

Farasan Islands

Architectural Design Guidelines



Application Handbook - Low-rise Buildings





Farasan Islands Architectural Character Area



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Application Handbook - Low-Rise Buildings

Farasan Islands - Architectural Design Guidelines



Typical landscape of Farasan Islands



Traditional architecture in Farasan Islands



Example of low-rise mixed-use building elevation in traditional style in Farasan Islands

I Introduction

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

Located approximately 40km offshore from the Red Sea coastline lie the Farasan Islands, a group of islands known for their beautiful coral reefs, marine reserve, numerous beaches, coastline and protected wildlife status, and playing an important habitat for migratory birds from Europe.

The Farasan islands are influenced by the climatic conditions of the Red Sea and are predominantly formed by uplifted fossil coral reef. The islands are composed mainly of brown, sandy and gravelly fossil and coral surfaces located along wadis and runnels.

Vegetation is typically of a lower coverage and density. Xerophytes, vegetation adapted to the low rainfall, are most common, however they are still low in coverage. Grassland vegetation is typical with occasional trees found on the rocky hills, under specific micro-climates.

Mangroves are found along the inter-tidal zone of the seashore.

The Farasan Islands were part of the trade routes and thus have influences of different styles from the other surrounding regions, making it a very unique style in the Kingdom. The vernacular architecture in Farasan Islands responds to the context, climatic needs and the availability of materials and resources. Traditional settlements are compact with narrow winding streets and gateways. Openings are large to bring the sea breeze in. Coral, plaster and local stone are the main materials used.

This handbook is a supplement to the Farasan Islands 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.

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 for apartment buildings should follow the guidelines mentioned in this document, along with the additional guidance provided in Appendix A.

This handbook will implement the Farasan Islands 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 Farasan Islands.

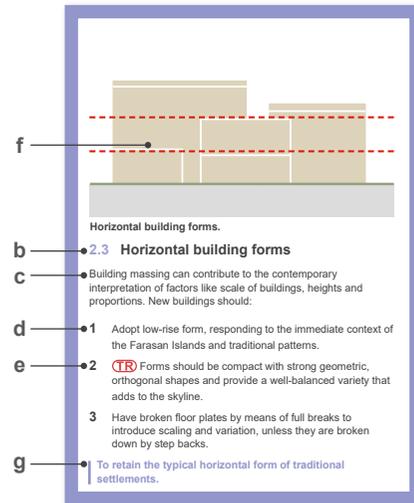
- 1 Consult the regulating plan to determine which architectural style options (Traditional, Transitional, or Contemporary) are permitted at your project location.
- 2 Select from the permitted architectural styles, and review the list of general guidelines on the style start pages (Section 1).
- 3 Assess 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

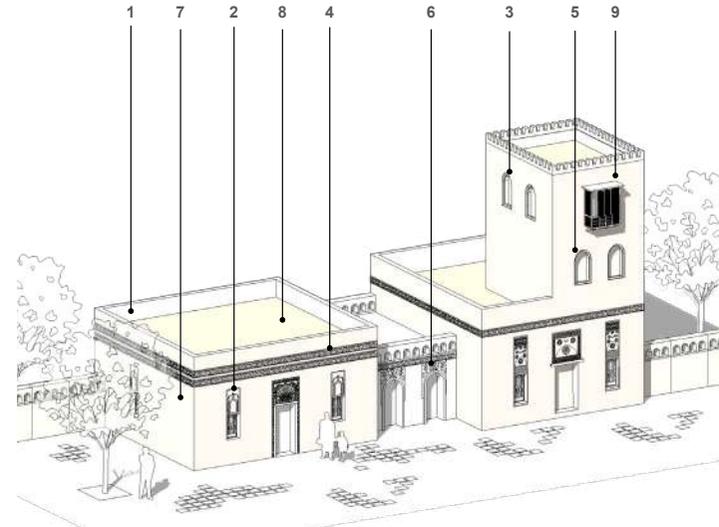
5 Guidelines are organized according to the following parts:

- 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.



Typical guideline structure

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



Example of vernacular Farasan Islands architectural elements, for illustrative purposes only

Key features:

- 1 A general low development of one to two stories high with bipartite facades.
- 2 Soft, simple form articulated with openings in symmetrical pattern.
- 3 Walls are sober with rectangular or arch shaped openings, and generally form a pattern with decorative niches on top.
- 4 Extensive coral and gypsum geometric decoration and frescoes implemented in the form of friezes, strips and arched frames around windows and covered with layer of stucco, occasionally integrated with stained colored glass.
- 5 Openings do not cover more than 25 - 40% of the overall facade. Occasional use of projected screened balconies.
- 6 Arched gateways provide entrances to the different buildings in the house compound.
- 7 Typical colors are white coral from sea and white for Farasan houses from the plaster and mainly shades of light pastel colors, beige, and brown for stone buildings from locally available natural stone, and sand.
- 8 Houses have flat roofs with simple parapets. Compound walls, gateways feature niches and elaborate parapets.



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 Horizontal building forms

Forms should be compact with strong geometric, orthogonal shapes and provide a well-balanced variety that adds to the skyline. Facades should introduce vertical breaks at intervals of around 10 meters or less. This can be achieved with changes in the form, height and massing.

Bridges over archways to connect two buildings should be used.

2.4 Flat roofs

Building massing should be designed to have flat roofs. Varied rooflines should be created with stepped conjoined units, gateways and compound walls with varying heights.

2.5 Facades with localized symmetries

Facades should have an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of the openings, interpreting those found in vernacular architecture.

Facade design should always ensure privacy of neighboring residential buildings. Materials used for facade finishes should be generally uniform along all building elevations. Particular attention should be placed for facades visible from the public domain.

2.6 Simple openings

Generally, openings should consist of medium sized windows of simple geometry, equipped with shutters. Large windows in balanced proportions may be used on upper floors, oriented to bring the sea breeze in. 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.

