

Taif Highlands

Architectural Design Guidelines



Application Handbook - Residential Villas





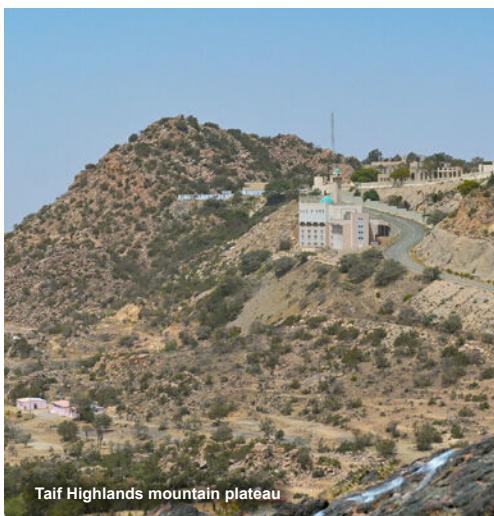
Contents

I	Introduction	3
II	Residential villas	3
III	How to use the guidelines	4
1.0	Start pages	5
	Traditional style	5
	Transitional style	6
	Contemporary style	7
2.0	Compositional rules	8
3.0	Architectural elements	10
	Traditional elements	10
	Transitional elements	11
	Contemporary elements	12
4.0	Colors and materials	13
5.0	Patterns	14
6.0	Public realm	15
7.0	Dos and don'ts	16
8.0	Examples	17
	Traditional small villa worked example	17
	Transitional small villa worked example	18
	Transitional large villa worked example	19
	Contemporary small villa worked example 1	20
	Contemporary small villa worked example 2	21
	Contemporary large villa worked example	22



Application Handbook - Residential Villas

Taif Highlands - Architectural Design Guidelines



Taif Highlands mountain plateau



Shubra Palace, Taif



Example of elevation of single family villa in Taif Highlands

I Introduction

The purpose of this document is to help designers and builders of single family residential villas 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 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 residential villas 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 architectural 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

II Residential villas

Residential villas are a widespread and important building type found across the Kingdom. Their design strongly influences people's experience and the character of a place.

Serving the needs of families residential villas 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: rectangular plots of land accessed by car from a street on one edge, and interfacing with neighboring properties on the other boundaries. Villas generally sit in their development plots with setbacks on all sides as detached units. In denser locations with smaller plots, villas may also be found with zero or minimal setbacks on one or two sides, creating townhouse conditions. The buildings tend to have rectilinear form and a clear orientation to the street, with distinct sides and backs. They are typically surrounded by boundary walls.

These conditions make villas different from the historical building types that are the source of architectural characters. The primary challenge to be addressed by this handbook is the application of the architectural character to these villa conditions.

Single family residential villas

Designers should apply the architectural character and adapt its compositional principles to the unique challenges of the villa building type. Because architectural character is created at a neighborhood level, designers of villas need to contribute a coherent and attractive streetscape. The treatment of primary facades and boundary walls, and their contributions to the public realm will be crucial. The repetition of identical villas can lead to monotony and anonymity. Though consistency is good, organic variation between neighboring buildings is good for a sense of distinction and ownership. By addressing these primary challenges, single family residential villas will strengthen the architectural character of Taif Highlands.

This handbook implements the Taif Highlands Architectural Design Guidelines in residential villas by harmonizing their needs 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:** do 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? (Section 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)
- 4 **Dos and don'ts:** have you avoided common mistakes that lower the quality and character of buildings? (Section 7)
- 5 **Worked examples:** these are illustrations showing one possibility of how the guidelines can be applied, provided for inspiration. (Section 8)

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:

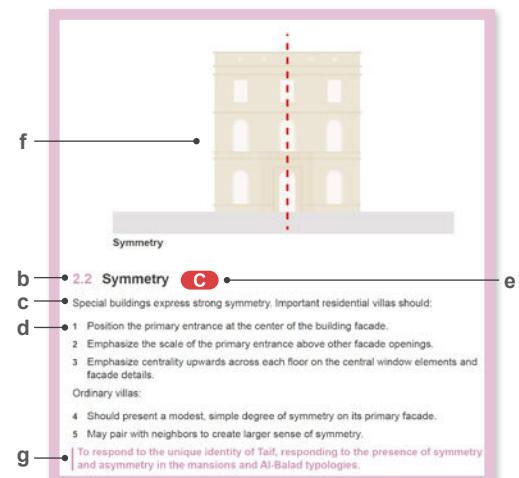
TR Mandatory for Traditional style

TN Mandatory for Transitional style

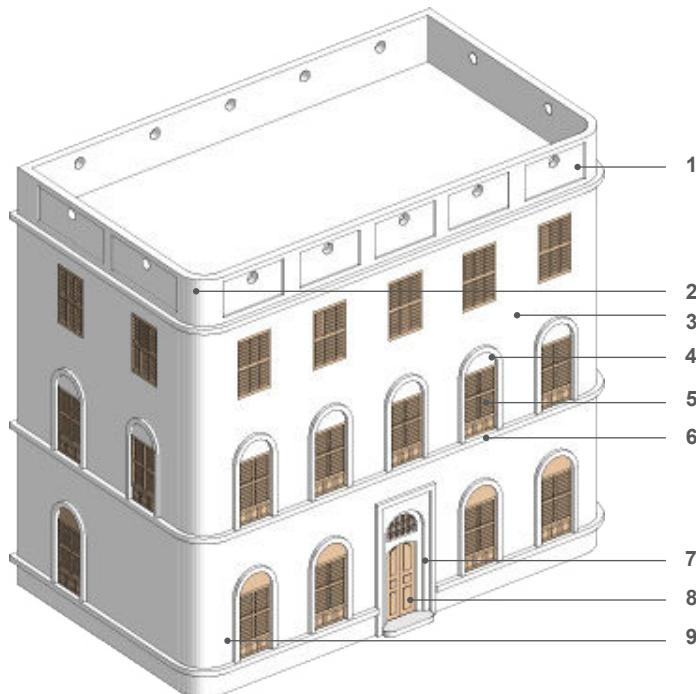
C Mandatory for Contemporary style

5 Guidelines are organized according to the following parts:

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



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 architectural character.



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 roshans



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 residential villas.

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 residential villas are shown on this page.

COMPOSITIONAL RULES

2.2 Symmetry

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

Central axis should be emphasized on upper levels with special features. 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 cornicing bands aligned with window sills, floor lines and parapets.

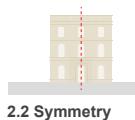
Use horizontal articulation to reinforce the legibility of a clear base, middle and top of the building.

2.6 Base details

The base of the building should be emphasized through the use of a large ornate central entrance way. A simple protruding base detail can also help to clearly demarcate the base.

