

# Hejazi Coast

## Architectural Design Guidelines



## Application Handbook - Residential Villas





Hejazi Coast Architectural Character Area



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# Application Handbook - Residential Villas

## Hejazi Coast - Architectural Design Guidelines



## I Introduction

The purpose of this document is to guide designers and builders of single family residential villas in applying the architectural character of Hejazi Coast to their projects.

The architectural character of the Hejazi Coast has been strongly determined by the sea, from the combined influences of trade, pilgrimage that have resulted in a rich architectural inheritance for the character area. The intermingling of ideas, materials and craftsmanship from places near and far have created a distinct and highly celebrated Hejazi character.

Features of traditional Hejazi architecture include the use of coral stone, white rendered walls and horizontal timber elements. Most importantly the window screens and roshans within the compact streets of Hejazi settlements were an opportunity for craftsmanship of the highest order. Providing ventilation and views out while protecting privacy for inhabitants, these screens were simultaneously functional and beautiful, the hallmark of Hejazi character. As a distinctly urban type, the architectural character of Hejazi Coast will require

careful synthesis in its application to residential villa buildings.

This handbook is a supplement to the Hejazi 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 Hejazi Coast

## II Residential Villas

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

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

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

These conditions make villas different from the historical building types that are the source of architectural 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 the Hejazi Coast.

**This handbook implements the Hejazi Coast 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 Hejazi 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 following 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:

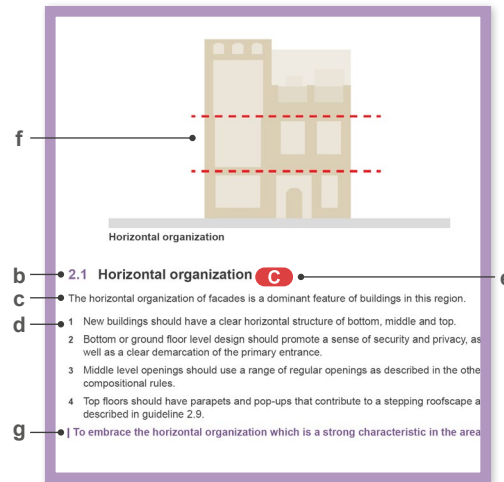
**TR** Mandatory for Traditional style

**TN** Mandatory for Transitional style

**C** Mandatory for Contemporary style

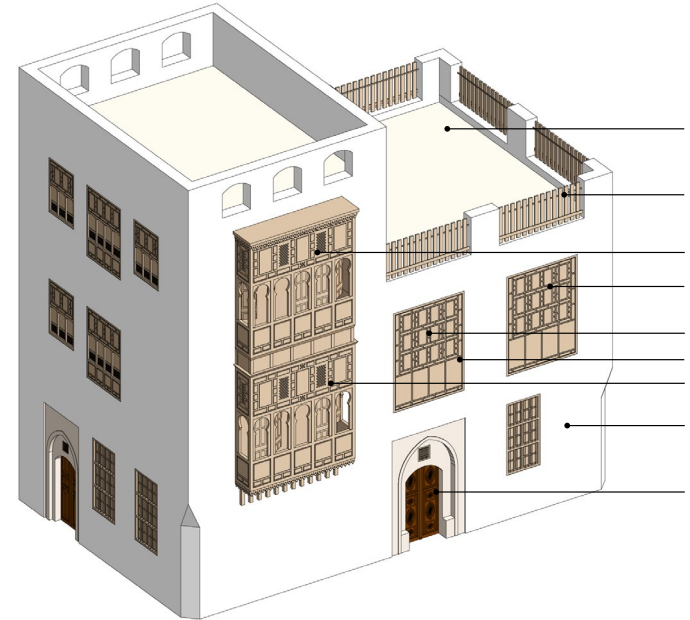
- 5 Guidelines are organized according to the following parts:

- 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 Hejazi Coast Architectural Design Guidelines and is labeled to indicate the summarized key features of the Hejazi Coast architectural character.



#### Key features:

- 1 Rectilinear outward looking building forms with varied roof profiles.
- 2 Coral stone walls with mainly vertical openings, shaded by timber elements and shutters.
- 3 Projecting roshans at ground or upper levels, single or stacked.
- 4 Horizontal alignments of openings with localized vertical symmetries of great variety.
- 5 White and off-white walls with complimentary timber tones.
- 6 Entrances with a variety of straight and arch topped openings set in coral stone recesses.
- 7 Vertical window proportions predominantly flat-topped but also arched.
- 8 High parapets enclosing roof terraces with regular pillars, decorative screens, openings and castellations.
- 9 Intricate geometric patterns in timber screens, around entrances and on wall panels.



#### 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 character 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 to residential villas are shown on this page.

## COMPOSITIONAL RULES

### 2.1 Horizontal organization

Have a clear horizontal structure divided into bottom, middle and top. Express these layers through the articulation of different elements in each band on the facades.

### 2.2 Localized symmetry

The overall building form should be arranged asymmetrically. However, roshans, windows, and doorways should be arranged in groups to form local symmetries within the groupings. Generally openings should relate to the interior room uses. Strict, large, homogeneous grids should be avoided.

### 2.3 Framed facades

Facades should be frame like and solidly constructed, allowing for generous, regularly proportioned openings. These openings should respect the buildings internal organization of space.

On the front facade the percentage of facade surface occupied by openings should not exceed 50% and should not exceed 30 % on the side facades. Side facades should be subordinate to front facades, with predominantly smaller/narrower windows and screens.

### 2.4 Projecting elements

The use of a double-story roshan is encouraged on the front facade. These should be functional, well proportioned and at a sympathetic scale to the facade. They should project a minimum of 0.8m from the wall.

### 2.9 Stepping roofscape

All facades should have an overall asymmetric composition. The parapet line and roof silhouette must be flat and rectangular, accommodating stepping in heights of the different parts. Some taller elements may accommodate habitable rooms or be expressed as taller parapets which may, for example, screen utility areas.

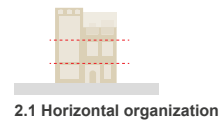
Rooflines should be stepped at least once on each facade.

## TRADITIONAL ELEMENTS

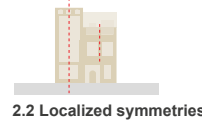
### 3.1 Doors and entrances

Primary entrance doors to villas should be clearly identifiable, framed with special articulation and ornamentation. The doorway may also be set within a wall recess with arched tops and clerestory vents.

Entrances in boundary walls should be considered also (see 3.4).



2.1 Horizontal organization



2.2 Localized symmetries



2.3 Framed facades



2.4 Projecting elements

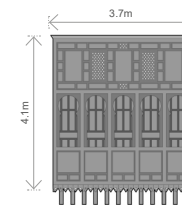


Traditional residential villa axonometric

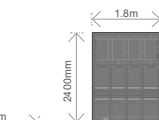


Traditional residential villa front elevation

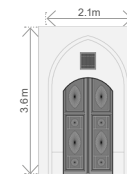
Key Traditional architectural features



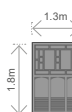
3.2 Roshan



3.2 Windows



3.1 Entrance door



3.2 Windows

## 3.2 Windows and openings

Windows on the main facade must have at least 3 levels of hierarchy (typically comprised of roshan, large flush rectangular screened window and small flush rectangular screened window).

Ornate shutters, panels and frames employing traditional craftsmanship and materials where feasible should be used. They should generally be flush with the outer surface of the exterior wall. Contemporary glazing can be inset behind the traditional elements.

General proportions of windows are from 1:1 to 1:3 (width:height). to upright. Do not use long horizontal strip windows.

Avoid locating windows directly across from existing windows on neighboring buildings.

## 3.3 Rooftop elements and parapets

Where roofs are accessible for outdoor amenity parapets should be high enough to ensure privacy. Parapets may have arched openings, timber pickets or infill screens.

Outdoor amenity can be provided by using outdoor rooftop terraces with appropriate shading. Privacy and safety should be maintained by tall parapets, screens and enclosed rooftop rooms.

