



*By the  
shore,*



# CONCEPT DESIGN,

For a **villa** by the SEA, in Obhor,  
For **Mr. Tarek Faqeeh**,





A 1/10 length to width ratio plot,  
that ends on the Sea,

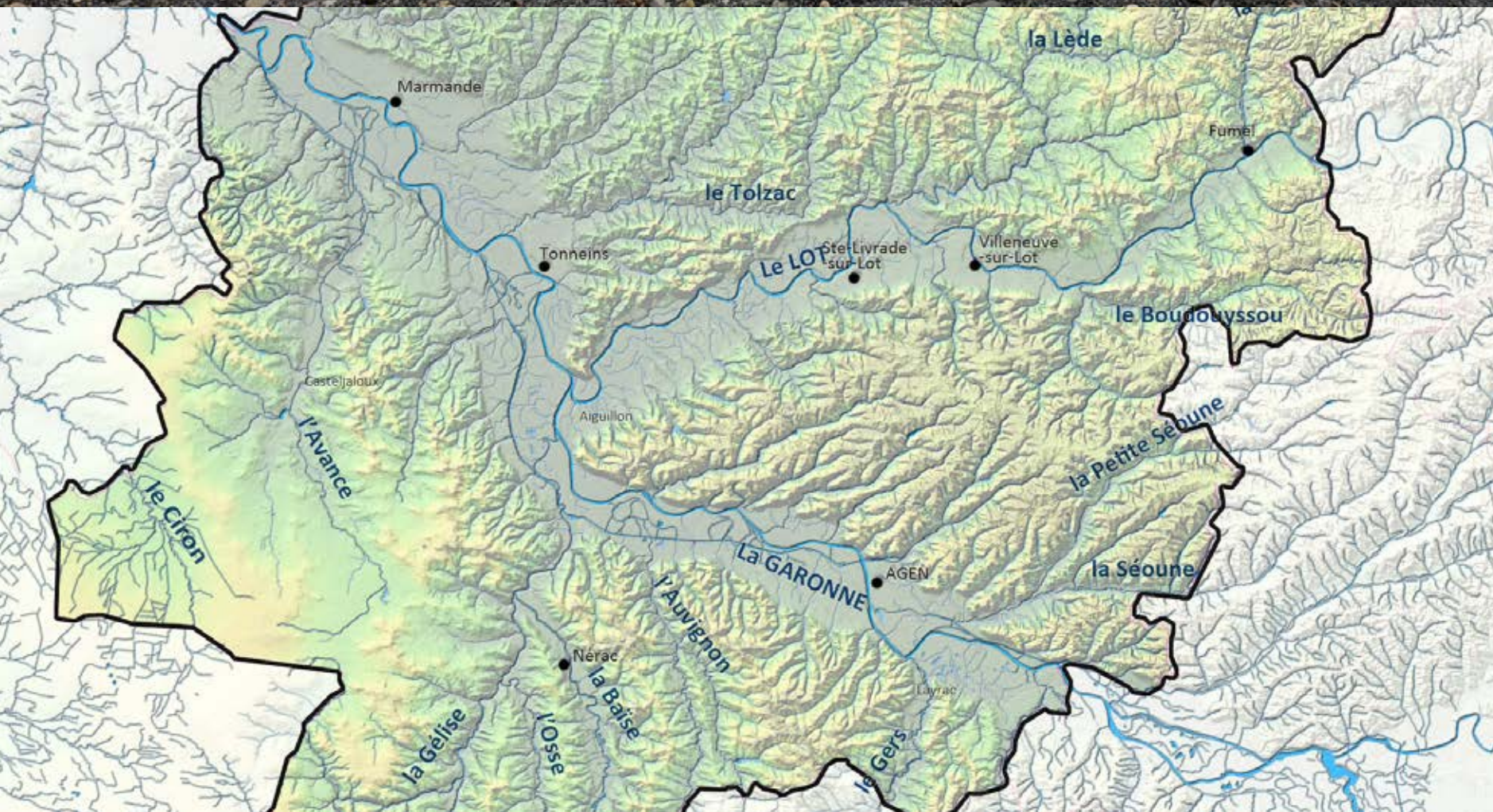




# All rivers go to the Sea,

A geological feature for a 600m long site,





## Fascinating rivers,

As demonstrates Olafur Eliasson's reconstitution of a river bed in an art gallery, the river is a peculiar geological feature which carries a lot of our imaginary.

Hydro-graphic systems with their tree structure are the jewels and makers of the valleys they carve.

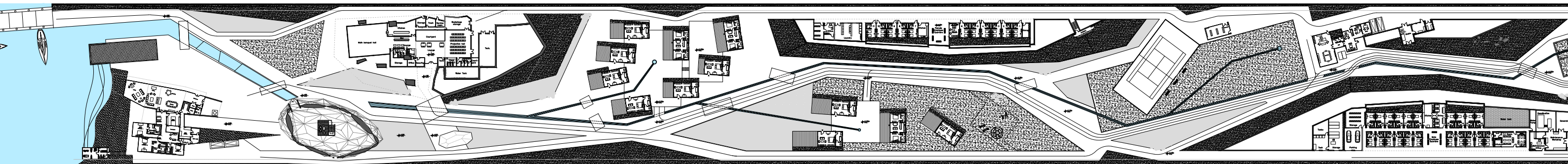
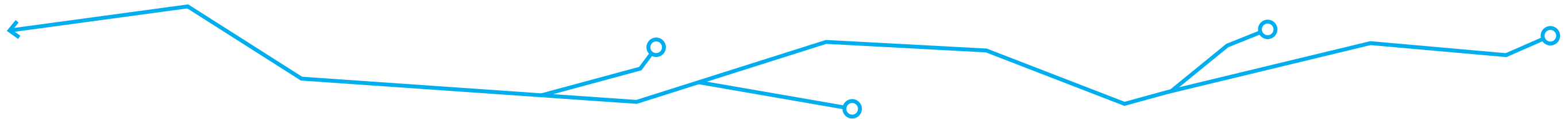




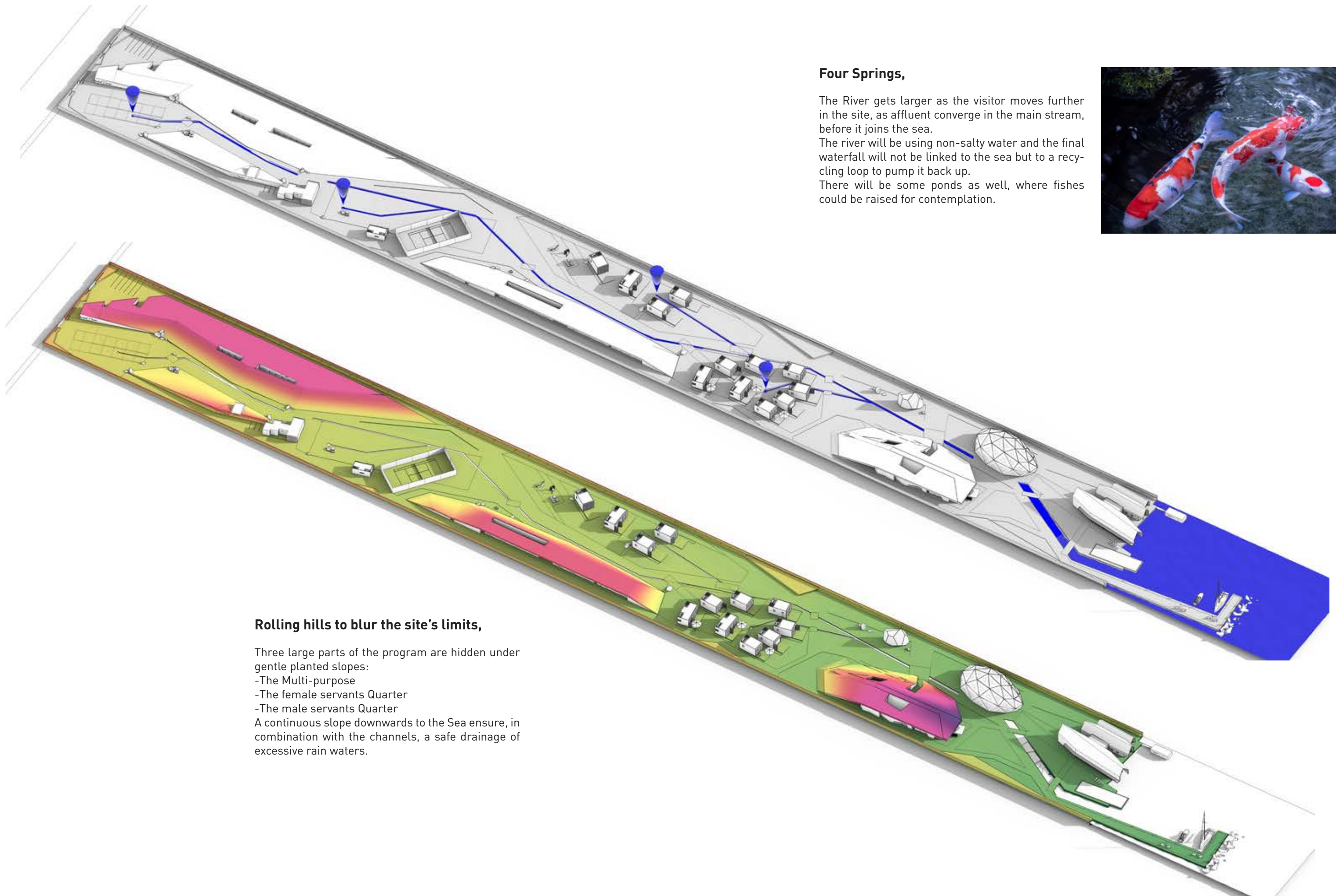
### LET THE SEA IN,

We propose to dig a trench to let the sea inside of the deep plot, in a shape of a canal with great promenade along and parts of the buildings bridging above the channel.

This will allow for a greater presence of water in the plot, not only on the shore line.







### Four Springs,

The River gets larger as the visitor moves further in the site, as affluent converge in the main stream, before it joins the sea.

The river will be using non-salty water and the final waterfall will not be linked to the sea but to a recycling loop to pump it back up.

There will be some ponds as well, where fishes could be raised for contemplation.



### Rolling hills to blur the site's limits,

Three large parts of the program are hidden under gentle planted slopes:

- The Multi-purpose
- The female servants Quarter
- The male servants Quarter

A continuous slope downwards to the Sea ensure, in combination with the channels, a safe drainage of excessive rain waters.





### The Welcoming Valley,

Soft mounds will create a playful and inviting landscape to discover on the way to the residence. The person who discover the Domain will not be able to know how large is the plot as the width of it will be hidden from him by the planted gentle hills.





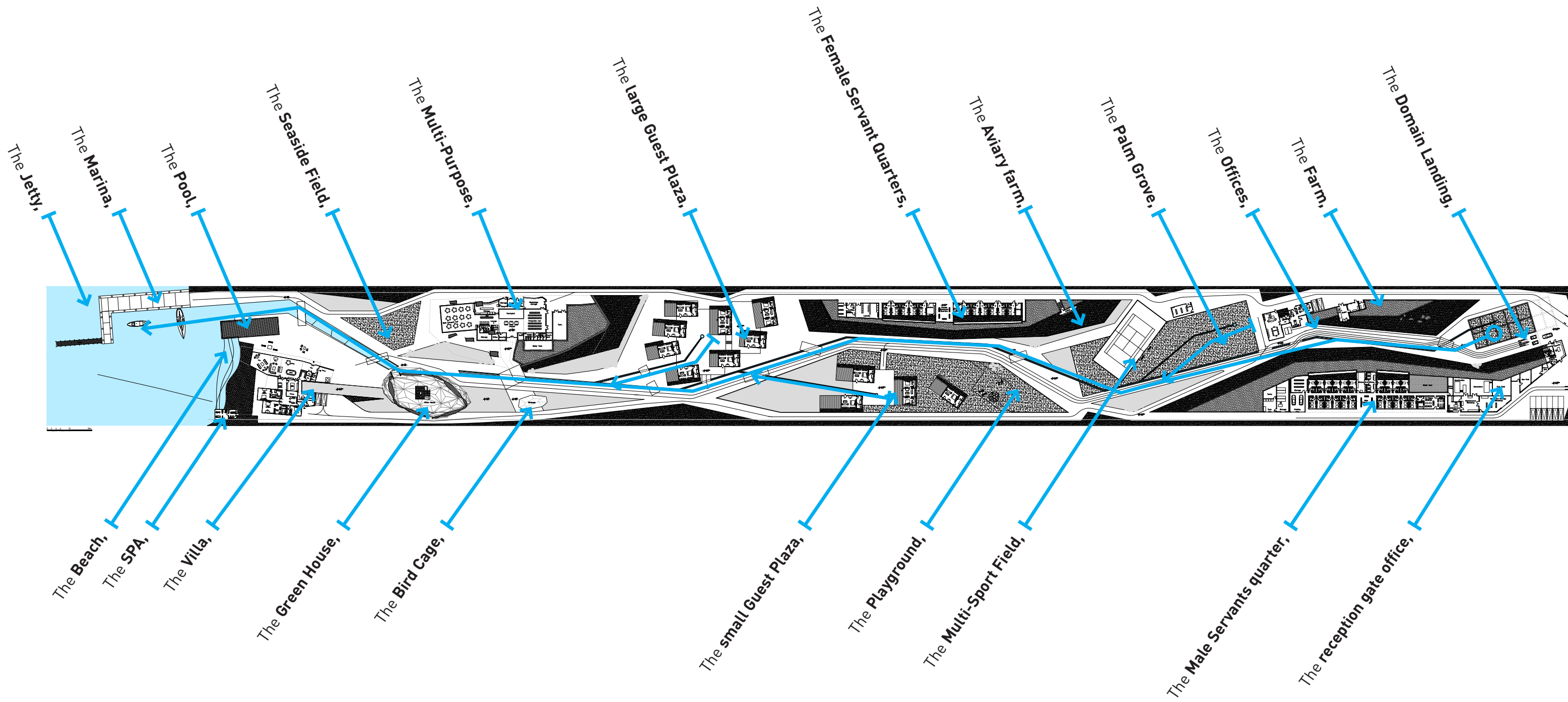
### The Depth of a unique Domain,

The Valley road is not a straight line, it rather gently curves to emphasize on the depth and many layer of the Domain.

