

Tabuk Coast

Architectural Design Guidelines



Application Handbook - Residential Villas





Tabuk Coast Architectural Character Areas



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Application Handbook - Residential Villas

Tabuk Coast - Architectural Design Guidelines



Al Wajh Waterfront



Duba Old Town

I Introduction

The purpose of this document is to help designers and builders of single family residential villas apply the architectural character of Tabuk Coast to their projects.

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

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

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

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

This handbook is a supplement to the Tabuk Coast Architectural Design Guidelines. Designers are recommended to read the full version of the Architectural Design Guidelines to gain a comprehensive understanding of all aspects of the character. Please also consult regulating plans that may describe which styles are applicable to your project area.

To access these resources please use the links below.



[Link to Full Guidelines](#)



[Link to Regulating Plans](#)



Example of elevation of single family villa in Tabuk Coast

II Residential villas

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

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 characters. 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 Tabuk Coast.

This handbook implements the Tabuk Coast Architectural Design Guidelines in residential villas by harmonizing their particular needs with the requirements of the guidelines.

III How to use the guidelines

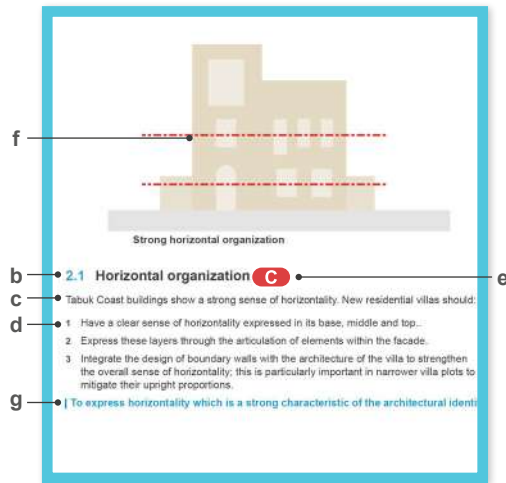
Follow these instructions to create a building that supports the architectural character of Tabuk Coast.

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

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

- TR** Mandatory for Traditional style
- TN** Mandatory for Transitional style
- C** Mandatory for Contemporary style

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



Typical guideline structure.

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



Key features:

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



Traditional **TR**

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

START AT PAGE 5



Transitional **TN**

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

START AT PAGE 6



Contemporary **C**

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

START AT PAGE 7

1.0 Traditional style

Start here to review the general guidelines of the traditional style 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 residential villas are shown on this page.

COMPOSITIONAL RULES

2.1 Horizontal organization

The verticality of villas, especially those on narrower plots, should be moderated by massing and detailing that accentuates horizontality. Differentiate elements on the facade along horizontal tiers of base, middle and top.

Integrate the architecture of street-facing boundary walls with the main building to strengthen the sense of horizontality.

2.2 Localized symmetry

Balconies, windows, and doorways should be arranged to relate to interior room layouts form local symmetries. Some shifting of opening alignments between floors is also a feature of traditional Tabuk architecture. Avoid strict, large grids of windows and avoid overall symmetry across entire facade.

2.3 Solid facades

Buildings should have solid walls with, generally, punched openings. Front facades should have a higher percentage of openings in the wall than side facades. Opening area includes the full extent of timber screens, roshans, windows, and doors.

Side facades should be subordinate to front facades, with narrower windows and fewer projecting elements.

2.4 Projecting elements

Balconies should be utilized sparingly on the primary facade. Side facades may feature projecting privacy screens. Projecting water spouts can be used at parapet level.

2.5 Ventilation strategy

Passive ventilation is encouraged with details such as vents incorporated in window openings or above them.

TRADITIONAL ELEMENTS

3.1 Doors and entrances

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

Utilize traditional craftsmanship in the construction of timber door frames and screens (e.g. paneled doors). Frames should generally

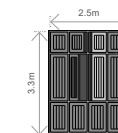


Traditional residential villa axonometric



Traditional residential villa front elevation

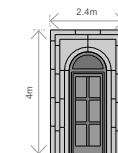
Key Traditional architectural features



3.2 Windows



3.2 Windows



3.1 Entrance door

be flush with their surrounds. Some primary entrances may incorporate timber screens with patterning.

The design of entrance gates in boundary walls should be complementary with the building design and follow traditional craftsmanship.

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

3.2 Windows and openings

Windows on the main facade are characterized by the use of flush timber frames and shutters. Openings should, generally, be aligned horizontally.

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

On side facades, provide adequate screening and avoid locating windows directly across from windows on neighboring buildings within 6m.

3.3 Rooftop elements

Changes in height to the building should be simple and rectilinear in form.

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

Waterspouts can be used to articulate the rooftop parapets. Do not place them above windows. They should only be used for 'overflow' and not be the main roof drainage, which should be concealed.

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

3.4 Other elements

Vehicular gates should use vertical panels with pattern, finish, and proportions compatible with traditional style of the buildings design. Timber banding on walls to emphasize horizontality. Small courtyards, informal in character, are also encouraged.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The facades should be the natural colors of the predominant wall finishes (off-white render, timber, and beige coral stone). Accent colors should not comprise more than 20% of the facade area. Accent colors should be used as decoration on timber elements only.

4.2 Materials

The primary wall surface should be traditionally mixed smooth white-washed render, continuous from the ground to the top of the parapet. Windows, doors, and shutters should be a traditional timber finish or painted to add an accent color.

5.0 Patterns

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

1.0 Transitional style

Start here to review the general guidelines of the transitional style 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 residential villas are shown on this page.

COMPOSITIONAL RULES

2.1 Horizontal organization

The verticality of villas, especially those on narrower plots, should be moderated by massing and detailing that accentuates horizontality. Differentiate elements on the facade along horizontal tiers of base, middle and top.

Integrate the architecture of street-facing boundary walls with the main building to strengthen the sense of horizontality.

2.2 Localized symmetry

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

2.3 Solid facades

Buildings should be of solid wall construction with the appearance of load bearing facades. Punched openings should, generally, be vertical with regular proportions and ratios. Front facades should have a higher percentage of openings in the wall than side facades.

