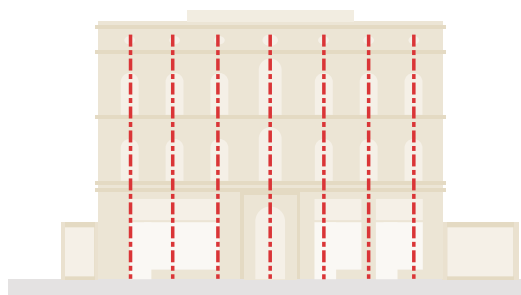
Solid facades

2.3 Solid facades

Buildings have a solid form with regular, formal openings. New buildings should:

- 1 Comprise rendered formal facades with clear horizontal and vertical articulation of fenestration.
- 2 Incorporate openings which are recessed should be recessed in contemporary developments.

To create a strong sense of consistency across building types and scales which reflects characteristic facades in the character area.



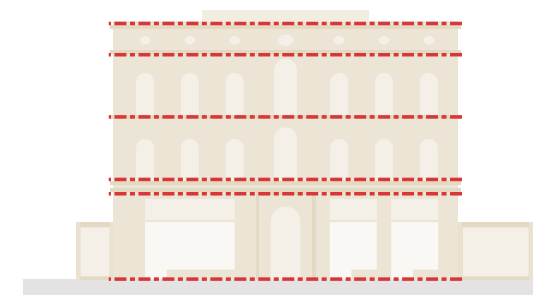
Vertical bays

2.4 Vertical bays

Buildings demonstrate a strong degree of vertical articulation. Buildings should:

- 1 Create legible vertical bays with repeating elements.
- 2 Adopt symmetrical composition of vertical bays across the facade.

To express an order to facades which is characteristically used in the character area .



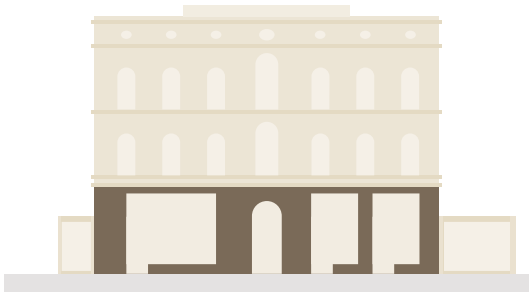
Horizontal articulation

2.5 Horizontal articulation

The presence of expressed horizontal structural elements is a common feature. New buildings should:

- 1 **TR** Incorporate horizontal corning bands below selected rows of windows.
- 2 Embrace well-ordered rows of window openings, with fenestration design remaining consistent across flat facades, or varying between stepped facades in larger building forms.
- 3 Use horizontal articulation to reinforce the presence of a clear base, middle and top.

To give rhythm and character to facades, responding to this essential vernacular feature.



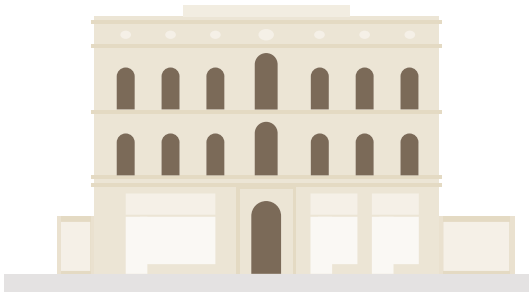
Base details

2.6 Base details

Buildings benefit from well-crafted features at the base, including doorways, and in larger buildings, colonnades. Buildings should:

- 1 Position the entrance at the center of the building to accentuate symmetry.
- 2 Creating a simple protruding base detail with a height of around 500mm can also help to clearly demarcate the base.

To create interest and focal points, and an active engagement between buildings and the street.



Arched openings

2.7 Arched openings

Arches are an important character element in Taif. New buildings should:

- 1 Use arch top windows and recesses in a good number of openings..
- 2 Accentuate arches with surrounds, ornamentation and paneling design.

To emphasize the formality of facades and consistency of character across the area.



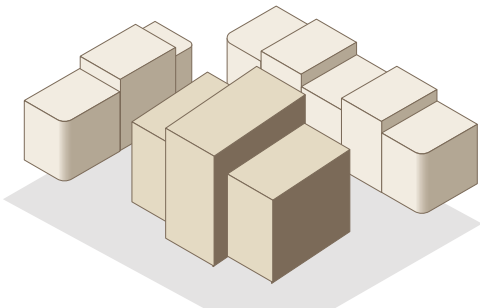
Roofscape

2.8 Roofscape

Parapets have simple characteristics and articulation. Design should:

- 1 Create openings in the upper level of the facade, often circular or elliptical however square or rectangular forms may be appropriate.
- 2 Consider setting openings within rectangular recesses on otherwise flat parapets.

To retain a consistent and traditional roofscape.



Multi aspect buildings

2.9 Multi-aspect buildings

Special buildings are typically standalone, and visible from multiple sides. Important Low-rise Buildings should:

- 1 Express symmetry across the visible depth of the building as seen from surrounding streets.
- 2 Emphasize the primary facade above secondary facades.

Ordinary Low-rise Buildings may typically be single-aspect in relation to streets. Their design:

- 3 Should mainly contribute to coherent streetscape and neighborhood character
- 4 May express secondary facades on corner lots.

To relate to the stand-alone aspect of the Taif architectural character reference buildings where applicable.

