

Farasan Islands

Architectural Design Guidelines



Application Handbook - Residential Villas





Farasan Islands Architectural Character Area



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Application Handbook - Residential Villas

Farasan Islands - Architectural Design Guidelines



Farasan Islands Landscape



Traditional architecture in Farasan Islands



Example of elevation of single-family residential villa in traditional style in Farasan Islands

I Introduction

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

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

The Farasan islands are influenced by the climatic conditions of the Red Sea and predominantly formed by uplifted fossil coral reef. This is composed mainly, of fossil, coral surfaces, along wadis and runnels, which can be described as brown, sandy, and gravelly.

Vegetation is typically of a lower coverage and density. Xerophytes, vegetation adapted to the low rainfall, are of a higher percentage, however with low coverage. Grassland vegetation is typical with occasional trees found on the rocky hills, under specific micro-climates. Mangroves are found along the inter-tidal zone of the seashore.

The Farasan Islands were part of the trade routes and thus have influences of different styles from the other surrounding regions, making it a very unique style in the Kingdom.

The vernacular architecture in Farasan Islands responds to the context, climatic needs and the availability of materials and resources. Traditional settlements are compact with narrow winding streets and gateways. Openings are large to bring the sea breeze in. Coral, plaster and local stone are the main materials used.

This handbook is a supplement to the Farasan Islands 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 Farasan Islands.

This handbook implements the Farasan Islands 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 Farasan Islands.

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

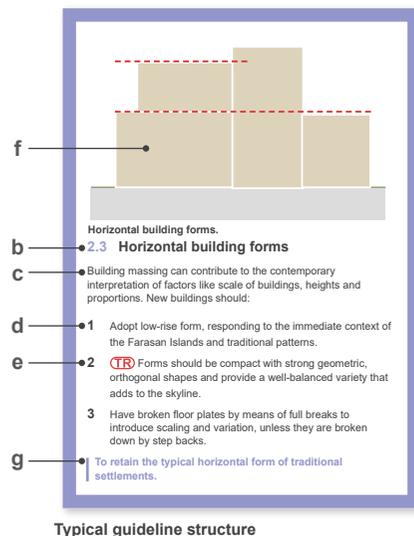
- **Composition:** do your building massing and facade design follow compositional principles? (Section 2)
- **Elements:** do the individual parts of your building properly interpret the architectural character for your style? (Section 3)
- **Materials and Colors:** does your building use acceptable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

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

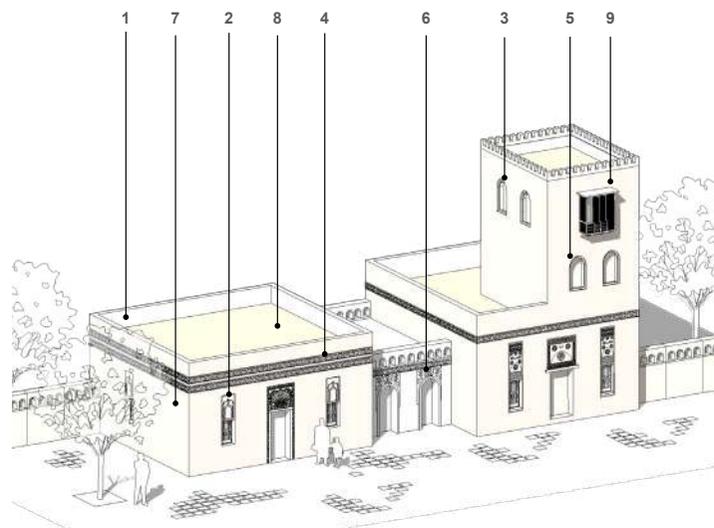
- TR** Mandatory for traditional style
- TN** Mandatory for transitional style
- C** Mandatory for contemporary style

- 5 Guidelines are organized according to the following parts:

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



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



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

Key features:

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



Traditional **TR**

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

START AT PAGE 5



Transitional **TN**

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

START AT PAGE 6



Contemporary **C**

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

START AT PAGE 7

1.0 Traditional Style

Start here to review the general guidelines of the traditional style 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 Horizontal building forms

Forms should be compact with strong geometric, orthogonal shapes and provide a well-balanced variety that adds to the skyline. Facade should introduce vertical breaks approximately every 5 meters or less and should be in the form of changes in height and massing.

Bridge over archway to connect two buildings should be used.

2.4 Flat roofs

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

2.5 Facades with localized symmetries

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

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

Facades should be articulated by horizontal and vertical breaks and also by finishes, recessed entries, fenestration pattern and projections.