## 3.4 Other elements

The design of the boundary walls and entrances in it should be complementary to the villa design. Gates should be folding or hinged and follow traditional timber craftsmanship.

Arches may be used to articulate openings in doorways, roshans, windows, and parapet openings. Refer to table of arch types and wall openings in the Hejazi Coast AIG for information about arch types.

## COLORS, MATERIALS AND PATTERNS

### 4.1 Colors

Use natural colors and finishes for the main body of the building with occasional use of brighter colors for accents on specific elements.

Accent colors should not comprise more than a maximum of 20% of the facade area.

### 4.2 Materials

Where visible and of significant contribution to architectural character, consider the use of traditional materials or their equivalent. For example, rendered or coral stone recessed door surrounds and timber roshans and screens. Where possible, also source materials locally..

## 5.0 Patterns

Reference local sources and use them as the basis for the creation of new patterns.

Provide opportunity for traditional craft revival and evolve traditional patterns in the production of new patterns.

Use patterns that are sympathetic and complimentary to their surroundings and context e.g. geometric patterns and abstracted floral patterns.

## 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 to residential villas are shown on this page.

### COMPOSITIONAL RULES

#### 2.1 Horizontal organization

Have a clear horizontal structure divided into bottom, middle and top. Express these layers through the articulation of different elements in each band on the facades.

#### 2.2 Localized symmetry

The overall building form should be arranged asymmetrically. However, roshans, windows, and doorways should be arranged in groups to form local symmetries within the groupings. Generally openings should relate to the interior room uses. Strict, large, homogeneous grids should be avoided.

#### 2.3 Framed facades

Facades should be frame like and solidly constructed, allowing for generous, regularly proportioned openings. These openings should respect the buildings internal organization of space.

On the front facade the percentage of facade surface occupied by openings should not exceed 50% and should not exceed 30 % on the side facades. Side facades should be subordinate to front facades, with predominantly smaller/narrower windows and screens.

#### 2.4 Projecting elements

The use of a double-story roshan is encouraged on the front facade. These should be functional, well proportioned and at a sympathetic scale to the facade. They should project a minimum of 0.8m from the wall.

#### 2.9 Stepping roofscape

All facades should have an overall asymmetric composition. The parapet line and roof silhouette must be flat and rectangular, accommodating stepping in heights of the different parts. Some taller elements may accommodate habitable rooms or be expressed as taller parapets which may, for example screen utility areas.

Rooflines should be stepped at least once on each facade.

### TRANSITIONAL ELEMENTS

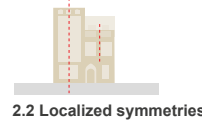
#### 3.1 Doors and entrances

Primary entrance doors to villas should be clearly identifiable, framed with special articulation and ornamentation. The doorway may also be set within a wall recess with arched tops and clerestory vents.

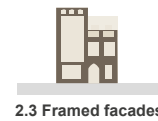
Entrances in boundary walls should be considered also (see 3.4).



2.1 Horizontal organization



2.2 Localized symmetries



2.3 Framed facades



2.4 Projecting elements

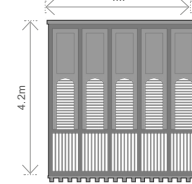


Transitional residential villa axonometric

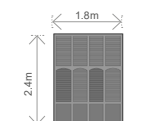


Transitional residential villa front elevation

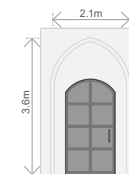
Key Transitional architectural features



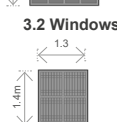
3.2 Roshan



3.2 Windows



3.1 Entrance door



3.2 Windows

### 3.2 Windows and openings

Windows on the main facade must have at least 3 levels of hierarchy (typically comprised of roshan, large flush rectangular screened window and small flush rectangular screened window).

Simplified shutters, panels and frames inspired by traditional craftsmanship and materials should be used. They should generally be flush with the outer surface of the exterior wall. Glazing can be integrated with or recessed behind the screen elements.

General proportions of windows are from 1:1 to 1:3 (width:height), to upright. Do not use long horizontal strip windows.

Avoid locating windows directly across from existing windows on neighboring buildings.

### 3.3 Rooftop elements

Where roofs are accessible for outdoor amenity parapets should be high enough to ensure privacy. Parapets may have opening shapes or elements inspired by traditional openings, pickets or screens.

Outdoor amenity can be provided by using outdoor rooftop terraces with appropriate shading. Privacy and safety should be maintained by tall parapets, screens and enclosed rooftop rooms.

### 3.4 Other elements

The design of the boundary walls and entrances in it should be complementary to the villa design. Gates should be folding or hinged and follow traditional timber craftsmanship.

Arches may be used to articulate openings in doorways, roshans, windows, and parapet openings. Refer to table of arch types and wall openings in the Hejazi Coast AIG for information about arch types.

### COLORS, MATERIALS AND PATTERNS

#### 4.1 Colors

Use natural colors and finishes for the main body of the building with occasional use of brighter colors for accents on specific elements. Refer to Section 4 of this handbook

Accent colors should not comprise more than a maximum of 25% of the facade area.

#### 4.2 Materials

Use materials that are inspired by tradition, such as wood, render and coral stone. Substitutions can be used as long as they closely resemble the original material in terms of the texture, color and appearance. Source locally where possible.

### 5.0 Patterns

Reference local sources and use them as an inspiration for the creation of new patterns.

Provide opportunity for traditional craft revival and evolve traditional patterns in the production of new patterns.

Use patterns that are sympathetic and complimentary to their surroundings and context e.g. geometric patterns and abstracted floral patterns.

## 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 to residential villas are shown on this page.

### COMPOSITIONAL RULES

#### 2.1 Horizontal organization

Have a clear horizontal structure divided into bottom, middle and top. Express these layers through the articulation of different elements in each band on the facades.

#### 2.2 Localized symmetry

The overall building form should be arranged asymmetrically. However, roshans, windows, and doorways should be arranged in groups to form local symmetries within the groupings. Generally openings should relate to the interior room uses. Strict, large, homogeneous grids should be avoided.

#### 2.3 Framed facades

Facades should be frame-like and solidly constructed, allowing for generous, regularly proportioned openings. These openings should respect the buildings internal organization of space.

On the front facade the percentage of facade surface occupied by openings should not exceed 50% and should not exceed 30% on the side facades. Side facades should be subordinate to front facades, with predominantly smaller/narrower windows and screens.

#### 2.4 Projecting elements

The use of a double-story projecting screened bay-window, or balcony is encouraged on the front facade. These should be functional, well proportioned and at a sympathetic scale to the facade. They should project a minimum of 0.8m from the wall.

#### 2.9 Stepping roofscape

All facades should have an overall asymmetric composition. The parapet line and roof silhouette must be flat and rectangular, accommodating stepping in heights of the different parts. Some taller elements may accommodate habitable rooms or be expressed as taller parapets which may, for example screen utility areas.

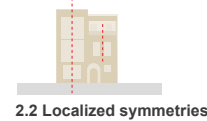
Rooflines should be stepped at least once on each facade.

### CONTEMPORARY ELEMENTS

#### 3.1 Doors and entrances

Primary entrances should be clearly identifiable, framed with special articulation. The doorway may also be set within a wall recess with design articulation such as a special pattern or material.

Entrances in boundary walls should be considered also (see 3.4)

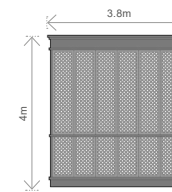


Contemporary residential villa axonometric

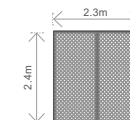


Contemporary residential villa front elevation

Key Contemporary architectural features



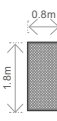
3.2 Roshan



3.2 Windows



3.1 Entrance door



3.2 Windows

### 3.2 Windows and openings

Windows on the main facade must have some variety. Projecting screened types, flat screened types or smaller windows are encouraged.

Shutters, panels and frames that are an abstract interpretation of traditional craftsmanship and materials should be used. They should generally be flush with the outer surface of the exterior wall unless they form part of a projecting element. Glazing can be integrated with or recessed behind the screen elements.