Side facades should be subordinate to front facades, with narrower windows and fewer projecting elements.

2.4 Projecting elements

Balconies should be utilized sparingly on the primary facade. Side facades may feature projecting privacy screens.

2.5 Ventilation strategy

Passive ventilation is encouraged with details such as vents incorporated in window openings or above them.

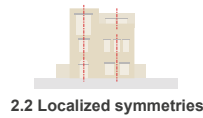
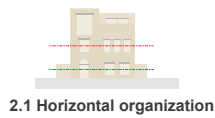
TRANSITIONAL ELEMENTS

3.1 Doors and entrances

Transitional building elements draw inspiration from traditional detail, albeit using a simplified version of the traditional.

Primary entrances may be generously sized and feature arches, flat tops, wall recesses, clerestories, or framing in coral stone. Secondary entrances should be modest in detailing. Doors should be recessed, simply paneled, and some may incorporate timber screens with geometric patterns.

The design of entrance gates in boundary walls should be complementary with the building design and be inspired by traditional craftsmanship.



Transitional residential villa axonometric



Transitional residential villa front elevation

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

3.2 Windows and openings

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

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

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

3.3 Rooftop elements

Use simple parapet details on roofs. Changes in height to the building should be simple and rectilinear in form

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

Locate water tanks and roof-top air conditioning units away from visibility from the public realm and concealed by parapets of a sufficient height for safe access and to provide screening of the plant.

3.4 Other elements

Gates and boundary walls should complement the proposed building's architecture. Design and materiality should complement and be compatible with the detail of the building. Small courtyards, informal in character, are also encouraged.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The building facades should be the natural colors of the predominant wall finishes (off-white render, timber, and beige coral stone). Accent colors should not comprise more than 25% of the facade area.

4.2 Materials

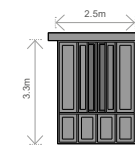
The primary wall surface should be smooth white-washed render, continuous from the ground to the top of the parapet. Windows, doors, and shutters should be a medium timber finish or may be painted to add an accent color.

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

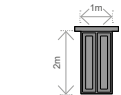
5.0 Patterns

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

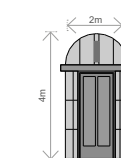
Key Transitional architectural features



3.2 Windows



3.2 Windows



3.1 Entrance door

1.0 Contemporary style

Start here to review the general guidelines of the contemporary style 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 residential villas are shown on this page.

COMPOSITIONAL RULES

2.1 Horizontal organization

The verticality of villas, especially those on narrower plots, should be moderated by massing and detailing that accentuates horizontality. Differentiate elements on the facade along horizontal tiers of base, middle and top.

Integrate the architecture of street-facing boundary walls with the main building to strengthen the sense of horizontality.

2.2 Localized symmetry

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

2.3 Solid facades

Buildings should be of solid wall construction with the appearance of load bearing facades. Punched openings should, generally, be vertical with regular proportions and ratios. Front facades should have a higher percentage of openings in the wall than side facades.

Side facades should be subordinate to front facades, with narrower windows and fewer projecting elements.

2.4 Projecting elements

In contemporary buildings projecting elements could include shading and balconies. Side facades may feature projecting privacy screens but avoid use of projecting balconies.

2.5 Ventilation strategy

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

CONTEMPORARY ELEMENTS

3.1 Doors and entrances

Contemporary buildings design should abstract or simplify traditional design and use appropriate contemporary materials.

Primary entrances should incorporate special features to emphasize their importance above secondary entrances. Features may include wall recesses, arches, fan lights, ornamentation, and different wall materials.

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

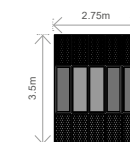


Contemporary residential villa axonometric

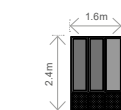


Contemporary residential villa front elevation

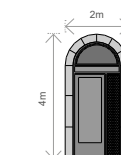
Key Contemporary architectural features



3.2 Windows



3.2 Windows



3.1 Entrance door

3.2 Windows and openings

Windows on the main facade are characterized by the use of frames and shutters in contemporary materials with proportions of 1:1 to 1:3.3 (width:height). These are usually subdivided into panels and/or panes.

A proportion of larger sized openings, suitably shaded and framed, can be incorporated on the contemporary style. These should be influenced by an abstracted or simplified interpretation of local architecture.

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

3.3 Rooftop elements

Contemporary buildings should have plain parapets that are a continuation of the facade. Horizontality should be emphasized while stepping in heights can be a useful scaling device.

Where accessible roof space is provided, protect the privacy of inhabitants with parapet walls and/or privacy screens if needed and to mitigate overlooking of neighbors between different residential units. The accessible space should be shaded.

3.4 Other elements

Gates and boundary walls should complement the proposed building's architecture. Materiality and detail should be consistent with that of the building design. Small courtyards, informal in character, are also encouraged to be included.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

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

4.2 Materials

The primary wall surface should have an off-white matte finish and be continuous from the ground to the top of the parapet. Windows, doors and shutters should use contemporary materials appropriately sourced (e.g. metal or timber).

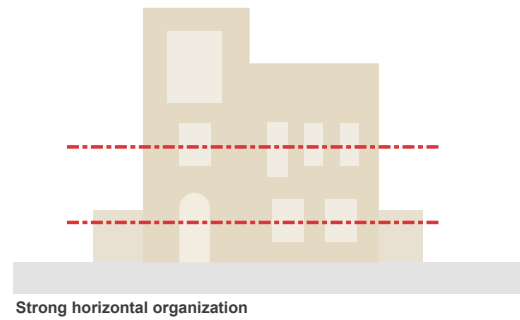
5.0 Patterns

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

2.0 Compositional rules

The following guidelines provide compositional rules for building design with the Tabuk Coast Architectural Character, specially adapted for the Residential Villa building type.

The rules apply generally to all three styles (Traditional, Transitional, and Contemporary), with mandatory requirements for specific styles identified by the relevant symbol.