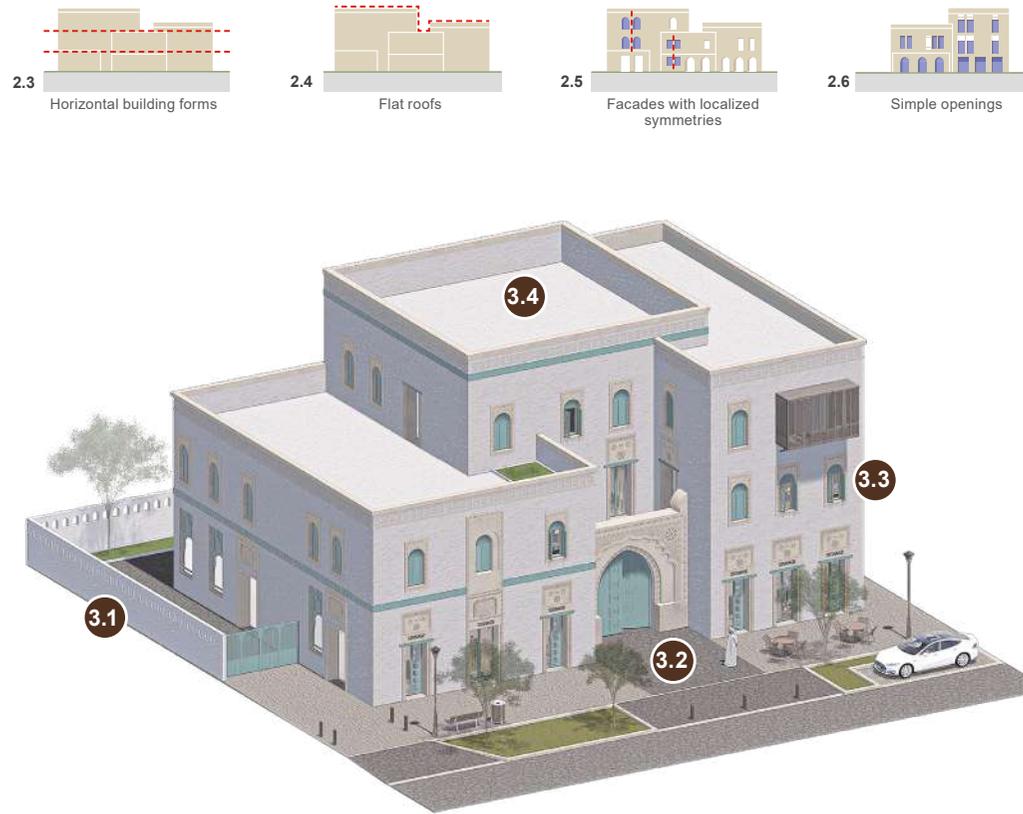
Balconies may be occasionally incorporated in frontages as an outdoor space. They should maintain privacy and shade and should be highlighted using wood, or its equivalent.

2.7 Grounded facades

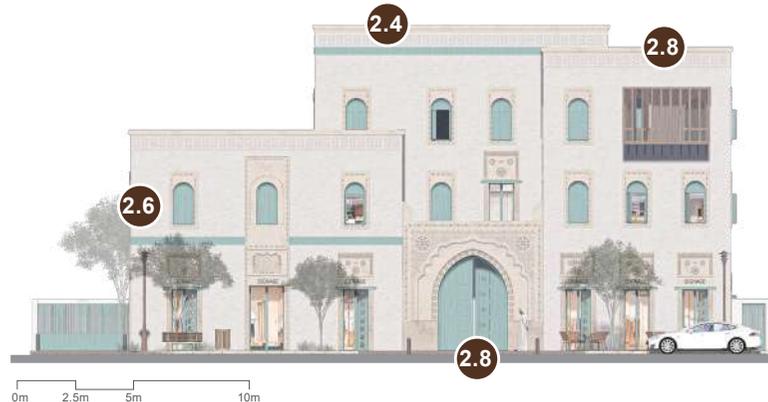
Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street. Shopfronts should have vertical proportions and should be highlighted using traditional patterns and niches.

2.8 Gateways, recesses, and patterns

Primary building entrances should front the main road and should be well defined, clearly visible and well articulated using changes in patterns or materials. Compound walls should be well articulated with the use of articulated parapets, niches, and openings.

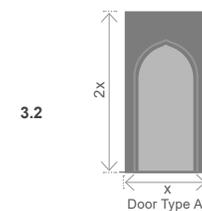
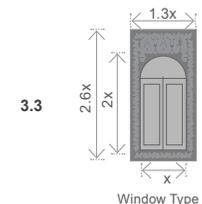
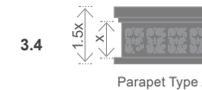


Axonometric view showcasing an example of the application of compositional rules for traditional style low-rise mixed-use building



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

Key traditional architectural features



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.

3.2 Doors and entrances

Doors and entrances should consist of rectangular geometries and a variety of arch shapes with width-to-height proportions of 1:1 - 1:2. Doors, entrances and shopfronts should be highlighted using traditional patterns and niches.

The main entrance should generally be arched.

3.3 Windows and openings

Openings should be articulated with niches, screens, recessed over-panels, featuring carved traditional decorative motifs.

Opening surrounds should be recessed or projected from the main facade to increase compositional layering of the facade.

Openings should consist of medium sized windows of simple geometry and should have proportions ranging from 1:1 to 1:2.

Arch shaped openings should be included in the facade, generally on upper floors.

3.4 Rooftscape

The roofscape should feature simple strong geometrical shapes and flat roofs with occasional ornamentation.

Articulations should include parapets with pointed corners, crenellations, curvilinear geometries and ornamental banding.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be white, beige and brown.

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

At least 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

Generally, subject to availability, 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 its equivalent, plaster and clay plaster 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 be no less than 10% and no more than 20% of the facade area.

Traditional patterns, elaborate geometric, curvilinear and floral patterns and motifs should be for decoration and highlight.