General proportions of windows are from 1:1 to 1:3 (width:height). to upright. Do not use long horizontal strip windows.

Avoid locating windows directly across from existing windows on neighboring buildings.

### 3.3 Rooftop elements

Where roofs are accessible for outdoor amenity parapets should be high enough to ensure safety. Parapets may have opening shapes or elements inspired by traditional parapet details.

Outdoor amenity can be provided by using outdoor rooftop terraces with appropriate shading. Privacy and safety should be maintained by tall parapets, screens and enclosed rooftop rooms.

Contemporary pergolas can be installed at upper levels to provide shading and privacy for usable rooftop spaces or terraces. They should not rise higher than the roof parapet line.

### 3.4 Other elements

The design of the boundary walls and entrances in it should be complementary to the villa design. Gates should be folding or hinged and follow traditional timber craftsmanship.

Arches should be used minimally in contemporary buildings. However, round arched doors can be used.

### COLORS, MATERIALS AND PATTERNS

#### 4.1 Colors

Use natural colors and finishes for the main body of the building with occasional use of brighter colors for accents on specific elements.

Accent colors should not comprise more than a maximum of 30% of the facade area.

#### 4.2 Materials

Materials can have an abstract connection with traditional materials such as coral stone and wood; they may be selected for similar texture, tone, or color. Source locally where possible.

### 5.0 Patterns

Reference local sources and use them as an abstract base for the creation of new patterns.

Where possible, evolve traditional methods in the production of new patterns.

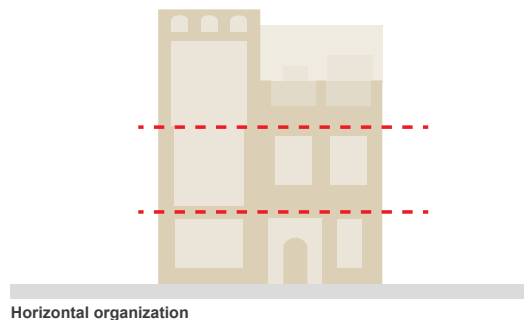
Use patterns that are sympathetic and complimentary to their surroundings and context e.g. geometric patterns and abstracted floral patterns.



## 2.0 Compositional Rules

The following guidelines provide compositional rules for building design with the Hejazi 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.



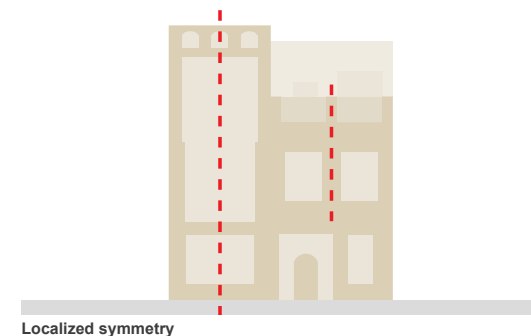
Horizontal organization

### 2.1 Horizontal organization

The horizontal organization of facades is a dominant feature of buildings in this character area.

- 1 New buildings should have a clear horizontal structure of bottom, middle and top.
- 2 Bottom or ground floor level design should promote a sense of security and privacy, as well as a clear demarcation of the primary entrance.
- 3 Middle level openings should use a range of regular openings as described in the other compositional rules.
- 4 Top floors should have parapets that contribute to a stepping roofscape as described in guideline 2.9.

**| To embrace the horizontal organization which is a strong characteristic in the area.**



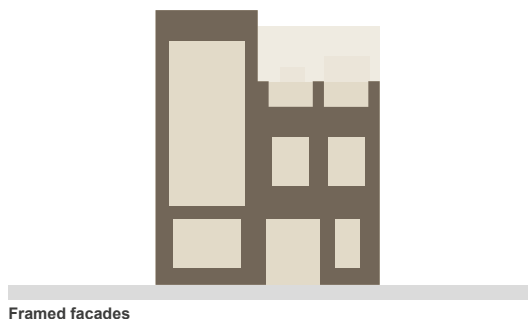
Localized symmetry

### 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 relaxed character in the facade design.**



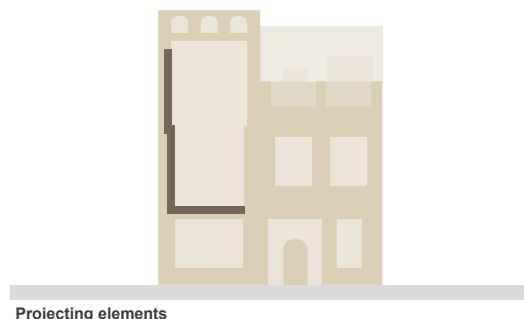
Framed facades

### 2.3 Framed facades

Frame-like walls with large openings in the form of windows and doors. New buildings should:

- 1 Be of solid construction and present load bearing facades.
- 2 Have generous openings of regular proportions and ratios.
- 3 Respect the internal organization and hierarchy of spaces within.
- 4 The wall generally should be of a continuous material finish from parapet to ground floor, in an off-white primary color.

**| To ensure the balance of solidity and frame-like character of the regional architecture is reflected in new architectural forms**



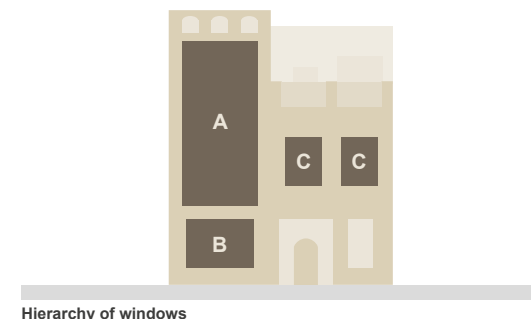
Projecting elements

### 2.4 Projecting elements

Roshan design is a key feature in buildings across Hejazi Coast. New buildings should:

- 1 Provide at least one roshan type element on the primary facade. On taller villas consider the use of double-story roshan.
- 2 Contrast the projecting elements with flush or recessed screens in smaller secondary openings on facades.
- 3  Roshans should be functional and useful, proportioned carefully and be at a sympathetic scale.

**| To give rich textural layers to the buildings, in harmony with the local vernacular**



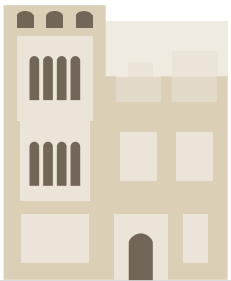
Hierarchy of windows

### 2.5 Hierarchy of windows

Building facades of the Hejazi coast feature a distinctive arrangement of windows. New buildings should:

- 1 Windows, doors, and openings should generally be of upright, vertical proportions.
- 2 Have facades that feature at least three levels of window hierarchy: Large, medium, and small.
- 3 Window sizes should be appropriate for the room uses behind them.

**| To establish a distinct hierarchy of windows on facades.**



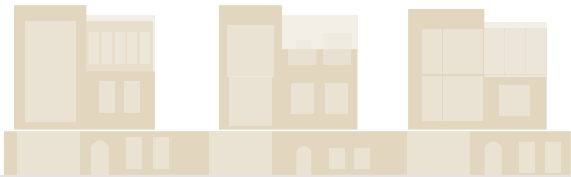
Arched openings

2.6 Arched openings

Arches are incorporated into significant elements such as main entrance doors, window heads and decorative screens. New buildings should:

- 1 Utilize arches, particularly for entrance doors and roshans.
- 2 Balance the use of arches with simpler flat topped openings to avoid overuse.

| To provide familiar motifs to openings, characteristic of the character area



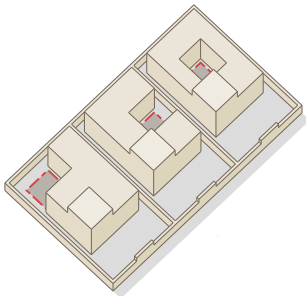
Continuous streetwalls

2.7 Continuous streetwalls

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

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

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



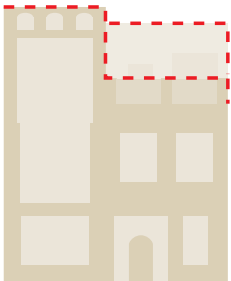
Courtyards and lightwells

2.8 Courtyards and lightwells

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

- 1 Should be of useful dimensions for outdoor amenity.
- 2 Should 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.



