

Aseer Escarpment

Architectural Design Guidelines



Application Handbook - Residential Villas





Aseer Escarpment Architectural Character Area



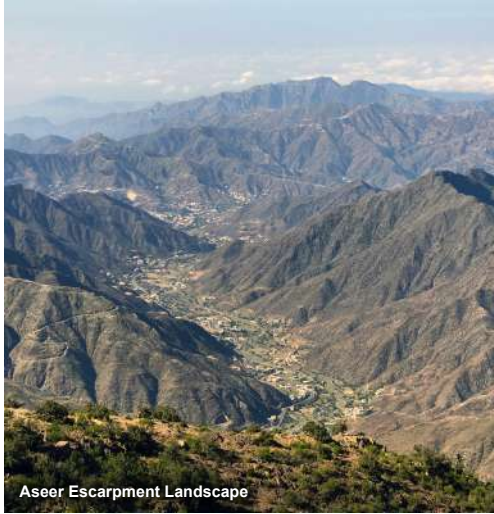
Contents

I	Introduction	3
II	Residential Villas	3
III	How to Use the Guidelines	4
1.0	Start Pages	5
	Traditional Style	5
	Transitional Style	6
	Contemporary Style	7
2.0	Compositional Rules.....	8
3.0	Architectural Elements	10
	Traditional Elements.....	10
	Transitional Elements.....	11
	Contemporary Elements.....	12
4.0	Colors and Materials	13
5.0	Patterns.....	14
6.0	Public Realm.....	15
7.0	Dos and Don'ts	16
8.0	Worked Example	17
	Traditional Small Residential Villa Worked Example	17
	Traditional Large Residential Villa Worked Example	18
	Transitional Small Residential Villa Worked Example	19
	Transitional Large Residential Villa Worked Example	20
	Contemporary Small Residential Villa Worked Example	21
	Contemporary Large Residential Villa Worked Example	22



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Aseer Escarpment - Architectural Design Guidelines



I Introduction

The purpose of this document is to guide designers and builders of single-family residential villa buildings in applying the architectural character of Aseer Escarpment to their projects.

Aseer Escarpment character area is located at the edge of the Sarawat Mountains in the Aseer region. This area consists of lower escarpments, water courses and upper escarpments. It is situated on the cliff of the Arabian shield, which mainly consists of igneous rock sediments. The area features a steep slope with a dense vegetation cover, dominated by juniper trees. A large number of tributaries descend from the top and pour into Shoaib Ridah. This area features the dominant sources of vernacular architecture in the escarpments.

Early settlements as well as modern urban dense settlements are established along the valley basins and flatter sections of the wadi corridors as well as urban modern dense settlements. A patchwork of buildings and farms are along wadi farms, wadi corridors and terraces. As the latitude increases,

landscape form and context influence traditional architecture in places like Rijal Alma in form and materiality including natural stone, clay, and wood.

Traditional dwellings are mostly medium sized hamlets and can go up to 6 stories. Stone tower houses were built to have a defensive and fortress-like form with limited openings and recessed doors. They were made of stone and clay and were often multi-floored. They were recognized by their distinctive character and their white framed windows.

This handbook is a supplement to the Aseer Escarpment 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 single-family residential villa elevation in traditional style in Aseer Escarpment

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 a 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 to 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 the Aseer Escarpment.

This handbook implements the Aseer Escarpment Architectural Design Guidelines in residential villas by harmonizing their needs with the requirements of the guidelines.

III How to Use the Guidelines

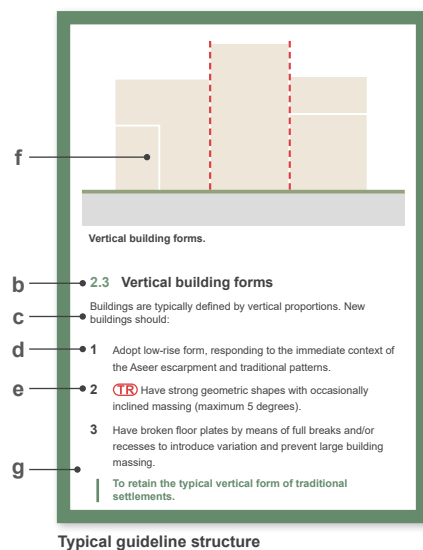
Follow these instructions to create a building that supports the architectural character of the Aseer Escarpment.

- 1 Consult the regulating plan to determine which architectural style options (Traditional, Transitional, or Contemporary) are permitted at your project location.
- 2 Select from the permitted architectural styles, and review the list of general guidelines on the style start pages (Section 1).
- 3 Assess your design according to each of the 5 guideline categories:
 - **Composition:** do your building massing and facade design follow compositional principles? (Section 2)
 - **Elements:** do the individual parts of your building properly interpret the architectural character for your style? (Section 3)
 - **Materials and Colors:** does your building use acceptable materials and colors in the proportions defined? (Section 4)
 - **Patterns:** do any elements show inspiration from local craftsmanship and culture? (Section 5)
 - **Public Realm:** does your building contribute to the quality and character of the street and the neighborhood? (Section 6)
 - **Dos and Don'ts:** have you avoided common mistakes that lower the quality and character of buildings? (Section 7)
 - **Worked examples:** these are illustrations showing one possibility of how the guidelines can be applied, provided for inspiration. (Sections 8 - 10)

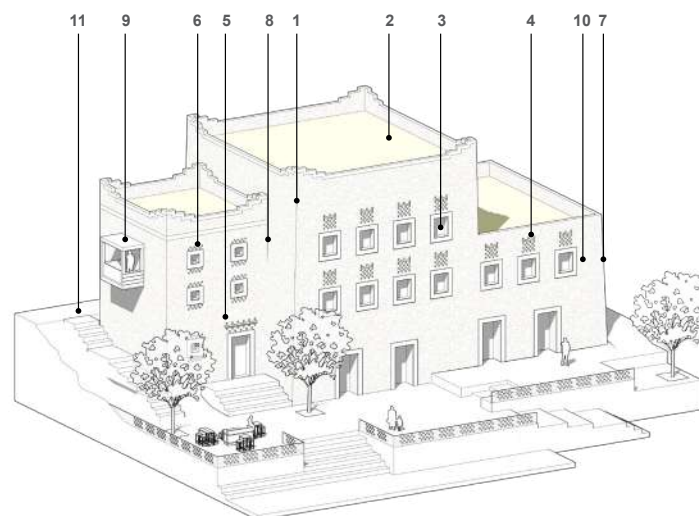
4 Throughout the document, **general guidelines** for each character style will be marked with the following symbols. Where a guideline is mandatory for all styles, all three symbols will be present:

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

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



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



Example of vernacular Aseer Escarpment architectural elements, for illustrative purposes only

Key features:

- 1 Facades formed with closely knit buildings with breaks through difference in massing.
- 2 Flat roofs with parapets articulated with pointed corners or stepped crenellations.
- 3 Small windows in repetitive pattern, highlighted with colored shutters, white surrounds and decorative motifs.
- 4 Local art is used for decorative patterns and for highlighting elements.
- 5 Clearly defined entrance accentuated by the choice of height and proportion.
- 6 Rhythmic and localized symmetries.
- 7 Gently tapered walls with a maximum inclination angle of 5 degrees.
- 8 Massing broken into vertical volumes with top, middle and base division showcasing tripartite facade character.
- 9 Extruded, screened balconies to facilitate interaction between the building and the street while maintaining privacy and shade.
- 10 General color palette based on locally available natural stone, mainly shades of beige, brown and dark brown and complementary colors derived from the landscape.
- 11 Natural terrain of site respected through design and orientation of buildings.



