

# Tuhama Foothills

Architectural Design Guidelines



## Application Handbook - Residential Villas





Tuhama Foothills Architectural Character Area



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# Application Handbook - Residential Villas

## Tuhama Foothills - Architectural Design Guidelines



Tuhama Foothills Landscape



Traditional architecture in Tuhama Foothills



Example of elevation of single-family residential villa in traditional style in Tuhama Foothills

## I Introduction

The purpose of this document is to help designers and builders of single-family residential villa buildings apply the architectural character of Tuhama Foothills to their projects.

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

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

The vernacular architecture in the Tuhama Foothills responds to the context, climatic needs and the

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

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

This handbook is a supplement to the Tuhama Foothills Architectural Design Guidelines. Designers are recommended to read the full version of the Architectural Design Guidelines to gain a comprehensive understanding of all aspects of the character. Please also consult regulating plans that may describe which styles are applicable to your project area. To access these resources please use the links below.



[Link to Full Guidelines](#)



[Link to Regulating Plans](#)

## II Residential Villas

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

Serving the needs of families residential villas are a common building type found everywhere. Addressing their design is an important part of the implementation of the architectural design guidelines.

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

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

### Single-Family Residential Villas

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

**This handbook implements the Tuhama Foothills Architectural Design Guidelines in residential villas by harmonizing their needs with the requirements of the guidelines.**

### III How to Use the Guidelines

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

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

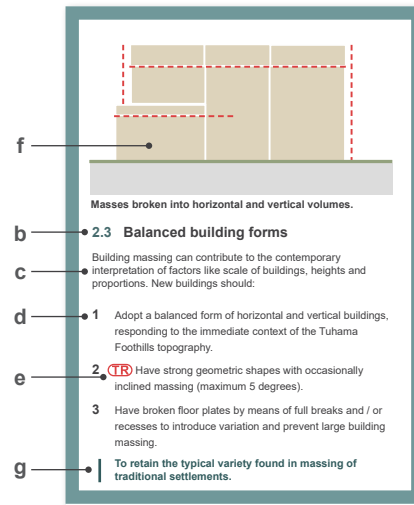
- **Composition:** do your building massing and facade design follow compositional principles? (Section 2)
- **Elements:** do the individual parts of your building properly interpret the architectural character for your style? (Section 3)
- **Materials and Colors:** does your building use acceptable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

- 4 Throughout the document, **general 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.

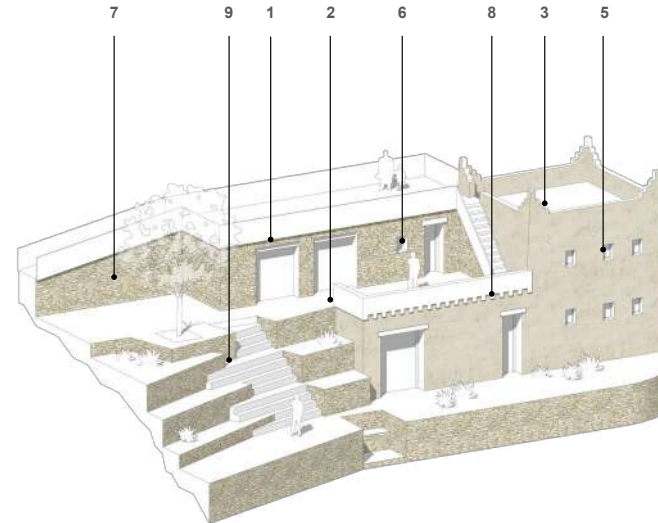
- 5 Guidelines are organized according to the following parts:

- 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 Tuhama Foothills Architectural Design Guideline, summarizing the key features of the architectural character.



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

#### Key features:

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



#### Traditional **TR**

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

START AT PAGE 5



#### Transitional **TN**

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

START AT PAGE 6



#### Contemporary **C**

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

START AT PAGE 7

# 1.0 Traditional Style

Start here to review the general guidelines of the traditional style for single-family residential villas.

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

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the traditional style single-family residential villa are shown on this page.

## COMPOSITIONAL RULES

### 2.3 Balanced building forms

Building massing should adopt a balanced form comprising of horizontal and vertical buildings, responding to the immediate context of the Tuhama Foothills topography.

Forms should be compact with strong geometric and inclined shapes (max. 5 degrees). At least 50% of the building form should have gently tapered walls with a maximum inclination of 5 degrees. Facade should introduce vertical breaks approximately every 5m or less. Facade breaks should be in the form of changes in height and massing.