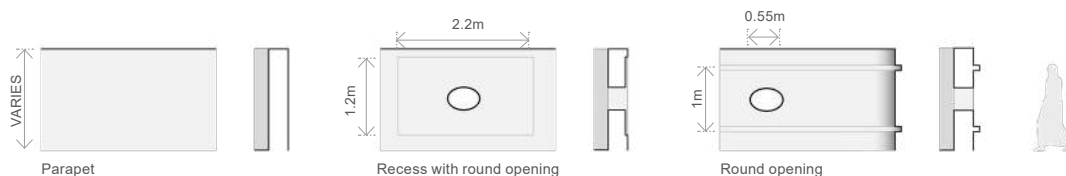
intentionally blank

3.0 Traditional elements

The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



Top



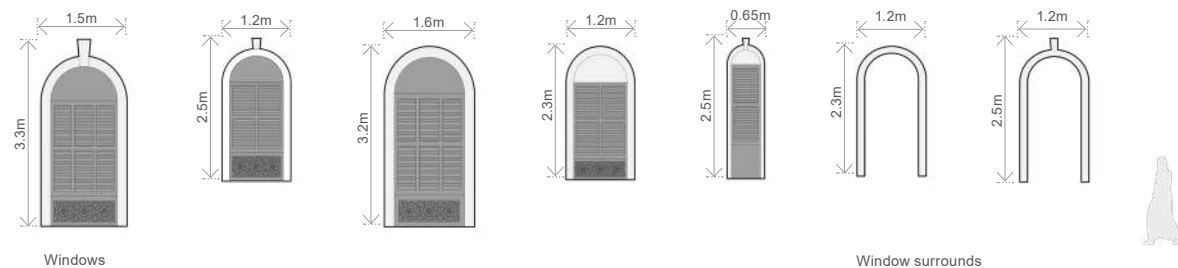
3.3 Rooftop elements

- 1 Parapets should include small circular or elliptical openings within rectangular recesses to mark building tops, above a cornice line.
- 2 Consider the approach to the activation of roof space. Although traditional buildings tend to be unoccupied, opportunities for terraces or outdoor rooms should be pursued.
- 3 Embrace more decorative parapets in special cases.
- 4 Traditionally crafted pergolas can be considered at the rear roof level.

To develop a consistent approach to roofscape in new development.



Middle



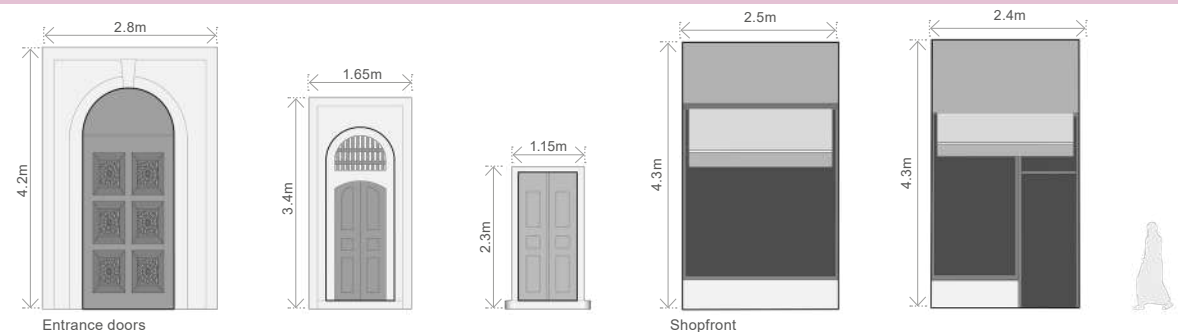
3.2 Windows and openings

- 1 Provide a symmetrical fenestration pattern with clear central vertical core.
- 2 Consider use of wooden windows which are flush with the facade.
- 3 Use of arched windows, window frames, and/or colonnades.
- 4 Use simple horizontal slat wooden shutters within a more intricate framing system.
- 5 Incorporate local patterns and colors on arched frames.

To establish consistent approaches to fenestration across buildings in the character area



Base



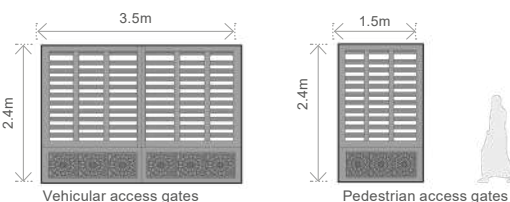
3.1 Doors and entrances

- 1 Incorporate clearly marked primary entrances, with a threshold separating the public and private realms.
- 2 Provide double recessed doorways with arch top to add depth and interest, and create a sense of arrival.
- 3 Include architectural articulation above entrances, aligned vertically with the expression of the core on the facade.
- 4 Consider staggering building entrances rather than facing each other across the street to encourage privacy.

To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character doors and entrances



Other elements



3.4 Other elements

- 1 Corncing and balconies should be utilized to emphasize horizontality and tripartite articulation across the building.
- 2 Boundary walls, their gates and portals should be designed to complement the villa design. The gates or doors in front boundaries should follow traditional timber craftsmanship and generally be folding or hinged.

To embed other elements which are frequently part of the overall composition of buildings

3.0 Transitional elements

The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



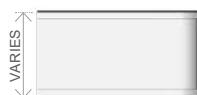
Top



Parapet



Round openings



Simple recessed parapet



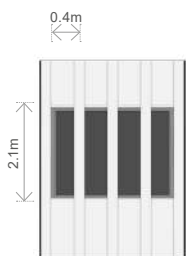
3.3 Rooftop elements

- 1 Parapets should include small circular openings within rectangular recesses to mark building tops, above a cornice line that protrudes and offers shelter below.
- 2 Consider the approach to the activation of roof space. Opportunities for terraces or outdoor rooms should be pursued.
- 3 Pergolas should be considered to provide further privacy and screening to plant equipment.

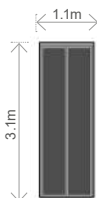
To develop a consistent approach to roofscape in new development.