2.6 Simple openings

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

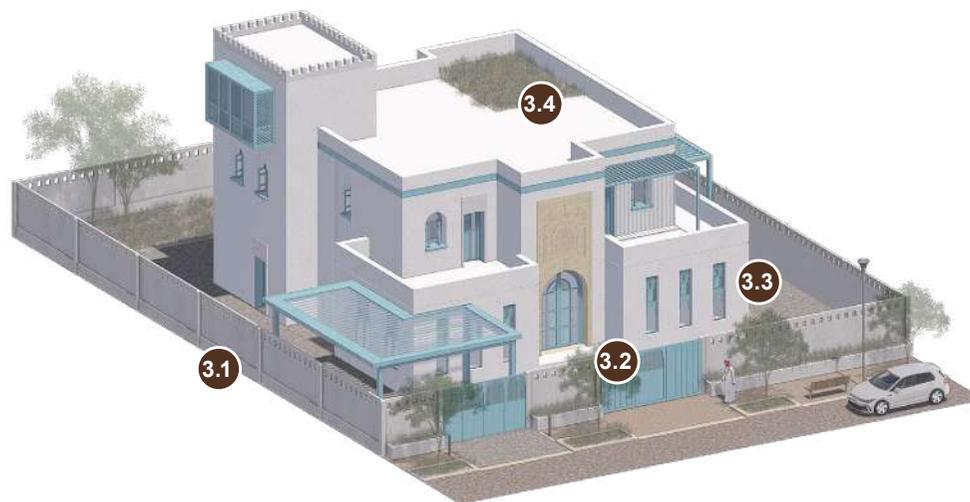
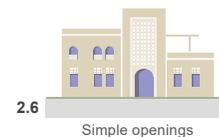
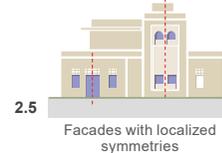
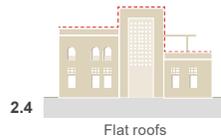
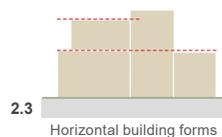
A maximum of 30% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure.

2.7 Grounded facades

Facades should express external solid walls that are grounded to the street level.

2.8 Gateways, recesses, and patterns

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

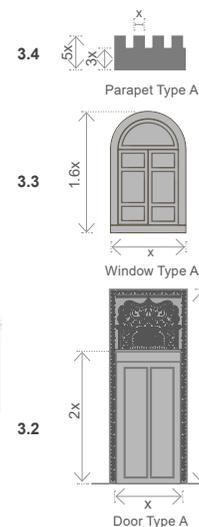


Axonometric view showcasing an example of the application of compositional rules for traditional style building



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

Key traditional architectural features



TRADITIONAL ELEMENTS

3.1 General details and considerations

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

3.2 Doors and entrances

Doors and entrances should consist of rectangular geometries and a variety of arch shapes with a width-to-height proportions of 1:1 - 1:2

Doors and entrances should be highlighted using traditional patterns and niches.

The main entrance should generally be arched.

3.3 Windows and openings

Openings should be articulated with niches, screens, recessed over-panels, featuring carved traditional decorative motifs. Opening surrounds should be recessed or projected from the main facade to increase compositional layering of the facade.

Openings should consist of medium sized windows of simple geometry and should be of proportions of 1:1 - 1:2.

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

3.4 Roofscape

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

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

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be white, beige and brown.

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

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

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

4.2 Materials

Generally, subject to availability, the use of locally available traditional materials, or equivalent should be encouraged.

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

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

5.0 Patterns

Typical colors and patterns should be used for decoration and highlights. Patterns should be no less than 10% and no more than 20% of the facade area.

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

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 Horizontal building forms

Forms should be compact with strong geometric, orthogonal shapes and provide a well-balanced variety that adds to the skyline. Facade should introduce vertical breaks approximately every 7 meters or less. Facade breaks should be around a minimum of 1.5 meters in depth and 3 meters in width, for at least 70% of the facade vertically.

2.4 Flat roofs

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

2.5 Facades with localized symmetries

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

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

Facades should be articulated by horizontal and vertical breaks and also by finishes, recessed entries, fenestration pattern and projections.

2.6 Simple openings

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

A maximum of 40% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure.

2.7 Grounded facades

Facades should express external solid walls that are grounded to the street level.

2.8 Gateways, recesses, and patterns

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

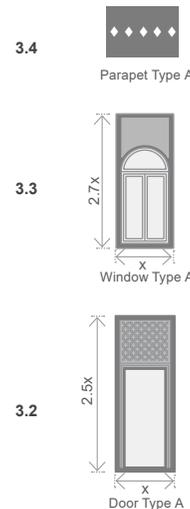


Axonometric view showcasing an example of the application of compositional rules for transitional style building



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.

3.2 Doors and entrances

Doors and entrances should consist of rectangular geometries and a variety of arch shapes with a width-to-height proportions of 1:1 - 1:2.5. Doors and entrances should be highlighted and should include decorative motifs.

The main entrance should generally be arched.

3.3 Windows and openings

Openings should be articulated with niches, screens, recessed over-panels, featuring interpretations of traditional decorative motifs. Opening surrounds may be recessed or projected from the main facade to increase compositional layering on the facade.