Stepping roofscape

2.9 Stepping roofscape

Traditionally, rooftops provided simple terraces, enclosed by tall parapets and rooftop rooms. New buildings should:

- 1 Offer accommodation in the form of rooftop rooms, often on corners.
- 2 Be protected by tall parapets, screens and/or enclosed rooftop elements.
- 3 Provide a generally rectilinear roofline.

| To respond to the varied roofline and for the use of the roof

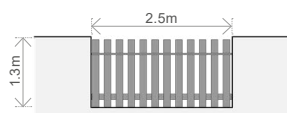
intentionally blank

## 3.0 Traditional Elements

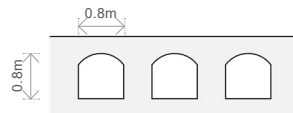
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



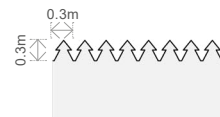
Top



Parapet with integrated balustrade



Parapet with openings



Parapet with carved top



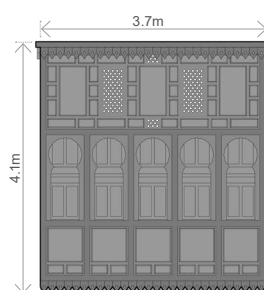
### 3.3 Rooftop elements

- 1 Rooftops should include habitable roof spaces, ranging from simple massing with terraces to elaborate al mabeet roof-top rooms.
- 2 Roof spaces should typically be protected by high walls of around 2m, sometimes with timber infill screens. Lower parapets of 0.8m can be used for service access.
- 3 Stepping up at corners of buildings is encouraged.
- 4 Parapets should be flush with the elevation below. Parapets can be flat, or incorporate decorative elements such as timber 'palisade' fencing, arch-topped openings or carved 'denticulated' tops.

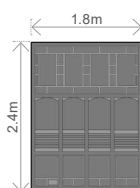
**To contribute to the rooftop character of Hejazi Coast settlements.**



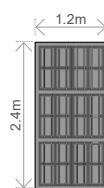
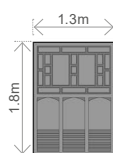
Middle



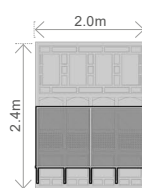
Roshan



Windows



Terrace door



Balcony window



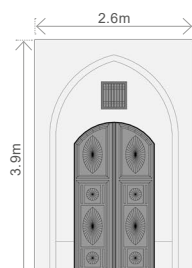
### 3.2 Windows and openings

- 1 Windows should have legible vertical bays with 3 levels of hierarchy.
- 2 Ornate shutters, panels and frames. Employing traditional craftsmanship and materials is encouraged.
- 3 Glazing should be protected from direct solar radiation. Traditional techniques such as deep reveals, screens, shutters and awnings are preferred.
- 4 Generally vertical windows should be of proportions 1:1 - 1:3 to upright. Long strip windows should be avoided.

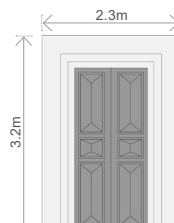
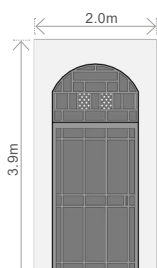
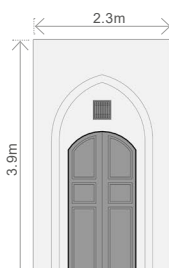
**To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.**



Base



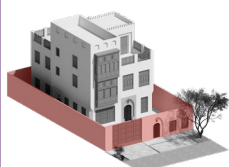
Entrance doors



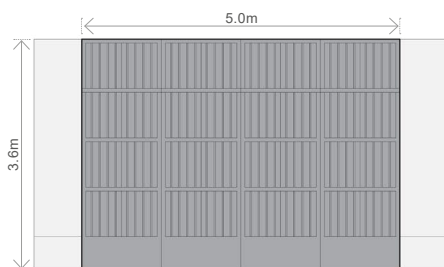
### 3.1 Doors and entrances

- 1 Entrances should create clearly defined thresholds for public and private realms that are level with the street and staggered so they do not face each other.
- 2 Decoration and articulation should help to identify the primary entrances, which will be more elaborate with recesses, arched tops and clerestory vents. Secondary entrances are to be subservient in both design and location on the facade.
- 3 Doors should have proportions between 1:3 and 1:4, or 1:1 and 1:5 for publicly accessible spaces.

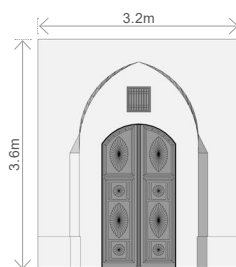
**To create entrances with Hejazi character, and to contribute to the public realm.**



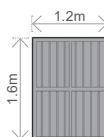
Other elements



Vehicular access gate



Pedestrian access gate



Boundary wall windows



### 3.4 Other elements

- 1 Horseshoe arches should be used to form window openings in roshans, three point depressed arches should be used in primary doorways and segmental arches should be used for doors and parapet openings.
- 2 Projecting elements should be relatively ornate but balconies can be more simple with detail on the top and bottom of the projected element.
- 3 Vehicular and pedestrian access gates should be paneled in a similar way to the design of the entrance doors. Their design should follow traditional timber craftsmanship.

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

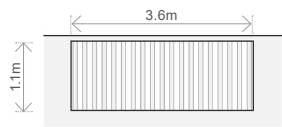


## 3.0 Transitional Elements

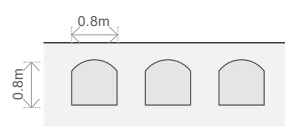
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



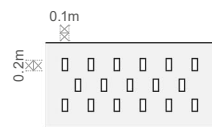
Top



Parapet with integrated balustrade



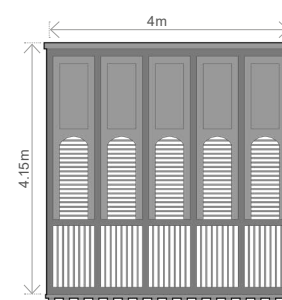
Parapet with arch-topped openings



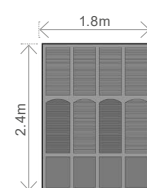
Parapet with openings



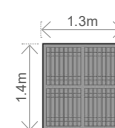
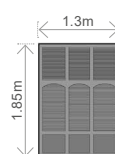
Middle



Roshan



Windows



### 3.3 Rooftop elements

- 1 Rooftops should include habitable roof spaces, comprised of simple massing with terraces.
- 2 Roof spaces should typically be protected by high walls of around 2m, sometimes with timber infill screens. Lower parapets of 0.8m can be used for service access.
- 3 Stepping up at corners of buildings is encouraged.
- 4 Parapets should be flush with the elevation below. Parapets can be flat, or incorporate decorative elements such as timber 'palisade' fencing, arch-topped openings or carved 'denticulated' tops.

**To contribute to the rooftop character of Hejazi Coast settlements.**

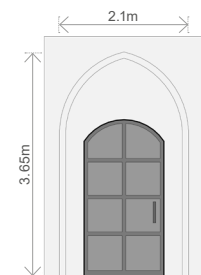
### 3.2 Windows and openings

- 1 Windows should have legible vertical bays with 3 levels of hierarchy.
- 2 Ornate shutters, panels and frames inspired by traditional craftsmanship and materials should be used.
- 3 Glazing should be protected from direct solar radiation. Means such as deep reveals, screens, shutters and awnings are preferred.
- 4 Generally, vertical windows should be of proportions 1:1 - 1:3 to upright. Long strip windows should be avoided.

