

# Tuhama Coast

## Architectural Design Guidelines



## Application Handbook - Low-rise Buildings





Tuhama Coast Architectural Character Area



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# Application Handbook - Low-Rise Buildings

## Tuhama Coast - Architectural Design Guidelines



Existing urban fabric in Tuhama Coast



Traditional architecture in Tuhama Coast

## 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 Tuhama Coast to their projects.

Tuhama Coast character area is located along the Red Sea coastal plains, stretching from the Aseer region to the Jazan region, in the southwestern part of the kingdom. Due to the shared context, heritage and historical pilgrimage and trade routes, the architectural character in both regions within the Tuhama Coast exhibit similarities.

The coastal areas are experienced as vast, open and horizontal landscapes. Productive landscapes and cultural landscapes surrounding the built settlement are flat field farming and wadi farming. The main shoreline features a matrix of alluvial fans, Sabkha (mud flats), sporadic lava fields, sand dunes and wadis. Vegetation is typically of a lower coverage and sparse. Deep green mangrove habitats are interspersed with heavily disturbed habitats, adjacent to urban areas.

The vernacular architecture in the Tuhama Coast responds to the context, climatic needs and the availability of materials and resources. There are three main types of vernacular architecture; the Reed mud houses (Al Ushah) featuring straw roofs, the quadrangular mud huts (Al Arisha), and the stone arch houses specifically designed to bring in the breeze, hence, the large arch shaped openings on the facades. Higher concentrations of settlements can be found along wadi corridors and adjacent to coastal edges. Materials used are mostly local stone and mud from the wadi plains.

This handbook is a supplement to the Tuhama 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

## 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 considers the inherent differences from historical building types that contribute to architectural identities, and addresses them within the compositional rules outlined in this handbook.



Example of low-rise mixed-use building elevation in traditional style in Tuhama Coast

### 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 for apartment buildings should follow the guidelines mentioned in this document, along with the additional guidance provided in Appendix A.

**This handbook will implement the Tuhama 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 Tuhama 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 (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:

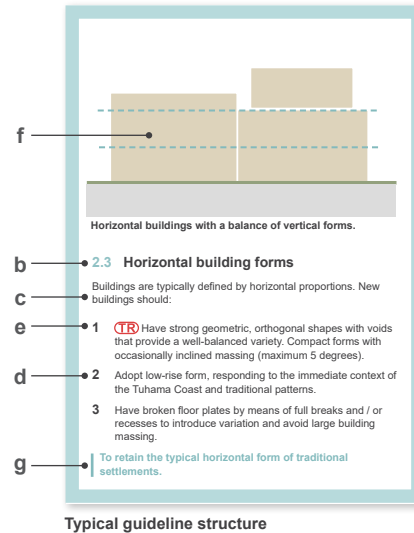
**TR** Mandatory for traditional style

**TN** Mandatory for transitional style

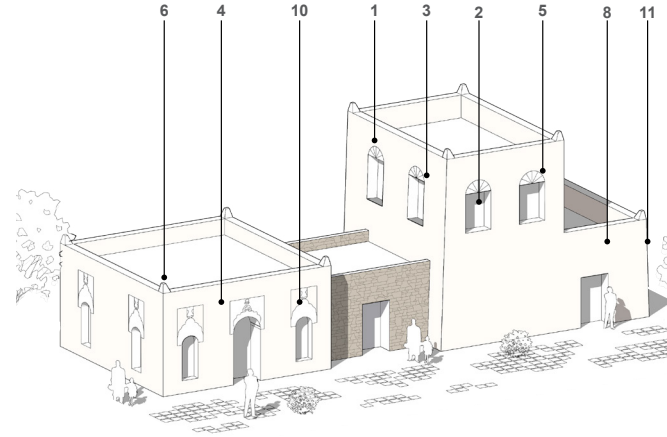
**C** Mandatory for contemporary style

- 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 Tuhama Coast Architectural Design Guideline, summarizing the key features of the architectural character.



Example of vernacular Tuhama Coast architectural elements, for illustrative purposes only

#### Key features:

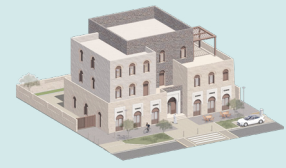
- 1 A general low development of one to two stories high with facade breaks promoting horizontal volumes.
- 2 High positioned large openings oriented towards west, bringing in the breeze from the Red Sea.
- 3 Arched windows are prevalent in this type of architecture.
- 4 Simple facades with general symmetrical arrangements of openings with variation brought through vertical volumes and articulation.
- 5 Openings do not cover more than 30% - 50% of the overall facade.
- 6 Flat roofs with parapets articulated with pointed corners.
- 7 Generally divided into two parts with a uniform facade character.
- 8 Typical colors are mainly shades of beige, brown, orange and white derived from locally available natural stone.
- 9 Local art is used for decorating internal walls and doors.
- 10 Occasional carving features and articulation above openings.
- 11 Gently tapered walls with an inclination angle of max. 5 degrees.



#### 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 Horizontal building forms

Building massing should adopt horizontal form with balance of verticals. Building form should be compact with strong geometric shapes and should occasionally feature gently tapered walls with a maximum inclination of 5 degrees. Tapered walls should be a special feature or highlight element only, and should not exceed 50% of the building form. 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 and varying heights.

#### 2.5 Facades with localized symmetries

Facades should exhibit an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of openings, interpreting those found in vernacular architecture.

#### 2.6 Simple openings

Openings should consist of medium sized windows of simple geometry. Large windows in balanced proportions may be used on upper floors. 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.

Arch shaped openings should be used in balanced proportions to reflect the character of the zone.

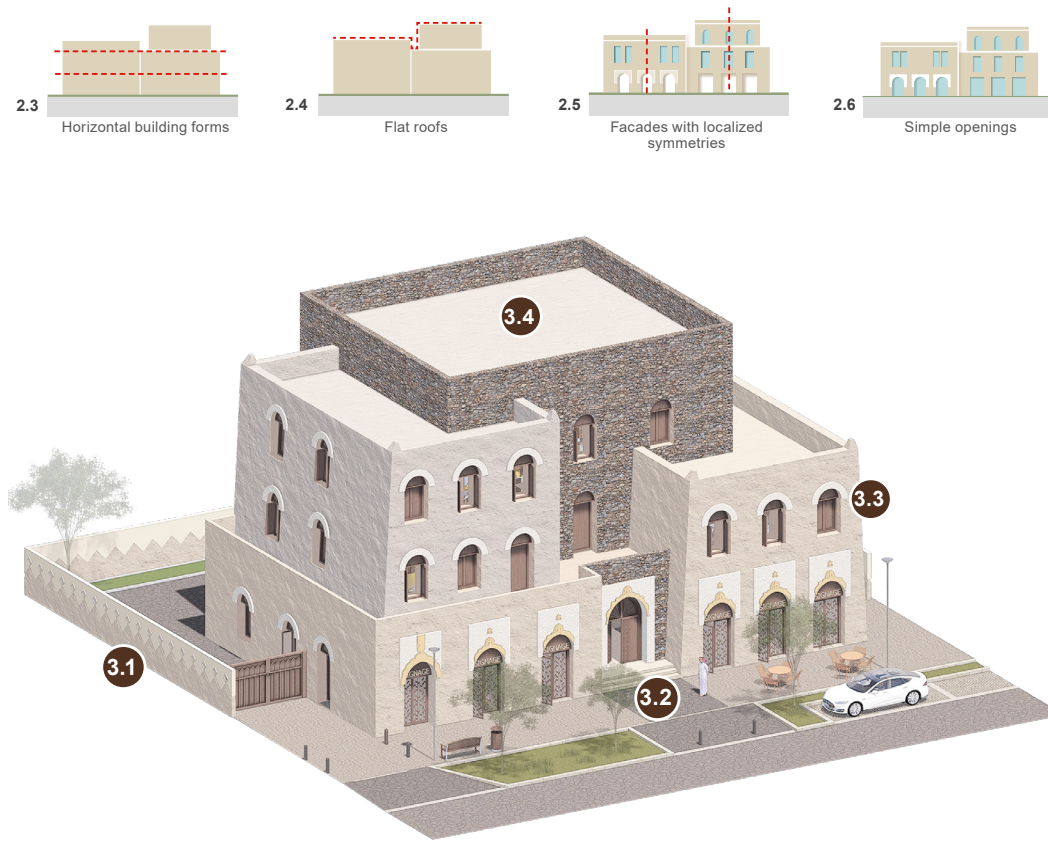
#### 2.7 Grounded facades

Building should express external solid walls that are grounded to the street level. Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street active frontages. Facade materials should be hard-wearing and robust.