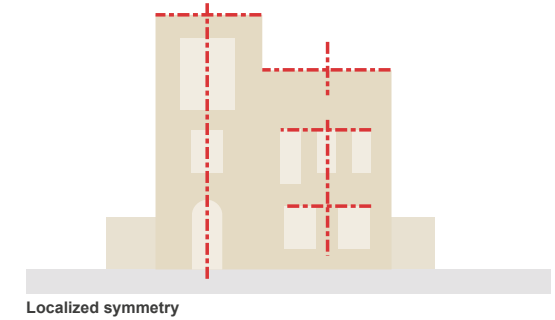


2.1 Horizontal organization

Tabuk Coast buildings show a strong sense of horizontality. New residential villas should:

- 1 Have a clear sense of horizontality expressed in its base, middle and top.
- 2 Express these layers through the articulation of elements within the facade.
- 3 Integrate the design of boundary walls with the architecture of the villa to strengthen the overall sense of horizontality; this is particularly important in narrower villa plots to mitigate their upright proportions.

To express horizontality which is a strong characteristic of the architectural character.

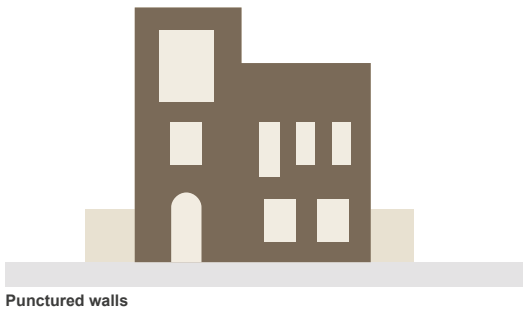


2.2 Localized symmetry

Though building massing is often asymmetrical, groups of openings within facades often show local symmetry. Residential villas should generally:

- 1 Have groups of windows that are horizontally aligned.
- 2 Relate window location to internal room layouts, instead of formal, external facade composition.

To ensure a familiar and relaxed character to facade design.



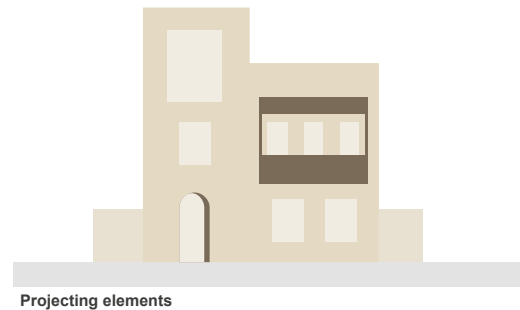
2.3 Solid facades

Buildings should have solid walls with punched openings.

Residential villas should:


- 1 Express the solidity of load bearing facades.
- 2 Have upright openings of rectangular proportions.
- 3 Screens may be set flush to the surface of the exterior wall.

To embed the solid character of the architecture of the Tabuk Coast.

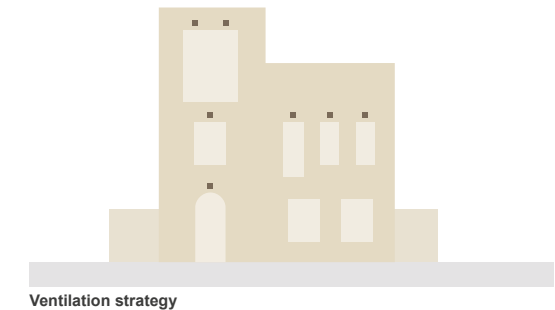


2.4 Projecting elements

Projected elements articulate the facade. Residential villas should:

- 1  Use projected water spouts at parapets in the traditional character.
- 2 Use projected balconies where appropriate.

To express sure a layered character of the facades evident in vernacular architecture.



2.5 Ventilation strategy

Passive ventilation strategies are encouraged. Buildings should:

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

To reflect the expressive nature of traditional ventilation methods.



Simple entrances

2.6 Simple entrances

Entrances should be:

- 1 Flat-topped or arched; reserve arched openings generally for the primary entrance.
- 2 Placed asymmetrically on the building's facades.
- 3 Be more articulated than windows, within a recess or surround.

| To design entrances in a modest and straightforward way.



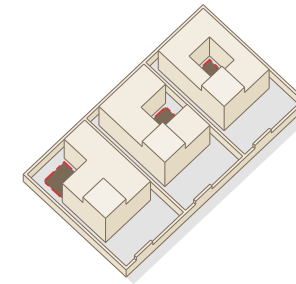
Continuous streetwalls

2.7 Continuous streetwalls

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

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

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



Courtyard and lightwells

2.8 Courtyards and lightwells

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

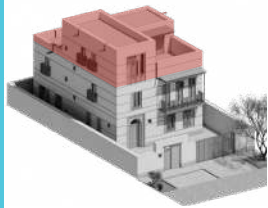
- 1 Should be of useful dimensions for outdoor amenity.
- 2 Generally be enclosed on three or four sides by buildings or walls belonging to the same property; where a wall is shared with a neighbor, privacy should be maintained in the location and placement of openings and accessible spaces.
- 3 May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

| To encourage the use of courtyards and lightwells.

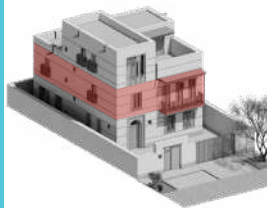
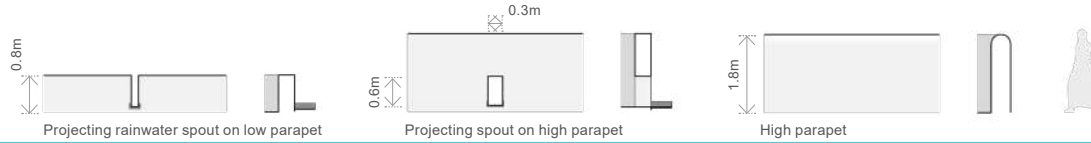
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3.0 Traditional elements