### 2.4 Terraced, occupied rooftops

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

### 2.5 Asymmetrical frontages

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

### 2.6 Simple openings

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

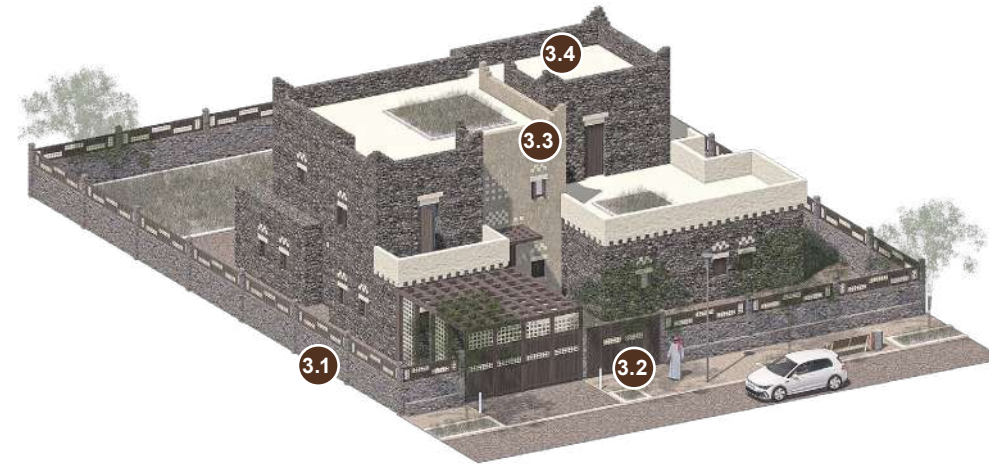
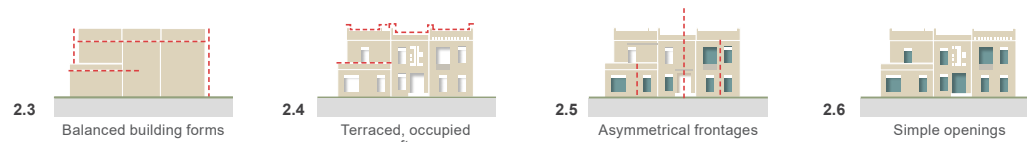
Loggias should provide hidden and intimate outdoor space. Loggias may be incorporated in frontages. Abutting balconies should be avoided.

### 2.7 Solid facades and active ground floor

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

### 2.8 Articulated parapets and patterns

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

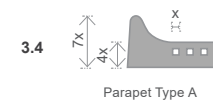


Axonometric view showcasing an example of the application of compositional rules for traditional style building

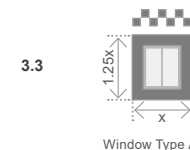


Elevation view showcasing an example of the application of compositional rules for traditional style building

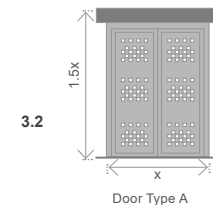
Key traditional architectural features.



Parapet Type A



Window Type A



Door Type A

## TRADITIONAL ELEMENTS

### 3.1 General details and considerations

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

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

### 3.2 Doors and entrances

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

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

### 3.3 Windows and openings

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

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

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

### 3.4 Roofscape

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

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

## COLORS, MATERIALS AND PATTERNS

### 4.1 Colors

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

90% of the building's color palette should be composed of primary colors and 10% should be composed of accent colors. Between 70% to 80% of the facade should be composed of one consistent primary color.

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

### 4.2 Materials

The use of locally available traditional materials, or their equivalent, should be encouraged.

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

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

## 5.0 Patterns

Typical colors and patterns should be used for decoration and highlights. Patterns should be no more than 10% of the facade area. Patterns should replicate traditional patterns.

# 1.0 Transitional Style

Start here to review the general guidelines of the transitional style for single-family residential villas.

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

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the transitional style single-family residential villa are shown on this page.

## COMPOSITIONAL RULES

### 2.3 Balanced building forms

Building massing should adopt a balanced form comprising of horizontal and vertical buildings, responding to the immediate context of the Tuhama Foothills topography. Forms should be compact with strong geometric and inclined shapes (max. 5 degrees). Up to 30% of the building form should have gently tapered walls with a maximum inclination of 5 degrees. Facade should introduce vertical breaks approximately every 7m or less. Facade breaks should be around a minimum of 1.5m in depth and 3m in width, for at least 70% of the facade vertically.

### 2.4 Terraced, occupied rooftops

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

### 2.5 Asymmetrical frontages

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

### 2.6 Simple openings

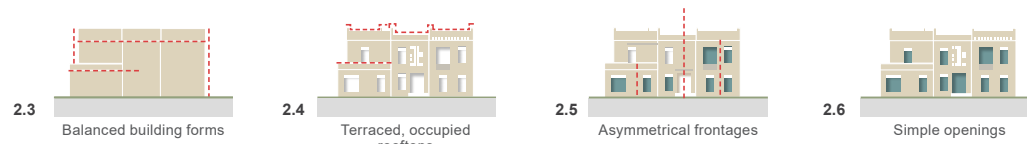
Openings should consist of small to medium sized windows of simple geometry (mainly square / rectangle). Small ventilation windows may be used to bring variation to the facade. A maximum of 40% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure. Loggias should provide hidden and intimate outdoor space. Loggias may be incorporated in frontages. Abutting balconies should not protrude excessively from the facade surface.

### 2.7 Solid facades and active ground floor

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

### 2.8 Articulated parapets and patterns

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

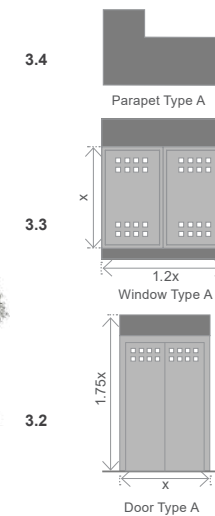


Axonometric view showcasing an example of the application of compositional rules for transitional style building



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

Key transitional architectural features.



## TRANSITIONAL ELEMENTS

### 3.1 General details and considerations

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

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

### 3.2 Doors and entrances

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

### 3.3 Windows and openings

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

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

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

### 3.4 Roofscape

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

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

## COLORS, MATERIALS AND PATTERNS

### 4.1 Colors

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

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

### 4.2 Materials

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

Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures. At least 20% of the facade should use stone, or other material that closely resemble the local stone in terms of the texture, color, and appearance, either to highlight the base, or on the main frontage, or as an accent feature on doors and entrances.

### 5.0 Patterns

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

# 1.0 Contemporary Style

Start here to review the general guidelines of the contemporary style for single-family residential villas.

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

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the contemporary style single-family residential villa are shown on this page.