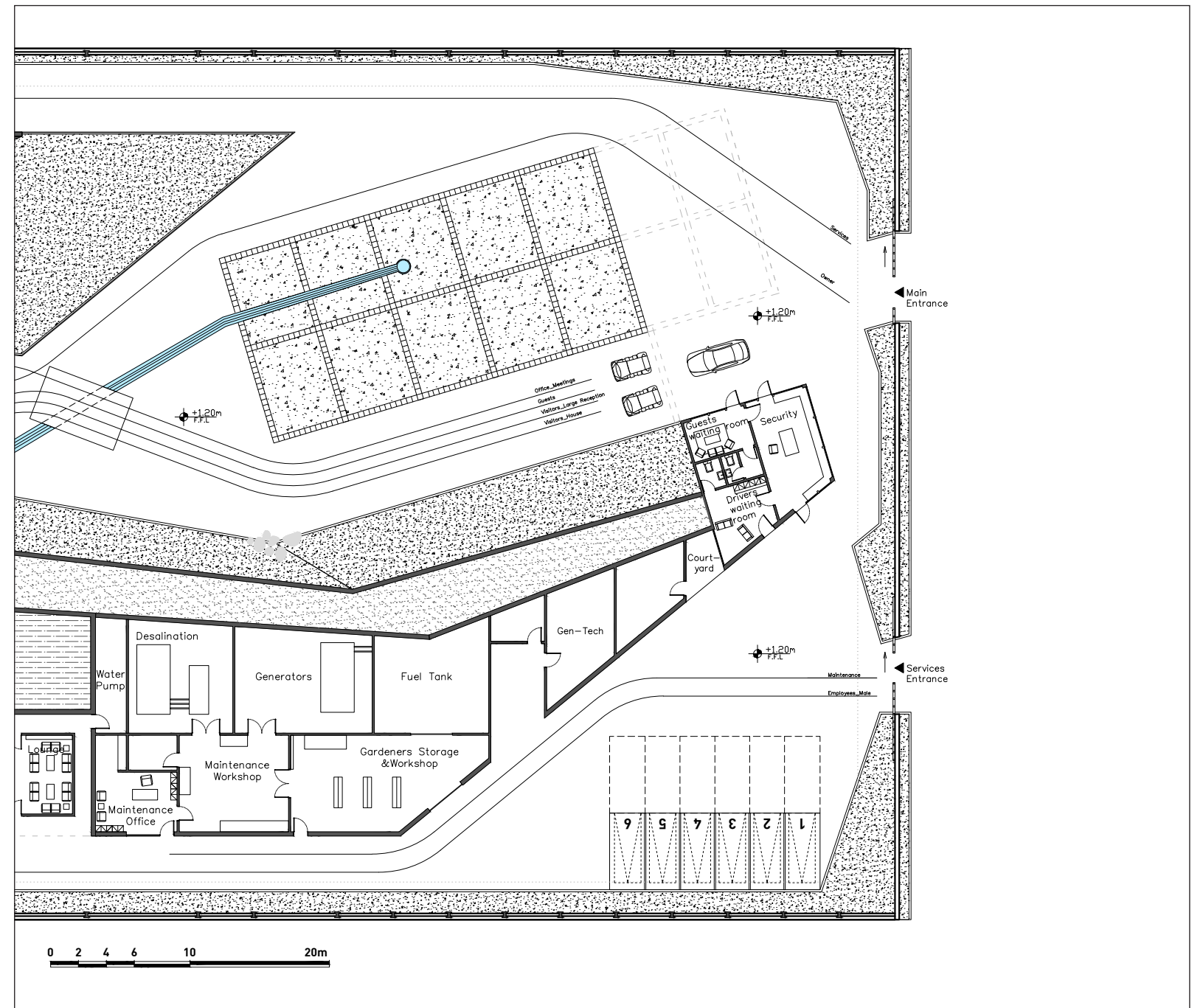
Guests are kindly requested to leave their cars at the entrance in order to be transported in small electric vehicles, giving them the time to enjoy and feel that they changed place, that they, somehow, travelled elsewhere.





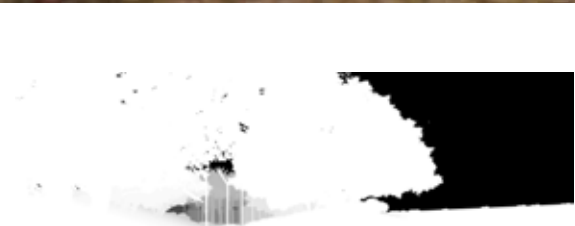






The Domain's Landing,





## A welcoming Plaza,

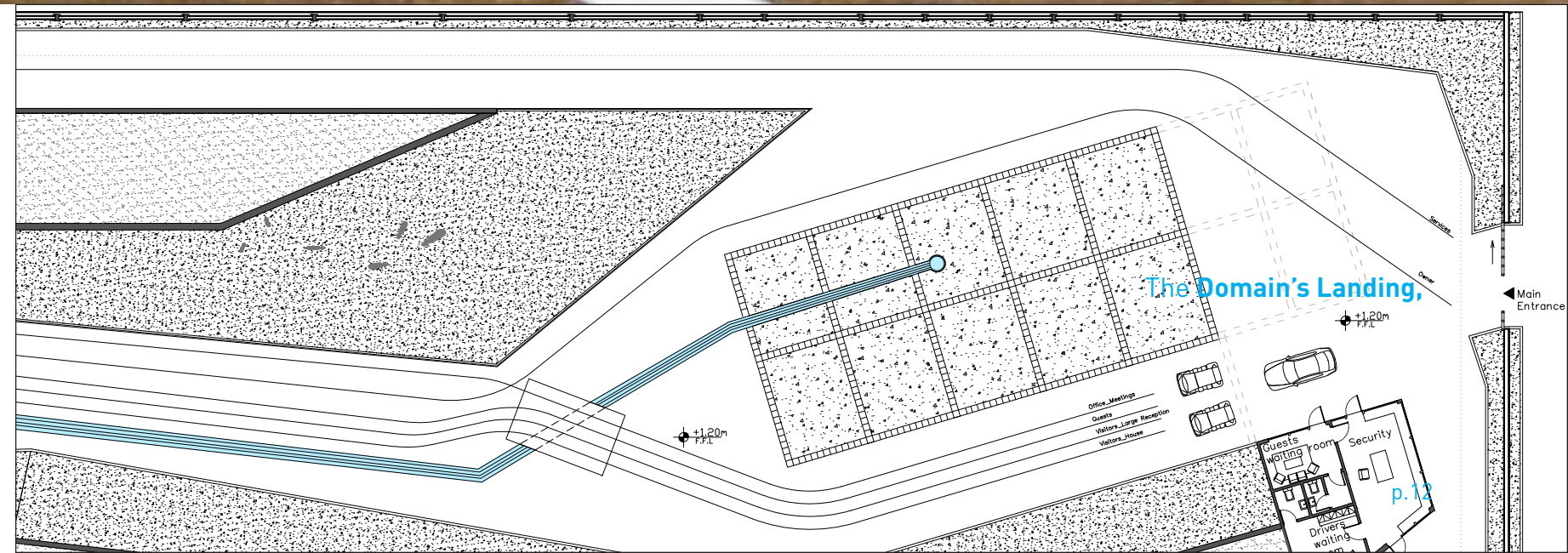
On this urban landing springs the water for the river that will guide visitor through the Domain down to the Sea.

After and aside the plaza start the gentle slopes of the Valley.

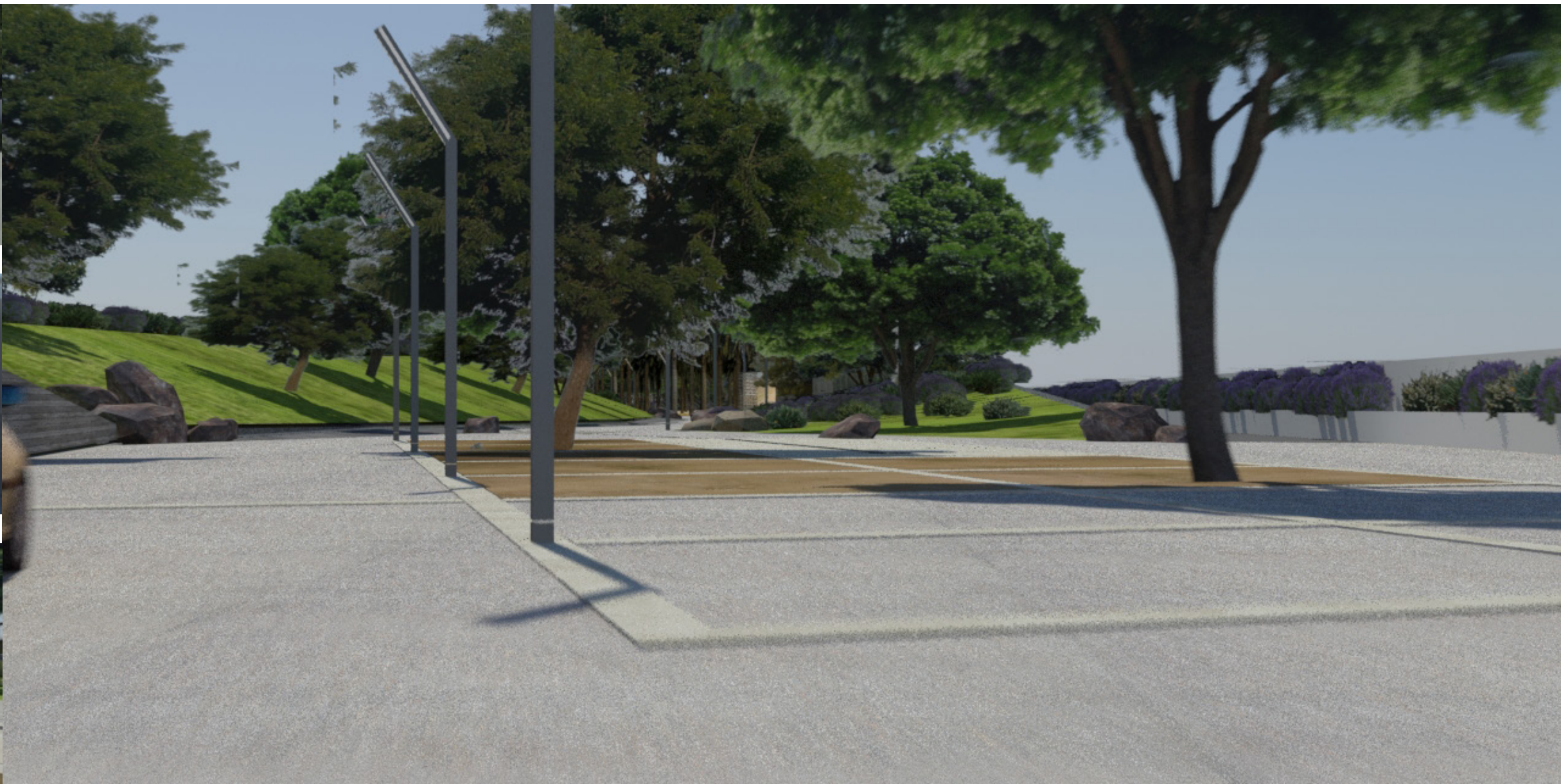
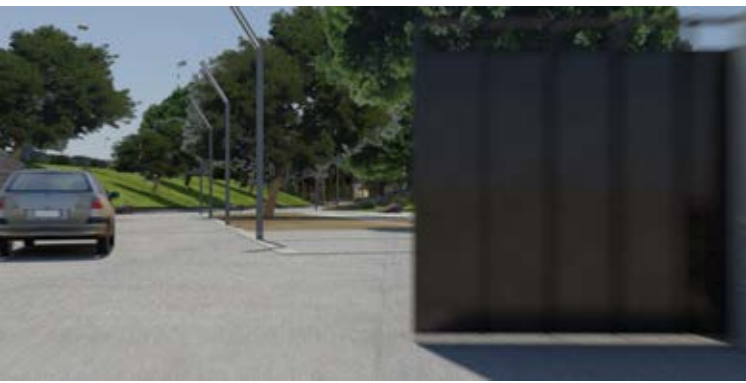
An ecosystem is recreated, made from endemic (local) plants that support the drought and the salt. This Domain, with a bold identity, is sustainable through time, true to its location and rich to live by.