Arcades and colonnades should be encouraged for active frontages.

#### 2.8 Variation in openings

Building should have floors with varying rhythm, grouping, alignment and geometry of openings while maintaining localized symmetries. Ground floor openings may feature niches and arch shaped openings should be reserved for upper floors.

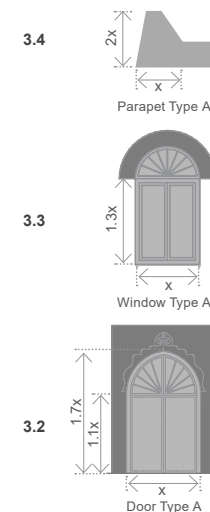


Axonometric view showcasing an example of the application of compositional rules for traditional style low-rise mixed-use building



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

Perimeter wall and fence should have low to medium levels of transparency. Main entrance within the perimeter wall should be highlighted. Perimeter walls should be articulated with niches and / or patterns.

Terraces should be encouraged to activate the facade. They should be located on the main facade overlooking the public realm.

#### 3.2 Doors and entrances

Doors, entrances and shopfronts should have geometries ranging from rectangular geometry to variety of arch shapes. Doors and entrances should have width-to-height proportions of 1:2 - 1:3. Doors, entrances and shopfronts should be highlighted using traditional patterns and niches.

Arched entrances should have proportions of 1:2.3 - 1:2.6. Wide arches should be limited to special typologies of buildings or entrances.

#### 3.3 Windows and openings

Buildings should have medium sized openings with proportions of 1:1.25 - 1:2. Window openings should be articulated with niches, screens and recessed over panels. Window openings should feature traditional patterned carvings.

Arched openings should be included in the facade and should have proportions ranging from 1:1.5 to 1:2.5.

#### 3.4 Rooftop elements

The roofscape should feature articulated parapets and / or articulated roof elements.

Parapets should be either flat, conical or articulated with pointed corners.

### COLORS, MATERIALS AND PATTERNS

#### 4.1 Colors

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

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

#### 4.2 Materials

Generally, subject to availability, the use of locally available traditional materials, or equivalent, should be encouraged. Between 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 to highlight the base.

#### 5.0 Patterns

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

Patterns should replicate traditional art patterns. Patterns of a more curvilinear nature should be a feature.

## 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 Horizontal building forms

Building massing should adopt horizontal form with balance of verticals. Building form should be compact with strong geometric shapes and should occasionally feature gently tapered walls with a maximum inclination of 5 degrees. Tapered walls should be a special feature or highlight element only, and should not exceed 30% of the building form. 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 and varying heights.

#### 2.5 Facades with localized symmetries

Facades should exhibit an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of openings, interpreting those found in vernacular architecture.

#### 2.6 Simple openings

Openings should consist of medium sized windows of simple geometry. Large windows in balanced proportions may be used on upper floors. 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.

Arch shaped openings should be used in balanced proportions to reflect the character of the zone.

Loggias may be incorporated in frontages and should be preferred over abutting balconies

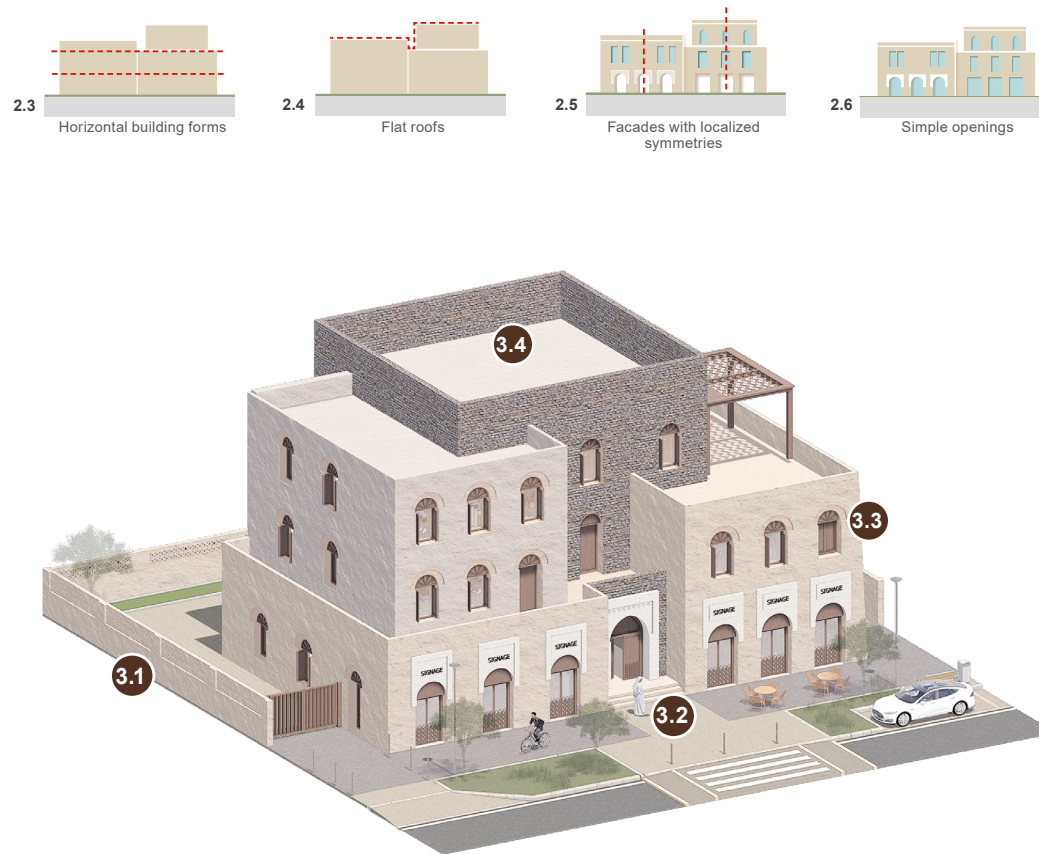
#### 2.7 Grounded facades

Building should express external solid walls that are grounded to the street level. Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street active frontages. Facade materials should be hard-wearing and robust.

Arcades and colonnades should be encouraged for active frontages.

#### 2.8 Variation in openings

Building should have interpretations of arched openings with niches on top, horizontal volumes and use of new materials.



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



### TRANSITIONAL ELEMENTS

#### 3.1 General details and considerations

Perimeter wall and fence on the main frontage could have medium to high levels of transparency to provide a permeable connection to the public domain and add to the overall quality of the public realm. Side / back boundary wall may have low, medium or high levels of transparency.

Loggias and terraces should be encouraged to activate the facade. They should be located on the main facade overlooking the public realm.

#### 3.2 Doors and entrances

Doors, entrances and shopfronts should have geometries ranging from rectangular geometry to variety of arch shapes. Doors and entrances should have width-to-height proportions of 1:2 - 1:3.