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 Horizontal building forms

Forms should be compact with strong geometric, orthogonal shapes and provide a well-balanced variety that adds to the skyline. Facades should introduce vertical breaks at intervals of around 15 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 Flat roofs

Building massing should be designed to have flat roofs. Varied rooflines should be created with stepped conjoined units, gateways and compound walls with varying heights.

2.5 Facades with localized symmetries

Facades should have an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of the openings, interpreting those found in vernacular architecture.

Facade design should always ensure privacy of neighboring residential buildings. Materials used for facade finishes should be generally uniform along all building elevations. Particular attention should be placed for facades visible from the public domain.

2.6 Simple openings

Generally, openings should consist of medium sized windows of simple geometry, equipped with shutters. Large windows in balanced proportions may be used on upper floors, oriented to bring the sea breeze in. 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.

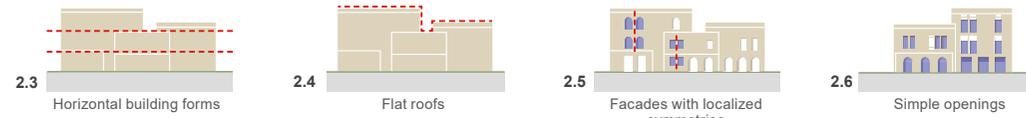
Balconies may be occasionally incorporated in frontages as an outdoor space. They should maintain privacy and shade and should be highlighted using wood, or its equivalent.

2.7 Grounded facades

Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street. Shopfronts should have vertical proportions and should be highlighted using abstract interpretations of traditional patterns and niches.

2.8 Gateways, recesses, and patterns

Primary building entrances should front the main road and should be well defined, clearly visible and well articulated using changes in patterns or materials. Compound walls should be well articulated with the use of articulated parapets, niches, and openings.



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



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

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.

3.2 Doors and entrances

Doors and entrances should consist of rectangular geometries and a variety of arch shapes with width-to-height proportions ranging from 1:1 to 1:2.5.

Doors, entrances and shopfronts should be highlighted and should include decorative motifs.

The main entrance should generally be arched.

3.3 Windows and openings

Openings should be articulated with niches, screens, recessed over-panels, featuring interpretations of traditional decorative motifs.

Opening surrounds may be recessed or projected from the main facade to increase compositional layering on the facade. Openings should consist of medium sized windows of simple geometry and should have proportions ranging from 1:1 to 1:3.

Arch shaped openings should be included in the facade, generally on upper floors.

3.4 Roofscape

The roofscape should feature simple strong geometrical shapes and flat roofs with occasional ornamentation. Articulation may include parapets with pointed corners, crenelations, curvilinear geometries and ornamental banding.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be white, beige and brown.

80% of the building's color palette should be composed of primary colors and 20% should be composed of accent colors.

At least 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

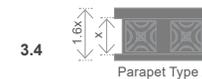
Between 60% to 70% of the facade should be composed of one consistent material.

Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures. Stone, or its equivalent, plaster and clay plaster should be used as a primary material on the facade.

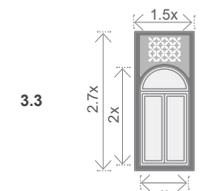
5.0 Patterns

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

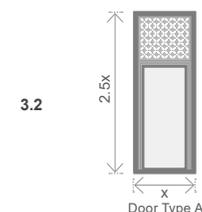
Key transitional architectural features



Parapet Type A



Window Type A



Door Type A



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 Horizontal building forms

Forms should be compact with strong geometric, orthogonal shapes and provide a well-balanced variety that adds to the skyline. Facades should introduce vertical breaks at intervals of around 20m 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 Flat roofs

Building massing should be designed to have flat roofs. Varied rooflines should be created with stepped conjoined units, gateways and compound walls with varying heights.

2.5 Facades with localized symmetries

Facades should have an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of the openings, interpreting those found in vernacular architecture.

Facade design should always ensure privacy of neighboring residential buildings. Materials used for facade finishes should be generally uniform along all building elevations. Particular attention should be placed for facades visible from the public domain.

2.6 Simple openings

Generally, openings should consist of medium sized windows of simple geometry, equipped with shutters. Large windows in balanced proportions may be used on upper floors, oriented to bring the sea breeze in. 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.

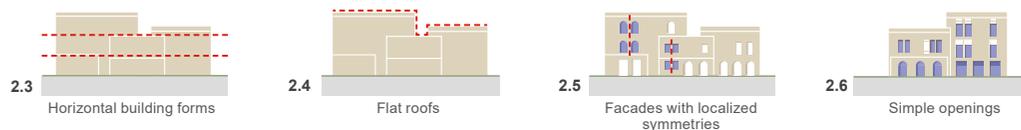
Balconies may be occasionally incorporated in frontages as an outdoor space. They should maintain privacy and shade.

2.7 Grounded facades

Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street. Shopfronts should have vertical proportions and should be highlighted using abstract interpretations of traditional patterns and niches.

2.8 Gateways, recesses, and patterns

Primary building entrances should front the main road and should be well defined, clearly visible and well articulated using changes in patterns or materials. Compound walls should be well articulated with the use of articulated parapets, niches, and openings.



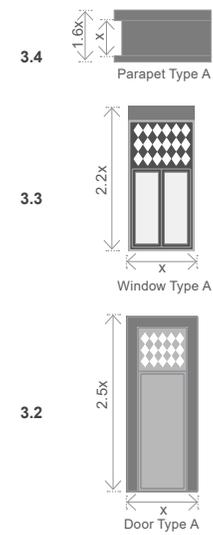
Axonometric view showcasing an example of the application of compositional rules for contemporary style low-rise mixed-use building



Elevation view showcasing an example of the application of compositional rules for contemporary style low-rise 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.

3.2 Doors and entrances

Doors, entrances and shopfronts should be highlighted using simple geometries and may include abstract interpretations of traditional decorative motifs.

The main entrance should generally be arched.