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 Vertical building forms

Building massing should adopt a vertical form. At least 50% of the building form should have gently tapered walls with a maximum inclination of 5 degrees.

Forms should be compact with strong geometric shapes. Facade should introduce vertical breaks approximately every 5 meters or less and should be in the form of changes in height and massing.

2.4 Flat roofs

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

2.5 Asymmetrical frontage

The overall form and facades should have an asymmetrical composition. Localized symmetry should be maintained in the placement, size, rhythm and patterns of openings. Openings should be arranged in a repetitive pattern to form horizontal and vertical alignments.

2.6 Simple openings

Openings should consist of small sized windows of simple geometry. Small ventilation windows may be used to bring variety to the facade.

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

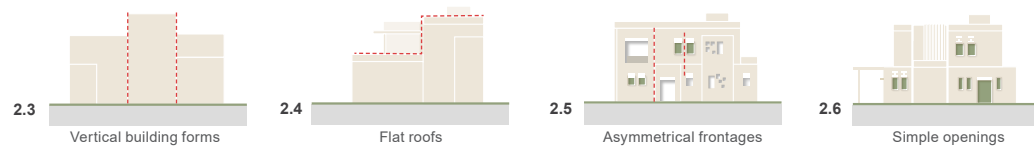
Loggias may be incorporated in frontages and should be encouraged over balconies. A limited number of balconies should be allowed. Balconies should be highlighted in wood.

2.7 Grounded base

Facades should express external solid walls that are grounded to the street level. Building should have a solid base with recessed / punched openings. Facade materials should be hard-wearing and robust. A distinct or delineated base should not be proposed, the base should flow through to the middle section. The lower section of the facade should have less window openings. Recessed stone panels should be a common feature.

2.8 Articulated parapets and use of patterns

Parapets should be articulated using massing, opening variations, stepping, ornamentations to highlight the top part of the building.

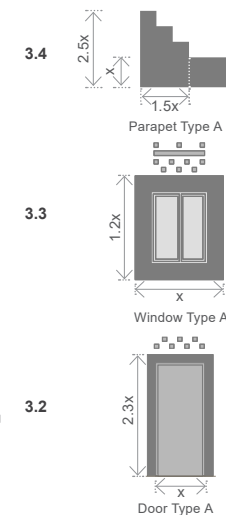


Axonometric view showcasing an example of the application of compositional rules for traditional style building



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

Generally, doors and entrances should consist of simple orthogonal geometries with width-to-height proportions of 1:1.5 - 1:2.3.

The main entrance should be highlighted with door surrounds painted white. Traditional decorative motifs should be displayed above doors and entrances and be an integral part of the overall design. Use of recessed stone panels to highlight the main entrance should be a feature.

3.3 Windows and openings

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

Windows should be square / rectangular shaped with relatively balanced proportions. Opening surrounds should be recessed or projected from the main facade. Traditional decorative motifs should be displayed above window openings. Traditional windows should have typical proportions of 1:1 - 1:2.

3.4 Rooftop elements

The roofscape should feature articulated parapets with pointed corners or stepped crenelations with white painted coping. The rooftop should be clearly defined and articulated with distinct materials and / or features.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

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

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

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.

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

Wood, or similar material, should be used for elements in openings such as window frames, shutters and shading structures. At least 50% of the facade should use layered stone, or other material that closely resemble the local stone in terms of the texture, color, and appearance.

5.0 Patterns

Typical colors and patterns should be used for decoration and highlights and should not exceed 10% of the facade area.

Patterns should replicate traditional art patterns from Al-Qatt Al-Asiri art form. Al-Qatt Al-Asiri should be referenced particularly for the interior decorations while geometric patterns should be used on exterior surfaces.

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 Vertical building forms

Building massing should adopt a vertical form. Up to 30% of the building form should have gently tapered walls with a maximum inclination of 5 degrees.

Forms should be compact with strong geometric shapes. 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 the entire height of the facade.

2.4 Flat roofs

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

2.5 Asymmetrical frontages

The overall form and facades should have an asymmetrical composition. Localized symmetry should be maintained in the placement, size, rhythm and patterns of openings. Openings should be arranged in a repetitive pattern to form horizontal and vertical alignments.

2.6 Simple openings

Openings should consist of medium sized windows of simple geometry. Small ventilation windows may be used to bring variety to the facade.

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

Loggias may be incorporated in frontages and should be encouraged over balconies. A limited number of balconies should be allowed on the facade. Balconies should be highlighted and should use wood, or its equivalent, either in screens or handrails.