Doors, entrances and shopfronts should be highlighted and should include traditional patterns and niches. Arched entrances should have proportions of 1:2.3 - 1:2.6. Wide arches should be limited to special typologies of buildings or entrances.

#### 3.3 Windows and openings

Buildings should have medium sized openings with proportions of 1:1.25 - 1:3. Window openings should be articulated with niches, screens or recessed over panels. Window openings should feature interpretations of traditional patterned carving.

Arched openings should be included in the facade and should have proportions ranging from 1:1.5 to 1:2.5.

#### 3.4 Rooftop elements

Generally, parapets should be simple and integrated within the overall design of the facade. Parapets may be flat or articulated with conical or pointed corners.

### COLORS, MATERIALS AND PATTERNS

#### 4.1 Colors

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

Between 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 and / or facade elements.

#### 4.2 Materials

Between 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. 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 Horizontal building forms

Building massing should adopt horizontal form with balance of verticals. Building form should be compact with strong geometric shapes and should occasionally feature gently tapered walls with a maximum inclination of 5 degrees. Tapered walls should be a special feature or highlight element only, and should not exceed 20% of the building form. 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 and varying heights.

#### 2.5 Facades with localized symmetries

Facades should exhibit an asymmetrical composition. Localized symmetries should be maintained in the placement, size, rhythm and patterns of openings, interpreting those found in vernacular architecture.

#### 2.6 Simple openings

Openings should consist of medium sized windows of simple geometry. Large windows in balanced proportions may be used on upper floors. 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.

Arch shaped openings should be used in balanced proportion to reflect the character of the zone.

Loggias may be incorporated in frontages and should be preferred over abutting balconies

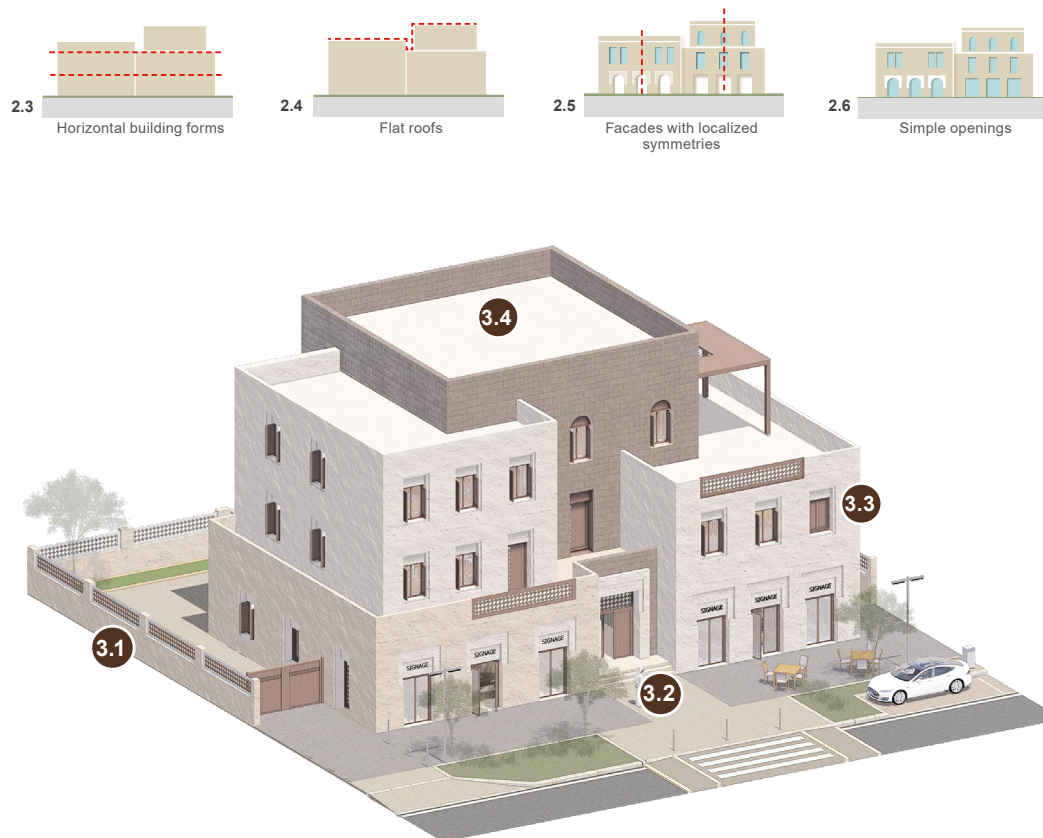
#### 2.7 Grounded facades

Building should express external solid walls that are grounded to the street level. Ground floor facade treatment should provide a solid grounded base and foster a high-quality interface between the building and the street active frontages. Facade materials should be hard-wearing and robust.

Arcades and colonnades should be encouraged for active frontages.

#### 2.8 Variation in openings

Building should have interpretations of arched openings with niches on top, horizontal volumes and use of new materials.

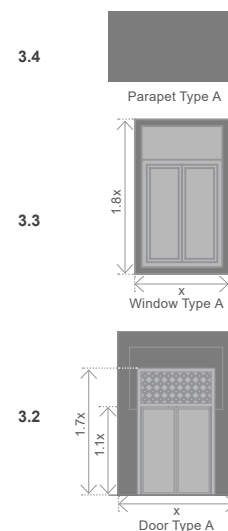


Axonometric view showcasing an example of the application of compositional rules for contemporary style low-rise mixed-use building



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

If included, perimeter wall and fence on the main frontage could have medium to high levels of transparency to provide a permeable connection to the public domain and add to the overall quality of the public realm. Side / back boundary wall may have low, medium or high levels of transparency.

Loggias and terraces should be encouraged to activate the facade. They should be located on the main facade overlooking the public realm.

#### 3.2 Doors and entrances

Doors, entrances and shopfronts should have geometries ranging from rectangular geometry to variety of arch shapes. Doors and entrances should have width-to-height proportions of 1:2 - 1:3. Doors, entrances and shopfronts should be highlighted using simple geometries and may include abstract interpretations of traditional decorative motifs. Arched entrances should have proportions of 1: 2.3 - 1:2.6. Wide arches should be limited to special typologies of buildings or entrances.

#### 3.3 Windows and openings

Buildings should have medium sized openings with proportions of 1:1.25 to 1:3. Openings may include floor to ceiling windows. Large windows (1:4) and double height windows should feature elements to divide the height and to avoid disproportionate scaling.

Window openings should be highlighted using simple orthogonal geometries and may include abstract interpretations of traditional decorative motifs. Arched openings should be included in the facade.

#### 3.4 Rooftop elements

Generally, parapets should be simple and integrated within the overall design of the facade. Articulated parapets should display abstract interpretations of vernacular elements.

### COLORS, MATERIALS AND PATTERNS

#### 4.1 Colors

The general palette should be beige, brown, orange 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.

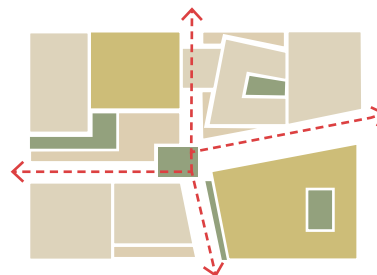
#### 5.0 Patterns

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 Tuhama Coast 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.



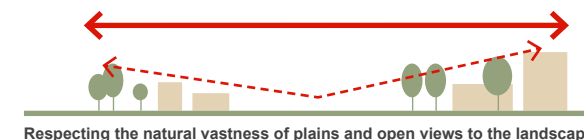
Permeable fabric with hierarchy of open spaces

### 2.1 Townscape groupings

New developments should contribute to factors like topography of site and its context, figure ground qualities, and public realm. The design of new buildings should:

- 1 Foster human-scale, socio-cultural and family values, with different levels of privacy in the design.
- 2 Promote spatial enclosures to achieve a sense of place with a clear hierarchical variety of open spaces.
- 3 Prioritize walkable and non-car dominated environments with attractive public realm.
- 4 Land use should promote a mix of uses.
- 5 Avoid large blocks (>100m in any direction), or provide mid-block passages for walkability.

