

Central Najdi

Architectural Design Guidelines



Application Handbook - Residential Villas





Central Najdi Architectural Character Area



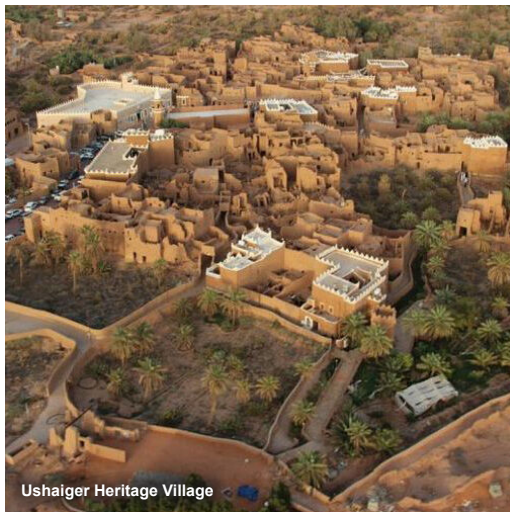
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Central Najdi - Architectural Design Guidelines



I Introduction

The purpose of this document is to help designers and builders of villas apply the architectural character of Central Najdi to their projects.

Central Najdi refers to the heart of the Kingdom of Saudi Arabia more generally, bordered by the Asir-Hijaz mountain ranges to the West and the Gulf coast to the east. It is generally less humid than the coastal areas of the Kingdom, and is ecologically diverse with various mountain plateaus, ancient waterways and wadis, terraced agriculture, clay-rich soils, as well as acacia trees and shrubs which act as an important wind and dust buffer in the region.

Historic settlements in the region are intricately connected to ancient waterways, showcasing adeptness in utilizing local materials for construction. Key preserved sites like Ushaiger, Ad-Diriyah, Riyadh, Al Subaei, and historic areas in Qassim region highlight this heritage. Additionally, routes and cities were historically linked to Islam's growth from the Peninsula, with existing paths often following pilgrim routes to Mecca and Madinah.

Central Najdi architecture is characterized by its distinctive upward sloping structure, typically crafted

from sun-dried mud bricks. This style is defined by unique design elements such as triangular bands, square peepholes known as turmah, stepped parapets, exposed wooden drainage systems called mizrab, and organic building shapes.

Najdi structures feature a unique ventilation system designed with shafts and an inner courtyard. Narrow streets between buildings are strategically planned to facilitate airflow through specific passages.

This handbook is a supplement to the Central Najdi 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 a Traditional Villa in Central Najdi

II Residential Villas

Villas form a significant and common aspect of the residential built environment throughout the Kingdom. A housing prototype, they respond strongly to people's experience and character of their homes and place.

Serving residential needs, villas are built across a stylistic scale to better integrate within their neighboring context. Addressing their design is thus necessary to ensure the implementation of architectural design guidelines.

The villa includes three distinctive styles that developed in the twentieth century in the Kingdom, which encapsulate a fluidity from the historic fabric to contemporary development patterns. They are typically composed of large rectangular plots of land enclosed at the perimeter, accessible by car or the main entryway, both placed alongside the same edge. Villas tend to exhibit a horizontal, rectilinear form, where the street facing side is clearly articulated while simultaneously maintaining privacy through the fenced perimeter. Their various stylistic expressions derive from developed differences in the building type.

Single Family Residential Villas

Designers should apply the architectural character and adapt its compositional principles to the unique challenges of the villa building type. Because architectural character is created at a neighborhood level, designers of villas need to contribute a coherent and attractive streetscape. The treatment of primary facades and boundary walls, and their contributions to the public realm will be crucial. The repetition of identical villas can lead to monotony and anonymity. Though consistency is good, organic variation between neighboring buildings is good for a sense of distinction and ownership. By addressing these primary challenges, single family residential villas will strengthen the architectural character of Central Najdi.

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

III How to use the guidelines

Follow these instructions to create a building that supports the architectural character of Central Najdi.

- 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 & 7).
- 3 Assess your design according to each of the following guideline categories:

- **Composition:** do your building massing and facade design follow compositional principles? (Section 2)
- **Elements:** do the individual parts of your building properly interpret the architectural character for your style? (Section 3)
- **Materials and Colors:** does your building use acceptable materials and colors in the proportions defined? (Section 4)
- **Patterns:** do any elements show inspiration from local craftsmanship and culture? (Section 5)
- **Public Realm:** does your building contribute to the quality and character of the street and the neighborhood? (Section 6)
- **Do's 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:

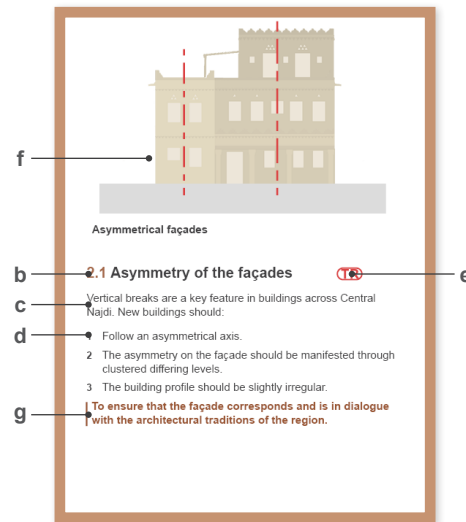
TR Mandatory for Traditional style

TN Mandatory for Transitional style

C Mandatory for Contemporary style

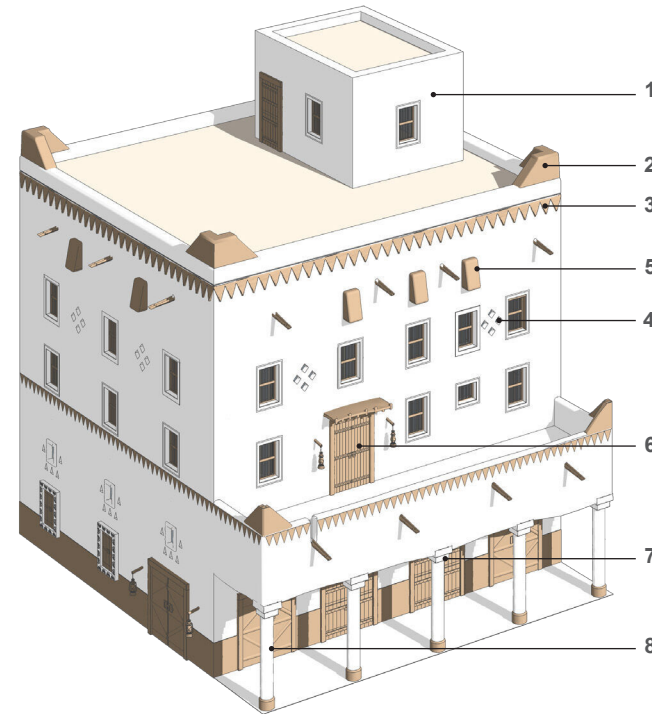
- 5 Guidelines are organized according to the following parts:

- 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.

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



Key features:

- 1 Flat roofs and open occupiable spaces.
- 2 Tall and crenelated parapets carved as part of the structure with a rain drainage function.
- 3 Triangular bands usually used to indicate the different tiers or levels of the structure.
- 4 Fenestrations which can be decorative or functional to provide ventilation and light within the structure.
- 5 Traditional elements: turmahs (privacy peephole or lookout point) and mizrabs (drainage spouts).
- 6 Doors made of tamarisk wood with timber shutters and some geometric and triangular design.
- 7 Crowns of columns: One or more stone blocks that may be carved and decorated.
- 8 Arcades: composed of either orthogonal or triangular arches.



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 villas.

Traditional style buildings should observe as many architectural design guidelines as strictly and as faithfully as possible. The traditional style is suitable for projects near heritage assets and parts of town closer to historic cores.

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the Traditional style villas are shown on this page.

COMPOSITIONAL RULES

2.1 Asymmetry of the facade

Asymmetry is key to traditional architecture of the Central Najdi region. Villas thus resemble a more additive grid as opposed to homogeneous. Such variation is clear through the accessible roof, balconies, and shaded arcades, at various levels, for example. Together, these create a multidimensional structure that is not strictly square or rectangular, a broken roofscape outline.

2.2 Grouping of elements

The vast majority of traditional style villas develop horizontally. To introduce vertical contrast at each level, employ differentiation in wall setback from the perimeter fence across the different sections of the villa, variation in parapet height, or changes in local symmetry across more than one story.