0 2 4 6 10 20m

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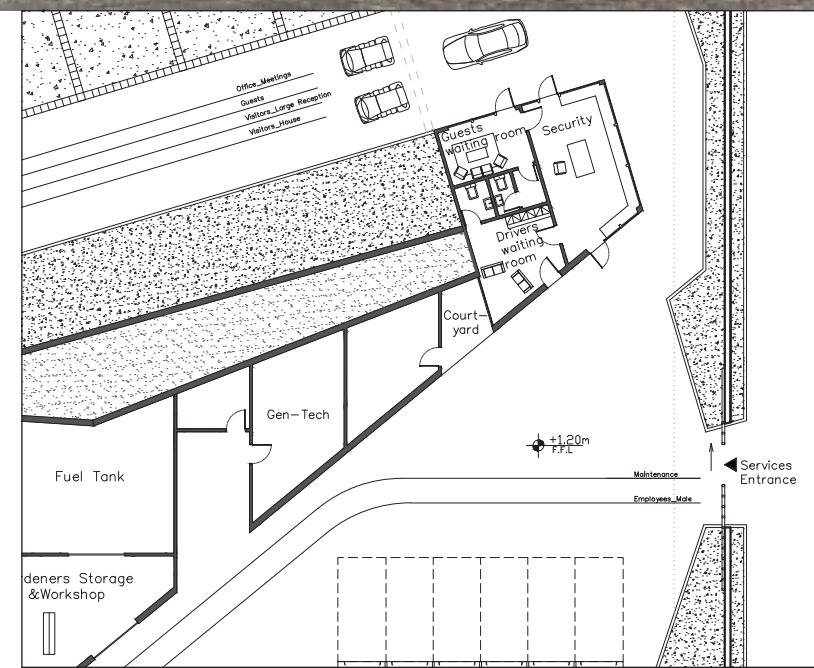


### Under the slopes: the technical spaces,

Starting with the entrance booth (security, guest waiting/meeting room, drivers room and bathroom), all technical buildings are conveniently nested under the slopes.

The slopes are hiding the elevations and entrances of the servants quarters, but also blurring the limits of the plot.

For the visitor who travels in the valley, it is not possible to see further the crest and know where the property ends. This conveys a sensation of large width and depth which participate to the scenography of the Domain.



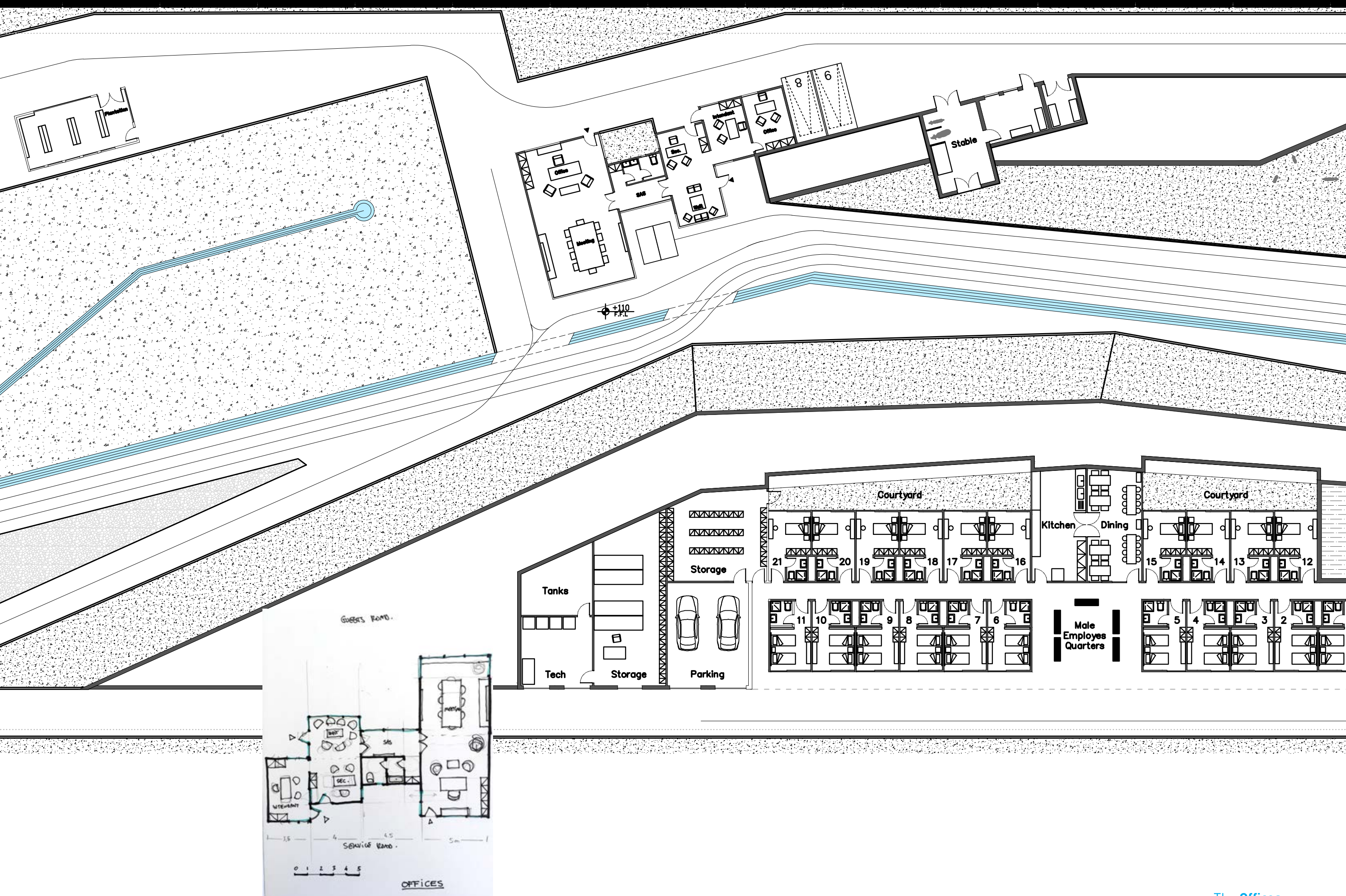
The Reception Office,





+110  
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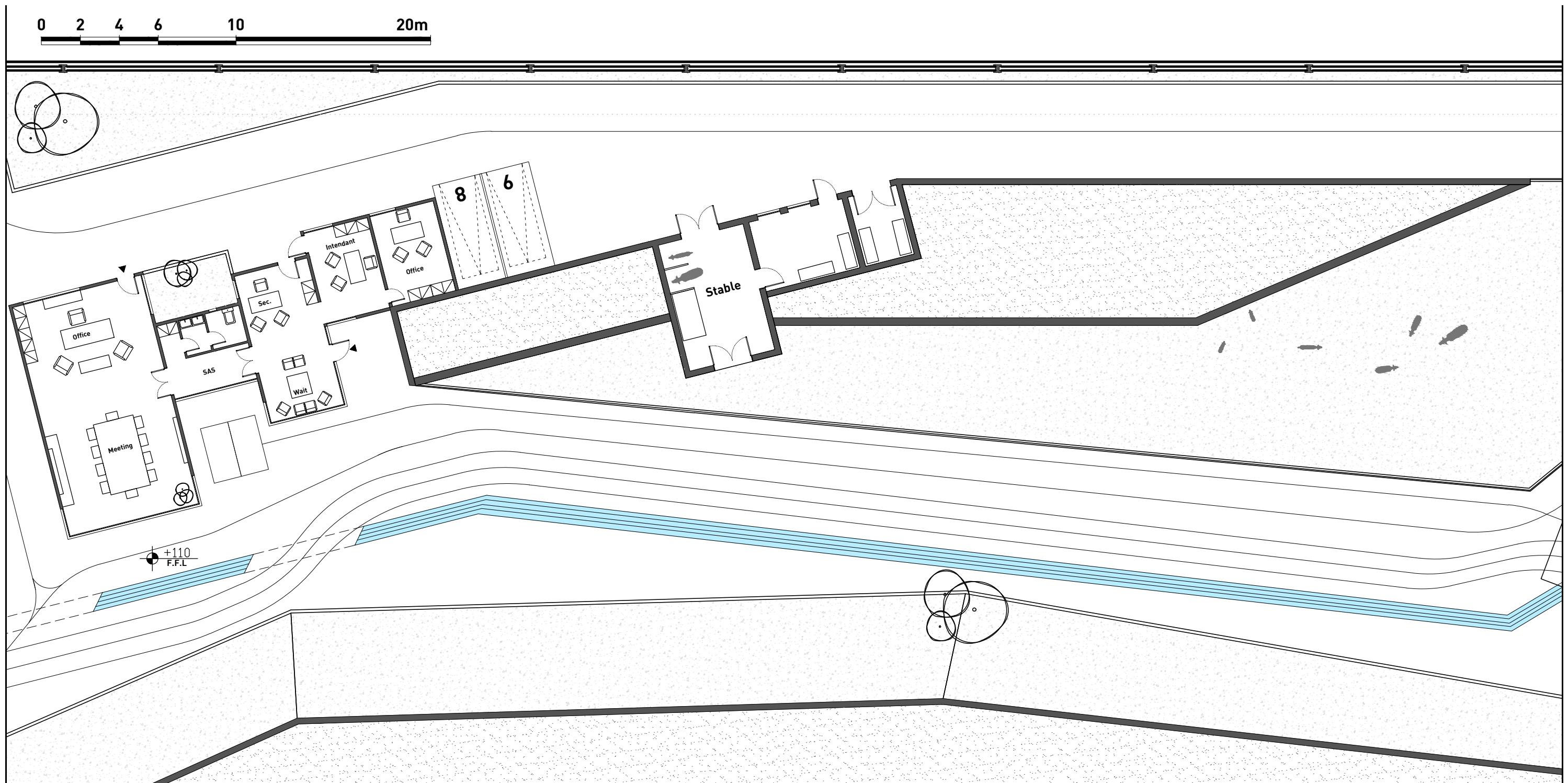




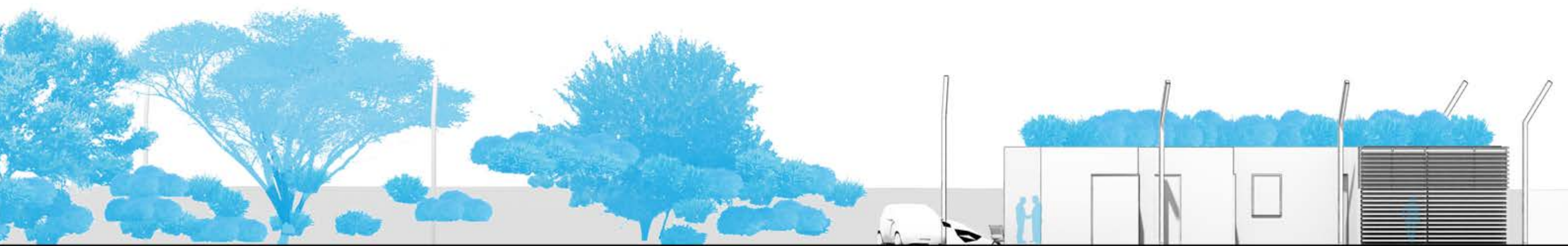


The Offices,



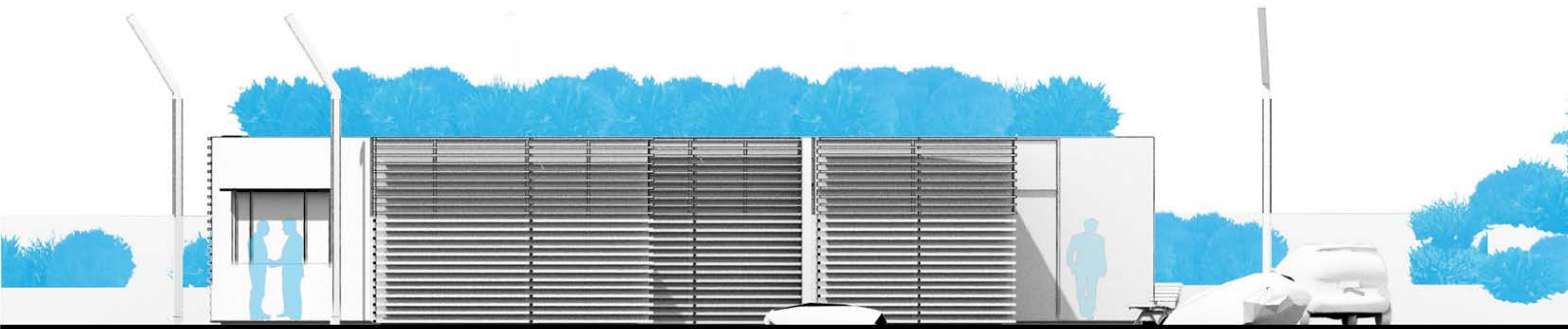






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**North Elevation**  
Office



