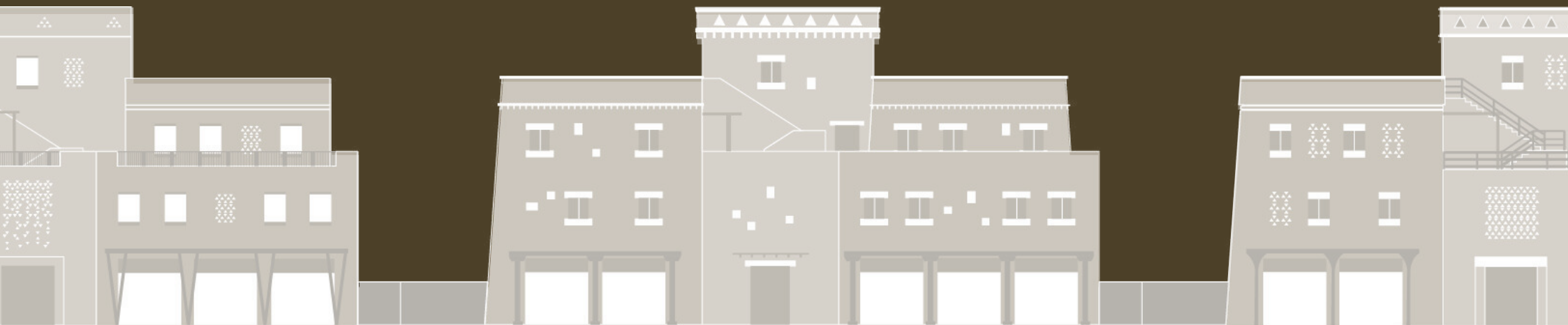


# Sarawat Mountains

## Architectural Design Guidelines



## Application Handbook - Low-rise Buildings





Sarawat Mountains Architectural Character Area



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# Application Handbook - Low-Rise Buildings

## Sarawat Mountains - Architectural Design Guidelines



Typical landscape of Sarawat Mountains



Traditional architecture in Sarawat Mountains

## I Introduction

The purpose of this document is to guide designers and builders of low-rise mixed-use buildings in applying the architectural character of Sarawat Mountains to their projects.

Sarawat Mountains character area is located within the high mountains and highlands of the Sarawat Mountain ranges within the regions of Makkah, Al Baha and Jazan. The architectural character within the Sarawat Mountains in all the three region shares similarities with variations limited to use of local materials.

The Sarawat Mountains are identified as a mix of steep rocky hillsides and dramatic ridge lines, an eastward declining plateau, a westerly escarpment that dramatically drops toward the upper Tuhama foothills, water corridors and the Tuhama coast.

Settlements are influenced by the nature of the site, particularly the topography and typology. Buildings were scattered across the mountains, built on precise grounds for defense and protection against environmental conditions.

Fortress-like buildings are strategically located on

agricultural terraces to protect their associated farms and, defend and give refuge in case of attacks.

Typical features were courtyards and narrow passages between buildings, enabling the unification of various building units and the provision of an open spaces hierarchy.

The dominant vernacular architecture in this region is made of traditional construction materials such as local stones with compact massing and very strong geometries. Other dominant features are the interplay of solid and voids, the use of external circulation elements and the tower typology.

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



Link to Full Guidelines



Link to Regulating Plans

## II Low-Rise Buildings

Low-rise buildings form a large part of the built environment across the Kingdom, and strongly influence people's experience and the character of a place.

Serving the many needs of residents through a wide range of uses, low-rise buildings 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: larger rectangular plots of land typically accessed by car from a street on one edge, and interfacing with adjacent properties on the other boundaries. These buildings tend to exhibit a horizontal, rectilinear form and a clear orientation to the street, with distinct sides and backs. This introduces inherent differences from historical building types that are the source of architectural identities, and is a primary challenge to their implementation, to be addressed in the compositional rules of this handbook.



Example of low-rise mixed-use building elevation in traditional style in Sarawat Mountains

### Low-rise mixed-use buildings

Low-rise mixed-use buildings are usually subdivided into multiple units that often create a heterogeneity to the facade, particularly where the ground floor use is commercial or retail.

The establishment of a consistent character for the whole building is another important objective of this handbook. This extends to the neighborhood: the consistent character of the streetscape, and the support of the public realm in conjunction with other low-rise buildings is a high priority.

### Low-rise apartment buildings

Where low-rise apartment buildings are assigned primarily residential uses, the relationship between public and private spaces become paramount. Access to individual units, ground floor facade design, the provision of outdoor amenity, and the design of boundary treatments and rooftops will be important. The applicants of the apartment buildings should follow all the guidelines mentioned in the document plus the consecration in the appendix A.

**This handbook will implement the Sarawat Mountains Architectural Design Guidelines in low-rise building types by harmonizing the needs described above 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 Sarawat Mountains.

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

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

- 4 Throughout the document, **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:

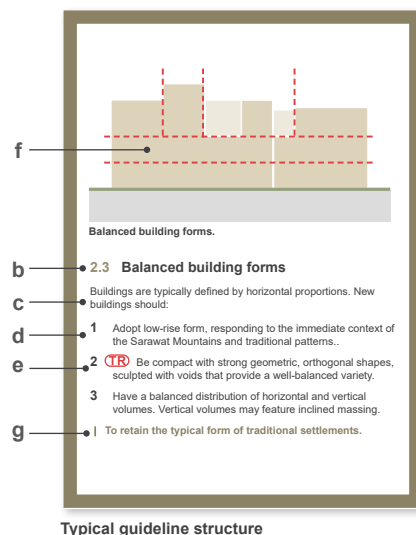
**TR** Mandatory for traditional style

**TN** Mandatory for transitional style

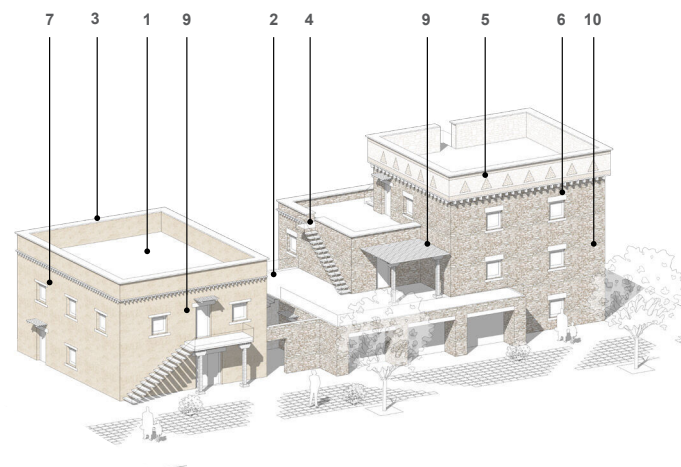
**C** Mandatory for contemporary style

- 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.



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



Example of vernacular Sarawat Mountains architectural elements, for illustrative purposes only

### Key features:

- 1 Compact forms with strong geometric shapes and flat roofs.
- 2 Alteration between mass and void to articulate the facade.
- 3 Massing broken into a balance of vertical volumes and horizontal volumes.
- 4 Facade articulation with external circulation and carved wooden pillars.
- 5 Geometric patterns used in the form of friezes, straps, and stone ornamentation in the form of parapets.
- 6 Low window-to-wall ratio: largely solid areas of wall with small framed windows highlighted with lintels and sills.
- 7 Facades with localized symmetries and alternating volumes bringing asymmetry.
- 8 Shared courtyards within the cluster of buildings as a smaller social space.
- 9 Framed openings and entrances with occasional projected elements for shading.
- 10 General palette of beige, brown and gray with white and complementary landscape colors used for ornamentation.



### 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 low-rise buildings.

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 low-rise buildings are shown on this page.

## COMPOSITIONAL RULES

### 2.3 Balanced building forms

Forms should be compact with strong geometric, orthogonal shapes. Building form should include a balanced distribution of horizontal and vertical volumes.

Facade should introduce vertical breaks at intervals of around 10m or less. This can be achieved with changes in the form, 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 with varying heights, and change of levels with respect to the terrain.

### 2.5 Solid facades

Buildings should have solid facades with recessed / punched openings. Ground floor facade treatment should provide a solid grounded base, foster a high-quality interface between the building and the street.

Facade design should display a plain, simple and elegant style with the use of hard-wearing and robust materials.

### 2.6 Simple openings

Generally, openings should consist of small windows of simple geometry.

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. Abutting balconies should be avoided.