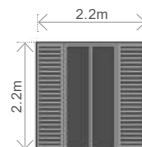
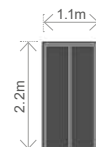
Middle



Special windows



Windows



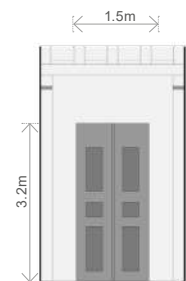
3.2 Windows and openings

- 1 Provide a symmetrical fenestration pattern with a legible central axis.
- 2 Windows should be slender framed and in a transitional style with a central glazing bar.
- 3 Thin vertical windows can be utilized on the central core between slats.
- 4 Windows should be recessed slightly from the wall.
- 5 Local colors may be incorporated on frames.

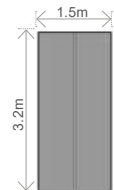
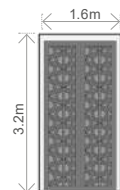
To establish consistent approaches to fenestration across buildings in the character area



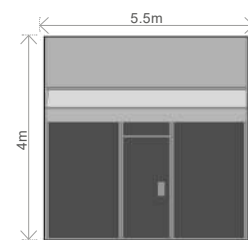
Base



Entrance doors



Shopfront



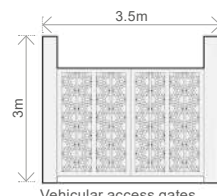
3.1 Doors and entrances

- 1 Incorporate clearly marked primary entrances, with a threshold separating the public and private realms.
- 2 The primary entrance should be central to the facade and comprised of doors that align with the vertical central axis. The timber door should be set within a projecting angled frame.
- 3 Secondary entrances should be plain and set back from the facade.
- 4 Shop fronts and entrances should be glazed with a simple timber frame and screen.

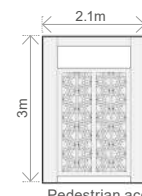
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character



Other elements



Vehicular access gates



Pedestrian access gates



3.4 Other elements

- 1 Corncing and balconies should be utilized to emphasize horizontality and tripartite articulation across the building.
- 2 Boundary walls, their gates and portals should be designed to complement the building design. The gates or doors in front boundaries should be inspired by traditional timber craftsmanship and generally be folding or hinged.

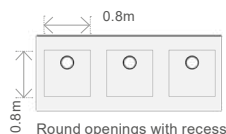
To embed other elements which are frequently part of the overall composition of buildings

3.0 Contemporary elements

The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



Top



Round openings with recess



Orthogonal recesses



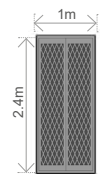
VARIES



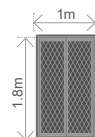
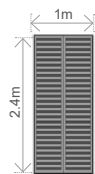
Simple parapet



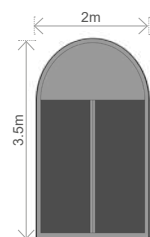
Middle



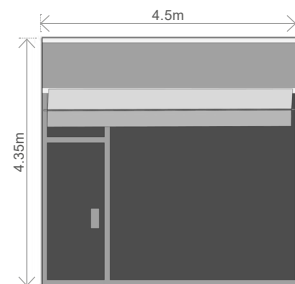
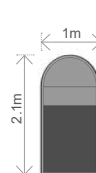
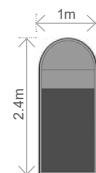
Windows



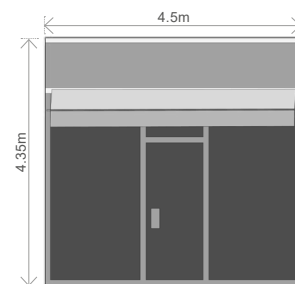
Base



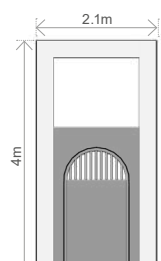
Entrance doors



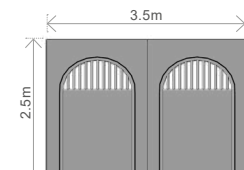
Shopfront



Other elements



Pedestrian access gates



Vehicular access gates



3.3 Rooftop elements

- 1 Parapets should be informed by the traditional style parapet which includes rectangular recesses to mark building tops, above a cornice line.
- 2 Opportunities for terraces or outdoor rooms should be pursued.
- 3 Contemporary pergolas should be considered.

To develop a consistent approach to roofscape in new development.

3.2 Windows and openings

- 1 Provide a symmetrical fenestration pattern with a distinctive central treatment to the arrangement.
- 2 Windows should have a deep recess from the facade.
- 3 Use of arched windows, window frames, and/or colonnades.
- 4 Incorporate local abstracted patterned screens as part of primary windows.
- 5 Contemporary materials should be utilized and may be coated in colors appropriate to the architectural character area.

To establish consistent approaches to fenestration across buildings in the character area

3.1 Doors and entrances

- 1 Entrance thresholds must be introduced to separate the public and private realms. In all cases they must be level with the street.
- 2 Entrances to the main building should be glazed with a simple frame and screen, utilizing contemporary materials and methods of construction.
- 3 Secondary entrances should be set back and comprise of simple panels.
- 4 Consider staggering building entrances rather than facing each other across the street to encourage privacy.

To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character

3.4 Other elements

- 1 Corncing should be utilized to emphasize horizontality and tripartite articulation across the building.
- 2 Boundary walls, their gates and portals should be designed to complement the building design. The gates or doors in front boundaries can innovate using reference to traditional craftsmanship while embracing current materials and construction techniques. Corncing should be utilized to emphasize horizontality and tripartite articulation across the building.