2.8 Roofscape

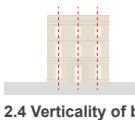
Use circular or elliptical openings in parapets. These can be set within rectangular recesses bordered by cornice banding.



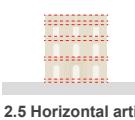
2.2 Symmetry



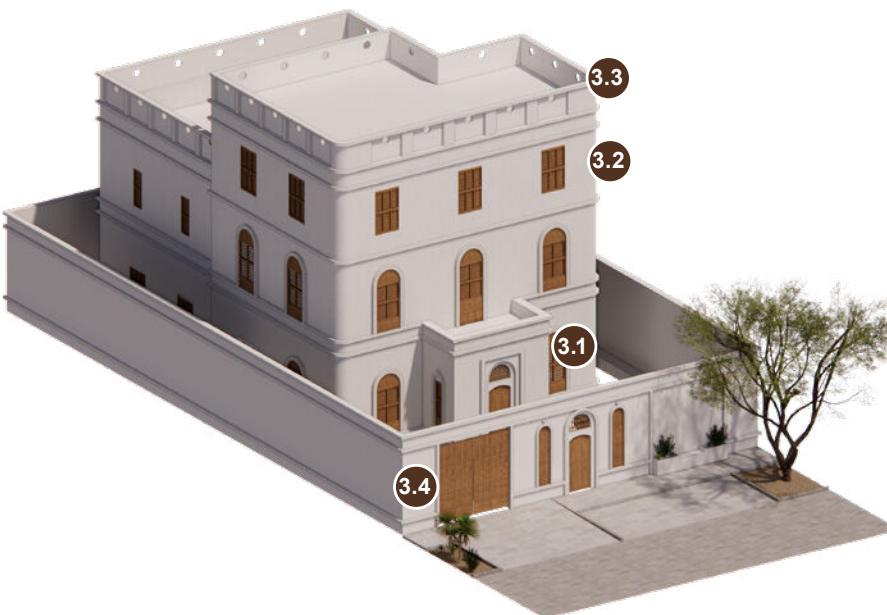
2.3 Solid facades



2.4 Verticality of bays



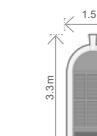
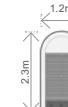
2.5 Horizontal articulation



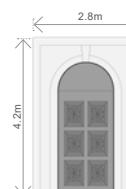
Traditional residential villa axonometric



Traditional residential villa front elevation



3.2 Windows



3.1 Entrance door

TRADITIONAL ELEMENTS

3.1 Doors and entrances

The primary entrance should, generally, be central to the facade, clearly marked and it should be articulated with traditional detailing in the surrounds. It should incorporate rounded arched tops with surrounding decoration and articulation.

3.2 Windows and openings

Window design should be faithful to the Taif mansion typology; using arched windows and rectangular windows and frames with an upright proportion.

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 be modulated to relate to the rhythm of the facade openings below and should incorporate continuous horizontal banding and cornices. Where screening to amenity space or plant equipment space is needed, parapets should be high to provide privacy.

3.4 Other elements

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

The design of the boundary walls should be complementary to the villa design. The entrances and gates in front boundaries should be folding or hinged and follow traditional timber craftsmanship.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The colors used should be consistent with the Taif Highlands architecture. 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 residential villas.

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 residential villas are shown on this page.

COMPOSITIONAL RULES

2.2 Symmetry

Generally, villas should express symmetry with a centralized ground floor entrance. This centrality should be emphasized on upper levels also, possibly with an articulated, or projecting, vertical element.

2.3 Solid facades

Buildings should have a solid form with regular formal openings. Openings with upright proportions should be used.

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

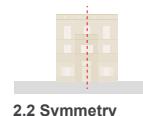
The use of horizontal elements such as balconies or string courses should be incorporated at first and second floor level. These can include projecting horizontal cornice bands, sometimes with circular recesses within that align with window openings. The use of this horizontal articulation should help 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 entrance way with flanking elements.

2.8 Roofscape

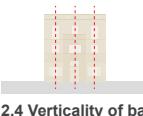
Parapets should be articulated with circular recesses bordered by horizontal cornice banding to the top and the bottom.



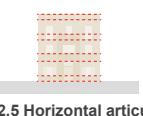
2.2 Symmetry



2.3 Solid facades



2.4 Verticality of bays



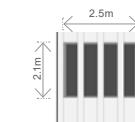
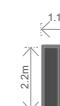
2.5 Horizontal articulation



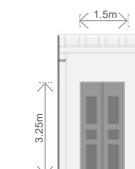
Transitional residential villa axonometric



Transitional residential villa 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 doors that aligns with the vertical central element. Doors should be set within a recessed surround and be made of timber, detailed in a simple way and inspired by the Taifi style.

3.2 Windows and openings

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

3.3 Rooftop elements

Front facades should utilize parapet decorative elements that coordinate with the rhythm of openings in the facade below. Where screening to amenity space or plant equipment space is needed, parapets should be high to provide privacy.

Simple pergola structures can be incorporated at roof level, where terraces are accessible for amenity.

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.

The design of the boundary walls should be complementary to the villa design. The entrances and gates in front boundaries should be folding or hinged and be inspired by traditional timber craftsmanship.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The colors used should be consistent with the Taif Highlands architecture. 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 residential villas.

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 residential villas are shown on this page.

COMPOSITIONAL RULES

2.2 Symmetry

Generally, villas should express symmetry with a centralized ground floor entrance. This centrality should be emphasized on upper levels also, possibly with an articulated, or projecting, vertical element.

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

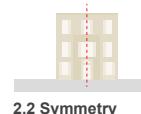
Horizontally aligned openings should be used to emphasize a horizontal balance. The use of horizontal recesses or simple horizontal cornicing, continuous horizontal projecting or recessed elements should also be encouraged. The use of this horizontal articulation should help to reinforce the base, middle and top arrangement of facade.

2.6 Base details

The base of the building should be emphasized through the use of a large central entrance with flanking elements.

2.8 Roofscape

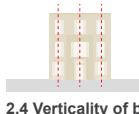
Parapets should be simple sharp forms, sometimes with cornice banding, or projecting elements on primary frontages. For secondary roofs the parapet may be a continuation of the facade with simply detailed crisp capping matching the wall's appearance.



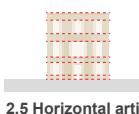
2.2 Symmetry



2.3 Solid facades



2.4 Verticality of bays



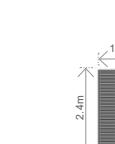
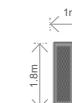
2.5 Horizontal articulation



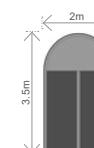
Contemporary residential villa axonometric



Contemporary residential villa front elevation



3.2 Windows



3.1 Entrance door

CONTEMPORARY ELEMENTS

3.1 Doors and entrances

The primary entrance should be central to the facade and comprise of doors that align with the vertical central element. Doors should be set within a recessed surround and be timber, detailed in a simple way, inspired by Taif Highlands style.