Openings should consist of medium sized windows of simple geometry and should have proportions of 1:1 - 1:3.

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

3.4 Roofscape

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

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be white, beige and brown.

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

At least 60% to 70% of the facade should be composed of one consistent primary color.

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

4.2 Materials

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

Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures. Stone, or its equivalent, should be used as a primary material on the facade and should cover at least 20% of the facade, 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 Horizontal building forms

Forms should be compact with strong geometric, orthogonal shapes and provide a well-balanced variety that adds to the skyline. Facade should introduce vertical breaks approximately every 10 meters or less. Facade breaks should be around a minimum of 1.5 meters in depth and 3 meters in width, for at least 70% of the facade vertically.

2.4 Flat roofs

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

2.5 Facades with localized symmetries

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

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

Facades should be articulated by horizontal and vertical breaks and also by finishes, recessed entries, fenestration pattern and projections.

2.6 Simple openings

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

A maximum of 50% of the facade's surfaces should be openings. This ratio should respond to the needs of the accommodation and consider solar and wind exposure.

2.7 Grounded facades

Facades should express external solid walls that are grounded to the street level.

2.8 Gateways, recesses, and patterns

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

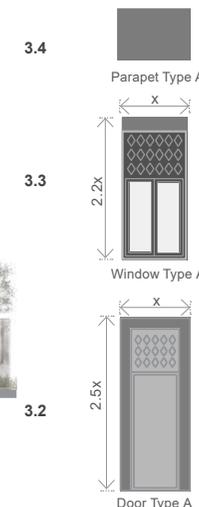


Axonometric view showcasing an example of the application of compositional rules for contemporary style building



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

Key contemporary architectural features



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.

3.2 Doors and entrances

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

The main entrance should generally be arched.

3.3 Windows and openings

Window openings should be highlighted using simple orthogonal geometries and may include abstract interpretations of niches, screens and traditional decorative motifs. Opening surrounds may be recessed or projected from the main facade to increase compositional layering on the facade.

Windows should have proportions of 1:1.3 - 1:5. Openings may include floor to ceiling windows. Large windows (1:5) and double height windows should feature elements to divide the height to avoid disproportionate scaling.

Arch shaped openings may be included in the facade.

3.4 Roofscape

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

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be white, beige and brown.

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

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

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

4.2 Materials

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

Wood, or its equivalent, should be used for elements in openings such as window frames, shutters and shading structures. Stone, or its equivalent, may be used to highlight the facade.

5.0 Patterns

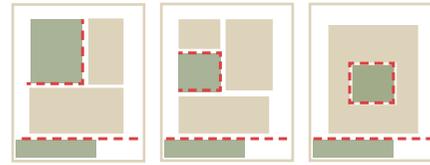
Typical colors and patterns should be used for decoration and highlights. Patterns should be no less than 10% of the facade area.

Contemporary buildings should utilize abstractions of traditional art patterns.

2.0 Compositional Rules

The following guidelines provide compositional rules for building design with the Farasan Islands architectural character, specially adapted for 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 Farasan Islands' residential buildings respects privacy and are 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 to mitigate continuous treatment with neighboring plot and ensure continuous landscaped street frontage.
- 3 Provide organization of spaces allowing privacy and climate comfort while bringing the sea breeze in.

| To provide privacy and climate comfort.

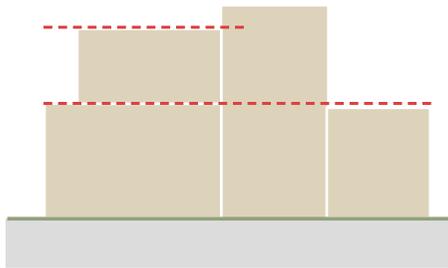


Respecting the natural vastness of the Islands and open views to the landscape

2.2 Relationship to landscape

- 1 Prioritize the conservation and enhancement of environmental and cultural resources on site.
- 2 Respect the natural terrain and avoid flattening of slopes.
- 3 Provide usable open space within the plot oriented toward the public frontage.

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



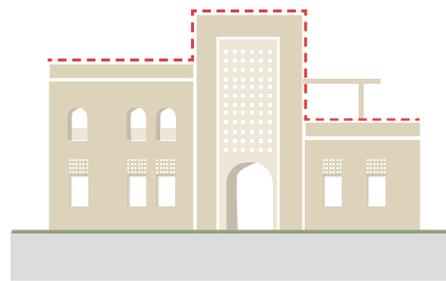
Horizontal massing.

2.3 Horizontal building forms

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

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

| To retain the typical horizontal form of traditional settlements.



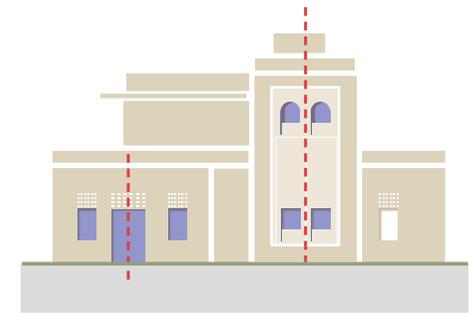
Varied roofline.