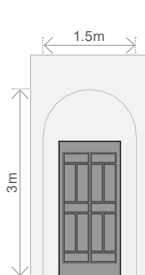
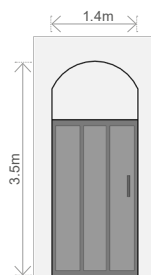
**To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.**



Base



Entrance doors



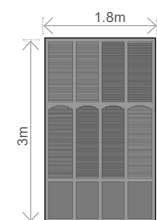
### 3.1 Doors and entrances

- 1 Entrances should create clearly defined thresholds for public and private realms that are level with the street and staggered so they do not face each other..
- 2 Decoration and articulation should help to identify the primary entrances, which will be more elaborate with recesses, arched tops and vents. Secondary entrances are to be subservient in both design and location on the facade.
- 3 Doors should have proportions between 1:3 and 1:4, or 1:1 and 1:5 for publicly accessible spaces.

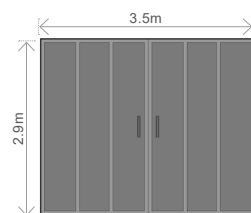
**To create entrances with Hejazi character, and to contribute to the public realm.**



Other elements



Screen



Vehicular access gate

### 3.4 Other elements

- 1 Arches can be used to form window openings in roshans, round arches should be used in primary doorway recesses and segmental arches should be used for primary doors.
- 2 Projecting elements, such as balconies, should be simpler than traditional types but evenly divided with bay proportions that reflect the traditional-type proportions.
- 3 Vehicular and pedestrian access gates should be simple and relate to the stylistic treatment of the other elements for the proposed building. Their design should be inspired by traditional timber craftsmanship.

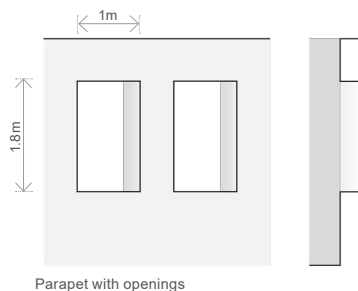
**To embed other elements which are frequently part of the overall composition of buildings**

## 3.0 Contemporary Elements

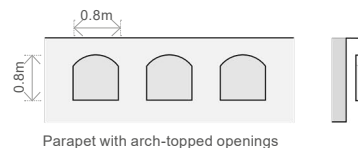
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



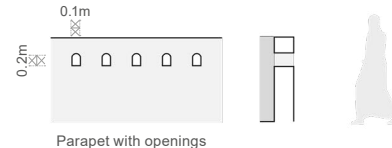
Top



Parapet with openings



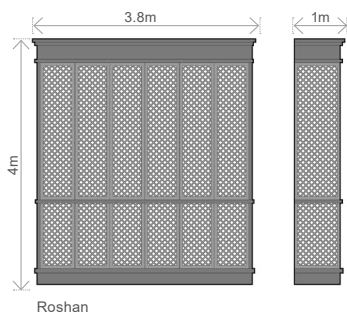
Parapet with arch-topped openings



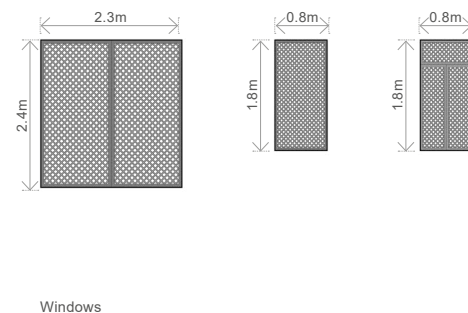
Parapet with openings



Middle



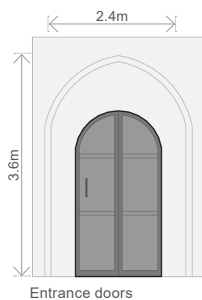
Roshan



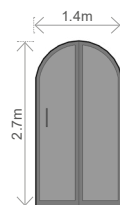
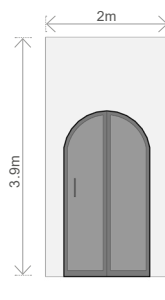
Windows



Base



Entrance doors



### 3.3 Rooftop elements

- 1 Rooftops should include habitable roof spaces, comprised of simple massing with terraces.
- 2 Roof spaces should typically be protected by high walls of around 2m, sometimes with timber infill screens. Lower parapets of 0.8m can be used for service access.
- 3 Stepping up at corners of buildings is encouraged.
- 4 Parapets should be flush with the elevation below. Parapets can be flat, or incorporate decorative elements inspired by Hejazi tradition.

**To contribute to the rooftop character of Hejazi Coast settlements.**

### 3.2 Windows and openings

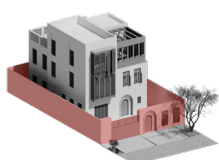
- 1 Windows should have legible vertical bays with 3 levels of hierarchy.
- 2 Ornate shutters, panels and frames should be used.
- 3 Glazing should be protected from direct solar radiation. Means such as deep reveals, screens, shutters and awnings are preferred.
- 4 Generally vertical windows should be of proportions 1:1 - 1:3 to upright. Long strip windows should be avoided.

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

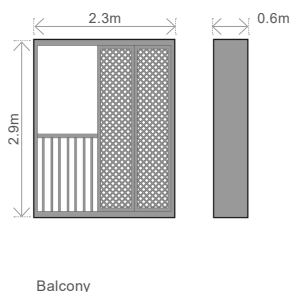
### 3.1 Doors and entrances

- 1 Entrances should create clearly defined thresholds for public and private realms that are level with the street and staggered so they do not face each other..
- 2 Decoration and articulation should help to identify the primary entrances, which will be more elaborate with recesses, arched tops and vents. Secondary entrances are to be subservient in both design and location on the facade.
- 3 Doors should have proportions between 1:3 and 1:4, or 1:1 and 1:5 for publicly accessible spaces.

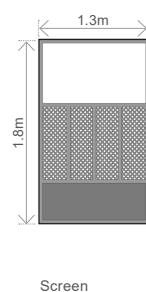
**To create entrances with Hejazi character, and to contribute to the public realm.**



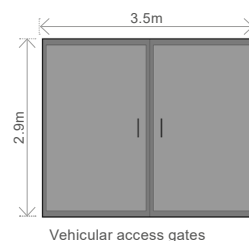
Other elements



Balcony



Screen



Vehicular access gates

### 3.4 Other elements

- 1 Arches should be used minimally in contemporary buildings. However, round arched doors can be used for entrances.
- 2 Projecting elements, such as balconies, should be of a similar language to the contemporary type roshans with full screens but also incorporate some more open spaces and/or recessed balconies behind, with suitable balustrading.
- 3 Vehicular and pedestrian access gates should relate to the stylistic treatment of the other elements for the proposed building.

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

4.0 Colors and Materials

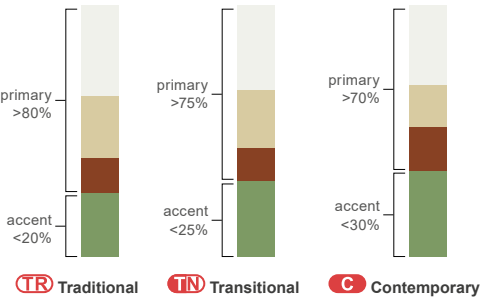
4.1 Colors

The color palette of Hejazi Coast is closely linked to local materials with locally quarried coral 'mangabi' being the main traditional building material, interspersed with timber 'taklilat' horizontals providing tensile stability. However, due to the humid coastal air and the brittle coral stones, walls were protected by lime renders and plasters. Wood is used for roshans and lattice work on screens and shutters. The existing vernacular employs a limited color palette consisting of a spectrum of natural colors. Brighter colors are mostly used to signify feature elements.

- 1 Generally use natural colors and finishes should be used for the main body of the building with occasional use of brighter colors for accents on specific elements.
- 2 A maximum percentage of accent color, measured as an approximate percentage of the total facade area, is allowed for each style:
  - TR <20%
  - TN <25%
  - C <30%
- 3 The use of reflective glass of bright colors in windows should be avoided as it may contrast the local architectural character.