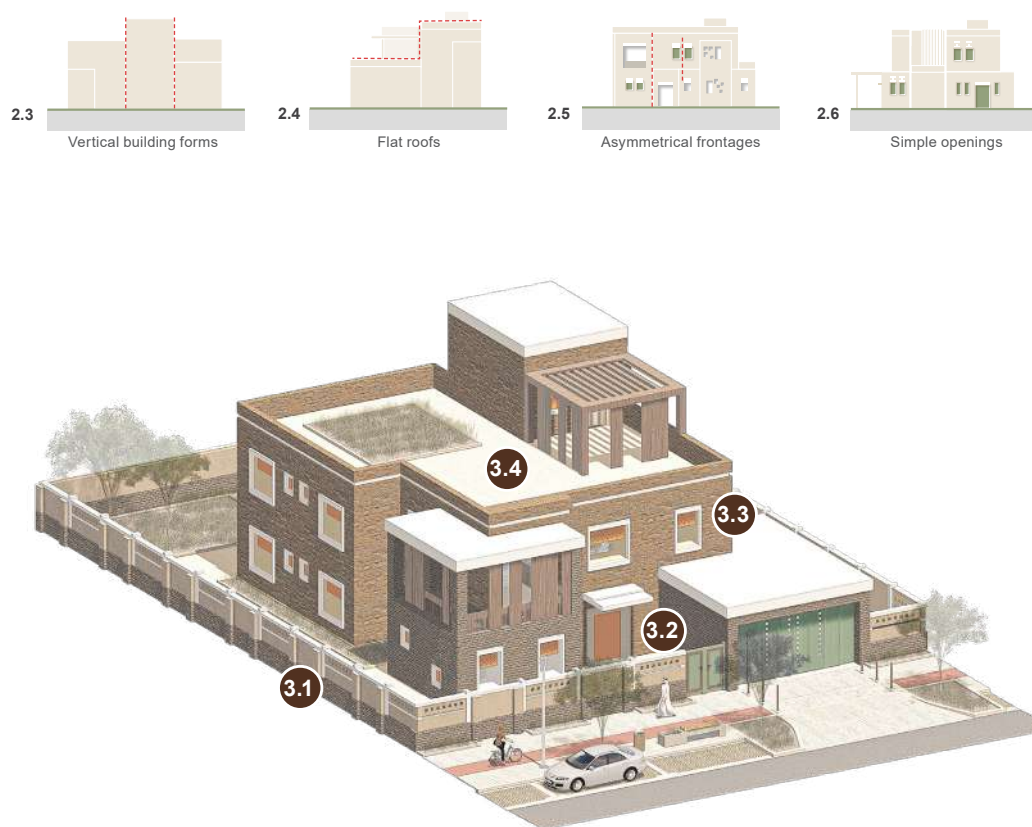
2.7 Grounded base

Building should have a solid base with recessed openings. Facades should express external solid walls that are grounded to the street level. Facade materials should be hard-wearing and robust.

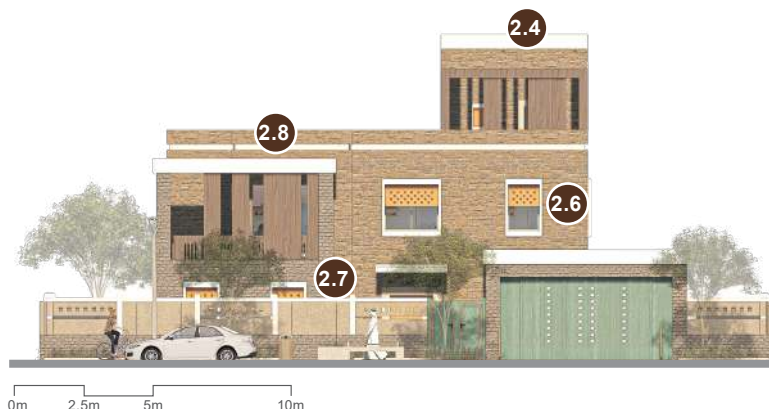
A distinct or delineated base should not be proposed, the base should flow through to the middle section. The lower section of the facade should have less window openings.

2.8 Articulated parapets and use of patterns

Parapets should be articulated using massing, opening variations, stepping, ornamentations to highlight the top part of the building.

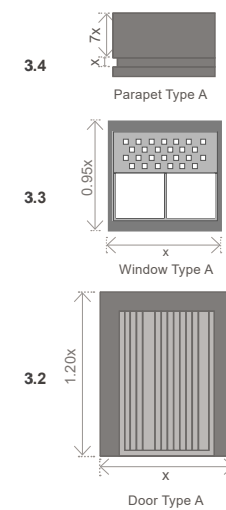


Axonometric view showcasing an example of the application of compositional rules for transitional style building



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

Generally, doors and entrances should have simple orthogonal geometries with width-to-height proportions of 1:1.5 - 1:2.3.

The main entrance should be highlighted with door surrounds. Door surrounds should be painted white and interpretations of traditional decorative motifs should be placed above the main entrance. Use of recessed stone panels to highlight the main entrance should be a feature.

3.3 Windows and openings

Windows should be square / rectangular shaped with relatively balanced proportions. Window openings should be highlighted with change in materiality and / or color, often as white or lighter colored surrounds that differ from the main facade. Opening surrounds should be recessed or projected from the main facade. Interpretations of traditional decorative motifs should be displayed above window openings.

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

3.4 Rooftop elements

Generally, parapets should be simple and integrated within the overall design of the facade. Articulated parapets should be used to highlight the top part of the building. Articulations may include pointed corners or stepped crenelations.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The general palette should be beige, brown, and white. 80% of the building's color palette should be composed of primary colors and 20% should be composed of accent colors.

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

At least 60% to 70% of the facade should be composed of one consistent material. The use of metal cladding and curtains walls should be limited to 10% of the total composition.

Wood, or similar material, should be used for elements in openings such as window frames, shutters and shading structures. At least 30% of the facade should use stone, or its equivalent, either 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. Patterns should be used in balanced proportions and should be inspired by traditional Al-Qatt Al-Asiri art form.

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 Vertical building forms

Building massing should adopt a vertical form. Building form may feature gently tapered walls with a maximum inclination of 5 degree. Tapered walls should be a special feature or highlight element only, and should not exceed 20% of the building form.

Forms should be compact with strong geometric shapes. 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 the entire height of the facade.

2.4 Flat roofs

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

2.5 Asymmetrical frontages

The overall form and facades should have an asymmetrical composition. Localized symmetry should be maintained in the placement, size, rhythm and patterns of openings. Openings should be arranged in a repetitive pattern to form horizontal and vertical alignments.

2.6 Simple openings

Openings should consist of medium sized windows of simple geometry. Small ventilation windows may be used to bring variety to the facade. Openings should have a maximum share of 50% of the overall facade's surface, according to their solar and wind exposure.

Loggias may be incorporated in frontages and should be encouraged over balconies. A limited number of balconies should be allowed on the facade. Balconies should be highlighted using simple orthogonal geometries and may include wood, or its equivalent.

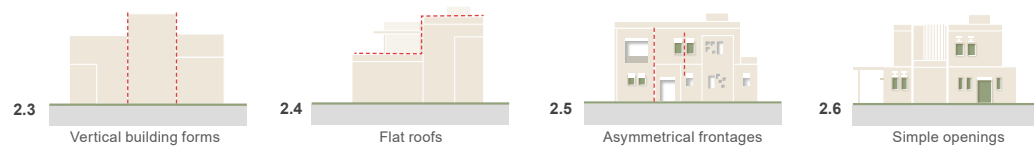
2.7 Grounded base

Building should have a solid base with recessed openings. Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street active frontages. Facade materials should be hard-wearing and robust.

A distinct or delineated base should not be proposed, the base should flow through to the middle section. The lower section of the facade should have less window openings.

2.8 Articulated parapets and use of patterns

Parapets should be articulated using massing, opening variations, stepping, ornamentalations to highlight the top part of the building.