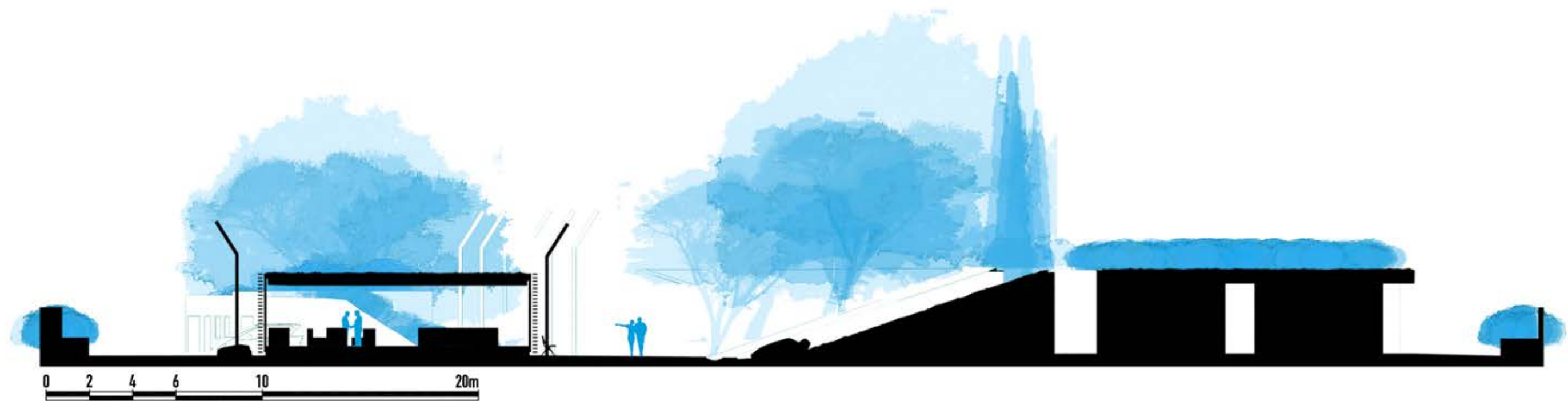
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**South Elevation**  
Office

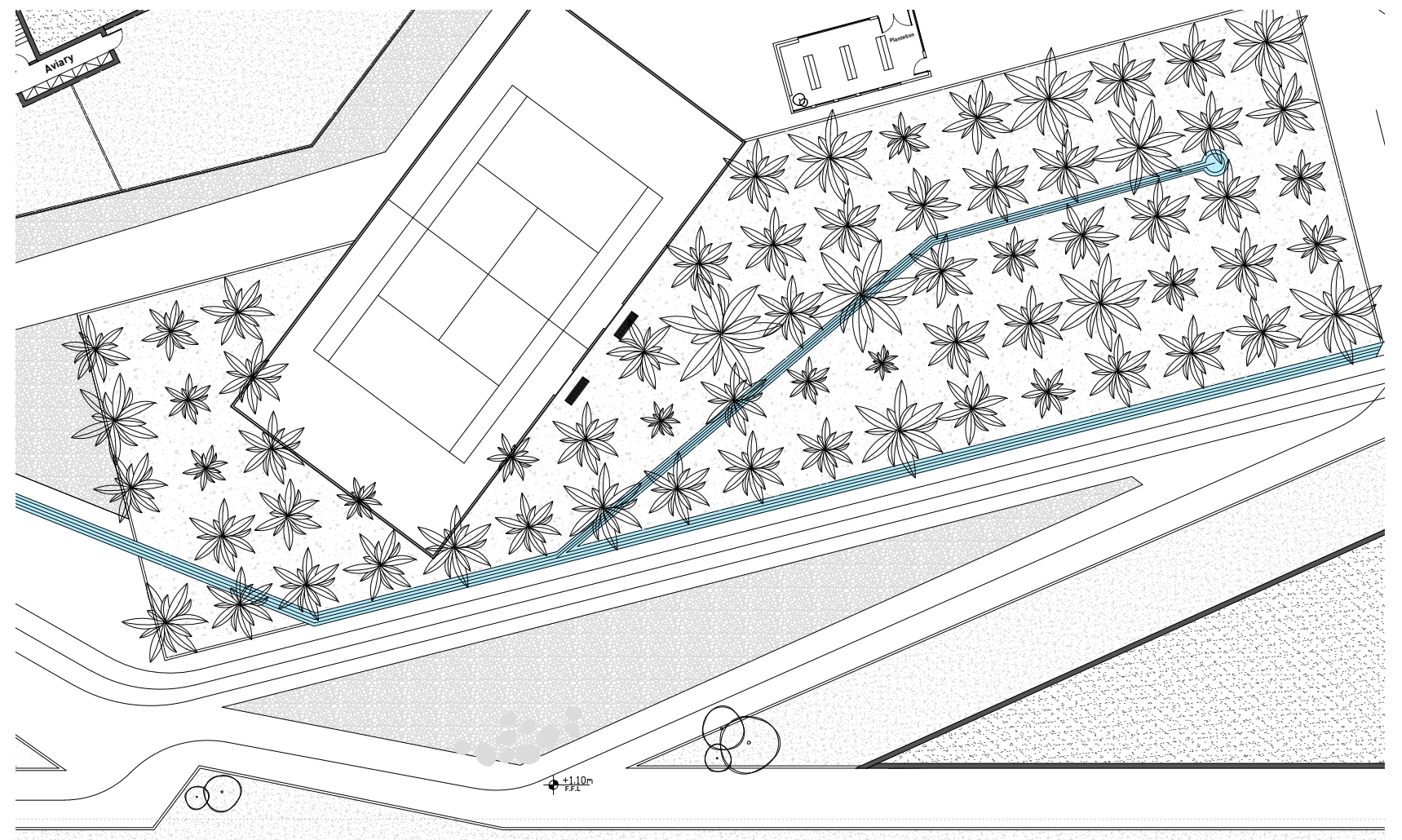
The **Offices**,

p.19











## Kids' hidden Paradise,

Protected plazas for sports and leisures.

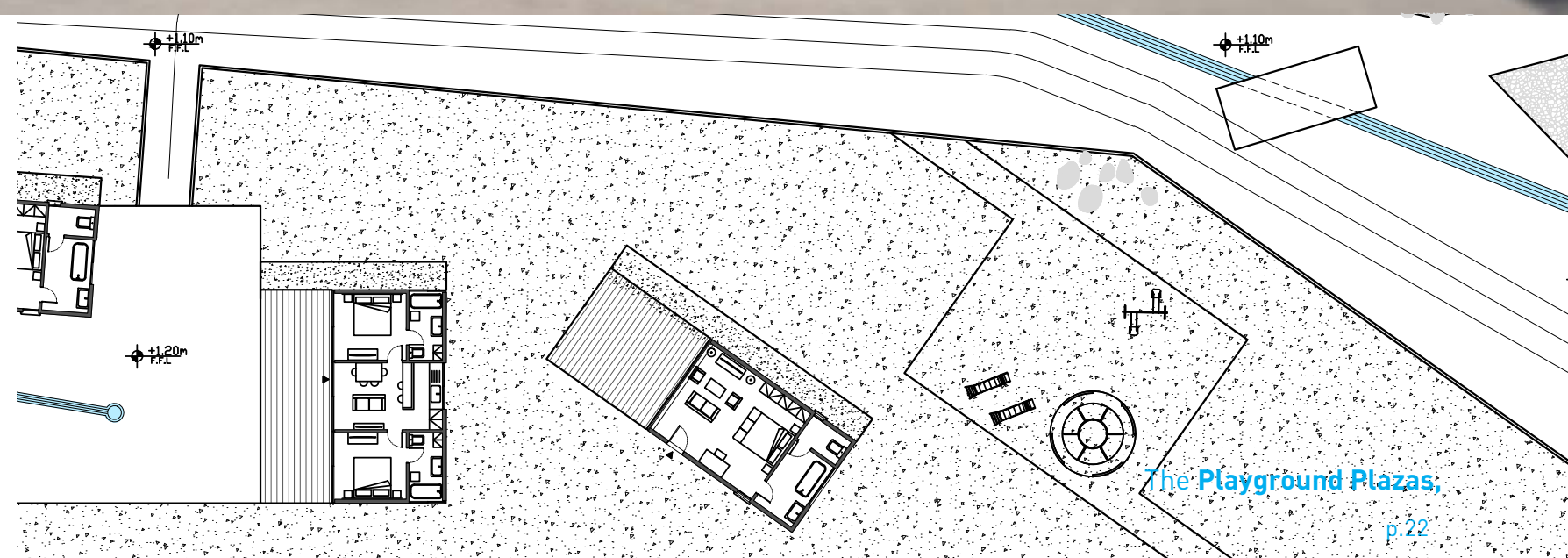
### Each Plaza: a Spring,

Starting with the entrance booth (security, guest waiting/meeting room, drivers room and bathroom), all technical buildings are conveniently nested under the slopes.

The slopes are hiding the elevations and entrances of the servants quarters, but also blurring the limits of the plot.

For the visitor who travels in the valley, it is not possible to see further the crest and know where the property ends. This conveys a sensation of large width and depth which participate to the scenography of the Domain.

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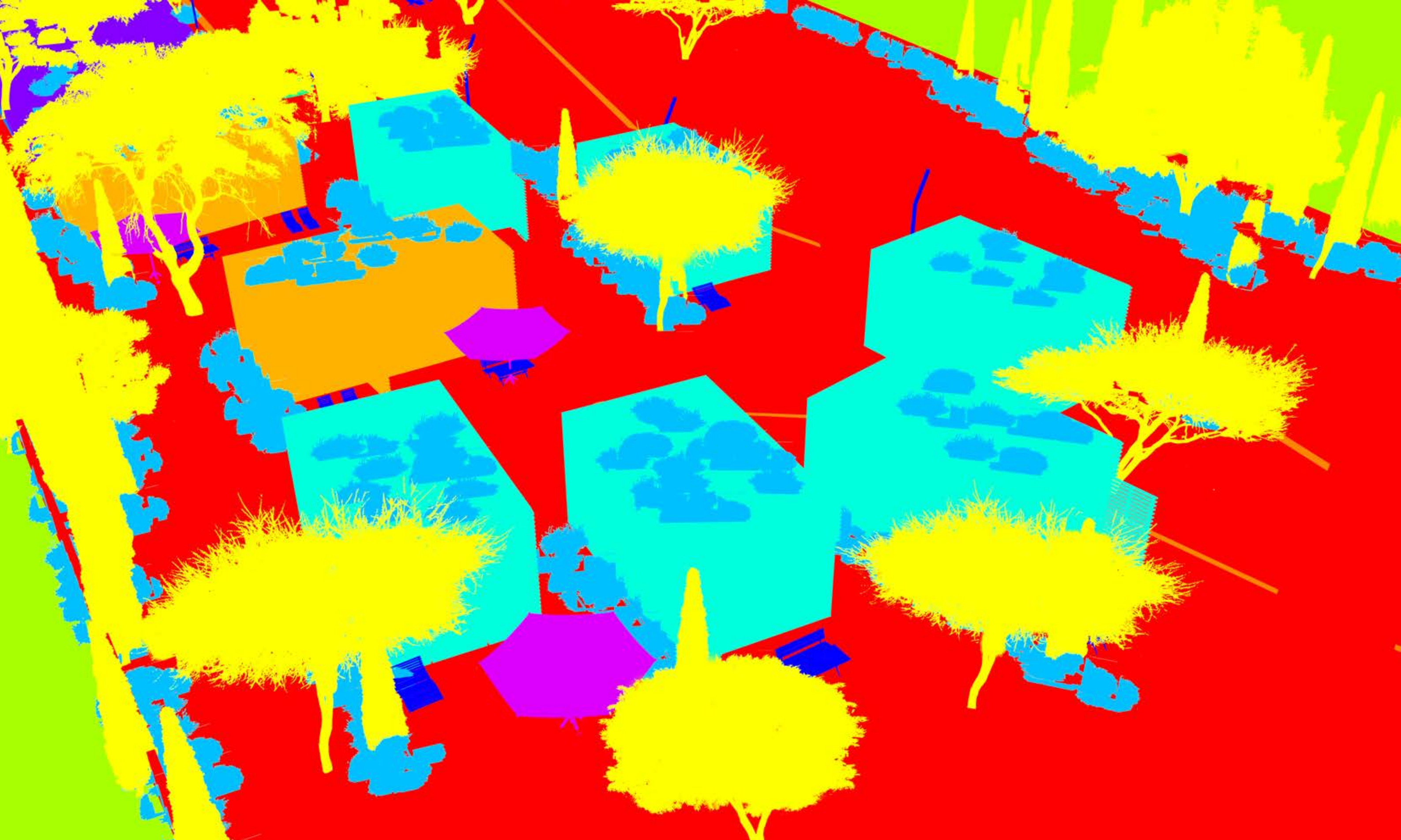




The combinations of various volumes, with hidden courtyards and gardens will create the sense of a real **domain**.