2.4 Flat roofs

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

- 1 Have flat roofs with varied rooflines created with stepped conjoined units, gateways and compound walls with varying heights.
- 2 Always screen MEP equipment, utilities, delivery, refuse containers, and other types of utilities by parapets or by locating them underground / internalized.

| To maintain the traditional flat roof forms.



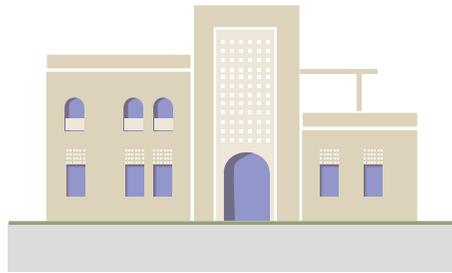
Localized symmetry

2.5 Facades with localized symmetries

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

- 1 **TR** Maintain localized symmetry in the placement, rhythm and patterns of openings.
- 2 Apply the same level of design quality to all public facing facades or frontages for consistency.

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



Moderate openings

2.6 Simple openings

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

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

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

Intentionally blank



Grounded facades

2.7 Grounded facades

Grounded facades form a distinctive component in buildings across Farasan Islands. The design of new buildings should:

- 1 Express external solid walls that are grounded to the street level.
- 2 Foster a high-quality interface between the building ground floor and the street.

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

Intentionally blank



Highlighted entrances

2.8 Gateways, recesses, and patterns

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

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

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

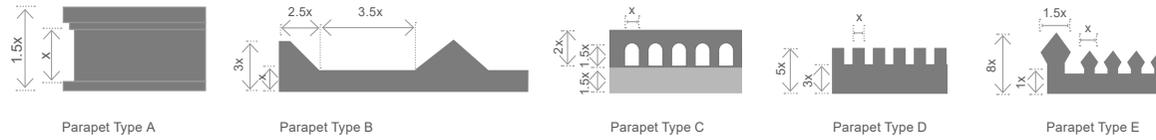
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3.0 Traditional Elements

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



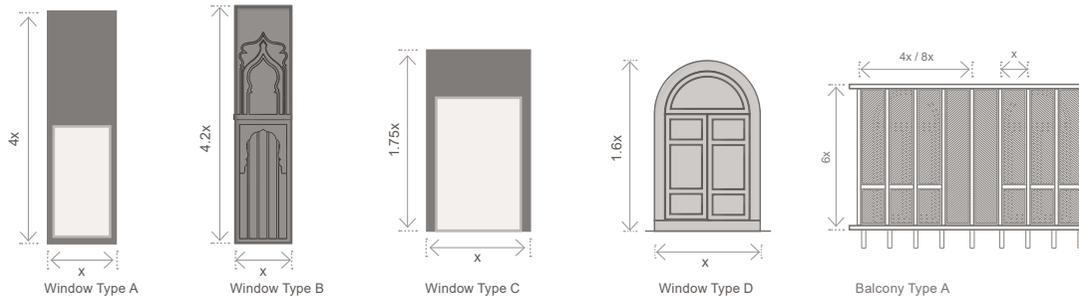
3.4 Roofscape

- 1 Roof should be completely flat and may incorporate habitable rooms or pop-up elements, potentially screened by wooden screens. They should maintain a distinct rectilinear form, with groups combining to form a staggered roofscape.
- 2 Parapet should be either pointed or articulated with crenelations, curvilinear geometries or ornamental banding.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

