

Tuhama Foothills

Architectural Design Guidelines



Application Handbook - Low-rise Buildings





Tuhama Foothills Architectural Character Area



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Application Handbook - Low-Rise Buildings

Tuhama Foothills - Architectural Design Guidelines



Tuhama Foothills landscape



Traditional architecture in Tuhama Foothills

I Introduction

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

The Tuhama Foothills is a transitional area between the Aseer Escarpments to the east, and the Tuhama Coastal Plains in the west. The areas near the edge of the escarpments act as watershed between the valleys towards the east, the valleys that descend to the west towards the plains, and the valleys that flow ultimately to the Red Sea.

The vegetation is typically arid acacia vegetation or semi-arid acacia woodland dominated by *Acacia ehrenbergiana*. However, the variety of micro-environments has led to high species diversity and at least seven vegetation groups have been identified. Vegetation coverage is moderate. Overall, soil is typically found to be granite rocky hillsides, aeolian deposits from the mountains, water courses and disturbed grounds.

The vernacular architecture in the Tuhama Foothills responds to the context, climatic needs and the availability of materials and resources. Based on

the topography of the region, the architecture has influences of both, the escarpments and the coastal plains. The settlements are compact within the foothills adapting to the topography with the use of terraces that are also used as places for interactions.

Materials used are a unique combination of stone available in the escarpments and plastered buildings, an influence from the coastal plains. Openings are small owing to the defense purposes.

This handbook is a supplement to the Tuhama Foothills 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](#)

II Low-Rise Buildings

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

Serving the many needs of residents through a wide 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 identities, and is a primary challenge to their implementation, to be addressed in the compositional rules of this handbook.



Example of low-rise mixed-use building elevation in traditional style in Tuhama Foothills

Low-rise mixed-use buildings

Low-rise mixed-use buildings are usually subdivided into multiple units that often create a heterogeneity 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 apartment buildings are assigned primarily residential uses, the relationship between public and private spaces become paramount. Access to individual units, ground floor facade design, the provision of outdoor amenity, and the design of boundary treatments and rooftops will be important. The applicants of the apartment buildings should follow all the guidelines mentioned in the document plus the consecration in the appendix A.

This handbook will implement the Tuhama Foothills 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

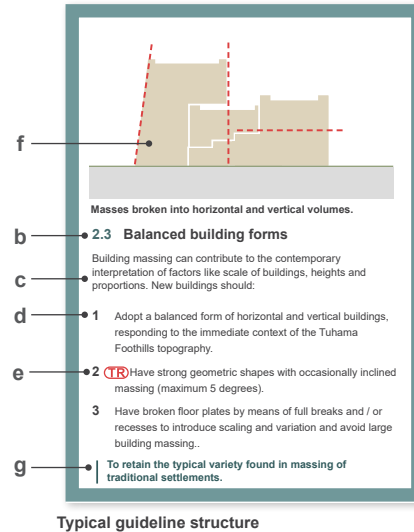
Follow these instructions to create a building that supports the architectural character of Tuhama Foothills.

- 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 (Section 1).
- 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)
 - **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)

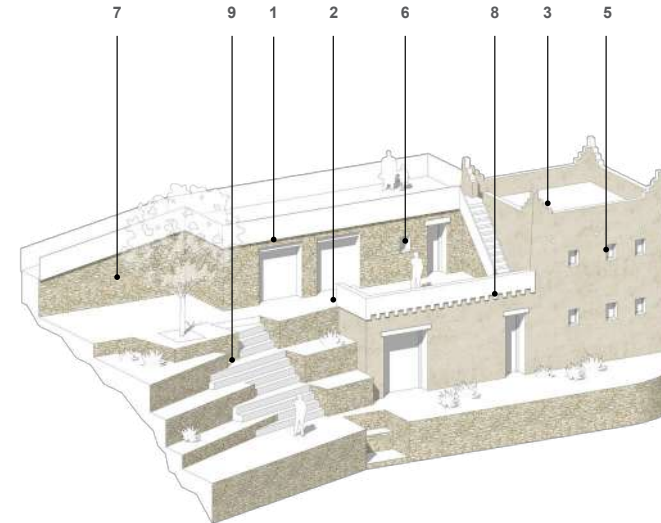
4 Throughout the document, **mandatory guidelines** for each character style will be marked with the following symbols. Where a guideline is mandatory for all styles, all three symbols will be present:

- 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.



This general character reference model is from the Tuhama Foothills Architectural Design Guideline, summarizing the key features of the architectural character.



Example of vernacular Tuhama Foothills architectural elements, for illustrative purposes only

Key features:

- 1 Massing broken into balance of horizontal and vertical volumes, clustered together, built on slopes using terracing.
- 2 Facades formed with closely knit buildings with occasional breaks with difference in massing and materials.
- 3 Flat roofs with parapets articulated with pointed corners or stepped crenelations. Water spouts also feature in the facades. Windows are occasionally highlighted with white plaster.
- 4 Gently tapered walls with a maximum inclination angle of 5°.
- 5 Openings do not cover more than 20% of the overall facade.
- 6 Settlements along the foothills of the high mountains: exterior walls have few smaller openings on upper floors for defense and privacy purposes.
- 7 Local stone is dominant within the Tuhama Foothills. Combinations are frequent for stone masonry and plastered buildings.
- 8 Occasional use of local art for decorative patterns for highlighting elements.
- 9 Internal courtyards and terraces function as open spaces within the housing cluster.



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 low-rise buildings are shown on this page.

COMPOSITIONAL RULES

2.3 Balanced building forms

Building massing should adopt a balanced form comprising of horizontal and vertical buildings, responding to the immediate context of the Tuhama Foothills topography. Forms should be compact with strong geometric and inclined shapes (max. 5 degrees). At least 50% of the building form should have gently tapered walls with a maximum inclination of 5 degrees.

Facade should introduce vertical breaks at intervals of around 10m or less. This can be achieved with changes in the form, height and massing.

2.4 Terraced, occupied rooftops

Building massing should have flat roofs. Terraces should be provided and well integrated within the massing or as stepped conjoined units. Design of terraces should allow for various uses such as social interactions or green roofs, depending on the level of privacy.

2.5 Asymmetrical frontages

The overall form and facades should have an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of openings, interpreting the general asymmetry of buildings derived from vernacular architecture.

2.6 Simple openings

Openings should consist of small to medium sized windows of simple geometry (mainly square / rectangle). Small ventilation windows may be used to bring variation to the facade. A maximum of 30% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure.

2.7 Solid facades and active ground floor

Generally, facades should express external solid walls that are grounded to the street level. Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street active frontages. Facade materials should be hard-wearing and robust.

Large openings and colonnades are encouraged on primary frontages on the ground floor and along terraces. If signage is included, it should not be placed above but rather within the opening of the colonnade.

2.8 Articulated parapets and patterns

Parapets should be articulated using interpretations of traditional parapets (stepping, pointed parapets, friezes, and banding) to distinguish the top part of the building. Patterns and art should be used in balanced proportions to highlight features.



Axonometric view showcasing an example of the application of compositional rules for traditional style mixed-use building



Elevation view showcasing an example of the application of compositional rules for traditional style mixed-use building

TRADITIONAL ELEMENTS

3.1 General details and considerations

Perimeter wall and fence should have low to medium levels of transparency. Main entrance within the perimeter wall should be highlighted.

Boundary walls visible from the public realm (fronts, and sides exposed to streets) should be made of the same material as the base of the building.

3.2 Doors and entrances

Generally, doors and entrances should have simple orthogonal geometries with width-to-height proportions of 1:1.6 - 1:2.

Entrances on ground floor may be wider with width-to-height ratio proportions of 1:1.3.