## COMPOSITIONAL RULES

### 2.3 Balanced building forms

Building massing should adopt a balanced form comprising of horizontal and vertical buildings, responding to the immediate context of the Tuhama Foothills topography. Forms should be compact with strong geometric shapes and may include gently tapered walls (max. 5 degrees). Tapered walls should be a special feature or highlight element only, and should not exceed 20% of the building form. Facade should introduce vertical breaks approximately every 10 meters or less. Facade breaks should have a minimum of 1.5 meters in depth and 3 meters in width, for at least 70% of the facade vertically.

### 2.4 Terraced, occupied rooftops

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

### 2.5 Asymmetrical frontages

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

### 2.6 Simple openings

Openings should consist of small to medium sized windows of simple geometry (mainly square / rectangle). Small ventilation windows may be used to bring variation to the facade. A maximum of 50% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure. Loggias should provide hidden and intimate outdoor space. Loggias may be incorporated in frontages. Abutting balconies should not protrude excessively from the facade surface.

### 2.7 Solid facades and active ground floor

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

### 2.8 Articulated parapets and patterns

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



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



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

0m 2.5m 5m 10m

## CONTEMPORARY ELEMENTS

### 3.1 General details and considerations

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

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

### 3.2 Doors and entrances

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

### 3.3 Windows and openings

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

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

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

### 3.4 Roofscape

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

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

## COLORS, MATERIALS AND PATTERNS

### 4.1 Colors

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

70% of the building's color palette should be composed of primary colors and 30% should be composed of accent colors. Between 50% to 60% of the facade should be composed of one consistent primary color.

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

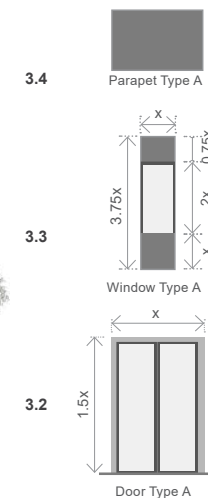
### 4.2 Materials

Between 50% to 60% of the facade should be composed of one consistent material. Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures. Stone, or other materials that closely resemble the local stone in terms of the texture, color, and appearance, may be used to highlight the facade.

### 5.0 Patterns

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

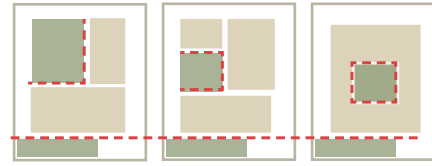
### Key contemporary architectural features.



## 2.0 Compositional Rules

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

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



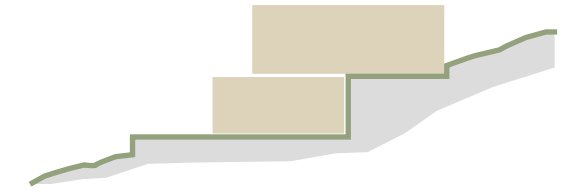
Spatially enclosed spaces and open space hierarchy

### 2.1 Townscape groupings

Layout of Tuhama Foothills' residential buildings respects the natural terrain and is organized with hierarchy of open spaces. New buildings should:

- 1 Exhibit layout with spatially enclosed outdoor spaces, courtyards, patios providing climatic comfort while allowing privacy to the inhabitants.
- 2 Feature planting strip along the front setback should mitigate continuous treatment with neighboring plot and ensure continuous landscaped street frontage.
- 3 Minimize grading and alterations of natural land form. Terracing should be used to adapt to sloping sites.

| To provide privacy and climate comfort.

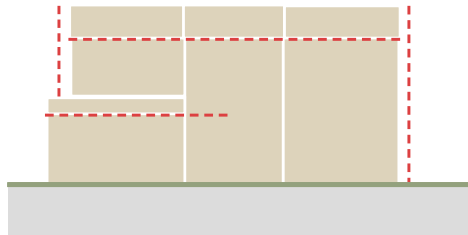


Built form respecting the natural terrain

### 2.2 Relationship to landscape

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

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



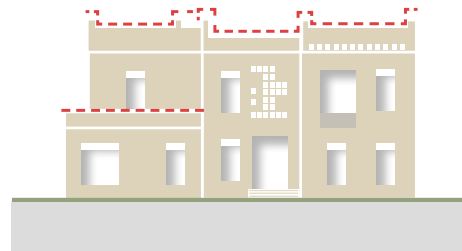
Masses broken into horizontal and vertical volumes

### 2.3 Balanced building forms

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

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

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



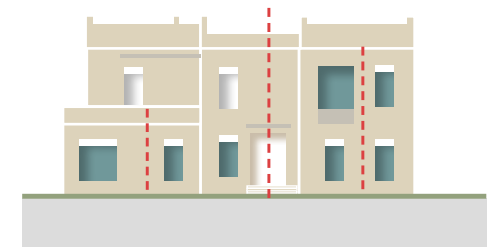
Terraced and occupied flat rooftops

### 2.4 Terraced, occupied rooftops

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

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

| To maintain the traditional terraced form of the settlement.



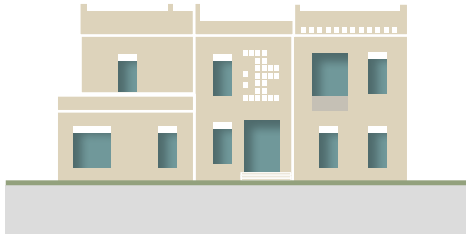
Facades with localized symmetries

### 2.5 Asymmetrical frontages

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

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

| To observe simple asymmetry defining the traditional architecture.