3.2 Windows and openings

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

Fenestration should be evenly spaced while relating to 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.

3.4 Other elements

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

The design of the boundary walls should be complementary to the villa design. The entrances and gates in front boundaries should have a consistency with doors and screens used for the villa design which can be simple yet use abstracted patterns inspired by the traditional Taif Highlands patterns.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The colors used should be consistent with the Taif Highlands architecture. 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.

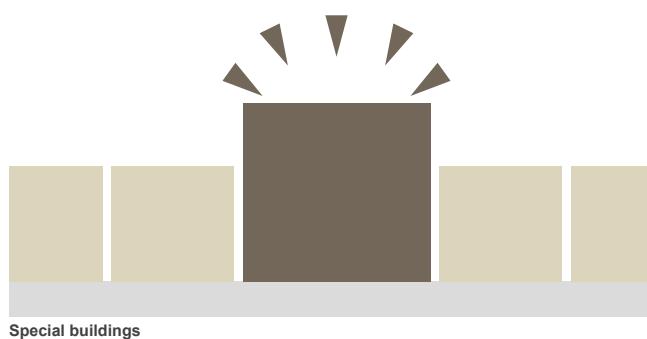
5.0 Patterns

Timber screen patterns and door panel patterns should use abstracted versions of traditional patterns of the character zone.

2.0 Compositional rules

The following guidelines provide compositional rules for building design with the Taif Highlands architectural character, adapted for the Residential Villa 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.

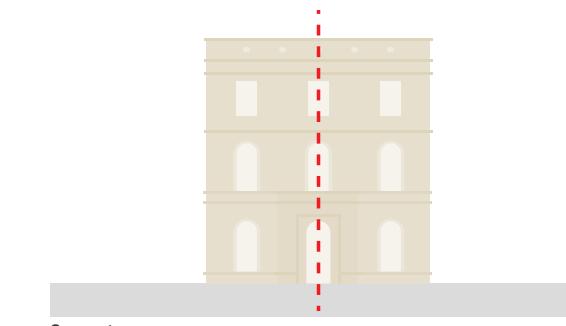


2.1 Special buildings

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

- 1 Designers of villas should consider whether their building is special or ordinary in relation their neighbors in order to properly apply the compositional rules.
- 2 Larger, prominent buildings may apply the compositional rules in this section directly.
- 3 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.



2.2 Symmetry

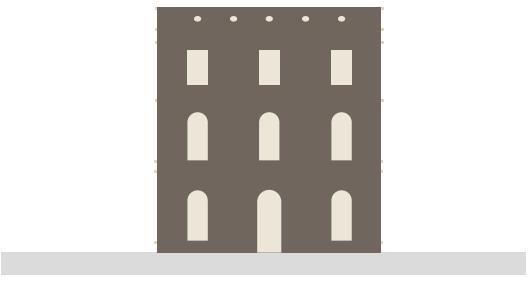
Special buildings express strong symmetry. Important residential villas should:

- 1 Position the primary entrance at the center of the building facade.
- 2 Emphasize the scale of the primary entrance above other facade openings.
- 3 Emphasize centrality upwards across each floor on the central window elements and facade details.

Ordinary villas:

- 4 Should present a modest, simple degree of symmetry on its primary facade.
- 5 May pair with neighbors to create larger sense of symmetry.

To respond to the unique architecture of Taif, responding to the presence of symmetry and asymmetry in the mansions and Al-Balad typologies.

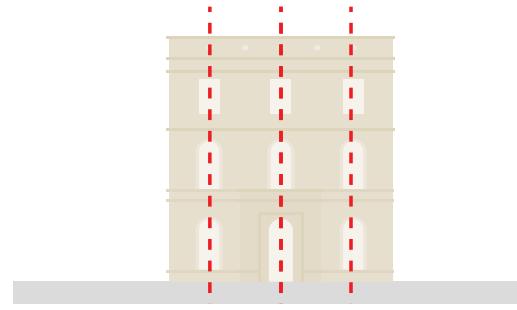


2.3 Solid facades

Buildings should:

- 1 Comprise rendered formal facades with regular, formal openings.
- 2 Recess window frames and glazing surfaces deeply within opening to express the thickness and solidity of the wall. Screens and shutters may be flush with exterior wall surface.

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

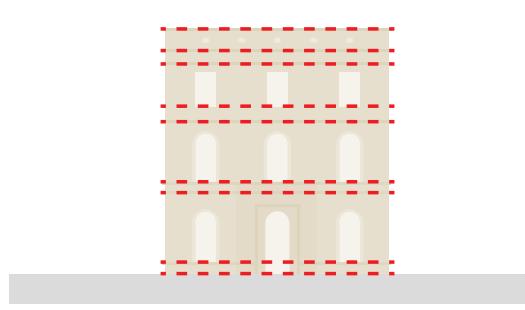


2.4 Vertical bays

Buildings should:

- 1 Have legible bays with vertically aligned elements.
- 2 Support the overall symmetry of the facade.

To follow the traditional elevation and facade structure of Taif Highlands.

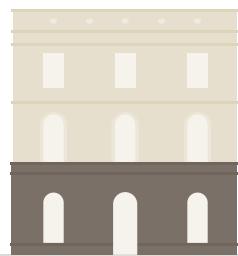


2.5 Horizontal articulation

Horizontal articulation is an important characteristic of the architectural character. New buildings should:

- 1 **TR** Use horizontal cornicing bands below selected rows of windows.
- 2 Use consistent, well-ordered fenestration across facades.
- 3 Reinforce the presence of a strong base, middle and top with horizontal articulation.

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



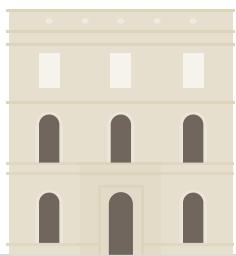
Base details

2.6 Base details

The detailing of the base and the ground floor can strengthen the sense of solidity and importance of the building. Buildings should:

- 1 Thicken the ground floor walls and/or use a protruding base detail to ground the building.
- 2 Articulate the base with a cornice or horizontal detail where it transitions to the middle levels of the building.

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.



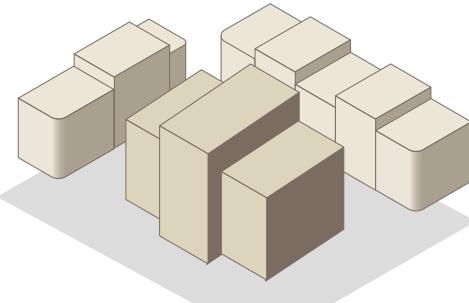
Roofscape

2.8 Roofscape

Buildings should:

- 1 Have formally designed parapet details that align with vertical bays below. This may include parapet caps, recessed panels, and corner or pinnacle ornaments.
- 2 Create openings in the upper level of the facade or parapet. Circular or elliptical openings are common, though square or rectangular forms may be acceptable..