### 2.7 Asymmetrical frontages

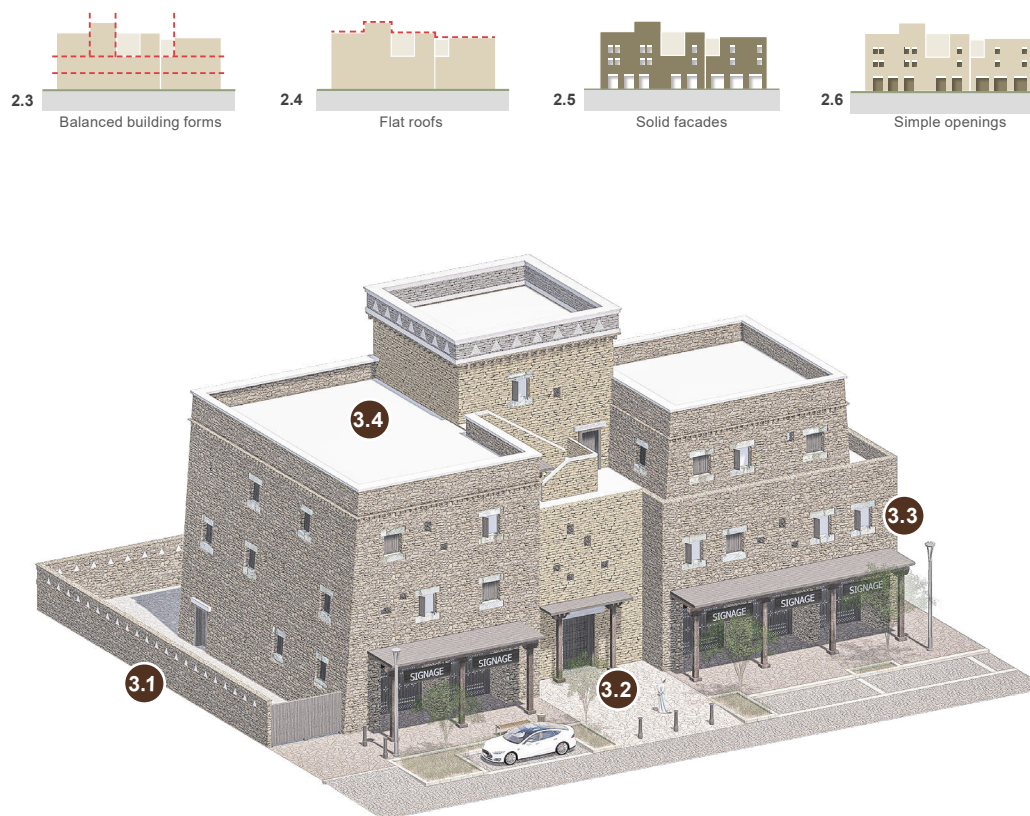
Frontages should generally be asymmetrical in massing and articulation. Occasional use of localized symmetries should be encouraged in the placement, size, rhythm and patterns of openings to establish an informal rhythm across the facades.

### 2.8 Special features

External circulation with projecting staircases, a distinct feature of the area, should be encouraged, particularly for inner courtyards.

The use of columns articulated using traditional patterns should be encouraged to support projecting elements.

The top of vertical volumes should be highlighted with the use of traditional patterns, facade features, materials or articulation.

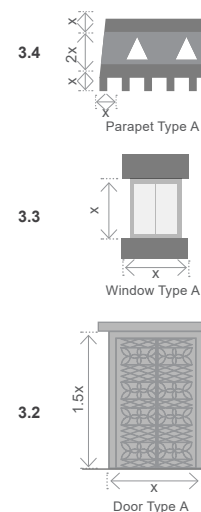


Axonometric view showcasing an example of the application of compositional rules for traditional style low-rise mixed-use building



Elevation view showcasing an example of the application of compositional rules for traditional style low-rise mixed-use building

Key traditional architectural features



## TRADITIONAL ELEMENTS

### 3.1 General details and considerations

Facades should be clearly articulated with external circulation in the form of staircases, supported by columns. Vertical volumes should be highlighted with articulated parapets using traditional patterns.

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 have simple orthogonal geometries with width-to-height proportions of 1:2 - 1:3.

Doors, entrances and shopfronts should be highlighted with projecting timber heads and sills, or their equivalent, and should include carved decorations.

### 3.3 Windows and openings

Generally, openings should consist of small windows of simple geometries with width-to-height proportions of 1:1.5 - 1:2.

Windows and openings should be articulated using changes in materiality and / or color and should be highlighted with either stone or timber heads and sills, or their equivalent.

### 3.4 Roofscape

The roofscape should feature flat roofs with simple articulated parapets.

Articulations should include parapets with pointed corners and / or friezes, often painted white. Articulated parapets with patterns derived from traditional band of alternating masonry and white stone decorations (or their equivalent), should be preferred for vertical volumes (mainly triangular patterns).

Parapets should have small openings enabling access from outdoor staircases.

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

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

### 5.0 Patterns

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

Patterns should replicate traditional art patterns.

# 1.0 Transitional Style

Start here to review the general guidelines of the transitional style low-rise buildings.

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 low-rise buildings are shown on this page.

## COMPOSITIONAL RULES

### 2.3 Balanced building forms

Forms should be compact with strong geometric, orthogonal shapes with voids that provide a well-balanced variety. Building form should include a balanced distribution of horizontal and vertical volumes.

Facade should introduce vertical breaks at intervals of around 15m or less. Facade breaks should be a minimum of 1.5m in depth and 3m in width for at least 70% of the facade vertically.

### 2.4 Flat roofs

Building massing should be designed to have flat roofs. Varied roofline may be created with stepped conjoined units with varying heights, and change of levels with respect to the terrain.

### 2.5 Solid facades

Buildings should have solid facades with recessed openings. Ground floor facade treatment should provide a solid grounded base, foster a high-quality interface between the building and the street. Facade design should display a plain, simple and elegant style with the use of hard-wearing and robust materials.

### 2.6 Simple openings

Generally, openings should consist of medium sized windows of simple geometry. 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. Abutting balconies should be avoided.

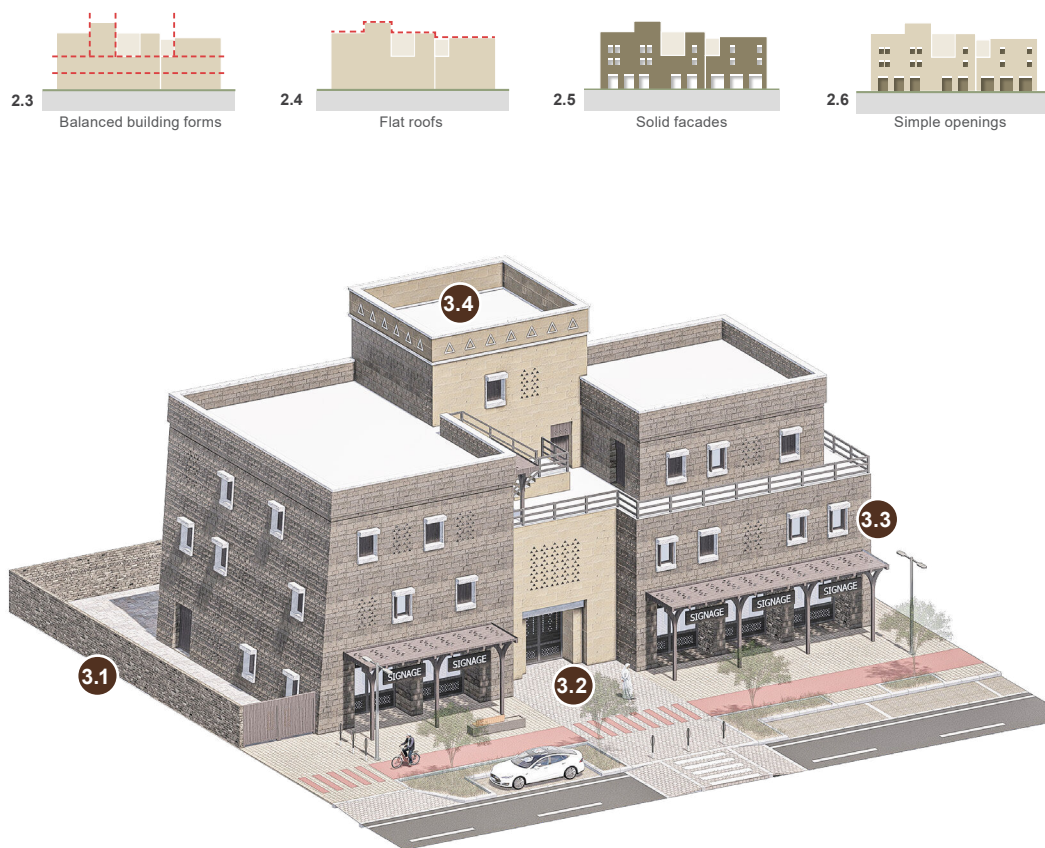
### 2.7 Asymmetrical frontages

Frontages should generally be asymmetrical in massing and articulation. Occasional use of localized symmetries should be encouraged in the placement, size, rhythm and patterns of openings to establish an informal rhythm across the facades.