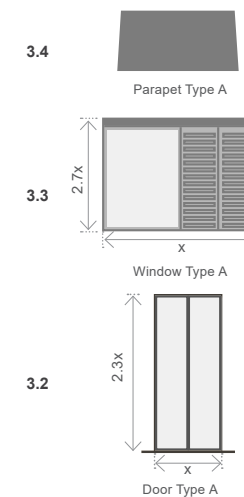


Axonometric view showcasing an example of the application of compositional rules for contemporary style building



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

Generally, doors and entrances should have simple orthogonal geometries with width-to-height proportions of 1:1.5 - 1:2.3.

The main entrance should be highlighted using simple orthogonal geometries and may include simple door surrounds. Use of recessed stone panels to highlight the main entrance should be a feature.

3.3 Windows and openings

Window openings should be highlighted using simplified detailing and accents such as simple window surrounds and abstract interpretations of traditional decorative motifs.

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

3.4 Rooftop elements

Generally, parapets should be simple and integrated within the overall design of the facade. Articulated parapets should be used to highlight the top part of the building.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

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

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

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

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

Wood, or similar material, should be used for elements in openings such as window frames, shutters and shading structures.

At least 10% of the facade should use stone, or its equivalent, to highlight the facade, or as an accent feature on doors and entrances.

5.0 Patterns

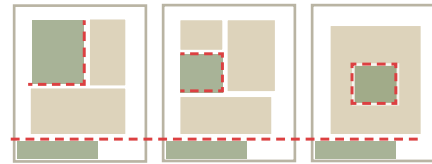
Typical colors and patterns should be used for decoration and highlights. Patterns should be no less than 10% and no more than 20% of the facade area.

Contemporary buildings should utilize abstractions of traditional art patterns.

2.0 Compositional Rules

The following guidelines provide compositional rules for building design with the Aseer Escarpment architectural character, specially adapted for single-family residential villa building types.

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



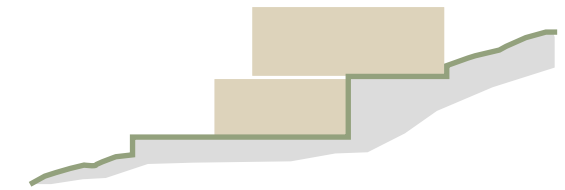
Spatially enclosed spaces and open space hierarchy

2.1 Townscape groupings

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

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

| To provide privacy and climate comfort.

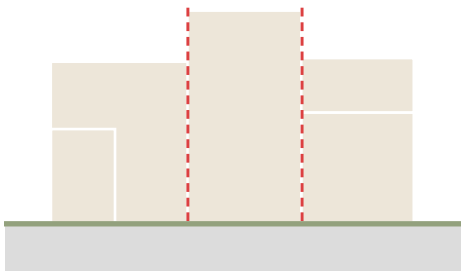


Built form respecting the natural terrain

2.2 Relationship to landscape

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

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



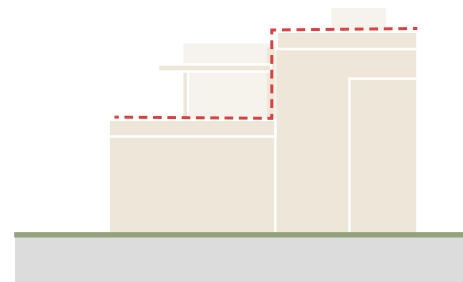
Vertical building forms

2.3 Vertical building forms

Buildings are typically defined by vertical proportions. New buildings should:

- 1 Adopt low-rise form, responding to the immediate context of the Aseer Escarpment and traditional patterns.
- 2 **(TR)** Have strong geometric shapes with occasionally inclined massing (maximum 5 degrees).
- 3 Have broken floor plates by means of full breaks and / or recesses to introduce variation and avoid large building massing.

| To retain the typical vertical form of traditional settlements.



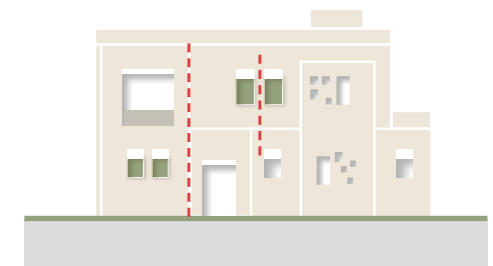
Stepping, rectilinear roofscape

2.4 Flat roofs

Roof and parapets contribute significantly to the character of the place. The design of new buildings should:

- 1 Have flat roofs with varied rooflines created with stepped conjoined units and varying heights.
- 2 **(TR)** Have articulated parapets, supporting privacy requirements and hiding rooftop equipments.
- 3 Always screen MEP equipment, utilities, delivery, refuse containers, and other types of utilities by parapets or by locating them underground / internalized.

| To maintain the traditional flat roof forms.



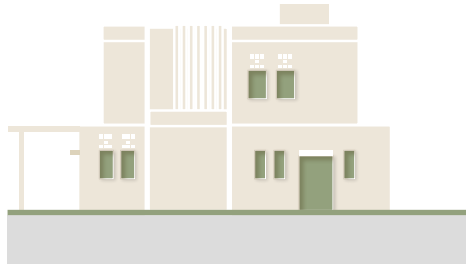
Localized symmetry in opening placement

2.5 Asymmetrical frontages

Frontages have an overall asymmetrical composition. New buildings should:

- 1 Maintain localized symmetry in the placement, size, rhythm and patterns of openings.
- 2 Ensure levels of hierarchy on the facade with axial alignments of window openings on different floors.
- 3 Feature a facade design that is integral to all public sides (i.e. with the same level of design quality and a consistent treatment).

| To observe simple asymmetry defining the traditional architecture.



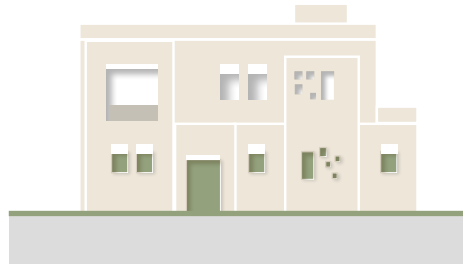
Openings with simple geometries

2.6 Simple openings

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

- 1 Provide medium sized window openings with simple square / rectangle shapes and relatively balanced proportions.
- 2 Allocate a maximum share of 30% to 50% of the overall facade surface for openings.
- 3 Include loggias instead of balconies to activate the facade.
- 4 **TR** Feature ornamentation and colors on windows and doorways, and use patterns over walls / screenings to reflect the use of art in the vernacular architecture.

| To observe the defensive yet aesthetic character and detail of the escarpment.