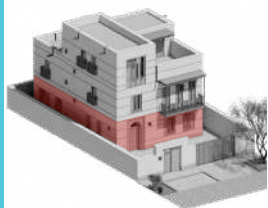
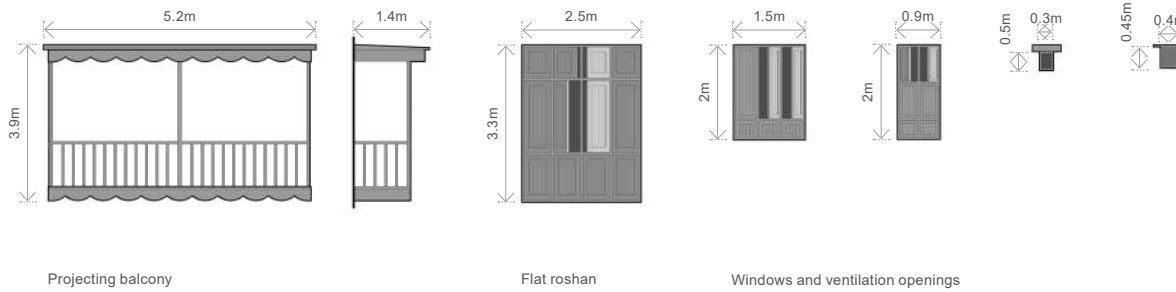
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



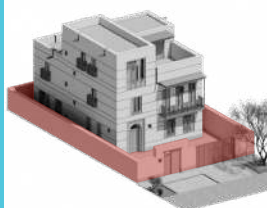
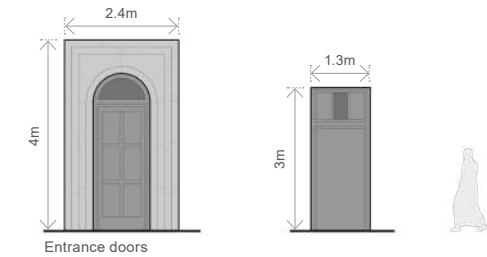
Top



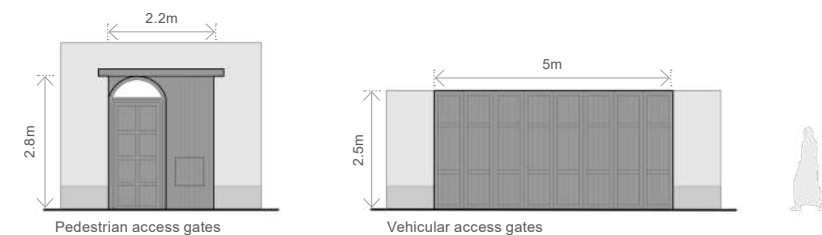
Middle



Base



Other elements



3.3 Rooftop elements

- 1 Use simple flat rooflines and horizontal parapets to be consistent with the local character.
- 2 Where required for screening usable roof space or plant equipment areas, higher parapet walls should be used, as appropriate.
- 3 Projecting water spouts, are often used as a feature on traditional buildings.

To contribute to the rooftop character of Tabuk Coast settlements.

3.2 Windows and openings

- 1 Openings should be simply articulated and respond to the arrangement of internal spaces.
- 2 Shutters and frames in openings should, generally be flush with the main facade or may be slightly recessed.
- 3 Ventilation openings, where used, should be paired with window openings and centered above.
- 4 Windows should be shuttered with traditional style shutters and may utilize patterns and decoration from the local area.
- 5 Openings should, generally, be aligned horizontally.

To evoke the character and simplicity of the Tabuk coastal area. To contribute to the rooftop character of Tabuk Coast settlements.

3.1 Doors and entrances

- 1 Frames and screens should incorporate traditional geometric patterns of timber construction, typically flush or slightly recessed from the facades.
- 2 Use of traditional style entrance doors in openings or portals in the solid walls. Use flat heads or arched heads to surrounds of openings.
- 3 Doors should be more generously scaled than windows and often recessed into a larger opening.

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

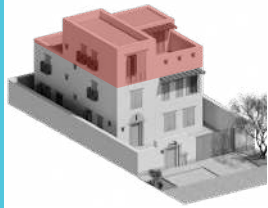
3.4 Other elements

- 1 Building walls can incorporate horizontal timber banding
- 2 Vehicular access gates should be timber (painted and/ or natural finish) and of traditional style design with pattern, finish, and panel proportions compatible with the building's proposed design.
- 3 Boundary walls should be made of the same material as the building's walls.

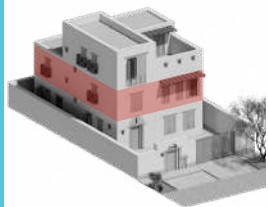
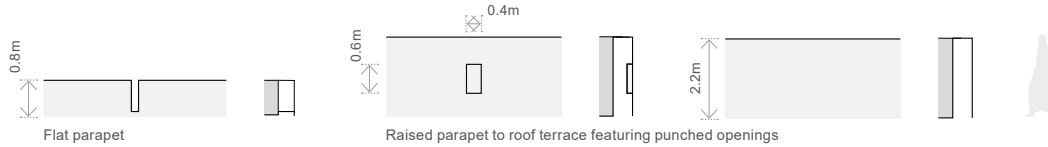
To embed other elements which are frequently part of the overall composition of buildings

3.0 Transitional elements

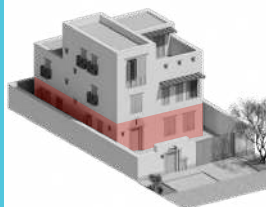
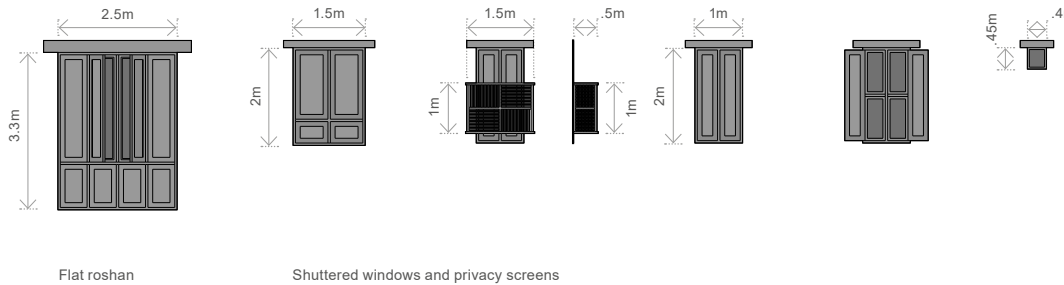
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