### 2.8 Special features

External circulation with projecting staircases, a distinct feature of the area, should be encouraged, particularly for inner courtyards and may be highlighted with a different color. The use of columns articulated using interpretations of traditional decorative motifs, should be encouraged to support projecting elements and shading structures.

The top of vertical volumes should be highlighted with the use of interpretations of traditional patterns, facade features, materials or articulation.

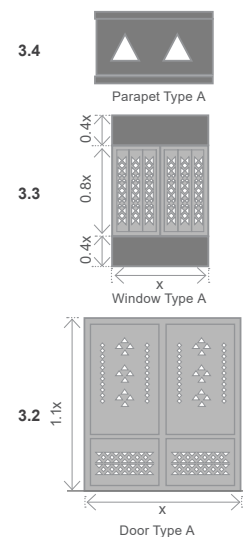


Axonometric view showcasing an example of the application of compositional rules for transitional style low-rise mixed-use building



Elevation view showcasing an example of the application of compositional rules for transitional style low-rise mixed-use building

Key transitional architectural features



## TRANSITIONAL ELEMENTS

### 3.1 General details and considerations

Perimeter wall and fence on the main frontage should 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 have simple orthogonal geometries with width-to-height proportions of 1:2 - 1:3.

Doors, entrances and shopfronts should be highlighted and should include projecting timber heads and sills, or their equivalent.

### 3.3 Windows and openings

Generally, openings should consist of medium sized windows of simple geometries with width-to-height proportions of 1:1.5 - 1:3.

Windows and openings should be articulated using changes in materiality and / or color and should be highlighted with either stone or timber heads and sills, or their equivalent.

### 3.4 Roofscape

The roofscape should feature flat roofs with simple articulated parapets. Generally, parapets should be simple and integrated within the overall design of the facade.

Articulations may include parapets with pointed corners and / or friezes, often painted white. Articulated parapets may feature patterns (mainly triangular shaped) derived from traditional band of alternating masonry and white stone decorations, or their equivalent.

Parapets should have small openings enabling access from outdoor staircases.

## 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

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

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

### 5.0 Patterns

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



## 1.0 Contemporary Style

Start here to review the general guidelines of the contemporary style low-rise buildings.

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 low-rise buildings are shown on this page.

### COMPOSITIONAL RULES

#### 2.3 Balanced building forms

Forms should be compact with strong geometric, orthogonal shapes with voids that provide a well-balanced variety. Building form should include a balanced distribution of horizontal and vertical volumes.

Facade should introduce vertical breaks at intervals of around 20m or less. Facade breaks should be a minimum of 1.5m in depth and 3m in width for at least 70% of the facade vertically.

#### 2.4 Flat roofs

Building massing should be designed to have flat roofs. Varied roofline may be created with stepped conjoined units with varying heights, and change of levels with respect to the terrain.

#### 2.5 Solid facades

Buildings should have solid facades with recessed openings. Ground floor facade treatment should provide a solid grounded base, foster a high-quality interface between the building and the street. Facade design should display a plain, simple and elegant style with the use of hard-wearing and robust materials.

#### 2.6 Simple openings

Generally, openings should consist of medium sized windows of simple geometry.

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

Loggias may be incorporated in frontages. Abutting balconies should be avoided.

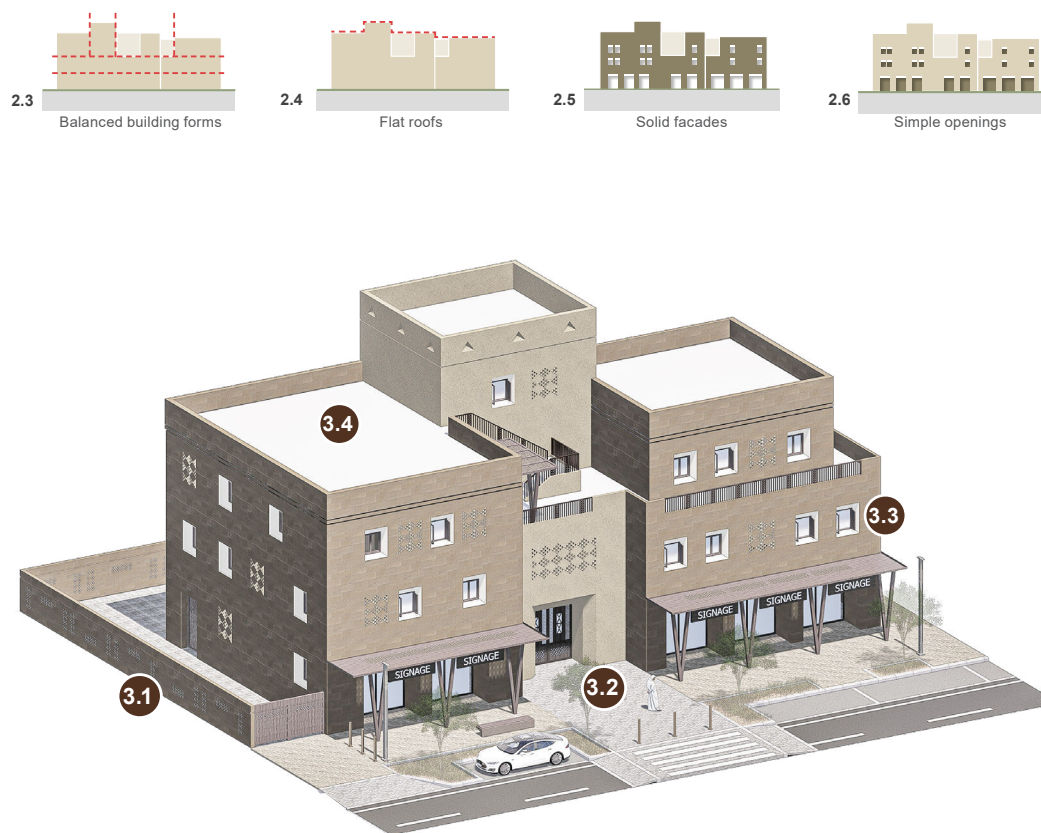
#### 2.7 Asymmetrical frontages

Frontages should generally be asymmetrical in massing and articulation. Occasional use of localized symmetries should be encouraged in the placement, size, rhythm and patterns of openings to establish an informal rhythm across the facades.

#### 2.8 Special features

External circulation with projecting / visible staircases may be featured. Columns may be used to support projecting elements and shading structures. They should be articulated using simple geometries and may include abstract interpretations of traditional decorative motifs.

The top of vertical volumes should be distinct with the use of interpretations of traditional patterns, facade features, materials or articulation.

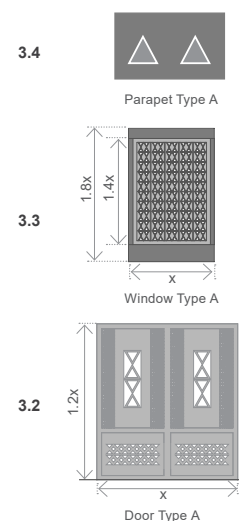


Axonometric view showcasing an example of the application of compositional rules for contemporary style low-rise mixed-use building



Elevation view showcasing an example of the application of compositional rules for contemporary style low-rise mixed-use building

Key contemporary architectural features



### CONTEMPORARY ELEMENTS

#### 3.1 General details and considerations

Perimeter wall and fence on the main frontage should 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.

Facades articulated with interpretation of external circulation in the form of staircases, should be encouraged and highlighted with a different color.

#### 3.2 Doors and entrances

Generally, doors and entrances have simple orthogonal geometries with width-to-height proportions of 1:2 - 1:3. Doors, entrances and shopfronts should be highlighted and may include projecting heads and sills.

#### 3.3 Windows and openings

Generally, openings should consist of medium sized windows of simple geometries with width-to-height proportions of 1:1.5 - 1:3.

Openings may include floor to ceiling windows. Large windows (1:3) and double height windows should feature elements to divide the height to avoid disproportionate scaling. Windows and openings should be articulated. Articulation may include changes in materiality and / or color, and highlighted heads and sills.

#### 3.4 Roofscape

The roofscape should feature flat roofs with simple articulated parapets. Generally, parapets should be simple and integrated within the overall design of the facade.

Articulated parapets should display abstract interpretations of vernacular elements. Parapets may have small openings enabling access from outdoor staircases.

### COLORS, MATERIALS AND PATTERNS

#### 4.1 Colors

The general palette should be beige, brown, and white. 70% of the building's color palette should be composed of primary colors and 30% should be composed of accent colors.