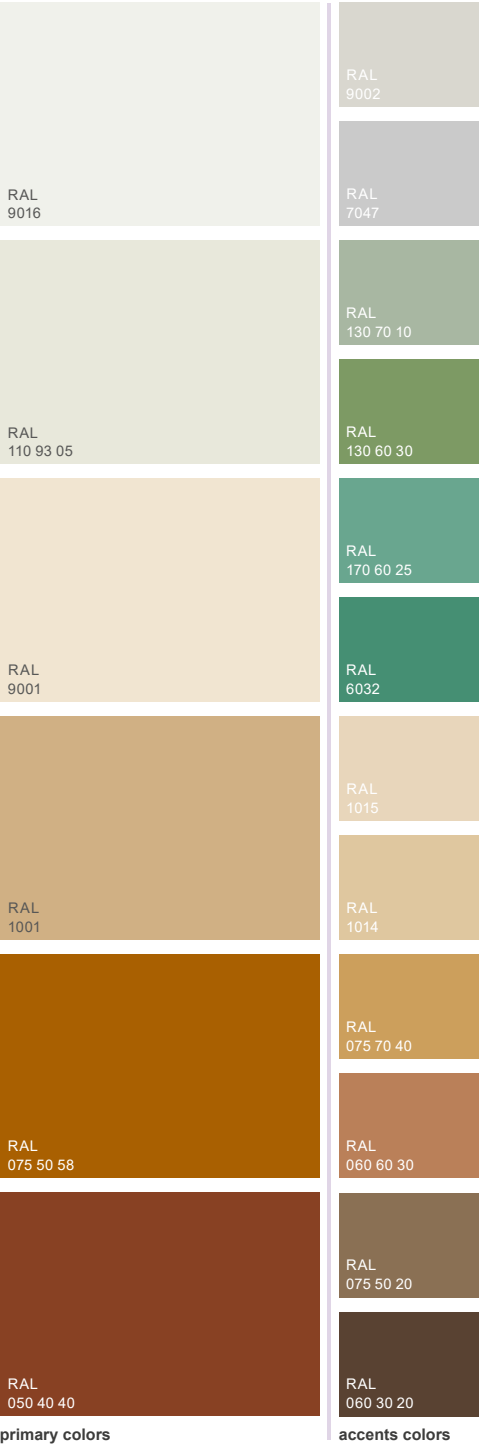
To create a townscape in harmony with the surrounding landscape and architectural character.

Approximate color proportions



RAL Color codes

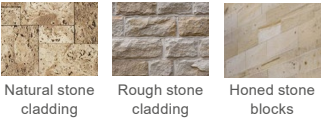
RAL codes are part of a universal color-matching system used to provide consistency in architectural finishes. It is recommended that teams verify colors with a physical fan deck. For more information visit [www.ral-farben.de/en/](http://www.ral-farben.de/en/)



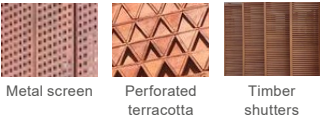
White-washed render



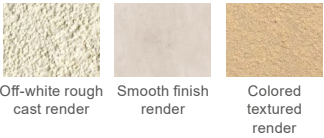
Coral limestone



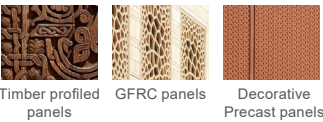
Stained timber



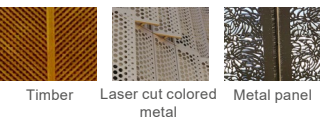
Natural render



Decorative Stucco



Painted Timber



4.2 Materials

This palette summarizes the prevalent materials found in the architecture of Hejazi Coast.

- 1 TR The six large images reflect materials used in traditional architecture; new traditional style buildings should employ these materials as faithfully as possible.
- 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 buildings and, in a more cautious manner, in traditional buildings

- 3 Local and sustainable sourced materials are preferred.
- 4 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.

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.



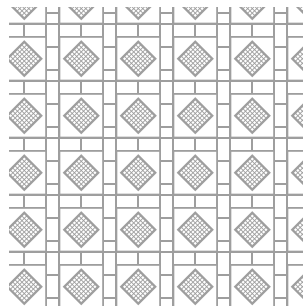
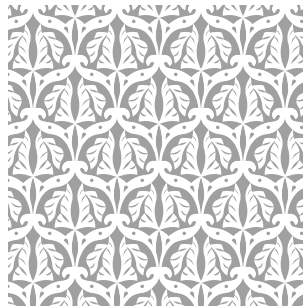
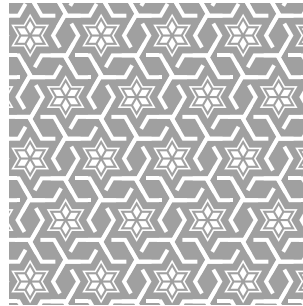
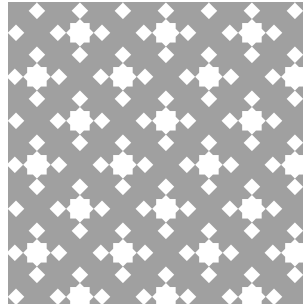
## 5.0 Patterns

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

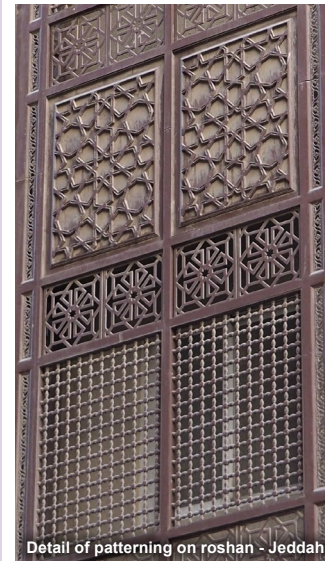
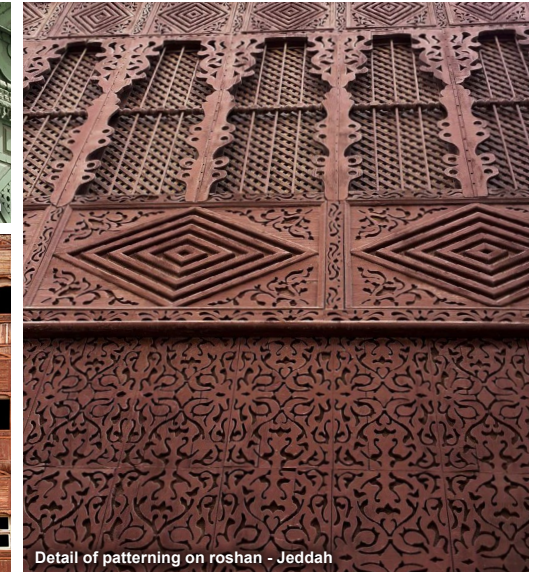
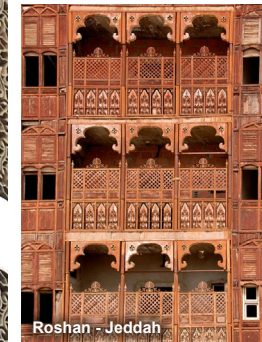
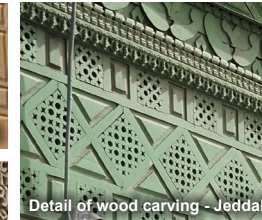
New buildings should:

- 1 Limit the pattern palette to local sources.
- 2 Create opportunity for traditional craft revival and aim to promote and evolve traditional construction methods.
- 3 Use patterns that are sympathetic and complementary to their surroundings and context e.g. geometric patterns and abstracted floral patterns.
- 4 Make use of patterns as decorative elements along roshans, roof terraces, entrances, and windows to provide privacy and interest.
- 5 Use similar patterns on all decorative elements for consistency.
- 6 Use locally available craftsmanship methods in production of new patterns.
- 7 **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)
- 8 Patterns can be further transformed in the way they relate to one another. Designers can play with compositional rules such as:
  - Balance (equality or harmony of parts)
  - Contrast (difference of parts)
  - Emphasis (strengthening of parts)
  - Movement (change, directionality)
  - Pattern (repetition, symmetry)
  - Rhythm (even and uneven spacing)
  - Unity/variety (degrees of variation)