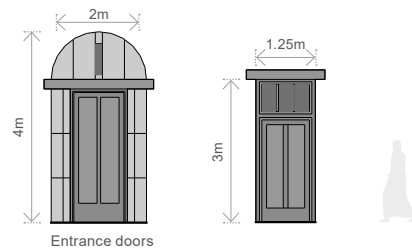
Top



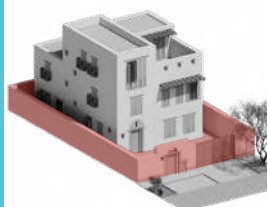
Middle



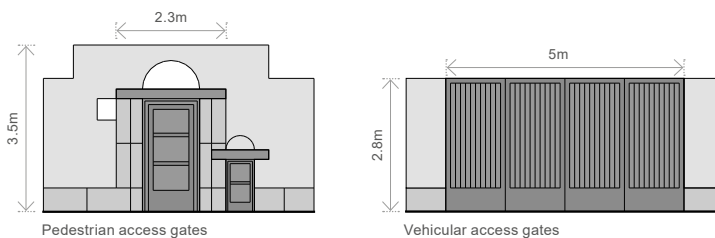
Base



Entrance doors



Other elements



Pedestrian access gates

Vehicular access gates

3.3 Rooftop elements

- 1 Use simple flat rooflines and horizontal parapets to be consistent with the local character.
- 2 Use plain parapets, occasionally with openings or vertical breaks.
- 3 Where accessible or usable amenity roof space is provided higher parapet walls are required.

To contribute to the rooftop character of Tabuk Coast settlements.

3.2 Windows and openings

- 1 Openings should be simply articulated and respond to the internal disposition of spaces in the building.
- 2 Shutters and frames in openings should, generally be flush with the main facade or may be slightly recessed.
- 3 Windows should be shuttered and may utilize abstracted or simplified patterns from the local area.
- 4 Openings should be symmetrical and aligned horizontally.

To evoke the character and simplicity of the Tabuk coastal area.

3.1 Doors and entrances

- 1 Frames and screens should incorporate geometric patterns of timber construction, typically flush or slightly recessed from the facades.
- 2 Use of simple entrance doors in openings or portals in the solid walls. Use flat heads or arched heads to surrounds of openings.
- 3 Doors should be more generously scaled than windows and often recessed into a larger opening.

To signify the presence of entrances in a clear and simple way within the character of the Tabuk coast character area.

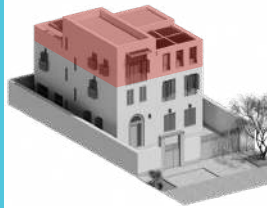
3.4 Other elements

- 1 Vehicular gates should be of simple construction within a frame and made of timber or metal. Detail should be consistent with the related building design.
- 2 Boundary walls should be made of the same material as the base of the building.

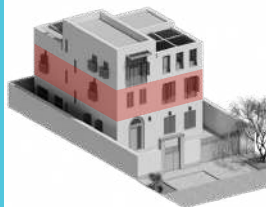
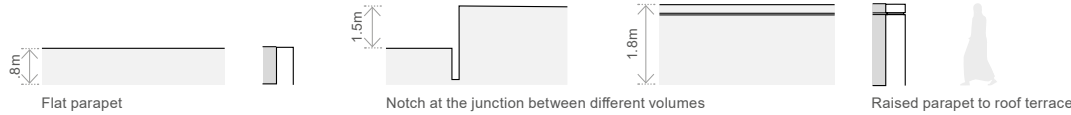
To embed other elements which are frequently part of the overall composition of buildings

3.0 Contemporary Elements

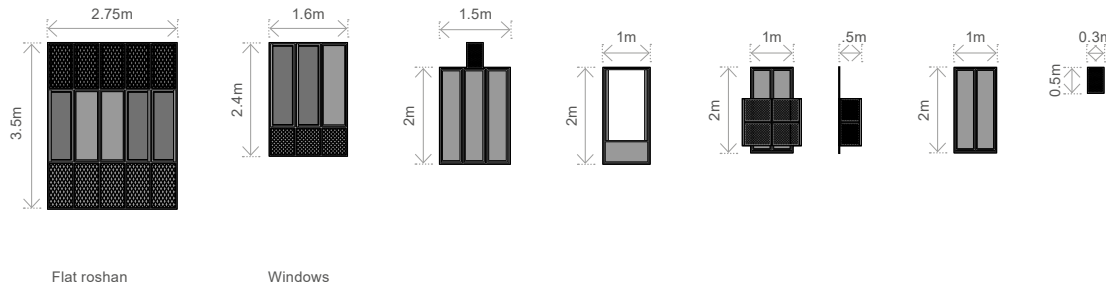
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



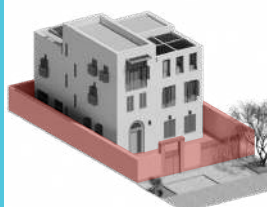
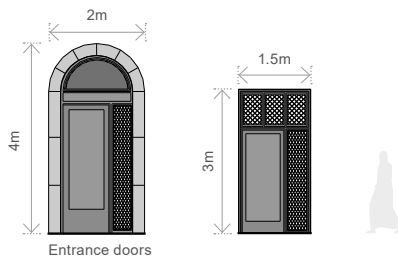
Top



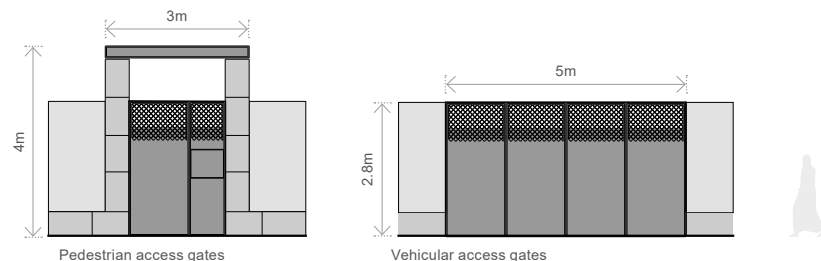
Middle



Base



Other elements



3.3 Rooftop elements

- 1 Use simple flat rooflines and horizontal parapets to be consistent with the local character.
- 2 Where accessible or usable amenity roof space is provided higher parapet walls are required.
- 3 Usable roofspace should be provided with appropriate shading devices above.