Far much more than just a villa, but, still, at human scale, not a commercial complex. Volumes can be simple and pure, the overall composition will be rich and appealing to explore and live.









### **Under the slopes: the technical spaces,**

Starting with the entrance booth (security, guest waiting/meeting room, drivers room and bathroom), all technical buildings are conveniently nested under the slopes.

The slopes are hiding the elevations and entrances of the servants quarters, but also blurring the limits of the plot.

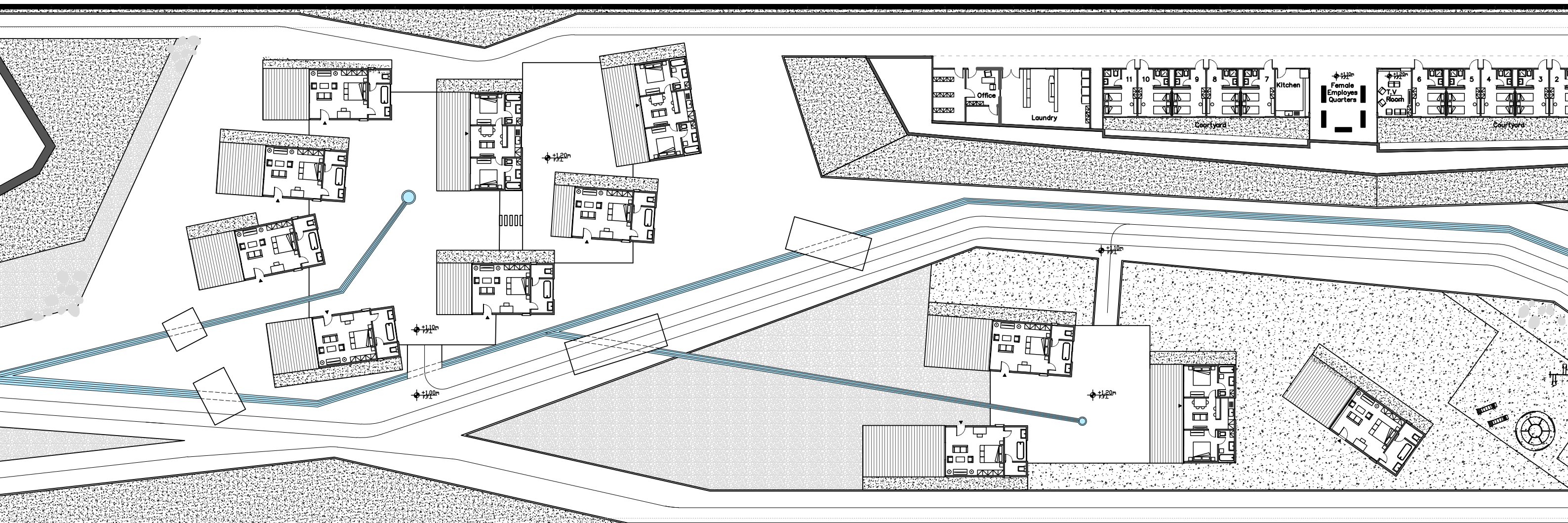




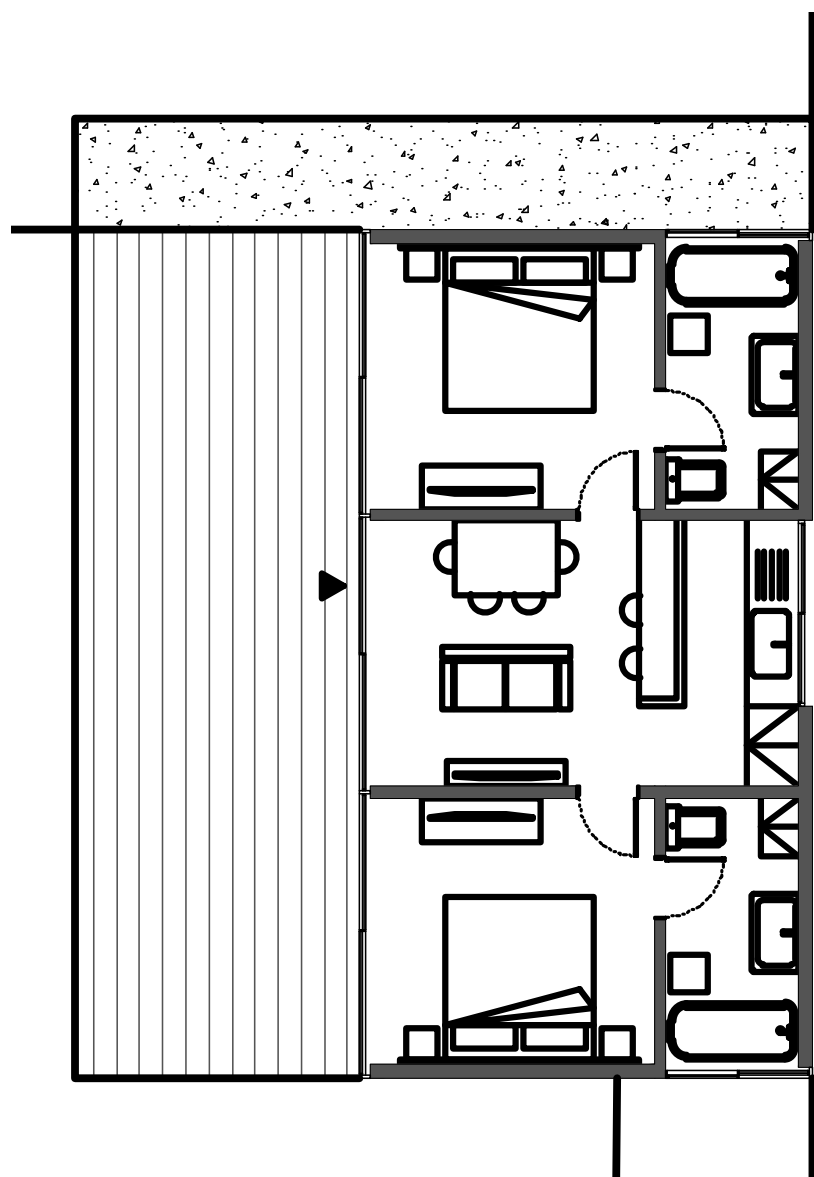




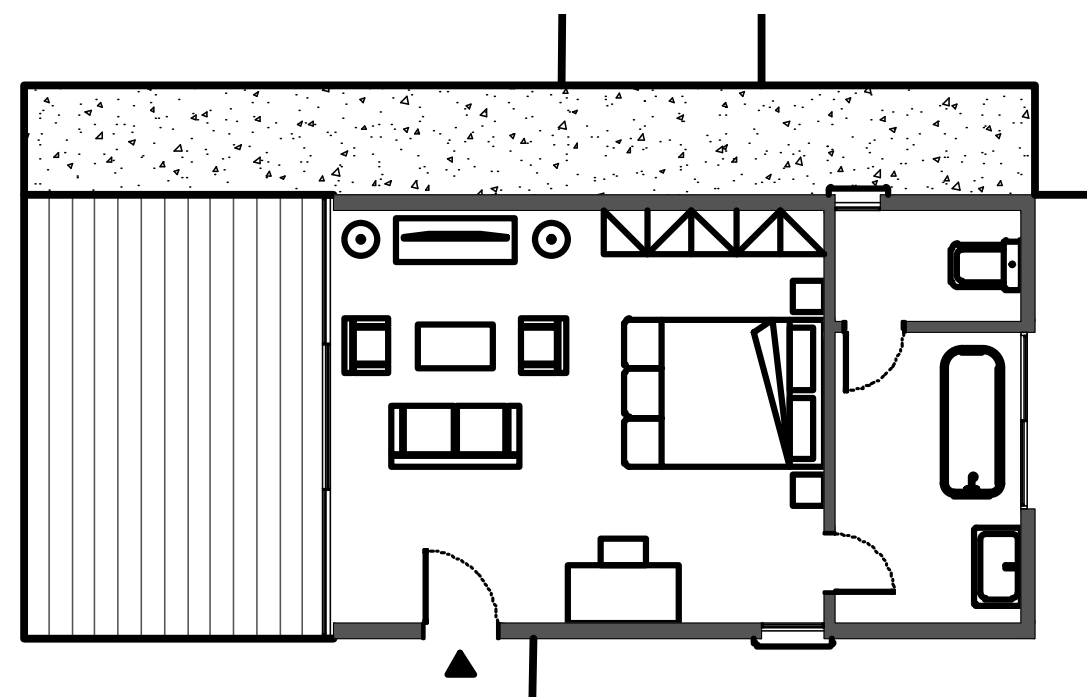






