

Hejazi Coast

Architectural Design Guidelines



Application Handbook - Low-rise Buildings





Hejazi Coast Architectural Character Area



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Application Handbook - Low-rise Buildings

Hejazi Coast - Architectural Design Guidelines



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 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 and 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 low-rise 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 Low-rise mixed-use building in Hejazi Coast

II Low-rise Buildings

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

Ranging from 1-4 stories, typically in a linear arrangement along roads and accommodating a mix 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 characters, and is a primary challenge to their implementation, to be addressed in the compositional rules of this handbook.

Low-rise mixed-use buildings

Low rise mixed-use buildings are usually subdivided into multiple units that often create a diversity 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 buildings are primarily comprised of apartments, the relationship between public and private spaces become paramount. In addition to the low-rise building application guidelines, please also observe the guidelines focused on apartment buildings, in Appendix A.

This handbook will implement the Hejazi Coast 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 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? (Sections 4)
- **Patterns:** do any elements show inspiration from local craftsmanship and culture? (Section 5)
- **Public realm:** does your building contribute to the quality and character of the street and the neighborhood? (Section 6)
- **Dos and don'ts:** have you avoided common mistakes that lower the quality and character of buildings? (Section 7)
- **Worked examples:** these are illustrations showing one possibility of how the guidelines can be applied, provided for inspiration. (Sections 8)

- 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:

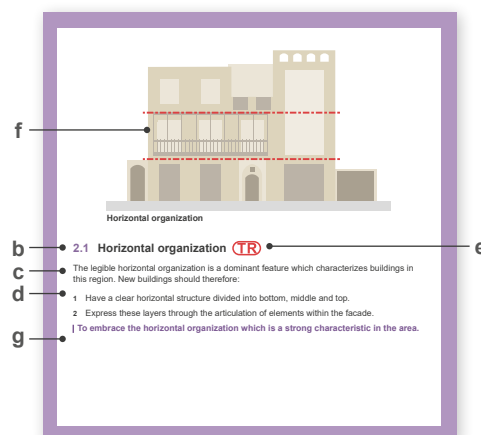
TR Mandatory for Traditional style

TN Mandatory for Transitional style

C Mandatory for Contemporary style

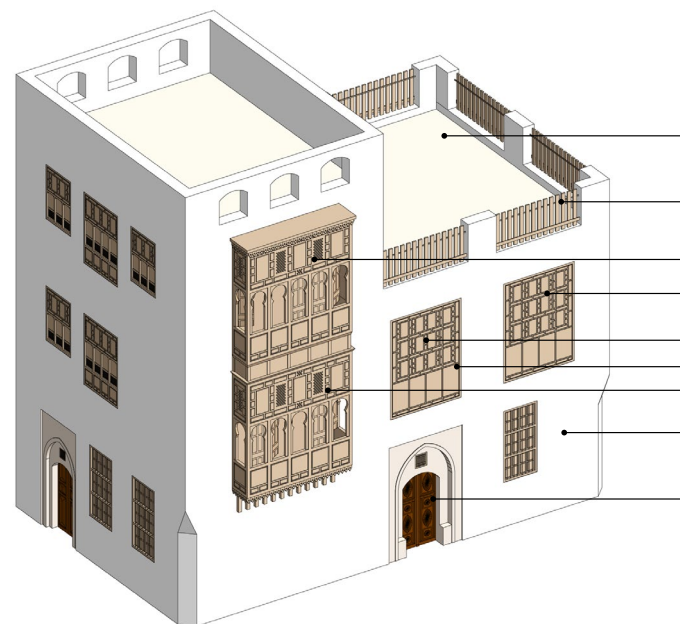
- 5 Guidelines are organized according to the following parts:

- 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 architecture 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 understand the general guidelines of the traditional style low-rise buildings.

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 low-rise buildings 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 layer 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.

Side facades should be subordinate to front facades, with no shop fronts and 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 entrances should be clearly identifiable, framed with special articulation and ornamentation. Doors should be symmetrical and be comprised of two leaves opening centrally. The doorway may also be set within a wall recess with arched tops and clerestory vents.

The design of secondary entrances (such as for deliveries and services) should be simpler and subordinate to that of the main entrance.



2.1 Horizontal organization



2.2 Localized symmetries



2.3 Framed facades



2.4 Projecting elements

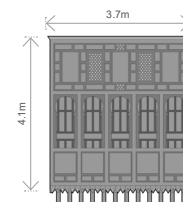


Traditional low-rise mixed-use axonometric

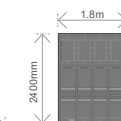


Traditional low-rise mixed-use front elevation

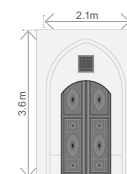
Key Traditional architectural features



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. They should generally be flush with the outer surface of the exterior wall. Glazed windows can be set behind the traditional elements.

Follow the Element guidance pages for the proportions of windows. Do not use long horizontal strip windows.

Avoid locating windows directly across from existing windows on neighboring buildings and screen appropriately.

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

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 suitability of arch types to specific towns.

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 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. For example, geometric patterns and abstracted floral 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 to low-rise buildings 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.

Side facades should be subordinate to front facades, with no shop fronts and 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 entrances 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.

The design of secondary entrances (such as for deliveries and services) should be simpler and subordinate to that of the main entrance.



2.1 Horizontal organization



2.2 Localized symmetries



2.3 Framed facades



2.4 Projecting elements

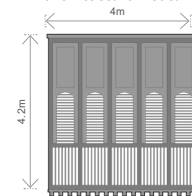


Transitional low-rise mixed-use axonometric

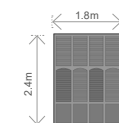


Transitional low-rise mixed-use front elevation

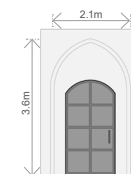
Key Transitional architectural features



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.