To contribute to the rooftop character of Tabuk Coast settlements.

3.2 Windows and openings

- 1 Openings should be simply articulated and respond to the internal disposition of spaces in the building.
- 2 Shutters and frames in openings should, generally be flush with the main facade or may be slightly recessed.
- 3 Ventilation openings may be paired with window openings and sited in or above them at high level, or as appropriate.
- 4 Window screens/ shutters can be designed to be simple or with some detail reference to abstracted patterns or motifs from the local area.
- 5 Openings should be symmetrical and aligned horizontally.

To evoke the character and humility of the Tabuk coastal area.

3.1 Doors and entrances

- 1 Frames and screens can incorporate abstracted geometric patterns, typically flush with the facade.
- 2 Use of simple entrance doors in openings or portals in the solid walls. Use flat heads or arched heads to surrounds of openings.
- 3 Doors should be more generously scaled than windows and often recessed into a larger opening.

To signify the presence of entrances in a clear and simple way within the character of the Tabuk coast character area.

3.4 Other elements

- 1 Vehicular gates should be of simple construction within a frame and made of timber or metal. Detail should be consistent with the related building design.
- 2 Buildings can incorporate a limited amount of horizontal banding in walls if appropriate.
- 3 Boundary walls should be made of the same material as the base of the building.

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

5.0 Patterns

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

The Tabuk Coast demonstrates a simple use of decoration and patterns. Traditionally patterns are restricted to items such as doors, window screens and shutters. There, usually, the panel arrangement or its decoration forms the pattern.

New buildings should:

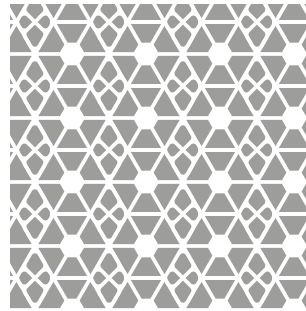
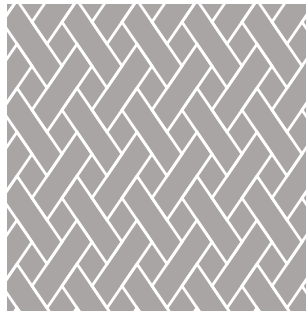
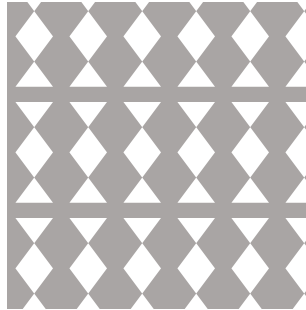
- 1 Create patterns through the use of local materials and craftsmanship.
- 2 Where multiple decorative patterns are applied across a single facade, these should be consistent.
- 3 **TR** Focus the use of surface patterns to doors, window screens and shutter doors.
- 4 **TR** Refer directly to historic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

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

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

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

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



Abstracted patterns



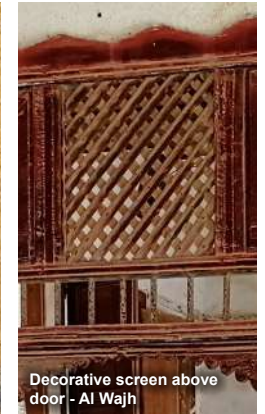
Roshan detail - Al Wajh



Lintel inscription - Duba



Diamond motif on door - Duba



Decorative screen above door - Al Wajh



Decorative panel above door - Al Wajh



Painted shutters



Privacy screen - Al Wajh



Painted shutters - Duba



Diamond motif on balustrade - Al Wajh



Geometric pattern on face of door - Al Wajh



Diamond motif on face of door - Duba

6.0 Public realm

This section focuses on the contributions of Residential Villas to the surrounding streetscape and public spaces, creating strong character and high quality spaces.

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

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

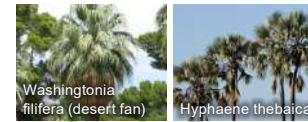
To enhance the character and quality of publicly used spaces around and in between residential villa buildings.



6.1 Paving materials

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

Palm trees



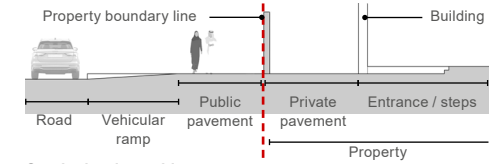
Shade trees



Ornamental Species

6.2 Planting

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



On-plot level transition



6.3 Public realm interface

- 1 Boundary walls and their portals should be architecturally integrated with the building design.
- 2 Co-ordinate the design of new boundary treatments with neighboring boundary treatments to create elegant transitions.
- 3 Steps and ramps should not protrude into the public realm. Transitions should be located within property lines.



6.4 Lighting

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



6.5 Signage

- 1 Residential signage should be integrated with the building design, with a preference for solid lettering.
- 2 Avoid the use of back-lit perspex-box surface mounted signage, and excessively large numbers on the facade.



6.6 Parking

If the parking area is within the private property ownership, consider the following:

- 1 The design of parking bays should be integrated with the landscape design, with co-ordinated surface materials.
- 2 Intersperse parking spots with planting and seating areas.
- 3 Sufficient clearance for pedestrian movement should be provided between parking bays and buildings.



6.7 Vehicular access

- 1 Vehicular ramps should not protrude into public roadways or footpath zones.
- 2 Integrate vehicular gates with the architectural design of the buildings.