Variation of moderate sized openings

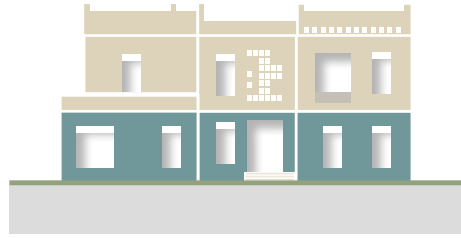
### 2.6 Simple openings

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

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

| To observe the simple aesthetic character of the foothills.

Intentionally blank



Solid walls grounded to the street level

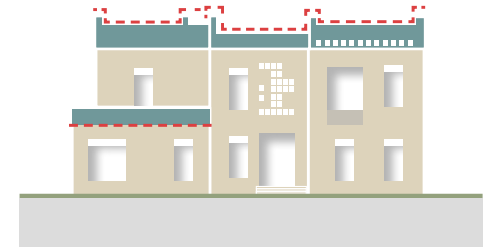
### 2.7 Solid facades and active ground floor

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

- 1 Express external solid walls that are grounded to the street level.
- 2 Foster a high-quality interface between the building ground floor and the street.
- 3 Incorporate hard-wearing and robust materials.
- 4 Provide solid facades with recessed / punched openings.

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

Intentionally blank



Articulated and decorative features

### 2.8 Articulated parapets and patterns

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

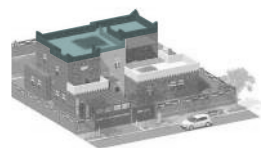
- 1 Have articulated parapets using contemporary interpretations of stepping, pointed parapets, friezes, and banding to distinguish the top part of the building.
- 2 Use traditional patterns and art forms in balanced proportions to highlight features and articulate primary frontages.

| To highlight the local architecture of the foothills while creating attractive facades.

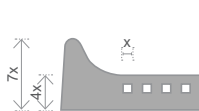
Intentionally blank

### 3.0 Traditional Elements

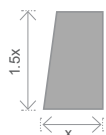
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only



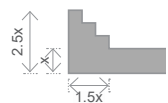
Top



Parapet Type A



Parapet Type B



Parapet Type C



Parapet Type D



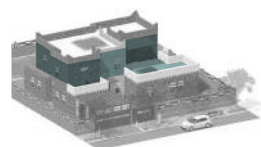
Parapet Type E



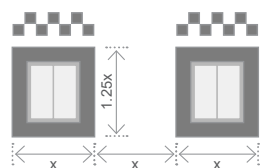
#### 3.4 Roofscape

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

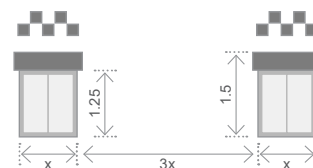
To create roofscapes which embrace the typical characteristics of the local area.



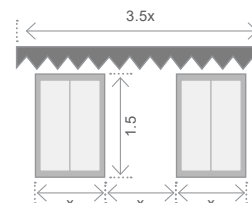
Middle



Window Type A



Window Type B



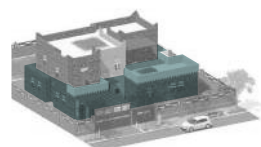
Window Type C



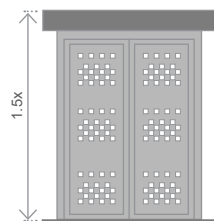
#### 3.3 Windows and openings

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

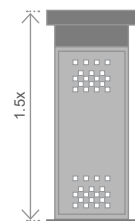
To observe simple asymmetry characteristic of the traditional architecture.



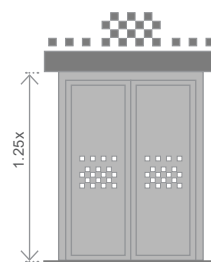
Base



Door Type A



Door Type B



Door Type C



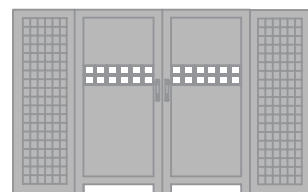
#### 3.2 Doors and entrances

- 1 Primary entrances should be clearly defined as part of a well-ordered street frontage. Provide openings that are recessed from the building facade.
- 2 Highlight entrances with either projecting elements or traditional decorative motifs.
- 3 Canopies and awnings may be included to highlight entrances and provide shade.

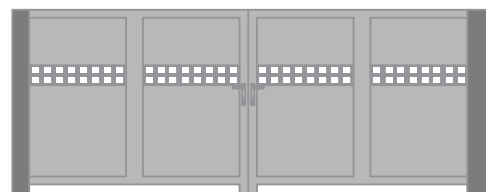
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to the local character of the area.



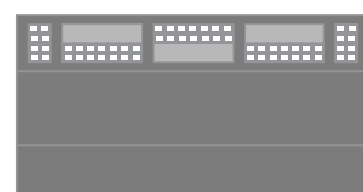
Other elements



Pedestrian gate Type A



Parking gate Type A



Perimeter Wall Type A



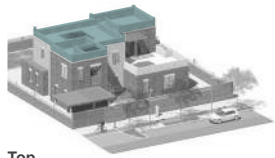
#### 3.1 General details and considerations

- 1 Have an overall palette of beige, brown, and sandy colors using locally available materials.
- 2 Incorporate local traditional art as decorative patterns to highlight special elements such as windows and entrances.
- 3 Perimeter walls and fences, gates and portals should be designed to complement the overall villa design.
- 4 Perimeter wall and fence on the main frontage should have low to medium levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

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

### 3.0 Transitional Elements

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



Top



Parapet Type A



Parapet Type B



Parapet Type C



### 3.4 Roofscape

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

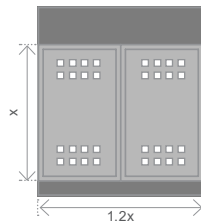
To create roofscapes which embrace the typical characteristics of the local area.