Follow the Element guidance pages for the proportions of windows. 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

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 suitability of arch types to specific towns.

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 of pattern 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. For example, geometric patterns and abstracted floral 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 to low-rise buildings 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.

Side facades should be subordinate to front facades, with no shop fronts and predominantly smaller/narrower windows and screens.

2.4 Projecting elements

The use of a double-story projecting screened bay-window 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. The design of secondary entrances (such as for deliveries and services) should be simpler and subordinate to that of the main entrance.



2.1 Horizontal organization



2.2 Localized symmetries



2.3 Framed facades



2.4 Projecting elements

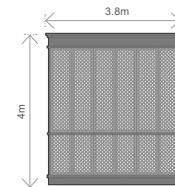


Contemporary low-rise mixed-use axonometric

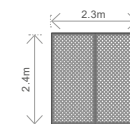


Contemporary low-rise mixed-use front elevation

Key Contemporary architectural features



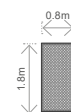
3.2 Roshan



3.2 Windows



3.1 Entrance door



3.2 Windows

3.2 Windows and openings

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

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. Glazing can be integrated with or recessed behind the screen elements.

Follow the Element guidance pages for the proportions of windows. 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.

Contemporary pergolas can be installed at second floor level to provide further shading and privacy. They should not rise higher than the roof parapet line.

3.4 Other elements

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

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 30% of the facade area.

4.2 Materials

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

5.0 Patterns

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

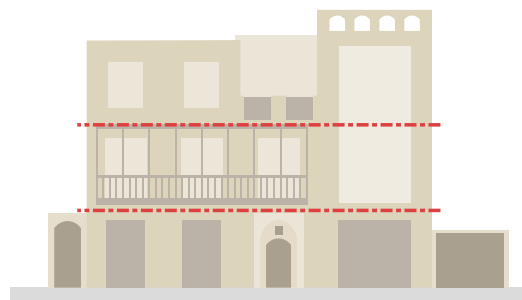
Where possible, evolve traditional methods in the production of new patterns.

Use patterns that are sympathetic and complimentary to their surroundings and context. For example, 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, adapted for the Low-rise 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.



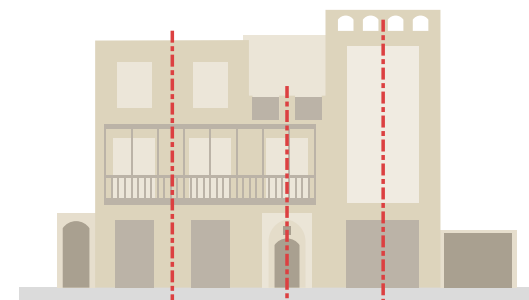
Horizontal organization

2.1 Horizontal organization

The legible horizontal organization is a dominant feature which characterizes buildings in this character zone. New buildings should:

- 1 Have a clear horizontal differentiation of architectural elements based on their location in the facade (bottom, middle or top).
- 2 Bottom level openings for retail and commercial spaces should be regular and evenly spaced within groups of local symmetry. Shared entry to residential and commercial spaces should be clearly visible.
- 3 Mid level openings should establish the general character of the building (see 2.2-2.6).
- 4 Top level massing, openings and parapet design should create stepping roofscapes (see 2.9).

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



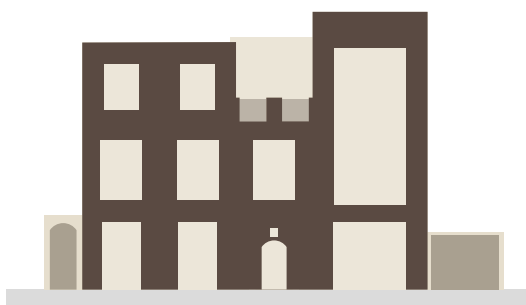
Localized symmetry

2.2 Localized symmetry

Facade features are often asymmetrically arranged with grouped openings. New openings should generally:

- 1 Have windows that are aligned according to the rooms behind them.
- 2 Have openings arranged in horizontal bands with localized symmetries.

| To ensure an informal, yet ordered, character in the facade design.



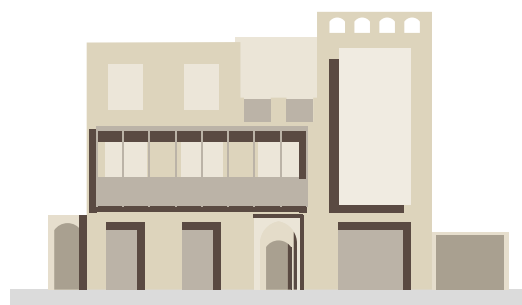
Framed facades

2.3 Framed facades

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

- 1 Be solid walled forms with large openings in primary facades.
- 2 Have generous openings of regular proportions and ratios.
- 3 Respect the internal organization and hierarchy of spaces within.


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



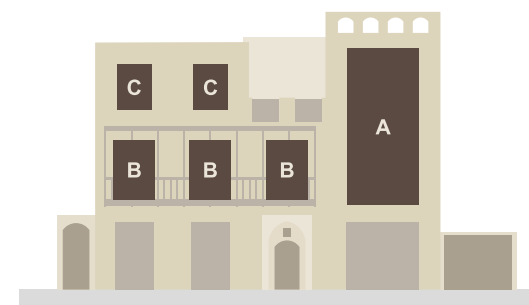
Projecting elements

2.4 Projecting elements

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

- 1  Provide at least one roshan on the primary facade. On taller buildings consider the use of double-story roshan.
- 2 Contrast roshans with flush or recessed screens in smaller secondary openings on facades.
- 3 Roshans should be functional and useful, proportioned carefully 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 Have facades that feature at least three levels of window hierarchy: Large, medium, and small.
- 2 Window sizes should correspond with room uses behind them.
- 3 Windows, doors, and openings should be generally of upright, vertical proportions.

| To establish a distinct hierarchy of windows on facades.