7.0 Dos and don'ts

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

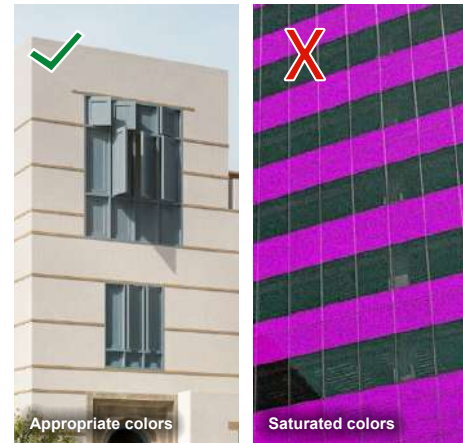
They identify common mistakes that cause visual pollution and hostile environments so that designers can eliminate or minimize them.

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



7.1 Inappropriate materials

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



7.2 Inappropriate colors

- 1 Do not use large expanses of artificial, highly-saturated colors on buildings as they detract from the natural landscape and create a visually loud urban environment.
- 2 Refer to section 4.0 Colors and materials for guidance.
- 3 Do use colors compatible with the Tabuk Coast Palette.



7.3 Screens and security

- 1 Do not use razor or barbed wires for typical buildings; utilize deterrents that are inconspicuous or visually appealing.
- 2 Do integrate screens and security features through intelligent layout and design.



7.4 Superficial elements

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



7.5 Exposed service elements

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

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



7.6 Perimeter walls and extensions

Perimeter walls are an important part of each villa plot and should be considered as part of the overall design.

- 1 Do not extend walls with corrugated metals and other inappropriate materials.
- 2 Perimeter walls should be architecturally integrated with the design of the buildings.
- 3 Provide a consistent treatment or smooth transition between adjacent plots to create a harmonious streetscape.



7.7 Rolling shutters

The appearance of the primary frontage is important and should be carefully designed.

- 1 Exterior surface-mounted and unhooused rolling shutters should not be used on residential facades.
- 2 Side-rolling, swinging or folding gates are preferred for vehicular entrances.



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

8.0 Traditional small villa worked example

The traditional worked example features a strong application of the guidelines to the small villa building type.

The building respects the basic color and material palette of Tabuk Coast, being predominantly off-white render and painted timber accents.

The massing is simple, flat, and rectilinear, with a taller roof element to vary the roofline; adjacent villas could vary the massing to bring individuality

and a clearer sense of address to similar neighboring homes.

The horizontality of the building is emphasized through inlaid timber banding aligned with horizontally aligned window openings. It is also enhanced by the horizontally proportioned balcony and horizontally aligned openings. The integration of the boundary wall into the overall architectural design of the building also accentuates horizontality.

The pedestrian gate and the vehicular gate are of timber construction, detailed in a traditional Tabuk style and either painted or stained.

Where grouped, shuttered windows are set equally apart with contrasting timber shutters or projecting timber balconies with integral canopies.