To embed other elements which are frequently part of the overall composition of buildings

4.0 Colors and materials

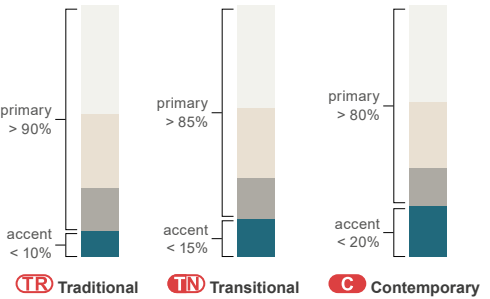
4.1 Colors

The color palette of Taif Highlands is closely linked to traditional building materials such as stone, wood and off-white render. A more flamboyant use of accent colors as an expression of the region's wealth as well as response to the vibrant character of Taif as "Orchard of Makkah".

- 1 **TR** Highlight openings and wooden elements in a different color or through the use of carvings and metal details.
- 2 Generally use natural colors and finishes for the main body of the building with occasional use of brighter colors for accents on specific elements.
- 3 Use bright accent colors differentiating larger buildings.
- 4 Use decorative stucco or ornate decoration on joinery elements.
- 5 A maximum percentage of accent color, measured as an approximate percentage of the total facade area, is allowed for each style:
 - **TR** < 10%
 - **TN** < 15%
 - **C** < 20%
- 6 The use of reflective glass of bright colors in windows should be avoided as it may contrast the local architectural character.

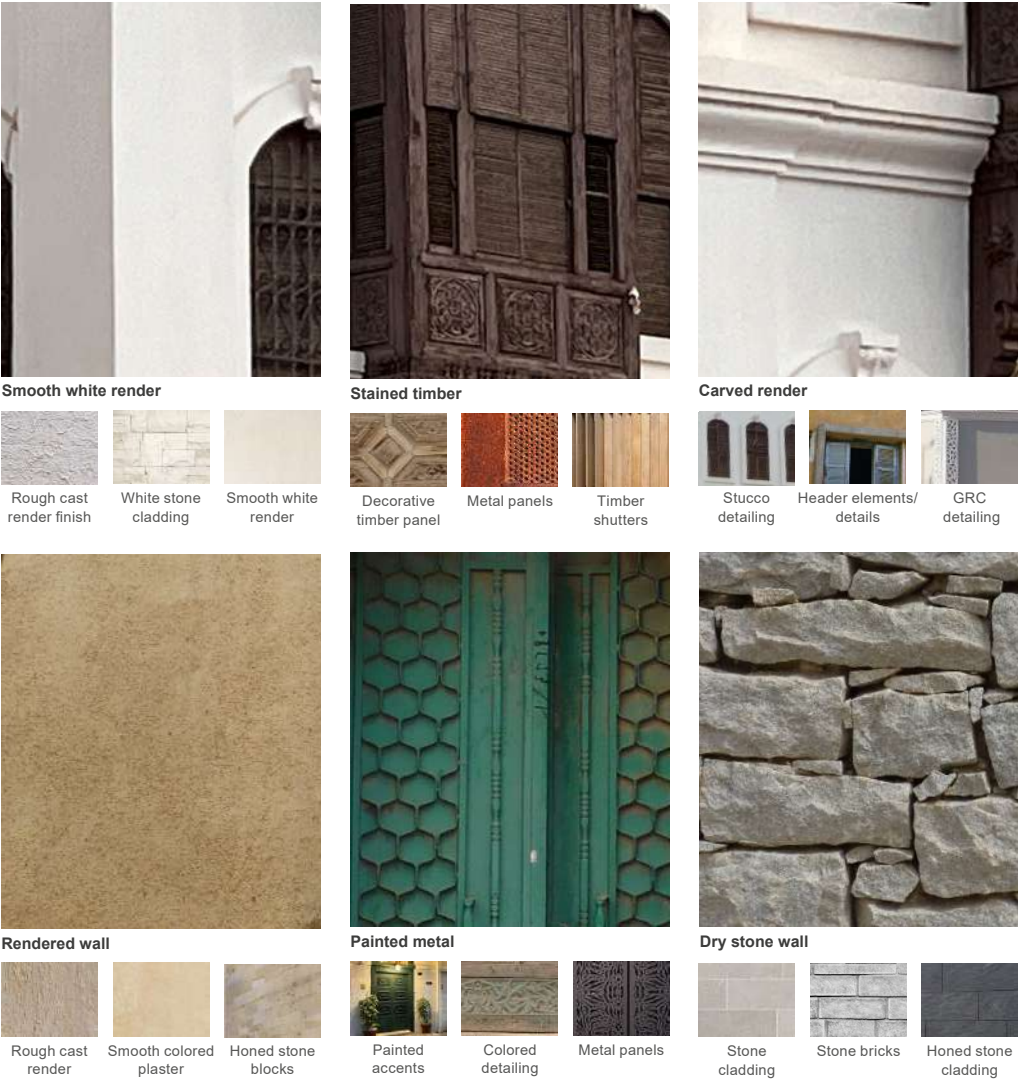
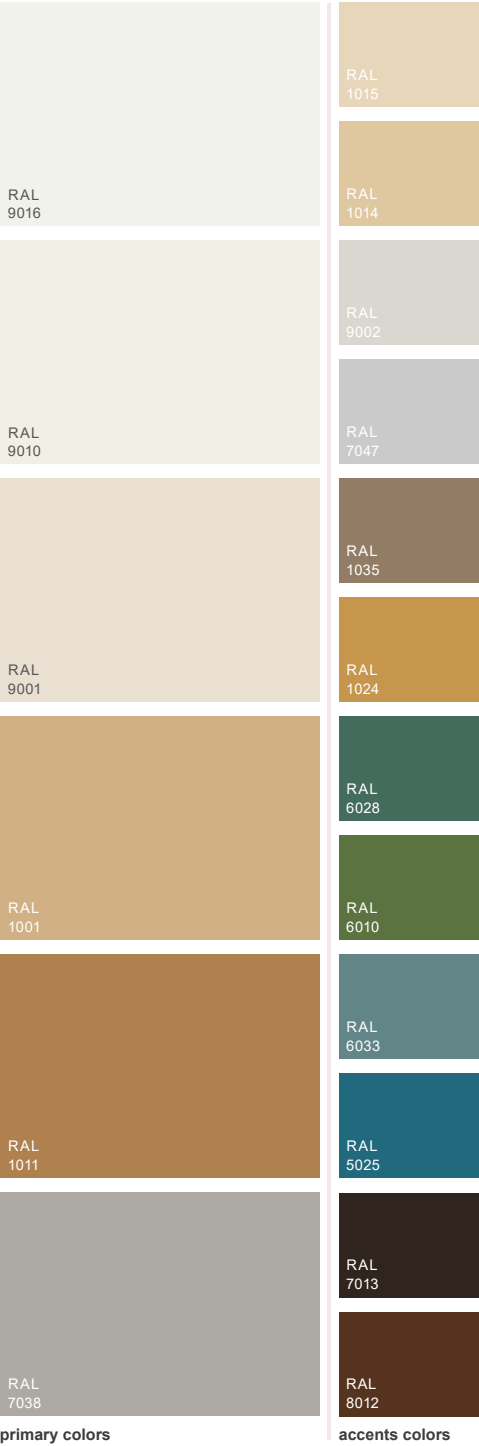
To create a townscape in harmony with the surrounding landscape and architectural character.