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

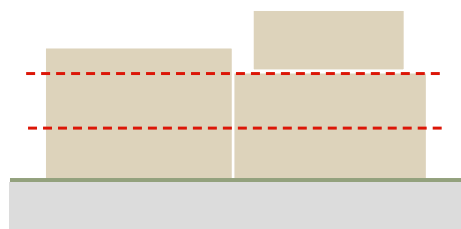


Respecting the natural vastness of plains and open views to the landscape

### 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 impact the flat, open and vast visual character of the coastal plains.
- 3 Provide open spaces within the plot oriented towards the public frontage.

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



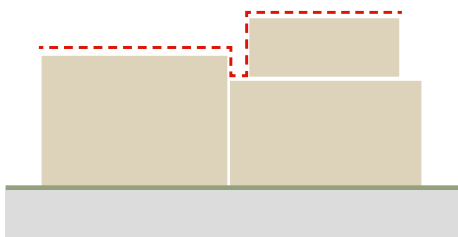
Horizontal building forms with balance of vertical forms

### 2.3 Horizontal building forms

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

- 1 **TR** Have strong geometric, orthogonal shapes with voids that provide a well-balanced variety. Compact forms with occasionally inclined massing (maximum 5 degrees).
- 2 Adopt low-rise form, responding to the immediate context of the Tuhama Coast and traditional patterns.
- 3 Have broken floor plates by means of full breaks and / or recesses to introduce variation and avoid large building massing.

**To retain the typical horizontal form of traditional settlements.**



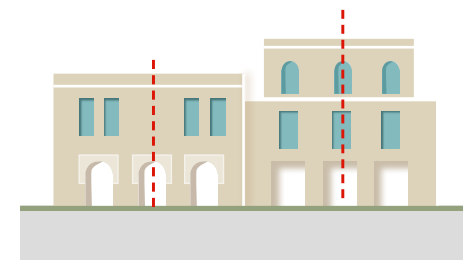
Flat roofs, width-to-height ratio and facade breaks promoting horizontality

### 2.4 Flat roofs

Roof and parapets form a distinctive component. The design of new buildings should:

- 1 Have flat roofs with varied rooflines created with stepped conjoined units and varying heights.
- 2 Always screen MEP equipment, utilities, delivery, refuse containers, and other types of utilities using parapets or by locating them underground / internalized.

**To maintain the traditional flat roof forms.**



Symmetrical allocation of openings on the facade

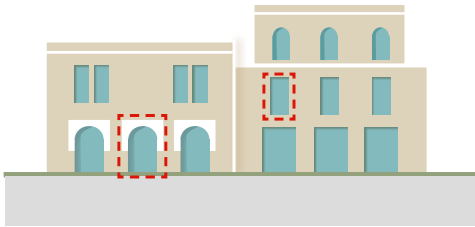
### 2.5 Facades with localized symmetries

Facades have an overall asymmetrical composition. New buildings should:

- 1 **TR TN C** Maintain localized symmetries in the placement, rhythm and patterns of the openings.
- 2 Ensure consistent spacing between openings, mirroring their positions across the facade's central line.
- 3 Ensure vertical and horizontal alignment of openings.
- 4 Apply the same level of design quality to all public facing facades or frontages for consistency.

**To preserve localized symmetries in the arrangement of openings, characteristic of the traditional architecture.**





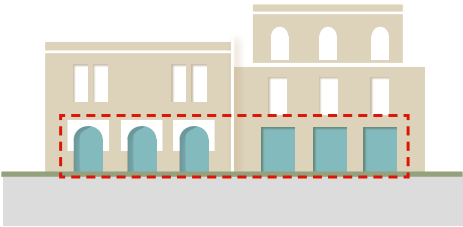
Openings with simple geometries

2.6 Simple openings

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

- 1 Provide arch shaped openings in balanced proportion to reflect the character of the zone.
- 2 Incorporate medium sized windows of simple geometry. Large windows in balanced proportion may be used on upper floors.
- 3 Allocate a maximum share of 30% to 50% of the overall facade surface for openings.
- 4 Include loggias instead of balconies to activate the facade.

| To observe the rich, diverse and distinct aesthetic character of the islands.



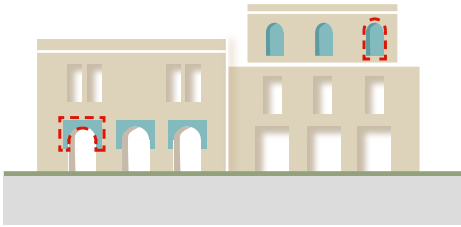
Grounded facades with active ground floors

2.7 Grounded facades

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

- 1 Emphasize a grounded appearance for facades by incorporating thick piers at the base of the building and / or by utilizing deep walls with recessed entrances.
- 2 Have a ground floor facade treatment that fosters a high-quality interface between the building and the street, with active frontages.
- 3 Include hard-wearing and robust materials for the facade.

| To design active and ground floors that express the architectural intent and character of the place.



Variation in openings achieving the bipartite treatment with distinct ground floor and upper floors

2.8 Variation in openings

Buildings are typically defined by the variations in openings. New buildings should:

- 1 Provide variations in openings while maintaining localized symmetries. For example, only ground floor openings may feature niches or arch shaped openings reserved for upper floors.
- 2 Have floors with varying rhythm, groupings, alignment and geometry of openings while maintaining localized symmetries.

| To support the bipartite nature of the traditional architecture creating recognizable upper and lower zones.

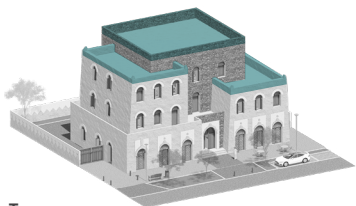
Intentionally blank

Intentionally blank

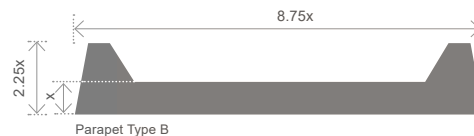
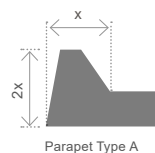
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## 3.0 Traditional Elements

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



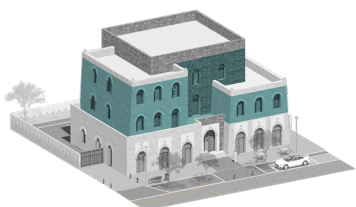
Top



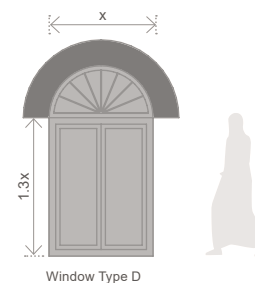
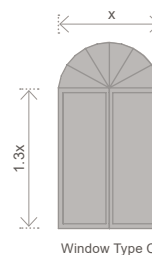
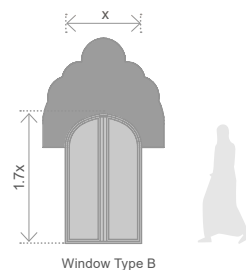
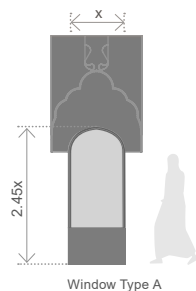
### 3.4 Rooftop elements

- 1 Have flat roofs and maintain a varied roofline with stepped conjoined units and varying heights.
- 2 Feature horizontal parapets, typically low in height, and materially continuous with the wall below.
- 3 Have parapets articulated with pointed corners.
- 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 roofscapes which embrace the typical characteristics of the local area.