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



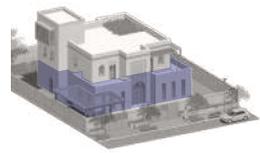
Middle



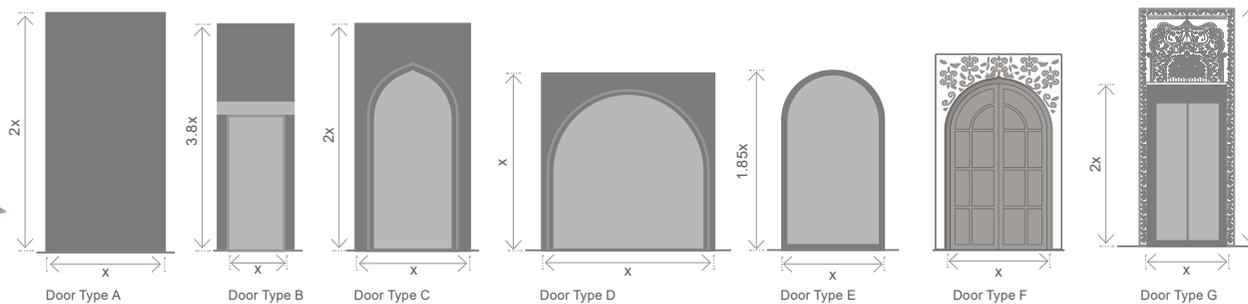
3.3 Windows and openings

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

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



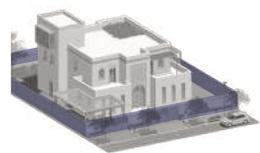
Base



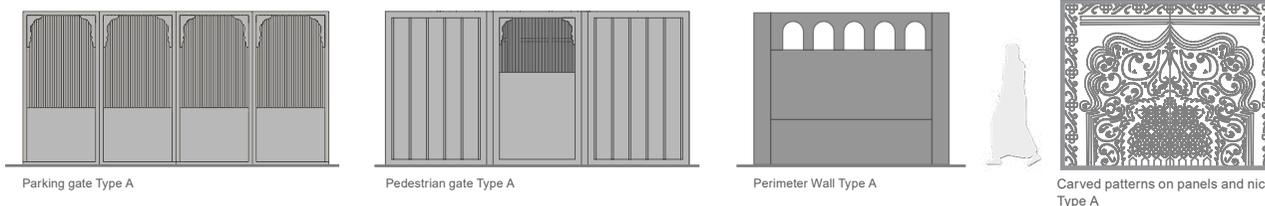
3.2 Doors and entrances

- 1 Doors and entrances should be highlighted using traditional patterns and niches. Main entrances should generally be arched.
- 2 Doors / openings should be of a width-to-height proportions ranging from 1:1- 1:2. Entrances with top recesses and articulation should display proportions of 1:2 - 1:4.
- 3 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



3.1 General details and considerations

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



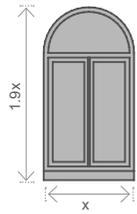
3.4 Roofscape

- 1 Roof should be completely flat and may incorporate habitable rooms or pop-up elements, potentially screened by wooden screens. They should maintain a distinct rectilinear form, with groups combining to form a staggered roofscape.
- 2 Parapets should be horizontal, typically low in height, with ornamentation or materially continuous with the wall below.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

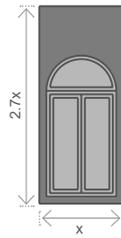
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



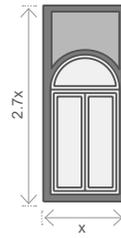
Middle



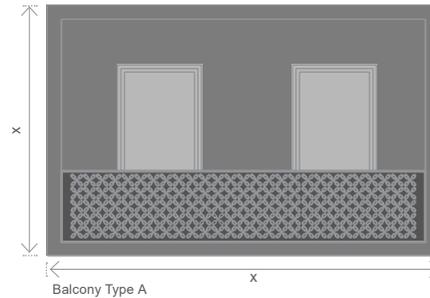
Window Type A



Window Type B



Window Type C



Balcony Type A



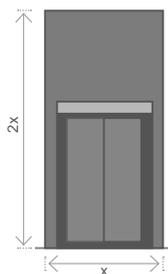
3.3 Windows and openings

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

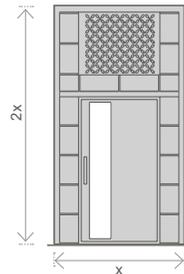
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



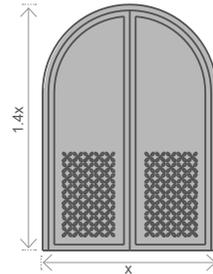
Base



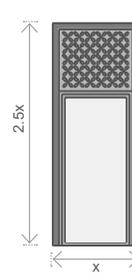
Door Type A



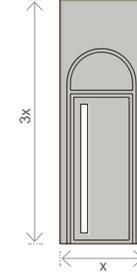
Door Type B



Door Type C



Door Type D



Door Type E



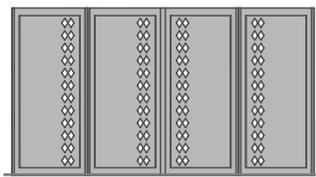
3.2 Doors and entrances

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

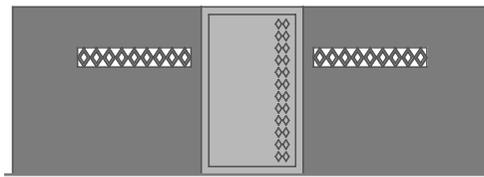
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



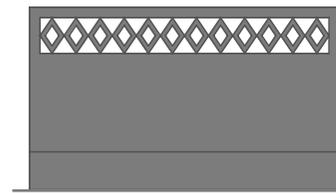
Other elements



Parking gate Type A



Pedestrian gate Type A



Perimeter Wall Type A



3.1 General details and considerations

- 1 Materials should match the local character, reference the local heritage and be consistent in nature.
- 2 Local art and patterns should be integrated in the design composition, as abstract interpretation of vernacular patterns.
- 3 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.



