

Tabuk Coast

Architectural Design Guidelines



Application Handbook - Low-rise Buildings





Tabuk Coast Architectural Character Areas



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Application Handbook - Low-rise Buildings

Tabuk Coast - Architectural Design Guidelines



I Introduction

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

The Tabuk Coast comprises three historic towns: Duba, Al Wajh and Umluj, each set within natural bays along the Red Sea against the backdrop of the Hejaz Mountains flanking the coastal plain.

The settlements share much in common: the combined influences of trade and pilgrimage along the coast have resulted in a rich architectural inheritance, intermingling ideas, materials, and craftsmanship from places near and far into a distinct character.

Many of the buildings of the Tabuk Coast are of humble commercial provenance, composed of warehouses featuring facades with simple, rectilinear openings and irregular working courtyards. The varied topography of coastal escarpments are registered in the stepping ground levels of the buildings, creating predominantly horizontal buildings that step in harmony with the landscape. These origins and geographic factors give the Tabuk Coast architectural character a

particular resonance and a natural fit with the design of contemporary low-rise buildings.

The architecture is characterized by off-white and pale rendered facades with occasionally exposed horizontal timber bands and coral stone walls. Projecting rain spouts anticipate the impact of seasonal rains. Variations between the settlements correspond to differences in their location and commercial standing, with more elaborate timber work projections found in Al Wajh than in the quieter locations of Umluj and Duba.

This handbook is a supplement to the Tabuk Coast 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 proportion of the built environment across the Kingdom, and strongly influence people's experience and the character of a place.

Ranging from 1-4 stories, typically in a linear arrangement along roads and accommodating a mix 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 makes their form inherently different from the historical building types that are the source of architectural character, and is a primary challenge to for the application of the architectural character to low-rise buildings, to be addressed by this handbook.

Low-rise mixed-use buildings

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

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

Low-rise apartment buildings

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

This handbook will implement the Tabuk Coast 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 Tabuk Coast.

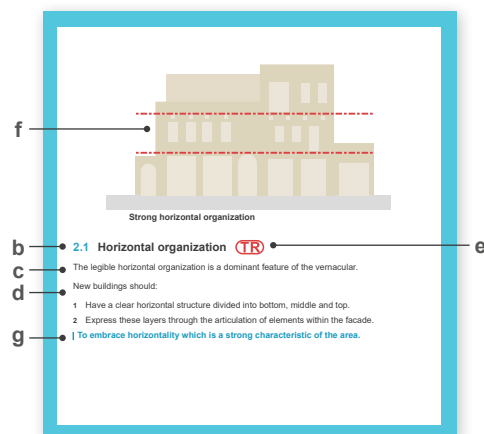
- 1 Consult the regulating plan to determine which architectural style options (Traditional, Transitional, or Contemporary) are permitted at your project location.
- 2 Select from the permitted architectural styles, and review the list of general guidelines on the style start pages (Pages 5, 6 and 7).
- 3 Assess your design according to each of the 5 guideline categories:
 - **Composition:** do your building massing and facade design follow compositional principles? (Section 2)
 - **Elements:** do the individual parts of your building properly interpret the architectural character for your style? (Section 3)
 - **Materials and colors:** does your building use acceptable materials and colors in the proportions defined? (Sections 4)
 - **Patterns:** do any elements show inspiration from local craftsmanship and culture? (Section 5)
 - **Public realm:** does your building contribute to the quality and character of the street and the neighborhood? (Section 6)
 - **Dos and Don'ts:** have you avoided common mistakes that lower the quality and character of buildings? (Section 7)
 - **Worked examples:** these are illustrations showing one possibility of how the guidelines can be applied, provided for inspiration. (Sections 8)
- 4 Throughout the document, **mandatory guidelines** for each character style will be marked with the following symbols. Where a guideline is mandatory for all styles, all three symbols will be present:

TR Mandatory for Traditional style

TN Mandatory for Transitional style

C Mandatory for Contemporary style

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



Typical guideline structure.

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



Key features:

- 1 Simple, rectangular building forms.
- 2 Flat, horizontal roof parapets with limited rooftop forms.
- 3 Non-symmetrical facades with loose alignments between upper and lower floor windows.
- 4 Solid, white walls with individual simple, rectangular window openings.
- 5 Expressed lintels and vent openings above windows and doors.
- 6 Details and features in timber tones and blue tones.
- 7 Rare use of external arches, most common in panels above doorways.
- 8 Rare use of single roshans (only in Al Wajh) and projecting balconies.
- 9 Most architectural detail and features present in Al Wajh with less in Duba and the less still in Umluj.



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

2.1 Horizontal organization

The horizontality of the Tabuk Coast character naturally suits the form of low-rise buildings. Emphasize horizontality by differentiating elements on the facade along horizontal tiers of base, middle and top. Inset timber banding can also be used to emphasize horizontality.

2.2 Localized symmetry

Balconies, windows, and doorways should be arranged to form local symmetries and bays related to interior room layouts. Avoid strict, large contemporary grids and total symmetry across entire facade.

2.3 Solid facades

Buildings should have solid walls with distinct individual openings in their facades. On front facades, 'opening' proportions should be 40% or less of the facade area. On side facades, 'opening' should be 20% or less of the facade area. 'Opening' area includes the full extent of timber screens, roshans, windows, doors and storefronts.

Side facades should be subordinate to front facades, with narrower windows, fewer projecting elements and no shop fronts.

2.4 Projecting elements

Projected water spouts could be used at parapet level. Balconies should be utilized sparingly on the primary facade. Front and side facades may feature projecting privacy screens.

2.5 Ventilation strategy

Encourage passive ventilation with details such as vents centered above windows.

2.6 Simple entrances

Primary entrances may feature arches and feature more articulation such as wall recesses, clerestories, or framing in coral stone. Secondary entrances should be flat-topped and modest in detailing.

TRADITIONAL ELEMENTS

3.1 Doors and entrances

Utilize traditional craftsmanship in the construction of timber door frames and screens. All thresholds should be level with the street and support inclusive access.