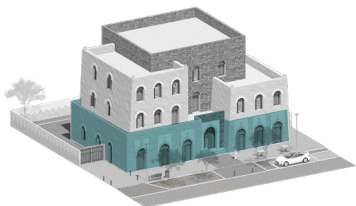
Middle



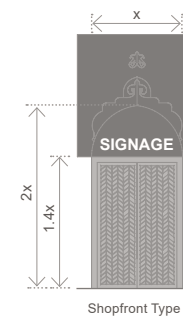
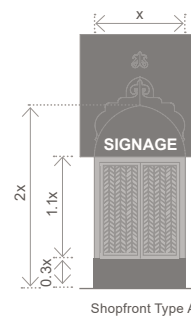
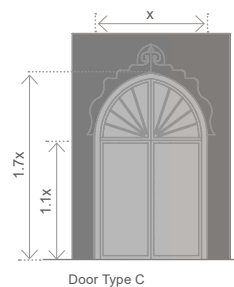
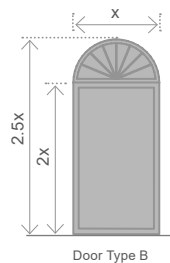
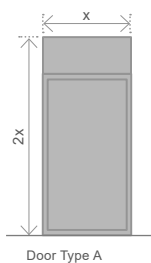
### 3.3 Windows and openings

- 1 Have articulated openings with niches or screens and recessed over panels. Window openings should feature carved traditional decorative motifs.
- 2 Include arch shaped openings in the facade with proportions ranging between 1:1.5 and 1:2.5.
- 3 Arrange openings to have alignments and local symmetries.
- 4 Have window proportions of 1:1.25 - 1:2. Informal groupings; alignments related to interior room layouts rather than external facade composition.

To preserve localized symmetries in the arrangement of openings, characteristic of the traditional architecture.



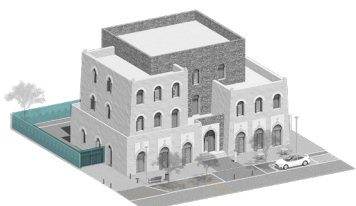
Base



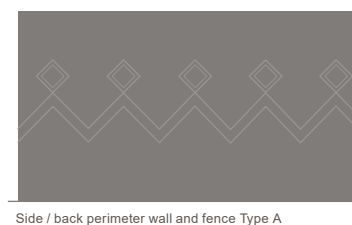
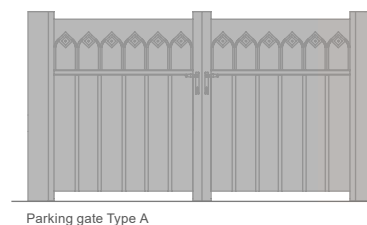
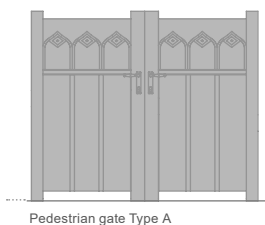
### 3.2 Doors and entrances

- 1 Use geometries ranging from rectangular geometry to variety of arch shapes such as pointed arch and regular arch for doors, entrances, shopfronts and gateways. Highlight doors, entrances and shopfronts using traditional patterns and niches.
- 2 Have doors with width-to-height proportions of 1:2 - 1:3. Arch shaped openings should have proportions of 1:2.3 - 1:2.6. Wide arches are limited to special typologies of buildings or entrances.
- 3 Have signage above entrances for multi-tenant retail.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

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



Other elements

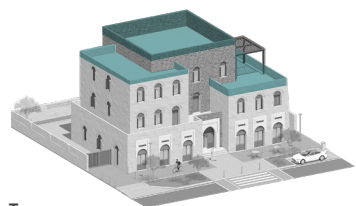


### 3.1 General details and considerations

- 1 Materials should match the local character, reference the local heritage and be consistent in nature.
- 2 Local art and patterns should be replicated in the design composition to highlight important features.
- 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 and / or plot.
- 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.

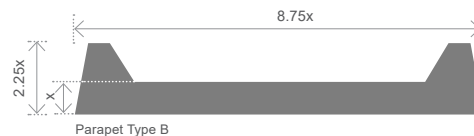
## 3.0 Transitional Elements



Top



Parapet Type A



Parapet Type B

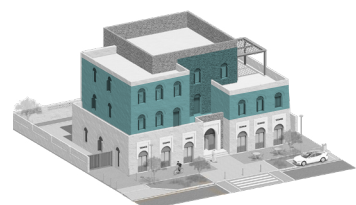


The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only

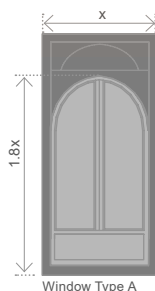
### 3.4 Rooftop elements

- 1 Maintain a varied roofline with stepped conjoined units and varying heights.
- 2 Feature horizontal parapets, typically low in height, and materially continuous with the wall below.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

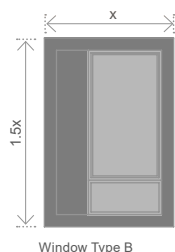
To create roofscapes which embrace the typical characteristics of the local area.



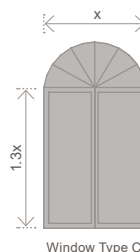
Middle



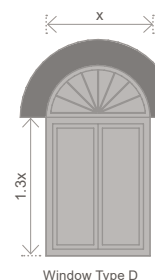
Window Type A



Window Type B



Window Type C



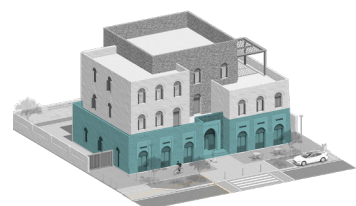
Window Type D



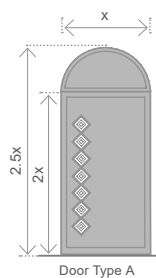
### 3.3 Windows and openings

- 1 Provide openings with simple geometries. Window openings should be articulated with niches, screens, recessed over panels and should feature carved interpretations of traditional decorative motifs.
- 2 Include arch shaped openings in the facade.
- 3 Arrange openings to have alignments and local symmetries.
- 4 Provide occasional balconies, preferably on main facades.
- 5 Have window proportions of 1:1.25 - 1:3. Informal groupings; alignments related to interior room layouts rather than external facade composition.

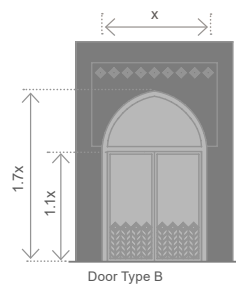
To preserve localized symmetries in the arrangement of openings, characteristic of the traditional architecture.



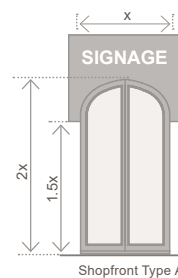
Base



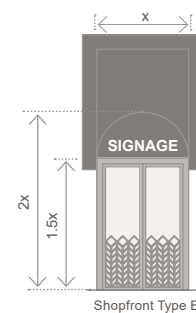
Door Type A



Door Type B



Shopfront Type A



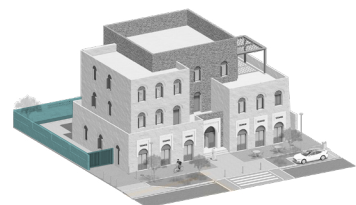
Shopfront Type B



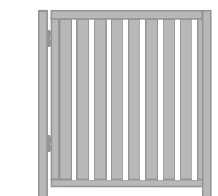
### 3.2 Doors and entrances

- 1 Use geometries ranging from rectangular geometry to variety of arch shapes such as pointed arch and regular arch for doors, entrances, shopfronts and gateways. Highlight doors, entrances and shopfronts and include decorative motifs.
- 2 Have doors with width-to-height proportions of 1:2 - 1:3. Arch shaped openings should have proportions of 1:2.3 - 1:2.6. Wide arches are limited to special typologies of buildings or entrances.
- 3 Have signage above entrances for multi-tenant retail.
- 4 Canopies and awnings may be included to highlight entrances and provide shade.