2.3 Entrances and articulation

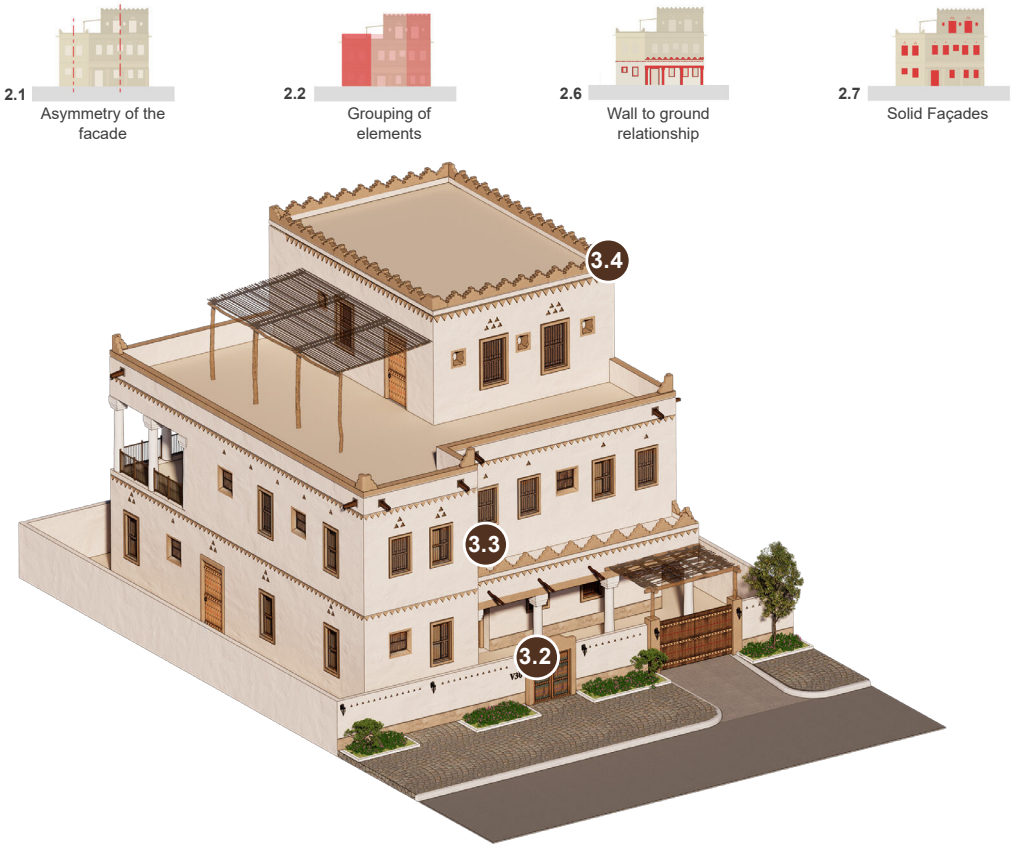
In the villa typology, the initial point of entry comprises the boundary wall, which directly interfaces with the public realm, contributing positively to the aesthetic appeal of the pedestrian environment. The vehicular and main entrance gate should feature geometrically decorated shutters or doors, in line with traditional façades, with consideration for geometric fenestrations along the boundary wall. The secondary entry level to the villa is the entrance to the interior. Traditional arcades on the ground floor create a transition between private and interior spaces. The entrance door, situated within the shaded area under the arcade, should be simpler in design compared to the main entrance, maintaining continuity between external and internal spaces.

2.6 Wall to ground relationship

The base and rest of structure should share the same material. However, the building should sit on a plinth as a transition between the wall and the ground, generally made of a different material such as stone or larger bricks. There should be a large opening for the covered vehicular parking/garage and the main entryway must be clearly distinguished through special framing. The inclusion of a boundary wall around the perimeter is paramount, with gates for the driveway and the main entrance.

2.7 Solid facades

Building façades must have 'opening' proportions of 10-15% or less of the façade area. The 'opening' area encompasses the full extent of components such as windows, doors, balconies, shutters, lookouts, and all compositional elements which provide entry into the villa. Side façades should not overwhelm the front façade, featuring less openings in comparison.

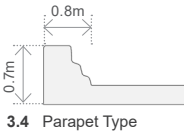


Axonometric view showcasing an example of the application of compositional rules for traditional style residential villa.

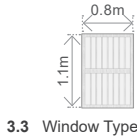


Elevation view showcasing an example of the application of compositional rules for traditional style residential villa.

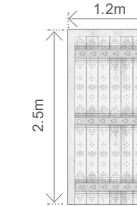
Key traditional architectural features.



3.4 Parapet Type



3.3 Window Type



3.2 Door Type

2.8 Geometry of the components

To ensure architectural coherence, coordinate the side façades, openings, and decorations by employing a consistent array of geometric shapes. Emphasize simplicity and orthogonality in the design of doors and windows. Additionally, integrate variations of circular and triangular fenestrations throughout the façade to articulate its walls effectively.

2.9 Roofscape and rooftop elements

The parapet line and roof silhouette must be flat and rectangular, and may feature merlons at the corners. There may be crenelations atop the highest volume, which can also include a section with shaded cover. The roofline must not be one single straight line across the façade. It must be broken down to create variation in heights across the single façade elevation.

TRADITIONAL ELEMENTS

3.2 Doorways and entrances

The main residential entrance should be clearly expressed upon the main facade under a shaded arcade, set back from the fenced boundary. Use a wooden door for the main entryway on the boundary wall, decorated with a geometric design in the traditional style. Doorways on other levels are only slightly recessed, and do not feature an arch.

3.3 Windows and openings

Windows on the main façade must have at least 3 levels of hierarchy in size and proportions. The windows themselves are typically either square or rectangular, with timber shutters. Avoid using long horizontal strip windows and placing windows directly across from existing windows on neighboring buildings.

3.4 Rooftop elements

The villa's elevation must not form a long unbroken shape. Break frontages at frequent intervals to give the street a human scale and a sense of interest and variety. Apply this across the building façades, by making at least one volume higher than the rest of the façade. Protect residents' privacy by using higher parapet walls, screens, and by providing overhead shading structures. Mizrabs (drainage sprouts), and turnahs (security lookout feature) can be included along the façade. Incorporate a gradual variation in parapet heights and crenellations that are painted using locally sourced pigments.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The building façades should comprise natural colors, using predominantly off-white shades and timber. Employ accent colors minimally, comprising no more than 10-20% of the façade area. See section 4.0 'Colors and Materials' for more information.

4.2 Materials

The primary wall surface should feature a matt-finish with off-white plaster, limewash or similar. This must be continuous from above the base to the top of the parapet. Wood should be used for windows and doors.

5.0 Patterns

Incorporate patterns for timber screens from historic designs existing in the region as well as the well-known triangular banding. There may also be horizontal bands across the structure, featuring a repetitive pattern.

1.0 Transitional Style

Start here to review the general guidelines of the transitional style villas.

Transitional style buildings help integrate traditional architecture with the larger urban context and steer design towards new interpretations of traditional form.

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the Transitional style villas are shown on this page.

COMPOSITIONAL RULES

2.1 Asymmetry of the facade

Villas in the transitional style develop asymmetry through slight setbacks on different sides and habitable roof terraces that blend more comprehensively into the larger structure.

2.2 Grouping of elements

To offset the horizontal expansion carried from the traditional style, vertical breaks should be included through less exaggerated differentiation in wall setback from the perimeter fence, variation in parapet height, or changes in local symmetry across more than one story. Balconies are more flush with the general building structure line. Corners, parapets, and banding contribute to the angular nature and verticality of the villa.

2.3 Entrances and articulation

The initial point of entry comprises the boundary wall, which directly interfaces with the public realm, contributing positively to the aesthetic appeal of the pedestrian environment. The vehicular and main entrance gate should feature timber finish shutters or doors, in line with transitional façades, with consideration for geometric fenestrations along the boundary wall. The secondary entry level to the villa is the entrance to the interior. Simple rectangular arcades on the ground floor create a transition between private and interior spaces. The entrance door, situated within the shaded area under the arcade, should be simpler in design compared to the main entrance, maintaining continuity between external and internal spaces.

2.6 Wall to ground relationship

The base and the rest of structure should be made of the same material. However, the building should sit on a plinth as a transition between the wall and the ground, generally made of a different material and/or color. There should be an opening for the covered vehicular parking/garage and the main entryway clearly distinguished, under a shaded arcade. The inclusion of a boundary wall around the perimeter is paramount, with framed gates for the driveway and the main entryway.

2.7 Solid facades

Building façades must have 'opening' proportions of 20-30% or less of the façade area. Side façades should not overwhelm the front façade, featuring less openings in comparison. There should be greater use of glass for windows to increase openness.



Axonometric view showcasing an example of the application of compositional rules for transitional style residential villa.



Elevation view showcasing an example of the application of compositional rules for transitional style residential villa.

2.8 Geometry of the components

To ensure architectural coherence, coordinate the side façades, openings, and decorations by employing a consistent array of geometric shapes. Emphasize simplicity and orthogonality in the design of doors and windows. Additionally, integrate variations of triangular fenestrations throughout the façade to articulate its walls effectively.

2.9 Roofscape and rooftop elements

The parapet line and roof silhouette must be flat and rectangular. The roofline must not be one single straight line across the façade. It must be broken down to create variation in heights across the single façade elevation.

TRANSITIONAL ELEMENTS

3.2 Doorways and entrances

Placed under an arcade, the main residential entrance should be clearly expressed upon the façade, and use a simple wooden door, or other material that closely resemble wood in its color, appearance, and texture, on the fenced boundary. Doorways on other levels (such as for balconies or on the rooftop) are also typically recessed, and can be made of glass.

3.3 Windows and openings

Windows on the main façade must have at least 3 levels of hierarchy in size and proportions. In the transitional style, windows are a mixture of slimmer rectangles, larger rectangles, and square. They may feature longer openings, a design which allows for a greater amount of light to enter.

Avoid using long horizontal strip windows and placing windows directly across from existing windows on neighboring buildings.

3.4 Rooftop elements

The villa's façade elevation must not form a long unbroken shape. Break frontages at frequent intervals to give the street a human scale and a sense of interest and variety. Apply this across the building façades, especially the main facade by making at least one volume higher than the rest of the façade.

Where an accessible rooftop terrace is provided, protect residents' privacy and outdoor exposure with high parapet walls with angular corners, as well as the provision of a shade covering or arcade. Rather than decorated parapets, incorporate some banding or geometric decoration along the façade.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The building façades should comprise natural colors, deriving from the contextual environment, predominantly off-white shades and timber finishes. Employ accent colors minimally. See section 4.0 'Colors and Materials' for more information.

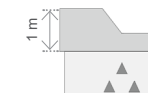
4.2 Materials

The primary wall surface should feature a matt-finish with off-white plaster, limewash or similar. This must be continuous from above the base to the top of the parapet.

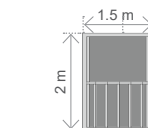
5.0 Patterns

Typically features minimal patterning, largely horizontal bands across parts of the structure, in a repetitive geometric pattern.