Doors, entrances and shopfronts should be highlighted with timber or stone lintels, or their equivalent.

3.3 Windows and openings

Building should have small to medium openings articulated with change in materiality and / or color, often as white or lighter colored surrounds that differ from the main facade.

Opening surrounds should be recessed or projected from the main facade. Traditional decorative motifs should be displayed above window openings.

Traditional windows should have typical proportions of 1:1 - 1:2.

3.4 Roofscape

The roofscape should feature articulated parapets and / or roof elements and should clearly define the roof top with distinct materials and / or features.

Parapet should be articulated with pointed corners, stepping, crenelations or friezes.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be beige, brown, and white.

90% of the building's color palette should be composed of primary colors and 10% should be composed of accent colors.

Between 70% to 80% of the facade should be composed of one consistent primary color.

Accent colors should be reserved for highlighting key elements, such as entries, openings, shutters and shading structures.

4.2 Materials

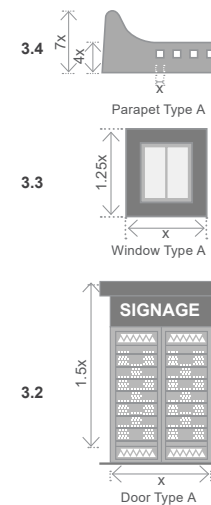
The use of locally available traditional materials, or equivalent, should be encouraged. Between 70% to 80% of the facade should be composed of one consistent material.

Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures. Stone, or other material that closely resemble the local stone in terms of the texture, color, and appearance, should be used as a primary material on the facade.

5.0 Patterns

Typical colors and patterns should be used for decoration and highlights and should not exceed 10% of the facade area. Patterns should replicate traditional patterns.

Key traditional architectural features



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 low-rise buildings are shown on this page.

COMPOSITIONAL RULES

2.3 Balanced building forms

Building massing should adopt a balanced form comprising of horizontal and vertical buildings, responding to the immediate context of the Tuhama Foothills topography. Forms should be compact with strong geometric and inclined shapes (max. 5 degrees). At least 30% of the building form should have gently tapered walls with a maximum inclination of 5 degrees. Facade should introduce vertical breaks at intervals of around 15m or less. Facade breaks should be a minimum of 1.5m in depth and 3m in width, for at least 70% of the facade vertically.

2.4 Terraced, occupied rooftops

Building massing should be designed to have flat roofs. Terraces should be provided and well integrated within the massing or as stepped conjoined units. Design of terraces should allow for various uses such as social interactions or green roofs, depending on the level of privacy.

2.5 Asymmetrical frontages

The overall form and facades should have an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of openings, interpreting the general asymmetry of buildings derived from vernacular architecture.

2.6 Simple openings

Openings should consist of small to medium sized windows of simple geometry (mainly square / rectangle). Small ventilation windows may be used to bring variation to the facade. A maximum of 40% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure.

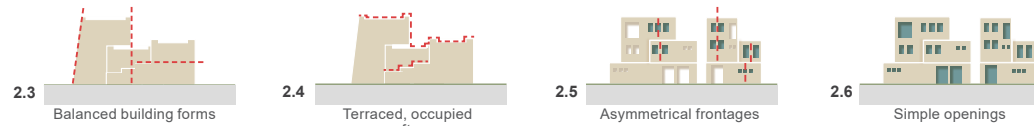
2.7 Solid facades and active ground floor

Generally, facades should express external solid walls that are grounded to the street level. Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street active frontages. Facade materials should be hard-wearing and robust.

Large openings and colonnades are encouraged on primary frontages on the ground floor and along terraces. If signage is included, it should not be placed above but rather within the opening of the colonnade.

2.8 Articulated parapets and patterns

Parapets should be articulated using interpretations of traditional parapets (stepping, pointed parapets, friezes, and banding) to distinguish the top part of the building. Patterns and art should be used in balanced proportions to highlight features.



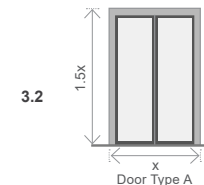
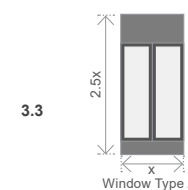
Axonometric view showcasing an example of the application of compositional rules for transitional style mixed-use building



Elevation view showcasing an example of the application of compositional rules for transitional style mixed-use building



Key transitional architectural features



TRANSITIONAL ELEMENTS

3.1 General details and considerations

Perimeter wall and fence on the main frontage could have medium to high levels of transparency to provide a permeable connection to the public domain and add to the overall quality of the public realm. Side / back boundary wall may have low, medium or high levels of transparency.

Boundary walls visible from the public realm (fronts, and sides exposed to streets) should be made of the same material as the base of the building.

3.2 Doors and entrances

Generally, doors and entrances should have simple orthogonal geometries with width-to-height proportions of 1:1.6 - 1:2.

Entrances on the ground floor may be wider with width-to-height proportions of 1:1.3.

3.3 Windows and openings

Building should have small to medium openings articulated with change in materiality and / or color, often as white or lighter colored surrounds that differ from the main facade.

Opening surrounds should be recessed or projected from the main facade. Interpretations of traditional decorative motifs should be displayed above window openings.

Windows should have typical proportions of 1:1 - 1:3.

3.4 Roofscape

The roofscape should feature articulated parapets and / or roof elements and should clearly define the roof top with distinct materials and / or features.

Generally, parapets should be simple and integrated within the overall design of the facade. Parapet articulation may include pointed corners, stepping, crenelations or friezes.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be beige, brown, and white. 80% of the building's color palette should be composed of primary colors and 20% should be composed of accent colors. Between 60% to 70% of the facade should be composed of one consistent primary color.

Accent colors should be reserved for highlighting key elements, such as entries, openings, shutters and shading structures and / or facade elements.

4.2 Materials

Between 60% to 70% of the facade should be composed of one consistent material.

Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures.

At least 20% of the facade should use stone, or other material that closely resemble the local stone in terms of the texture, color and appearance, either to highlight the base, or on the main frontage, or as an accent feature on doors and entrances.

5.0 Patterns

Typical colors and patterns should be used for decoration and highlights. Patterns should be no less than 10% and no more than 15% of the facade area. Transitional buildings should utilize interpretations of traditional art patterns.

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 low-rise buildings are shown on this page.

COMPOSITIONAL RULES

2.3 Balanced building forms

Building massing should adopt a balanced form comprising of horizontal and vertical buildings, responding to the immediate context of the Tuhama Foothills topography. Forms should be compact with strong geometric shapes and may include gently tapered walls (max. 5 degrees). Tapered walls should be a special feature or highlight element only, and should not exceed 20% of the building form. Facade should introduce vertical breaks at intervals of around 20 meters or less. Facade breaks should be a minimum of 1.5 meters in depth and 3 meters in width, for at least 70% of the facade vertically.

2.4 Terraced, occupied rooftops

Building massing should be designed to have flat roofs. Terraces should be provided and well integrated within the massing or as stepped conjoined units. Design of terraces should allow for various uses such as social interactions or green roofs, depending on the level of privacy.

2.5 Asymmetrical frontages

The overall form and facades should have an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of openings, interpreting the general asymmetry of buildings derived from vernacular architecture.

2.6 Simple openings

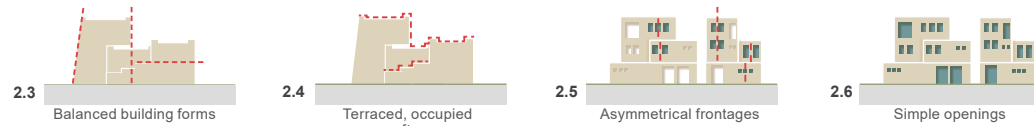
Openings should consist of small to medium sized windows of simple geometry (mainly square / rectangle). Small ventilation windows may be used to bring variation to the facade. A maximum of 50% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure.