To define a clear top to the buildings, reflecting traditional vernacular form.



Multi-aspect buildings

2.9 Multi-aspect buildings

Special buildings are typically standalone, and visible from multiple sides. Important residential villas 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 villas 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 character reference buildings where applicable.

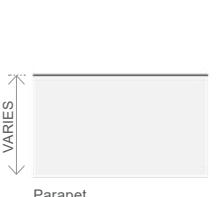
intentionally blank

3.0 Traditional elements

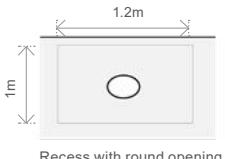
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



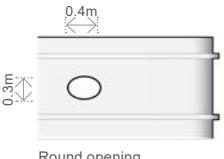
Top



Parapet



Recess with round opening



Round opening



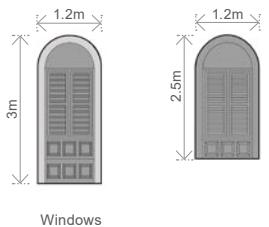
3.3 Rooftop elements

- 1 Parapets should include small circular openings within rectangular recesses to mark building tops, above a cornice line.
- 2 Consider the approach to the activation of roofspace. 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 on habitable roof terrace areas, generally at the rear or side.

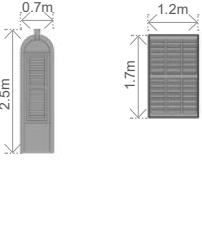
To contribute to the rooftop character of Taif Highlands settlements.



Middle



Windows



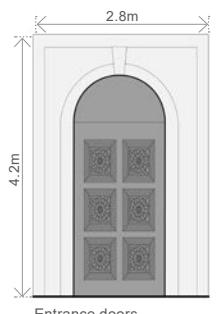
3.2 Windows and openings

- 1 Provide a symmetrical fenestration pattern with clear central emphasis.
- 2 Use traditional-style wooden windows and shutters.
- 3 Use arched windows, window frames, and / or colonnades. Rectangular, flat topped, windows and openings can also be used.
- 4 Use simple horizontal slat wooden shutters within frames; some screens may have traditionally-decorative timber lower panels.
- 5 Patterns and colors, that reference traditional examples, can be used on frames.

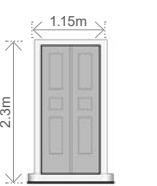
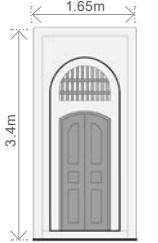
To emphasize the formality of facades and consistency of character across the area.



Base



Entrance doors



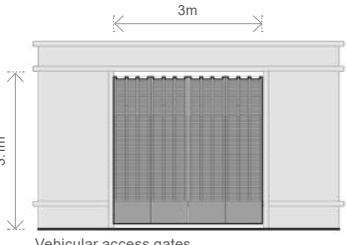
3.1 Doors and entrances

- 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.

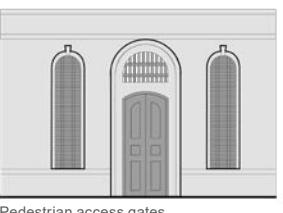
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



Other elements



Vehicular access gates



Pedestrian access gates

3.4 Other elements

- 1 Other key elements include cornicing, which is a common feature used 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

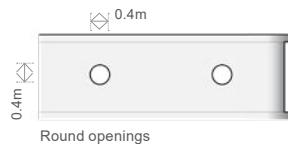
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



Top



Parapet



Round openings



Simple recessed parapet



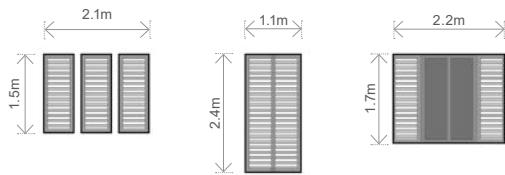
3.3 Rooftop elements

- 1 Parapets should include small circular openings within rectangular recesses to mark building tops.
- 2 Consider the approach to the activation of roofspace. Opportunities for terraces or outdoor rooms should be pursued.
- 3 Pergolas should be considered to provide further privacy and screening to plant equipment.

To contribute to the rooftop character of Taif Highlands settlements.



Middle



Windows

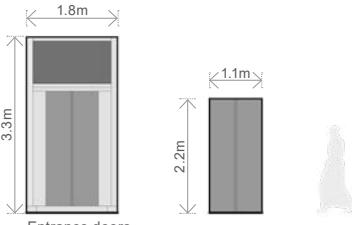
3.2 Windows and openings

- 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, located between slats.
- 4 Windows should be recessed slightly from the wall.
- 5 Colors that reference local palettes may be incorporated on frames.

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



Base



Entrance doors

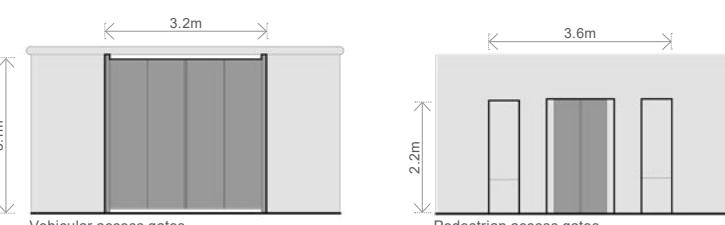
3.1 Doors and entrances

- 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 element. The timber door should be set within a projecting angled frame.
- 3 Secondary entrances should be plain and set back from the facade.

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

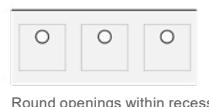
3.4 Other elements

- 1 Cornicing 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 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.



Round openings within recess



Orthogonal recesses



Simple parapet



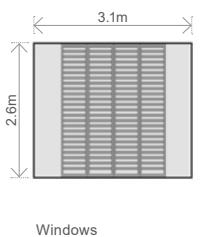
Projected canopy



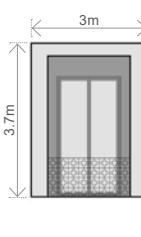
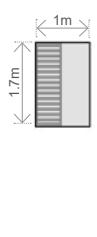
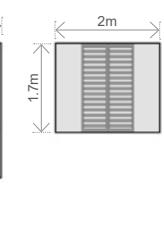
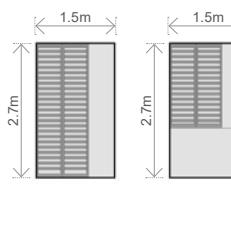
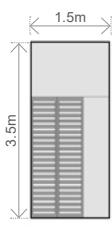
3.3 Rooftop elements

- 1 Parapets should interpret characteristics of traditional Taif Highlands rooftops, which include round openings and rectangular recesses, above a cornice line.
- 2 Opportunities for terraces or outdoor rooms should be pursued.
- 3 Colonnades should be considered
- 4 Contemporary pergolas should be considered.