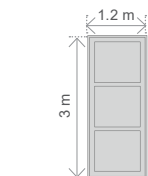
Key transitional architectural features.



3.4 Parapet Type



3.3 Window Type



3.2 Door Type

1.0 Contemporary Style

Start here to review the general guidelines of the contemporary style villas.

Buildings of this style should aim to retain the essence of the architectural character by skillful and knowledgeable interpretation of traditional forms into contemporary expression.

Note - guideline numbers below correspond to sections 2 through 5 of this Handbook and are not sequential: only the key features relevant to the application of the Contemporary style villas are shown on this page.

COMPOSITIONAL RULES

2.1 Asymmetry of the facade

Contemporary style villas blend and build on the asymmetry of traditional and transitional styles, through the asymmetrical rooftop, and the structural setback from the perimeter. Asymmetry is also demonstrated on the façade through slight projections across various tiers of balconies.

2.2 Grouping of elements

Although less overtly horizontal in expansion, introduce greater verticality at each level through very slight differentiation in wall setback from the perimeter fence, variation in parapet height, or changes in local symmetry across more than one story. Balconies and roofs with transparent glass railings, and longer vertical windows extend the vertical sense of the villa.

2.3 Entrances and articulation

The initial point of entry comprises the boundary wall, which directly interfaces with the public realm, contributing positively to the aesthetic appeal of the pedestrian environment. The vehicular and main entrance gate should feature timber finish shutters or doors, in line with contemporary façades, with consideration for geometric fenestrations along the boundary wall. The secondary entry level to the villa is the entrance to the interior. Simple framed rectangular arcades on the ground floor create a transition between private and interior spaces. The entrance door, located in the shaded arcade, should have a simpler design than the main entrance, ensuring continuity between external and internal spaces.

2.6 Wall to ground relationship

The base and rest of structure should share the same material. Clearly distinguish the opening for the covered vehicular parking/ garage and the main entryway, on the main façade and the boundary. The inclusion of a boundary wall around the perimeter is paramount, with gates for the driveway and the main entryway. It may be decorated with a series of geometric elements.

2.7 Solid facades

High parapet walls are replaced by more open and wider frames. Windows and portals are recessed, with larger sections of glass, thus increasing openness. Walls are flat, corners more angular, and a general linear style across the villa. Side façades should not overwhelm the front façade, featuring less openings in comparison. Rather than using thick frames around. Openings should comprise nearly 50% of entire structure.



Axonometric view showcasing an example of the application of compositional rules for contemporary style residential villa.

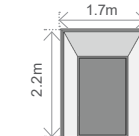


Elevation view showcasing an example of the application of compositional rules for contemporary style residential villa.

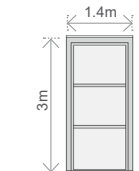
Key contemporary architectural features.



3.4 Parapet Type



3.3 Window Type



3.2 Door Type

2.8 Geometry of the components

To ensure architectural coherence, coordinate the side façades, openings, and decorations by employing a consistent array of geometric shapes. Emphasize simplicity and orthogonality in the design of doors and windows. Additionally, integrate variations of triangular fenestrations throughout the façade to articulate its walls effectively.

2.9 Roofscape and rooftop elements

The parapet line and roof silhouette must be flat and rectangular. The roof must also be habitable and accessible, with a shaded section. The roofline must not be one single straight line across the façade. It must be broken down to create variation in heights across the single façade elevation.

CONTEMPORARY ELEMENTS

3.2 Doorways and entrances

Placed under a shaded timber, or equivalent, arcade, the main residential entrance should be clearly differentiated upon the façade and use a simple wooden door, or similar, on the fenced boundary. Doorways on other levels (such as for balconies or on the rooftop) are also typically slightly recessed, made of a timber finish material, with wider openings.

3.3 Windows and openings

Windows on the main façade must have at least 3 levels of hierarchy in size and proportions. They feature wider openings, and are not necessarily shuttered, set within a deeper recess. This design allows for a greater amount of light to enter.

Avoid using long horizontal strip windows, and placing windows directly across from existing windows on neighboring buildings.

3.4 Rooftop elements

The contemporary style villa does not use large parapets or crenelations. Instead, flat, minimal roofscapes are preferred, featuring less projecting elements. Where an accessible roof is provided, protect residents' privacy and outdoor exposure with the provision of a shade covering and transparent glass railings in certain sections.

COLORS, MATERIALS AND PATTERNS

4.1 Colors

The building façades should comprise natural colors, in line with the regional palette, using predominantly off-white shades and timber finishes. Employ accent colors minimally. See section 4.0 'Colors and Materials' for more information.

4.2 Materials

The base and structure should be of the same material. The primary wall surface should feature a matt-finish with off-white plaster, limewash or similar. This must be continuous from above the base to the top of the parapet. Glass could be used with higher proportion. Modern materials that resemble wood could be used for windows and doors.

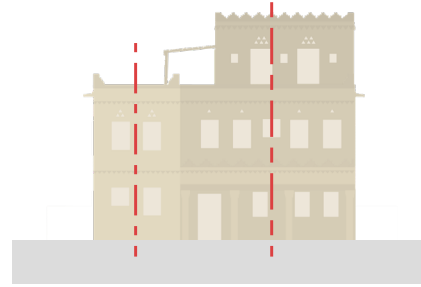
5.0 Patterns

Inspired by existing historical patterns, develop a minimal geometric design. This is best applied in banding along the façades of the villa.

2.0 Compositional rules

The following guidelines provide compositional rules for building design with the Central Najdi architectural character, specially adapted for villas.

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



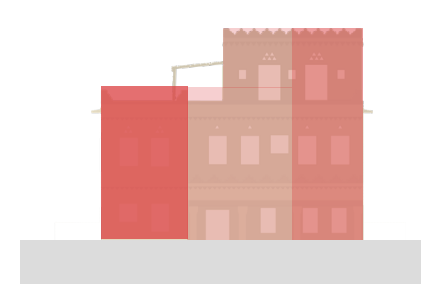
Asymmetrical façades

2.1 Asymmetry of the façades

The asymmetrical grouping of forms and breaks in building massing is a fundamental part of the Central Najdi character. New buildings should:

- 1 Follow an asymmetrical axis, expressed through the clustering of different bays and balconies, across different levels.
- 2 Develop the staggered roofline effect, from ground level shaded arcades to clustered volumes.

To ensure that the façade corresponds and is in dialogue with the architectural traditions of the region.



Grouping of elements

2.2 Grouping of elements

Buildings in Central Najdi are defined by their square-like appearance and organization. New buildings should:

- 1 Be broad with wide proportions accentuated by bay organization and setbacks especially towards the upper levels and main entrance.
- 2 Minimize projections in favour of recessions and setbacks, developing terraces to create coherent building lines.

To reflect the typical form of vernacular building.



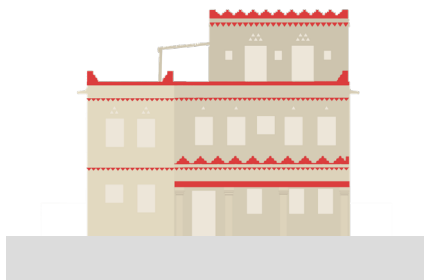
Entrances and articulation

2.3 Entrances and articulation

Wall finishes demonstrate a close relationship with the ground. Entrances develop the threshold between public and private. New buildings should:

- 1 **TR** **TN** Include on a plinth as a transition between the wall and the ground, generally made of a different material and/or color.
- 2 Emphasize framing of the entrance, through a shaded arcade.
- 3 Include a boundary wall around the perimeter, with gates for the driveway and the main entryway.

To create a grounded architectural language that respects context and defines entry points.



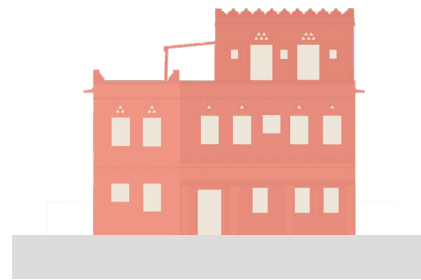
Ornamentations, fenestrations and crenelations

2.5 Ornamentation

As new buildings are on average of a larger scale to traditional form, avoid distorting the original architecture, as this could undermine the quality. New buildings thus should:

- 1 **TR** Utilize white gypsum around windows which may be ornamented or simple in design.
- 2 **TR** Include small triangular and other geometric fenestrations, as well as triangular bands, upon the façade.
- 3 Incorporate ornamentation at each level, including the boundary wall at the perimeter.

To ensure that the ornamentations reflect the style of the Central Najdi architecture and distinguish it from other regions.



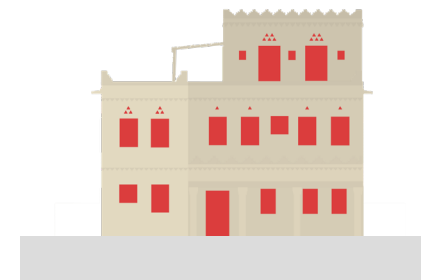
Solid façades

2.7 Solid Façades

Central Najdi features less openings compared to solid walls. New buildings should:

- 1 Have openings that are often placed in pairs.
- 2 Incorporate subtle square and rectangular openings.
- 3 Have natural variation in the distribution and sizing of elements such as windows and doors.
- 4 **TR** Have only 10-15% of the façade allotted for openings and fenestrations.

To design the openings of facades building upon the region's traditional architecture.



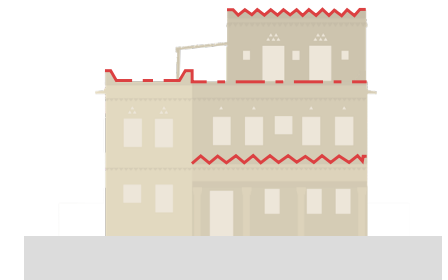
Orthogonal geometry of components

2.8 Geometry of components

The overall alignment and placement of elements such as doors and windows are key to expressing the design. New buildings should:

- 1 Should have the geometry of doors and windows be simple and orthogonal.
- 2 Include geometric fenestrations along different levels and upon the boundary wall.