2.7 Solid facades and active ground floor

Generally, facades should express external solid walls that are grounded to the street level. Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street active frontages. Facade materials should be hard-wearing and robust. Large openings and colonnades are encouraged on primary frontages on the ground floor and along terraces. If signage is included, it should not be placed above but rather within the opening of the colonnade.

2.8 Articulated parapets and patterns

Parapets should be articulated using interpretations of traditional parapets (stepping, pointed parapets, friezes, and banding) to distinguish the top part of the building. Patterns and art should be used in balanced proportions to highlight features.

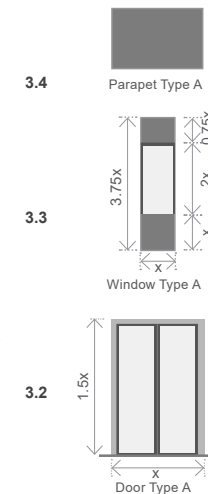


Axonometric view showcasing an example of the application of compositional rules for contemporary style mixed-use building



Elevation view showcasing an example of the application of compositional rules for contemporary style mixed-use building

Key contemporary architectural features



CONTEMPORARY ELEMENTS

3.1 General details and considerations

If included, perimeter wall and fence on the main frontage could have medium to high levels of transparency to provide a permeable connection to the public domain and add to the overall quality of the public realm. Side / back boundary wall may have low, medium or high levels of transparency.

Boundary walls visible from the public realm (fronts, and sides exposed to streets) should be made of the same material as the base of the building.

3.2 Doors and entrances

Generally, doors and entrances should have simple orthogonal geometries with width-to-height proportions of 1:1.6 - 1:2. Entrances on ground floor may be wider with width-to-height proportions of 1:1.3.

3.3 Windows and openings

Window openings should be highlighted using simple orthogonal geometries and may include simple window surrounds.

Window openings should have typical proportions of 1:1.25 - 1:4.

Openings may include floor to ceiling windows. Large windows (1:4) and double height windows should feature elements to divide the height to avoid disproportionate scaling.

3.4 Roofscape

The roofscape should feature articulated parapets and / or articulated roof elements and should clearly define and articulate the rooftop with distinct materials and / or features.

Generally, parapets should be simple and integrated within the overall design of the facade. Articulated parapets should display abstract interpretations of vernacular elements.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be beige, brown, and white.

70% of the building's color palette should be composed of primary colors and 30% should be composed of accent colors.

Between 50% to 60% of the facade should be composed of one consistent primary color.

Accent colors should be reserved for highlighting key elements, such as entries, openings, shutters and shading structures and / or facade elements.

4.2 Materials

Between 50% to 60% of the facade should be composed of one consistent material.

Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures. Stone, or other materials that closely resemble the local stone in terms of the texture, color, and appearance may be used to highlight the facade.

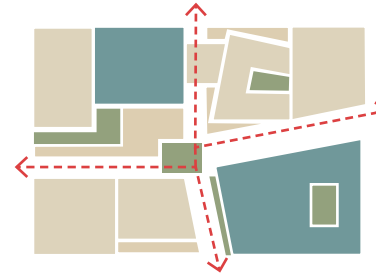
5.0 Patterns

Typical colors and patterns should be used for decoration and highlights. Patterns should be no less than 10% and no more than 20% of the facade area. Contemporary buildings should utilize abstractions of traditional art patterns.

2.0 Compositional Rules

The following guidelines provide compositional rules for building design with the Tuhama Foothills architectural character, specially adapted for low-rise building types.

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



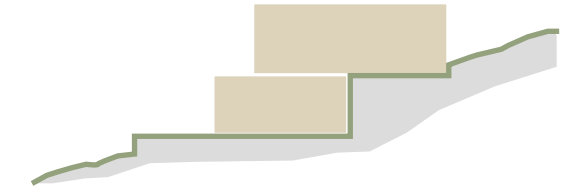
Permeable fabric with hierarchy of open spaces

2.1 Townscape groupings

New developments should contribute to factors like topography of site and its context, figure ground qualities, and public realm. The design of new buildings should:

- 1 Foster human-scale, socio-cultural and family values, with different levels of privacy in the design.
- 2 Promote spatial enclosures to achieve a sense of place with a clear hierarchical variety of open spaces.
- 3 Prioritize walkable and non-car dominated environments with attractive public realm.
- 4 Land use should promote a mix of uses.
- 5 Avoid large blocks (>100m in any direction), or provide mid-block passages for walkability.

A permeable block structure with mix of uses is essential to create a walkable and vibrant urban space.

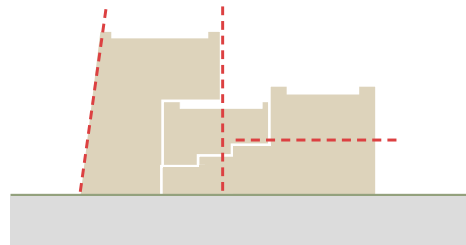


Built form respecting the natural terrain

2.2 Relationship to landscape

- 1 Prioritize the conservation and enhancement of environmental and cultural resources on site.
- 2 Respect the natural terrain and avoid flattening of slopes.
- 3 Use terracing to mitigate large retaining walls.
- 4 Use retaining walls intentionally to manage slopes, prevent erosion, and create functional spaces, while ensuring they blend seamlessly with the surrounding natural environment.
- 5 Provide open spaces within the plot oriented towards the public frontage.

To respect and respond to the natural landscape context, climate and environment.



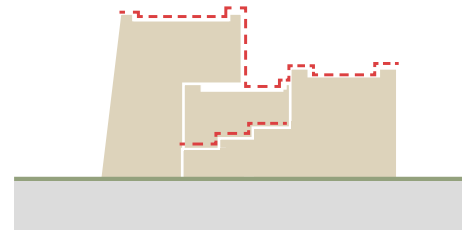
Masses broken into horizontal and vertical volumes

2.3 Balanced building forms

Building massing can contribute to the contemporary interpretation of factors like scale of buildings, heights and proportions. New buildings should:

- 1 Adopt a balanced form of horizontal and vertical buildings, responding to the immediate context of the Tuhama Foothills topography.
- 2 **TR** Have strong geometric shapes with occasionally inclined massing (maximum 5 degrees).
- 3 Have broken floor plates by means of full breaks and / or recesses to introduce scaling and variation and avoid large building massing.

To retain the typical variety found in massing of traditional settlements.



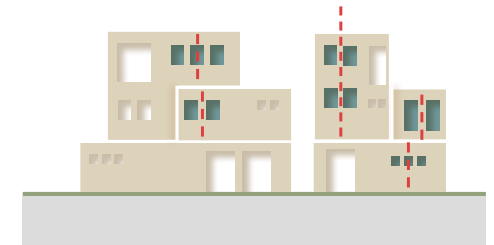
Terraced and occupied flat rooftops

2.4 Terraced, occupied rooftops

Roof and parapets form a distinctive component in the Tuhama Foothills. The design of new buildings should:

- 1 **TR** **TN** **C** Have flat roofs with terraces well integrated within the massing or as stepped conjoined units.
- 2 Allow for various uses such as social interaction, green roof on the terraces, depending on the level of privacy.
- 3 Always screen MEP equipment, utilities, delivery, refuse containers, and other types of utilities using parapets or by locating them underground / internalized.

To maintain the traditional terraced form of the settlement.