2.1 Horizontal organization



2.2 Localized symmetries



2.3 Solid facades



2.4 Projecting elements

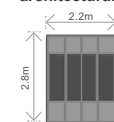


Traditional low-rise mixed-use axonometric

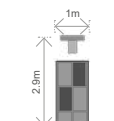


Traditional low-rise mixed-use front elevation

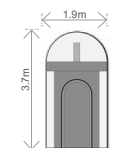
Key Traditional architectural features



3.2 Windows



3.2 Windows



3.1 Entrance door

Primary entrances may be more generously scaled and be recessed in niches within the wall. Doors should be paneled. Some may incorporate timber screens with patterning. The main entrance door may be accentuated with an arch.

Shop front openings should have proportions between 1:1.35 to 1:1.45 (width:height). They can be flush or recessed back from the facade to provide space for vertical shutters when open. Shop fronts should surround windows with timber framing and provide a low timber panel knee-wall below windows.

3.2 Windows and openings

Windows on the main facade are characterized by the use of timber frames and shutters with vertical proportions of 1:1.25 to 1:4. These are usually subdivided into 2x3 grids. Openings should be aligned horizontally.

Window shutters should be constructed using traditional craftsmanship where feasible and utilize patterns from the local area. Contemporary glazing systems can be set behind the shutters.

On side facades, avoid locating windows directly opposite existing windows on neighboring buildings within 6m.

3.3 Rooftop elements

Use projecting waterspouts to create breaks in the flat plain rooftop parapets but do not place above windows. These should only be used for 'overflow' and not form the main roof drainage, which should be concealed.

Steps in the height of buildings should be rectilinear in form. The stepping of rooftop form should be kept simple and flat.

Where accessible roof space is provided include shading and maintain privacy of inhabitants with high parapet walls and screens. Mitigate overlooking of neighbors between different residential units.

Locate water tanks and roof-top air conditioning units away from visibility from the public realm.

3.4 Other elements

Vehicular gates should use vertical shutters with pattern, finish, and proportions compatible with traditional storefront shutters. Use timber banding on walls to emphasize horizontality.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The building facades should be the natural colors of the predominant local wall finishes (off-white render, timber, and beige coral stone). Accent colors should not comprise more than 20% of the facade area. Accent colors should be used as decoration on timber elements only. See section 4.0 'Colors and Materials' for more information.

4.2 Materials

The primary wall surface should be matte finish off-white plaster, limewash, or similar, and be continuous from the ground to the top of the parapet. Windows, doors, and shutters should be a traditional timber finish or painted to add an accent color.

5.0 Patterns

Timber screen patterns, door panel patterns, carved and painted patterns should be faithful to the traditional patterns of Tabuk Coast.

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

2.1 Horizontal organization

The horizontality of Tabuk Coast character naturally suits the form of low-rise buildings. Emphasize horizontality by differentiating elements on the facade along horizontal tiers of base, middle and top. Inset timber banding can also be used sparingly to emphasize horizontality.

2.2 Localized symmetry

Balconies, windows, and doorways should be arranged to form local symmetries and bays related to interior room layouts. Strict, large, homogeneous grids should be avoided.

2.3 Solid facades

Buildings should have facades of solid walls with distinct individual openings in them. Openings should be vertical with regular proportions and ratios. Front facades should have 'Opening' proportions of 40% or less of the total facade area. Side facades should have 25% or less of the facade area.

Side facades should be subordinate to front facades, with narrower windows, fewer projecting elements and no shop fronts.

2.4 Projecting elements

Parapet features inspired by traditional waterspouts may be used. Balconies should be utilized sparingly on the primary facade. Front and side facades may feature projecting privacy screens.

2.6 Simple entrances

Primary entrances may feature more articulation such as arches, wall recesses, clerestories, or framing in coral stone. Secondary entrances should be flat-topped and modest in detailing.

TRANSITIONAL ELEMENTS

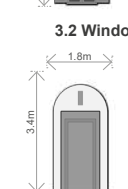
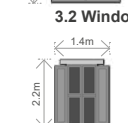
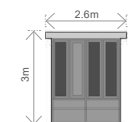
3.1 Doors and entrances

Transitional building elements should be inspired by traditional craftsmanship. Doors should be recessed from the facade with punched primary entrance doors in solid walls with mainly flat heads surrounded by a recessed arch. Primary entrances may be more generously scaled. Doors should be paneled, and some may incorporate timber screens with geometric patterns punched through or etched where appropriate.

All thresholds should be level with the street and support inclusive access. For groups of buildings entrances should be staggered so as not to face each other.



Key Transitional architectural features



Shop front openings should have proportions between 1:1.45 to 1.3:1 (width:height) and should be recessed slightly from the facade. Shop fronts should surround windows with timber framing and provide a low timber panel knee-wall below windows.

3.2 Windows and openings

Windows on the main facade are characterized by the use of timber frames and shutters with proportions of 1:1 to 1:2 (width:height). These are usually subdivided into grids. Openings should be symmetrical and aligned horizontally.

Window shutters should be constructed with methods inspired by traditional craftsmanship and may utilize abstracted patterns from the local area.

Avoid locating windows directly across from existing windows on neighboring buildings within 6m.

3.3 Rooftop elements

Use parapet details inspired by traditional waterspouts to create visual interest.

Steps in the height of buildings should be rectilinear in form. The stepping of rooftop form should be kept simple and flat.

Where accessible roof space is provided, maintain privacy of inhabitants with high parapet walls and screens, and mitigate overlooking of neighbors between different residential units.

Locate water tanks and roof-top air conditioning units away from visibility from the public realm.

3.4 Other elements

Vehicular gates should be of simple panel construction within a frame with an open fanlight above. Design and materiality should complement and be compatible other openings on the building.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The building facades should be the natural colors of the predominant wall finishes (off-white render, timber, and beige coral stone).

Accent colors should not comprise more than 25% of the facade area. See section 4.0 'Colors and Materials' for more information.

4.2 Materials

The primary wall surface should be a matte-finish off-white plaster, limewash, or similar, and be continuous from the ground to the top of the parapet. Windows, doors, and shutters should be a medium-dark timber finish or may be painted to add an accent color.

Materials should be inspired by traditional buildings, and be sourced locally where feasible.

5.0 Patterns

Timber screen patterns, door panel patterns, carved and painted patterns should be inspired by the traditional patterns of Tabuk Coast.