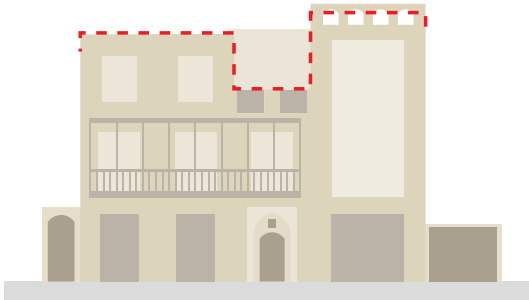
Arched openings

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



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, as necessary.
- 3 Provide a generally rectilinear roofline.

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



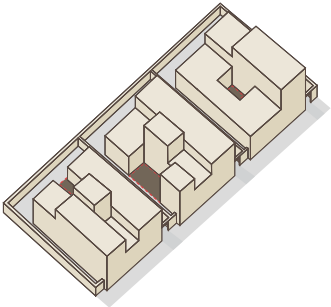
Continuous streetwalls

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 can provide good outdoor amenity and interior lighting for residents. Courtyards and lightwells:

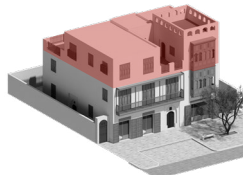
- 1 Should be of useful dimensions for outdoor amenity.
- 2 Should generally be enclosed on three or four sides by buildings or walls belonging to the same property; where a wall is shared with a neighbor, privacy should be maintained in the location and placement of openings and accessible spaces should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

| To encourage the use of courtyards and lightwells.

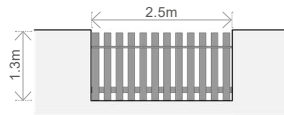
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3.0 Traditional Elements

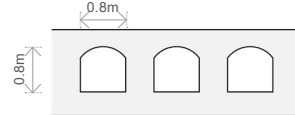
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



Top



Stepped parapet with timber infill



Parapet with openings (shaburah-repeating)



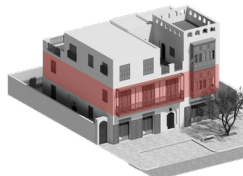
Parapet with patterned top



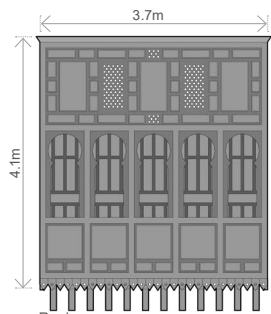
3.3 Rooftop elements

- Habitable roof spaces ranging from simple massing with terraces to elaborate 'al mabeet' roof-top rooms, or masonry elements.
- Roof spaces are typically protected by high walls, sometimes with timber infill screens. Lower parapets can be used where appropriate.
- Corner articulation: buildings often hold the corner at roof level.
- Crenelated terraces: facades extend flush to tall crenelated terraces that provide privacy between terraces and buildings.

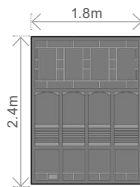
To contribute to the rooftop character of Hejazi Coast settlements.



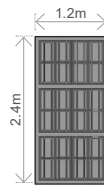
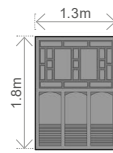
Middle



Roshan



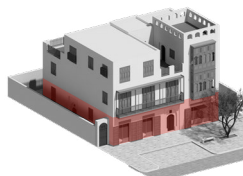
Windows



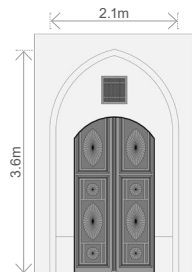
3.2 Windows and openings

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

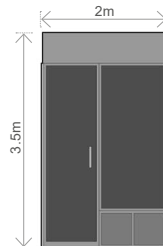
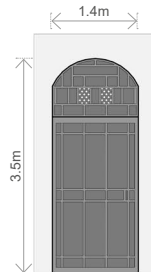
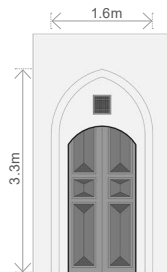
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



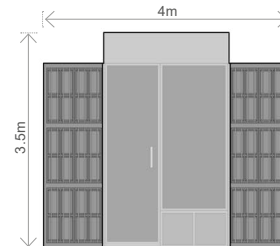
Base



Entrance doors



Shopfront



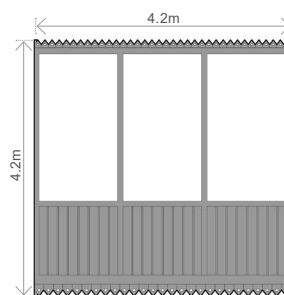
3.1 Doors and entrances

- Clearly defined entrance thresholds for public and private realms that are level with the street and staggered to not face each other.
- 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.
- Doors should have proportions between 1:3 and 1:4, or 1:1 and 1:5 for publicly accessible spaces.

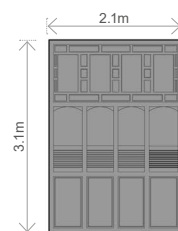
To create entrances with Hejazi character, and to contribute to the public realm.