3.3 Windows and openings

Window openings should be highlighted using simple orthogonal geometries and may include abstract interpretations of niches, screens and traditional decorative motifs.

Opening surrounds may be recessed or projected from the main facade to increase compositional layering on the facade.

Windows should have proportions between 1:1 and 1:5. Openings may include floor to ceiling windows. Large windows (1:5) and double height windows should feature elements to divide the height to avoid disproportionate scaling.

Arch shaped openings may be included in the facade.

3.4 Roofscape

The roofscape should feature simple strong geometrical shapes and flat roofs with occasional ornamentation. Articulated parapets should display abstract interpretations of vernacular elements.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be white, beige and brown.

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

At least 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 its equivalent, plaster and clay plaster may be used as a primary material on the facade.

5.0 Patterns

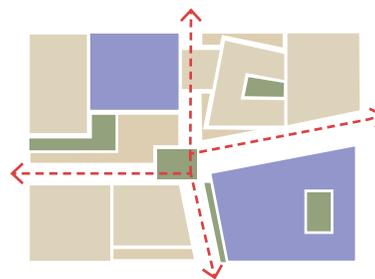
Typical colors and patterns should be used for decoration and highlights and should be no less than 10% of the facade area.

Contemporary buildings should utilize abstractions of traditional art patterns.

2.0 Compositional Rules

The following guidelines provide compositional rules for building design with the Farasan Islands 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.

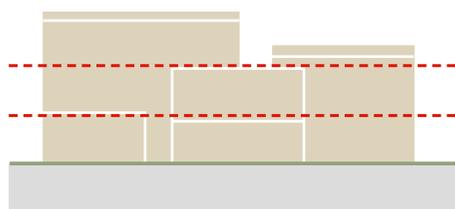


Respecting the natural vastness of the islands and open views to the landscape

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 Provide usable open space within the plot oriented toward the public frontage.

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



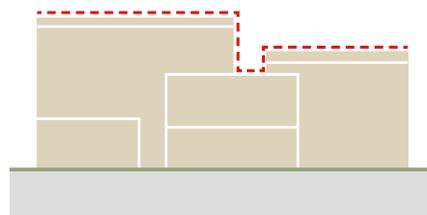
Horizontal massing

2.3 Horizontal building forms

Building massing, through change in scale, height and relative proportion can allow a wide interpretation of styles throughout the same region. New buildings should:

- 1 Adopt low-rise form, responding to the immediate context of the Farasan Islands and traditional patterns.
- 2 **(TR)** Forms should be compact with strong geometric, orthogonal shapes and provide a well-balanced variety that adds to the skyline.
- 3 Have broken floor plates by means of full breaks to introduce scaling and variation, unless they are broken down by step backs.

| To retain the typical horizontal form of traditional settlements.



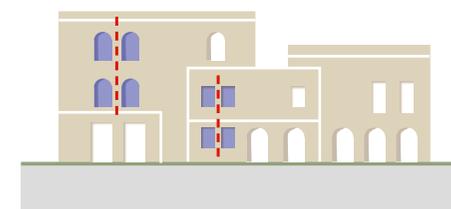
Varied roofline

2.4 Flat roofs

Roofscape significantly contributes to the character of the place. New buildings should:

- 1 Have flat roofs with varied rooflines created with stepped conjoined units, gateways and compound walls with varying heights.
- 2 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 flat roof forms.



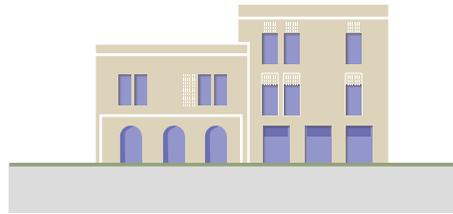
Localized symmetry

2.5 Facades with localized symmetries

Localized symmetry is a key feature in buildings across Farasan Islands. New buildings should:

- 1 **(TR)** 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.

| To observe the simple asymmetry characteristic of the traditional architecture.



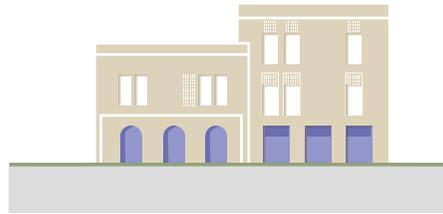
Moderate openings

2.6 Simple openings

Facades should be articulated by horizontal and vertical breaks and by finishes, recessed entries, fenestration pattern and projections inspired by the local architecture. New buildings should:

- 1 Have a maximum share of 30% to 50% of the overall facade surface for opening.
- 2 Showcase medium sized windows of simple geometry, some with arch shaped openings in balanced proportion.
- 3 **TR** Feature ornamentation, use of patterns, niches, screenings to reflect the detail articulation of the vernacular architecture.

| To observe the rich, diverse and distinct aesthetic character of the islands.



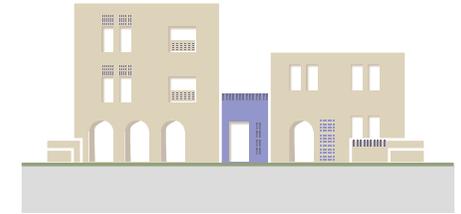
Base and upper floors

2.7 Grounded facades

Grounded facades form a distinctive component in buildings across Farasan Islands. 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 frontages.

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



Highlighted entrances

2.8 Gateways, recesses, and patterns

Traditionally buildings presented highlighted entrances, articulated compound walls and balanced use of patterns and screens. New buildings should:

- 1 Have well defined entrances fronting the main road, clearly visible and well-articulated, using patterns and variation in materials.
- 2 Have well articulated compound walls and parapets, with niches and openings.
- 3 **TR** Showcase use of patterns and art in balanced proportions to highlight features.

| To highlight the character of the islands while creating attractive facades.