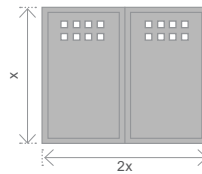
Middle



Window Type A



Window Type B



Window Type C



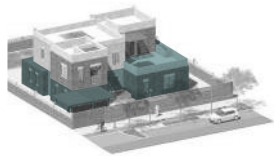
Window Type D



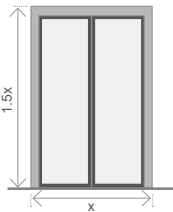
### 3.3 Windows and openings

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

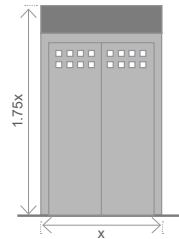
To observe simple asymmetry characteristic of the traditional architecture.



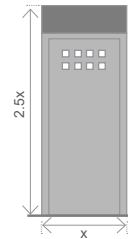
Base



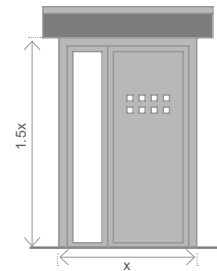
Door Type A



Door Type B



Door Type C



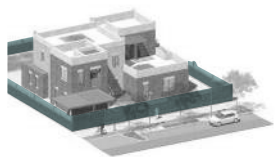
Door Type D



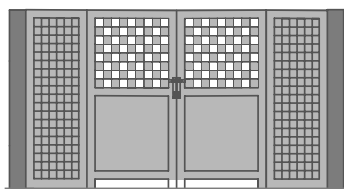
### 3.2 Doors and entrances

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

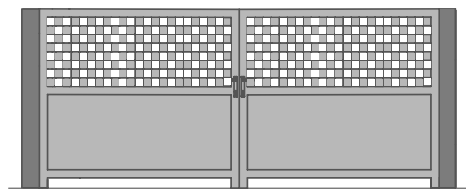
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



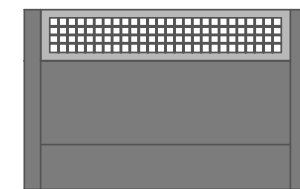
Other elements



Pedestrian gate Type A



Parking gate Type A



Perimeter Wall Type A



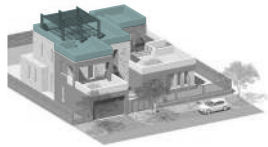
### 3.1 General details and considerations

- 1 Have an overall palette of beige, brown, and sandy colors using locally available materials.
- 2 Incorporate interpretations of decorative patterns and motifs of local traditional art as decorative patterns to highlight special elements such as windows, door shutters, and entrances.
- 3 Perimeter walls and fences, gates and portals should be designed to complement the overall villa design.
- 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



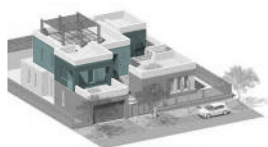
Parapet Type B



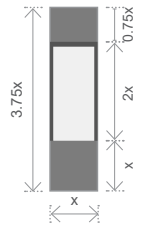
### 3.4 Roofscape

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

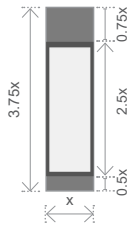
**To create roofscapes which embrace the typical characteristics of the local area.**



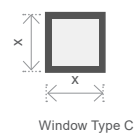
Middle



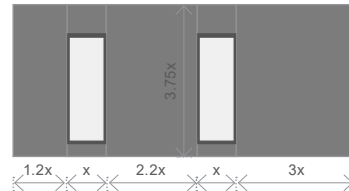
Window Type A



Window Type B



Window Type C



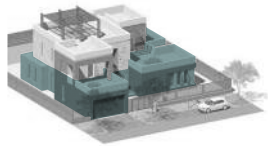
Window Type D



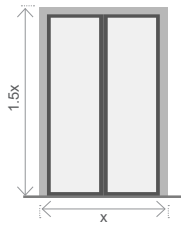
### 3.3 Windows and openings

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

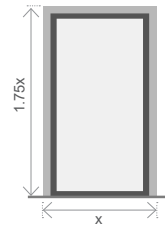
**To provide a contemporary interpretation of architecture to maintain the traditional source of the local area.**



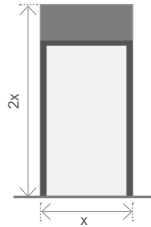
Base



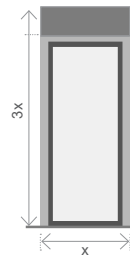
Door Type A



Door Type B



Door Type C



Door Type D



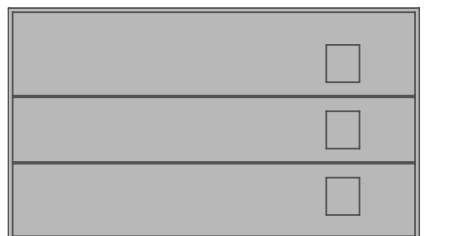
### 3.2 Doors and entrances

- 1 Maintain a solid grounded base with simple orthogonal geometries for doors and entrances.
- 2 Clearly define primary entrances as part of a well-ordered street frontage. Door framing and recessing can add depth and create a sense of entry.
- 3 Canopies and awnings may be included to highlight entrances and provide shade.