Approximate color proportions



RAL Color codes

RAL codes are part of a universal color-matching system used to provide consistency in architectural finishes. It is recommended that teams verify colors with a physical fan deck. For more information visit www.ral-farben.de/en/



4.2 Materials

This palette summarizes the prevalent materials found in the architecture of Taif Highlands.

- 1 **TR** The six large images reflect materials used in traditional architecture; new traditional style buildings should employ these materials as faithfully as possible.
- 2 Precious or no-longer available materials may entail the need for substitutions. The smaller images reflect a range of feasible substitutions for the primary images above them, acceptable for use in transitional or contemporary buildings, and, in a more cautious manner, in traditional buildings.
- 3 Local and sustainably sourced materials are preferred.

- 4 When designers can't utilize original materials, they might utilize materials that closely resemble the original materials present in the area while taking into account material quality in terms of sustainability and durability aspects as much as possible. Poor interpretations or applications of the materials should be avoided.

To create buildings in harmony with the surrounding landscape and architectural character.

To enhance architectural character through the support of local craftsmanship.

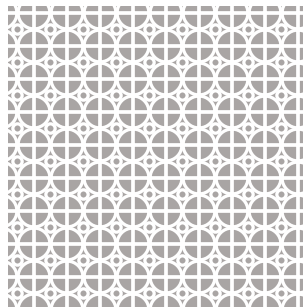
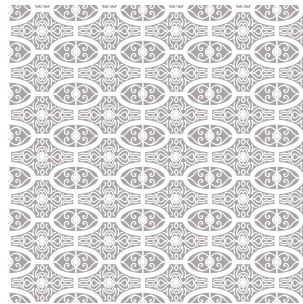
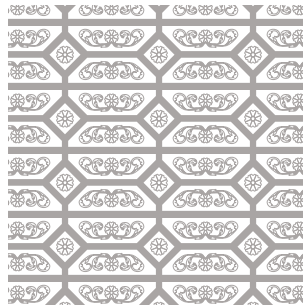
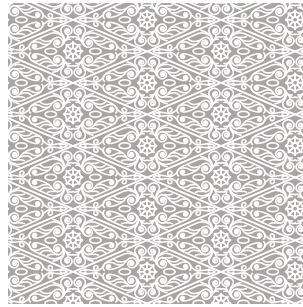
To create buildings with tactile and visual richness.

5.0 Patterns

This section provides advice on the interpretation and use of traditional patterns in new projects.

New buildings should:

- 1 Use geometric patterns and abstracted floral patterns, celebrating the historic character of Taif as the "Orchard of Makkah".
- 2 Create patterns through the use of local materials and craftsmanship.
- 3 Where multiple decorative patterns are applied across a single facade, these should be consistent.
- 4 **TR** Focus the use of surface patterns to doors, window screens and shutter doors.
- 5 **TR** Refer directly to historic precedents and be limited to geometric and floral patterns. Avoid calligraphic patterns.
- 6 Consider using linear horizontal patterns, articulated with paint or recessed into plaster, on facades.
- 7 **C** The contemporary use of patterns should involve interpretation and abstraction: a selective emphasis of characteristics to create meaning and beauty in its new context. Designers can selectively use formal characteristics such as:
 - Color (hue, tonality, tint)
 - Shape (figure, outline, 2-D geometry)
 - Form (volume, 3-D geometry)
 - Texture (physical surface quality)
 - Line (verticals, horizontals, diagonals, zigzags, curves, dashes, etc.)
 - Value (lightness to darkness)
- 8 Patterns can be further transformed in the way they relate to one another. Designers can play with compositional rules such as:
 - Balance (equality or harmony of parts)
 - Contrast (difference of parts)
 - Emphasis (strengthening of parts)
 - Movement (change, directionality)
 - Pattern (repetition, symmetry)
 - Rhythm (even and uneven spacing)
 - Unity/variety (degrees of variation)



Patterns



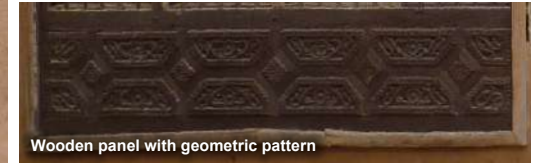
Decorative timber panel



Decorative floral motifs



Wooden panel with floral motif



Wooden panel with geometric pattern



Natural detailing above window



Paneling on doors



Brick screen



Stone wall



Wooden screen pattern



Timber shutters

To express the spirit and essence of the original architecture in new yet familiar ways.