1 Flat parapet with projecting rainwater spouts



2 Horizontal banding and rendered walls

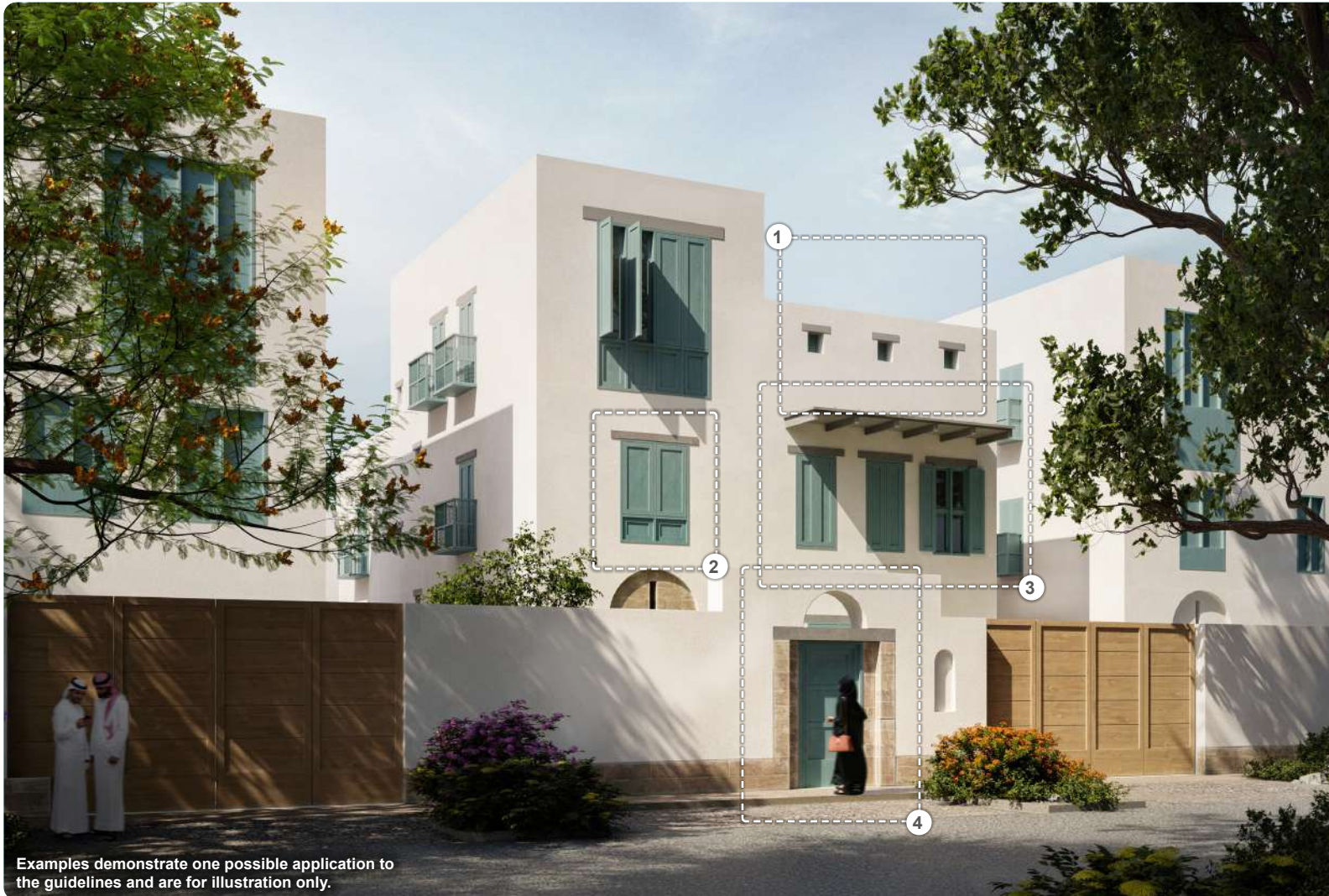


3 Projecting covered balcony and timber shutters.



4 Entrance gates integrated into perimeter wall.





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

8.0 Transitional small villa worked example

The transitional model maintains a strong relationship to the traditional style while using simplified and less crafted details. General forms, proportions, and compositional arrangements are maintained while patterns, materials and craftsmanship may be simplified for modern methods and modest budgets.

Many of the traditional features remain present, but some variations signal an evolution and reinvention of specific elements.

The building respects the basic color and material palette of Tabuk Coast, being predominantly off-white render, sparingly used stone and painted timber accents.

Simple, rectangular building forms are used with varying height. Facades are arranged with localized symmetries and horizontally grouped windows emphasizing horizontality.

Window openings are shuttered, sometimes with expressed lintels above. Windows may be full height with shuttering or with a matching spandrel panel. Projecting balconies should have cantilevered canopies.

Front boundary walls are treated as part of the overall design. The materials used for boundary walls are consistent with the villa. Pedestrian and vehicular gates are of timber construction, detailed in a simple way, inspired by the Tabuk style and either painted or stained.

1 Raised parapet to roof terrace with punched openings



2 Shuttered window with exposed lintel



3 Projecting canopy over shuttered windows



4 Stone framed entrance gate within designed opening.





8.0 Transitional large 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. Simple facade elements follow the proportions of the traditional.

The building respects the basic color and material palette of Tabuk Coast, being predominantly off-white render and painted timber accents.

The design features simple, rectangular building forms. Facades with localized symmetries and horizontal alignments of openings.

Window openings are shuttered, sometimes with expressed lintels above. Openings may be full height with shuttering.

Shading elements, for example over the upper terrace, are distinct from the base building.

The front boundary treatment is conceived as part of the overall design for the villa. The materials used for boundary walls are consistent with the villa. The entrance is set back behind landscaping and an accessible driveway and garage is integrated into the design.

1 Simple parapet and contemporary shading structure for the roof terrace.



2 Shuttered windows.



3 Clearly demarcated entrance, simply detailed



4 Contemporary boundary treatment with open driveway, but maintaining privacy to ground floor.





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

8.0 Contemporary small villa worked example 1

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

The overall building form follows the compositional rules described earlier in this document and retains a strong family resemblance to the transitional and traditional buildings. The use of simplified or abstracted

elements and patterns of Traditional buildings helps to create this family resemblance. The design follows the materials and color palette of Tabuk Coast.

Facades are arranged with localized symmetries and horizontally grouped windows or openings emphasizing horizontality. Windows of varying sizes follow typical proportions and are screened using contemporary perforate metal shutters.

A terrace protected by walls with screened openings provides rooftop inhabitation and amenity which has a shading structure provided above. Parapets are simple.

Boundary walls and gates are complementary to the building designs. Boundary treatments along a street should be consistent and present a unified approach.

1 Flat parapet



2 High level vents integrated into the flat roshan



3 Enclosed roof terrace with shuttered openings to the street



4 Stone columns frame entrance, capped with painted steel lintel





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



1 Flat parapet to terrace with shading structure over.



2 Windows: deep set with integrated overpanels



3 Entrance gates integrated in boundary wall.



4 Vehicle gates integrated in boundary wall.

8.0 Contemporary small villa worked example 2

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

The overall building form follows the compositional rules described in this document and retains a strong family resemblance to the transitional and traditional buildings. The use of simplified or abstracted elements and patterns of Traditional

buildings helps to create this family resemblance. The design follows the materials and color palette of Tabuk Coast.

Simple, rectangular building forms are used with varying height. Openings in facades are arranged with localized symmetries and horizontally grouped openings emphasizing horizontality. Windows of varying sizes follow typical proportions and are screened using contemporary perforate metal shutters.

An upper-level terrace with a shading structure is set behind a parapet and provides rooftop amenity. Parapets are simple.

Front boundary walls are treated as part of the overall design. The materials used for boundary walls are consistent with the villa. Pedestrian and vehicular gates are designed to be consistent with the villas detailing.



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

8.0 Contemporary large villa worked example

The large contemporary villa model incorporates facade elements with detail abstracted from the regional style.

The overall form follows the compositional rules described in section 1 of this document. A simple, stepped, and horizontally accentuated form is used. The design follows the materials and color palette of Tabuk Coast.

Facades are arranged with openings that have localized symmetries. Groups of openings are horizontally aligned. Openings incorporate screening for shading which uses abstracted pattern motifs based on local precedent.

Rooftop inhabitation is encouraged, with usable terraces and shading structures incorporated. Roof parapets are solid and un-interrupted.

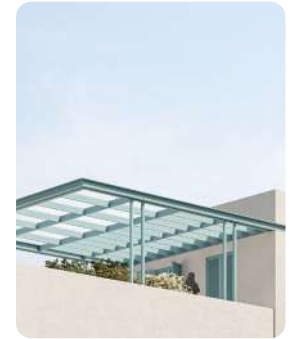
The villa's main entrance and majlis are at the front with direct access from the pavement.

Boundary walls and gates are complementary to the building designs. Boundary treatments along a street should be consistent and present a unified approach.

1 Simply detailed parapets.



2 Roof terrace with shading structure over.



3 Windows with integrated screened panels.



4 Boundary wall and gates designed to relate to the building design.