To embrace and reinforce the distinctive expressions of traditional sources.



Stepping, rectilinear roofscape

2.9 Roofscape and rooftop elements

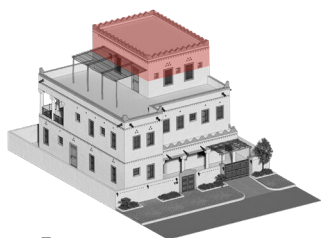
Roof and parapets form a distinctive component in Central Najdi. The design of new buildings should:

- 1 Incorporate flat roofs and habitable rooftop terraces.
- 2 Integrate specific crenelations characteristic to the area and the function of the building.

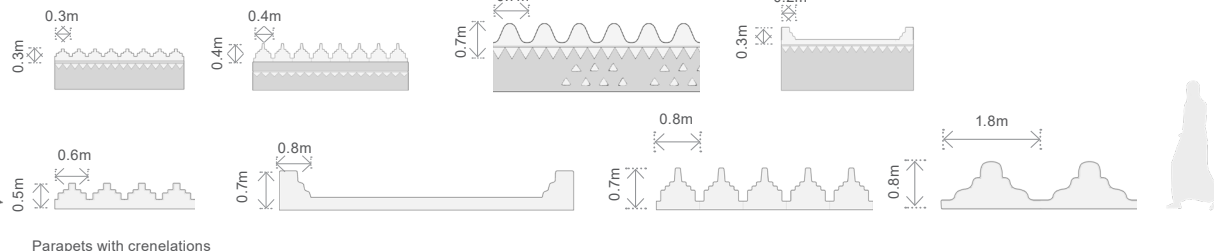
To retain a consistent and traditional roofscape.

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

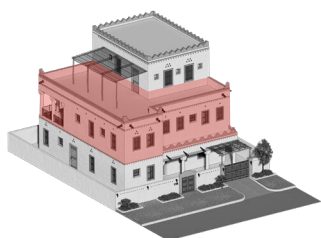


Parapets with crenellations

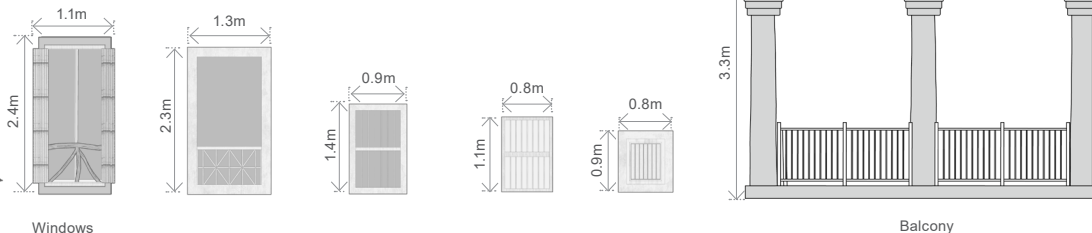
3.4 Rooftop elements

- 1 Be completely flat and can incorporate some habitable terraces which should be screened from the public with a high and opaque roofline and parapets.
- 2 Should show a gradual change in parapet heights with some irregular geometric profiles and crenellations.
- 3 Multi-stepped parapets which are coated or painted with locally sourced pigments.

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



Middle



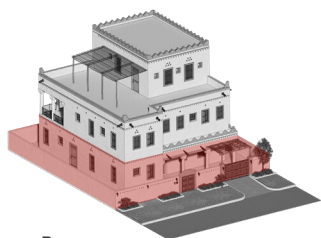
Windows

Balcony

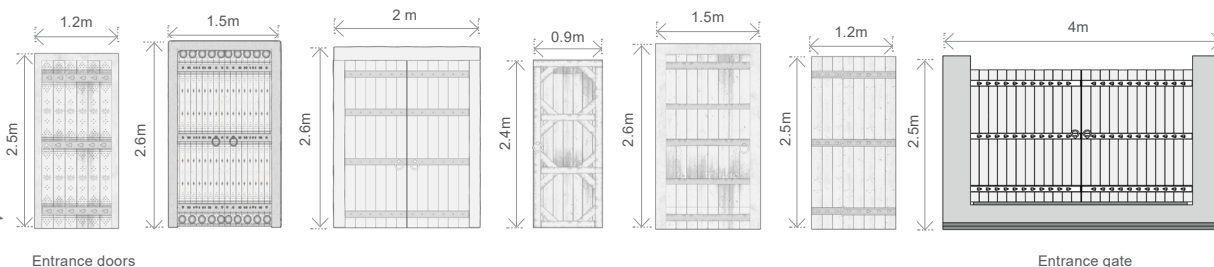
3.3 Windows and openings

- 1 Provide square and small-sized windows.
- 2 Windows may differ slightly in size but are generally consistent across levels. There are more windows on upper levels, given the shaded arcade and main entrance doorways.
- 3 Include punched peepholes or triangular and geometric shapes at different levels.
- 4 Fenestrations can be included above windows.
- 5 Window frames and shutters should be generally crafted from wood.

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



Base



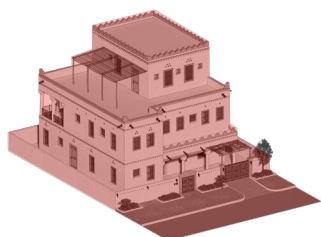
Entrance doors

Entrance gate

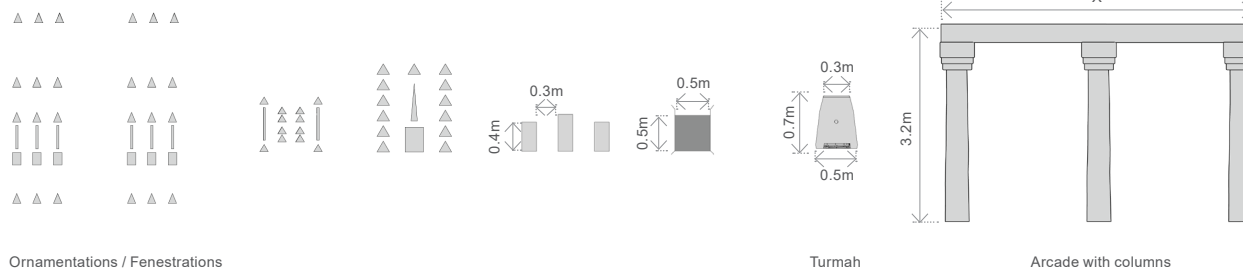
3.2 Doorways and entrances

- 1 Clearly define pedestrian and vehicular entrances on the boundary wall as part of a well-ordered street frontage.
- 2 Frame doors, and recess openings to add depth and create a sense of entry.
- 3 Use local material, specifically tamarisk wood, for the doors.
- 4 Include ornamentation derived from the traditional style.

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



Other elements



Ornamentations / Fenestrations

Turmah

Arcade with columns

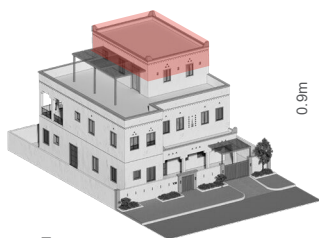
3.5 Other elements

- 1 In addition to the elements above, buildings should include triangular bands on the façade
- 2 Show organic shaping, with multiple openings of different sizes as well as drainage sprouts and lookout features.
- 3 Boundary walls, their gates and portals should be designed to complement the villa design.

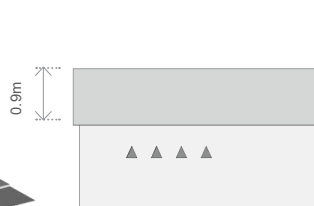
To embed other elements which are frequently part of the overall composition of buildings.

3.0 Transitional Elements

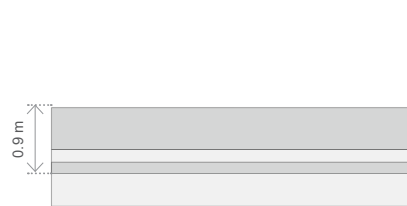
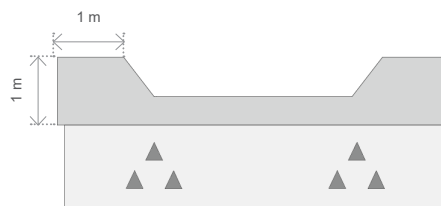
The elements illustrated are examples and should not limit other possible design solutions that follow guideline principles and historic precedents. Element measurements are illustrative and provided to indicate general proportions only.



Top



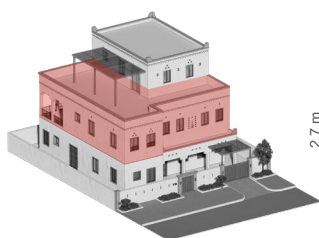
Parapets with crenellations



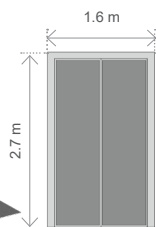
3.4 Rooftop elements

- 1 Be completely flat.
- 2 Roof planes should be smooth with the roofline having angular corners or edges.
- 3 Parapets can have a more angular appearance at the edges of the structure, with less steps and slicker appearance.
- 4 Railings across the roof can incorporate modern materials, such as metal (in colors from the Central Najdi color palette) or glass.