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

2.1 Horizontal organization

The horizontality of Tabuk Coast character naturally suits the form of low-rise buildings. Emphasize horizontality by differentiating elements on the facade along horizontal tiers of base, middle and top. Timber banding and shadow gaps can also be used to emphasize horizontality.

2.2 Localized symmetry

Balconies, windows, and doorways should be arranged to form local symmetries and bays related to interior room layouts. Strict, large, homogeneous grids should be avoided.

2.3 Solid facades

Buildings should have facades of solid walls with distinct individual openings in them. Facades must have 'Opening' proportions of 50% or less of the total front facade area, or 30% or less of the total side facade area. 'Opening' area includes the full extent of timber screens, roshans, windows, doors and storefronts. Side facades should be subordinate to front facades, with no shop fronts, predominantly smaller/narrower windows and screens, and fewer / narrower projecting elements than front facades.

2.4 Projecting elements

In contemporary buildings projecting elements should be limited. Front and side facades may feature projecting privacy screens.

2.5 Ventilation strategy

Passive ventilation strategies should be encouraged by installing details such as vents centered above windows.

2.6 Simple entrances

Primary entrances may feature some modest articulation such as arches, wall recesses, clerestories, or framing in coral stone, or an equivalent. Secondary entrances should be flat-topped and modest in detailing.

CONTEMPORARY ELEMENTS

3.1 Doors and entrances

Contemporary buildings should abstract traditional design but use modern methods of construction and use contemporary materials.

Primary entrances should incorporate special features to emphasize their importance above secondary entrances. Features



2.1 Horizontal organization



2.2 Localized symmetries



2.3 Solid facades



2.4 Projecting elements

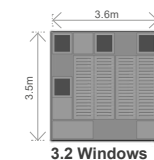


Contemporary low-rise mixed-use axonometric



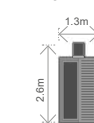
Contemporary low-rise mixed-use front elevation

Key Contemporary architectural features



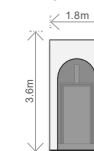
3.2

3.2 Windows



3.2

3.2 Windows



3.1

3.1 Entrance door

may include wall recesses, arches, fan lights, ornamentation, and different wall materials.

All thresholds should be level with the street and support inclusive access.

Shop front openings should have proportions between 3:2 to 5:4 (width:height) and should be recessed slightly from the facade. These shop fronts should consist of glazed panels with a slender metal or timber frame with the door to one side.

3.2 Windows and openings

Windows on the main facade are characterized by the use of frames and shutters in contemporary materials with proportions of 1:1 to 1:3.3 (width:height). These are usually subdivided into openings with grids. Openings should be symmetrical and aligned horizontally.

Screens and shutters should use patterns abstracted from traditional patterns the local area.

Avoid locating windows directly across from existing windows on neighboring buildings within 6m.

3.3 Rooftop elements

Contemporary buildings should have plain parapets that are a continuation of the facade.

There should be a step up on the main facade.

Where accessible roof space is provided, protect the privacy of inhabitants with high parapet walls and privacy screens in openings and mitigate overlooking of neighbors between different residential units. This accessible space should be shaded.

3.4 Other elements

Vehicular gates should use vertical panels with abstracted patterned screens. Embedded recessed banding should be utilized to emphasize horizontality.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The building facades should be the natural colors of the predominant wall finishes (off-white render, timber, and beige coral stone). Accent colors should not comprise more than 30% of the facade area. See section 4.0 'Colors and Materials' for more information.

4.2 Materials

The primary wall surface should have an off-white matte finish and be continuous from the ground to the top of the parapet. Windows, doors, and shutters should use contemporary materials.

5.0 Patterns

Timber screen patterns, door panel patterns, carved and painted patterns should be abstracted from the traditional patterns of Tabuk Coast.

2.0 Compositional rules

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

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



Horizontal organization

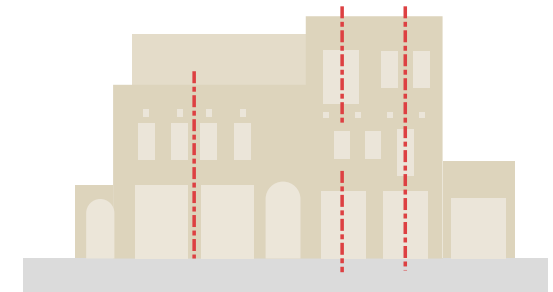
2.1 Horizontal organization

The legible horizontal organization is a dominant feature of the vernacular.

New buildings should:

- 1 Have a clear horizontal structure divided into bottom, middle and top.
- 2 Express these layers through the articulation of elements within the facade.

| To embrace horizontality which is a strong characteristic of the area.



Localized symmetry

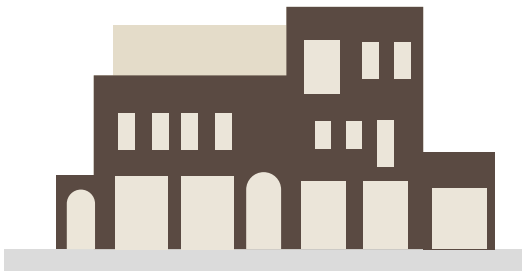
2.2 Localized symmetry

Facade elements are often asymmetrically arranged with grouped openings.

New facades should generally:

- 1 Have windows that are aligned according to the rooms behind them.
- 2 Have openings arranged in horizontal bands with localized symmetries.

| To ensure a familiar informal, yet ordered, character in the window distribution.



Solid facades

2.3 Solid facades

Buildings have solid walls with punched openings.

New facades should:

- 1 Express solidity of built volumes.
- 2 Have vertical openings of regular proportions and ratios.


| To ensure the solid character of the architecture of the Tabuk Coast.



Projecting elements

2.4 Projecting elements

Projected elements articulate the facade. New facades should:

- 1  Use projected water spouts at parapet level in the traditional model only.
- 2 Employ projected balconies when suitable.

| To ensure a layered character of the facades, embedded in the vernacular.