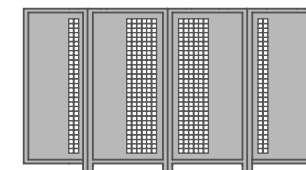
**To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.**



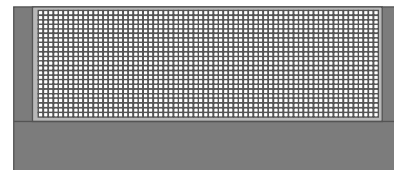
Other elements



Parking gate Type A



Pedestrian gate Type A



Perimeter Wall Type A



### 3.1 General details and considerations

- 1 Have an overall palette of beige, brown, and sandy colors using locally available materials.
- 2 Incorporate abstracted decorative patterns and motifs of local traditional art as decorative patterns to highlight special elements such as windows, door shutters, and entrances.
- 3 Perimeter walls and fences, gates and portals should be designed to complement the overall villa design.
- 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.**

# 4.0 Colors and Materials

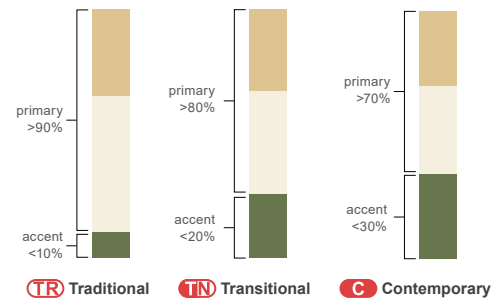
## 4.1 Colors

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

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

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

### Approximate color proportions



### RAL Color Codes

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


Primary colors

Accents colors



Local stone

Local stone

Mud plaster



Diorite cladding

Stone cladding

Stone cladding

Adobe

Mud bricks

Compressed bricks

Terrazzo finish

Concrete finish

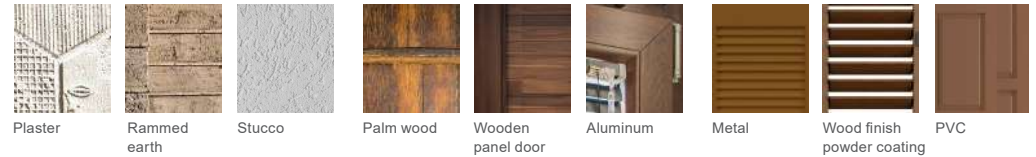
Lime washed plaster



Plaster

Wooden doors

Wooden Shutters



Plaster

Rammed earth

Stucco

Palm wood

Wooden panel door

Aluminum

Metal

Wood finish powder coating

PVC panel door

## 4.2 Materials

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

- TR** The six large images reflect materials used in traditional architecture; new traditional style buildings should employ these materials as faithfully as possible. Between 70% to 80% of the facade should be composed of one consistent material.
- Precious or no-longer available materials may entail the need for substitutions. The smaller images reflect a range of feasible substitutions for the primary images above them, acceptable for use in transitional or contemporary styles, and in a more cautious manner in traditional style.

- When designers can't utilize original materials, they might utilize materials that closely resemble the original materials present in the area while taking into account material quality in terms of sustainability and durability aspects as much as possible. Poor interpretations or applications of the materials should be avoided.
- Local and sustainable sourced materials should be preferred. **To create buildings in harmony with the surrounding landscape and architectural character.**  
**To enhance architectural character through the support of local craftsmanship.**  
**To create buildings with tactile and visual richness.**  
**To respond to the landscape and architectural character.**

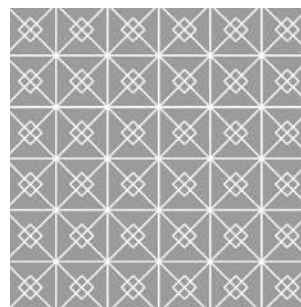
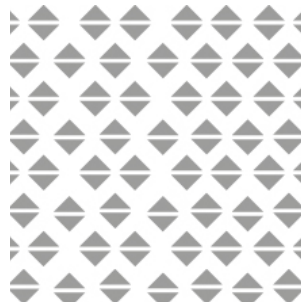
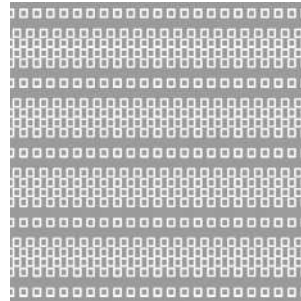
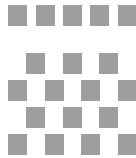
## 5.0 Patterns

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

### 5.1 Patterns

New buildings should:

- 1 Create patterns through the use of local materials and craftsmanship.
- 2 Where multiple decorative patterns are applied across a single facade, these should be complementary.
  - **TR** Focus the use of surface patterns to doors, window screens and shutter doors.
  - **TR** Refer directly to historic precedents and be limited to geometric patterns. Decorative patterns should not exceed 10% of the total facade area.
  - **TN** The transitional use of patterns should be inspired from historic precedents while preserving the balance, rhythm and movement of traditional patterns. Decorative patterns should be between 10% to 15% of the total facade area.
  - **C** The contemporary use of patterns should interpret and abstract from historic precedents while maintaining a degree of balance. Decorative patterns should be between 10% to 20% of the total facade area.
- 3 The use of patterns should involve interpretation and abstraction: a selective emphasis of characteristics to create meaning and beauty in its new context. Designers can selectively use formal characteristics such as:
  - Color (hue, tonality, tint)
  - Shape (figure, outline, 2-D geometry)
  - Form (volume, 3-D geometry)
  - Texture (physical surface quality)
  - Line (verticals, horizontals, diagonals, zigzags, curves, dashes, etc.)
  - Value (lightness to darkness)
- 4 Patterns can be further transformed in the way they relate to one another. Designers can play with compositional rules such as:
  - Balance (equality or harmony of parts)
  - Contrast (difference of parts)
  - Emphasis (strengthening of parts)
  - Movement (change, directionality)
  - Pattern (repetition, symmetry)
  - Rhythm (even and uneven spacing)
  - Unity / variety (degrees of variation)



Patterns

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

To encourage contextually sensitive contemporary design.