To contribute to the rooftop character of Taif Highlands settlements.



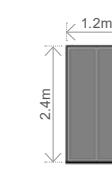
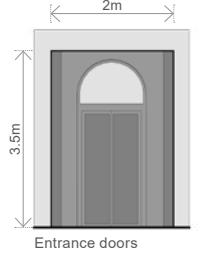
Windows



3.2 Windows and openings

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

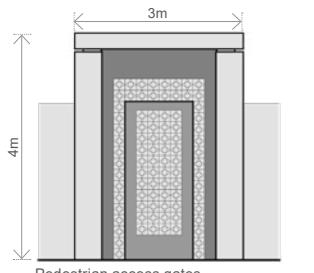
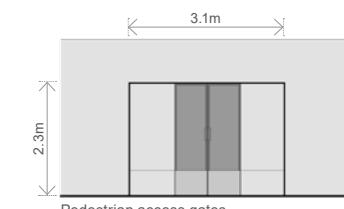
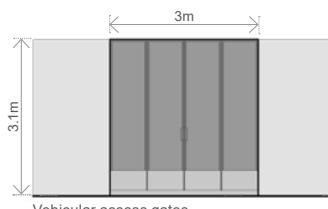
To emphasize the formality of facades and consistency of character across the area.



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 architecture.



3.4 Other elements

- 1 Cornicing 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 can innovate using reference to traditional craftsmanship while embracing current materials and construction techniques.

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

4.0 Colors and materials

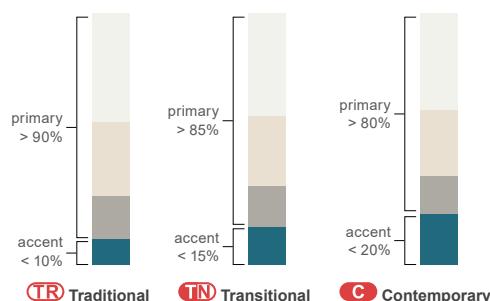
4.1 Colors

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/



Smooth white render



Rough cast render finish White stone cladding Smooth white render



Stained timber



Decorative timber panel Metal panels Timber shutters



Carved render



Stucco detailing Header elements/details GRC detailing



Rendered wall



Rough cast render Smooth colored plaster Honed stone blocks



Painted metal



Painted accents Colored detailing Metal panels



Dry stone wall



Stone cladding Stone bricks Honed stone cladding

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.

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.

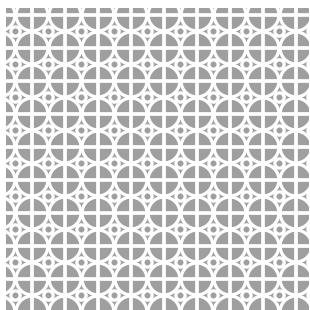
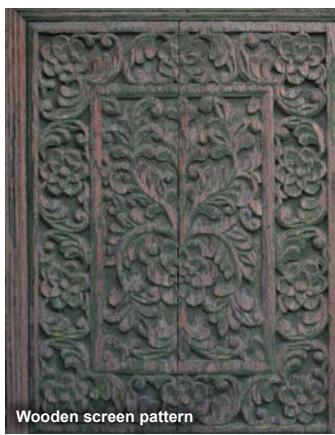
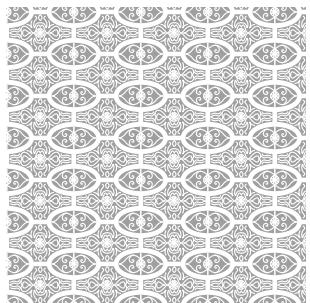
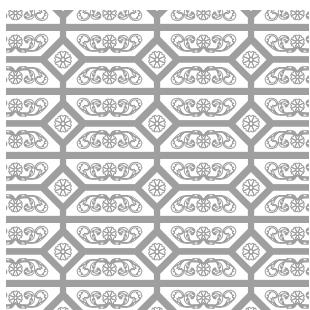
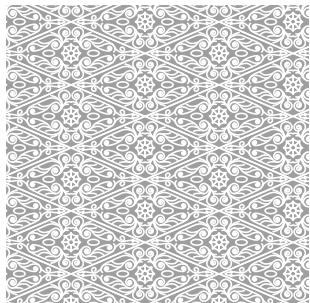
5.0 Patterns

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

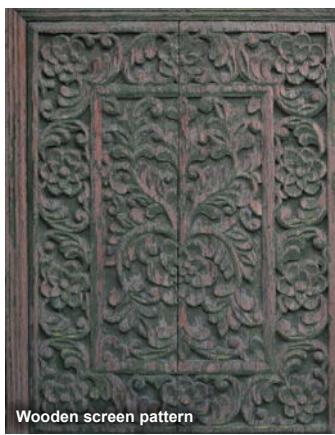
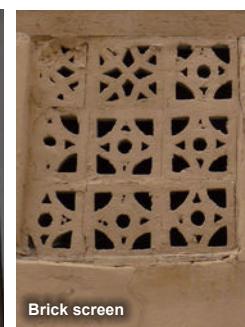
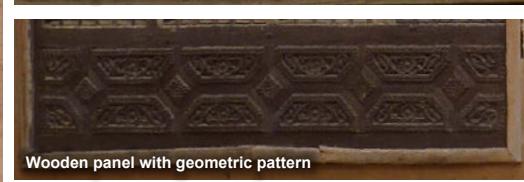
New buildings should:

- 1 Use geometric patterns and abstracted floral patterns, celebrating the historic architectural 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)

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



Patterns



6.0 Public realm

This section focuses on the contributions of residential villas 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).

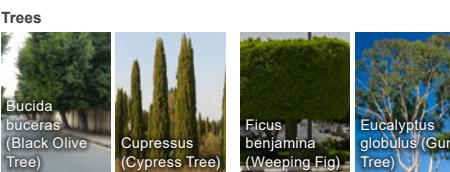
NOTE: The application of these guidelines should be tailored to the specific project type, scale, and need. Ensure that any modifications or additions to the public-owned spaces are co-ordinated and approved by relevant authorities.