Ventilation strategy

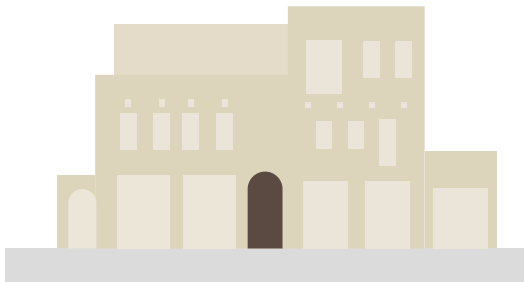
2.5 Ventilation strategy

Passive ventilation strategies are encouraged.

Buildings should:

- 1 Use details that improve cross ventilation, such as above-window vents.
- 2 Incorporate ventilation with strong relationship with the windows.

| To reflect the expressive nature of traditional ventilation methods.



Simple entrances

2.6 Simple entrances

Entrances are usually flat-topped or arched and asymmetrically placed on the facades.

New entrances should:

- 1 Generally be more articulated and refined than windows. Entrances can be emphasized by being set within larger recesses in the primary facade.
- 2 Reserve arched openings for special entrances.

| To reflect the status of the entrance in a modest and straightforward way.



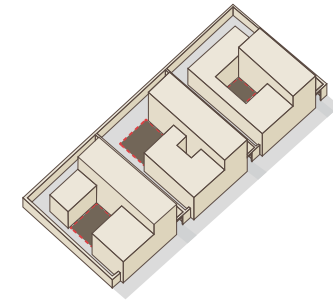
Continuous streetwalls

2.7 Continuous streetwalls

The overall streetscape created by neighboring buildings is important for the establishment of architectural character.

- 1 Individual buildings should share a family resemblance when seen next to their neighbors. However, neighboring buildings should have a pleasing variety of height, architectural elements and roofscapes.
- 2 In plan, primary building facades should generally align.
- 3 Neighboring boundary walls should align or transition in an attractive way.

| To ensure that individual buildings work as a group to establish the architectural character and create a more attractive streetscape.



Courtyards and lightwells

2.8 Courtyards and lightwells

Courtyards and lightwells are being encouraged across the country as a sustainable and useful architectural feature that provides good outdoor amenity and interior lighting for residents. Courtyards and lightwells:

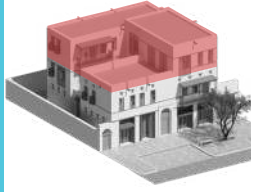
- 1 Should be of useful dimensions for outdoor amenity.
- 2 Generally be enclosed on three or four sides by buildings or walls belonging to the same property; where a wall is shared with a neighbor, privacy should be maintained in the location and placement of openings and accessible spaces.
- 3 May have a more open facade design than external walls, subject to privacy requirements and protection from solar radiation.

| To encourage the use of courtyards and lightwells.

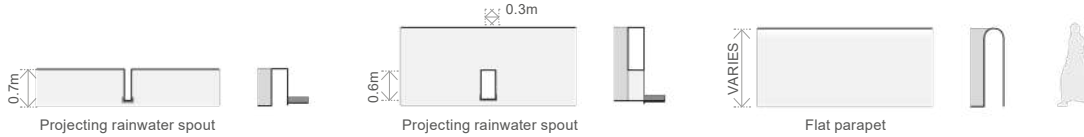
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3.0 Traditional elements

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



3.3 Rooftop elements

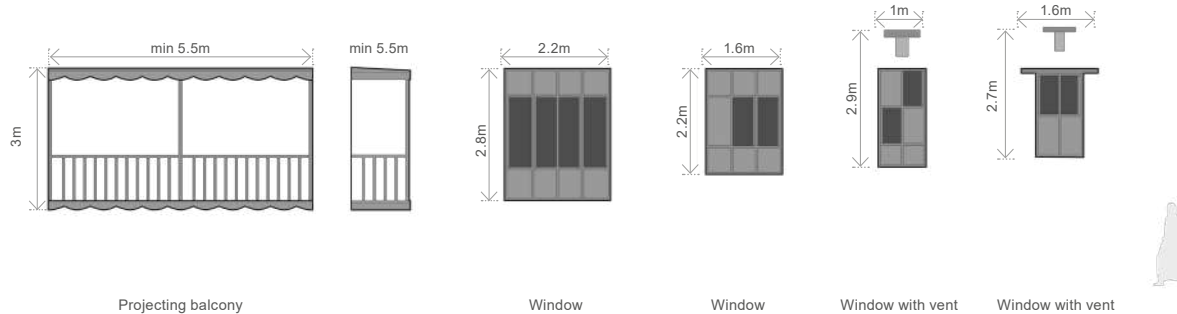
The traditional roofscape is characterized by:

- 1 Simple flat rooflines.
- 2 Low straight parapets.
- 3 Higher parapet walls, required, where accessible roof space is provided.
- 4 Projecting water spouts or gutters.
- 5 Simple shading to usable roof areas.

To contribute to the rooftop character of Tabuk settlements.



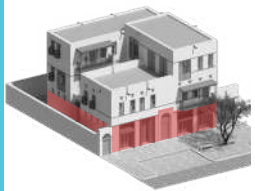
Middle



3.2 Windows and openings

- 1 Openings should be simply articulated and respond to the internal disposition of spaces within.
- 2 Opening surrounds are flush or may be slightly recessed from the main facade.
- 3 Ventilation openings should be paired with window openings, sit above and align centrally.
- 4 Windows should be traditionally shuttered and may utilize patterns from the local area.
- 5 Openings should be symmetrical and aligned horizontally.

To evoke the Tabuk Character through use of locally traditional windows and openings.



Base



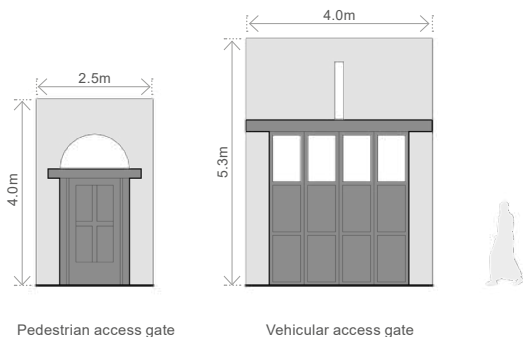
3.1 Doors and entrances

- 1 Frames and screens should incorporate geometric patterns of timber construction, typically flush or slightly recessed from the facades.
- 2 Entrances should consist of punched entrance doors in solid walls with mainly arched heads. Overpanels or subsidiary openings may be incorporated also.
- 3 Doors should be more generously scaled than windows and often recessed into a larger opening.
- 4 Shop fronts should consist of slim glazed paneled doors and windows with low infill timber panel at base.