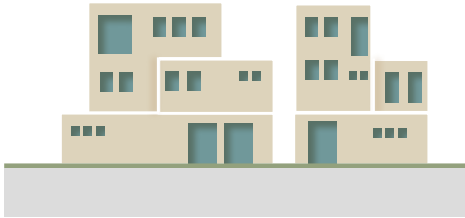
Facades with localized symmetries

2.5 Asymmetrical frontages

Frontages are generally asymmetrical in articulation and in the placement of openings. New buildings should:

- 1 Maintain localized symmetry in the placement, rhythm and patterns of openings.
- 2 Apply the same level of design quality to all public facing facades or frontages for consistency.
- 3 Facade design should always ensure privacy of neighboring residential buildings.

To observe simple asymmetry characteristic of the traditional architecture.



Variation of moderate sized openings

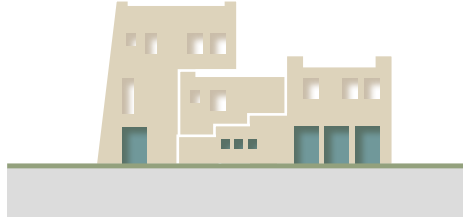
2.6 Simple openings

Buildings are typically defined by simple articulations of fenestrations and openings. New buildings should:

- 1 Provide small to medium sized windows of simple geometry. Small ventilation windows may be used to bring variation to the facade.
- 2 Include loggias instead of balconies to activate the facade.
- 3 Have a maximum of 30% to 50% of the overall facade surface for opening.
- 4 Provide variations in openings and articulation providing evenly transitioned tripartite character to the facade.

To maintain the simple articulation of fenestrations and openings, typical in traditional settlements.

Intentionally blank



Large openings, arranged in grid patterns

2.7 Solid facades and active ground floor

Grounded facades form a distinctive component in buildings across the Tuhama Foothills. The design of new buildings should:

- 1 Express external solid walls that are grounded to the street level.
- 2 Foster a high-quality interface between the building ground floor and the street, with active frontage.
- 3 Incorporate hard-wearing and robust materials.
- 4 Include large openings and colonnades on primary frontages on the ground floor and along terraces.

Design of ground floors should express the architectural intent and character of the place.

Intentionally blank



Articulated and decorative features

2.8 Articulated parapets and patterns

Buildings are typically defined by articulated parapets and patterns. New buildings should:

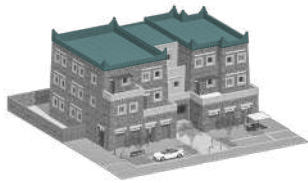
- 1 Have articulated parapets using contemporary interpretations of stepping, pointed parapets, friezes, and banding to distinguish the top part of the building.
- 2 Use traditional patterns and art forms in balanced proportions to highlight features and articulate primary frontages.

To highlight the character of the foothills while creating attractive facades.

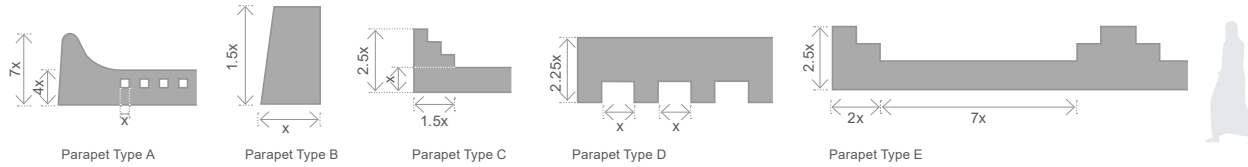
Intentionally blank

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



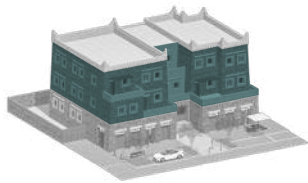
Top



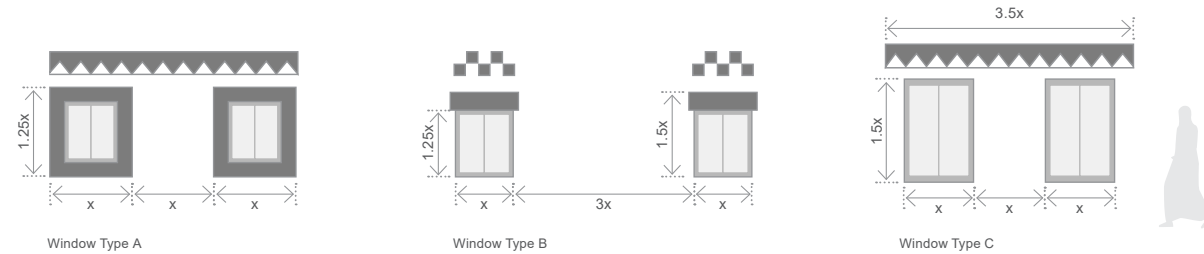
3.4 Roofscape

- 1 Have articulated parapets with pointed corners, stepping, crenellations or friezes.
- 2 Accommodate accessible roof space with functional areas concealed from the street.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

To create roofscapes which embrace the typical characteristics of the local area.



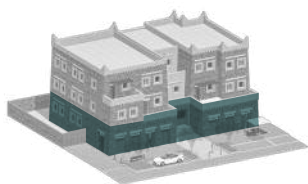
Middle



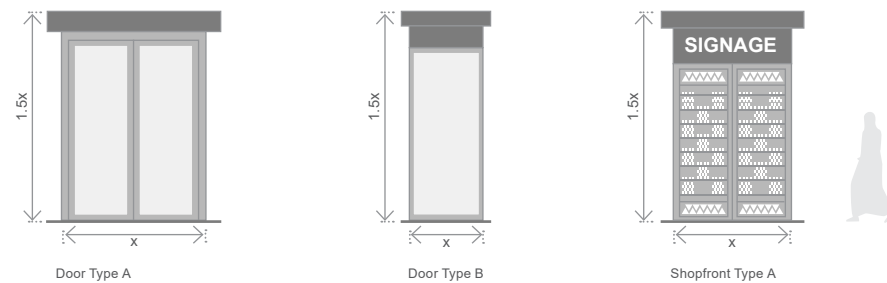
3.3 Windows and openings

- 1 Use simple geometries with square / rectangular windows.
- 2 Use recessed / punched openings.
- 3 Have openings follow local symmetries and alignments related to both, interior room layouts and external facade composition.
- 4 Have small to medium sized windows of simple geometry. Vertical windows should be of proportions of 1:1 - 1:2.
- 5 Highlight window openings with window surrounds painted white. Traditional decorative motifs should be displayed above window openings.

To observe simple asymmetry characteristic of the traditional architecture.



Base



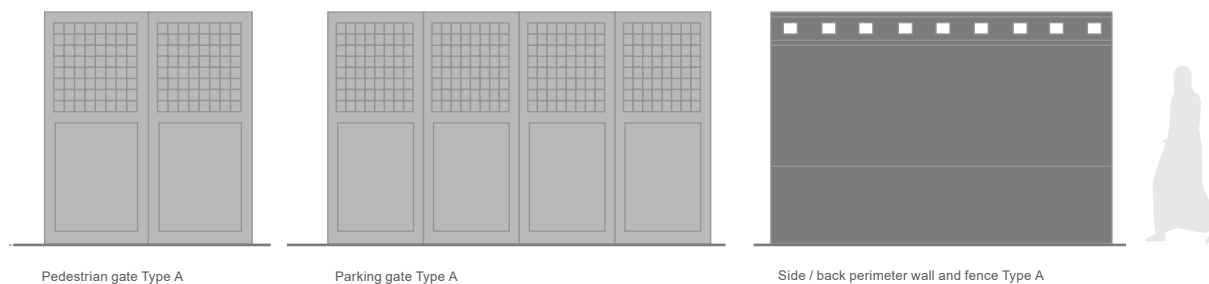
3.2 Doors and entrances

- 1 Primary entrances should be clearly defined as part of a well-ordered street frontage. Provide openings that are recessed from the building facade.
- 2 Highlight shopfronts and entrances with timber or stone, or equivalent lintels.
- 3 Have signage above entrances for multi-tenant retail.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

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



Other elements



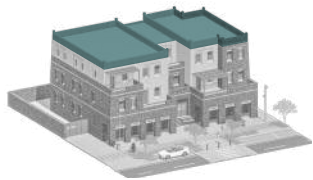
3.1 General details and considerations

- 1 Have an overall palette of beige, brown and sandy colors using locally available materials.
- 2 Incorporate local traditional art as decorative patterns to highlight special elements such as windows and entrances.
- 3 Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.
- 4 Perimeter wall and fence on the main frontage should have low to medium levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

To embed other elements which are frequently part of the plot.