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



Patterns





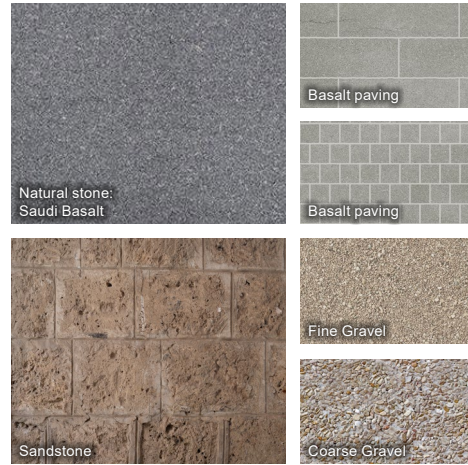
## 6.0 Public Realm

This section focuses on the contributions of 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 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 finish levels of pedestrian pathways and vehicular surfaces for smooth and visually co-ordinated transitions with neighboring buildings.
- 2 Use materials that are complementary to the Hejazi Coast architectural material palette (Section 4.2)

### Shade trees

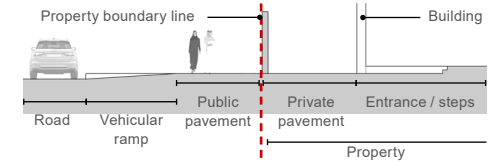


### Shrubs and planting



### 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.

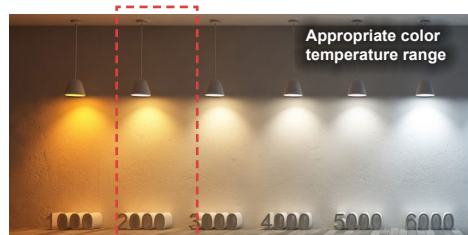


### On-plot level transition



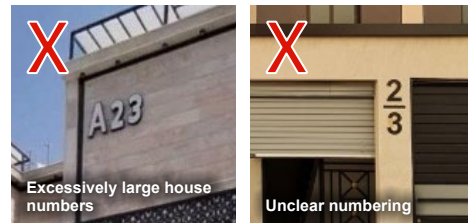
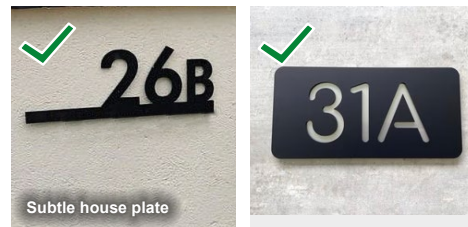
### 6.3 Public realm interface

- 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

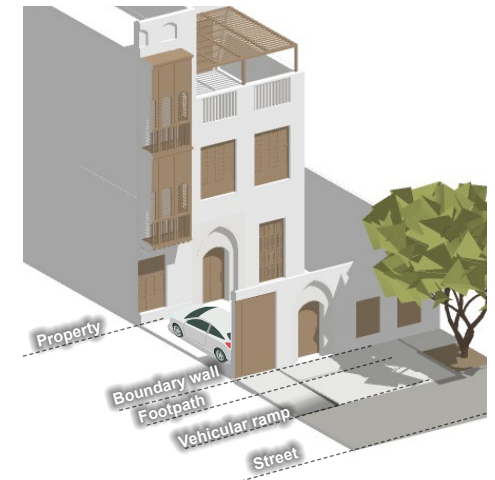
- 1 Residential signage should be integrated with the building design, with a preference for solid lettering.
- 2 Avoid the use of back-lit perspex-box surface mounted signage, and excessively large numbers on the facade.



### 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.

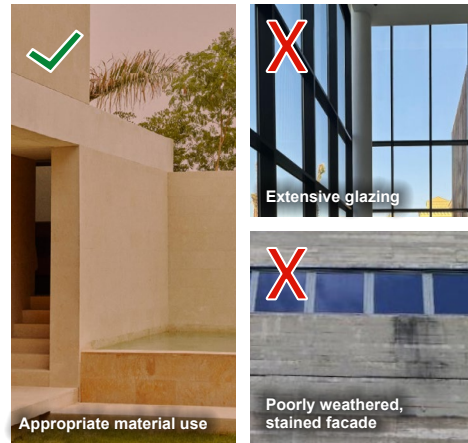


## 7.0 Dos and Don'ts

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

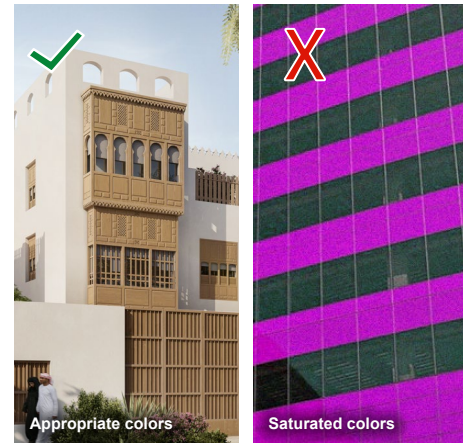
They identify common mistakes that cause visual pollution and hostile environments so that designers can eliminate or minimize them.

**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 Hejazi 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

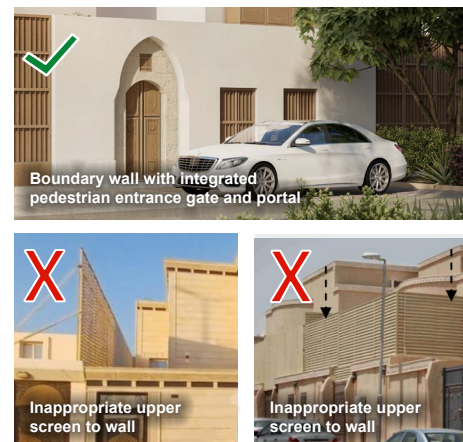
- 1 Where historical motifs are used, the function and scale of the original elements should be respected. Avoid superficial application or the undisciplined resizing of features.
- 2 Avoid the use of non-functional elements such as fake shutters.
- 3 Reflect and interpret traditional elements sensitively. 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 unhoused rolling shutters should not be used on residential facades.
- 2 Side-rolling, swinging or folding gates are preferred for vehicular entrances.





## 8.0 Traditional small villa worked example

This worked example, a small villa in the traditional style, closely aligns to the handbook guidelines. There is a legible horizontal organization in the facade, with a distinct bottom, middle and top. This is a key feature of the architectural character.

Throughout, the building uses suitable colors, patterns and materials, including a background off-white render and warmly-colored timber accents. The arch-topped opening in the boundary wall sits within a coral stone recess to emphasize its importance.

The overall facade is typically asymmetrical, while openings are arranged in groupings with localized symmetries. These openings take on upright vertical proportions and are set out in a hierarchical arrangement, to match the organization of the rooms behind.

A key feature is the layering of the facade. A double-story roshan projects from the tallest bay on the facade, creating a pleasing depth and offering shade, privacy and natural ventilation.

The facade takes on a load-bearing and frame-like quality, with large openings for windows and other elements.

The villa has multiple arched openings, seen on the roshan, the entrance doorway and the tallest parapet. The use of arches is balanced against simpler flat-topped openings. The rooftop is habitable, with a large terrace on the lowest part of the facade.

1 Projecting highly ornate, carved timber roshan with arched openings.



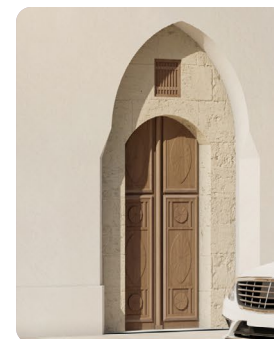
2 Tall parapets with arched openings and timber balustrades allow for habitable rooftops.



3 Highly decorated carved timber screens and shutters.



4 Recessed arch-topped opening set within a coral stone recess.







## 8.0 Transitional small villa worked example

The transitional style is closely related to the traditional style. The general forms, proportions and compositional arrangements are maintained, yet the building demonstrates a simplified approach to ornamentation and articulation.