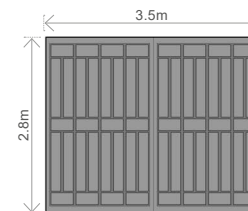
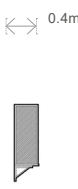
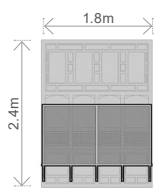
Other elements



Balcony



Screen



Vehicular access gates



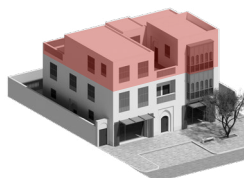
3.4 Other elements

- Horseshoe arches can 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.
- Projecting elements should be relatively ornate but balconies can be more simple with detail on the top and bottom of the projected element.
- Vehicular access gates should be paneled in a similar way to that of the doors.

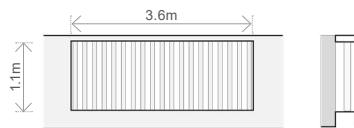
To embed other elements which are frequently part of the overall composition of buildings

3.0 Transitional Elements

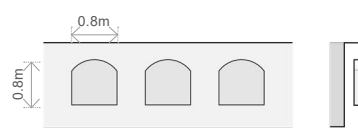
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



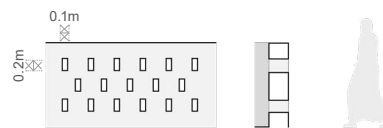
Top



Parapet with integral masonry balustrade



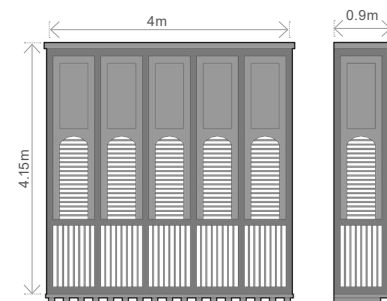
Parapet with recesses



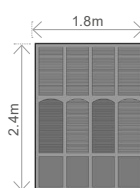
Patterned perforated parapet



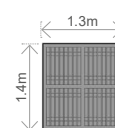
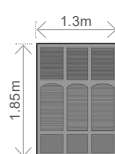
Middle



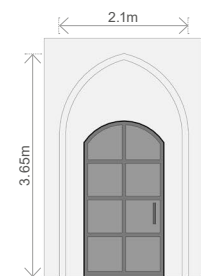
Roshan



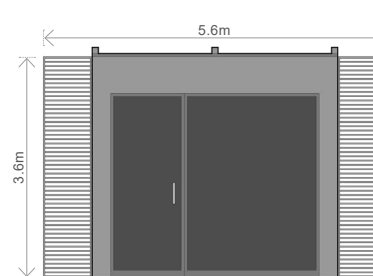
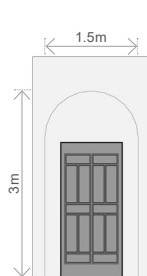
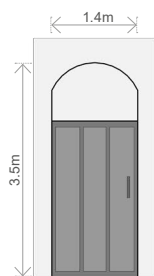
Windows



Base



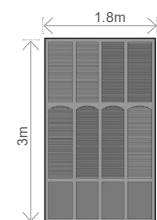
Entrance doors



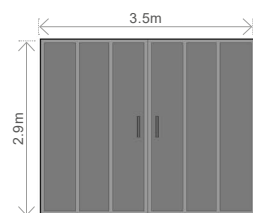
Shopfront



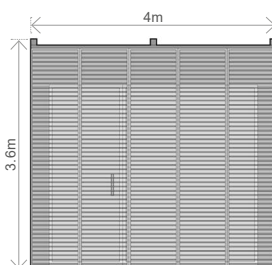
Other elements



Screen



Vehicular access gates



Shopfront screen



3.3 Rooftop elements

- Habitable roof spaces comprised of simple massing with terraces.
- Roof spaces are typically protected by high walls, sometimes with timber infill screens. Lower parapets can be used where appropriate.
- Corner articulation: buildings often hold the corner at roof level.
- Crenelated parapets: facades extend flush to tall crenelated terraces that provide privacy between terraces and buildings.

To contribute to the rooftop character of Hejazi Coast settlements.

3.2 Windows and openings

- Windows should have legible vertical bays with 3 levels of hierarchy.
- Ornate shutters, panels and frames inspired by traditional craftsmanship and materials should be used.
- Glazing should be protected from direct solar radiation. Traditional means such as deep reveals, screens, shutters and awnings are preferred.
- Generally, windows should be of proportions 1:1 - 1:3 (width:height). 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

- Clearly defined entrance thresholds for public and private realms that are level with the street and staggered to not face each other.
- Decoration and articulation should help to identify the primary entrances which will be more elaborate with recesses and arched tops. Secondary entrances are to be subservient in both design and location on the facade.
- 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.

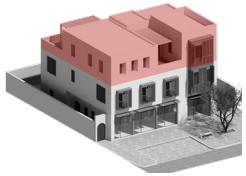
3.4 Other elements

- 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.
- Projecting elements such as balconies should be simpler than traditional types but evenly divided with bay proportions that reflect the traditional type proportions.
- Vehicular access gates should be simpler and relate to the stylistic treatment of the other elements for the proposed building.

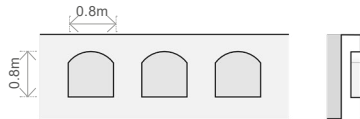
To embed other elements which are frequently part of the overall composition of buildings

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.