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

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

#### 4.2 Materials

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

#### 5.0 Patterns

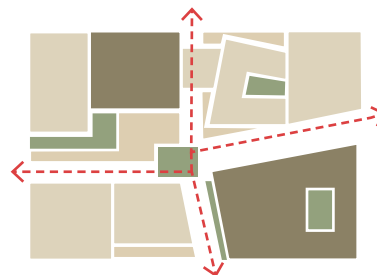
Typical colors and patterns should be used for decoration and highlights, patterns should be no less than 10% and no more than 20% of the facade area. Contemporary buildings should utilize abstractions of traditional art patterns.



## 2.0 Compositional Rules

The following guidelines provide compositional rules for building design with the Sarawat Mountains architectural character, specially adapted for low-rise 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.



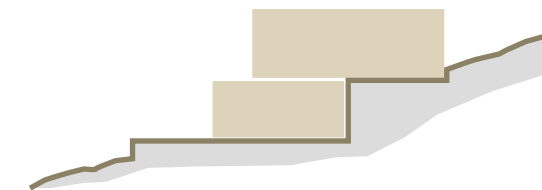
Permeable fabric with hierarchy of open spaces

### 2.1 Townscape groupings

Layout of Sarawat Mountains respects the natural terrain and are organized with hierarchy of open spaces. New buildings should:

- 1 Promote walkable, human scale, non-car dominated environments. Large blocks (>100m in any direction) should in general be avoided, or provide mid-block passages for walkability.
- 2 Promote spatial enclosures to achieve a sense of place with a clear hierarchical variety of open spaces.

**A permeable block structure with mix of uses is essential to create a walkable and vibrant urban space.**

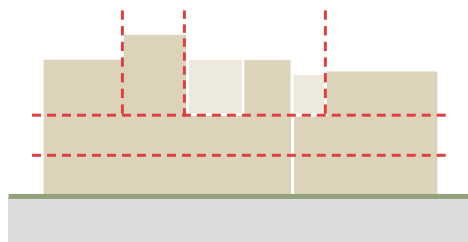


Built form respecting the natural terrain

### 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.**



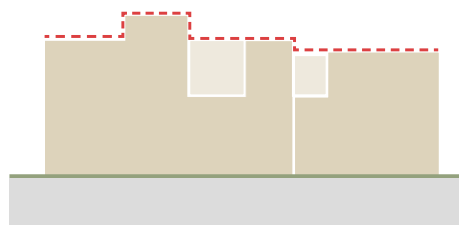
Balanced buildings forms

### 2.3 Balanced building forms

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

- 1 Adopt low-rise form, responding to the immediate context of the Sarawat Mountains and traditional patterns.
- 2 **TR** Be compact with strong geometric, orthogonal shapes, sculpted with voids that provide a well-balanced variety.
- 3 Have a balanced distribution of horizontal and vertical volumes. Vertical volumes may feature inclined massing.

**To reflect the typical form of vernacular buildings.**



Stepping, rectilinear roofscape

### 2.4 Flat roofs

Sarawat Mountains vernacular buildings feature flat roofs with minimum articulation. The design of new buildings should:

- 1 Feature flat roofs.
- 2 Create varied roofline with stepped conjoined units with varying heights, and change of levels with respect to terrain.
- 3 Always screen MEP equipment, utilities, delivery, refuse containers, and other types of utilities using parapets or by locating them underground / internalized.
- 4 Feature a distinct top part for the vertical volumes.

**To retain a consistent and traditional roofscape with tower elements as highlights.**



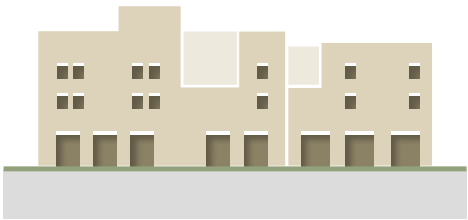
Solid facades

### 2.5 Solid facades

Facades are generally plain and simple with minimum articulation. New buildings should:

- 1 Have solid facades with recessed / punched openings. Generally, facades should express external solid walls that are grounded to the street level.
- 2 Have a maximum share of 30% to 50% of the overall facade surface.
- 3 Have hard-wearing and robust facade materials.
- 4 Apply the same level of design quality to all public facing facades or frontages for consistency.

**To express the grounded, solid architectural character of the vernacular buildings in the mountains.**

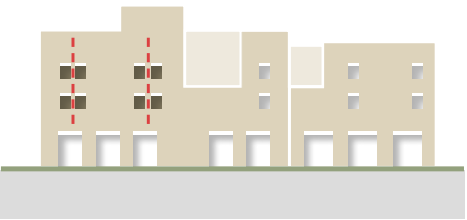


Openings with simple geometries

2.6 Simple openings

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

- 1 **TR** Provide small sized window openings with simple geometries and relatively balanced proportions.
  - 2 Provide occasional colonnades and recesses for pedestrian micro-climate comfort.
  - 3 Include loggias instead of balconies to activate the facade.
  - 4 Avoid large or unusual opening features. Large features should only be used to demarcate unique conditions, like special uses and landmark buildings.
- | To observe the aesthetic character and simplicity of the mountains.

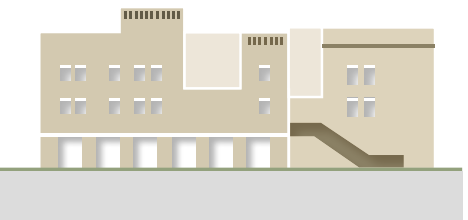


Occasional local symmetries with asymmetrical massing

2.7 Asymmetrical frontages

Facades follow the internal organization and function of the building, rather than external appearance. New buildings should:

- 1 Generally have frontages asymmetrical in massing and articulation.
  - 2 Have occasional localized symmetry in the placement, size, rhythm and patterns of the openings.
  - 3 Have facades articulated by horizontal and vertical break, finishes and material banding, bringing variation.
  - 4 Avoid large-scale symmetry. This should be reserved for only the most important of civic and religious buildings.
- | To observe the simple asymmetry characteristic of the traditional architecture.



Projecting elements

2.8 Special features

Carved wooden columns, opening shutters, articulated parapets for towers, and external staircases are key feature of Sarawat Mountains. New buildings should:

- 1 **TR** Encourage display of distinct architectural character features like provision / interpretation of external circulation with projecting staircases.
  - 2 **TR** Encourage the use of columns articulated using traditional patterns to support projecting elements and shading structures.
  - 3 Have distinct vertical volumes tops by use of traditional patterns, facade features, materials or articulation.
- | To highlight the architectural character of the Sarawat Mountains while creating attractive and detailed facades.

Intentionally blank

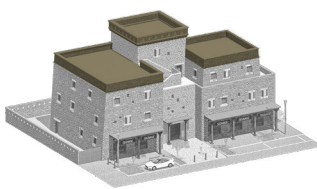
Intentionally blank

Intentionally blank

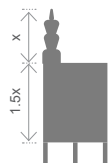


## 3.0 Traditional Elements

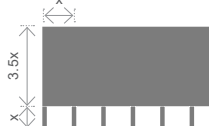
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only



Top



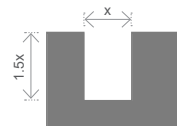
Parapet Type A



Parapet Type B



Parapet Type C



Parapet Type D



Parapet Type E



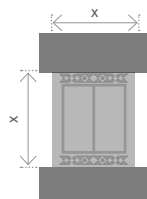
### 3.4 Roofscape

- 1 Roof should be completely flat and may be accessible through external circulation.
- 2 Parapets should be articulated with pointed corners or a frieze, often painted white. Parapets should be highlighted with traditional decorative motifs.
- 3 Vertical volumes feature articulated parapets with band of alternating masonry and white stone (or their equivalent) or corner element.
- 4 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

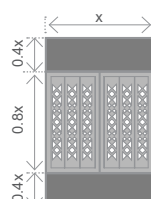
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



Middle



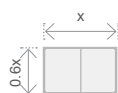
Window Type A



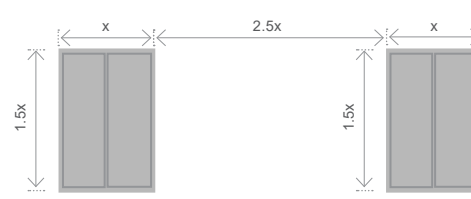
Window Type B



Window Type C



Window Type D



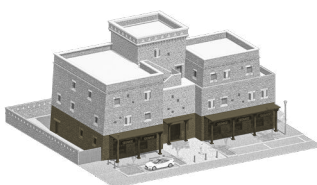
Window Type E



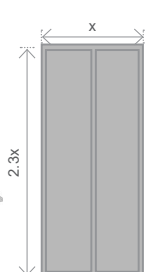
### 3.3 Windows and openings

- 1 Generally, openings have simple geometries. Opening surrounds may be recessed or projected from the main facade.
- 2 Openings may be enriched with articulated window shutters with local carving patterns.
- 3 Windows and openings should be articulated either in change in materiality and / or color and should be highlighted either with stone or timber heads and sills, or their equivalent.
- 4 Openings should follow locally symmetrical alignments.
- 5 Informal groupings; alignments related to interior room layouts rather than external facade composition.