To signify the presence of entrances within the character and simplicity of the Tabuk coast character area.



Other elements



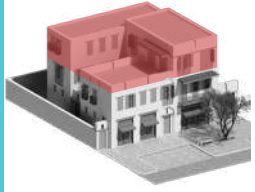
3.4 Other elements

- 1 Buildings often incorporate horizontal timber banding
- 2 Vehicular access gates should use vertical shutters with pattern, finish, and panel proportions compatible with traditional storefront shutters.
- 3 Boundary walls should be made of the same material as the base of the building.

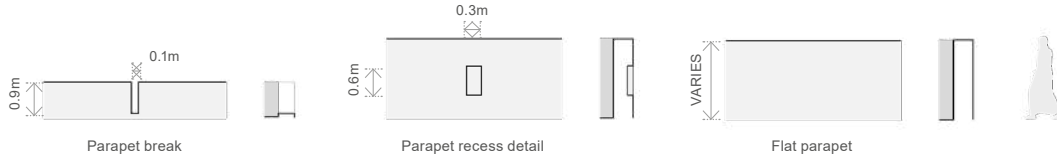
To embed other elements which are frequently part of the overall composition of buildings.

3.0 Transitional elements

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



Top



3.3 Rooftop elements

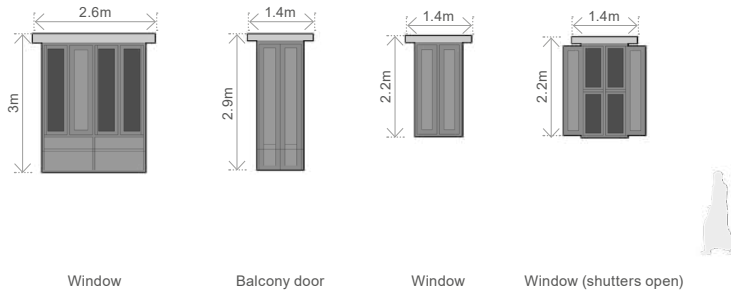
The transitional roofscape should be characterized by:

- 1 Simple flat rooflines.
- 2 Low straight parapets with vertical breaks.
- 3 Higher parapet walls, required, where accessible roof space is provided.
- 4 Simple shading to usable roof areas.

To contribute to the rooftop character of Tabuk settlements.



Middle



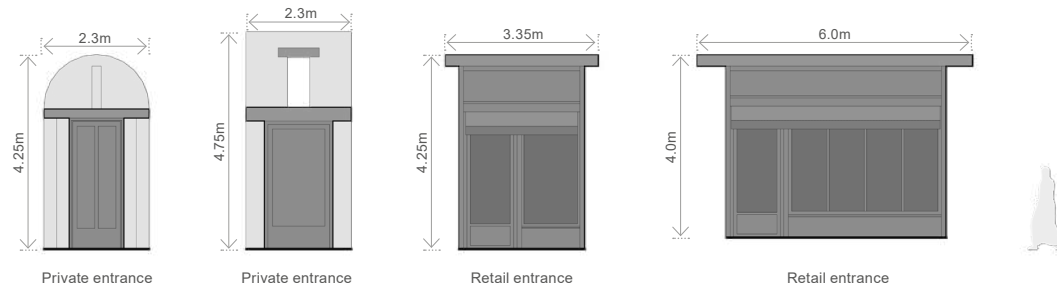
3.2 Windows and openings

- 1 Openings should be simply articulated and respond to the internal arrangement of spaces in the building.
- 2 Opening surrounds are flush or may be slightly recessed from the main facade.
- 3 Windows should be shuttered and may utilize abstracted patterns from the local area.
- 4 Openings should be symmetrical and aligned horizontally.

To evoke the Tabuk Character through use of locally traditional windows and openings.



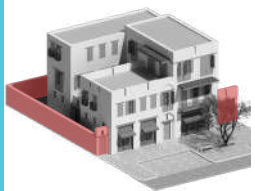
Base



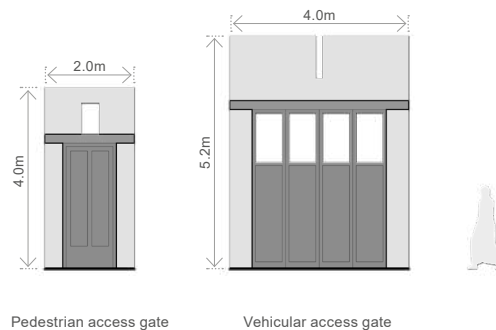
3.1 Doors and entrances

- 1 Frames and screens should incorporate geometric patterns of timber construction, typically flush or slightly recessed from the facades.
- 2 Entrances should consist of punched entrance doors in solid walls with mainly flat heads surrounded by arched or flat topped recesses.
- 3 Doors should be more generously scaled than windows and often recessed into a larger opening.
- 4 Shop fronts should be consist of glazed openings with incorporated doors and windows, sitting on a low-level timber panel.

To signify the presence of entrances within the character and simplicity of the Tabuk coast character area.



Other elements



3.4 Other elements

- 1 Vehicular gates should be of simple framed panel construction.
- 2 Boundary walls should be made of the same material as the base of the building.