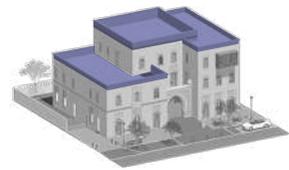
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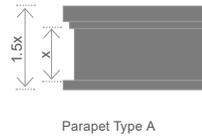
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3.0 Traditional Elements

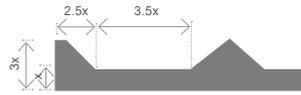
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only



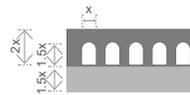
Top



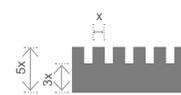
Parapet Type A



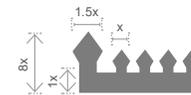
Parapet Type B



Parapet Type C



Parapet Type D



Parapet Type E



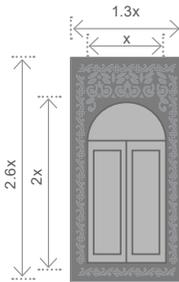
3.4 Roofscape

- 1 Roof should be completely flat and may incorporate habitable rooms or pop-up elements, potentially screened by wooden screens, or their equivalent. They should maintain a distinct rectilinear form, with groups combining to form a staggered roofscape.
- 2 Parapet should be either pointed or articulated with crenelations, curvilinear geometries or ornamental banding.
- 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.

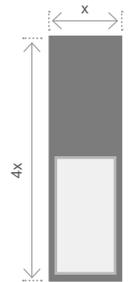
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



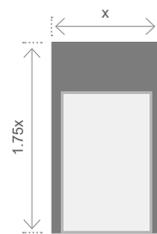
Middle



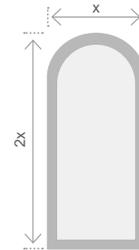
Window Type A



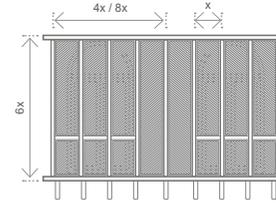
Window Type B



Window Type C



Window Type D



Balcony Type A



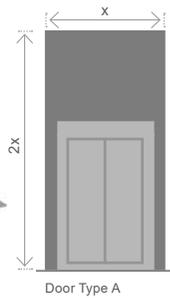
3.3 Windows and openings

- 1 Use articulated openings with niches, screens, recessed over-panels, featuring carved local patterns. Opening surrounds may be recessed or projected from the main facade.
- 2 Have local symmetries and alignments related to both, interior room layouts and external facade composition.
- 3 Generally, openings should consist of windows of simple geometry. Arch shaped openings should have proportions of 1:2.
- 4 Provide occasional balconies, preferably on main facades.

To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



Base



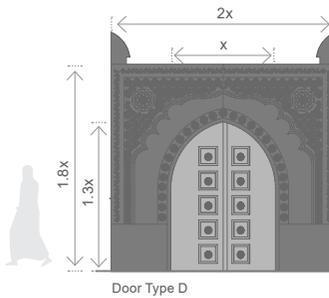
Door Type A



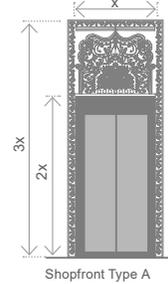
Door Type B



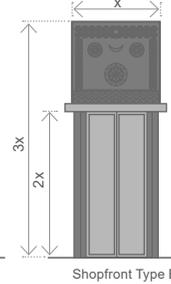
Door Type C



Door Type D



Shopfront Type A



Shopfront Type B



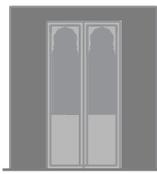
3.2 Doors and entrances

- 1 Doors, entrances and shopfronts should be highlighted using traditional patterns and niches. Main entrances should generally be arched.
- 2 Doors / openings should have width-to-height proportions ranging from 1:1 - 1:2. Entrances with top recesses and articulation should display proportions of 1:2 - 1:4.
- 3 Have signage above entrances for multi-tenant retail.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

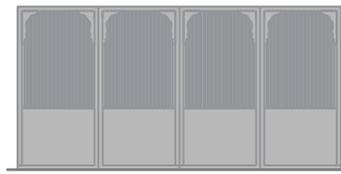
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



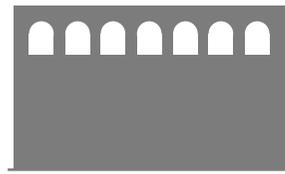
Other elements



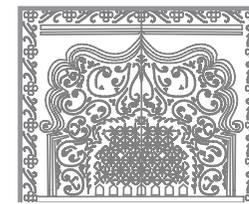
Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



Carved patterns on panels and niches Type A

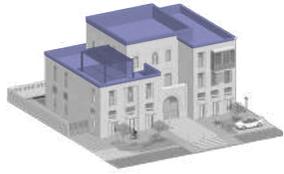
3.1 General details and considerations

- 1 Materials should match the local character, reference local heritage and be consistent in nature.
- 2 Local art and patterns should be replicated in the design composition to highlight important features.
- 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.

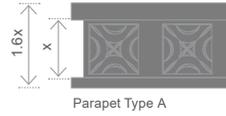
To embed other elements which are frequently part of the plot.