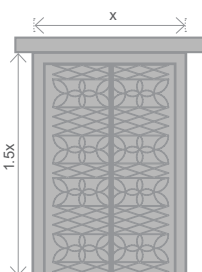
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



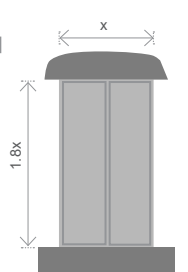
Base



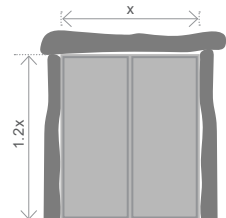
Door Type A



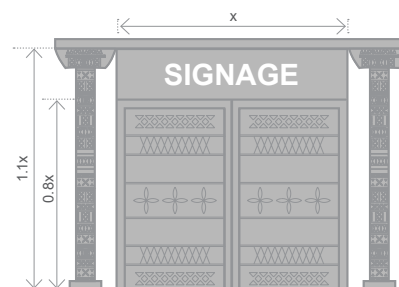
Door Type B



Door Type C



Door Type D



Shopfront Type A



### 3.2 Doors and entrances

- 1 Doors, entrances and shopfronts should be highlighted with projecting timber heads and sills, or their equivalent.
- 2 Main door shutters and entrance should be highlighted using patterns and colors from the traditional carving patterns.
- 3 Articulated columns may be used to highlight main entrances, surround courtyards and support shading structures.
- 4 Have signage above entrances for multi-tenant retail.
- 5 Canopies and awnings may be included to highlight entrances and provide shade.

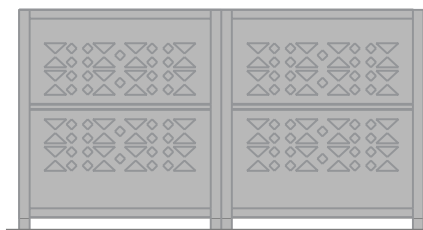
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



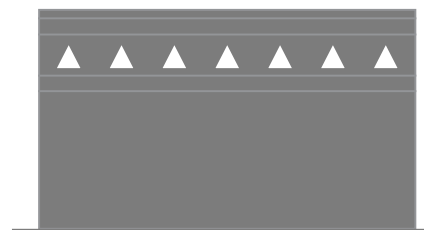
Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



### 3.1 General details and considerations

- 1 Materials should match the local character, reference local heritage and be consistent in nature.
- 2 Local art and patterns should be integrated in design composition, mainly for opening shutters, columns, and parapets, generally up to 10% of total facade surface.
- 3 Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.
- 4 Perimeter wall and fence on the main frontage should have low to medium levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

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

## 3.0 Transitional Elements

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



Top



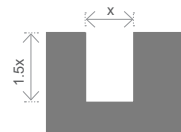
Parapet Type A



Parapet Type B



Parapet Type C



Parapet Type D



Parapet Type E



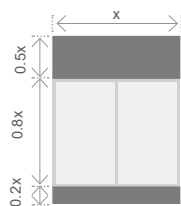
### 3.4 Roofscape

- 1 Roof should be completely flat and may be accessible through external circulation. Parapets should maintain a distinct rectilinear form, with groups combining to form a staggered roofscape.
- 2 Parapets should be horizontal, typically low in height, and materially continuous with the wall below.
- 3 Vertical volumes feature articulated parapets with band of alternating masonry and white stone (or their equivalent) or corner element.
- 4 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

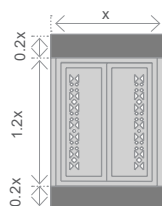
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



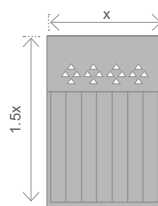
Middle



Window Type A



Window Type B



Window Type C



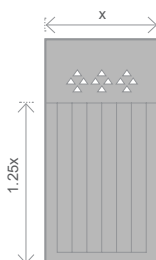
### 3.3 Windows and openings

- 1 Generally, openings have simple geometries. Opening surrounds may be recessed or projected from the main facade.
- 2 Openings may be enriched with articulated window shutters with local carving patterns.
- 3 Windows and openings should be articulated in change in materiality and / or color and highlighted either with stone or timber heads and sills, or their equivalent.
- 4 Openings should follow locally symmetrical alignments.

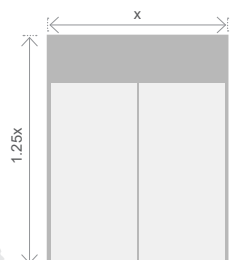
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



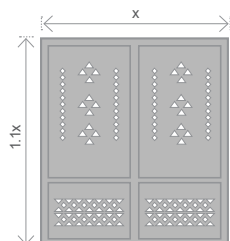
Base



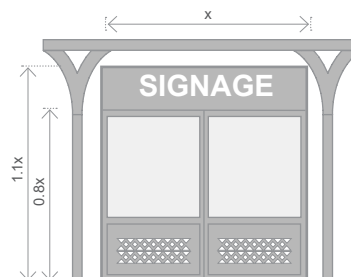
Door Type A



Door Type B



Door Type C



Shopfront Type A



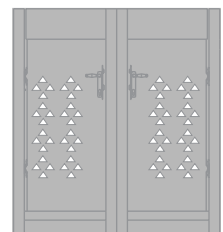
### 3.2 Doors and entrances

- 1 Doors, entrances and shopfronts should be highlighted and should include projecting timber heads and sills, or their equivalent.
- 2 Entrances may feature highlighted entrances with articulated door shutters interpreting carving patterns and colors used in local art.
- 3 Columns, colonnades should be encouraged for active frontages and around courtyards.
- 4 Have signage above entrances for multi-tenant retail.
- 5 Canopies and awnings may be included to highlight entrances and provide shade.

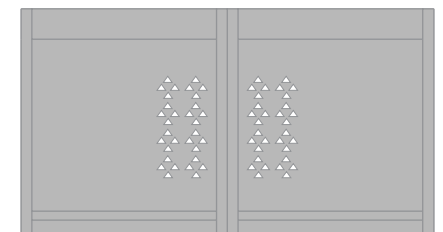
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to local character.



Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



### 3.1 General details and considerations

- 1 Local art and patterns should be integrated in design composition, mainly for opening shutters, columns, and parapets, generally between 10% to 15% of total facade surface.
- 2 Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.
- 3 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



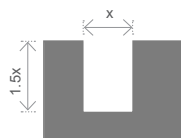
Parapet Type B



Parapet Type C



Parapet Type D



Parapet Type E



Parapet Type F



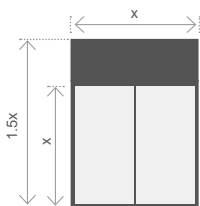
### 3.4 Roofscape

- 1 Roof should be completely flat and may be accessible through external circulation. Parapets should maintain a distinct rectilinear form, with groups combining to form a staggered roofscape.
- 2 Parapets should display abstract interpretations of vernacular elements.
- 3 Vertical volumes may feature articulated with top element / parapets using local patterns and variation in materials.
- 4 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

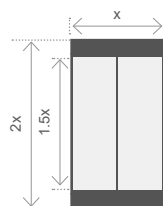
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



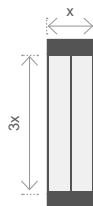
Middle



Window Type A



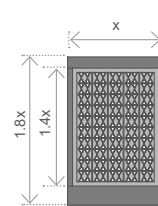
Window Type B



Window Type C



Window Type D



Window Type E



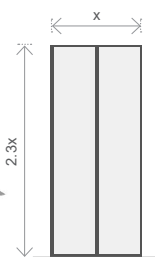
### 3.3 Windows and openings

- 1 Generally, openings have simple geometries. Opening surrounds may be recessed or projected from the main facade.
- 2 Openings may be enriched with window shutters interpreting the local carving patterns.
- 3 Opening should follow locally symmetrical alignments.
- 4 Generally windows should have proportions of 1:1.5 - 1:3. Informal groupings; alignments related to interior room layouts rather than external facade composition.