Patterns present in Tuhama Foothills



Stone patterns above the windows



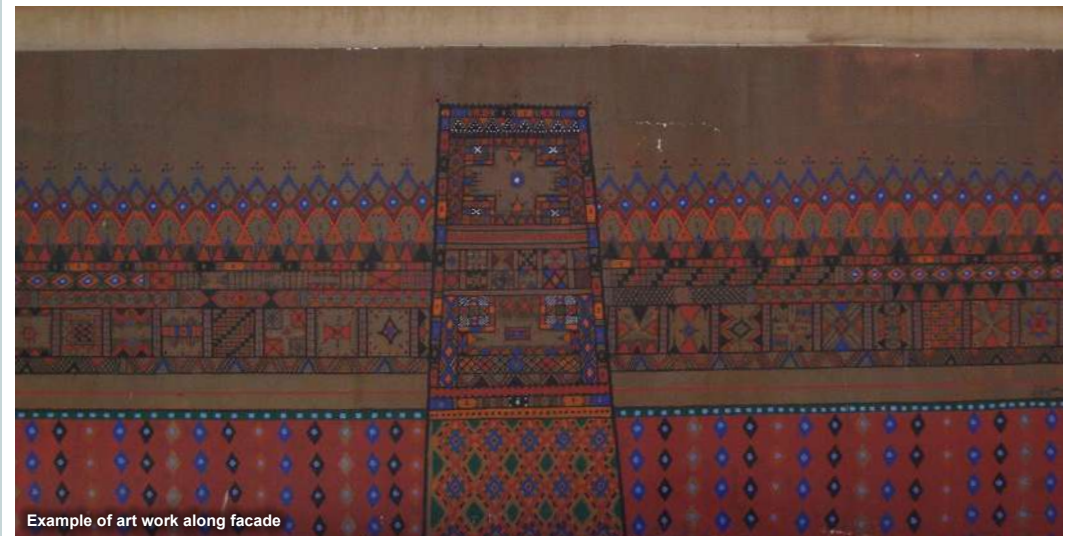
Example of art work along facade



Stone patterns above the windows



Example of art work along facade



Example of art work along facade

Traditional patterns present in the Tuhama Foothills.

## 6.0 Public Realm

This section focuses on the contributions of single-family residential villa 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 needs. It's essential to ensure that any modifications or additions to publicly-owned spaces are thoroughly 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 Materials should provide varying textures within a simple color palette to compliment the area's architectural character.

**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 vehicular access, while Barahas / Sahas have restricted access, and Zuqaqs have no access.**

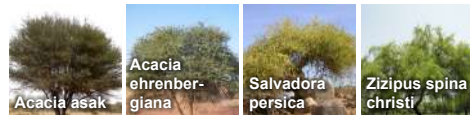


### 6.3 Parking

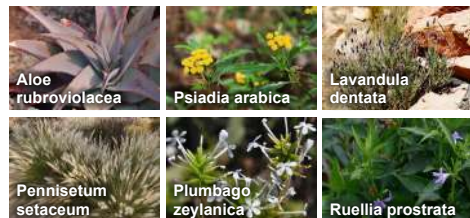
For parking area within the private property ownership:

- 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.

#### Trees



#### Shrubs



### 6.4 Planting

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



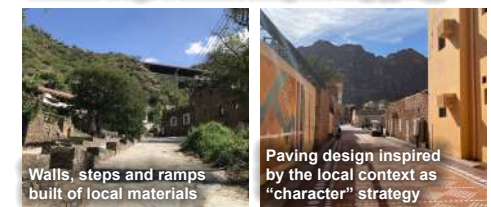
### 6.5 Signage

- 1 Signage must be well-integrated and coordinated within the overall architectural composition (form, proportion, scale, color, material, surface, size of sign and lettering).
- 2 Signage should always be placed on the main frontage, near the main entrance.
- 3 Signage should be easily legible from the street, and unobstructed.



### 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 color and material consistency.
- 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 easy wins for the improvement of architectural quality and character. Drawing upon best design practice, these guidelines help avoid common mistakes that create visual pollution and hostile environments.

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



### 7.1 Inappropriate materials

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



### 7.2 Non-contextual colors

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



### 7.3 Screens and closures

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



### 7.4 Superficial traditional elements

- 1 Do not use neo-traditional elements that don't reflect the genuine local architectural character such as non-contextual architectural shapes, elements and styles, mere replicas with wrong proportions and decorations.
- 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, construction on steep slopes and 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 an appropriate way that does not cause a visual pollution.



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

1 Articulated parapet with pointed and stepped corners



2 Simple openings highlighted using white colored surrounds and white painted decorative motifs overheads



3 Terraces as outdoor spaces



4 Perimeter wall and gates complementing the overall building design in terms of materials, colors and patterns



## 8.0 Traditional Small Residential Villa 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 is characterized by a balanced interplay of horizontal and vertical volumes, thick inclined walls, simple orthogonal openings, articulated parapets and terraces.

Facades display an asymmetrical composition with localized symmetries and alignments between

upper and lower floor windows.

Simple orthogonal windows are recessed from the main facade and highlighted using white or lighter colored surrounds, complemented by colorful wooden shutters and white painted decorative motifs overheads.

The roof features parapets with various forms of articulations, including pointed corners, stepped details and crenellations. Terraces serve as social spaces and are also used to mitigate the topography of the site.

The architecture of the Tuhama Foothills reflects a unique blend of escarpments and coastal influences, with buildings featuring both stone, or its equivalent, and plastered walls.