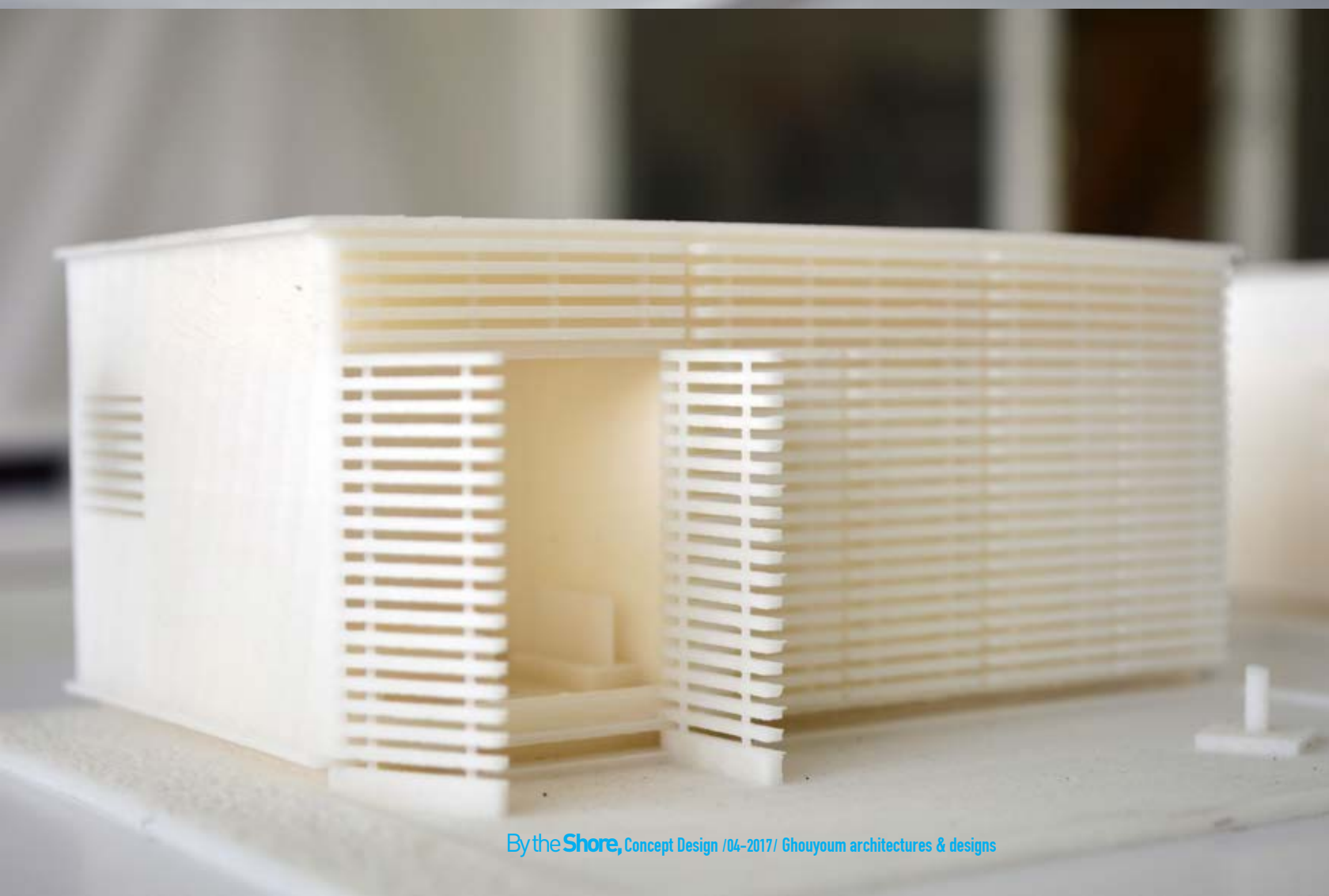


Two bedrooms Suite,



Single Bedroom Suite,





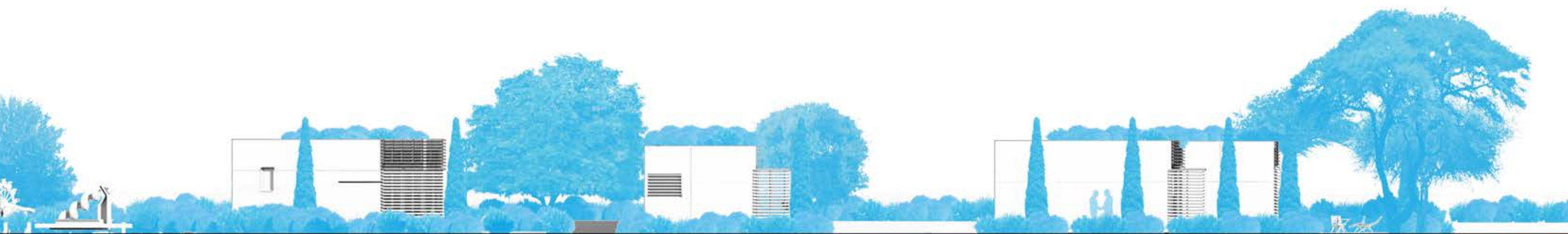












Guest Houses

North Elevation

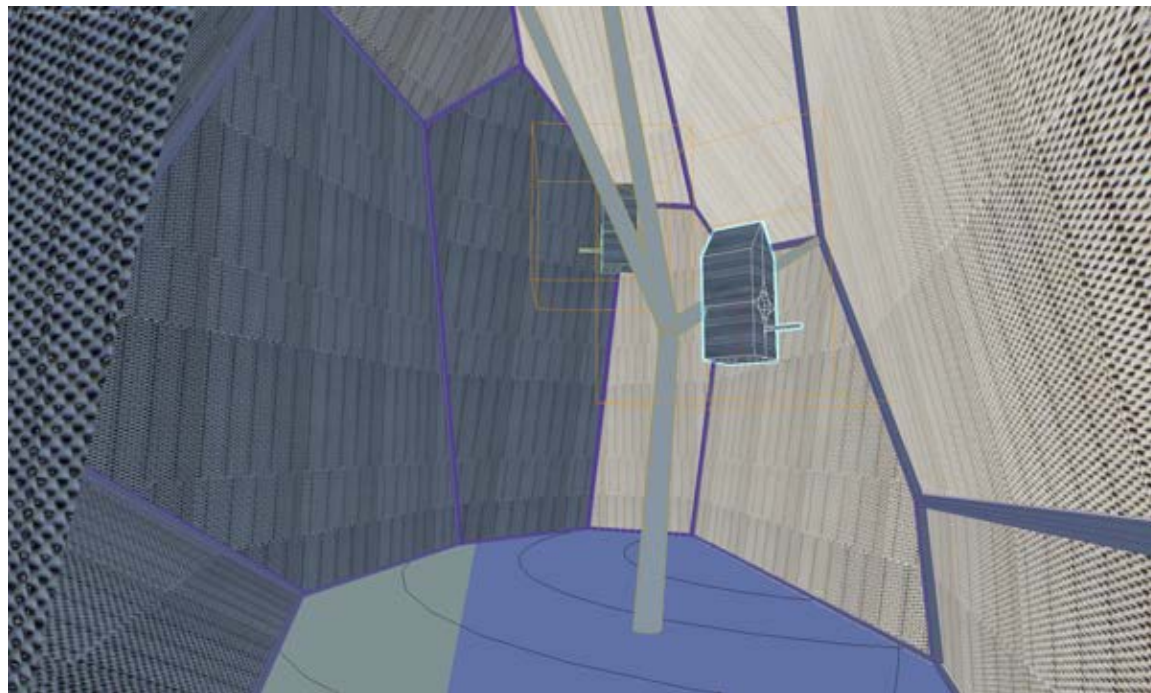
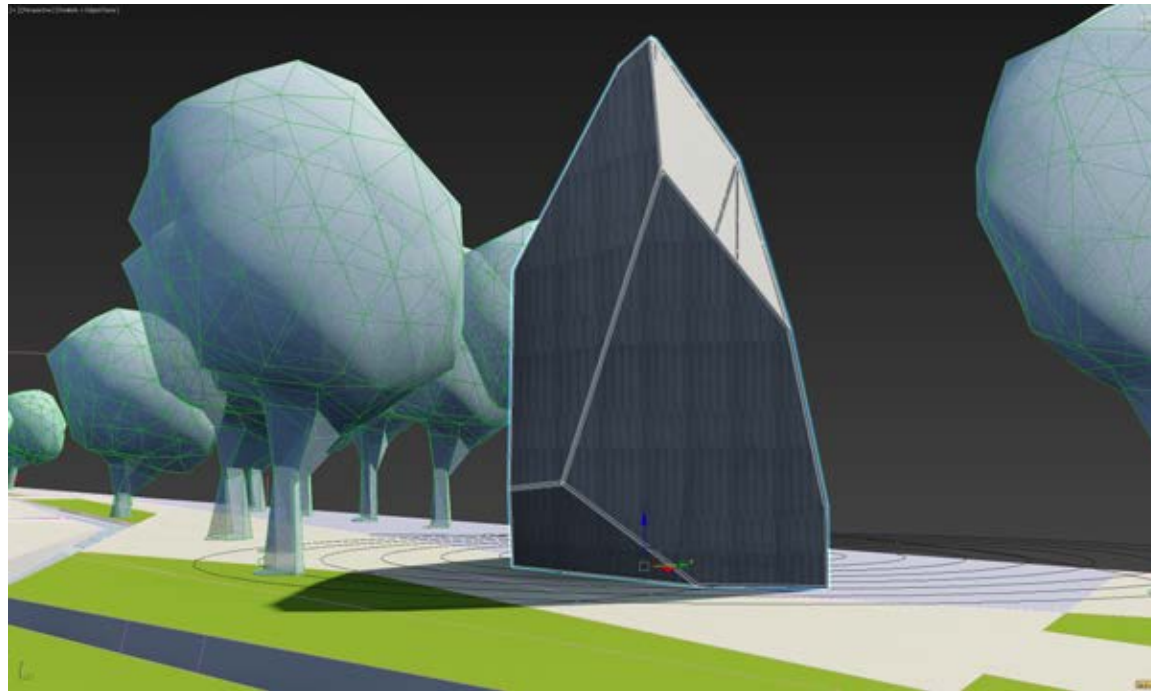


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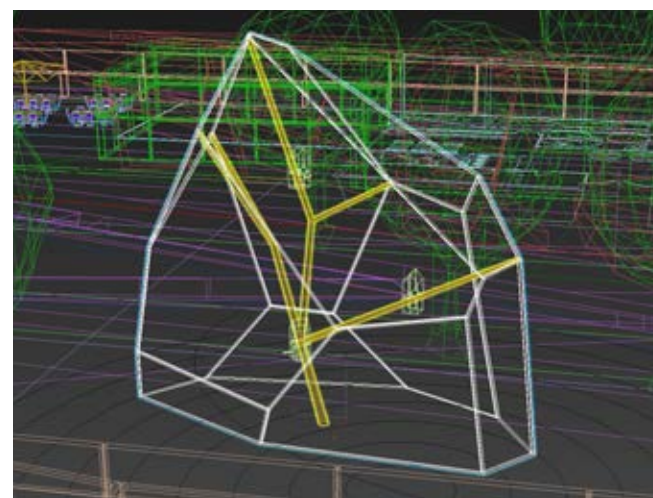






### Bird House,

Standing among the landscape is a transparent construction based on a tree inspired structure that contains some precious birds. They inhabit the place, can be visited, and are singing at rise and dawn.









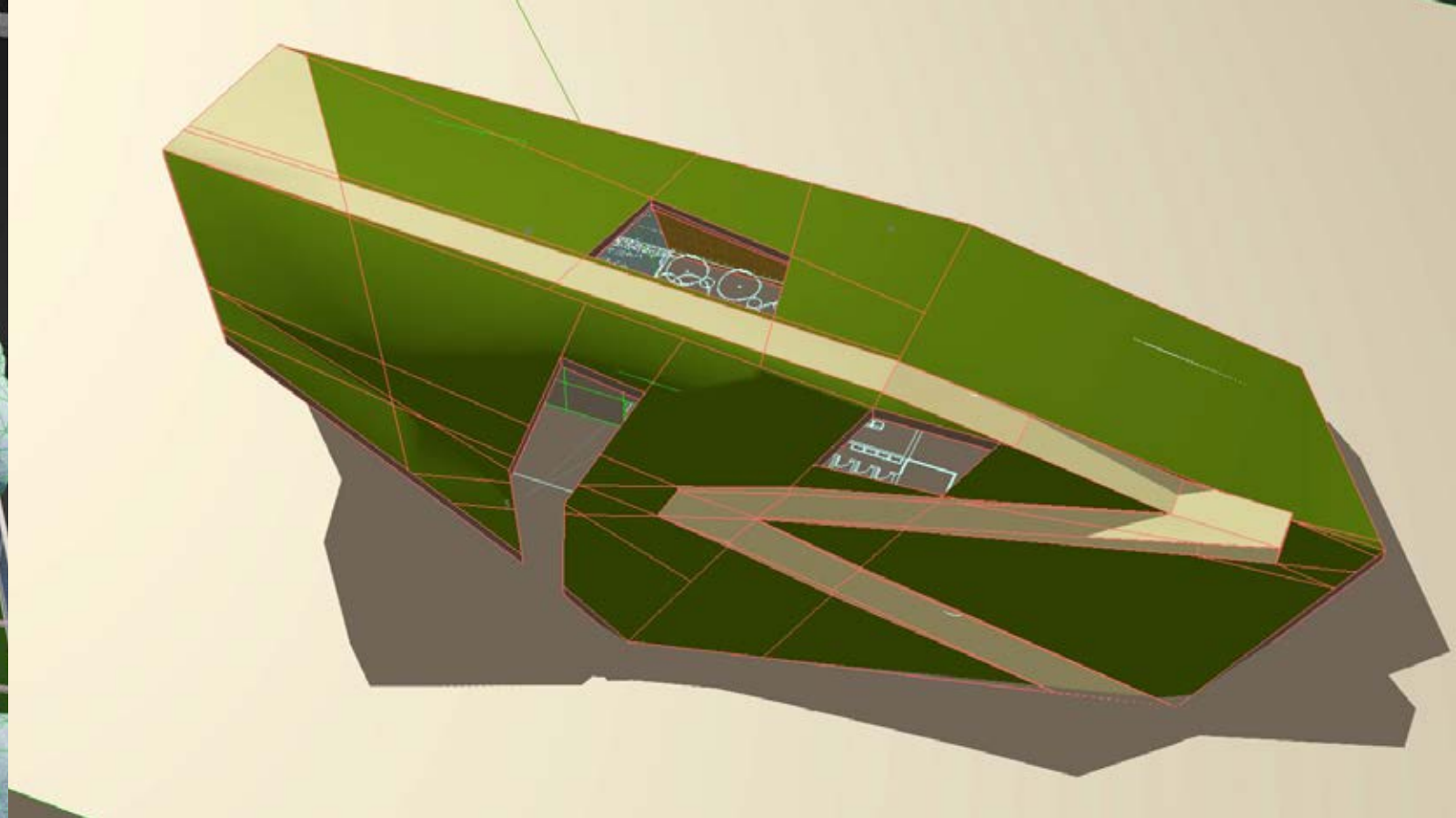
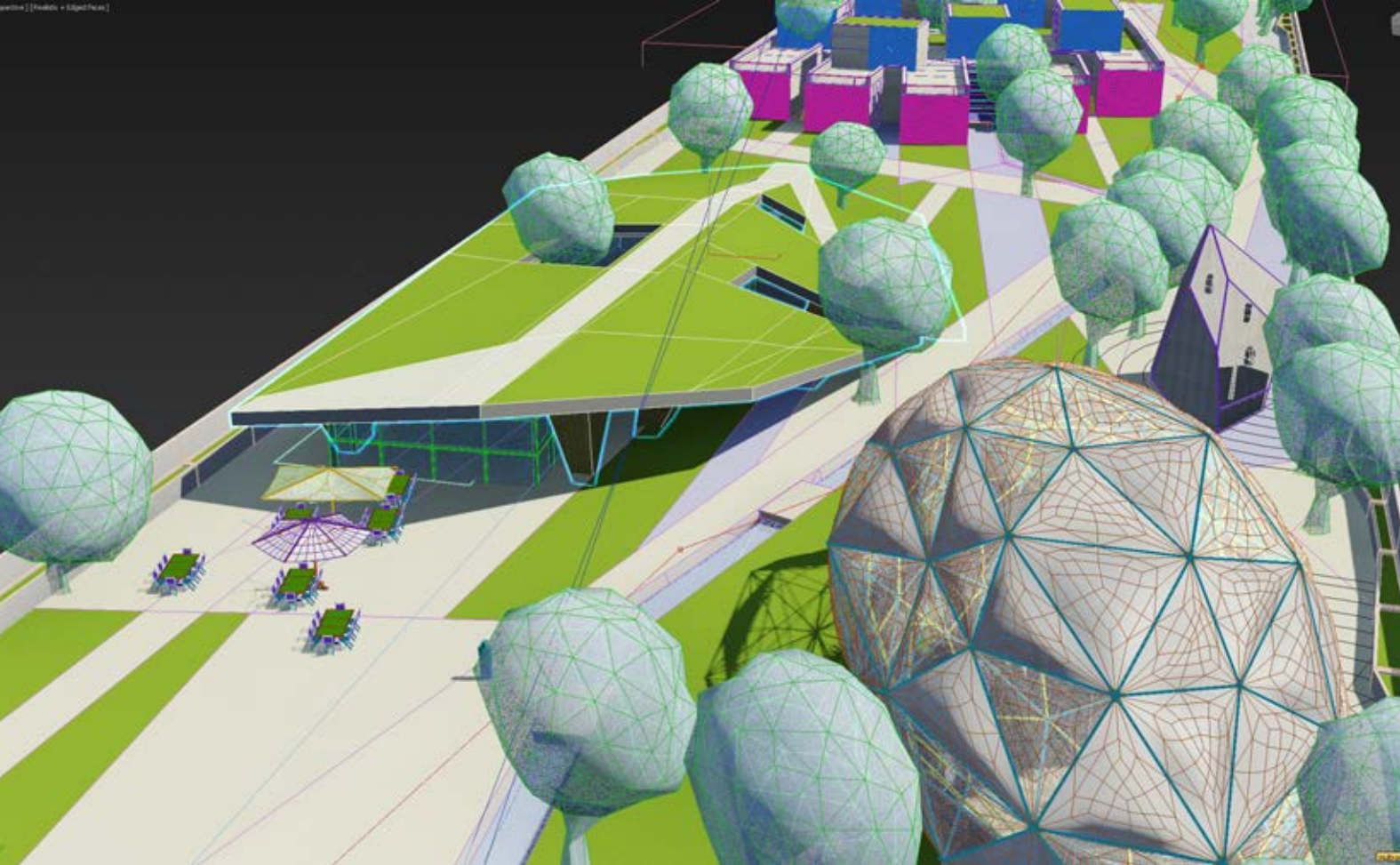