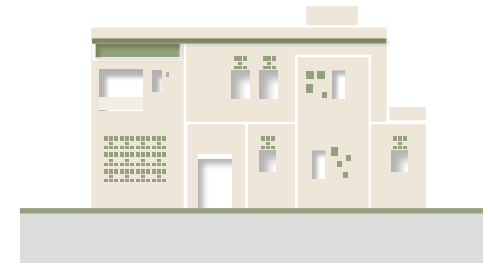
Solid base

2.7 Grounded base

A grounded base is dominant feature which characterizes vernacular design. New buildings should:

- 1 Have facades that express external solid walls that are grounded to the street level.
- 2 Have a ground floor facade treatment that fosters a high-quality interface between the building and the street.
- 3 Include hard-wearing and robust materials for the facade.

| To express the architectural intent and character of the escarpment.



Articulated and decorative features

2.8 Articulated parapets and use of patterns

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

- 1 Articulate the parapet using massing, opening variations, ornamentation to distinguish the top part of the building.
- 2 **TR** Have articulated parapets, with pointed corners or stepped crenelations.
- 3 Use patterns and art forms of Al-Qatt Al-Asiri in balanced proportions to highlight features and articulate primary frontages.

| To highlight the architectural character of Al-Qatt Al-Asiri art form while creating attractive facades.

Intentionally blank

Intentionally blank

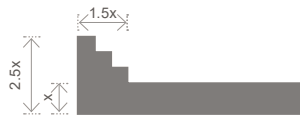
Intentionally blank

3.0 Traditional Elements

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



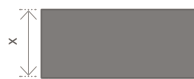
Top



Parapet Type A



Parapet Type B



Parapet Type C



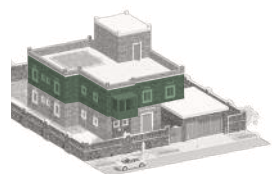
Parapet Type D



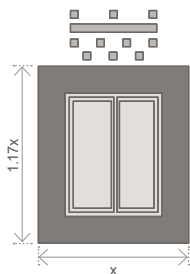
3.4 Rooftop elements

- 1 Have flat roofs and maintain a varied roofline with stepped conjoined building volumes of varying heights.
- 2 Feature articulated parapets, in stepped fashion, and horizontal 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.

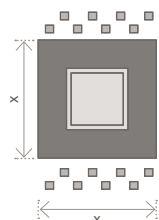
To create roofscapes which embrace the typical characteristics of the local area.



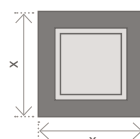
Middle



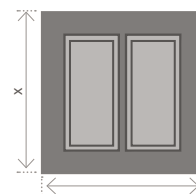
Window Type A



Window Type B



Window Type C



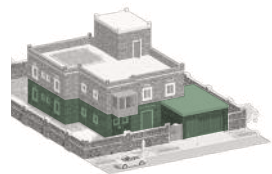
Window Type D



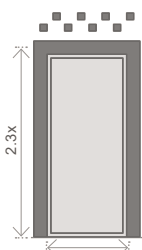
3.3 Windows and openings

- 1 Use simple geometries with square / rectangular windows.
- 2 Use recessed / punched openings.
- 3 Arrange openings in a regular pattern to be aligned with local symmetries.
- 4 Use occasional balconies, preferably on main facades.
- 5 Highlight window openings with window surrounds painted white. Traditional decorative motifs from Al-Qatt Al-Asiri art form should be displayed above window openings.

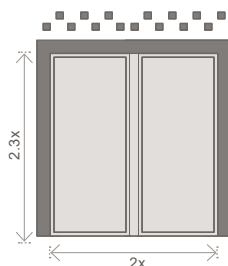
To observe the defensive yet aesthetic character and detail of the escarpment.



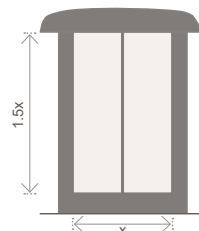
Base



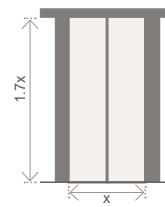
Door Type A



Door Type B



Door Type C



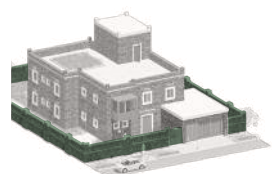
Door Type D



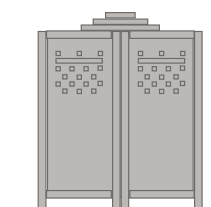
3.2 Doors and entrances

- 1 Clearly define primary entrances as part of a well-ordered street frontage with recessed openings.
- 2 Maintain a solid grounded base with simple orthogonal geometries for doors and entrances.
- 3 Highlight doors and entrances with door surrounds painted white. Traditional decorative motifs from Al-Qatt Al-Asiri art form should be displayed above doors and entrances.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

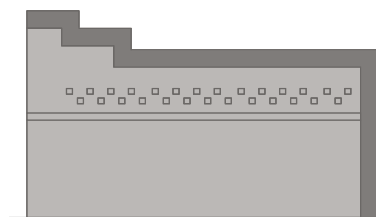
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene.



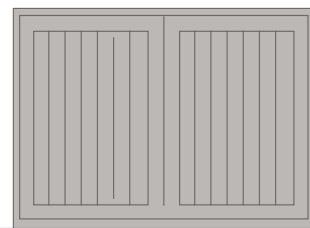
Other elements



Pedestrian Gate Type A



Perimeter Wall Type A



Parking Gate Type A



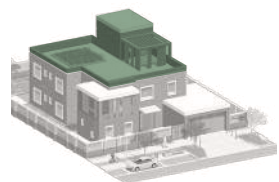
3.1 General details and considerations

- 1 Have an overall palette of light earth tone colors of beige, brown and white.
- 2 Incorporate traditional decorative patterns and motifs of local "Al-Qatt Al-Asiri" art as decorative patterns to highlight special elements such as windows, door shutters, and entrances.
- 3 Perimeter walls and fences, gates and portals should be designed to complement the overall villa design.
- 4 Perimeter wall and fence on the main frontage should have low to medium levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency. Main entrance within the perimeter wall should be highlighted.

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

3.0 Transitional Elements

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



Top



Parapet Type A



Parapet Type B



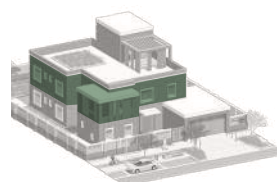
Parapet Type C



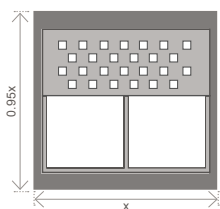
3.4 Rooftop elements

- 1 Have flat roofs and maintain a varied roofline with stepped conjoined building volumes of varying heights.
- 2 Have simple parapets integrated within the overall design of the facade. Articulated parapets should be used to highlight the top part of the building.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

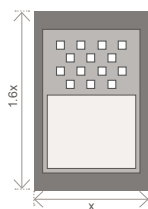
To create roofscapes which embrace the typical characteristics of the local area.