Traditional architectural patterns are used to highlight special elements.

Perimeter walls, adorned with traditional motifs, are an integral part of the building's design. The garage is seamlessly integrated into the overall building massing.



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

1 Parapet design representing traditional architecture



2 Opening proportions typical to traditional buildings



3 Terraces as outdoor spaces



4 Articulated perimeter walls using traditional patterns



## 8.0 Traditional Large Residential Villa 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.

Building massing features thick walls, simple orthogonal punched openings, articulated parapets and terraces. Roof parapets display articulations in the form of pointed corners, stepped articulation and crenelations. Terraces feature as outdoor social spaces.

Building massing has a balanced form with horizontal and vertical volumes. Facades are asymmetrical maintaining alignments between upper and lower floor windows. Window openings are set equally apart with timber shutters.

Materials used for buildings feature both stone, or its equivalent, and plastered walls which is a distinct feature of the Tuhama Foothills, influenced by both escarpments and coastal architecture.

Patterns from traditional architecture are used to highlight elements.

Perimeter walls and gates are integral to the overall design of the building and are articulated using combination of materials, patterns and landscape.

Parking structure is incorporated within the perimeter wall design. Gates are articulated using traditional patterns.



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

1 Parapet with simplified corner articulations



2 Simple openings highlighted by distinct lintels and sills, and decorative wooden shutters



3 Terraces as outdoor spaces



4 Perimeter wall and gates complementing the overall building design in terms of materials, colors and patterns



## 8.0 Transitional Small Residential Villa 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 is characterized by a balanced interplay of horizontal and vertical volumes, occasional inclined walls, simple orthogonal openings, articulated parapets and terraces.

Facades display an asymmetrical composition with localized symmetries and alignments between upper and lower floor windows. Simple orthogonal window openings are recessed from the main facade, set equally apart and highlighted by distinct lintels and sills, and decorative wooden shutters.

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

The architecture of the Tuhama Foothills reflects a unique blend of escarpments and coastal influences, with buildings featuring both stone, or its equivalent, and plastered walls.

Patterns inspired by traditional architectural are used to highlight special elements.

Perimeter walls, adorned with motifs, are an integral part of the building's design. The garage is seamlessly integrated into the overall building massing.



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

1 Highlighted parapet with accentuated corners and indentations



2 Windows openings with highlighted lintels and sills



3 Loggias integrated within the overall massing



4 Perimeter wall and fence articulated using patterns inspired from traditional architecture



## 8.0 Transitional Large Residential Villa 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.

Building massing features simple rectangular form with flat roofs, simple orthogonal openings, articulated parapets and terraces. Roof parapets are highlighted with the use of accentuated corners and indentations. Terraces feature as outdoor social spaces.

Building massing has a balanced form with horizontal and vertical volumes. Facades are asymmetrical, maintaining alignments between upper and lower floor windows.

Window openings are set equally apart and distinct lintels and sills are used for highlights.

Materials used for buildings feature both stone finish and plastered walls which are distinct features of the Tuhama Foothills.

Patterns inspired from traditional architecture are used to highlight elements.

Perimeter walls and gates are integral to the overall design of the building and are articulated using combination of materials, patterns and landscape.

Parking structure is integral to the perimeter wall design. Gates are articulated using patterns inspired by traditional patterns.



1 Simple parapets highlighted using indentations



2 Simple orthogonal openings highlighted using change in material or color



3 Terraces as outdoor spaces



4 Perimeter wall and gates complementing the overall building design in terms of materials, colors and patterns



## 8.0 Contemporary Small Residential Villa 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 is characterized by a balanced interplay of horizontal and vertical volumes, simple orthogonal openings, articulated parapets and terraces.

Facades display an asymmetrical composition with localized symmetries and alignments between upper and lower floor windows.

Simple orthogonal window openings are recessed from the main facade, set equally apart and highlighted using changes in materiality or color.

Roof parapets are highlighted using articulations in the form of indentations. Terraces feature as social spaces and are also used to mitigate the topography of the site.

The architecture of the Tuhama Foothills reflects a unique blend of escarpments and coastal influences, with buildings featuring both stone, or its equivalent, and plastered walls.

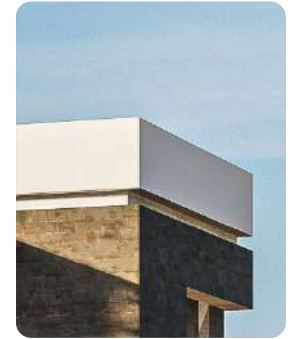
Patterns abstracted from traditional architectural are used to highlight special elements.

Perimeter walls complement the overall building design in terms of materials, colors and patterns. The garage is seamlessly integrated into the overall building massing.



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

1 Highlighted parapets and terraces



2 Variation in window sizes also showcasing combination of materials



3 Terraces as outdoor spaces



4 Articulated perimeter wall and gates



## 8.0 Contemporary Large Residential Villa 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.

Building massing features simple rectangular form, flat roofs, simple orthogonal openings, articulated parapets and terraces.

Roof parapets are highlighted using articulations in the form of indentations. Terraces feature as outdoor social spaces.

Building massing has a balanced form with horizontal and vertical volumes. Facades are asymmetrical, maintaining alignments between upper and lower floor windows.

Window openings are set equally apart and are highlighted using changes in materiality or color.

Materials used for buildings feature both stone finish and plastered walls which are distinct features of Tuhama Foothills.

Patterns abstracted from traditional architecture are used to highlight elements.

Perimeter walls along frontage are discouraged while the sidewalls have stone and plaster finish.

Garage is incorporated within the overall building massing.