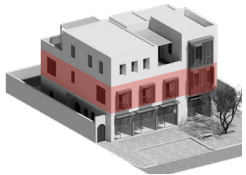
Top



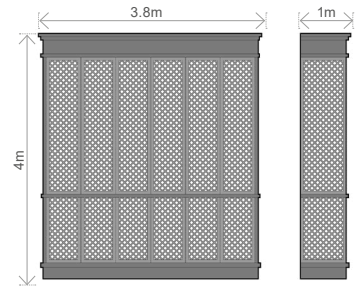
Parapet with repeating recesses



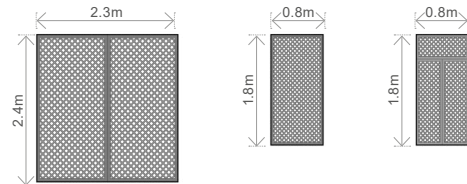
Parapet with decorative motif (can also be plain/ unadorned)



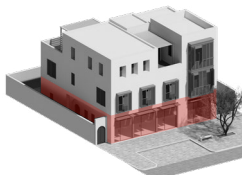
Middle



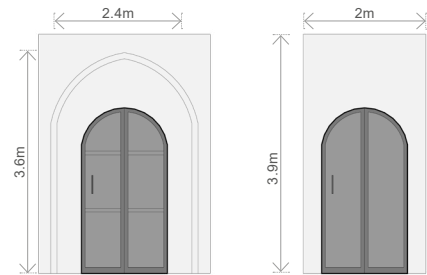
Roshan



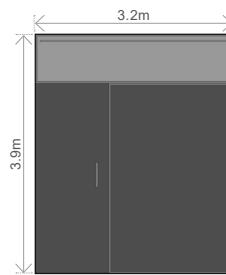
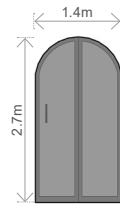
Windows



Base



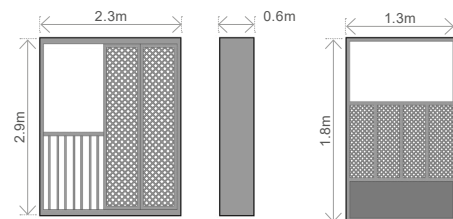
Entrance doors



Shopfront

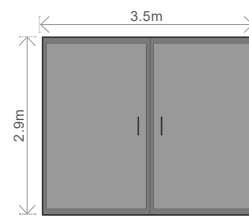


Other elements

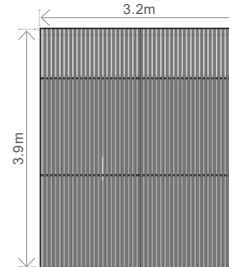


Balcony

Screen



Vehicular access gates



Shopfront screen

3.3 Rooftop elements

- 1 Habitable roof spaces comprised of simple massing with terraces.
- 2 Roof spaces are typically protected by high walls, sometimes with timber infill screens. Lower parapets can be used where appropriate.
- 3 Corner articulation: buildings often hold the corner at roof level.
- 4 Crenelated terraces: facades extend flush to tall crenelated terraces that provide privacy between terraces and buildings.

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. Traditional means such as deep reveals, screens, shutters and awnings are preferred.
- 4 Generally, windows should be of proportions 1:1 - 1:3 (width:height). 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 Clearly defined entrance thresholds for public and private realms that are level with the street and staggered to not face each other.
- 2 Decoration and articulation should help to identify the primary entrances which will be more elaborate with recesses and arched tops. 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.

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 balustrading.
- 3 Vehicular access gates should have very simple detailing.

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

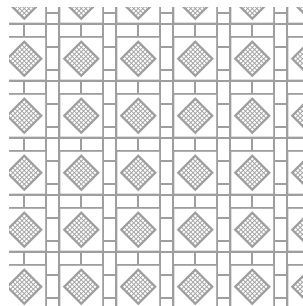
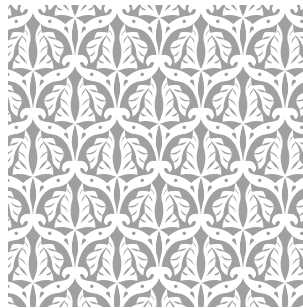
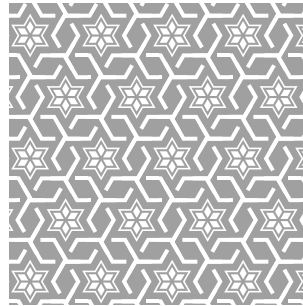
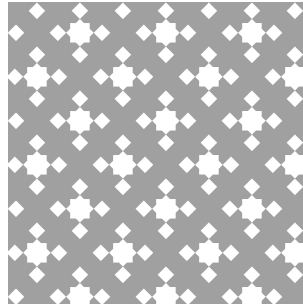
5.0 Patterns

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

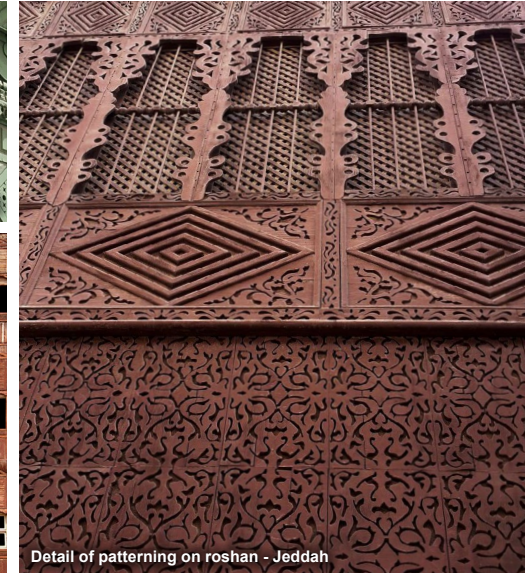
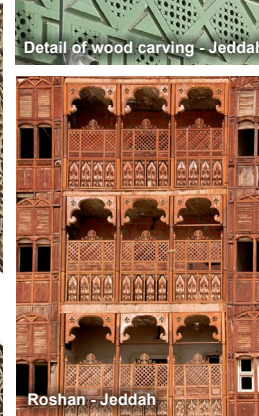
New buildings should:

- 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



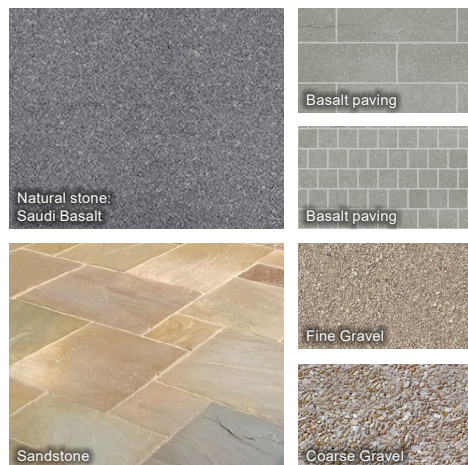
6.0 Public Realm

This section focuses on the contributions of 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.