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

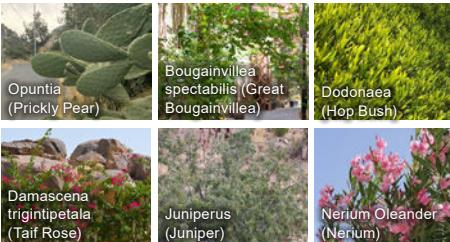


6.1 Paving materials

- 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)

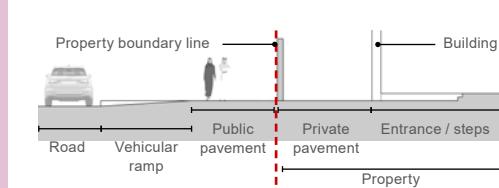


Ornamental species



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.



On-plot level transition



6.3 Public realm interface

- 1 Boundary walls and their portals should be architecturally integrated with the building design.
- 2 Co-ordinate the design of new boundary treatments with neighboring boundary treatments to create elegant transitions.
- 3 Steps and ramps should not protrude into the public realm. Transitions should be located within property lines.



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 Residential 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, and excessively large numbers on the facade.



6.6 Parking

If the parking area is within the private property ownership consider the following :

- 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 or footpath zones.
- 2 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.

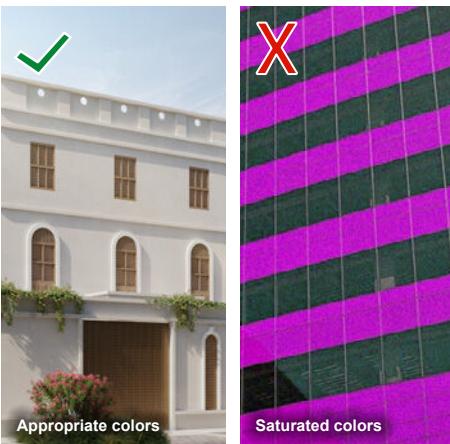
They identify common mistakes that cause visual pollution and hostile environments so that designers can eliminate or minimize them.

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.
- 4 Do use locally sourced materials where possible.



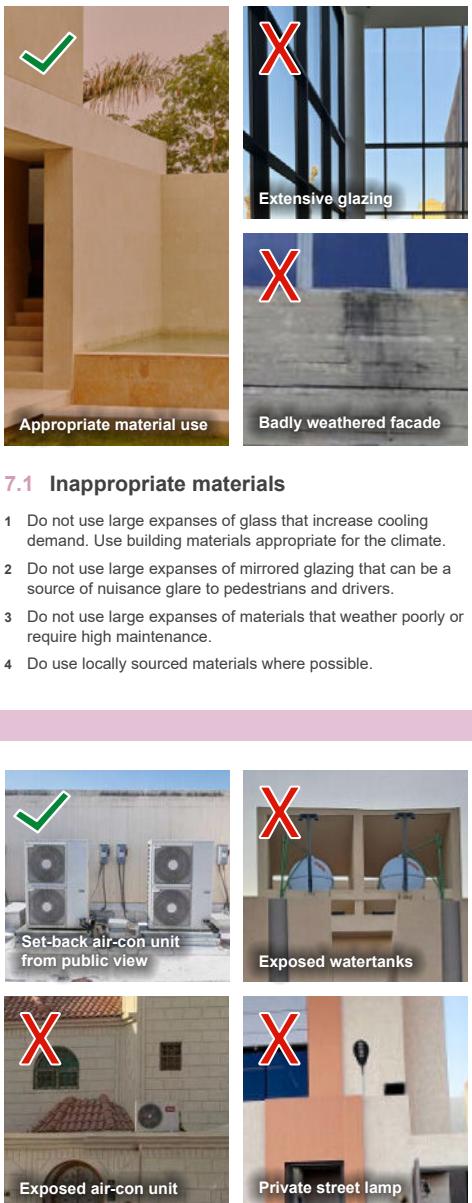
7.2 Inappropriate colors

- 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 Refer to section 4.0 Colors and materials for guidance.
- 3 Do use colors compatible with the Taif Highland Palette.



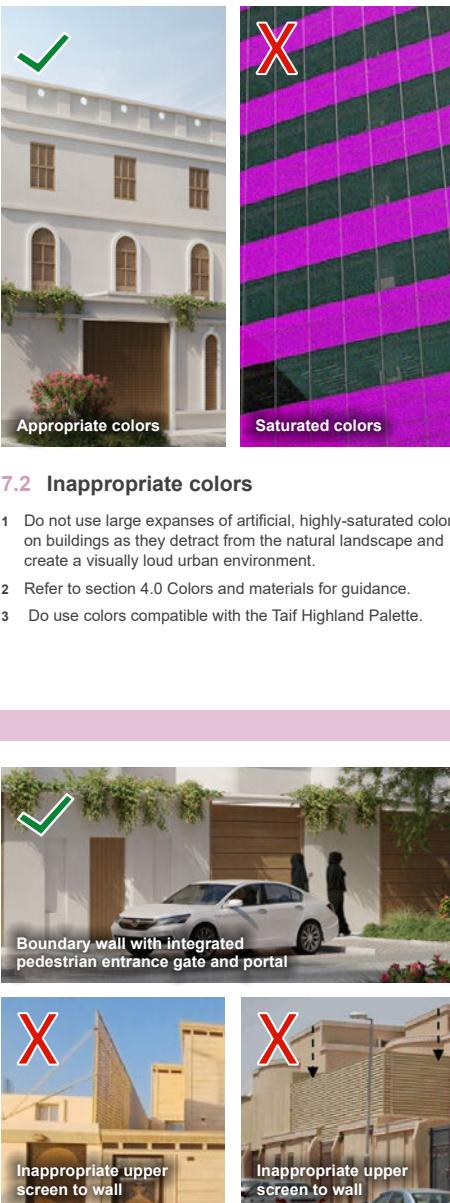
7.3 Screens and security

- 1 Do not use razor or barbed wires for typical buildings; utilize deterrents that are inconspicuous or visually appealing.
- 2 Do integrate screens and security features through intelligent layout and design.



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 shutters.
- 3 Reflect and interpret traditional elements sensitively. Have a selective emphasis of characteristics to create meaning and beauty in its new context.