## Multi-Purpose,

The building is mainly a cut and peel of the Domain's surface, under which has been inserted a glass volume.

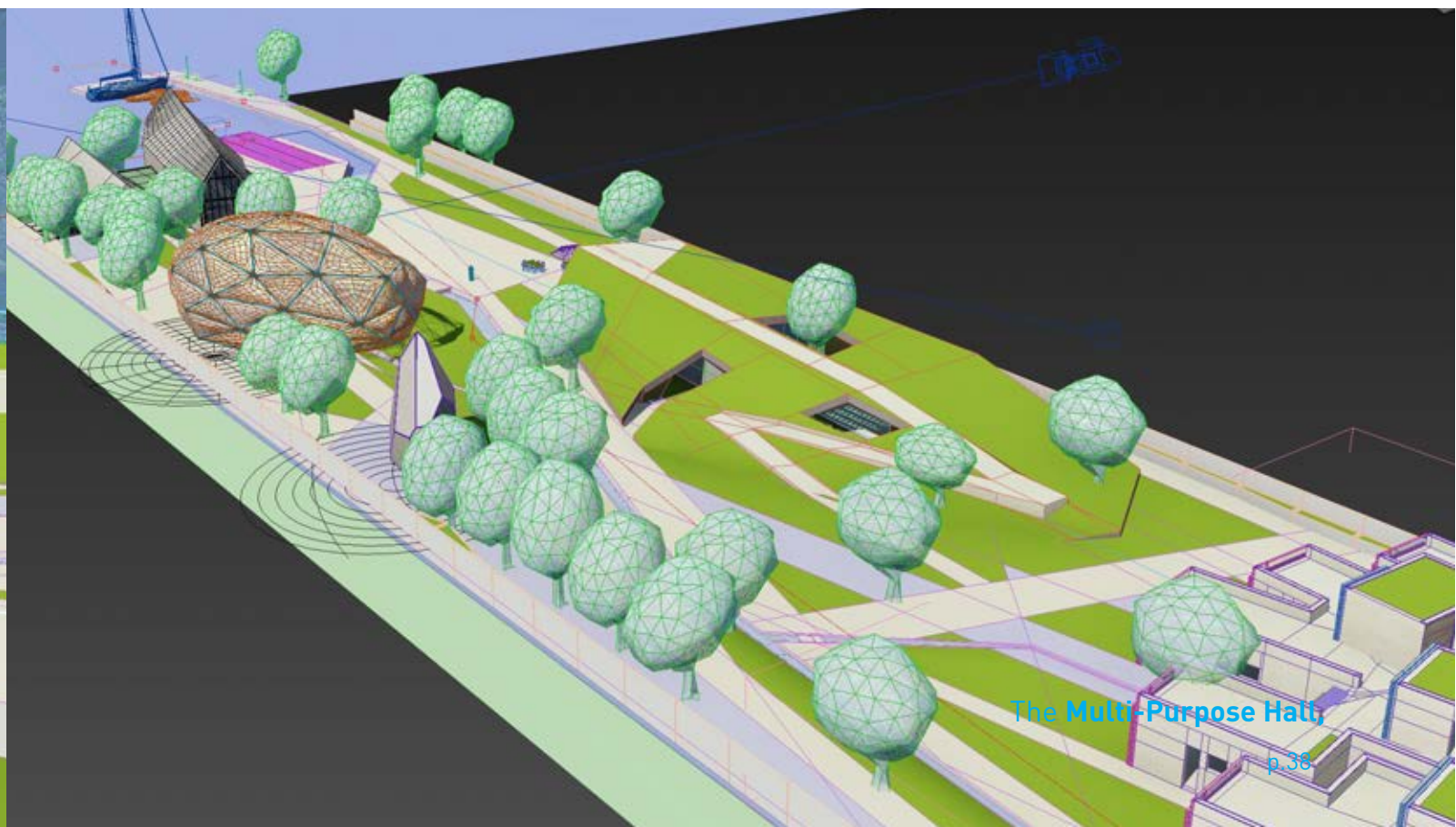
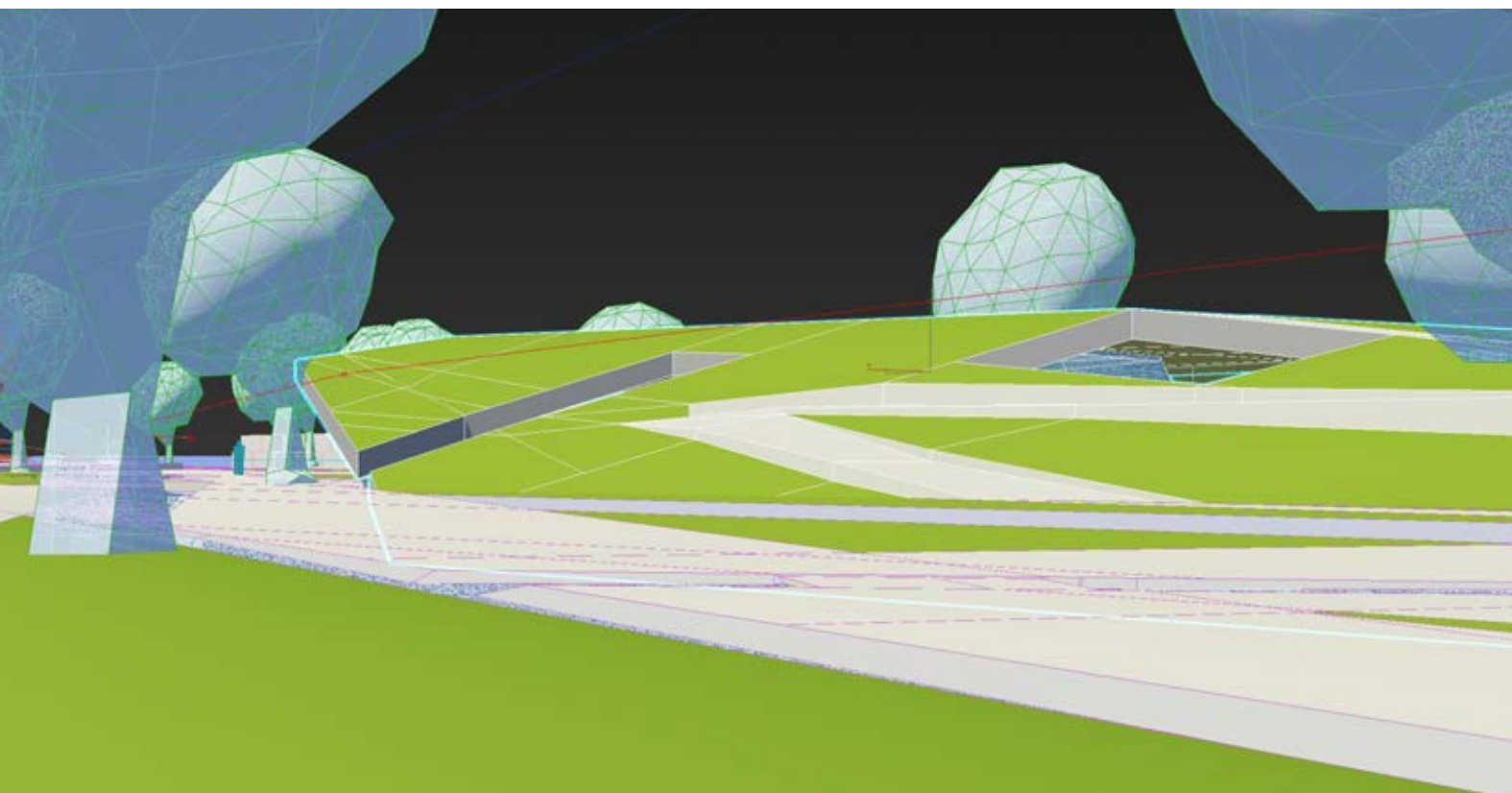
This strategy makes the Multi-purpose Hall, a rather large building, almost stealth. It's built impact is greatly reduced therefore it doesn't clog the narrow plot but rather enlarge it by offer a playful geography with mount, crest and canyons.