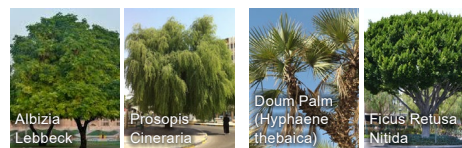
To enhance the character and quality of publicly used spaces around and in between low-rise buildings.



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.



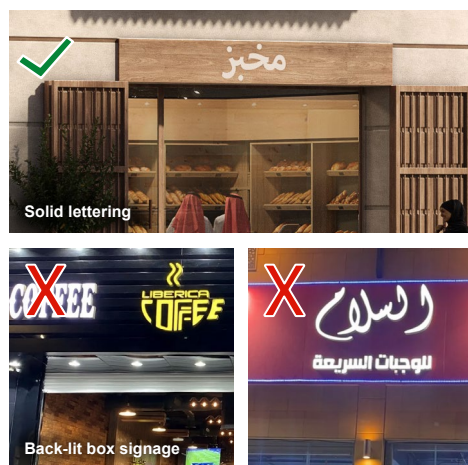
6.3 Public realm interface

- 1 Steps and ramps should not protrude into the public realm. Transitions should be located within property lines.
- 2 Provide active frontages and passive surveillance to enhance safety for surrounding public realm.
- 3 Avoid neglected sides and dead frontages; design should enhance sense of community and ease of maintenance for all spaces around it.



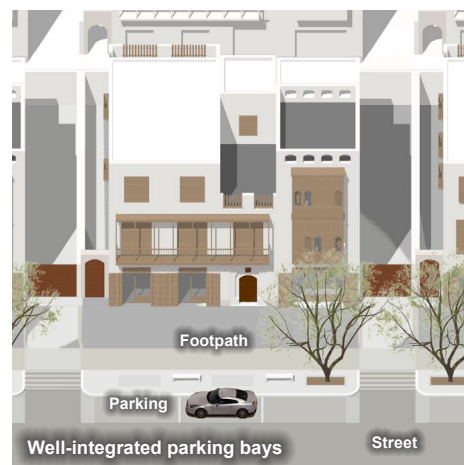
6.4 Lighting

- 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.



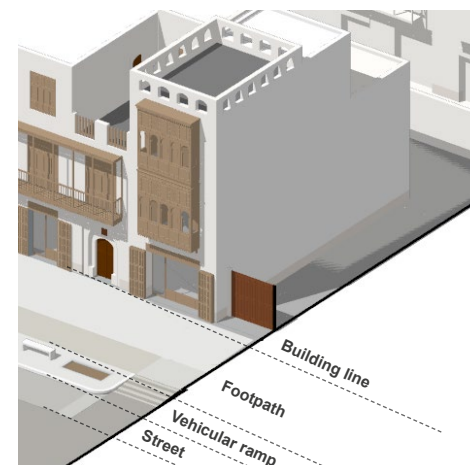
6.5 Signage

- 1 Retail 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.



6.6 Parking

- 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.
- 2 Vehicular gates and service access to buildings should be provided on secondary facades where possible; avoid locating service access on the primary facade.
- 3 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.



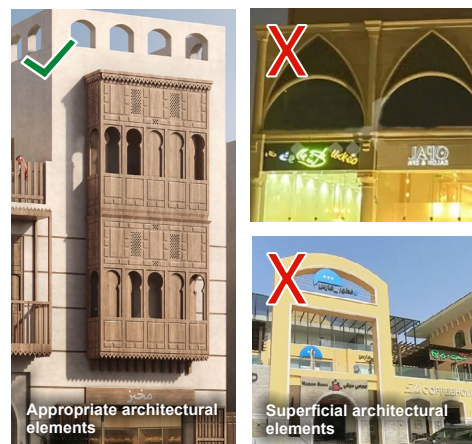
7.2 Inappropriate colors

- 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 The architectural character of Hejazi Coast should take priority over corporate identity and branding. Company logos should be modest and fit into surrounding context.



7.3 Screens and security

- 1 Integrate the design of screens and security features with the architecture.
- 2 Do not extend walls with unfinished corrugated metals and other raw sheet materials.
- 3 Do not use razor or barbed wires for typical buildings; utilize deterrents that are inconspicuous or visually appealing.



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 mullions.
- 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 roller shutters

Because they are everywhere, roller shutters have a large impact on the quality of the adjacent public realm. Poorly designed and installed shutters mask the quality of buildings behind them.

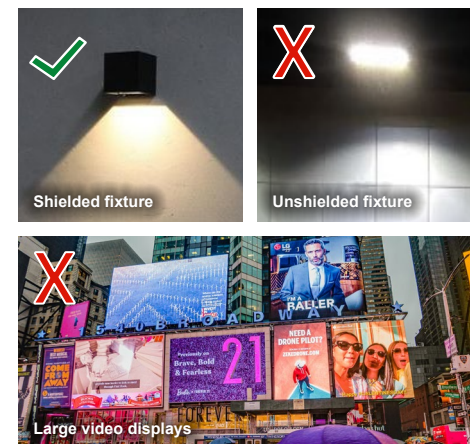
- 1 Do not use surface mounted roller shutters. Use recessed and hidden roller shutters instead.
- 2 Do not use unboxed roller shutters. Provide integrated housing for the roller shutters in their storage position.