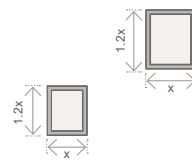
Middle



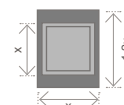
Window Type A



Window Type B



Window Type C



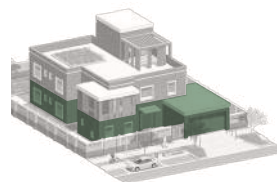
Window Type D



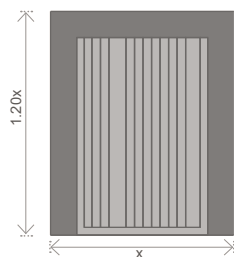
3.3 Windows and openings

- 1 Provide simple geometries with square / rectangular windows.
- 2 Provide recessed openings.
- 3 Arrange openings in a regular pattern to be aligned with local symmetries.
- 4 Highlight openings with ornamentation, painted frames and shutters and use of patterns over walls / screening.
- 5 Include interpretations of windows with articulated tops and projected balconies.

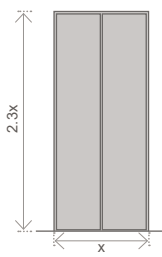
To observe simple asymmetry defining the traditional architecture.



Base



Door Type A



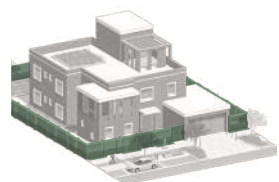
Door Type B



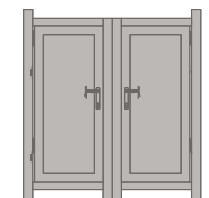
3.2 Doors and entrances

- 1 Primary entrances should be clearly defined as part of a well-ordered street frontage. Provide openings that are recessed into the building facade.
- 2 Maintain a solid grounded base with simple orthogonal geometries for doors and entrances.
- 3 Highlight door shutters and entrances with colors and interpretations of local art patterns from Al-Qatt Al-Asiri art form.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

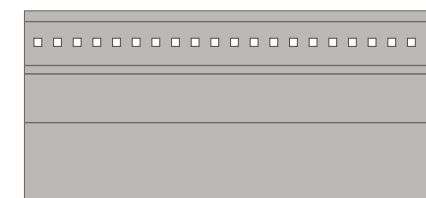
To create suitable thresholds within the base which is part of a well-ordered.



Other elements



Pedestrian Gate Type A



Perimeter Wall Type A



Parking Gate Type A



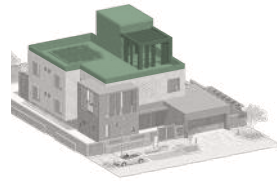
3.1 General details and considerations

- 1 Have an overall palette of light earth tone colors of beige, brown and white.
- 2 Incorporate interpretations of decorative patterns and motifs of local "Al-Qatt Al-Asiri" art as decorative patterns to highlight special elements such as windows, door shutters, and entrances.
- 3 Perimeter walls and fences, gates and portals should be designed to complement the overall villa design.
- 4 Perimeter wall and fence on the main frontage could have medium to high levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

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

3.0 Contemporary Elements

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



Top



Parapet Type A



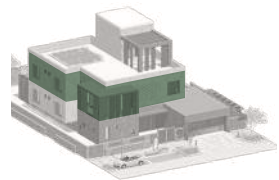
Parapet Type B



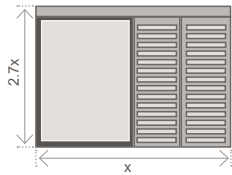
3.4 Rooftop elements

- 1 Have a flat roof displaying simple and articulated parapets with simplified detailing and accents.
- 2 Have rooftop terraces to activate the roof.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

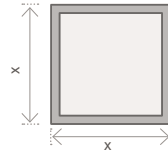
To create roofscapes which embrace the typical characteristics of the local area.



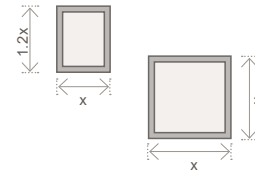
Middle



Window Type A



Window Type B



Window Type C



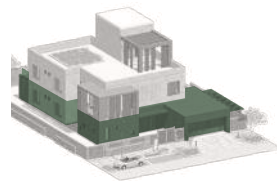
Window Type D



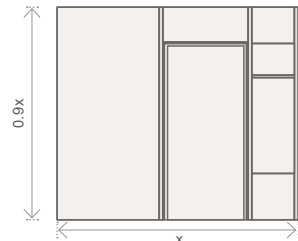
3.3 Windows and openings

- 1 Provide simple geometries with square / rectangular windows.
- 2 Provide recessed openings.
- 3 Arrange openings in a regular pattern to be aligned with local symmetries.
- 4 Highlight openings with ornamentation, painted frames and shutters and use of patterns over walls / screening.
- 5 Include interpretations of windows with articulated tops and projected balconies.

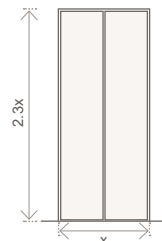
To observe simple asymmetry defining the traditional architecture.



Base



Door Type A



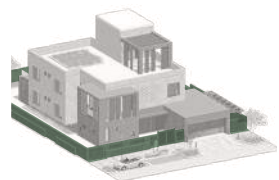
Door Type B



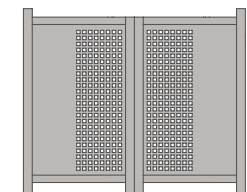
3.2 Doors and entrances

- 1 Primary entrances should be clearly defined as part of a well-ordered street frontage.
- 2 Maintain a solid grounded base with simple orthogonal geometries for doors and entrances. Openings should be recessed into the building facade.
- 3 Highlight door shutters and entrances with colors and abstractions of local art patterns from Al-Qatt Al-Asiri art form.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

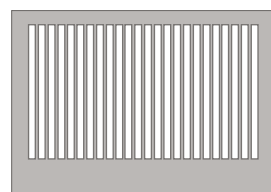
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene.



Other elements



Pedestrian Gate Type A



Perimeter Wall Type A



Parking Gate Type A



3.1 General details and considerations

- 1 Have an overall palette of light earth tone colors of beige, brown and white.
- 2 Incorporate abstracted decorative patterns and motifs of local "Al-Qatt Al-Asiri" art as decorative patterns to highlight special elements such as windows, door shutters, and entrances.
- 3 Perimeter walls and fences, gates and portals should be designed to complement the overall villa design.
- 4 Perimeter wall and fence on the main frontage could have medium to high levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

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

4.0 Colors and Materials

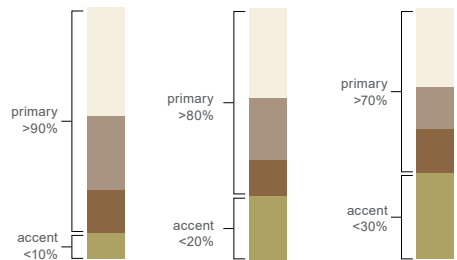
4.1 Colors

The color palette of the Aseer Escarpment is closely linked to traditional building materials such as stone, wood and off-white render with highlights of bright colors taken from the traditional arts and crafts.