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 Type A



Parapet Type B



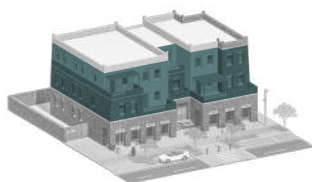
Parapet Type C



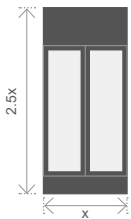
3.4 Roofscape

- 1 Have pointed or stepped articulations of the parapet.
- 2 Accommodate accessible roof space with functional areas concealed from the street.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

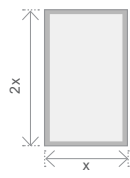
To create roofscapes which embrace the typical characteristics of the local area.



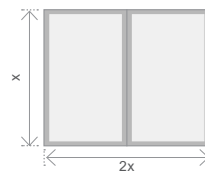
Middle



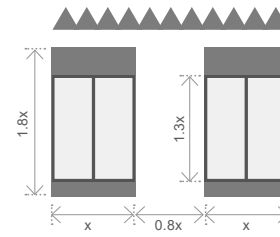
Window Type A



Window Type B



Window Type C



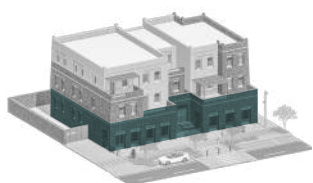
Window Type D



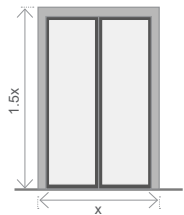
3.3 Windows and openings

- 1 Use simple geometries with square / rectangular windows.
- 2 Use recessed openings.
- 3 Have openings follow locally symmetries and alignments related to both, interior room layouts and external facade composition.
- 4 Integrate loggias and terraces within the facades.
- 5 Highlight window openings with window surrounds painted white. Interpretations of traditional decorative motifs should be displayed above window openings.

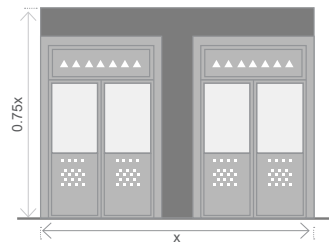
To observe simple asymmetry characteristic of the traditional architecture.



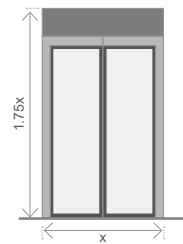
Base



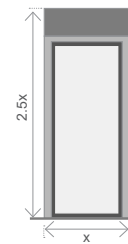
Door Type A



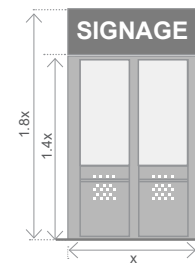
Door Type B



Door Type C



Door Type D



Shopfront Type A



3.2 Doors and entrances

- 1 Primary entrances should be clearly defined as part of a well-ordered street frontage. Provide openings that are recessed from the building facade. Maintain a solid grounded base with simple orthogonal geometries for doors, entrances and shopfronts.
- 2 Highlight entrances with high floor heights, strong recesses and decorative patterns.
- 3 Have signage above entrances for multi-tenant retail.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

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



Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



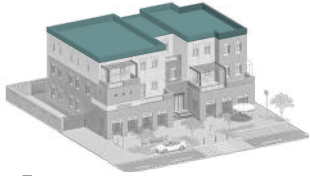
3.1 General details and considerations

- 1 Have an overall palette of beige, brown and sandy colors using locally available materials and incorporate abstracted decorative patterns and motifs of local traditional art as decorative patterns to highlight special elements such as windows and door shutters, and entrances.
- 2 Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.
- 3 Perimeter wall and fence on the main frontage could have medium to high levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

To embed other elements which are frequently part of the plot.

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. Details are abstracted from the traditional style



Top



Parapet Type A



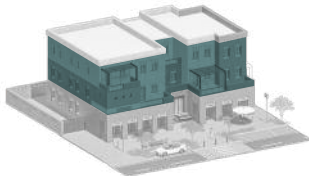
Parapet Type B



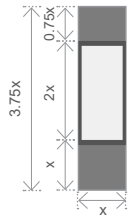
3.4 Roofscape

- 1 Have flat roofs with articulated parapets (e.g. with simple recessed square patterns, or indentations, etc..)
- 2 Maintain same form all around the building.
- 3 Accommodate accessible roof space with functional areas concealed from the street.
- 4 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

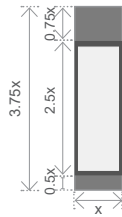
To create roofscapes which embrace the typical characteristics of the local area.



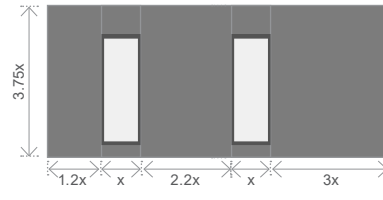
Middle



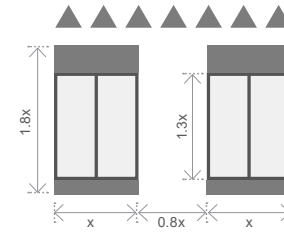
Window Type A



Window Type B



Window Type C



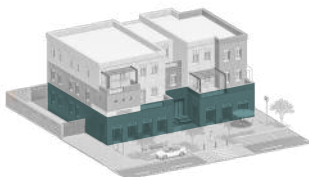
Window Type D



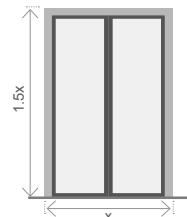
3.3 Windows and openings

- 1 Use simple geometries with square / rectangular windows.
- 2 Use recessed openings.
- 3 Arrange openings in a regular pattern to have alignments and local symmetries.
- 4 Window openings should be highlighted using simple orthogonal geometries and may include simple window surrounds.
- 5 Openings should consist of small to medium sized windows of simple geometry. Vertical windows should be of proportions of 1:1 - 1:4.
- 6 Integrate loggias and terraces within the facades.

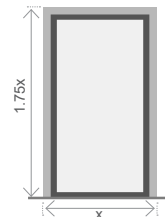
To provide a contemporary interpretation of architecture to maintain the traditional source of the local area.