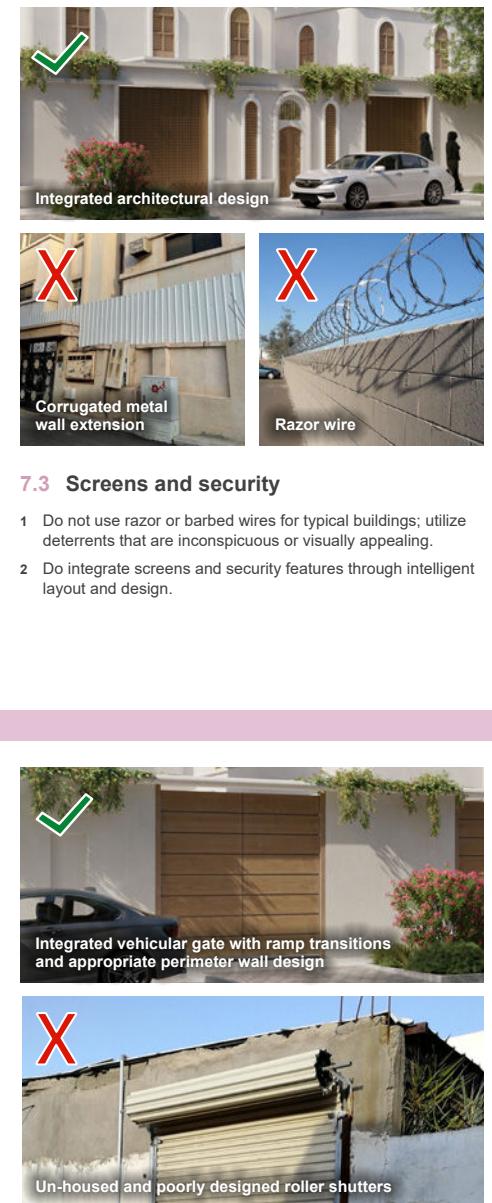
7.5 Exposed service elements

Ordinary building service elements such as watertanks, 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.

Perimeter walls are an important part of each villa plot and should be considered as part of the overall design.

- 1 Do not extend walls with corrugated metals and other inappropriate materials.
- 2 Perimeter walls should be architecturally integrated with the design of the buildings.
- 3 Provide a consistent treatment or smooth transition between adjacent plots to create a harmonious streetscape.



7.7 Rolling shutters

The appearance of the primary frontage is important and shutters used should be well considered and complement the associated villa design.

- 1 Exterior surface-mounted and un-housed rolling shutters should not be used on residential facades.
- 2 Side-rolling, swinging or folding gates are preferred for vehicular entrances.



8.0 Traditional small villa worked example

The traditional worked example features a strong application of the handbook guidelines to the small villa building type.

The building respects the basic color and material palette of Taif Highlands, being predominantly off-white render with timber accents.

The massing is simple and flat, with rounded corners. The building expresses symmetry on its facade, through the placement of elements around

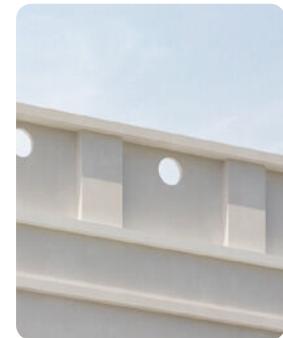
a central axis. This central axis is highlighted by the placement and articulation of the primary entrance on the boundary wall.

Elements are placed in legible vertical bays, with windows and other openings aligned vertically across floors. There is also a strong horizontal articulation: windows are set out in well-ordered rows with horizontal cornices that emphasize this quality.

The building has a clear base, middle and top, as evidenced through the hierarchy of window types (either flat-topped or arch-topped), and the articulated design of the parapet, which features circular openings, recesses and cornices.

A high proportion of arch-topped openings feature across the design of the villa, emphasized through protruding surrounds, elaborate crafting and ornamentation.

1 Flat parapets with elliptical openings and recesses.



2 Arched surrounds and timber shuttered windows.



3 Arched timber entrance door and shuttered windows.



4 Patterned timber vehicular access gates.





8.0 Transitional small villa worked example

The transitional model has a strong relationship to the traditional style, whilst incorporating simplified ornamentation and articulation. General forms, proportions, and compositional arrangements are maintained whilst patterns, materials and craftsmanship may be simplified for modern methods and modest budgets. Overall, the transitional style places a greater emphasis on horizontality when compared to the traditional style.

The facade retains a pronounced symmetry. In the design of this small villa, the central axis is emphasized by a projecting bay and unique tripartite central window.

The facade is arranged around this central axis. The windows are aligned vertically across floors and are set out with a strong horizontal emphasis. This horizontality is furthered by the use of cornicing. A row of projecting balconies creates habitable external space.

The building has a simplified approach to fenestration and entrances, with no visible arch-topped openings or protruding surrounds.

The parapet creates a distinct top to the building, whilst being less ornately articulated.

The front boundary treatment is conceived as part of the overall design for the villa. The materials used for boundary walls are consistent with the villa.

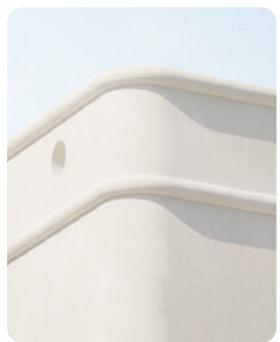
1 Central axis expressed in the projecting bay.



2 Rectilinear window openings and projecting balcony.



3 Rounded corners and articulated top.



4 Pedestrian gates with simplified articulation and central placement





8.0 Transitional large villa worked example

The transitional style is recognizably related to the traditional Taif Highlands architecture, although it interprets this in a distinct manner. The formal symmetry remains pronounced, yet the focus is increasingly on the horizontal.

The villa respects the area's color and material palettes, being predominantly off-white render with warm accent colors used on opening elements.

The central axis is expressed with an ornately decorated projecting bay and generous canopied entrance at the mid-point of the boundary wall.

Flat-topped windows are arranged symmetrically around a central axis, within distinct horizontal bands. These feature simply-patterned shutters on the lower two floors. These are aligned in vertical bays.

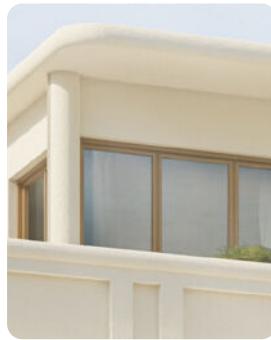
The uppermost floor steps back from the main facade line. Alongside a deep projecting cornice, this creates shaded external amenity space and emphasizes the villa's tripartite banding. Simple recesses are used throughout to add interest to the facade.

The boundary wall presents a richly-detailed and public-facing element, with patterned fencing and recessed spaces for planting.

1 Central axis expressed by the protruding bay.



2 Top floor steps in to create habitable terrace space.



3 Vertically-proportioned rectilinear windows.



4 Highly articulated pedestrian entrance on center of boundary wall.





8.0 Contemporary small villa worked example 1

The contemporary style presents a pared-back interpretation of the Taif Highlands architecture. Its form and facade follow the compositional rules described in this document and it is recognizably related to the traditional and transitional examples.

The overall window-to-wall opening ratio remains reasonably consistent with the other styles, although the window design is simplified

and uses recognizably 'contemporary' accent materials. The proportions of the building are similarly Taif Highlands buildings proportions.