- 1 **TR** Generally, one consistent color and material should be used for facades, particularly stone, or its equivalent, and darker tones of primary colors.
- 2 Generally, use natural colors and finishes for the main body of the building with occasional use of brighter colors for accents on specific elements.
- 3 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%
- 4 Avoid using brightly colored, mirror-like reflective glass for windows that does not harmonize with the local environment and character.
- 5 Accent colors should draw inspiration from the proposed color palette and may also include colors found in the traditional Al-Qatt Al-Asiri art form.

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

Approximate color proportions



TR Traditional **TN** Transitional **C** Contemporary

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 9016	RAL 6019
RAL 9001	RAL 6021
RAL 1014	RAL 1002
RAL 1019	RAL 1024
RAL 7008	RAL 6025
RAL 1036	RAL 6009
	RAL 8014
	RAL 3020
	RAL 2000
	RAL 1021
	RAL 6018
	RAL 5010

Primary colors

Accent colors



Local stone



Coral stone cladding Soapstone cladding Stone cladding



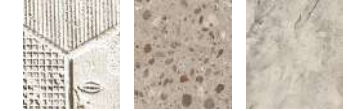
Rammed earth



Adobe Mud bricks Compressed bricks



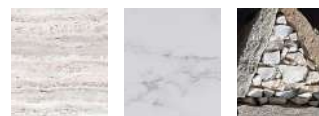
Plaster



Plaster Terrazzo Concrete finish



Stone patterns



Travertine Marble Quartz



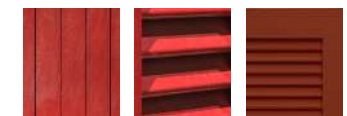
Wood



Timber Stainless steel Aluminum



Window shutters



Wooden panels Wood finish powder coating PVC

4.2 Materials

This palette summarizes the prevalent materials found in the architecture of the Aseer Escarpment.

- 1 **TR** The six large images reflect materials used in traditional architecture; new traditional style buildings should employ these materials as faithfully as possible. At least 80% of the facade should be composed of one consistent material.
- 2 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.

- 3 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.
- 4 Local and sustainable sourced materials shall be preferred.
 - To create buildings in harmony with the surrounding landscape and architectural character.
 - To enhance architectural character through the support of local craftsmanship.
 - To create buildings with tactile and visual richness.
 - To respond to the landscape and architectural character.

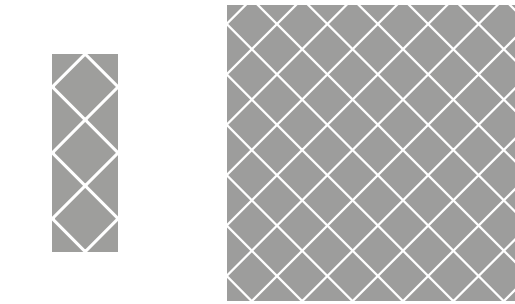
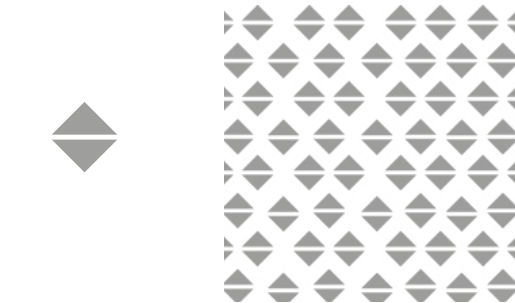
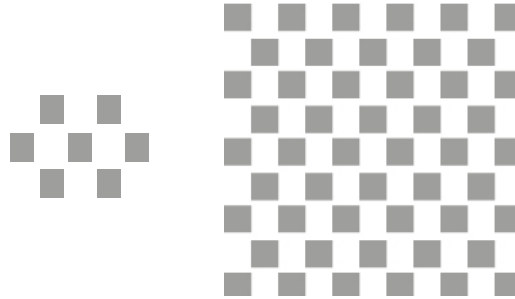
5.0 Patterns

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

5.1 Patterns

New buildings should:

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



Patterns

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

To encourage contextually sensitive contemporary design.



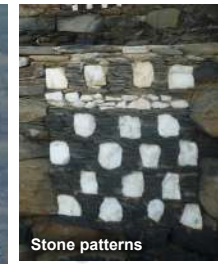
Stone patterns



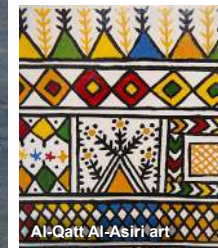
Patterns on wooden shutters



Decorative patterns



Stone patterns



Al-Qatt Al-Asiri art



Al-Qatt Al-Asiri art



Colors and patterns on wooden shutters



Stone patterns



Colored wooden shutters

Traditional patterns present in the Aseer Escarpment

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

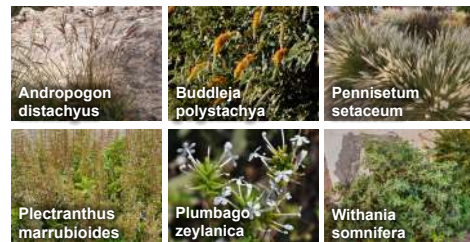
For parking area within the private property ownership:

- 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.



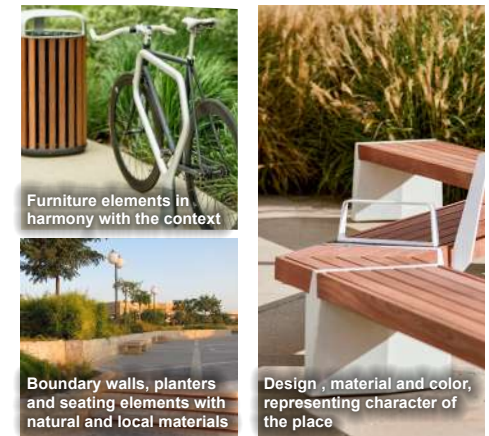
6.5 Signage

- 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 create visual pollution and hostile environments.

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



7.1 Inappropriate materials

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



7.2 Non-contextual colors

- 1 Do not use non-contextual bright and artificial colors that detract from the natural landscape and local architecture of the Aseer Escarpment.
- 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 architecture 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.