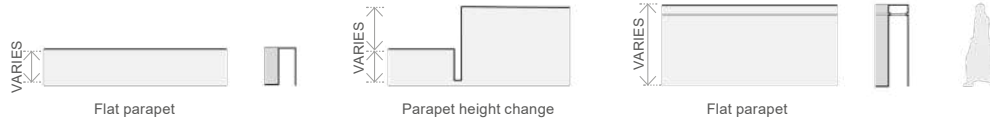
To embed other elements which are frequently part of the overall composition of buildings

3.0 Contemporary elements

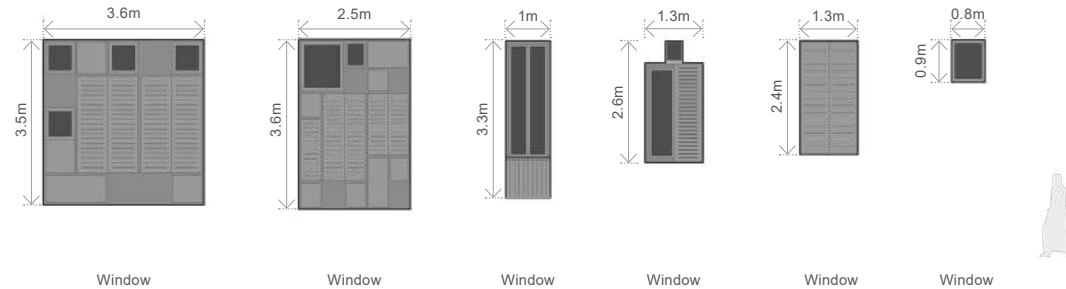
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



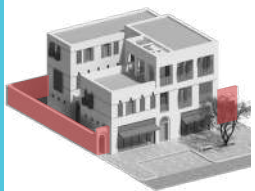
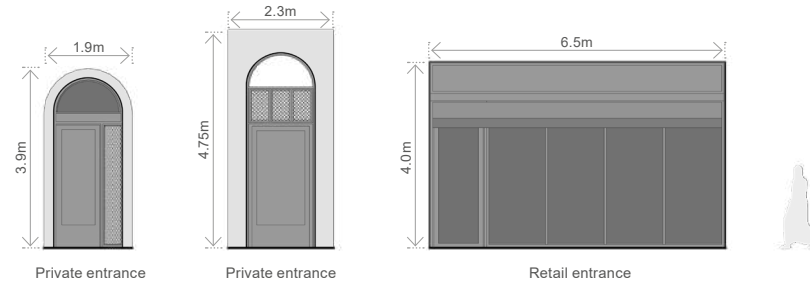
Top



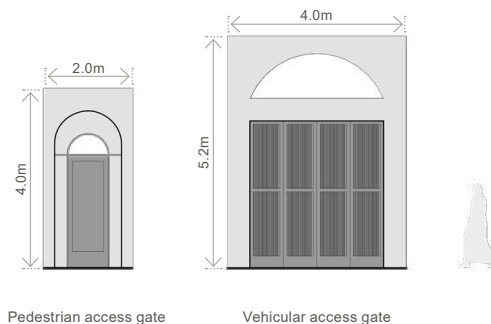
Middle



Base



Other elements



3.3 Rooftop elements

The contemporary roofscape is characterized by:

- 1 Simple flat rooflines which extend from the facade.
- 2 Low straight parapets.
- 3 Higher parapet walls, required, where accessible roof space is provided
- 4 It may be appropriate to continue the facade to the side and allow for a sheltered space at rooftop level with shading devices above.

To contribute to the rooftop character of Tabuk settlements.

3.2 Windows and openings

- 1 Openings should be simply articulated and respond to the internal disposition of spaces within.
- 2 Opening surrounds should be flush with the main facade.
- 3 Ventilation openings could sometimes be abstracted into a formal feature within a rectangular opening or be expressed as a secondary element to the opening (e.g. a note above).
- 4 Windows should be screened. Screens could incorporate abstracted patterns from the local area.
- 5 Openings should be symmetrical and aligned horizontally.

To evoke the Tabuk Character through use of locally traditional windows and openings.

3.1 Doors and entrances

- 1 Frames and screens should incorporate abstracted geometric patterns, typically flush with the facade.
- 2 Entrances should consist of punched openings in solid walls.
- 3 Doors should be more generously scaled than windows and often recessed into a larger opening.
- 4 Shop fronts should be very slightly recessed from the facade and consist of glazed panels with a slender metal or timber frame with the door to one side.

To signify the presence of entrances within the character and simplicity of the Tabuk coast character area.

3.4 Other elements

- 1 Buildings could incorporate horizontal banding that references traditional banding.
- 2 Vehicular gates should use vertical panels that could incorporate abstracted patterned parts.
- 3 Boundary walls should be made of the same material as the base of the building.

To incorporate secondary building elements into the overall design to strengthen its architectural character.

5.0 Patterns

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

The Tabuk Coast demonstrates a simple use of decoration and patterns. Patterns are restricted to joinery items, such as doors and shutters where the panel arrangement forms the pattern.

New buildings should:

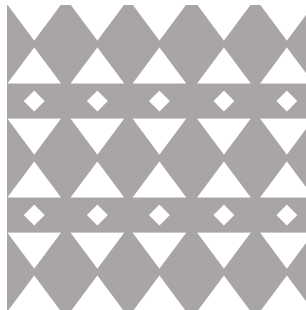
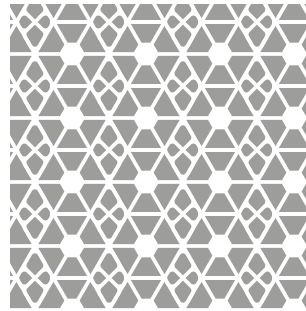
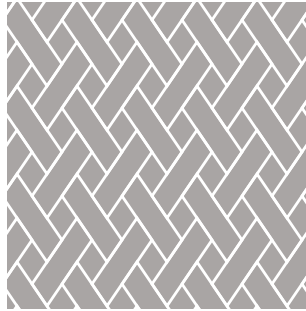
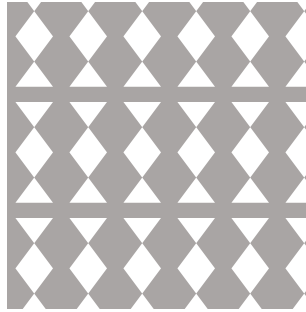
- 1 Create patterns through the use of local materials and craftsmanship.
- 2 Where multiple decorative patterns are applied across a single facade, these should be consistent.
- 3 **TR** Focus the use of surface patterns to doors, window screens and shutter doors.
- 4 **TR** Refer directly to historic precedents and be limited to geometric and floral patterns.
- 5 **C** The contemporary use of patterns should involve interpretation and abstraction: a selective emphasis of characteristics to create meaning and beauty in its new context. Designers can selectively use formal characteristics such as:

- Color (hue, tonality, tint)
- Shape (figure, outline, 2-D geometry)
- Form (volume, 3-D geometry)
- Texture (physical surface quality)
- Line (verticals, horizontals, diagonals, zigzags, curves, dashes, etc.)
- Value (lightness to darkness)

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

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

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



Patterns



Roshan detail - Al Wajh



Lintel inscription - Duba



Diamond motif on door - Duba



Decorative screen above door - Al Wajh



Decorative panel above door - Al Wajh



Painted shutters



Privacy screen - Al Wajh



Painted shutters - Duba



Diamond motif on balustrade - Al Wajh



Geometric pattern on face of door - Al Wajh



Diamond motif on face of door - Duba

6.0 Public realm

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

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

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

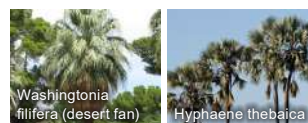
To enhance the character and quality of publicly used spaces around and in between low-rise buildings.