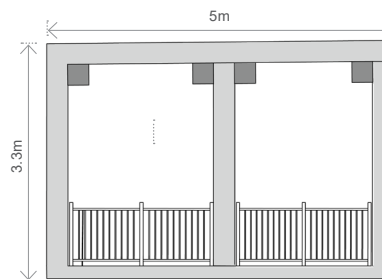
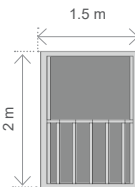
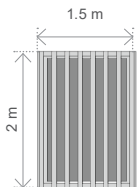
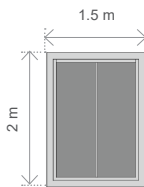
To create functional roof spaces and roofscapes which embrace the typical characteristics of the local area.



Middle



Windows



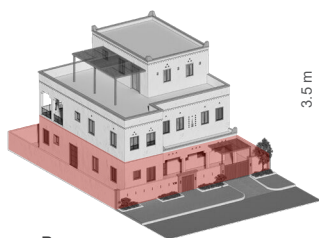
Balcony



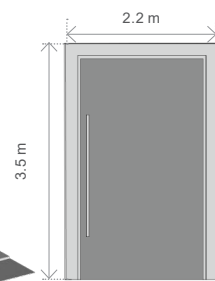
3.3 Windows and openings

- 1 Provide vertical windows which are square or rectangular.
- 2 Limit opening and window styles to two or three.
- 3 Incorporate glass and some crossed bars with visibility to the exterior.
- 4 Windows should be larger and wider than the traditional styles and incorporate angular framing.
- 5 Window frames and shutters should be crafted from wood or a material that closely mimics its texture and color.

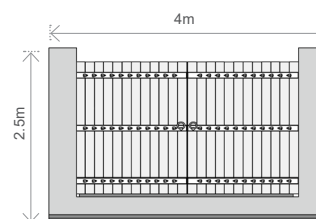
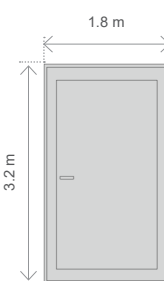
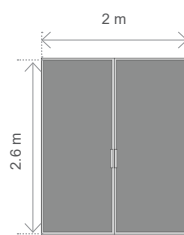
To respond to climate considerations and provide an aesthetic treatment which is distinct to the local area.



Base



Entrance doors



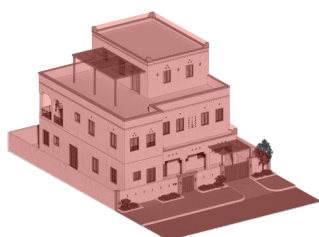
Entrance gate



3.2 Doorways and entrances

- 1 Clearly define pedestrian and vehicular entrances on the boundary walls part of a well-ordered street frontage.
- 2 Doors to the enclosed interior space should be placed under a shaded arcade.
- 3 Consider the articulation of entrances with new materials and include a double door.

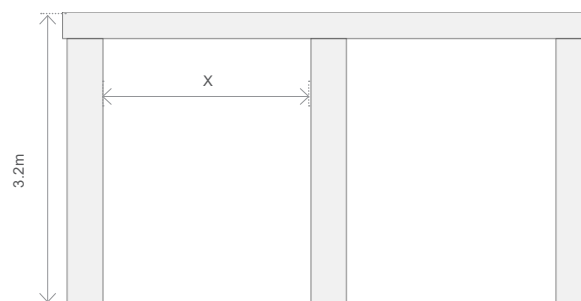
To create suitable thresholds within the base which is part of a well-ordered, coherent street scene and responds to the local character.



Other elements



Ornamentations / Fenestrations



Arch

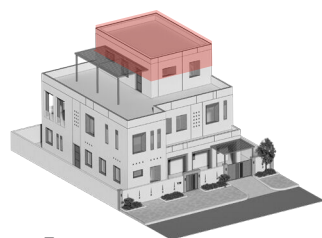
3.5 Other elements

- 1 In addition to the elements above, buildings can incorporate paint and colors which are contextual.
- 2 Provide different ornamentations based on the motifs and patterns of the region.
- 3 Included other traditional elements such as drainage (mizrab) and geometric patterns, using new materials or through muted designs.
- 4 Boundary walls, their gates and portals should be designed to complement the villa design.

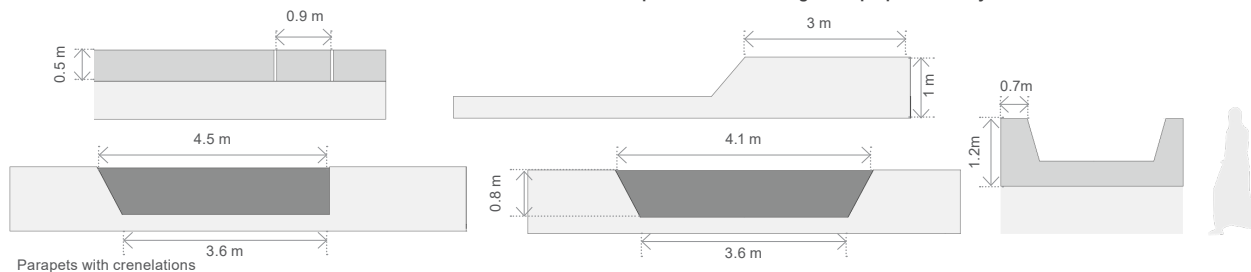
To embed other elements which are frequently part of the overall composition of buildings.

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.



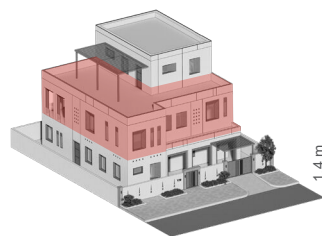
Top



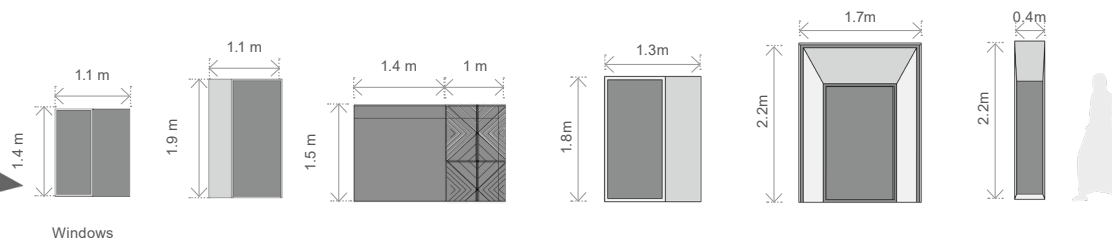
3.4 Rooftop elements

- 1 Be completely flat.
- 2 Maintain a more distinct and angular grouping between the different levels and roofs.
- 3 Should feature abstracted geometric parapets and interpretive corners which are flush with the primary building line.

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



Middle

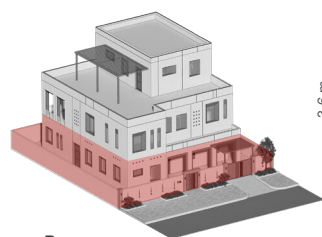


Windows

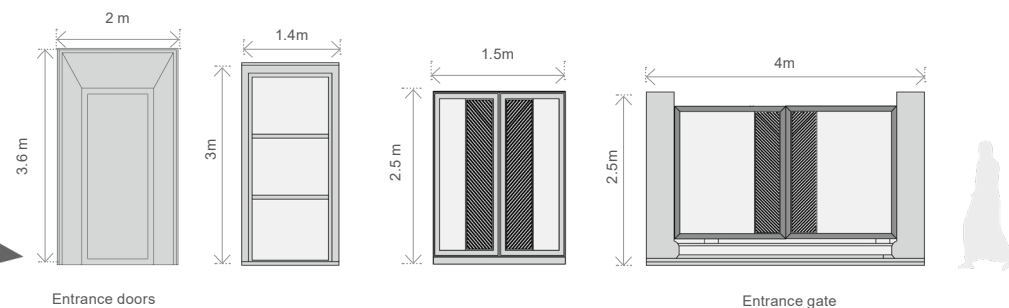
3.3 Windows and openings

- 1 Provide rectangular and square windows, and limit dimensions to two or three templates.
- 2 Incorporate them on many levels with upward openings which can occupy the breadth of the level.
- 3 Include screens of abstracted Najdi patterns.
- 4 Embrace glass, louvers and emphasize openness.
- 5 Window frames and shutters could be made of metal or another modern material, styled to reflect traditional features in a contemporary manner.

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



Base



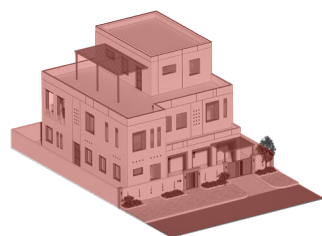
Entrance doors

Entrance gate

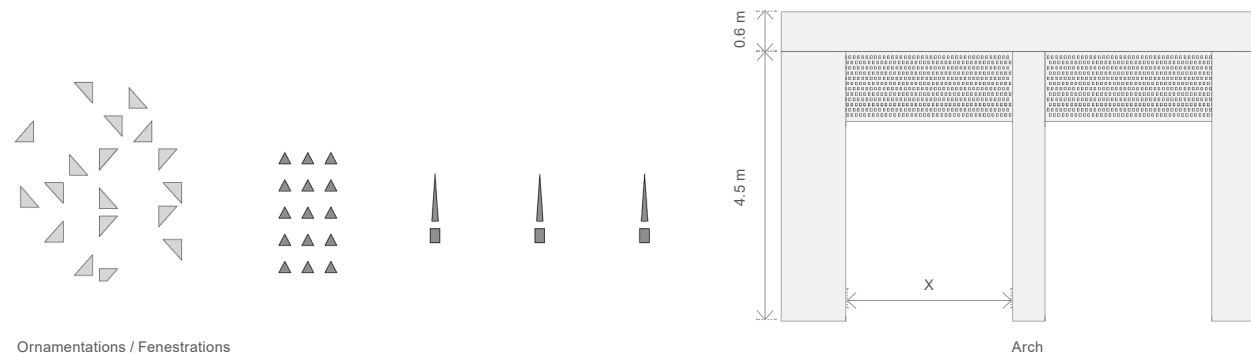
3.2 Doorways and entrances

- 1 Clearly define pedestrian and vehicular entrances on the boundary wall as part of a well-ordered street frontage.
- 2 Private entrances should be shaded under an arcade setback from the boundary wall perimeter.
- 3 Use wide double doors and incorporate glass for interior/exterior visibility.