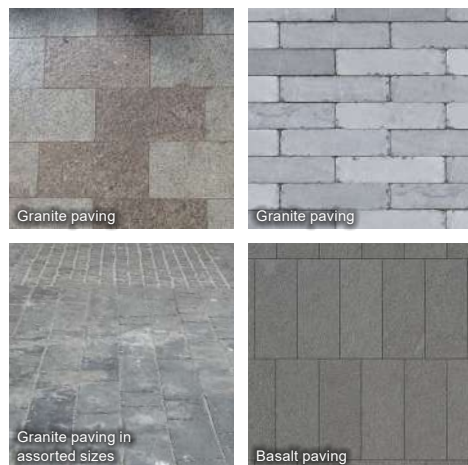
6.0 Public realm

This section focuses on the contributions of low-rise buildings to the surrounding streetscape and public spaces, creating strong character and high quality spaces.

The guidelines apply both to 'semi-public' spaces (public space built by private owners) and 'semi-private' spaces (private space that is generally accessible to the public).

NOTE: The application of these guidelines should be tailored to the specific project type, scale, and need. Ensure that any modifications or additions to the public-owned spaces are co-ordinated and approved by relevant authorities.

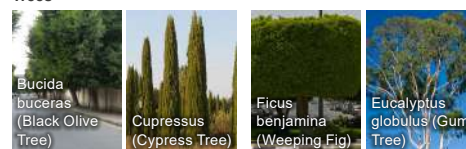
To enhance the character and quality of publicly used spaces around and in between low-rise buildings.



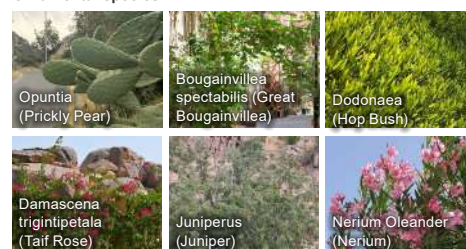
6.1 Paving materials

- 1 Co-ordinate finish levels of pedestrian pathways and vehicular surfaces for smooth and visually co-ordinated transitions with neighboring buildings.
- 2 Use materials that are complementary to the Taif Highland architectural material palette (Section 4.2)

Trees



Ornamental species



6.2 Planting

- 1 Prioritize the use of native species suited for the local climate and minimize the need for artificial irrigation.
- 2 Use planting to enhance privacy for ground level windows of residential occupancies.
- 3 Integrate and co-ordinate landscape and architectural design to better root the building in its surroundings.



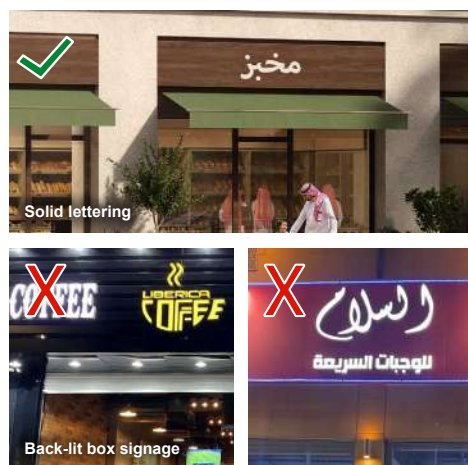
6.3 Public realm interface

- 1 Steps and ramps should not protrude into the public realm. Transitions should be located within property lines.
- 2 Provide active frontages and passive surveillance to enhance safety for surrounding public realm.
- 3 Avoid neglected sides and dead frontages; design should enhance sense of community and ease of maintenance for all spaces around it.



6.4 Lighting

- 1 Architectural lighting should target color temperatures in the 2200K-2700K range for comfort and good color rendering.
- 2 Light bulbs should be shielded from direct view of pedestrians and drivers to avoid nuisance glare.
- 3 Light bulbs should be shielded from shining directly into the night sky to minimize light pollution.



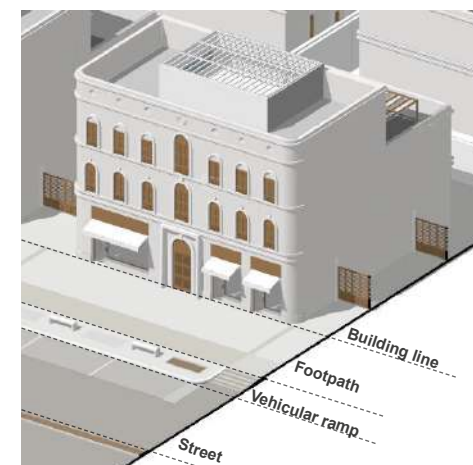
6.5 Signage

- 1 Retail signage should be integrated with the building design, with a preference for solid lettering.
- 2 Avoid the use of back-lit perspex-box surface mounted signage.



6.6 Parking

- 1 The design of parking bays should be integrated with the landscape design, with co-ordinated surface materials.
- 2 Intersperse parking spots with planting and seating areas.
- 3 Sufficient clearance for pedestrian movement should be provided between parking bays and buildings.



6.7 Vehicular access

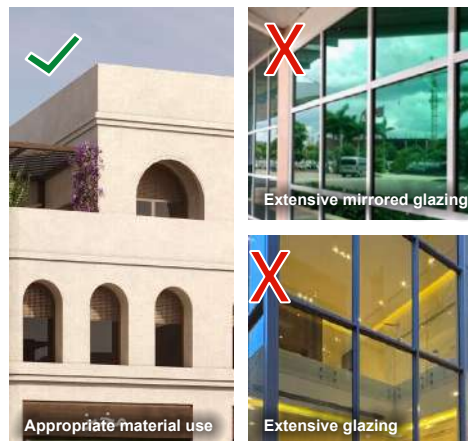
- 1 Vehicular ramps should not protrude into public roadways.
- 2 Vehicular gates and service access to buildings should be provided on secondary facades where possible; avoid locating service access on the primary facade.
- 3 Integrate vehicular gates with the architectural design of the buildings.