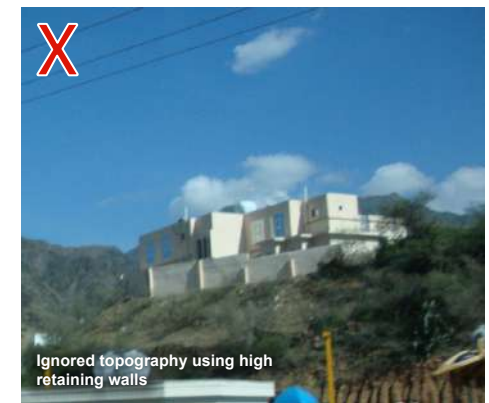
7.5 Projecting and shading elements

- 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 roof top 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 visual pollution.



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

1 Parapets interpreted from traditional architecture



2 Window openings highlighted with white surrounds and decorative overheads



3 Contextual decorative patterns



4 Articulated perimeter walls and entrance gates



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's massing is characterized by rectangular volumes. Facades have strong vertical organization with localized symmetries and alignments between upper and lower floor windows.

Square or rectangular shaped windows are recessed from the main facade and highlighted

using white or lighter colored surrounds, complemented by colorful wooden shutters and white painted decorative motifs overheads.

The roof features parapets with stepped crenelations painted white.

The building occasionally features projecting wooden balconies.

Stone, or its equivalent, is the primary material, with wood, or similar materials, used for windows, shutters and entrances.

Patterns and accent colors from traditional architecture and art are used to highlight architectural elements throughout.

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



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

1 Parapets interpreted from traditional architecture



2 Opening proportions and style interpreted from traditional built form



3 Projecting wooden balconies



4 Articulated perimeter walls and entrance gates



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 volumes with simple orthogonal punched openings, flat roofs with articulated parapets and projecting balconies. Roof parapets feature stepped articulation and crenelations.

Building facades have strong vertical organization with localized symmetries and alignments between upper and lower floor windows.

Window openings are set equally apart and highlighted using white surrounds, colored timber shutters and overhead white painted geometric pattern, a distinct feature of the Aseer Escarpment. Building features occasional projecting balconies.

Materials used for buildings feature stone, or its equivalent, as a primary building material. Patterns

and accent colors from traditional architecture and art are used to highlight openings, shutters and entrance gates.

Perimeter walls are integral to the overall design of the building and are articulated using stone or its equivalent finish, stepped parapets and traditional patterns. Garage is incorporated within the overall building massing.



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

1 Simple highlighted parapet



2 Window openings emphasized by a white frame, with an overhead panel adorned by patterns inspired by traditional art



3 Screened balcony integrated into the volume



4 Articulated perimeter wall featuring materials, colors, and patterns consistent with those of the building



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 exhibits a simple rectangular form defined by facades with strong vertical emphasis. Regularly spaced, rectangular windows, flat roofs featuring articulated parapets and occasional projecting balconies contribute to this verticality.

Window openings are evenly distributed and arranged in a repetitive manner to form localized symmetries, and horizontal and vertical alignments. White frames and timber shutters accentuate window openings, while overhead panels incorporate geometric patterns reminiscent of the Aseer Escarpment.

Traditional balconies have been reinterpreted as enclosed spaces with wooden shutters.

A stone-like finish, or its equivalent, predominates the exterior, complemented by patterns inspired by traditional architecture on walls, windows, and doors.

Accent colors drawn from the traditional palette are used for shutters and entrances.

Perimeter walls echo the building's design in materials, colors, and traditional art-inspired patterns. The garage is seamlessly integrated into the overall building mass.



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

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 volumes with simple orthogonal punched openings, flat roofs, articulated parapets and projecting balconies. Roof parapets feature stepped articulation and crenellations.

Building facades have strong vertical organization with localized symmetries and alignments between upper and lower floor windows.

Window openings are set equally apart and highlighted using white surrounds, timber shutters and overhead panels with geometric pattern, a distinct feature of the Aseer Escarpment. Balconies are screened using wooden shutters interpreting the traditional balconies.

Materials used for buildings feature stone finish, or its equivalent, as a primary building material. Patterns inspired from traditional architecture are used to highlight walls, windows and doors. Accent colors from traditional architecture are used for opening shutters and entrance gates.

Perimeter walls are integral to the overall design of the building and are articulated using patterns inspired from traditional art. Garage is incorporated within the overall building massing.

1 Simple highlighted parapets



2 Opening proportions and style interpreted from traditional built form



3 Screened balconies integrated in volume



4 Articulated perimeter walls





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

1 Articulated parapet



2 Rectangular window openings highlighted with decorative shutters



3 Screened balconies using abstract interpretations of traditional patterns



4 Articulated perimeter wall featuring materials, colors, and patterns consistent with those of the building



8.0 Contemporary Small Residential Villa Worked Example

The form and style of contemporary buildings should distill the essential qualities and values of vernacular architecture in a new contemporary expression and address the needs of contemporary living, reflect the changes in construction and availability of skills and materials, yet respect and celebrate the local natural character and traditions.

The building is characterized by rectangular volumes, simple orthogonal openings, flat roofs with articulated parapets and occasional projecting balconies.

Facades feature evenly spaced window openings, framed with shutters decorated with abstract interpretations of traditional patterns.

Parapets are accentuated with indentations and projections. Balconies are integrated into the building form and screened with decorative shutters, reimagining those found in traditional architecture.

The primary building materials are a stone-like finish, or its equivalent, and plaster.

Accent colors are drawn from traditional palettes and used for shutters and entrances.

Perimeter walls complement the building's design with similar materials, colors, and traditional art-inspired patterns.

The garage is seamlessly integrated into the overall building mass.



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

1 Simple highlighted parapets



2 Opening proportions interpreted from traditional built form



3 Loggias and balconies screened using traditional patterns



4 Articulated perimeter walls



8.0 Contemporary Large Residential Villa Worked Example

The form and style of contemporary buildings should distill the essential qualities and values of vernacular architecture in a new contemporary expression and address the needs of contemporary living, reflect the changes in construction and availability of skills and materials, yet respect and celebrate the local natural character and traditions.

Building massing features rectangular volumes with simple orthogonal punched openings, flat roofs, and occasional projecting balconies. Roofs feature simple highlighted parapets.

Building facades have strong vertical organization with localized symmetries. Window openings display variation in sizes, and are highlighted using timber shutters. Balconies are screened using wooden shutters interpreting the traditional balconies.

Materials used for buildings feature stone finish, or its equivalent, as a primary building material.

Patterns abstracted from traditional architecture are used to highlight walls, windows and doors.

Accent colors from traditional architecture are used for opening shutters and entrance gates.

Perimeter walls are integral to the overall design of the building and are articulated using patterns inspired from traditional art.

Garage is incorporated within the overall building massing.