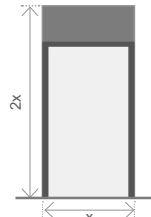
Base



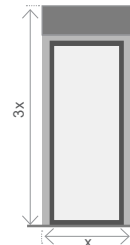
Door Type A



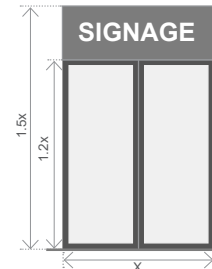
Door Type B



Door Type C



Door Type D



Shopfront Type A



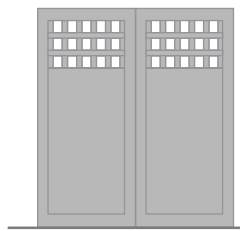
3.2 Doors and entrances

- 1 Maintain a solid grounded base with simple orthogonal geometries for doors, entrances and shopfronts.
- 2 Clearly define primary entrances as part of a well-ordered street frontage. Door framing and recessing can add depth and create a sense of entry.
- 3 Include colonnades to activate the ground floor.
- 4 Have signage above entrances for multi-tenant retail.
- 5 Canopies and awnings may be included to highlight entrances and provide shade.

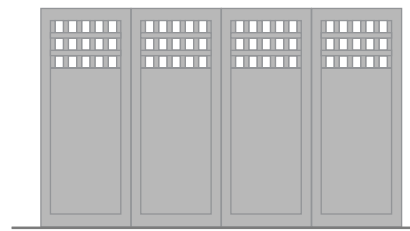
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



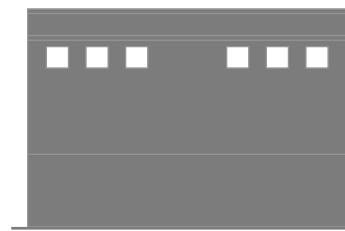
Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



3.1 General details and considerations

- 1 Have an overall palette of beige, brown and sandy colors using locally available materials and incorporate abstracted decorative patterns and motifs of local traditional art as decorative patterns to highlight special elements such as windows, door shutters, and entrances.
- 2 Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.
- 3 Perimeter wall and fence on the main frontage could have medium to high levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

To embed other elements which are frequently part of the plot.

4.0 Colors and Materials

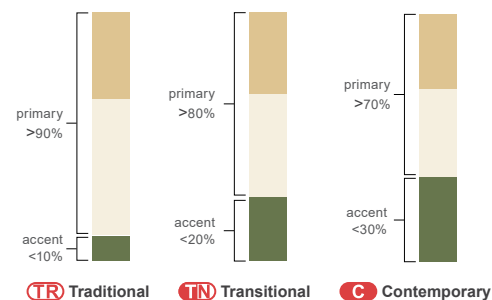
4.1 Colors

The color palette of the Tuhama Foothills is closely linked to traditional building materials such as adobe plaster and stone. The surrounding landscape is also an important influence, particularly the mix of shadows and ridges that play with the depth tones of the escarpments and the sand beige colors form the coast.

- TR** The buildings should have a darker colored material, similar to the brown, beige and sandy stone colors of the region.
- Generally, use natural colors and finishes for the main body of the building with occasional use of brighter colors for accents on specific elements.
- A maximum percentage of accent color, measured as a percentage of the total facade area, is allowed for each style:
 - TR** <10%
 - TN** <20%
 - C** <30%
- Avoid using brightly colored, mirror-like reflective glass for windows that does not harmonize with the local environment and 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/

Primary colors **Accents colors**

Local stone	Local stone	Mud plaster
Diorite cladding	Stone cladding	Stone cladding
Adobe	Mud bricks	Compressed bricks
Plaster	Wooden doors	Wooden Shutters
Plaster	Rammed earth	Stucco
Palm wood	Wooden panel door	Aluminum
Metal	Wood finish powder coating	PVC

4.2 Material

This palette summarizes the prevalent materials found in the architecture of the Tuhama Foothills.

- TR** The six large images reflect materials used in traditional architecture; new traditional style buildings should employ these materials as faithfully as possible. Between 70% to 80% of the facade should be composed of one consistent material.
- 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 styles, and in a more cautious manner in traditional style.

- 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.
- Local and sustainable sourced materials should be 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.**
 - To respond to the landscape and architectural character.**

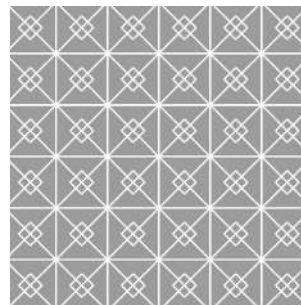
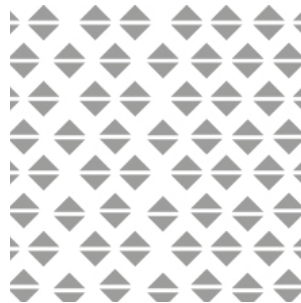
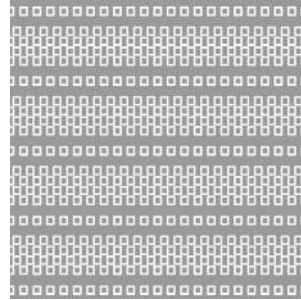
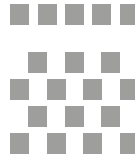
5.0 Patterns

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

5.1 Patterns

New buildings should:

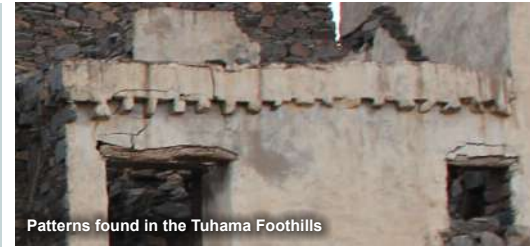
- 1 Create patterns through the use of local materials and craftsmanship.
- 2 Where multiple decorative patterns are applied across a single facade, these should be complementary.
 - **TR** Focus the use of surface patterns to doors, window screens and shutter doors.
 - **TR** Refer directly to historic precedents and be limited to geometric patterns. Decorative patterns should not exceed 10% of the total facade area.
 - **TN** The transitional use of patterns should be inspired from historic precedents while preserving the balance, rhythm and movement of traditional patterns. Decorative patterns should be between 10% to 15% of the total facade area.
 - **C** The contemporary use of patterns should interpret and abstract from historic precedents while maintaining a degree of balance. Decorative patterns should be between 10% to 20% of the total facade area.
- 3 The 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)
- 4 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

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

To encourage contextually sensitive contemporary design



Patterns found in the Tuhama Foothills



Stone patterns above the windows



Stone patterns above the doors



Stone patterns above the windows



Art work present in the Tuhama Foothills



Art work present in the Tuhama Foothills

Traditional patterns present in the Tuhama Foothills

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 coordinated and approved by relevant authorities.

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



6.1 Paving materials

- 1 Select robust materials for longevity, easy cleaning, repair, and sourcing.
- 2 Make subtle changes to highlight various typologies.
- 3 Contextual materials complementing the surrounding architecture to be used.

The materials palette has been designed to be simple and sensitive to the existing character area.



6.2 Vehicular access

- 1 Sidewalk must be accessible from the entrance without projecting stairs or ramps into the public space.
- 2 Safe interaction between pedestrian and vehicular areas including legibility and clear zoning of paving materials.

Primary routes allow for full vehicle access, while Barahas / Sahas have restricted access, and Zuqaqs have no access.



6.3 Parking

- 1 Legible, universally accessible, and safe link between parking and destinations should be planned.
- 2 Planting should respond to shading and screening where necessary.
- 3 The design of parking bays should be integrated with the landscape design, with coordinated surface materials.
- 4 Intersperse parking spots with planting and seating areas.
- 5 Sufficient clearance for pedestrian movement should be provided between parking bays and buildings.

Trees



Shrubs



6.4 Planting

- 1 Planting should be limited to xeriscape solutions within urban areas, mainly in gathering spaces (Saha / Baraha) with a varied mix of indigenous and naturalized species.

Tree and shrub planting should complement the overall character of the Tuhama Foothills area.