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



Other elements



Ornamentations / Fenestrations

Arch

3.5 Other elements

- 1 Contemporary building motifs should experiment with traditional design.
- 2 Employ abstract geometric planes and more smooth groupings for the structure.
- 3 Boundary walls, their gates and portals should be designed to complement the villa design.

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

4.0 Colors and Materials

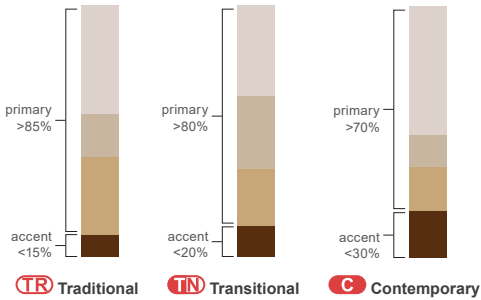
4.1 Colors

The color palette of Central Najdi is closely linked to traditional building materials such as clay, wood and off-white render. The surrounding landscape is also an important influence, particularly the yellow earthy tones of the sand and light pink undertones of dry valleys.

- 1 **TR** The base can have a darker band of color if the materials is of stone, but generally houses share a similar color to the mud of the landscape. White is also used to contrast with the primary color of the building on parapets.
- 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 façade area, is allowed for each style:
 - **TR** <15%
 - **TN** <20%
 - **C** <30%
- 4 For windows' glass, avoid using mirror-like reflective glass with bright colors that do not harmonize with the local environment and character.

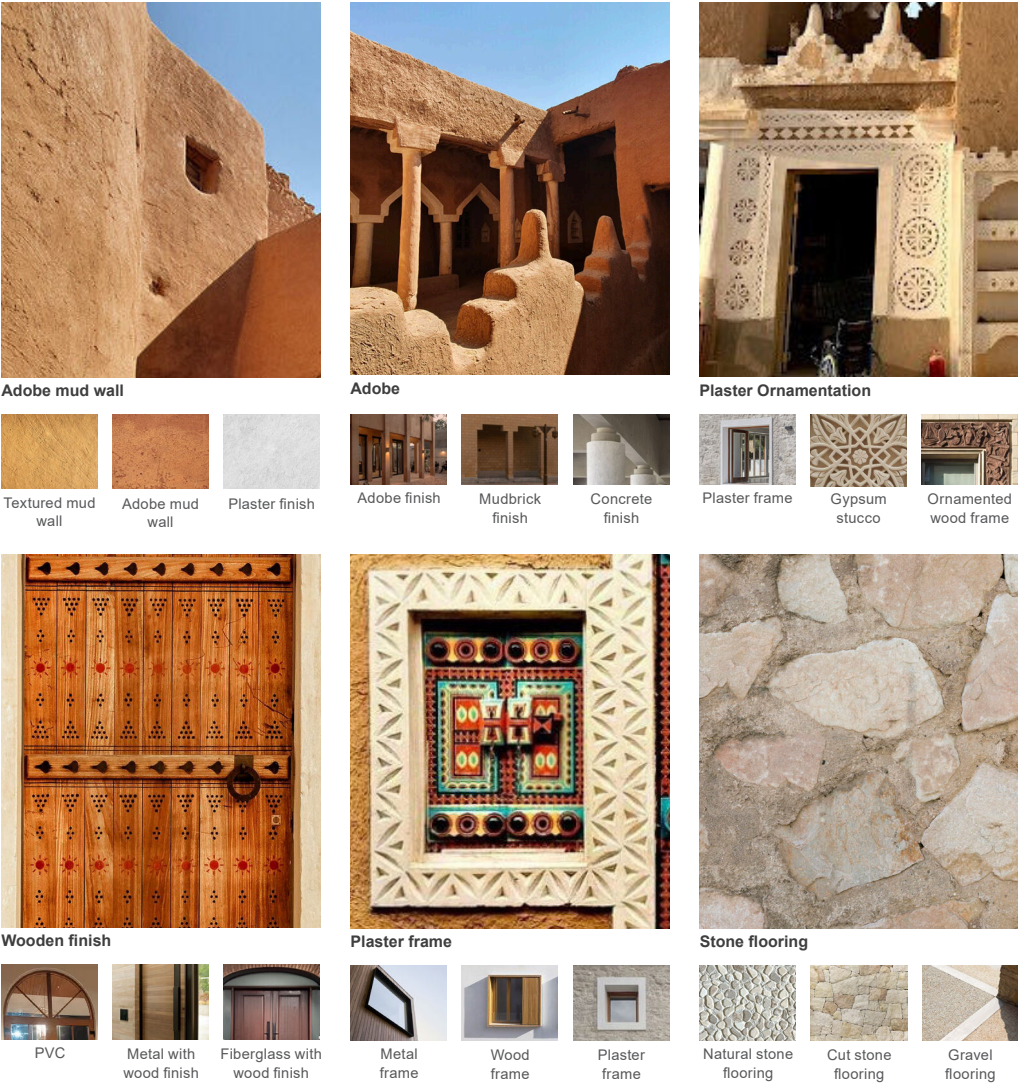
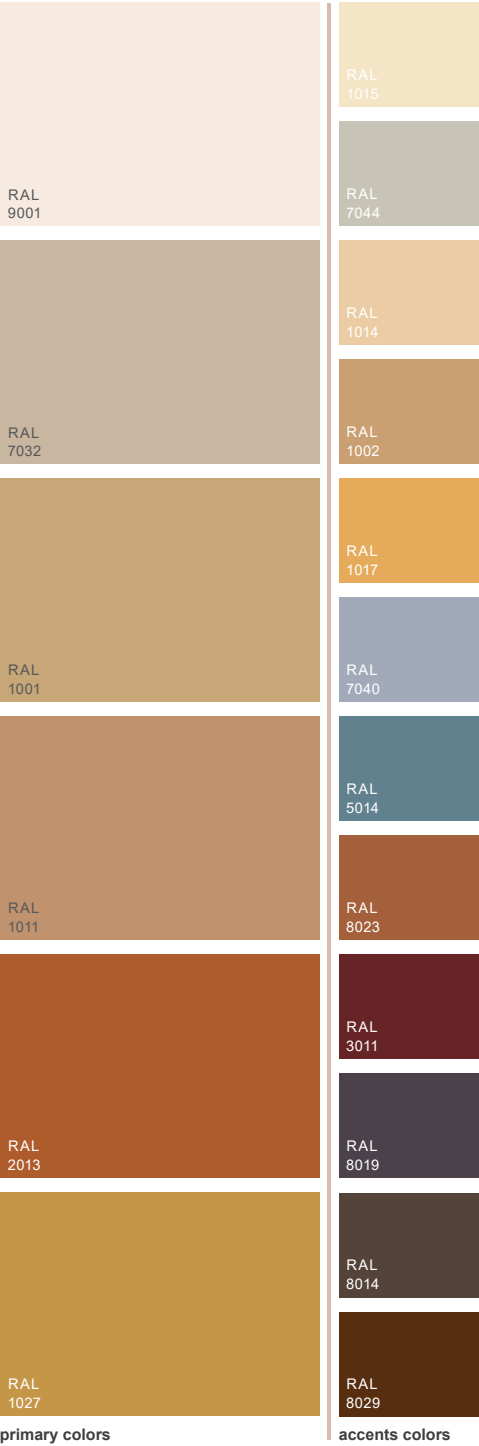
To create a townscape in harmony with the surrounding landscape and architectural character.

Approximate color proportions



RAL Color codes

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



4.2 Material

This palette summarizes the prevalent materials found in the architecture of Central Najdi.

- 1 **TR** The six large images reflect materials used in traditional architecture; new traditional style buildings should employ these materials as faithfully as possible.
- 2 Precious or no-longer available materials may entail the need for substitutions. The smaller images reflect a range of feasible substitutions for the primary images above them, acceptable for use in transitional or contemporary 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 sustainably sourced materials are 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 landscape and architectural character.

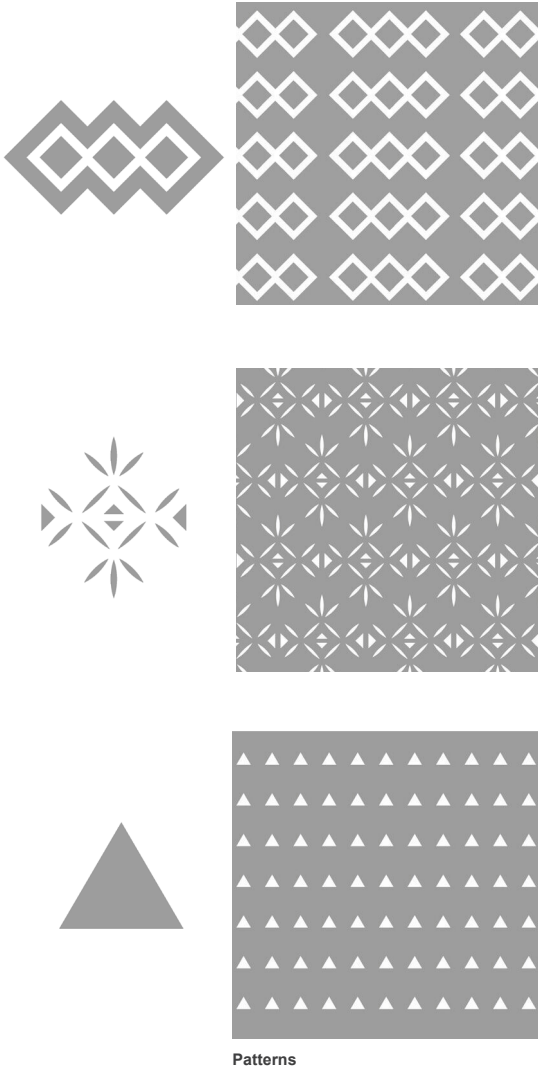
5.0 Patterns

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

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 consistent.
- 3 **TR** Focus the use of surface patterns to doors, window screens and shutter doors.
- 4 **TR** refer directly to historic precedents and be limited to geometric and floral patterns.
- 5 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)
- 6 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