7.6 Exposed service elements

Ordinary building service elements such as water tanks, 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.



7.7 Light pollution

Avoid excessive light and light pollution.

- 1 Do not use fixtures with bare bulbs (that create glare).
- 2 Use fixtures with cutoff shields to prevent upward light pollution.
- 3 Do not use large video displays.



8.0 Traditional mixed-use worked example

The traditional worked example features a strong application of the guidelines to the low-rise building type. This is particularly evident in the simplicity of massing and detail of balconies, privacy screens, doorways, as well as the traditionally inspired shop fronts.

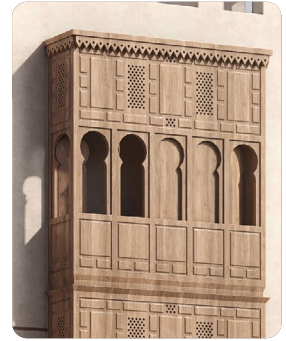
There is a district reading of the base, middle and top of the solid masonry building. The layered facades often deploy roshans, screens and balconies.

Facades are divided into local symmetries, sections of the elevation are grouped together and there is a distinct verticality to windows.

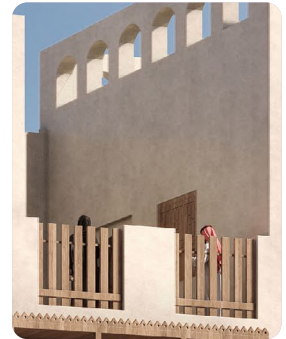
High parapets punctuated with arched openings and timber balustrades allow for habitable space at roof level.

Ornate, highly decorated timber roshans, screens and shutters are the main features 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.

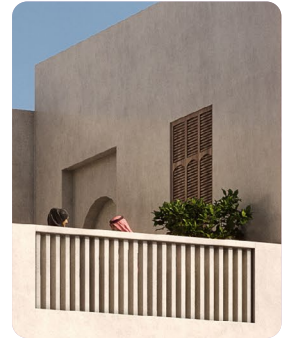


- 4 Timber framed retail shop fronts with timber shutters.





- 1 Projecting timber roshan with simple detailing.



- 2 Simple parapet with integrated metal balustrade.



- 3 Timber shutters with simple decoration.



- 4 Retail shop front with integrated signage and screen.

8.0 Transitional mixed-use worked example

The transitional model is a step towards the contemporary while maintaining a strong reference to traditional forms. General forms, proportions, and compositional arrangements are maintained. Many of the traditional features remain present (e.g. roshans), but some variations signal an evolution and reinvention of specific elements. Materials and craftsmanship may be simplified for modern methods and modest budgets.

Facade elements are simplified whilst retaining the vertical proportions and materiality of the traditional.

Roof levels step and create open terraces with flat and continuous parapets that include open balustrading.

Residential entrances maintain an arched opening and surrounding recessed with simplified detail. Ground floor retail entrances and shopfronts employ timber framing with integrated shutters and signage.



8.0 Contemporary mixed-use worked example

The contemporary model aims for architectural innovation and expression, while retaining a strong formal resemblance to Transitional and Traditional buildings.

The model seeks to reflect changes in the availability of skills and materials, and also incorporates adaptation to respond to modern ways of living and working.

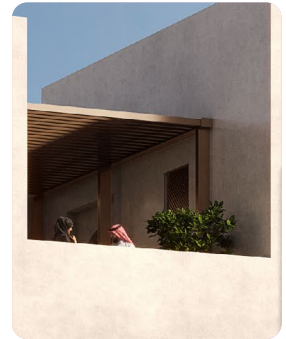
The overall form follows similar proportions to traditional buildings. Placement of openings, projections and symmetries, alongside decorative elements should take inspiration from traditional buildings, seen through a contemporary lens.

Contemporary interpretation of traditional patterns are used in shading and screening elements of window, balconies, roshans and canopies.

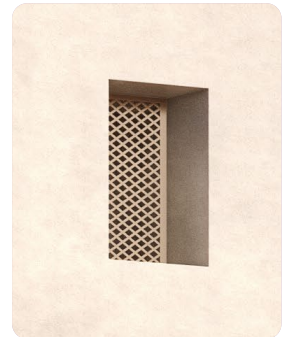
1 Timber screens and projecting screens with contemporary patterns.



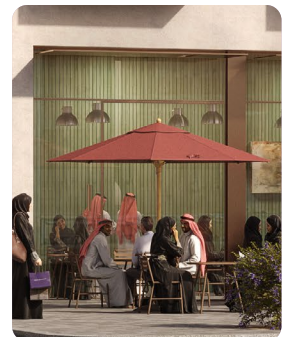
2 Timber canopies add more comfort to external roof tops.



3 Deep window reveals.



4 Large glazed retail shop front



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.

Massing scale

Apartment buildings should break down their mass into volumes of a scale that is relatable to the local traditional architecture (not monolithic blocks).

Entrances

Apartments' communal, shared entrances should be clearly identifiable, and distinct from other entrances. Where individual units are provided entrances with direct street access (for example, in duplexes), the design of those entrances should be subordinate to the communal shared entrances. Service doors should be discrete and subordinate to all residential entrances and should not be located on the primary frontage, where possible.

Privacy

Ground floor windows on street frontage should maintain privacy and security for residents. This may be achieved by using smaller windows, elevated windows, adjustable attractive security screens, and by setting back from the boundary with planted buffer zones and landscaping details.