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



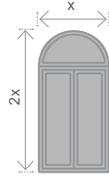
Parapet Type B



Parapet Type C



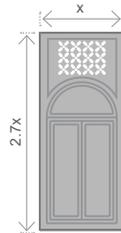
Middle



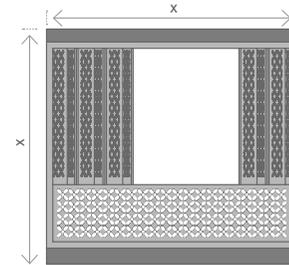
Window Type A



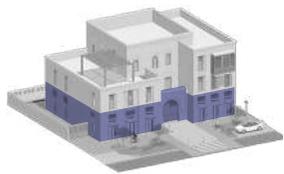
Window Type B



Window Type C



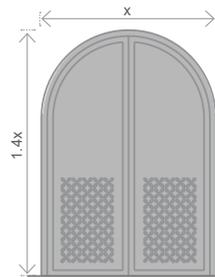
Balcony Type A



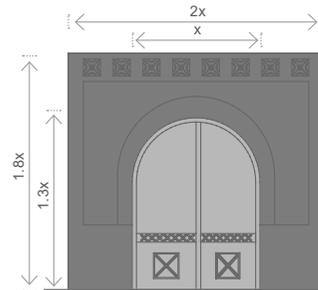
Base



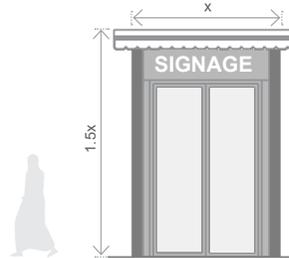
Door Type A



Door Type B



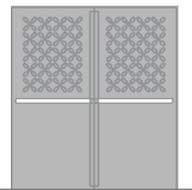
Door Type C



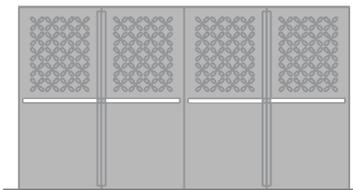
Shopfront Type A



Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



3.4 Roofscape

- 1 Roof should be completely flat and may incorporate habitable rooms or pop-up elements, potentially screened by wooden screens or their equivalent. They should maintain a distinct rectilinear form, with groups combining to form a staggered roofscape.
- 2 Parapets should be horizontal, typically low in height, with ornamentation or materially continuous with the wall below.
- 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 functional roof spaces and roofscapes which embrace the typical characteristics of the local area.

3.3 Windows and openings

- 1 Use articulated openings with niches, screens, recessed over-panels, featuring carvings that reinterpret local patterns.
- 2 Use arched openings on upper floors.
- 3 Have local symmetries and alignments related to both, interior room layouts and external facade composition.
- 4 Generally, openings should consist of medium sized windows of simple geometry. Vertical windows have proportions of 1:1 - 1:3. Arch shaped should have proportions of 1:2.
- 5 Provide occasional balconies, preferably on main facades.

To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.

3.2 Doors and entrances

- 1 Frame and recess can add depth to create a sense of entry. Decorative motifs should be displayed.
- 2 Main entrances should generally be arched.
- 3 Doors / openings should have width-to-height proportions ranging from 1:1 - 1:2. Entrances with top recesses and articulation should display proportions ranging from 1:2 to 1:4.
- 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.

3.1 General details and considerations

- 1 Materials should match the local character, reference the local heritage and be consistent in nature.
- 2 Local art and patterns should be integrated in the design composition, as interpretation of vernacular patterns.
- 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 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



Top



Parapet Type A



Parapet Type B



Parapet Type C



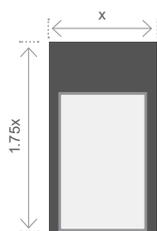
3.4 Roofscape

- 1 Roof should be completely flat and may incorporate habitable rooms or pop-up elements, potentially screened by wooden screens or their equivalent.
- 2 Parapets should be simple and integrated within the overall design of the facade. Articulated parapets should display abstract interpretations of vernacular elements.
- 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.

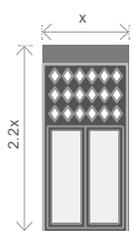
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



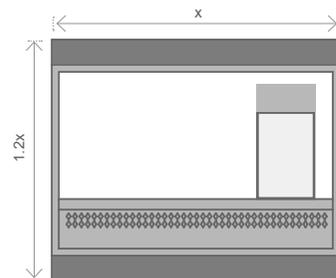
Middle



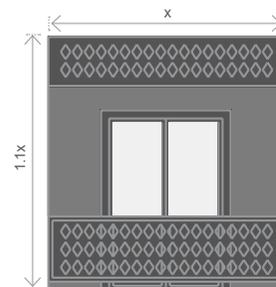
Window Type A



Window Type B



Balcony Type A



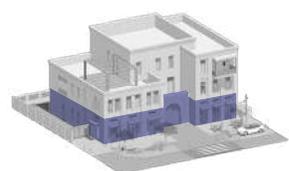
Loggia Type A



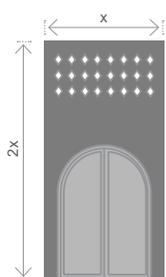
3.3 Windows and openings

- 1 Use articulated openings with niches, screens, recessed over-panels, featuring abstracted carvings that reinterpret local patterns. Opening surrounds may be recessed or projected from the main facade.
- 2 Have local symmetries and alignments related to both, interior room layouts and external facade composition.
- 3 Openings should consist of medium sized windows and should be highlighted using simple and orthogonal geometries and may include abstract interpretations of traditional decorative motifs.
- 4 Provide occasional balconies, preferably on main facades.

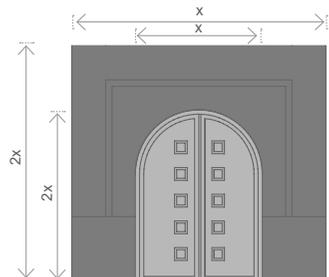
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



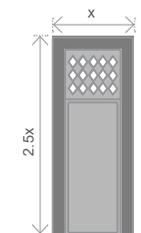
Base



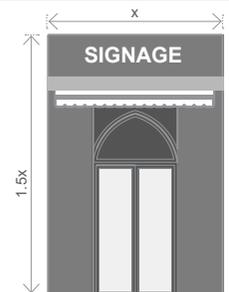
Door Type A



Door Type B



Door Type C



Shopfront Type A



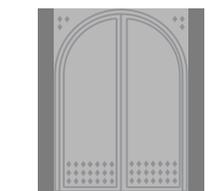
3.2 Doors and entrances

- 1 Frame and recess can add depth to create a sense of entry.
- 2 Doors, entrances and shopfronts should be highlighted using simple geometries and may include abstract interpretations of traditional decorative motifs.
- 3 Main entrances should generally be arched.
- 4 Have signage above entrances for multi-tenant retail.
- 5 Canopies and awnings may be included to highlight entrances and provide shade.