Traditional patterned rug (Riyadh)



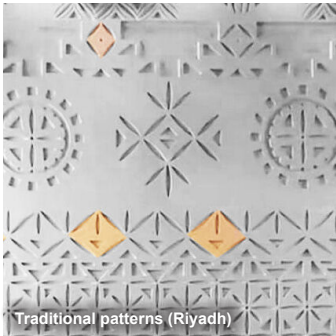
Traditional door (Riyadh)



Fenestrations (Riyadh)



Parapet details (Riyadh)



Traditional patterns (Riyadh)



Triangular bands (Riyadh)



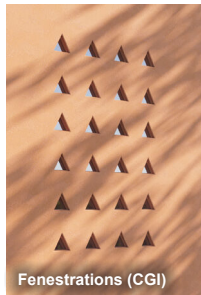
Door patterns (Riyadh)



Door patterns (Riyadh)



Door details (Riyadh)



Fenestrations (CGI)



Ornamentation (Riyadh)

6.0 Public realm

This section focuses on the contributions of residential villas to the surrounding streetscape and public spaces, creating strong character and high quality spaces.

The guidelines apply both to 'semi-public' spaces (public space built by private owners) and 'semi-private' spaces (private space that is generally accessible to the public).

Note: The application of these guidelines should be tailored to the specific project type, scale, and needs. It's essential to ensure that any modifications or additions to publicly-owned spaces are thoroughly coordinated and approved by relevant authorities.

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



6.1 Paving Materials

Paving guides users through both built and natural areas.

- 1 Select robust materials for longevity, easy maintenance, and repair.
- 2 Use contextual materials that complement surrounding.

To enhance aesthetics, and environmental sustainability in urban landscapes.



6.2 Shading

Shading structures are a critical component of modulating the public's interaction with the outdoors.

- 1 Integrate light shading structures as distinctive features that reflect the architectural style or theme, ensuring they harmonize with other facade elements for a cohesive overall design aesthetic.

To create a pleasant outdoor ambiance for public areas.

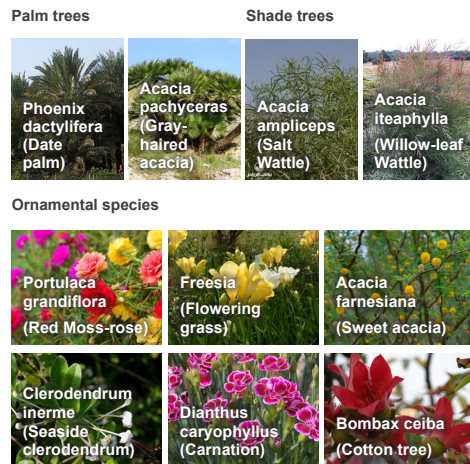


6.3 Parking

If the parking area is within the private property ownership, consider the following:

- 1 Parking spaces should not obstruct the use of built areas.
- 2 Unregulated use of public space disturbs the visual appeal of the built area and affects public access.

To ensure that parking does not create an obstruction to the development and ensures good flow.

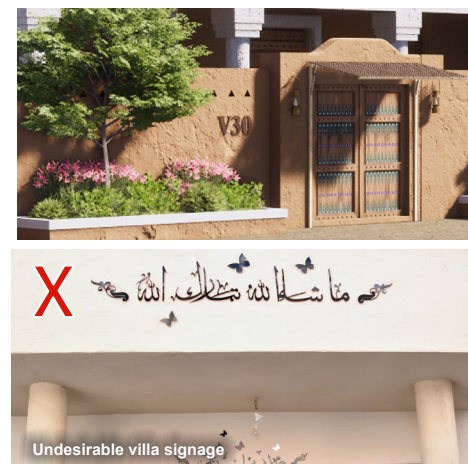


6.4 Planting

Planting should complement and work with existing ecosystems and contribute to a sustainable built habitat.

- 1 Rely less on importing plant species and source drought and saline tolerant species.

To ensure that plants do not disturb existing wildlife and natural environment.



6.5 Signage

Signage guides users and aids navigation in public areas.

- 1 Signage should integrate seamlessly with the architecture, ensuring clarity and harmony in form, scale, color, and size.
- 2 Minimize signage conflicts with residences and tree canopies by facing roads and using subdued illumination.

To effectively orient the public in navigating built areas.



6.6 Lighting

Lighting is crucial for nighttime activity and overall design.

- 1 Consistent lighting enhances urban and architectural appeal.
- 2 Architectural lighting should target color temperatures in the 2200K-2700K range for comfort and good color rendering.

To create a harmonious and pleasurable perception of public areas.



6.7 Public realm interface

The shared spaces and walkways of public areas should be used effectively.

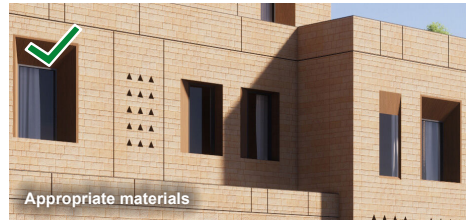
- 1 Boundary walls and their portals should be architecturally integrated with the building design.
- 2 Avoid protruding ramps or steps into public property.

To create a distinct and active sense of place.

7.0 Dos and don'ts

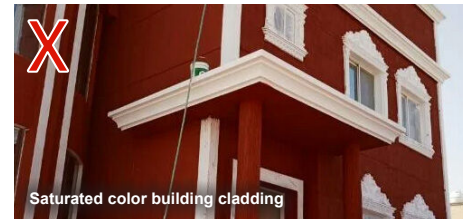
This section focuses on easy wins for the improvement of architectural quality and character. Drawing upon best design practice, these guidelines help avoid common mistakes create visual pollution and hostile environments.

| To avoid 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.



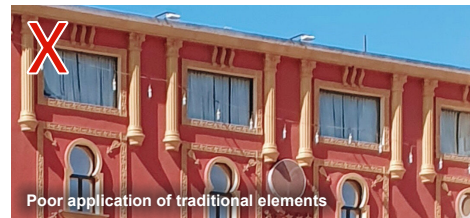
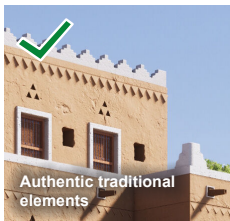
7.2 Saturated colors

- 1 Do not use non-contextual bright and artificial colors that detract from the natural landscape and local architecture.
- 2 Colors should be consistent and integrate well with the built landscape and landscape at large.



7.3 Screens and closures

- 1 Integrate the design of 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 When integrating traditional elements on existing or new structures, it should be done in a conscious manner adhering to original precepts through which such motifs and elements were used.
- 2 Careless copies of historical motifs, lackluster incorporation of local symbols, poor consideration of proportions, massing, volume, and other instrumentalization of traditional motifs should be avoided.



7.5 Exposed shutters

- 1 Exposed roller shutters create noise and visual pollution if not properly concealed.
- 2 It is recommended that shutters are always integrated in the façade and properly mounted.
- 3 The use of high-quality mechanized shutters to ensure durability is advised. Shutters should also reflect the color scheme of the construction, design and overall region.



7.6 Exposed building services

- 1 Infrastructural elements such as communication towers, air-conditioning units, satellite dishes, water tanks and ducts, wires, pipes, among other should be discreetly embedded in the design and not exposed or be seen by the public.



7.7 Inconsistent or imported architectural style

- 1 The adoption of building materials, style, and standards which do not comply with local architecture style and character should be avoided.
- 2 Styles should embrace the cultural context and use materials that work with the local context.
- 3 Avoid applying foreign imported architectural elements.



Worked examples demonstrate one possible application to the guidelines and are for illustration only.

8.0 Traditional villa example

In Central Najdi, traditional villa architecture emphasizes the use of crenelated parapets and stylized merlons at the corners. The façades feature orthogonal openings with timber shutters and ornamental woodwork, organized to reflect the interior layout. Key areas, such as living spaces and dining areas, are often highlighted and placed under shaded arcades.

The overall profile of these villas is irregular, embracing asymmetrical volumes that create a playful integration of sections. Throughout the multiple levels, various parapet styles and column-supported bases contribute to a distinctive charm.

The square expression of Central Najdi villas is complemented by vertical lines, with terraces developed through thoughtful setbacks. Geometric ornamentation around windows adds to the

traditional aesthetic, providing visual variety on the façade. Earth-toned, natural colors and regional materials enhance this traditional feel, offering a striking contrast between elements such as white window frames and timber shutters.

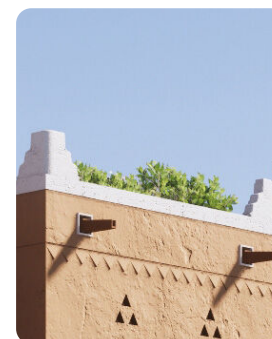
1 Vehicular gate entrance made of timber, is placed under a shaded arch.



2 Rooftop terraces include a large shaded area with parapets featuring horizontal ornamental bands and mizrabs (drainage spouts).



3 Rooftop parapets feature cornices and horizontal decorative ornamentation above framed openings.



4 Greenery along the perimeter boundary wall is co-operated properly.





8.0 Transitional villa example 1

In the transitional style of villas, the evolution from traditional design is clear through the preservation of key architectural elements.