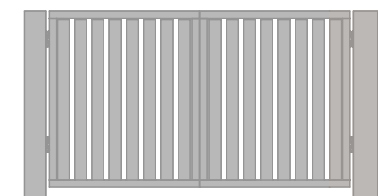
To create suitable thresholds within the base which are part of a well-ordered, coherent street scene.



Other elements



Pedestrian gate Type A



Parking gate Type A



Side / back perimeter wall and fence Type A

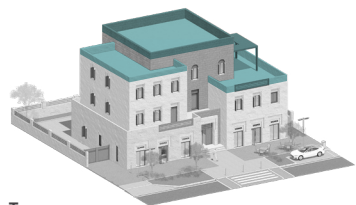


### 3.1 General details and considerations

- 1 Materials should match the local character, reference the local heritage and be consistent in nature.
- 2 Local art and patterns should be integrated in the design composition, as interpretation of vernacular patterns.
- 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 and / or plot.
- 4 Perimeter wall and fence on the main frontage could have medium to high levels of transparency. Side / back boundary wall may have low, medium or high levels of transparency.

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

## 3.0 Contemporary Elements



Top

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



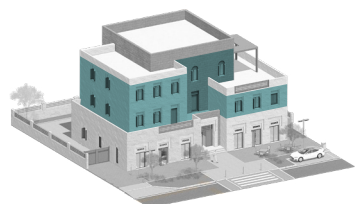
Parapet Type A



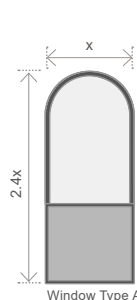
### 3.4 Rooftop elements

- 1 Have flat active roofs and maintain a varied roofline with stepped conjoined units and varying heights.
- 2 Feature horizontal parapets, typically low in height and continuous with the wall below.
- 3 Rooftop elements should be screened and set back from the parapet / building facade. Utilities on the roof should be minimized to allow for other uses. Exceptions may be allowed where the parapet is higher and can conceal 'rooftop elements' from view.

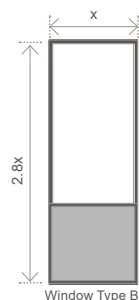
To create roofscapes which embrace the typical characteristics of the local area.



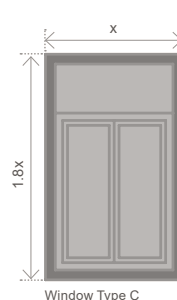
Middle



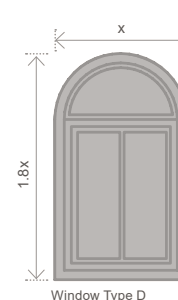
Window Type A



Window Type B



Window Type C

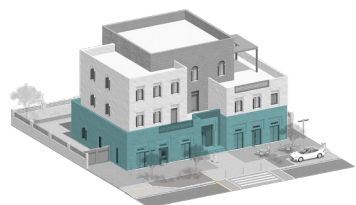


Window Type D

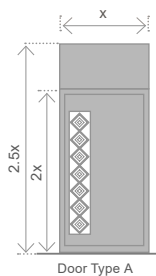
### 3.3 Windows and openings

- 1 Highlight openings using simple orthogonal geometries and abstract interpretations of traditional decorative motifs.
- 2 Opening surrounds may be recessed or projected from the main facade.
- 3 Arrange openings to have alignments and local symmetries.
- 4 Provide occasional balconies, preferably on main facades.
- 5 Have window proportions of 1:1.25 - 1:3. Informal groupings; alignments related to interior room layouts rather than external facade composition.

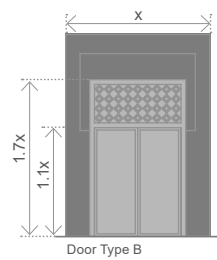
To preserve localized symmetries in the arrangement of openings, characteristic of the traditional architecture.



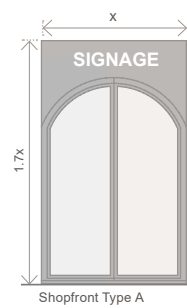
Base



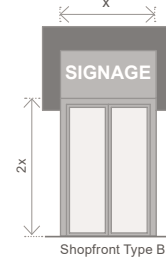
Door Type A



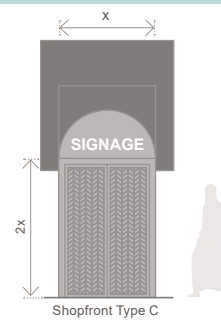
Door Type B



Shopfront Type A



Shopfront Type B

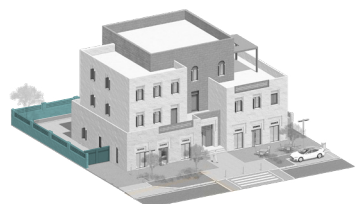


Shopfront Type C

### 3.2 Doors and entrances

- 1 Use geometries ranging from rectangular geometry to variety of arch shapes such as pointed arch and regular arch for doors, entrances, shopfronts and gateways.
- 2 Have doors with width-to-height proportions of 1:2 - 1:3. Arch shaped openings should have proportions of 1:2.3 - 1:2.6. Wide arches are limited to special typologies of buildings or entrances.
- 3 Have signage above entrances for multi-tenant retail.
- 4 Canopies and awnings may be included to highlight entrances and provide shade..

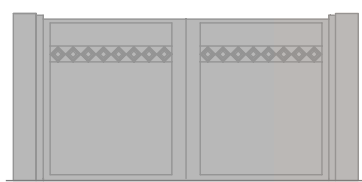
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to the local character of the area.



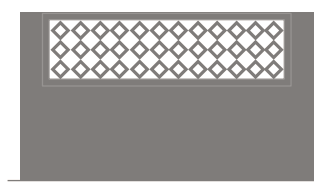
Other elements



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 the local heritage and be consistent in nature. Local art and patterns should be integrated in the design composition, as abstract interpretation of vernacular patterns.
- 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 and / or plot.
- 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

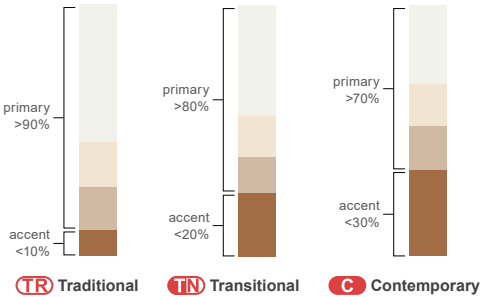
## 4.1 Colors

The color palette of the Tuhama Coast is closely linked to traditional building materials such as adobe plaster and stone. The surrounding landscape is also an important influence, particularly the sand and beige colors form the Red Sea coast.

- 1  The building should predominantly feature lighter-toned materials, with a balanced use of darker tones that complement the beige, brown and orange colors commonly found in the region.
- 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:
  -  <10%
  -  <20%
  -  <30%
- 4 Avoid using brightly colored, mirror-like reflective glass for windows that does not harmonize with the local environment and architecture.