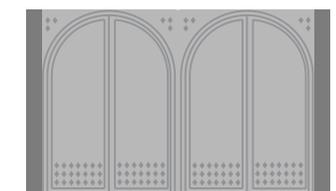
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



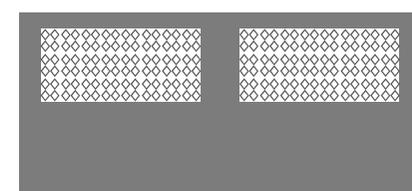
Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



3.1 General details and considerations

- 1 Materials should match the local character, reference the local heritage and be consistent in nature.
- 2 Local art and patterns should be integrated in the design composition, as abstract interpretation of vernacular patterns.
- 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 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.

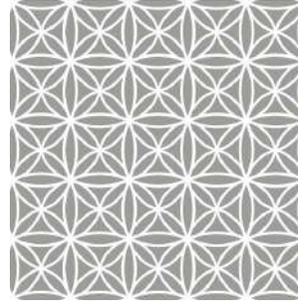
5.0 Patterns

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** Use surface patterns to focus on doors, window screens and shutter doors.
 - **TR** Refer directly to historic precedents and be limited to geometric patterns. Decorative patterns should be between 10% and 20% of the total facade area.
 - **TIN** 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 no less than 10% of the total facade area.



- 4 Patterns can be further transformed in the way they relate to one another. Designers can play with compositional rules such as:

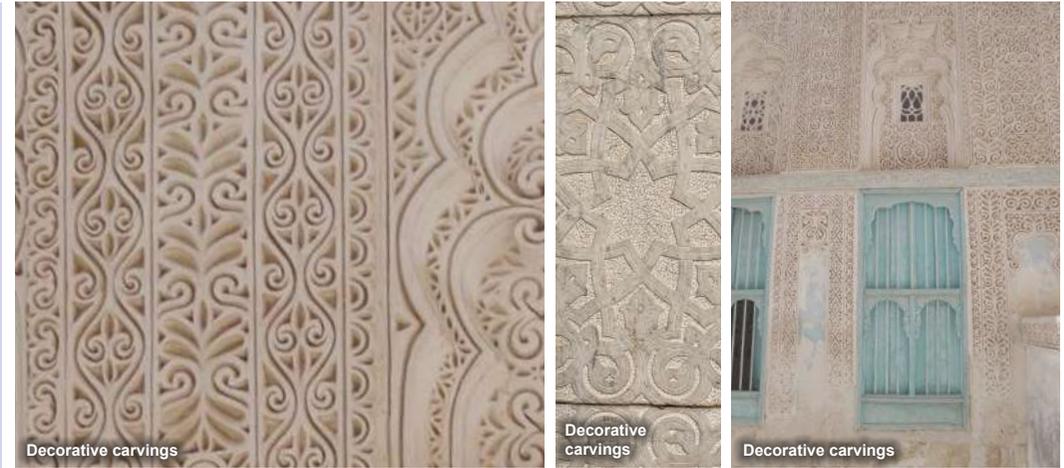
- Balance (equality or harmony of parts)
- Contrast (difference of parts)
- Emphasis (strengthening of parts)
- Movement (change, directionality)
- Pattern (repetition, symmetry)
- Rhythm (even and uneven spacing)
- Unity / variety (degrees of variation)



Patterns

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

To encourage contextually sensitive contemporary design.



Decorative carvings

Decorative carvings

Decorative carvings



Decorative motifs

Colorful decorative motifs

Stone layering pattern



Carving patterns

Carving and stain glass patterns

Carving patterns

Traditional patterns present in the Farasan Islands

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



Ornamental species



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 Farasan Islands 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 tinted 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 Farasan Islands.
- 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 building services

- 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 ornamental banding



2 Arch shaped openings with turquoise colored timber shutters



3 Central arched gateway element with ornamental highlights



4 Screened balcony

8.0 Traditional Mixed-Use Worked Example

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 rectangular volumes, simple orthogonal and arch shaped openings and articulated gateways and parapets.

Roof parapets display articulations in the form of crenelations, and ornamental banding.

The building facades have a horizontal organization with the occasional use of vertical volumes. Facades have strong localized symmetries. Window openings are equally spaced, generally aligned with upper and lower floor windows. Openings have heavily carved overhead panels and turquoise shutters, a distinct feature of the Farasan Islands.

The base of the building features a central arched gateway housing the main entrance, with parapets articulated with ornamental banding. The gateway also functions as a bridge connecting two buildings.

Materials used for buildings feature off-white colored plastered walls.

Patterns from traditional architecture are used to highlight main entrances and other elements.

Perimeter walls along the main frontage are discouraged while the sidewalls are articulated using niches and parapets.



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

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.

The massing features rectangular volumes, simple orthogonal and arch shaped openings and articulated gateways and parapets.

Roof parapets are articulated with patterns inspired by traditional architecture.

The building facades have a strong horizontal organization with the occasional use of vertical volumes. Facades have strong localized symmetries. Window openings are equally spaced, generally aligned with upper and lower floor windows. Facades have orthogonal openings on the ground floor and arch shaped openings on the upper floors.

The base of the building features a central arched gateway housing the main entrance, with parapets articulated using patterns. The gateway also functions as a bridge connecting two buildings.

Materials used for buildings feature light earth tone colored plastered walls. Patterns inspired from local traditional art forms are used to highlight main entrances and other elements.

Perimeter walls along the main frontage are discouraged while the sidewalls are articulated using niches and parapets.

1 Articulated parapets using geometric patterns



2 Arch shaped openings with turquoise colored shutters and overhead ornamental panels



3 Central arched gateway element with articulated parapet



4 Screened balcony





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



1 Simple articulation of the parapet



2 Orthogonal openings with turquoise colored timber shutters and overhead ornamental panels



3 Central arched gateway element with articulated parapet



4 Screened balcony

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.