Windows used on all levels should be equipped with appropriate shutters to provide shade and privacy. Windows on side facades, or facing nearby neighbors should not be located directly across from windows on neighboring buildings, except where the distance between buildings is greater than 12m. Windows on side facades should be chosen from subordinate sizes within the window hierarchy, and feature privacy screens where needed.

Recessed and appropriately screened balconies can be used.

Roofscape

Roof terraces should be located in a manner that provides privacy between different units. Avoid overlooking of neighboring buildings within 12m of wall line; use higher parapet walls to mitigate direct sight lines.

Mitigate views from public realm to rooftop building elements (for example, air conditioning units and watertanks) with appropriate tall parapets, setbacks and enclosures. Mitigate noise pollution with enclosures.

Other elements

Side yards can provide usable outdoor amenity space to ground floor units as appropriate.

Boundary walls should be of equivalent quality and materiality as the main building walls.

Attractive car parking is important. Where off-street parking is provided, use vehicular gates that are in keeping with the rest of the architecture and integrated with boundary wall design.

Access ramps should not obstruct the public realm; level changes should be managed within the property.

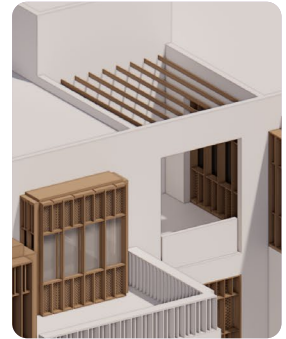


Illustrative example: Apartment building axonometric

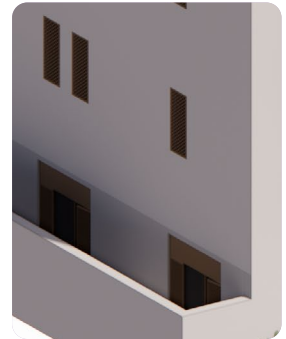


Illustrative example: Apartment building front elevation

- 1 Enhance usefulness of roof terraces with shading.



- 2 Maintain privacy between neighbors on side facades.



- 3 Maintain privacy and security at ground level, street-facing windows.



- 4 Emphasize primary shared entrances.





A.0 Traditional apartment worked example

The traditional worked example features a strong application of the guidelines to the low-rise building type. This is particularly evident in the simplicity of massing and detail of balconies, privacy screens, doorways, as well as the traditionally inspired shop fronts.

There is a distinct reading of the base, middle and top of the solid masonry building. The layered facades often deploy roshans, screens and balconies.

Facades have local symmetries to groupings of openings and there is a distinct verticality to windows.

High parapets punctuated with arched openings and timber balustrades, or decorative tops allow for habitable space at roof level.

Ornate, highly decorated timber roshans, screens and shutters are the main features of the facade.

The main communal residential entrance is prominently placed with articulation in the form of traditional an arched opening and stone surrounds with traditional detail. Secondary entrances are subsidiary.

1 Tall parapets with ornate top.



2 Projecting ornate, carved timber roshan with arched openings.



3 Highly decorated carved timber screens and shutters.



4 Shared entrance recessed with arched timber opening.





A.0 Transitional apartment worked example

The transitional model is a step towards the contemporary while maintaining a strong reference to traditional forms. General forms, proportions, and compositional arrangements are maintained. Many of the traditional features remain present (e.g. roshans), but some variations signal an evolution and reinvention of specific elements. Materials and craftsmanship may be simplified for modern methods and modest budgets.

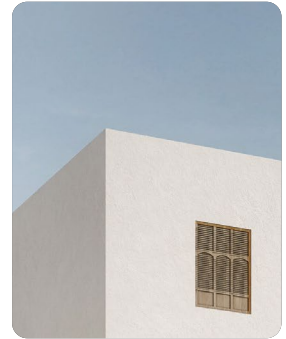
Facade elements are simplified whilst retaining the vertical proportions and materiality of the traditional.

Roof levels step and create open terraces with flat and continuous parapets that include open balustrading.

Residential entrances maintain an arched opening and surrounding recessed with simplified detail. Ground floor retail entrances and shopfronts employ timber framing with integrated shutters and signage.

The main communal residential entrance is prominently placed with articulation in the form of an arched opening and with a stone surround to the recess with simplified traditional detail. Secondary entrances are subsidiary.

1 Simple flat parapet.



2 Projecting timber roshan with simpler detailing.



3 Timber shutters with simple decoration.



4 Shared entrance recessed with arched timber opening.





A.0 Contemporary apartment worked example

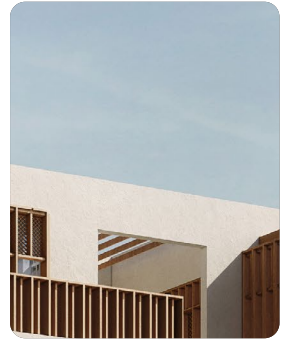
The design of contemporary buildings can incorporate architectural innovation while retaining a strong family resemblance to Transitional and Traditional buildings.

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

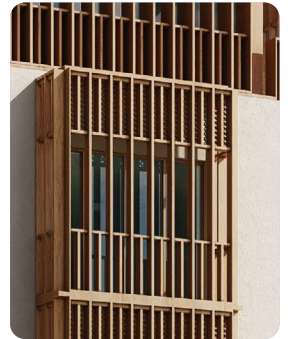
The overall massing follows similar proportions to traditional buildings and placement of openings follow the compositional rules. Simplified or abstracted decorative elements which take inspiration from traditional buildings, seen through a contemporary lens are used.

Contemporary interpretations of traditional patterns are used in shading and screening elements of window, balconies, roshans and canopies.

1 Shading adds more comfort to external roof tops.



2 Projecting timber screen with abstracted contemporary detailing.



3 Deep window reveals with perforated screening.



4 Shared entrance recessed with orthogonal opening.