7.0 Dos and don'ts

This section focuses on basic design moves to improve architectural quality and character.

They identify common mistakes that cause visual pollution and hostile environments so that designers can eliminate or minimize them.

To raise the overall quality and character of buildings by avoiding common design mistakes.



7.1 Inappropriate materials

- 1 Do not use large expanses of glass that increase cooling demand. Use building materials appropriate for the climate.
- 2 Do not use large expanses of mirrored glazing that can be a source of nuisance glare to pedestrians and drivers.
- 3 Do not use large expanses of materials that weather poorly or require high maintenance.



7.2 Saturated colors and brand architecture

- 1 Do not use large expanses of artificial, highly-saturated colors on buildings as they detract from the natural landscape and create a visually loud urban environment.
- 2 The architectural character of Taif Highlands should take priority over corporate identity and branding. Company logos should be modest and fit into surrounding context.



7.3 Screens and security

- 1 Integrate the design of screens and security features with the architecture.
- 2 Do not extend walls with unfinished corrugated metals and other raw sheet materials.
- 3 Do not use razor or barbed wires for typical buildings; utilize deterrents that are inconspicuous or visually appealing.



7.4 Superficial elements

- 1 Where historical motifs are used, the function and scale of the original elements should be respected. Avoid superficial application or the undisciplined resizing of features.
- 2 Avoid the use of non-functional elements such as fake mullions.
- 3 Reflect and interpret traditional elements sensitively. Have a selective emphasis of characteristics to create meaning and beauty in its new context.



7.5 Exposed roller shutters

Because they are everywhere, roller shutters have a large impact on the quality of the adjacent public realm. Poorly designed and installed shutters mask the quality of buildings behind them.

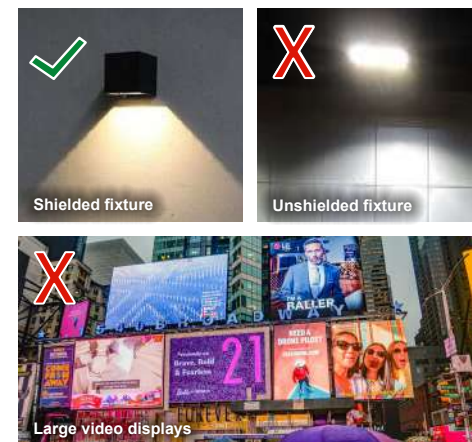
- 1 Do not use surface mounted roller shutters. Use recessed and hidden roller shutters instead.
- 2 Do not use unboxed roller shutters. Provide integrated housing for the roller shutters in their storage position.



7.6 Exposed service elements

Ordinary building service elements such as water tanks, air conditioning units and satellite dishes create visual pollution and undermine the character of a building.

- 1 Service elements should be screened and located in places not visible to the public.
- 2 Avoid surface mounting associated conduits, ducts, pipes and wiring. Integrate their location within the facade design.



7.7 Light pollution

Avoid excessive light and light pollution .

- 1 Do not use fixtures with bare bulbs (that create glare).
- 2 Use fixtures with cutoff shields to prevent upward light pollution.
- 3 Do not use large video displays.
- 4 Refer to the Public Realm part of this guidance.



8.0 Traditional mixed-use worked example

The traditional worked example features a strong application of the guidelines to the low-rise building type. The strong symmetry of form and facade composition, typical of the Taif architectural character area is particularly evident.

Traditional buildings in Taif Highlands are defined by clear horizontal articulation, cornices, strong vertical articulation of windows, flat parapets,

chamfered corners and the presence of arches and recessed entrances, usually central in larger buildings. Consistent rows of windows are used with tall proportions and masonry surrounds.

The central entrance is expressed in the facade and emphasized through vertical articulation above the doorway. The main residential entrance has ornate crafted frames.

Shopfronts have carefully integrated signage, shuttering and fenestration. Consistent neutral tones are used across the facade with accents of color, for example, at entrances.

1 Flat parapets with elliptical openings and recesses.



2 Arched surrounds and recessed openings.



3 Chamfered corners and continuous cornice.



4 Generous retail shop fronts.





8.0 Transitional mixed-use worked example

The transitional style model in Taif references regional examples of an early 20th century style widely seen in the Taif Highlands character area. The characteristics include strong horizontal string courses (sometimes projecting). This is counterpointed by occasional use of strong vertical elements, usually marking special elements like entrances.

The front facade includes masonry projecting balconies which are a common trait and which naturally provide shading to windows. The example employs a simplified approach to fenestration. The central circulation is expressed in the facade and emphasized through vertical articulation above the doorway, taking care not to obscure the accessibility to retail units.

1 Circulation core expressed in the facade.



2 Recessed rectilinear window surrounds.



3 Slightly chamfered or squared corners.



4 Articulated retail shop front with integrated awning and signage.





8.0 Contemporary mixed-use worked example

The contemporary model aims for architectural innovation and expression, while retaining a strong formal resemblance to the Traditional style.

Abstracted traditional elements and patterns create this family resemblance, whilst observing most compositional rules. They may also synthesize the application of traditional elements in new building typologies.

Contemporary buildings embrace strong horizontal banding of windows, simplified cornice lines and repeat fenestration. Windows and doors are set in deep reveals with screening. Ground and middle levels have slight chamfered corners with square upper level setbacks.

Rooftops include setbacks allowing for habitable space with canopies. Parapets are articulated with simple detail adding to the horizontality.