Parapet Type A



Parapet Type B

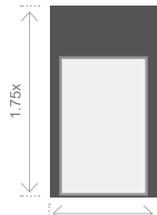


Top

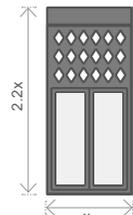
3.4 Roofscape

- 1 Roof should be completely flat and may incorporate habitable rooms or pop-up elements, potentially screened by wooden screens.
- 2 Parapets should be simple and integrated within the overall design of the facade. Articulated parapets should display abstract interpretations of vernacular elements.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

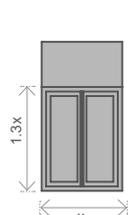
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



Window Type A



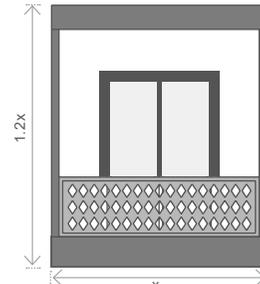
Window Type B



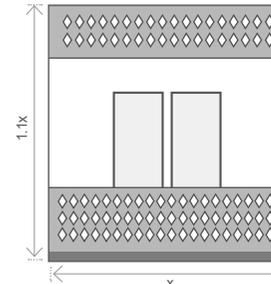
Window Type C



Window Type D



Balcony Type A



Loggia Type A

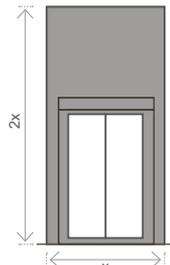


Middle

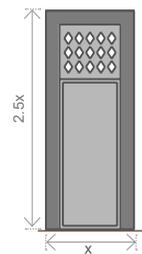
3.3 Windows and openings

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

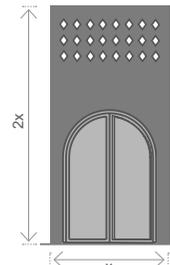
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



Door Type A



Door Type B



Door Type C

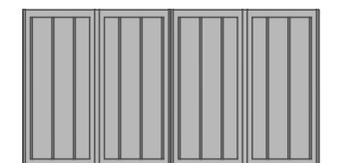


Base

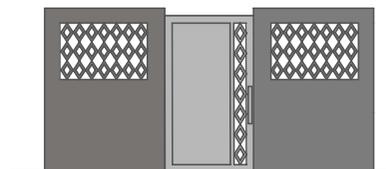
3.2 Doors and entrances

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

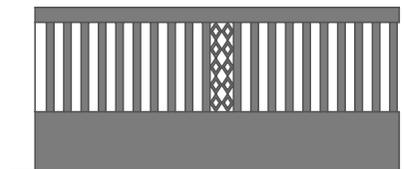
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



Parking gate Type A



Pedestrian gate Type A



Perimeter Wall Type A



Other elements

3.1 General details and considerations

- 1 Materials should match the local character, reference the local heritage and be consistent in nature.
- 2 Local art and patterns should be integrated in the design composition, as abstract interpretation of vernacular patterns.
- 3 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

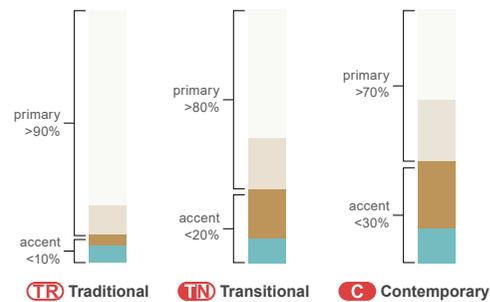
4.1 Colors

The color palette of the Farasan Islands is closely linked to traditional building materials such as lime stone, clay and plaster. The surrounding landscape is also an important influence, particularly the white coral from the Red Sea coast.

- TR** The base should have a light color, similar local limestone and plaster. The buildings should feature light color tones with consistent material such as stone, clay plaster, or equivalent.
- 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/

		RAL 1015
		RAL 1014
		RAL 9002
		RAL 7047
		RAL 6019
		RAL 6021
		RAL 7033
		RAL 6027
		RAL 6034
		RAL 6033
		RAL 1024
		RAL 8001
		RAL 1011

Primary colors

Accents colors

Clay plaster	Local stone	Stone base
Terrazzo	Sandstone cladding	Soapstone cladding
Lime washed plaster	Limestone cladding	Diorite
Concrete finish	Granite cladding	Stone cladding
Plaster Ornaments	Wood	Colored timber
Stucco ornaments	Timber	Painted or colored wood
Plaster ornaments	Stainless steel	Wood finish powder coating
Mud ornaments	Aluminum	

4.2 Materials

This palette summarizes the prevalent materials found in the architecture of Farasan Islands.

- 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.