The facade has minimal articulation. The opening elements are aligned in horizontal bands and create vertical bays.

A projecting bay above the primary entrance emphasizes the central axis of the building. It

features a uniquely large window to highlight its importance.

A projecting canopy creates a contemporary interpretation of the cornice line, emphasizing the 'top' of the building and creating some shading for the windows below.

The materiality of boundary wall and its entrance gates is consistent and complementary with the villa design

1 Central axis expressed by the projecting bay.



2 Shuttered windows with simple recesses.



3 Projecting canopy.



4 Simply detailed pedestrian entrance on center of boundary wall.





8.0 Contemporary small villa worked example 2

This villa demonstrates one possible approach to the contemporary style in Taif Highlands. Its design follows many of the compositional rules described earlier in this document.

The colors and materials are compatible with the Taif Highlands palette, being predominantly off-white render with warm accent colors on the opening elements.

Windows are arranged in horizontal bands and create vertical bays in alignment with openings on other floors. The elements are vertically-proportioned rectangles and often feature ornamentation and/or recessed surrounds. There is a subtle gridded expression that abstractly reinforces the building's verticality and horizontal organization.

The villa is organized with a tripartite banding. The base of the building is emphasized with an

ornamented boundary wall. The top of the building steps back from the main facade to create a shaded external terrace. This acts as a contemporary interpretation of the Taif Highlands roofscape.

The villa is not symmetrical, although in this instance discretion has been applied, drawing inspiration from the Al-Balad types. This villa also hints at a symmetrical expression when seen mirrored as a pair with its neighbor.

1 Projecting bay above primary entrance.



2 Abstracted expression of verticality and horizontal banding.

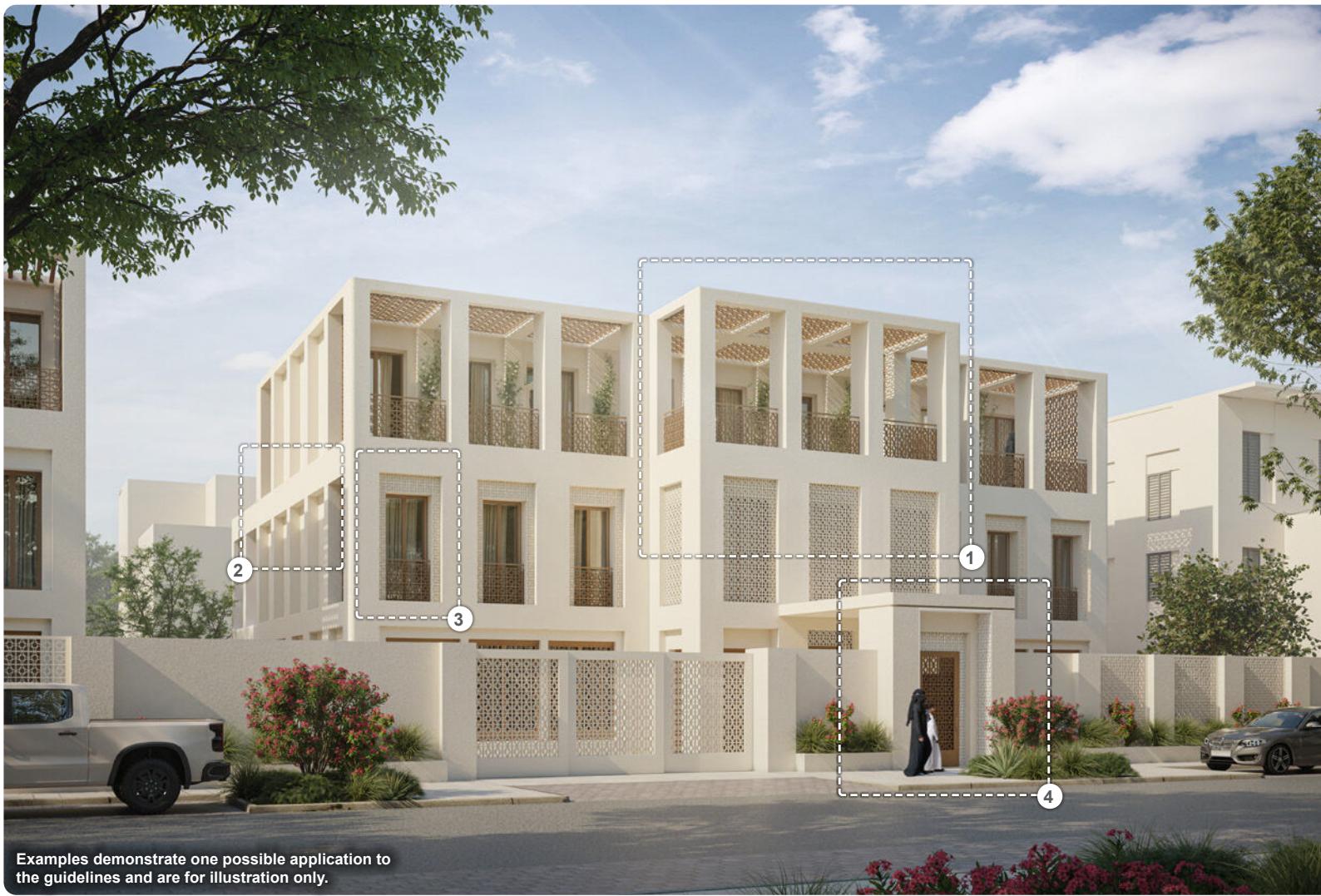


3 Recessed window with decorative surround and balustrade



4 Canopied primary entrance within deep recess.





8.0 Contemporary large villa worked example

The contemporary style in this example abstracts and interprets the Taif Highlands architecture. It embodies key aspects of the compositional rules whilst creating a distinctly contemporary expression. Materials, patterns and colors used throughout are compatible with the Taif Highlands color and materials palette..

The building has a symmetrical facade, with regularly-spaced opening elements aligned

along horizontal rows. These create vertical bays alongside elements on other floors.

A tripartite banding is expressed in the facade, with a base, middle and top. The top floor steps back and creates a shaded external space.

The villa's central axis is emphasized with a grand three-story projecting bay. This is crowned with a generous terrace. A canopied entrance is placed on the central axis and integrated in the boundary wall.

The facade creates a subtle grid which expresses both the verticality and horizontality of the Taif Highlands architecture. Windows are vertically-proportioned rectangles. They often feature recessed surrounds and ornamentation that abstracts traditional patterns.

The boundary wall forms a public-facing base for the villa, with ornamentation and recessed areas for planting.

1 Central axis expressed by the projecting bay.



2 Abstracted expression of verticality and horizontal banding.



3 Recessed vertical window with ornamented balustrade.



4 Canopied primary entrance within deep recess, on central axis.