6.1 Paving materials

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

Palm trees



Shade trees



Ornamental Species



6.2 Planting

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



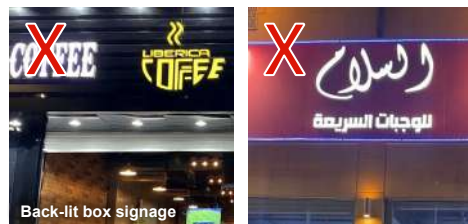
6.3 Public realm interface

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



6.4 Lighting

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



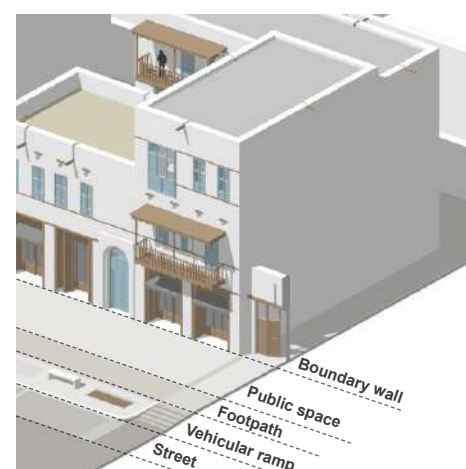
6.5 Signage

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



6.6 Parking

- 1 The design of parking bays should be integrated with the landscape design and include co-ordinated surface materials.
- 2 Intersperse parking spots with planting and seating areas.
- 3 Sufficient clearance for pedestrian movement should be provided between parking bays and buildings.
- 4 Co-ordinate parking layout with primary entrance locations to create a good arrival experience.



6.7 Vehicular access

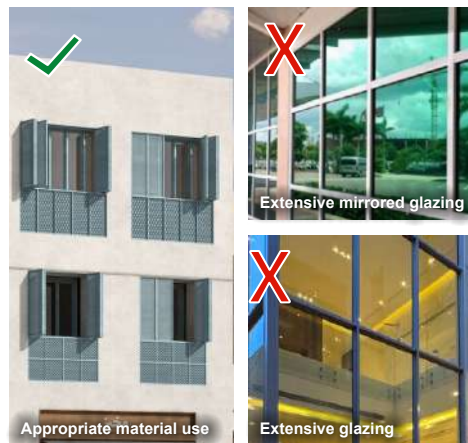
- 1 Vehicular ramps should not protrude into public roadways.
- 2 Vehicular gates and service access to buildings should be provided on secondary facades where possible; avoid locating service access on the primary facade.
- 3 Integrate vehicular gates with the architectural design of the buildings.

7.0 Dos and don'ts

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

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

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



7.1 Inappropriate materials

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



7.2 Saturated colors and brand architecture

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



7.3 Screens and security

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



7.4 Superficial elements

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



7.5 Exposed roller shutters

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

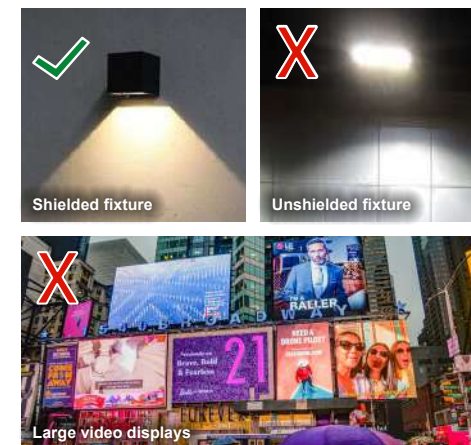
- 1 Do not use surface mounted roller shutters. Use recessed and hidden roller shutters instead.
- 2 Do not use unshoused roller shutters. Provide integrated housing for the roller shutters in their storage position.



7.6 Exposed service elements

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

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



7.7 Light pollution

Avoid excessive light and light pollution.

- 1 Do not use fixtures with bare bulbs (that create glare).
- 2 Use fixtures with cutoff shields to prevent upward light pollution.
- 3 Do not use large video displays.



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

8.0 Traditional mixed-use worked example

The traditional worked example features a strong application of the guidelines to the low-rise building type. This is particularly evident in the simplicity of massing and detail of balconies, privacy screens, and doorways.

Thick walls with a rectilinear profile contain simple openings, flat window screens and balconies. Roof parapets are flat and continuous, with occasional breaks for projecting rainwater spouts.

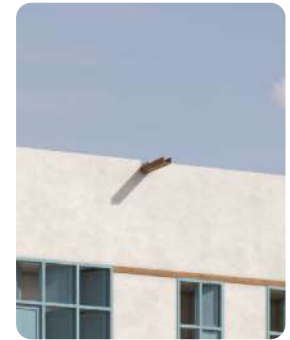
Some windows have centered vent holes above, and openings are grouped into horizontal rows of local symmetry (not necessarily relating to windows on floors above or below). Main entrances are emphasized with projecting surrounds and arched tops.

Windows openings are upright in proportion and subdivided into smaller frames. Within their groupings windows are set equally apart.

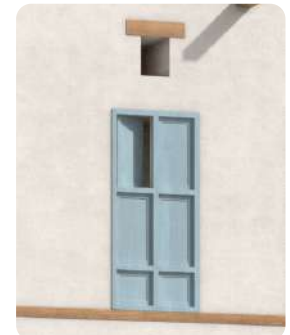
Shutters, frames and doors are uniformly painted in accent colors from the Tabuk Coast color palette.