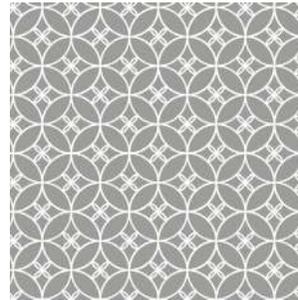
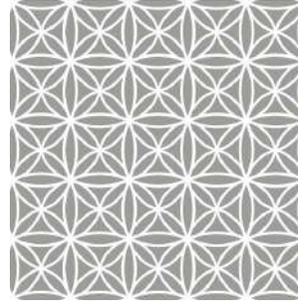
5.0 Patterns

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

5.1 Patterns

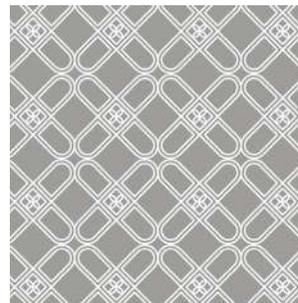
New buildings should:

- 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** Use surface patterns to focus on doors, window screens and shutter doors.
 - **TR** Refer directly to historic precedents and be limited to geometric patterns. Decorative patterns should be between 10% and 20% of the total facade area.
 - **TIN** The transitional use of patterns should be inspired from historic precedents while preserving the balance, rhythm and movement of traditional patterns. Decorative patterns should be between 10% to 15% of the total facade area.
 - **C** The contemporary use of patterns should interpret and abstract from historic precedents while maintaining a degree of balance. Decorative patterns should be not less than 10% 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:



Patterns

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

To encourage contextually sensitive contemporary design.



Decorative carvings

Decorative carvings

Decorative carvings



Decorative motifs

Colorful decorative motifs

Stone layering pattern



Carving patterns

Carving and stain glass patterns

Carving patterns

Traditional patterns present in the Farasan Islands

6.0 Public Realm

This section focuses on the contributions of 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



Ornamental species



6.4 Planting

- 1 Planting should be limited to xeriscape solutions within urban areas, mainly in gathering spaces (Saha / Baraha) with a varied mix of indigenous and naturalized species.
- 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 consistency of design (furniture family).
- 3 Be integrated into the public realm, flexible and movable where required.
- 4 Be easily maintained and repaired with easily available / replaceable components.

7.0 Dos and Don'ts

This section focuses on 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 tinted glass.
- 3 Do not use low-quality building materials that appear fake or poorly imitate the original materials.



7.2 Non-contextual colors

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



7.3 Screens and closures

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



7.4 Superficial traditional elements

- 1 Do not use neo-traditional elements that don't reflect the genuine local 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 service elements

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



7.7 Topography

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



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

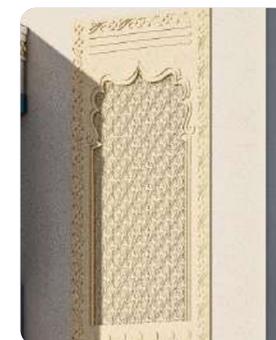
1 Articulated parapets using ornate friezes



2 Arched openings with turquoise colored shutters and overhead ornamental panels



3 Special elements such as traditional patterns



4 Perimeter wall complementing the overall building design in terms of material, color 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 building is characterized by rectangular volumes, orthogonal and arched openings, and ornate gateways and parapets.

Facades display evenly spaced window openings with localized symmetries. Window openings, typically rectangular and arched, are framed

by intricately carved overhead panels and niches, and complemented by turquoise wooden shutters, reminiscent of the Farasan Islands.

A prominent arched entrance, echoing traditional gateways, marks the building's base.

Rooftop parapets are adorned with decorative friezes featuring intricate traditional patterns.

Off-white colored plastered walls serve as the primary building material complemented by turquoise accents

and traditional patterns to highlight window shutters, doors and gates.

Perimeter walls and gates are integrated into the overall design, featuring arched openings, niches, and traditional motifs.

The parking area is seamlessly incorporated into the building and wall structure.



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

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 rectangular geometry, orthogonal and arch shaped openings, and articulated gateways and parapets. Roof parapets are articulated in the form of crenelations, and ornamental banding. Facades have a strong horizontal organization with occasional use of vertical volumes.

Facades have strong localized symmetries with window openings set equally apart, generally aligned with other floor windows. The base of the building features a central arched main entrance element representing the traditional gateway element.

Openings are both orthogonal and arch shaped, with heavily carved overhead panels and wooden shutters, a distinct feature of Farasan Islands.

Materials used for buildings feature off-white colored plastered walls. Patterns from traditional architecture

and materials are used to highlight elements. Turquoise color is used for highlighting the opening shutters and gates.

Perimeter walls and gates are integral to the overall design of the building and are articulated using arched openings, niches, interpretations of traditional patterns and landscape.

Parking structure design is integral to the perimeter wall and building design.

1 Articulated parapet with crenelations



2 Arch shaped openings with turquoise colored timber shutters



3 Articulated perimeter walls



4 Special elements such as traditional patterns





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

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 building is characterized by rectangular volumes, orthogonal and arched openings, and ornate gateways and parapets.