The colors of the two main materials are suitable for Hejazi Coast: an off-white render forms the background, whilst other elements display a warm accent color.

As is common in Hejazi Coast architecture, the most noticeable element is the double-story timber roshan. Compared to the traditional style, the roshan takes on a simplified articulation and ornamentation. The depth of this projection creates interest in the facade.

Overall, the form of the facade is set out asymmetrically. Within this, groupings of different elements create a composition with a hierarchy that follows the use of the rooms behind.

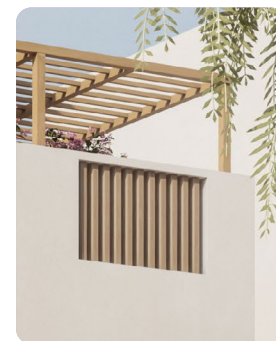
The frame-like external walls host openings with generous and regular proportions. The opening elements are typically shuttered and simply decorated. There are a number of arch-topped openings.

The villa has a stepping and habitable roofscape, with a timber pergola providing shelter and shade. This rooftop is protected by a number of tall parapets that display a variety of articulation.

1 Projecting timber roshan with simple detailing.



2 Simple parapet with integrated balustrade and pergola to shade habitable rooftop.



3 Timber shutters with simple decoration.



4 Arch-topped opening set within double recess.







## 8.0 Transitional large villa worked example

This example of a large villa demonstrates how the transitional style can be applied to a building with a generous floor plate. The forms, materials and elements are compatible with the Hejazi Coast palette, and a number of the compositional rules are applied in a way that is sensitive to the scale of the building.

The design shown above deals with the scale in two main ways.

First, the rooftop steps in elevation, creating variety in the massing and creating a number of habitable rooftops. The parapet design on each has a different expression to create interest and define the parts and create interest. Second, the massing of the building steps in plan. This allows the building to step back from the street-line and also creates a courtyard at the front of the building. This also helps to bring light into the plan where necessary.

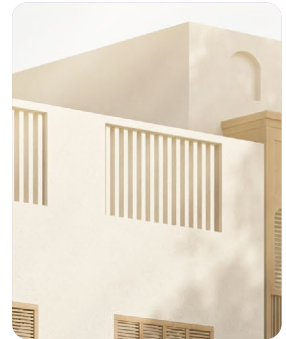
The frame-like facade of the building is composed of suitable materials for the Hejazi architecture: an off-white render with, largely, timber elements. A number of arches can be seen throughout, such as in the roshan and on the entrance door.

The facade is organized into horizontal bands and contains moments of localized symmetry. The openings have upright proportions and simple decoration. The boundary wall contains a number of openings with shutters for privacy.

1 Projecting timber roshan with simple detailing.



2 Simple parapet with integrated balustrade to habitable rooftop.



3 Timber shutters with simple decoration.



4 Shuttered openings set within boundary wall.







## 8.0 Contemporary small villa worked example 1

The contemporary style embodies key aspects of the Hejazi Coast's architectural character: it follows key compositional rules - such as its horizontal organization - whilst creating a distinctly contemporary expression.

This is seen most readily in the elements' use of metal, abstract patterns and simple articulation. The base material of the building remains is an off-white render, consistent with the Hejazi palette.

The facade of the villa has a load-bearing frame-like quality, with large and regularly-proportioned upright openings. These respect the internal organization of the spaces within. The elements are grouped into moments of localized symmetry, within a wider asymmetrical form.

The key element in the hierarchy of openings is the projecting roshan. The form and articulation of the contemporary roshan is simple and abstract, yet its functions remain unchanged.

The roofscape steps in a recognizably Hejazi manner, and a habitable terrace is screened and shaded by a metal screen.

The parapets are tall and simply flush in form.

A simple and abstracted arched opening marks the main gate and door to the villa. The boundary forms a continuous streetwall, with common materiality yet subtle differences between neighbors.

1 Metal projecting roshan with contemporary patterns.



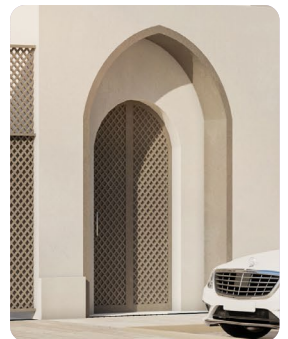
2 Metal screens create shade and privacy for the habitable rooftop.



3 Metal window with contemporary shutters and shallow recess.



4 Arch-topped metal door and recessed opening.







## 8.0 Contemporary small villa worked example 2

The contemporary style presents a pared-back interpretation of the Hejazi Coast architectural character. Its form and frame-like facade follow many of the compositional rules described in this document, and it is recognizably related to the traditional and transitional examples.

There are also more innovative elements that develop the architectural language. This can be seen, for example, in the projecting balconies, horizontally and vertically conjoined. These are

abstracted from and inspired by the forms of the traditional roshan. They create an inhabited roofscape in a unique way and furthers the sense of layering in the facade.

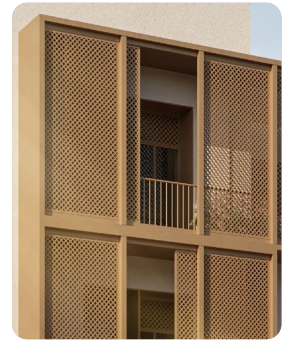
Throughout, elements use contemporary materials and simple abstracted patterns, whilst retaining the upright proportions and horizontal organization of the Hejazi Coast. They also have innovative details to fulfill functional requirements, such as using centrally-pivoting

projecting fins to create shade.

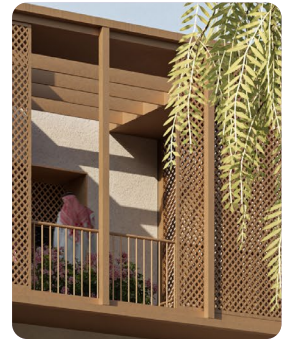
Colors and materials are compatible with the Hejazi palette, being predominantly off-white render with warm accent colors.

The boundary forms a continuous streetwall with its neighbors, sharing common materiality but displaying subtle variation in design.

1 Sliding screens with contemporary patterns.



2 Canopies add shading and privacy to habitable roof terraces.



3 Window elements with projecting fins and contemporary patterned screens.



4 Doorway, recessed into boundary wall, with contemporary articulation.



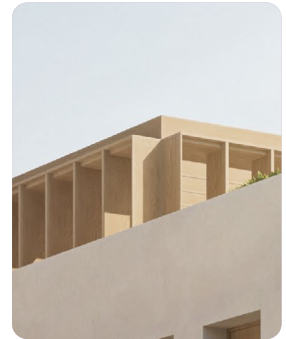




1 Projecting roshan with fins and contemporary patterns.



2 Rooftop element in a contrasting material provides habitable rooftop space.



3 Deep window reveals and contemporary patterns.



4 Doorway, recessed into boundary wall, with contemporary patterns.



## 8.0 Contemporary large villa worked example

The contemporary style in this large villa example abstracts and interprets the Hejazi Coast architectural character. It embodies key aspects of the compositional rules whilst creating a distinctly contemporary expression. Materials, patterns and colors used throughout are compatible with the Hejazi color and materials palettes.

The overall form responds to the scale of the building by creating roofscape with many steps. The roof contains shaded, habitable terraces. They are

screened by simple, tall parapets. The boundary wall composition is tightly integrated with the building design. The building steps back in plan to create courtyards and light wells to provide outdoor amenity and indirect lighting.

Key entrances are marked with recesses and contemporary articulation. Double-story projecting elements, abstracted and inspired by traditional roshans, are used on main facade.

Opening elements have simple articulation and patterns that abstract traditional examples. They fulfill typical functional requirements, such as the creation of shade and privacy. Their upright proportions remain characteristically Hejazi.

The grouping of windows create moments of localized symmetry within an overall asymmetry. The positioning and scale of each are aligned horizontally and fulfill the functional requirements of the room behind.