Other features include inlaid horizontal timber banding.

1 Flat parapet, projecting rainwater spout



2 High level vent above window and horizontal banding.



3 Projecting covered balcony and timber shutters.



4 Timber framed, recessed retail entrance.





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 step towards the contemporary while maintaining a strong reference to traditional forms. General forms, proportions, and compositional arrangements are maintained while patterns, materials and craftsmanship may be simplified for modern methods and modest budgets.

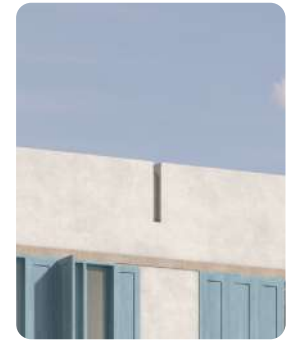
Building massing remains simple, with rectangular building forms. Facades contain

openings with localized symmetries; vertical alignments between upper and lower floor windows are not necessary.

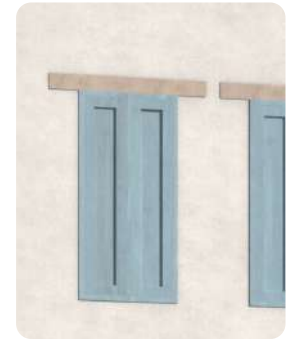
Narrow slots within the parapet are a visual reference to traditional waterspouts. Window openings are shuttered with expressed lintels above. Windows maybe full height with shuttering or with matching spandrels panel. Projecting balconies should have cantilevered canopies.

Retail entrances incorporate shopfront glazing, signage panels and awnings. The main residential entrances are set within recessed openings, with expressed lintels and vent opening. Residential joinery is painted and in contrast to the retail joinery.

1 Indented parapet detail



2 Shuttered window with expressed lintel



3 Projecting balcony with awning



4 Timber framed retail entrance





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

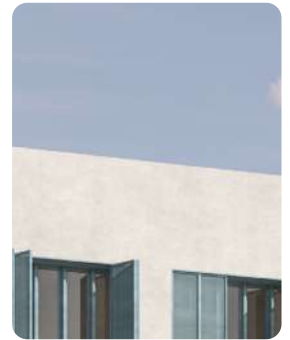
8.0 Contemporary mixed-use worked example

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

Contemporary buildings abstract elements and patterns of Traditional forms to create this family resemblance, whilst observing most compositional rules. They may also synthesize the application of traditional elements in new building typologies.

Contemporary buildings can provide amenities beyond those found in traditional forms. Rooftop inhabitation is encouraged, with terraces and concealed building plant areas. Retail entrances have fully integrated signage, awnings and hidden security shutters.

1 Solid flat parapet



2 Integrated high level vents



3 Full height shuttered window



4 Timber framed entrance and shop front glazing



A.0 Appendix

Low-rise apartment buildings

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

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

Massing scale

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

Entrances

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

Privacy

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

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

Recessed and appropriately screened balconies can be used.

Roofscape

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

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

Other elements

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

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

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

Access ramps should not obstruct the public realm; level changes



Illustrative example: Apartment building axonometric



Illustrative example: Apartment building front elevation

1 Enhance usefulness of roof terraces with shading.



2 Maintain privacy between neighbors on side facades.



3 Maintain privacy and security at ground level, street-facing windows.



4 Emphasize primary shared entrances





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

A.0 Traditional apartment worked example

This traditional worked example of an apartment building features a strong application of the guidelines, in the simplicity of the massing and the detail of balconies, privacy screens, and doorways.

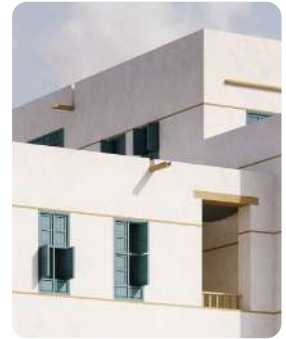
Thick walls, with simple rectilinear openings, flat window screens and balconies. Roof parapets are flat and continuous, sometimes with occasional breaks to accommodate projecting rainwater spouts.

Windows are grouped into horizontal rows (not necessarily relating to windows on floors above or below). Windows openings are upright in proportion and subdivided into smaller frames. Within their groupings windows are set equally apart. Shutters, frames and doors are uniformly painted in accent colors from the Tabuk Coast color palette.

Recessed balconies within framed openings as well as roof terraces with appropriate shading provide private amenity spaces.

The main communal entrances is prominently placed and simply emphasized by its size and detail. In this case overpanels are incorporated.

1 Flat parapet, projecting rainwater spout



2 High level vent above window and horizontal banding.



3 Projecting covered balcony and timber shutters.



4 Timber framed, entrance with overpanel





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

A.0 Transitional apartment worked example

This transitional worked example of an apartment building is a progression towards the contemporary style while keeping a strong reference to the traditional style.

Building massing is simple, with rectangular building forms. Facades contain openings with localized symmetries; vertical alignments between upper and lower floor windows are not necessary.

Window openings are simply shuttered with expressed lintels above. Windows may be full height with shuttering or with a matching spandrel panels.

Recessed balconies within framed openings as well as roof terraces with appropriate shading provide private amenity spaces. Projecting balconies have canopies.

The main residential entrance is located onto the main frontage in a clearly legible position and set within a recessed opening.

1 Parapet detail



2 Shuttered window with expressed lintel



3 Projecting balcony with canopy



4 Main residential entrance





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

A.0 Contemporary apartment worked example

The design of contemporary buildings can incorporate architectural innovation while retaining a strong family resemblance to Transitional and Traditional buildings.

The model seeks to reflect changes in construction and availability of skills and materials, and also incorporates adaptation to respond to modern ways of living.

The example uses simplified and abstracted versions of typical traditional elements (e.g. windows and shutters). Usable rooftop terraces are more widely encouraged. The use of larger expanses of glazing, albeit appropriately shaded or screened, can be incorporated.

With reference to the guidance in this document, materials and colors can be appropriate alternatives to traditional materials.

- 1 Simple flat parapet. Shading above terrace.
- 2 Windows with

deep reveals

- 3 Balcony

- 4 Main communal entrance