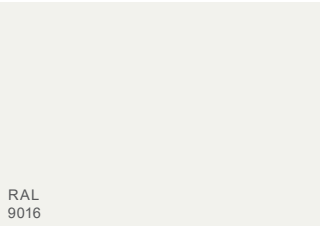
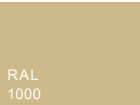
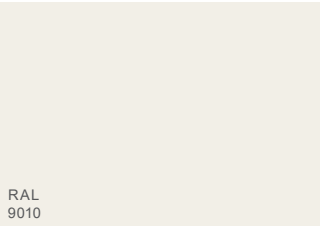
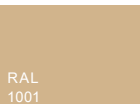
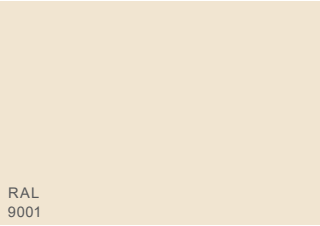
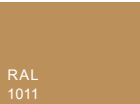
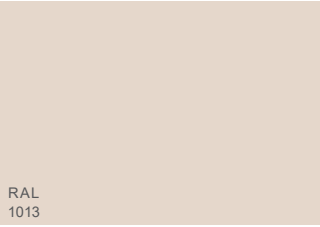
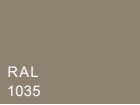



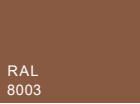

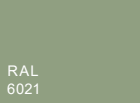
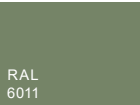
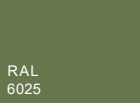
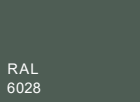
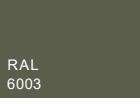
To create a townscape in harmony with the surrounding landscape and architectural character.

### Approximate color proportions



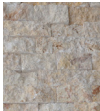
### RAL Color codes

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/)

	
	
	
	
	
	
Primary colors	
	
	
	
	
	
	Accents colors



Local stone



Coral stone cladding



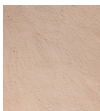
Stone cladding



Stone cladding



Adobe plaster



Coarse-grained clay plaster



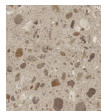
Diorite



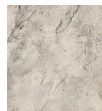
Compressed bricks



Clay plaster



Terrazzo finish



Concrete finish



Lime washed plaster



Plaster



Stucco



Plaster



Mud ornamentation



Wood doors



Palm wood



Timber panels



Aluminum frame with wood finish



Wooden window frames



Wood




Wood finish powder coating



PVC

## 4.2 Materials

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

- 1  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.

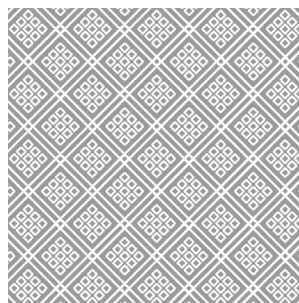
### 5.1 Patterns

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.
  - **TN** The transitional use of patterns should be inspired from historic precedents while preserving the balance, rhythm and movement of traditional patterns. Decorative patterns should be between 10% to 15% of the total facade area.
  - **C** The contemporary use of patterns should interpret and abstract from historic precedents while maintaining a degree of balance. Decorative patterns should be between 10% to 20% of the total facade area.
- 3 The use of patterns should involve interpretation and abstraction: a selective emphasis of characteristics to create meaning and beauty in its new context. Designers can selectively use formal characteristics such as:
  - Color (hue, tonality, tint)
  - Shape (figure, outline, 2-D geometry)
  - Form (volume, 3-D geometry)
  - Texture (physical surface quality)
  - Line (verticals, horizontals, diagonals, zigzags, curves, dashes, etc.)
  - Value (lightness to darkness)
- 4 Patterns can be further transformed in the way they relate to one another. Designers can play with compositional rules such as:
  - Balance (equality or harmony of parts)
  - Contrast (difference of parts)
  - Emphasis (strengthening of parts)
  - Movement (change, directionality)
  - Pattern (repetition, symmetry)
  - Rhythm (even and uneven spacing)
  - Unity / variety (degrees of variation)

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

To encourage contextually sensitive contemporary design.



Patterns



Art form present in the Tuhama Coast



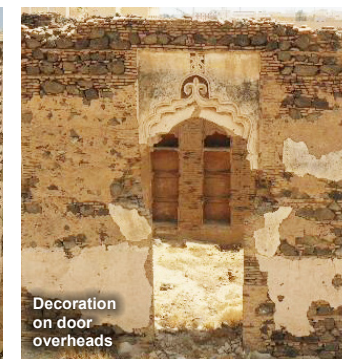
Decoration on door and window overhangs



Decoration on window overhangs



Detail of carved plaster walls



Decoration on door overhangs



Art form in the Tuhama Coast



Art form in the Tuhama Coast



Opening pattern distribution



Painted timber beams

Traditional patterns present in the Tuhama Coast



## 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 coordinated and approved by relevant authorities.

**To enhance the character and quality of publicly used spaces in between buildings.**



### 6.1 Paving materials

- 1 Select robust materials for longevity, easy cleaning, repair, and sourcing.
- 2 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 Tuhama Coast area.**

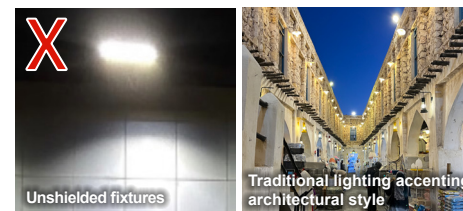


Location for signage



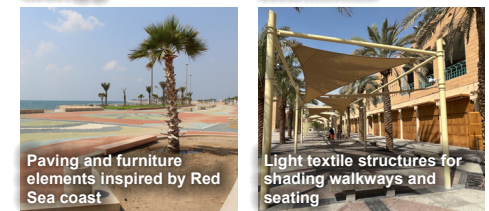
### 6.5 Signage

- 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 Tuhama Coast.
- 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 service elements

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





## 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 rectangular geometries with occasional inclined walls, simple orthogonal and arch shaped openings and articulated parapets.

Roof parapets display articulations in the form of pointed corners. Upper floor massing features offsets providing terraces.

Building volumes have primarily horizontal organization. Facades have strong localized symmetries, generally with large central openings.

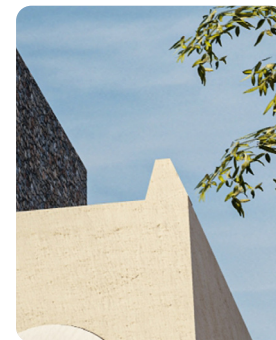
Facades have both orthogonal and arch shaped openings, a distinct feature of the Tuhama Coast. Arch shaped openings are articulated with niches and screens, have carved overhead panels and are equipped with timber shutters.

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

The materials used for buildings feature both stone, or its equivalent, and plastered walls. Patterns from traditional architecture and materials are used to highlight elements.

Perimeter walls along the main frontage are discouraged. Public realm features stone and timber finish for street furniture elements.

1 Articulated parapet with pointed corners



2 Arch shaped openings



3 Arch shaped entrance highlighted with door surround and decorative patterns



4 Arch shaped shopfronts with articulated overhead panels







## 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 rectangular geometries with occasional inclined walls, simple orthogonal and arch shaped openings, and simple parapets.

Roof parapets are integrated within the overall design of the facade. Upper floor massing features offsets providing terraces. Building volumes have primarily a horizontal organization. Facades have strong localized symmetries. Window openings are equally spaced and aligned with upper and lower floor windows.

Openings are mainly arch shaped openings, a distinct feature of the Tuhama Coast, with a balance of orthogonal openings. Arch shaped openings are set within niches and / or have recessed over-panels interpreting the carved overhead panels

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

The materials used for buildings feature both stone, or its equivalent, and plastered walls. Patterns inspired from traditional architecture and materials are used to highlight elements.

Perimeter walls along the main frontage are discouraged.

1 Simple parapets



2 Arch shaped openings with niches



3 Arch shaped entrance highlighted with door surround and decorative patterns



4 Arch shaped shopfronts with articulated over-panels







## 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, reflect the changes in construction and availability of skills and materials, yet respect and celebrate the local natural character and traditions.