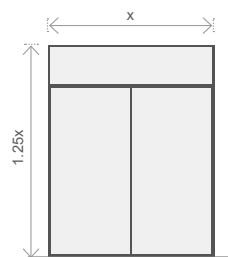
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



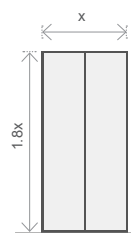
Base



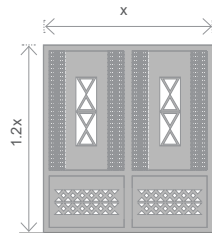
Door Type A



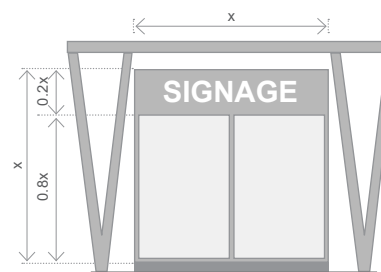
Door Type B



Door Type C



Door Type D



Shopfront Type A



### 3.2 Doors and entrances

- 1 Primary entrances should be clearly defined as part of a well-ordered street frontage.
- 2 Entrances may feature highlighted entrances with articulated door shutters interpreting carving patterns and colors used in local art.
- 3 Columns, colonnades should be encouraged for active frontages and around courtyards.
- 4 Have signage above entrances for multi-tenant retail.
- 5 Canopies and awnings may be included to highlight entrances and provide shade.

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



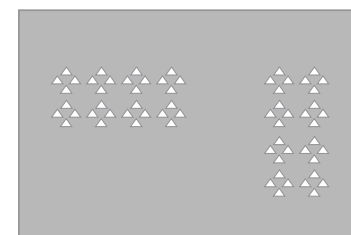
Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A



### 3.1 General details and considerations

- 1 Local art and patterns should be integrated in design composition, mainly for opening shutters, columns, and parapets, generally between 10% to 20% of total facade surface.
- 2 Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.
- 3 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 Sarawat Mountains is closely linked to traditional building materials such as local stone, wood and white stone highlights. The surrounding landscape is also an important influence, particularly the shadows and ridges that play with the depth in tones of the Sarawat Mountains.

- 1
- TR

The walls should have a beige / brown color similar to the local stones, off white colors derived from the plastered walls and white color for highlighted elements similar to the white stone used in traditional architecture.
- 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%

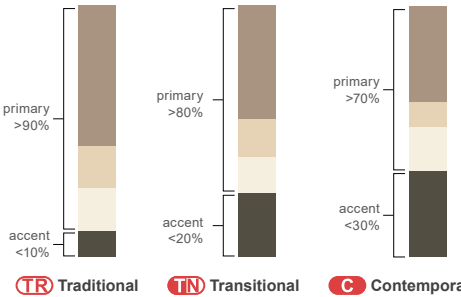
•

C

<30%
- 4
- Avoid using brightly colored, mirror-like reflective glass for windows that does not harmonize with the local environment and character.

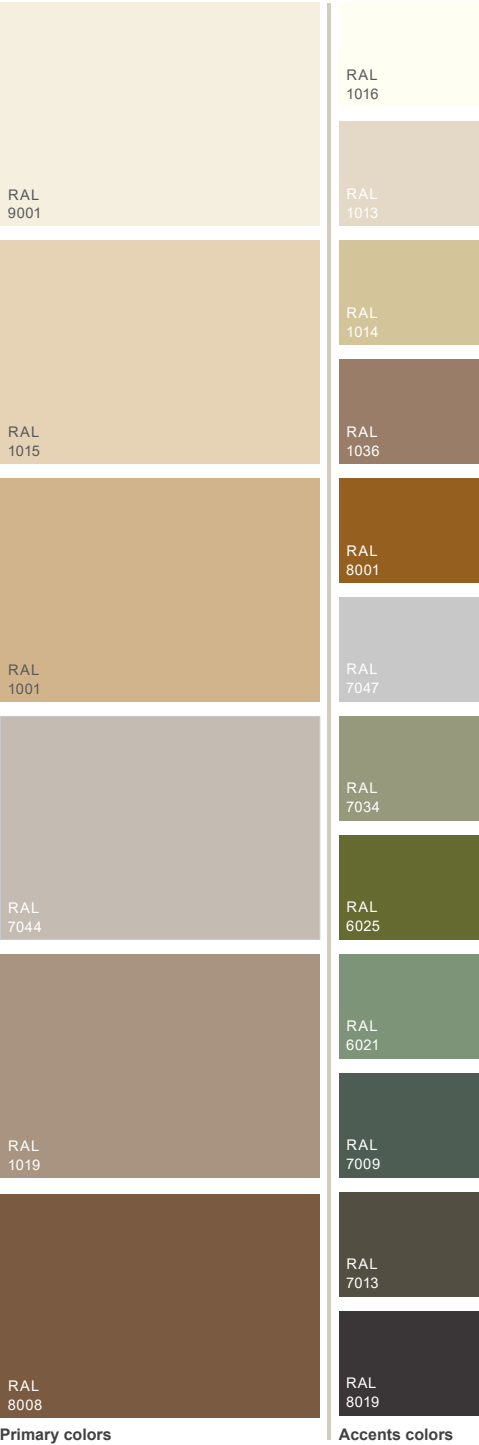
To create a townscape in harmony with the surrounding landscape and architectural character.

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/)



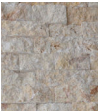
Local stone



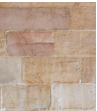
Stone patterns



Plaster



Coral stone cladding



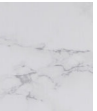
Sandstone cladding



Granite cladding



Travertine



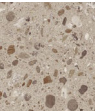
Marble



Quartz



Plaster finish



Terrazzo finish



Concrete finish



Stone layering



Timber



Wood window shutters



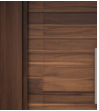
Adobe



Mud bricks



Compressed bricks



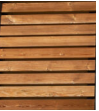
Polished timber



Stainless steel



Wood finish powder coating



Wood panels



Aluminum



PVC

4.2 Materials

This palette summarizes the prevalent materials found in the architecture of the Sarawat Mountains.

- 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 should be preferred.

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

To enhance architectural character through the support of local craftsmanship.

To create buildings with tactile and visual richness.

To respond to the landscape and architectural character.



## 5.0 Patterns

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

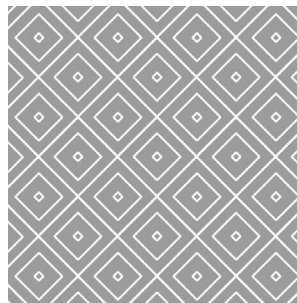
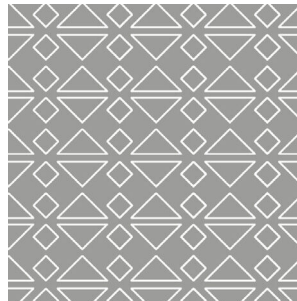
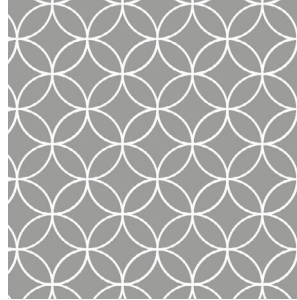
### 5.1 Patterns

New buildings should:

- 1 Create patterns through the use of local materials and craftsmanship.
- 2 Where multiple decorative patterns are applied across a single facade, these should be complementary.
  - **TR** Focus the use of surface patterns to doors, window screens and shutter doors.
  - **TR** Refer directly to historic precedents and be limited to geometric patterns. Decorative patterns should not exceed 10% of the total facade area.
  - **TIN** The transitional use of patterns should be inspired from historic precedents while preserving the balance, rhythm and movement of traditional patterns. Decorative patterns should be between 10% to 15% of the total facade area.
  - **C** The contemporary use of patterns should interpret and abstract from historic precedents while maintaining a degree of balance. Decorative patterns should be 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)

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

To encourage contextually sensitive contemporary design.



Patterns



Textile patterns



Textile patterns



Stone patterns

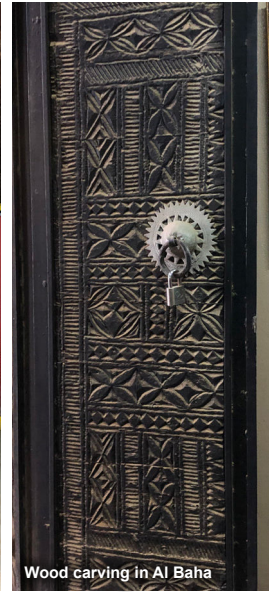


Stone patterns

Traditional patterns present in the Sarawat Mountains



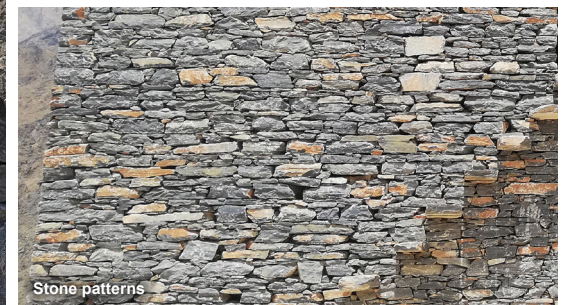
Wood carving in Al Baha



Wood carving in Al Baha



Wood carving in Al Baha



Stone patterns



## 6.0 Public Realm

This section focuses on the contributions of low-rise 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 in between buildings.**



### 6.1 Paving materials

- 1 Select robust materials for longevity, easy cleaning, repair, and sourcing.
- 2 Make subtle changes to highlight various typologies.
- 3 Contextual materials complementing the surrounding architecture to be used.