The massing features rectangular volumes, simple orthogonal and arch shaped openings and articulated gateways and parapets.

Roof parapets are simple and integrated with the overall design and materiality of the building.

The building facades have a balance between horizontal and vertical volumes. Facades have localized symmetries with evenly spaced windows.

Openings are mainly orthogonal, with turquoise shutters, and overhead panels decorated with patterns abstracted from traditional carvings. Arch-shaped openings are used exclusively along the ground floor.

The base of the building features a central arched gateway housing the main entrance, with parapets articulated using patterns. The gateway also functions as a bridge connecting two buildings.

Materials used for buildings feature light earth tone colored plastered walls. Patterns are abstracted from traditional architecture and materials 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.

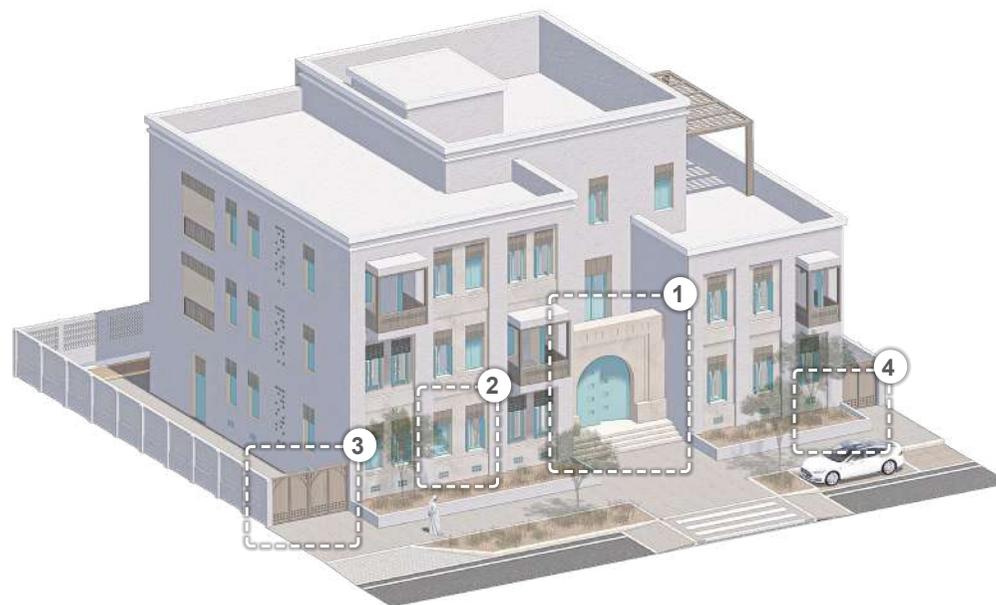
Entrances

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.

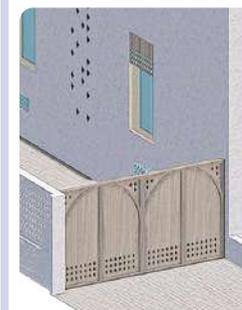
The choice of landscaping for the front garden / yard should respect and contribute to the street and public domain character while screening to maintain privacy.



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

A.0 Traditional Apartment Worked Example

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 rectangular volumes, simple orthogonal and arch shaped openings and articulated gateways and parapets.

Roof parapets display articulations in the form of crenelations, and ornamental banding.

The building facades have a horizontal organization with the occasional use of vertical volumes. Facades have strong localized symmetries. Window openings are equally spaced, generally aligned with upper and lower floor windows. Openings have heavily carved overhead panels and turquoise shutters, a distinct feature of the Farasan Islands.

The base of the building features a central arched gateway housing the main entrance articulated with ornamental banding. The gateway also functions as a bridge connecting two buildings.

A landscape strip partially conceals the elevated windows of the ground floor.

Materials used for buildings feature off-white colored plastered walls.

Patterns from traditional architecture are used to highlight main entrances and other elements.

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

1 Articulated parapet with ornamental banding



2 Central arched gateway decorated with traditional patterns



3 Screened balcony



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





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

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.

The massing features rectangular volumes, simple orthogonal and arch shaped openings and articulated gateways and parapets.

Roof parapets are articulated with patterns inspired by traditional architecture.

The building facades have a strong horizontal organization with the occasional use of vertical volumes. Facades have strong localized symmetries. Window openings are equally spaced, generally aligned with upper and lower floor windows. Facades have orthogonal openings on the ground floor and arch shaped openings on the upper floors.

The base of the building features a central arched gateway housing the main entrance with parapets articulated using patterns.

The gateway also functions as a bridge connecting two buildings. A landscape strip partially conceals the elevated windows of the ground floor.

Materials used for buildings feature light earth tone colored plastered walls. Patterns inspired from local traditional art forms are used to highlight main entrances and other elements. Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.

1 Articulated parapets using geometric patterns



2 Central arched gateway decorated with patterns inspired by traditional architecture



3 Screened balcony



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





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

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.

The massing features rectangular volumes, simple orthogonal and arch shaped openings and articulated gateways and parapets.

Roof parapets are simple and integrated with the overall design and materiality of the building.

The building facades have a balance between horizontal and vertical volumes. Facades have localized symmetries with evenly spaced windows.

Openings are mainly orthogonal, with turquoise shutters, and overhead panels decorated with patterns abstracted from traditional carvings. Arch shaped openings are used exclusively along the ground floor.

The base of the building features a central arched gateway housing the main entrance with parapets articulated using patterns. A landscape strip partially conceals the elevated windows of the ground floor.

Materials used for buildings feature light earth tone colored plastered walls. Patterns abstracted by traditional architecture and materials are used to highlight elements. Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.

1 Simple articulation of the parapet



2 Central arched gateway articulated using patterns



3 Screened balcony



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