6.5 Signage

- 1 Signage must be well-integrated, coordinated and legible within the overall architectural composition (form, proportion, scale, color, material, surface, size of sign and lettering).
- 2 Signage should avoid conflicts with adjacent residential uses (orient signage towards roads, min. illumination only), and public realm tree canopies.



6.6 Lighting

- 1 Architectural lighting should target color temperatures in the 2200K-2700K range for comfort and good color rendering.
- 2 Utilize lighting temperature to differentiate routes and define in between characters.
- 3 Utilize modern lighting that is low energy, low heat, and dust resistant.
- 4 Lighting design should be consistent and comply with the general theme and character of the area.



6.7 Street furniture

- 1 Carefully selected to provide continuity, coordination and limiting clutter.
- 2 Consider consistency of design (furniture family).
- 3 Be integrated into the public realm, flexible and movable where required.
- 4 Be easily maintained and repaired with easily available / replaceable components.

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 Use durable and quality materials that give the building authenticity, texture and mass while adhering to recommended material palette.
- 2 Do not use building materials alien to the tradition such as metal cladding and high reflectivity and colored glass.
- 3 Do not use low-quality building materials that appear fake or poorly imitate the original materials.



7.2 Non-contextual colors

- 1 Do not use non-contextual bright and artificial colors that detract from the natural landscape and local architecture of the Tuhama Foothills.
- 2 Have limited colors to generate a harmonious appearance of the building.
- 3 Use a spectrum of earth tone colors adhering to the recommended color palette that perfectly harmonize with each other.



7.3 Screens and closures

- 1 Have all exterior walls and perimeter walls designed to be fully integrated with the overall architectural composition.
- 2 Do not use substandard / low-quality materials such as exposed precast concrete, plastic or metal sheets.
- 3 Do not use exterior surface-mounted rolling shutters.
- 4 Do not have bulky and unarticulated fences.



7.4 Superficial traditional elements

- 1 Use traditional elements that reflect genuine architectural character and contextual architectural shapes.
- 2 Reflect and interpret traditional elements sensitively. Have a selective emphasis of characteristics to create meaning and beauty in its new context.



7.5 Projecting and shading elements

- 1 Avoid having buildings generally lacking shading and projecting elements.
- 2 Avoid shading elements that are not integral to the building and public realm.
- 3 Incorporate light shading structures used as character-defining features to reflect the architectural style or theme consistent with other facade elements. Have shading elements such as screens and awnings be of solid but light (perforated) appearance.



7.6 Exposed services elements

- 1 Avoid uncoordinated and exposed conduits, machinery, ducts, water tanks, pipes, wires, satellite dishes and other utilities.
- 2 All site building services, utilities and mechanical equipment visible from the main road should be hidden / screened from view with the help of landscaping / enclosures.
- 3 Any rooftop equipment should be setback from the edge of the building and properly screened behind the parapet or enclosure.



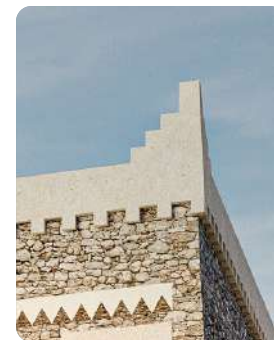
7.7 Topography

- 1 Respect the natural terrain, flattening of slopes should be avoided.
- 2 General slopes should be stabilized with rip-rap or terracing method.
- 3 Generally, large retaining walls should be avoided or treated in a good way that does not cause visual pollution.



Examples demonstrate one possible application to the guidelines and are for illustration only

1 Articulated parapet with pointed corners



2 Punched windows openings with timber shutters, white surrounds and pattern highlights



3 Terraces and occupiable rooftops



4 Traditional patterns to highlight parapets



8.0 Traditional Mixed-Use Worked Example

The traditional worked example features a very strong application of the handbook guidelines to the low-rise mixed use building typology to foster the heritage character. The massing and design of elements adopt traditional forms and patterns, traditional architectural elements and decorations, and traditional materials and colors in a sensible way.

The massing features thick inclined walls, simple orthogonal punched openings, articulated parapets and terraces.

Roof parapets display variety of articulations in the

form of pointed corners, stepped articulation and crenelations. Terraces feature as social spaces and are also used to mitigate the topography of the site.

The building facades have a balanced distribution of horizontal and vertical volumes. Facades have localized symmetries with alignments between upper and lower floor windows. Window openings are articulated with changes in materiality and / or color, often as white or lighter color surround, recessed or projected from the main facade. Window openings are further decorated with traditional decorative

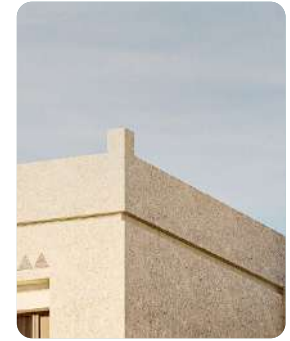
motifs (placed above) and wooden shutters. The base of the building features large openings, also supporting the commercial use at the ground floor.

The Tuhama Foothills architecture reflects a unique blend of escarpment and coastal styles, with buildings featuring both stone (or its equivalent), and plastered walls. Patterns from traditional architecture are used to highlight elements.

Perimeter walls along the main frontage are discouraged.



Examples demonstrate one possible application to the guidelines and are for illustration only



1 Highlighted parapet with accentuated corners



2 Windows openings with highlighted lintels and sills



3 Terraces and occupiable rooftops



4 Interpretation of traditional patterns

8.0 Transitional Mixed-Use Worked Example

The transitional model is a progression of the traditional form, which allows simplified and less 'crafted' detail. Many of the traditional features remain present, but some variations signal an evolution and reinvention of specific elements.

Overall form should follow the compositional rules described in this document (Sections 1 & 2). The massing features simple rectangular form with occasional inclined walls as highlights, simple orthogonal openings, articulated parapets and terraces.

Roof parapets are highlighted with the use of colors, materials and / or indentations. Terraces feature as social spaces and are also used to mitigate the topography of the site.

The building facades have a balanced distribution of horizontal and vertical volumes. Facades have localized symmetries with alignments between upper and lower floor windows. Window openings are set equally apart and distinct lintels and sills are used for highlights. Additionally, window openings are decorated with interpretations of traditional decorative motifs and

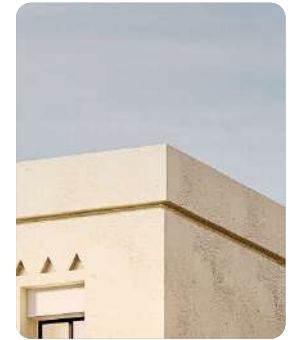
wooden shutters. The base of the building features large openings, also supporting the commercial use at the ground floor.

The materials used for buildings feature both stone finish, or its equivalent, and plastered walls which are a distinct features of the Tuhama Foothills. This is reflected through distinct base and upper part of the building. Patterns inspired from traditional architecture are used to highlight elements. Perimeter walls along the main frontage are discouraged.

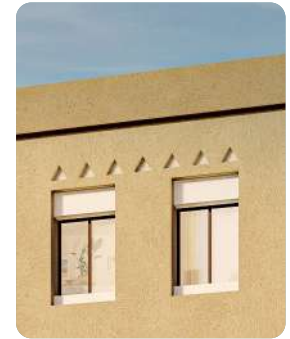


Examples demonstrate one possible application to the guidelines and are for illustration only

1 Highlighted parapets



2 Windows openings with highlighted lintels and sills



3 Terraces and occupiable rooftops



4 Interpretation of traditional patterns



8.0 Contemporary Mixed-Use Worked Example

The form and style of contemporary buildings should distill the essential qualities and values of vernacular architecture in a new contemporary expression and address the needs of contemporary living, reflect the changes in construction and availability of skills and materials, yet respect and celebrate the local natural character and traditions.