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



### 6.3 Parking

- 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.
- 4 Intersperse parking spots with planting and seating areas.
- 5 Sufficient clearance for pedestrian movement should be provided between parking bays and buildings.

### Trees



### Shrubs



### 6.4 Planting

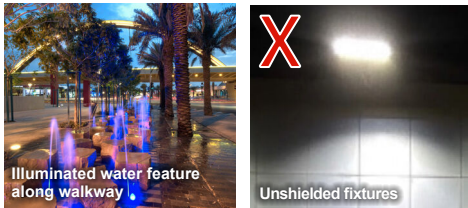
- 1 Planting should be limited to xeriscape solutions within urban areas, mainly in gathering spaces (Saha / Baraha) with a varied mix of indigenous and naturalized species.

Tree and shrub planting should complement the overall character of the Sarawat Mountains area.



### 6.5 Signage

- 1 Signage must be well-integrated, coordinated and legible within the overall architectural composition (form, proportion, scale, color, material, surface, size of sign and lettering).
- 2 Signage should avoid conflicts with adjacent residential uses (orient signage towards roads, min. illumination only), and public realm tree canopies.



### 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 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 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.



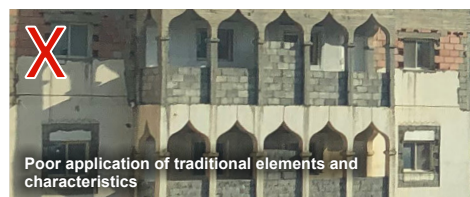
### 7.2 Non-contextual colors

- 1 Do not use non-contextual bright and artificial colors that detract from the natural landscape and local architecture of the Sarawat Mountains.
- 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 Use traditional elements that reflect genuine architectural character and contextual architectural shapes.
- 2 Reflect and interpret traditional elements sensitively. Have a selective emphasis of characteristics to create meaning and beauty in its new context.



### 7.5 Projecting and shading elements

- 1 Avoid having buildings generally lacking shading and projecting elements.
- 2 Avoid shading elements that are not integral to the building and public realm.
- 3 Incorporate light shading structures used as character-defining features to reflect the architectural style or theme consistent with other facade elements. Have shading elements such as screens and awnings be of solid but light (perforated) appearance.



### 7.6 Exposed building services

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



### 7.7 Topography

- 1 Respect the natural terrain, 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 a good way that does not cause visual pollution.





- 1 Parapets articulated with triangular stone patterns and crenelations



- 2 Windows with highlighted lintels and sills



- 3 Wooden columns with traditional carvings supporting shading structures



- 4 Projecting staircase



## 8.0 Traditional Mixed-Use Worked Example

The massing and design of elements adopt traditional forms and patterns, traditional architectural elements and decorations, and traditional materials and colors in a sensible way.

The massing features thick stonewalls, simple orthogonal punched openings, use of carved wooden columns, projecting staircases and articulated parapets. Roof parapets articulations are in the form of crenelations or simple parapets, while vertical volumes feature triangular patterns using alternations of white stone and local stone, or their equivalent.

The building facades have a horizontal form with a balance of vertical volumes. Facades have localized symmetries.

Window openings follow internal room functions, not necessarily aligned with lower and upper floors. Windows have highlighted sills and lintels and timber shutters with traditional carvings.

The base of the building features large openings, also supporting the commercial use at the ground floor. The primary material used for buildings is stone, or

its equivalent. Patterns from traditional architecture are used to highlight elements like doors and window shutters.

Wooden columns with broad heads, are carved with traditional geometric patterns and used to support shading structures. External projecting staircases are used to access rooftops. Both of these elements are distinct features of the Sarawat Mountains.

Perimeter walls along the main frontage are discouraged.





## 8.0 Transitional Mixed-Use 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. Overall form should follow the compositional rules described in this document (Sections 1 & 2).

The massing features thick stonewalls, simple orthogonal recessed openings, use of patterns to articulate facade, external staircases and articulated parapets.

Roof parapets feature interpretation of traditional triangular patterns and highlights.

The building facades have a balance of horizontal and vertical volumes. Facades have localized symmetries. Window openings are recessed and aligned with lower and upper floors. Windows have highlighted lintels and shutters with interpretations of traditional geometric patterns.

The base of the building features large openings, also supporting the commercial use at the ground floor.

The primary material used for buildings is stone finish, or its equivalent. Patterns interpreted from traditional architecture are used to highlight elements like doors and window shutters, and to articulate external walls.

External staircases, integrated within the overall design of the facade, are used as a highlight element to access rooftops and to connect buildings, showcasing distinct features of the Sarawat Mountains.

Perimeter walls along the main frontage are discouraged.

1 Parapets articulated with triangular stone patterns



2 Recessed windows with highlighted sills and lintels



3 Interpretation of traditional wooden columns supporting shading structures



4 Projecting staircase







- 1 Simple parapets and patterns used to articulate the facade



- 2 Recessed window openings



- 3 Interpretation of traditional wooden columns supporting shading structures



- 4 External circulation articulating the facade



## 8.0 Contemporary Mixed-Use 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 while respecting and celebrating the local natural character and traditions. Overall form should follow the compositional rules described in this document (Sections 1 & 2).

The massing features thick stonewalls, simple orthogonal recessed openings, external staircases and articulated parapets.

Roof parapets are simple, in continuation with the external walls. The building facades have a balance of horizontal and vertical volumes. Facades have localized symmetries. Window openings are recessed and generally aligned with lower and upper floors. Windows have highlighted projecting lintels and shutters with interpretations of traditional geometric patterns.

The base of the building features large openings, also supporting the commercial use at the ground floor. The primary materials used for buildings are earth

tone colors with stone finish, or equivalent, used to highlight elements. Patterns abstracted from traditional architecture are used to highlight elements like doors and window shutters and to articulate external walls.

External staircases, integrated within the overall design of the facade, are used as a highlight element to access rooftops and to connect buildings, showcasing distinct features of the Sarawat Mountains.

Perimeter walls along the main frontage are discouraged.



## A.0 Appendix: Low-Rise Apartment Buildings

This appendix focuses on design issues important to low-rise apartment buildings, for example, the relationship between public and private spaces, access to individual units, ground floor facade design, the provision of outdoor amenity, and the design of boundary treatments and rooftops.

Apartment building design should follow the guidelines for traditional, transitional and contemporary style in the rest of this handbook, but also observe the guidance notes in this appendix.

### Ground level

The ground floor may rise above the level of the main sidewalk to provide additional privacy and security for occupants.

The change of level may be contained within the building envelope and should not be visible from the street. Sidewalks should be accessible from the entrance without projecting stairs or ramps into the public space.

If grade changes are required, universal accessibility should be ensured.

### Windows and openings

Generally, windows may be placed above the ground level or above the street's eye-level height to provide privacy and security for occupants.

Windows should be equipped with appropriate shutters and screening, and may be set back behind a 'privacy strip' to allow for additional shade and privacy while still allowing for light penetration.

Small openings may be provided at the base of the building to naturally ventilate the basement.

The arrangement, sizes, proportions, materials and colors of windows and openings at the ground floor should be in compliance with guidelines and composition rules provided in the previous chapters.

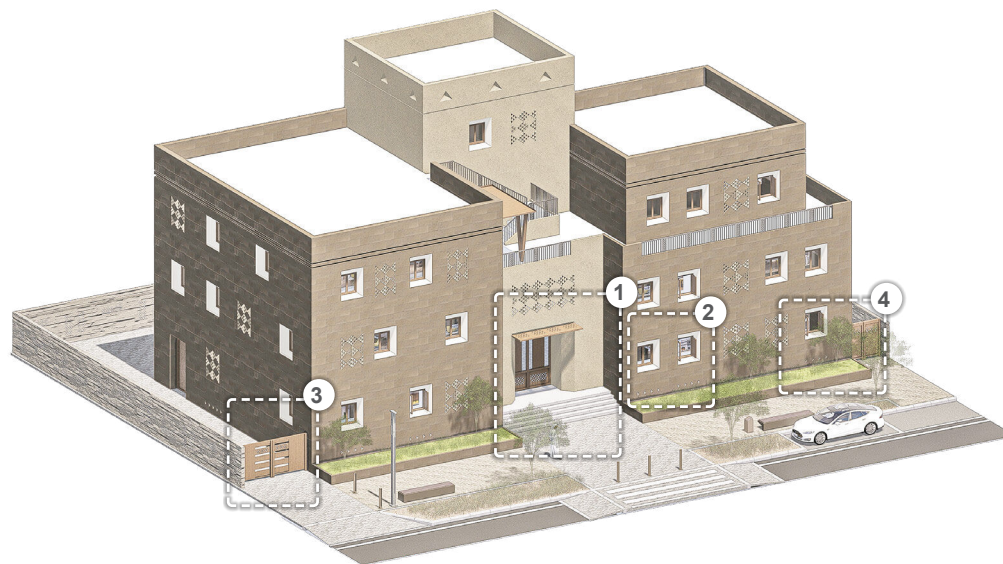
### Entrances

Primary entrances, whether pedestrian or vehicular should be well defined, clearly visible, and accessible from the sidewalk. Entrances should level with and should not extend onto the sidewalk.