The entrance circulation core, in this case, is at one side and is flush to the facade on one side at the top level, which provides a visual marker for the building entrance to the upper floors.

Retail entrances have fully integrated signage, awnings and hidden security shutters.

1 Flat parapet incorporating details.



2 Deep recessed arched openings.



3 Horizontal banding and continuous cornice.



4 Large retail shop front, with high ceilings.



A.0 Appendix

Low-rise apartment buildings

This appendix focuses on design issues important to low rise apartment buildings, for example, the relationship between public and private spaces, access to individual units, ground floor facade design, the provision of outdoor amenity, and the design of boundary treatments and rooftops.

Apartment building design should follow the guidelines for traditional, transitional and contemporary style in the rest of this handbook, but also observe the guidance notes in this appendix.

Massing scale

Apartment buildings should break down their mass into volumes of a scale that is relatable to the local traditional architecture (not monolithic blocks).

Entrances

Apartments' communal, shared entrances should be clearly identifiable, and distinct from other entrances. Where individual units are provided entrances with direct street access (for example, in duplexes), the design of those entrances should be subordinate to the communal shared entrances. Service doors should be discrete and subordinate to all residential entrances and should not be located on the primary frontage, where possible.

Privacy

Ground floor windows on street frontage should maintain privacy and security for residents. This may be achieved by using smaller windows, elevated windows, adjustable attractive security screens, and by setting back from the boundary with planted buffer zones and landscaping details.

Windows used on all levels should be equipped with appropriate shutters to provide shade and privacy. Windows on side facades, or facing nearby neighbors should not be located directly across from windows on neighboring buildings, except where the distance between buildings is greater than 12m. Windows on side facades should be chosen from subordinate sizes within the window hierarchy, and feature privacy screens where needed.

Recessed and appropriately screened balconies can be used.

Roofscape

Roof terraces should be located in a manner that provides privacy between different units. Avoid overlooking of neighboring buildings within 12m of wall line; use higher parapet walls to mitigate direct sight lines.

Mitigate views from public realm to rooftop building elements (for example, air conditioning units and water tanks) with appropriate tall parapets, setbacks and enclosures. Mitigate noise pollution with enclosures.

Other elements

Side yards can provide usable outdoor amenity space to ground floor units as appropriate.

Boundary walls should be of equivalent quality and materiality as the main building walls.

Attractive car parking is important. Where off-street parking is provided, use vehicular gates that are in keeping with the rest of the architecture and integrated with boundary wall design.

Access ramps should not obstruct the public realm; level changes should be managed within the property.



Illustrative example: Apartment building axonometric



Illustrative example: Apartment building front elevation

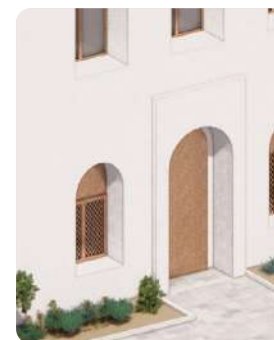
- 1 Enhance usefulness of roof terraces with shading.



- 2 Maintain privacy between neighbors using screens and shutters and higher parapets.



- 3 Secondary entrances are subordinate to main entrances.



- 4 Main entrance is emphasized and clear.





A.0 Traditional apartment worked example

The traditional worked example features a strong application of the guidelines to the low-rise building type. The strong symmetry of form and facade composition, typical of the character area is particularly evident.

The model, consistent with traditional buildings in Taif Highlands, has clear horizontal articulation, cornices, strong vertical articulation of windows, flat parapets, chamfered corners and the

presence of arches and recessed entrances, usually central in larger buildings. Consistent rows of windows are used with tall proportions and stone surrounds.

The main communal entrance is central to the facade and emphasized through vertical articulation above the doorway. Secondary entrances are subsidiary.

Consistent neutral tones are used across the facade.

1 Flat parapets with openings or recesses.



2 Arched surrounds and recessed openings.



3 Chamfered corners and continuous cornice.



4 Clear main shared entrance.



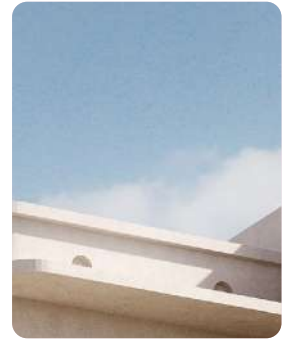


A.0 Transitional apartment worked example

The transitional style model in Taif references regional examples of an early 20th century style widely seen in the Taif Highlands character area. The characteristics include strong horizontal string courses (sometimes projecting). This is counterpointed by occasional use of strong vertical elements, usually marking special elements like entrances.

The front facade includes masonry projecting balconies which are a common trait and which naturally provide shading to windows. The example employs a simplified approach to fenestration. The central circulation is expressed in the facade and emphasized through vertical articulation above the doorway.

1 Flat parapets with openings or recesses.



2 Simple openings.



3 Curved corners and continuous cornice.



4 Clear main shared entrance.





A.0 Contemporary apartment worked example

The contemporary model aims for architectural innovation and expression while retaining a strong formal resemblance to the Traditional style.

Abstracted traditional elements and patterns create this family resemblance, whilst observing most compositional rules. They may also synthesize the application of traditional elements in new building typologies.

Contemporary buildings embrace strong horizontal banding of windows, simplified cornice lines and repeat fenestration. Windows and doors are set in deep reveals with screening. Ground and middle levels have slight chamfered corners with square upper level setbacks.

Rooftops include setbacks allowing for habitable space with canopies. Parapets are articulated with simple detail adding to the horizontality.

The communal main entrance is central and provides a visual marker for the building entrance to the upper floors.

1 Flat parapets with simple recesses.



2 Arched surrounds and recessed openings.



3 Chamfered corners and continuous cornice.



4 Clear main shared entrance.