Overall form should follow the compositional rules described in this document (Sections 1 & 2). The massing features simple rectangular form, simple orthogonal openings, articulated parapets and

terraces. Roof parapets are highlighted with the use of colors, materials and / or indentations. Terraces feature as social spaces and are also used to mitigate the topography of the site.

The building facades have a balanced distribution of horizontal and vertical volumes. Facades have localized symmetries with alignments between upper and lower floor windows. Window openings are set equally apart and are highlighted using change in materiality or color.

The base of the building features large openings, also supporting the commercial use at the ground floor.

The materials used for buildings feature both stone finish, or its equivalent, and plastered walls which are a distinct features of the Tuhama Foothills. Patterns abstracted from traditional architecture are used to highlight elements.

Perimeter walls along the main frontage are discouraged.

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.

Ground level

The ground floor may rise above the level of the main sidewalk to provide additional privacy and security for occupants.

The change of level may be contained within the building envelope and should not be visible from the street. Sidewalks should be accessible from the entrance without projecting stairs or ramps into the public space.

If grade changes are required, universal accessibility should be ensured.

Windows and openings

Generally, windows may be placed above the ground level or above the street's eye-level height to provide privacy and security for occupants.

Windows should be equipped with appropriate shutters and screening, and may be set back behind a 'privacy strip' to allow for additional shade and privacy while still allowing for light penetration.

Small openings may be provided at the base of the building to naturally ventilate the basement.

The arrangement, sizes, proportions, materials and colors of windows and openings at the ground floor should be in compliance with guidelines and composition rules provided in the previous chapters.

Entrances

Primary entrances, whether pedestrian or vehicular should be well defined, clearly visible, and accessible from the sidewalk. Entrances should level with and should not extend onto the sidewalk.

Canopies and awnings may be used above entry doors to highlight entrances and provide shade.

If the plot is surrounded by a perimeter wall / fence, parking and pedestrian entrances should be integrated inside the perimeter wall / fence and should be consistent with the building's overall design, material and color palette.

Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.



Axonometric view showcasing an example of application of design considerations for low-rise contemporary style apartment building



Elevation view showcasing an example of application of design considerations for low-rise contemporary style apartment building

Perimeter walls and fences

Walls and fences should be decorative and complementary to the building's architectural style and materials and should be uniform in construction, design, material, color and pattern.

Perimeter walls and fences extending across long lengths should provide at least one of the following elements to break the wall's linear rigidity:

- Continuous landscaping at the base of the wall.
- Decorative screens or niches in the wall.

Front yards and landscape treatment

Building may be set back from the property boundary to allow for a planted front garden / yard.

The front garden / yard may act as a comfortable, functional and safe private space that is well connected to the public domain, both physically and visually to add to the overall quality of the public realm.

The choice of landscaping for the front garden / yard should respect and contribute to the street and public domain character while screening to maintain privacy.



1 Elevated ground level



2 Elevated windows to maintain privacy



3 Perimeter wall and gates consistent with the overall building design



4 Front garden / yard



Examples demonstrate one possible application to the guidelines and are for illustration only



1 Articulated parapet with pointed corners



2 Highlighted entrance with traditional patterns



3 Terraces and occupiable rooftops



4 Landscape strip partially concealing the elevated windows of the ground floor

A.0 Traditional Apartment Worked Example

The traditional worked example features a very strong application of the handbook guidelines to the low-rise mixed use building typology to foster the heritage character. The massing and design of elements adopt traditional forms and patterns, traditional architectural elements and decorations, and traditional materials and colors in a sensible way.

The massing features thick inclined walls, simple orthogonal punched openings, articulated parapets and terraces. Roof parapets display variety of articulations in the form of pointed corners, stepped articulation and

crenellations. Terraces serve as social spaces and are also used to mitigate the topography of the site.

The building facades have a balanced distribution of horizontal and vertical volumes. Facades have localized symmetries with alignments between upper and lower floor windows. Window openings are articulated with changes in materiality and / or color, often as white or lighter color surround, recessed or projected from the main facade. Window openings are further decorated with traditional decorative motifs (placed above) and wooden shutters. The base of the building features the

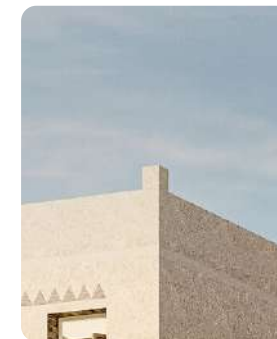
main entrance, and elevated window openings partially concealed behind a landscape strip, ensuring privacy on the ground floor.

The Tuhama Foothills architecture reflects a unique blend of escarpment and coastal styles, with buildings using stone, or its equivalent, and plastered walls as finish materials.

Patterns from traditional architecture are used to highlight elements. Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.



Examples demonstrate one possible application to the guidelines and are for illustration only



1 Highlighted parapet with pointed corners



2 Highlighted entrance with patterns inspired by traditional patterns



3 Terraces and occupiable rooftops



4 Landscape strip partially concealing the elevated windows of the ground floor

A.0 Transitional Apartment Worked Example

The transitional model is a progression of the traditional form, which allows simplified and less 'crafted' detail. Many of the traditional features remain present, but some variations signal an evolution and reinvention of specific elements.

Overall form should follow the compositional rules described in this document (Sections 1 & 2). The massing features simple rectangular form with occasional inclined walls as highlights, simple orthogonal openings, articulated parapets and terraces.

Roof parapets are highlighted with the use of colors, materials and / or indentations. Terraces serve as social spaces and are also used to mitigate the topography of the site.

The building facades have a balanced distribution of horizontal and vertical volumes. Facades have localized symmetries with alignments between upper and lower floor windows. Window openings are set equally apart and distinct lintels and sills are used for highlights. The base of the building features the main entrance, and elevated window openings partially

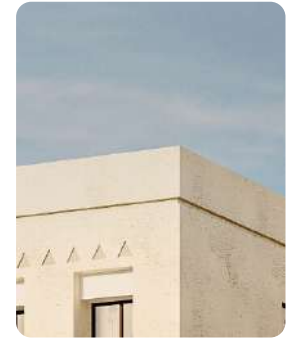
concealed behind a landscape strip, ensuring privacy on the ground floor.

Building materials feature both stone finish, or its equivalent, and plastered walls, creating a distinct contrast across facades. Patterns are inspired from traditional architecture and are used to highlight architectural elements.

Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.



Examples demonstrate one possible application to the guidelines and are for illustration only



1 Highlighted parapets



2 Highlighted entrance



3 Terraces and occupiable rooftops



4 Landscape strip partially concealing the elevated windows of the ground floor

A.0 Contemporary Apartment Worked Example

The form and style of contemporary buildings should distill the essential qualities and values of vernacular architecture in a new contemporary expression and address the needs of contemporary living, reflect the changes in construction and availability of skills and materials, yet respect and celebrate the local natural character and traditions.

Overall form should follow the compositional rules described in this document (Sections 1 & 2). The massing features simple rectangular form, simple orthogonal openings, articulated parapets and

terraces. Roof parapets are highlighted with the use of colors, materials and / or indentations. Terraces feature as social spaces and are also used to mitigate the topography of the site.

The building facades have a balanced distribution of horizontal and vertical volumes. Facades have localized symmetries with alignments between upper and lower floor windows. Window openings are set equally apart and are highlighted using change in materiality or color. The base of the building features the main entrance, and elevated window openings

partially concealed behind a landscape strip, ensuring privacy on the ground floor.

Building materials feature both stone finish, or its equivalent, and plastered walls, creating a distinct contrast across facades. Patterns abstracted from traditional architecture are used to highlight elements.

Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.