Canopies and awnings may be used above entry doors to highlight entrances and provide shade.

If the plot is surrounded by a perimeter wall / fence, parking and pedestrian entrances should be integrated inside the perimeter wall / fence and should be consistent with the building's overall design, material and color palette.

Buildings with no perimeter wall / fence should have parking and pedestrian entrances aligned to the building's facade and integrated within the building envelope.



Axonometric view showcasing an example of application of design considerations for low-rise contemporary style apartment building



Elevation view showcasing an example of application of design considerations for low-rise contemporary style apartment building

### Perimeter walls and fences

Walls and fences should be decorative and complementary to the building's architectural style and materials and should be uniform in construction, design, material, color and pattern.

Perimeter walls and fences extending across long lengths should provide at least one of the following elements to break the wall's linear rigidity:

- Continuous landscaping at the base of the wall.
- Decorative screens or niches in the wall.

### Front yards and landscape treatment

Building may be set back from the property boundary to allow for a planted front garden / yard.

The front garden / yard may act as a comfortable, functional and safe private space that is well connected to the public domain, both physically and visually to add to the overall quality of the public realm.

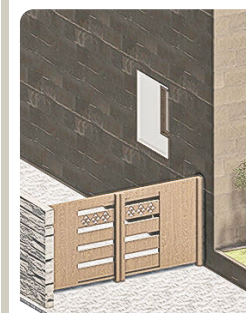
The choice of landscaping for the front garden / yard should respect and contribute to the street and public domain character while screening to maintain privacy.



1 Elevated ground level



2 Elevated windows to maintain privacy



3 Perimeter wall and gates consistent with the overall building design

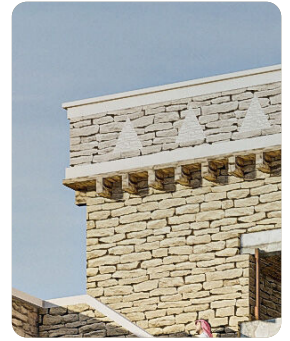


4 Front garden / yard





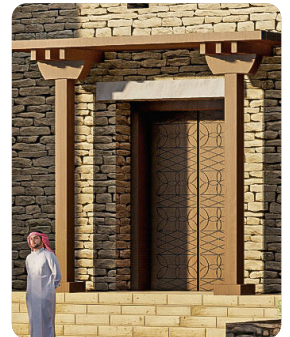
- 1 Parapets articulated with triangular stone patterns and crenelations



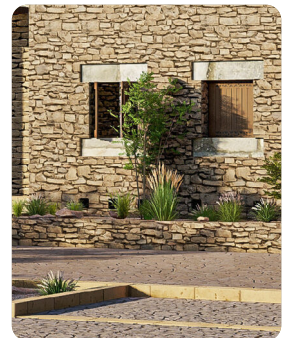
- 2 Windows with highlighted lintels and sills



- 3 Main entrance marked by wooden columns and decorated with traditional patterns



- 4 Landscape strip partially concealing the elevated windows of the ground floor



## A.0 Traditional Apartment Worked Example

The massing and design of elements adopt traditional forms and patterns, traditional architectural elements and decorations, and traditional materials and colors in a sensible way.

The massing features thick stonewalls, simple orthogonal punched openings, use of carved wooden columns, projecting staircases and articulated parapets. Roof parapets articulations are in the form of crenelations or simple parapets, while vertical volumes feature triangular patterns using alternations of white stone and local stone, or their equivalent.

The building facades have a horizontal form with balance of vertical volumes. Facades have localized symmetries. Window openings follow internal room functions, not necessarily aligned with lower and upper floors. Windows have highlighted sills and lintels and timber shutters with traditional carvings.

The base features the building's main entrance and elevated window openings partially concealed behind a landscape strip, ensuring privacy on the ground floor.

The primary material used for buildings is stone, or

its equivalent. Patterns from traditional architecture are used to highlight elements like doors and window shutters.

Wooden columns with broad heads, carved with traditional geometric patterns, are used to support shading structures. External projecting staircases are used to access rooftops.

Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.





## A.0 Transitional Apartment 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. Overall form should follow the compositional rules described in this document (Sections 1 & 2).

The massing features thick stonewalls, simple orthogonal recessed openings, use of patterns to articulate facade, external staircases and articulated parapets.

Roof parapets feature interpretation of traditional triangular patterns and highlights. The building facades have a balance of horizontal and vertical volumes. Facades have localized symmetries. Window openings are recessed and aligned with lower and upper floors. Windows have highlighted lintels and shutters with interpretation of traditional geometric patterns.

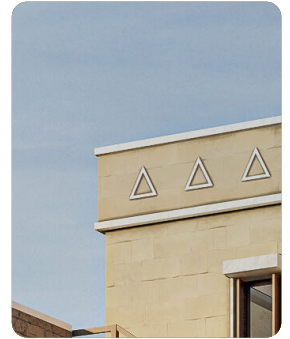
The base features the building's main entrance and elevated window openings partially concealed behind a landscape strip, ensuring privacy on the ground floor.

The primary material used for buildings is stone finish, or its equivalent. Patterns interpreted from traditional architecture are used to highlight elements like doors and window shutters and to articulate external walls.

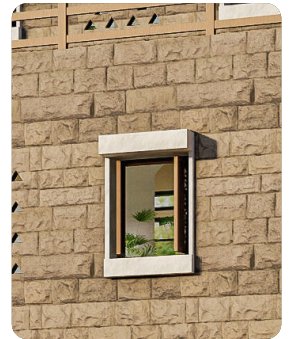
External staircases, integrated within the overall design of the facade, are used as a highlight element to access rooftops and to connect buildings.

Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.

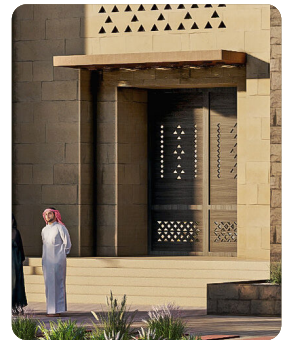
1 Parapets articulated with triangular patterns



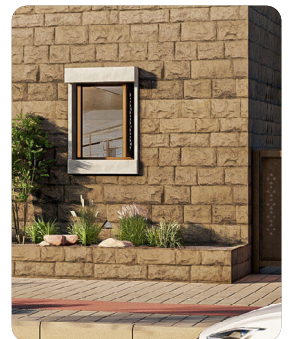
2 Windows with projecting and highlighted lintels



3 Recessed main entrance highlighted with patterns interpreted from traditional architecture



4 Landscape strip partially concealing the elevated windows of the ground floor







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

## A.0 Contemporary Apartment 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 while respecting and celebrating the local natural character and traditions. Overall form should follow the compositional rules described in this document (Sections 1 & 2).

The massing features thick stonewalls, simple orthogonal recessed openings, external staircases and articulated parapets.

Roof parapets are simple, in continuation with the external walls. The building facades have a balance of horizontal and vertical volumes. Facades have localized symmetries. Window openings are recessed and generally aligned with lower and upper floors. Windows have highlighted projecting lintels and shutters with interpretation of traditional geometric patterns.

The base features the building's main entrance and elevated window openings partially concealed behind a landscape strip, ensuring privacy on the ground floor.

The primary materials used for buildings are earth tone colors with stone finish (or its equivalent) used to highlight elements. Patterns abstracted from traditional architecture are used to highlight elements like doors and window shutters and to articulate external walls.

External staircases, integrated within the overall design of the facade, are used as a highlight element to access rooftops and to connect buildings.

Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.

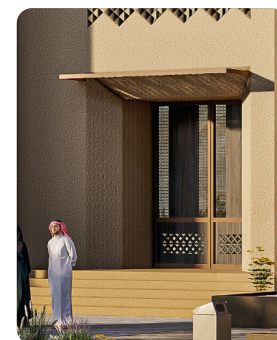
1 Simple parapets and patterns used to articulate the facade



2 Recessed windows



3 Recessed main entrance highlighted with patterns abstracted from traditional architecture



4 Landscape strip partially concealing the elevated windows of the ground floor