The massing features rectangular geometry, simple orthogonal and arch shaped openings, and simple parapets.

Roof parapets are integrated within the overall design of the facade. Upper floor massing features offsets providing terraces.

Building facades have a strong horizontal organization. Facades have strong localized symmetries. Window openings are equally spaced and aligned with upper and lower floor windows.

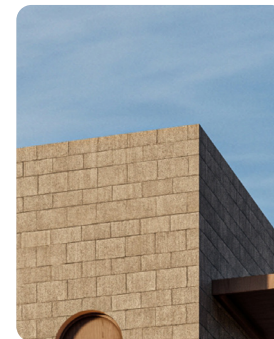
Openings are mainly arch shaped openings, a distinct feature of the Tuhama Coast with a balance of orthogonal openings. Arch shaped openings

are set within niches and / or have recessed over-panels interpreting the carved overhead panels used in traditional architecture. The base of the building features large openings, also supporting the commercial use at the ground floor.

The materials used for buildings feature light earth tones. Patterns abstracted from local traditional art forms are used to highlight main entrances and other elements.

Perimeter walls along the main frontage are discouraged.

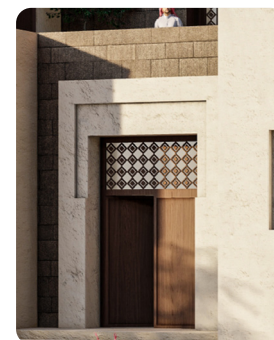
1 Simple parapets



2 Orthogonal openings with niches



3 Main entrance highlighted with door surround and decorative patterns



4 Orthogonal shaped shopfronts set within niches





## 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.

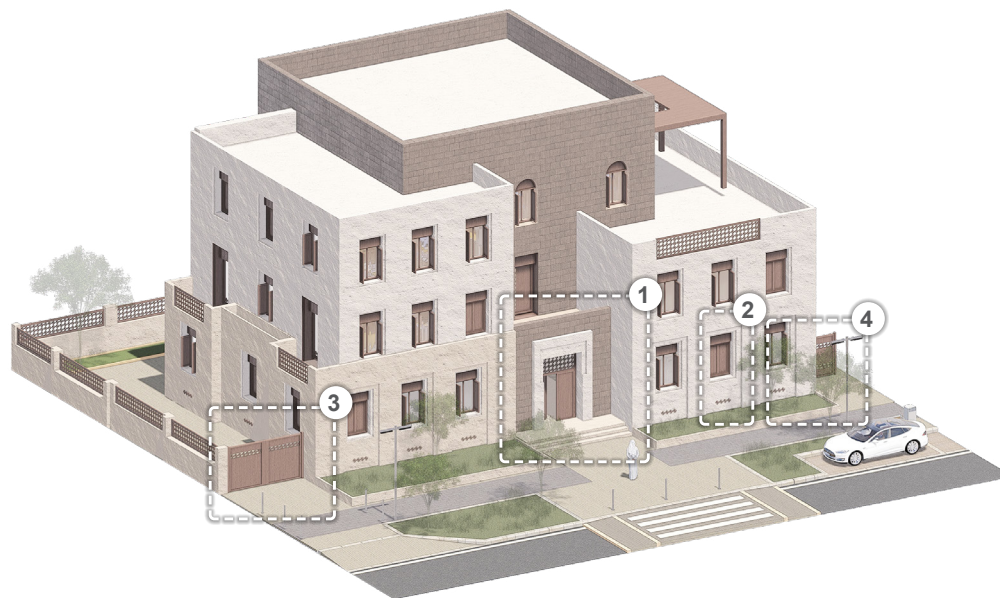
### Entrances

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.

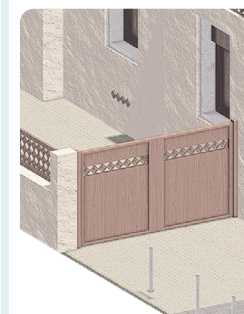
The choice of landscaping for the front garden / yard should respect and contribute to the street and public domain character while screening to maintain privacy.



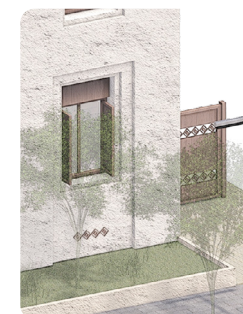
1 Elevated ground level



2 Elevated windows to maintain privacy



3 Perimeter wall and gates consistent with the overall building design



4 Front garden / yard





## 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 rectangular geometry with occasional inclined walls, simple orthogonal and arch shaped openings and articulated parapets.

Roof parapets display articulations in the form of pointed corners. Upper floor massing features offsets providing terraces.

Building volumes have a primarily horizontal organization. Facades have strong localized symmetries, generally with large central openings.

Facades have both orthogonal and arch shaped openings, a distinct feature of the Tuhama Coast. Arch shaped openings are articulated with niches and screens, have carved overhead panels and are equipped with timber shutters.

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 materials used for buildings feature both stone, or its equivalent, and plastered walls. Patterns from traditional architecture and materials are used to highlight elements.

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

1 Articulated parapet with pointed corners



2 Arch shaped openings



3 Arch shaped entrance highlighted with door surround and decorative patterns



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 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 rectangular geometry with occasional inclined walls, simple orthogonal and arch shaped openings, and simple parapets.

Roof parapets are simple and integrated within the overall design of the facade. Upper floor massing features offset providing terraces.

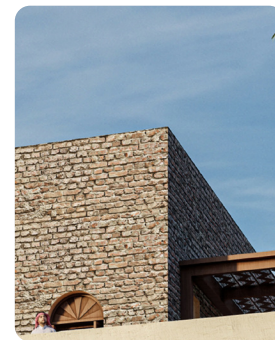
The building facades have a strong horizontal organization. Facades have strong symmetries. Window openings are equally spaced and aligned with upper and lower floor windows.

Openings are mainly arch shaped openings, a distinct feature of the Tuhama Coast with a balance of orthogonal openings. Arch shaped openings are set within niches and

/ or have recessed over-panels interpreting the carved overhead panels used in traditional architecture. 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 materials used for buildings feature both stone, or its equivalent, and plastered walls. Patterns inspired from traditional architecture and materials are used to highlight elements. Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.

1 Simple parapets



2 Arch shape openings with niches



3 Arch shaped entrance highlighted with door surround and decorative patterns



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







## 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, reflect the changes in construction and availability of skills and materials, yet respect and celebrate the local natural character and traditions.

The massing features rectangular geometry, simple orthogonal and arch shaped openings, and simple parapets.

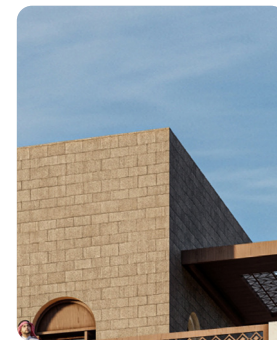
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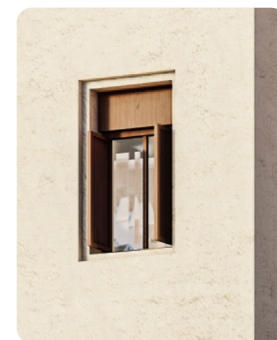
traditional architecture. The base features the building's main entrance and elevated window openings partially concealed behind a landscape strip, ensuring privacy on the ground floor.

The materials used for buildings feature light earth tones. Patterns abstracted from local traditional art forms are used to highlight main entrances and other elements. Gates along the main frontage feature articulations, materials and patterns consistent with the overall design of the building.

1 Simple parapets



2 Orthogonal openings with niches



3 Main entrance highlighted with door surround and decorative patterns



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