Facades displays evenly spaced window openings with localized symmetries. Window openings,

typically rectangular and arched, are framed by elaborately decorated overhead panels and niches, incorporating interpretations of traditional motifs and complemented by turquoise shutters, reminiscent of the Farasan Islands.

A prominent arched entrance, echoing traditional gateways, marks the building's base.

Rooftop parapets are highlighted with indentations and geometric patterns abstracted from those found in traditional architecture.

Off-white colored plastered walls serve as the primary building material complemented by turquoise accents and patterns to highlight window shutters, doors and gates.

Perimeter walls and gates are integrated into the overall design, featuring arched openings, niches, and traditional motifs.

The parking area is seamlessly incorporated into the building and wall structure.

1 Articulated parapets using motifs inspired from traditional patterns



2 Arched openings with turquoise colored shutters and overhead ornamental panels



3 Decorative elements using interpretations of traditional patterns



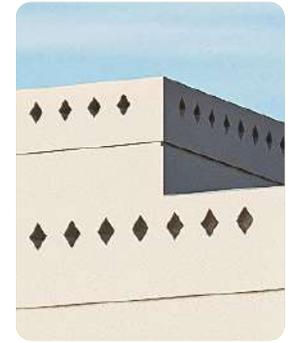
4 Perimeter wall complementing the overall building design in terms of material, color and patterns





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

1 Articulated parapet using geometric patterns



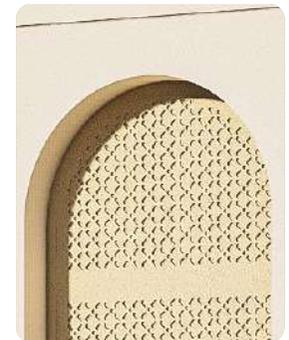
2 Arch shape openings



3 Shaded terraces



4 Central arched gateway element with interpretations of traditional patterns



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 rectangular geometry, simple and orthogonal and arch shaped openings, articulated gateways and parapets. Roof parapets display articulations using patterns inspired from traditional architecture.

Building facades have a strong horizontal organization with occasional use of vertical volumes.

Facades have strong localized symmetries. Window openings are set equally apart, generally aligned with other floor openings.

Facades have both orthogonal and arch shaped openings used on ground floor and upper floor respectively. Openings are set in niches interpreting the traditional large overhead panels, and have articulated wooden shutters.

Building facade features a central arched main entrance element representing the traditional gateway element.

Materials used for buildings feature light earth tone colored plastered walls. Patterns and colors 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 patterns inspired from traditional carvings.



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

1 Articulated parapet in the form of indentations



2 Orthogonal openings with turquoise colored shutters and ornamental overhead panels



3 Decorative elements using abstractions of traditional patterns



4 Perimeter wall complementing the overall building design in terms of material, color 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 and ever contemporary expression providing a unique character to the built form and a sense of belonging.

The building is characterized by rectangular volumes, orthogonal openings, ornate gateways and articulated parapets.

Facades displays evenly spaced window openings with localized symmetries. Window openings,

typically rectangular, are framed by decorated overhead panels and niches, incorporating abstractions of traditional motifs and complemented by turquoise shutters, reminiscent of the Farasan Islands.

A prominent entrance, echoing traditional gateways, marks the building's base and rooftop parapets are highlighted with indentations.

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

highlight elements such as windows, shutters, doors and walls.

Perimeter walls and gates complement the overall building design, with materials, colors and patterns similar to those of the building.

Garage is incorporated within the overall building massing.



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

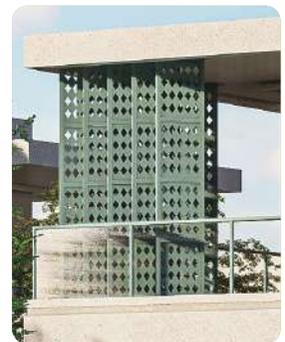
1 Articulated parapets



2 Orthogonal openings set within niches, wooden shutters and overhead ornamental panels



3 Screened terraces



4 Patterns used along walls and over openings



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 and ever contemporary expression providing a unique character to the built form and a sense of belonging.

Building massing features rectangular geometry, simple and orthogonal and arch shaped openings, articulated gateways and parapets. Roof parapets are simple and integrated with the overall design and materiality of the building.

Building facades have a balanced use of horizontal and vertical volumes. Facades have strong localized symmetries. Window openings are set equally apart, aligned with other floor openings. Facades have primarily orthogonal openings set in niches with overhead panels. Patterns abstracted from traditional overhead panels and carvings are used to highlight windows.

Building facade features a central arched main entrance element representing the traditional gateway element.

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

Perimeter walls and gates are integral to the overall design of the building and are articulated using patterns abstracted from traditional carvings and perimeter walls. Garage is incorporated within the overall building massing.