The façades feature a strong vertical and square character, with covered terraces developed through setbacks. Key differences from traditional villas include wider openings for windows and doors, which take up more space on the façade. Engravings and ornamentations are more subdued,

and fenestrations are distributed to enhance the aesthetics of the facade, typically using one or two styles to reflect the structure's massing.

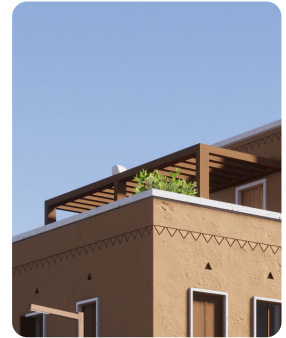
Additionally, parapets have cubic and geometric indentations, and the design includes flatter parapets and uninterrupted façades, signaling a modern shift while maintaining architectural integrity. Notable changes also include sleeker balcony railings, replacing traditional stepped tiers,

and the playful use of corner merlons for added creativity. The strategic use of white as an accent color highlights different architectural elements, such as entrances, rooflines, and window frames, promoting visual cohesion and enhancing overall aesthetic appeal.

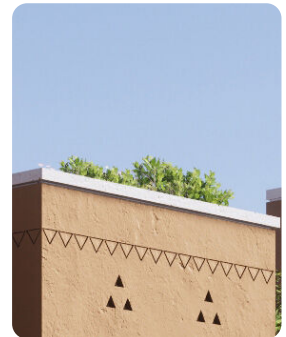
1 Vehicular gateway is slightly recessed under a rectangular arch, and have timber finish.



2 Rooftop terrace has a large shaded area. The parapets feature white horizontal bands.



3 Triangular fenestrations and patterns are employed along the facade for ventilation, light, and to promote aesthetic variety.



4 Context-appropriate greenery is placed along the perimeter boundary wall to enhance privacy.





8.0 Transitional villa example 2

This villa embraces a transitional Central Najdi style, characterized by a compact main building massing with subtle variations between masses and a single stepped level. The windows, featuring a vertical proportion are nestled within small recesses. Each window incorporates an upper timber finish panel, echoing the design of the garage and boundary wall entrance doors, therefore creating an animated façade.

Rooftop elements include a horizontal dent within the wall, drainage elements below the parapet, and a parapet with corner crenelations. The roof itself becomes habitable through the integration of a shading structure crafted from modern materials that resemble wood.

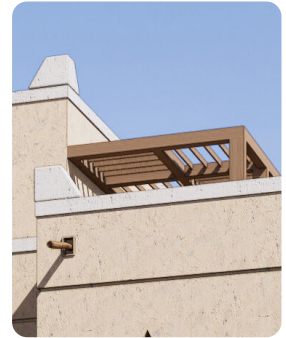
Simplified traditional decorative features are used throughout the villa, including triangle fenestrations positioned above the windows, white plaster frames,

and geometric motifs on the doors. Additionally, the boundary wall, activated with greenery and illuminated by wall-mounted lights, along with the spacious sidewalk, contribute to the villa's visual impact on the overall public realm.

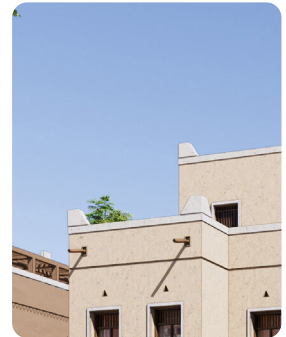
1 Villa's garage entrance uses local geometric screens/panels with a canopy connecting from the boundary wall to the building.



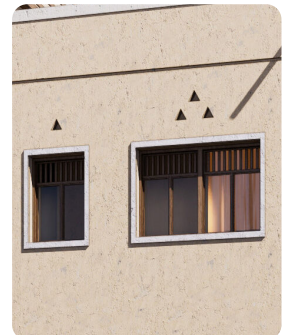
2 Rooftop terrace has a large area with timber-finish shading structure. The parapets feature white horizontal bands with angular corners.



3 Parapet integrates corner crenelations developed from traditional Central Najdi designs.



4 Windows feature traditional vertical proportions, framed in white plaster with linear timber finish screens and triangular fenestration above.





Worked examples demonstrate one possible application to the guidelines and are for illustration only.

8.0 Contemporary villa example 1

In Central Najdi, contemporary architecture combines traditional asymmetrical styles with modern design principles. This blend features asymmetry, innovative shapes, and traditional motifs, creating a unique architectural style that honors heritage while integrating modern elements.

In this design approach, windows stand out with larger sizes and slanted frames, bringing a dynamic visual element and ensuring plenty of natural light

and ventilation. New materials like aluminum are chosen to mimic traditional textures, creating a smooth transition between old and new elements.

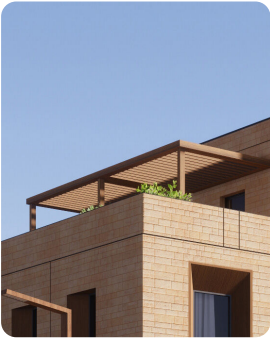
The villa features an open design that merges public and private spaces. Its angular and sleek finishes convey a contemporary aesthetic, while triangular fenestrations provide subtle references to traditional architectural heritage.

In Central Najdi, contemporary architecture not only respects the past but also embraces the future, offering a compelling vision of architectural evolution rooted in the rich cultural legacy of the region.

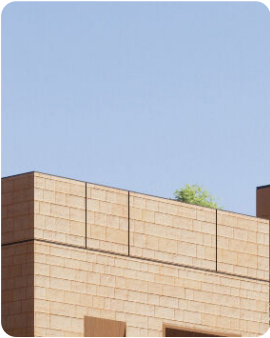
1 Sleek timber finish details and a shading cover for the vehicular entrance.



2 Habitable and shaded roof terrace with simple parapet.



3 The parapet flush the building profile, featuring a minimal style with simple vertical detailing.



4 Along the boundary wall, include context-appropriate greenery to enhance privacy.





8.0 Contemporary villa example 2

The villa features a cohesive design with compact massing and varying levels. It showcases a contemporary aesthetic with clean lines and linear geometry, highlighted by vertical windows and sleek timber, or equivalent, panels. These panels provide shading for areas like the rooftop, entrance, and garage, while also adding depth to the design.

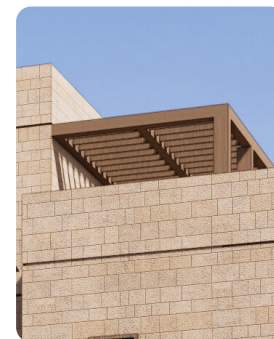
The design includes recessed windows that extend vertically across the full floor height, creating rhythm and contrast along the façade. An earthy color palette inspired by the region's landscapes enhances the villa's integration with its surroundings.

Traditional Central Najdi elements are subtly incorporated, with triangular motifs present on the boundary wall and the building itself, enriching the design with cultural significance. Additionally, greenery within the boundary wall softens the lines of the architecture and creates a welcoming atmosphere for both inhabitants and visitors.

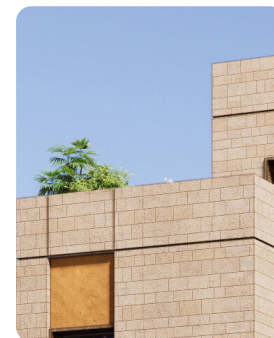
1 Villa's garage entrance, made of local timber, or equivalent in a minimal linear style, includes a canopy spanning from the boundary wall to the building.



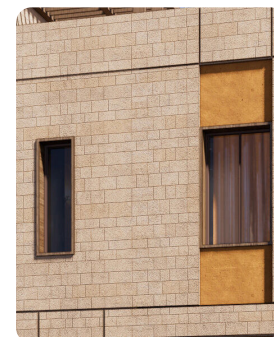
2 Roof terrace with simple parapet and a shading structure made of timber, or similar modern material.



3 Parapet continues with the building's material, showcasing a minimal contemporary style.



4 Windows have vertical proportions and sit within a vertical recess spanning the entire floor.





8.0 Contemporary villa example 3

This contemporary villa features a balanced design that integrates voids with a compact massing, creating a dynamic architectural composition.

The stepped roofline includes vegetation, connecting the built form with the natural environment. The parapet is simple, highlighted by linear horizontal banding for a minimalist aesthetic.

Vertical windows, inspired by traditional Central Najdi design, are important in defining the villa's visual character. Set within vertical recesses, these windows add depth and rhythm to the façade, with some extending to full floor height to align with the interior layout.

The façade features contrasting recesses to enhance visual interest and triangular motifs to reference the region's cultural heritage. Greenery in

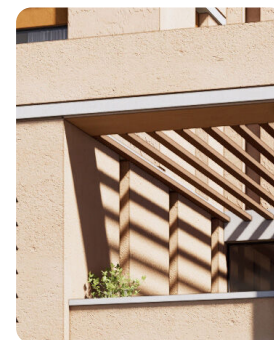
the boundary wall softens the architectural lines and improves the overall ambience.

This integration of contemporary design with traditional elements creates a cohesive architectural narrative.

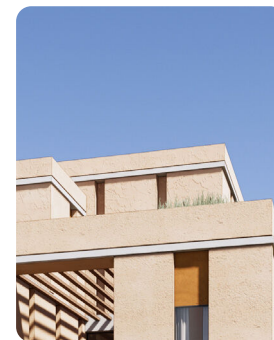
1 Villa's garage entrance, in timber finish in a minimal linear style, includes a canopy of different material spanning from boundary wall to building.



2 Terrace at middle level with shading structure made of timber finish material.



3 Parapet integrated with same material as building, adopting a minimal contemporary style.



4 Windows feature vertical proportions and sit within a vertical recess, with triangular fenestrations beside them.