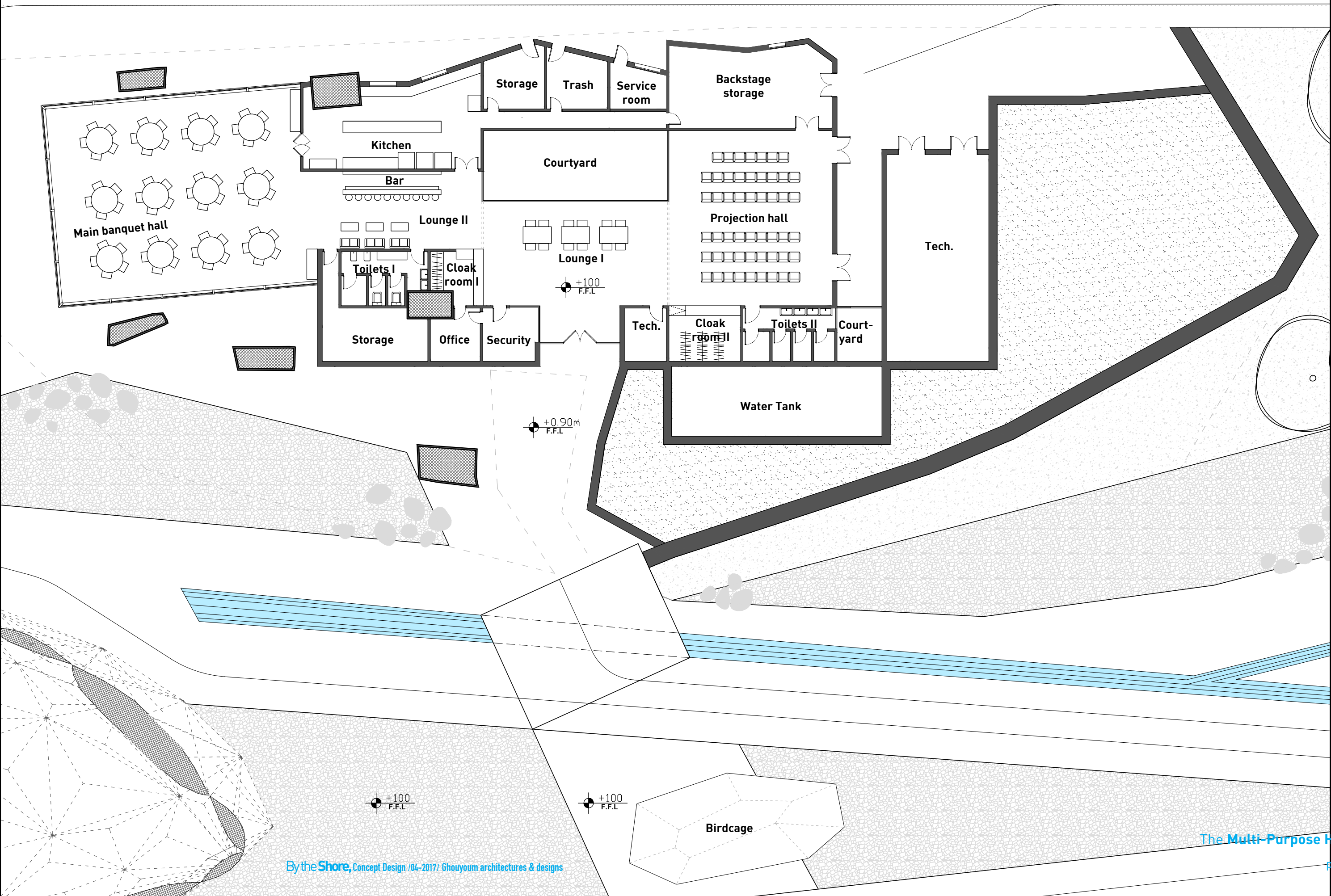


### Multi-Purpose Hall,

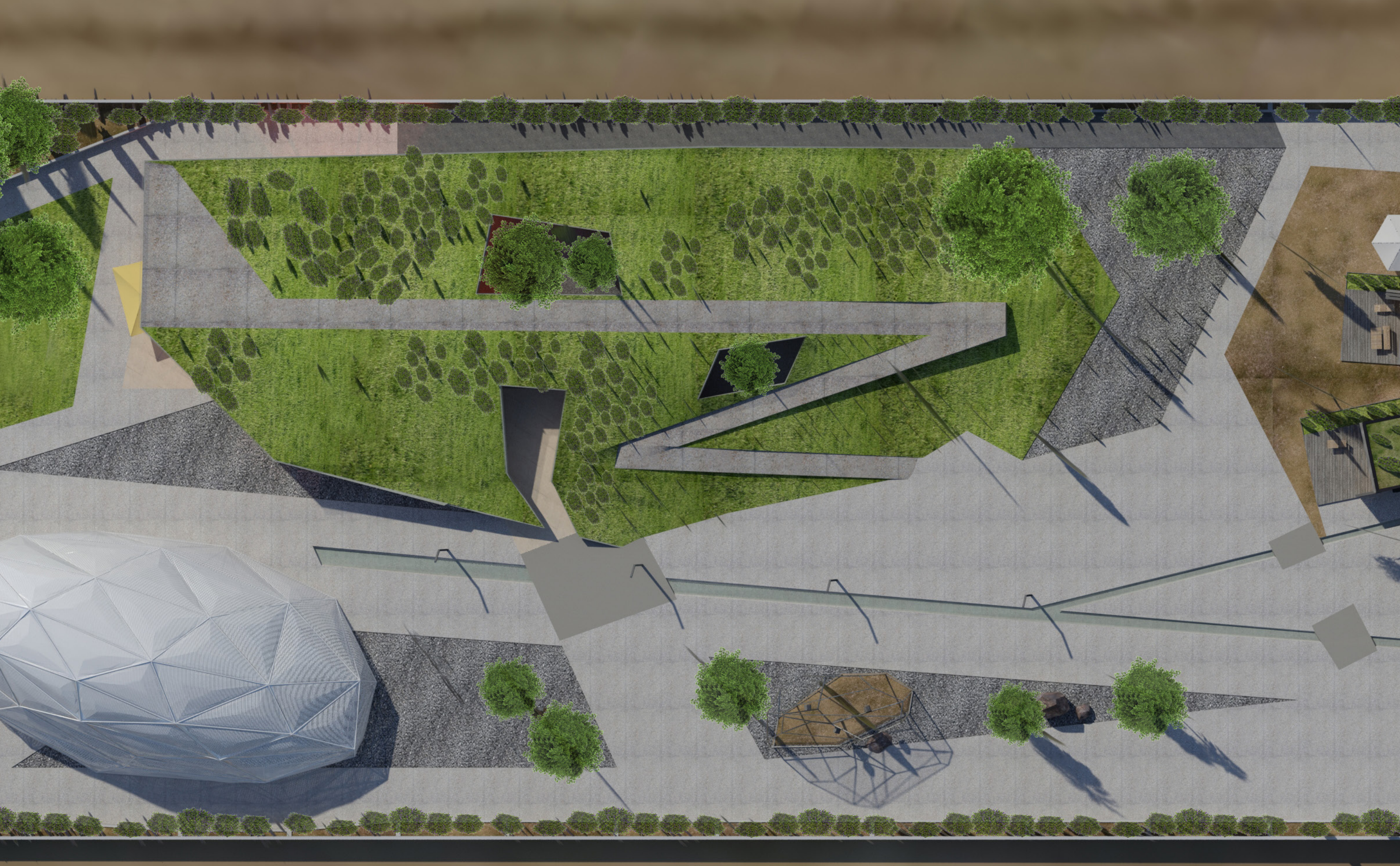
The Multi-Purpose is a lifted slab of ground. As when the ice slabs collide and get over another, it has the strength of geographic movement of tectonic plates.













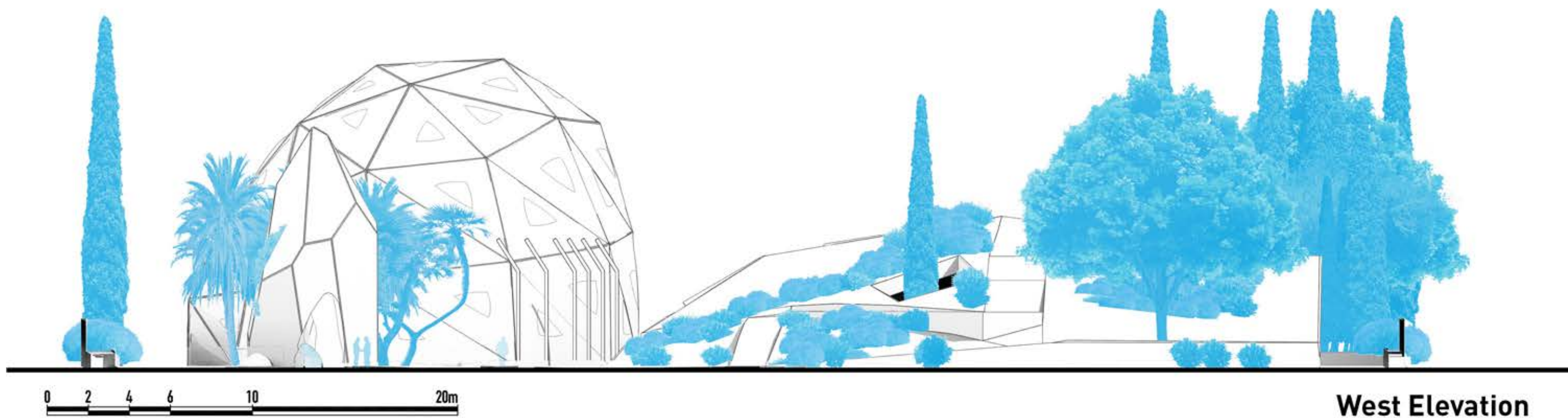
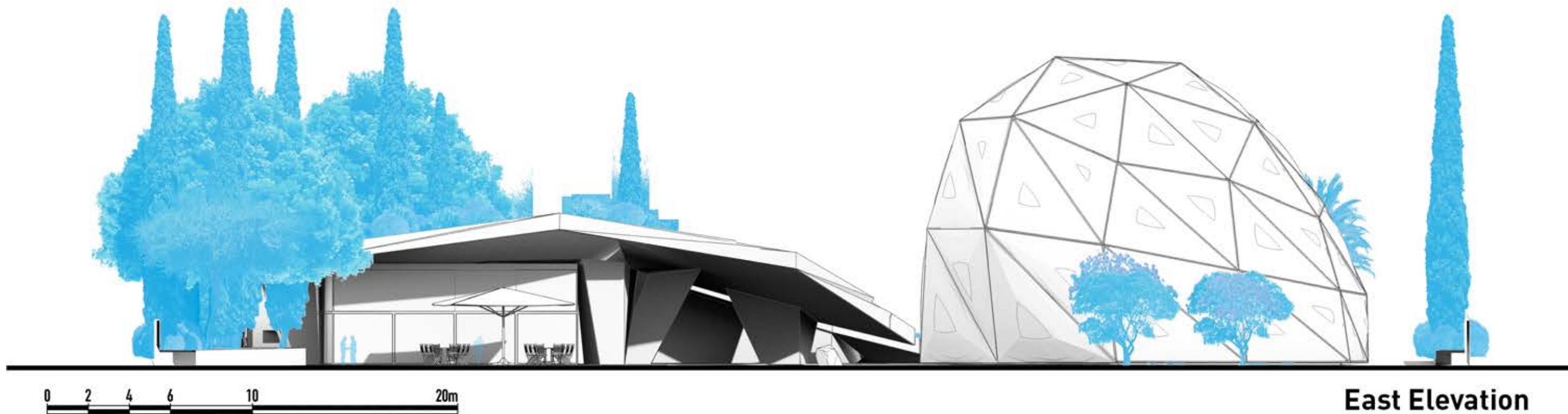


The Western side of the Multi-Purpose is the only visible part of the building. The large tectonic plate is lifted revealing under a clean glass volume that houses the Main Banquet Hall.

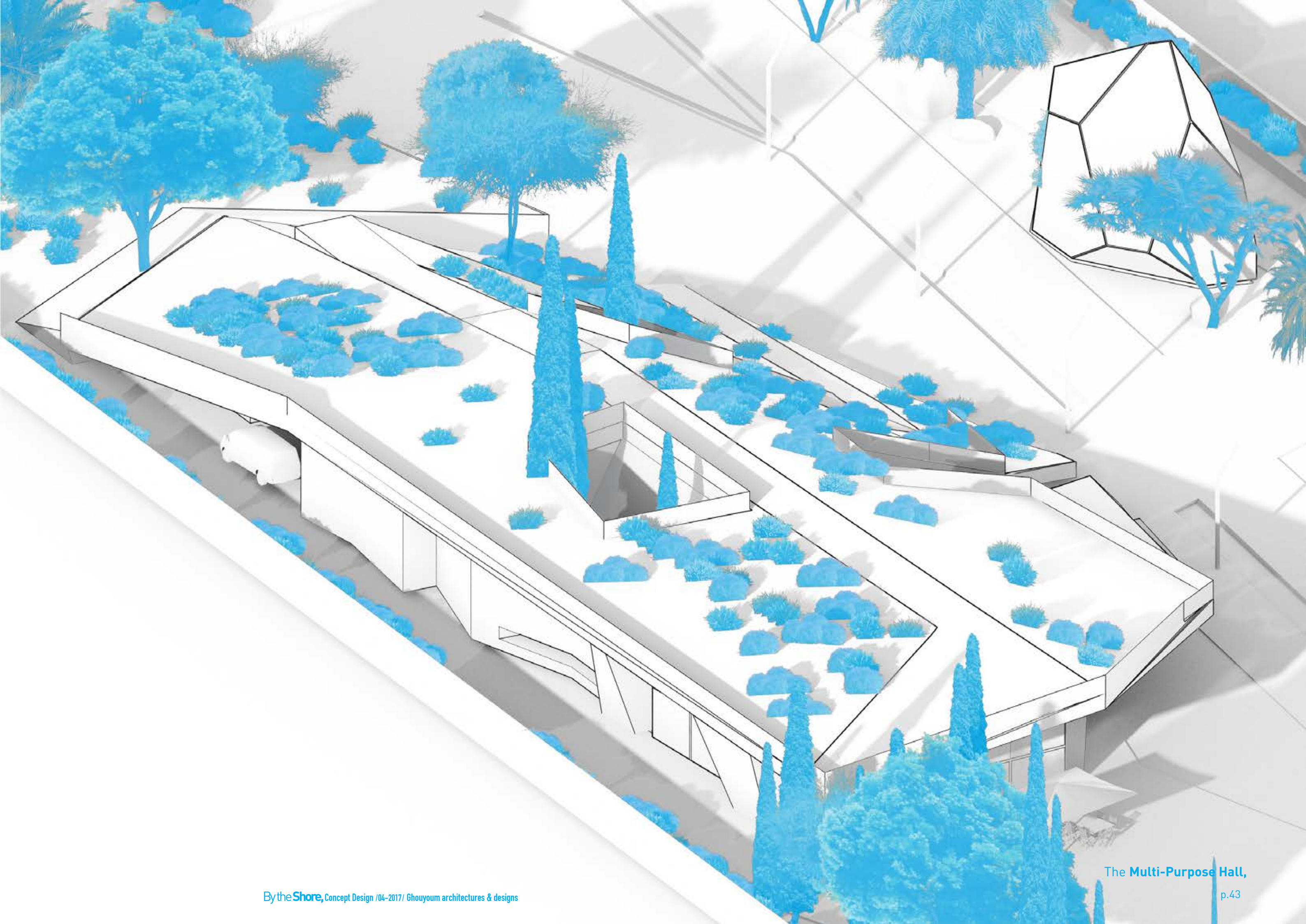
The large roof holds an accessible flying garden, it protects and shades the Banquet hall and its surroundings.

It is supported by strong pillars, like tree trunks/ roots, which are clad with the same wood as the plate under-face.





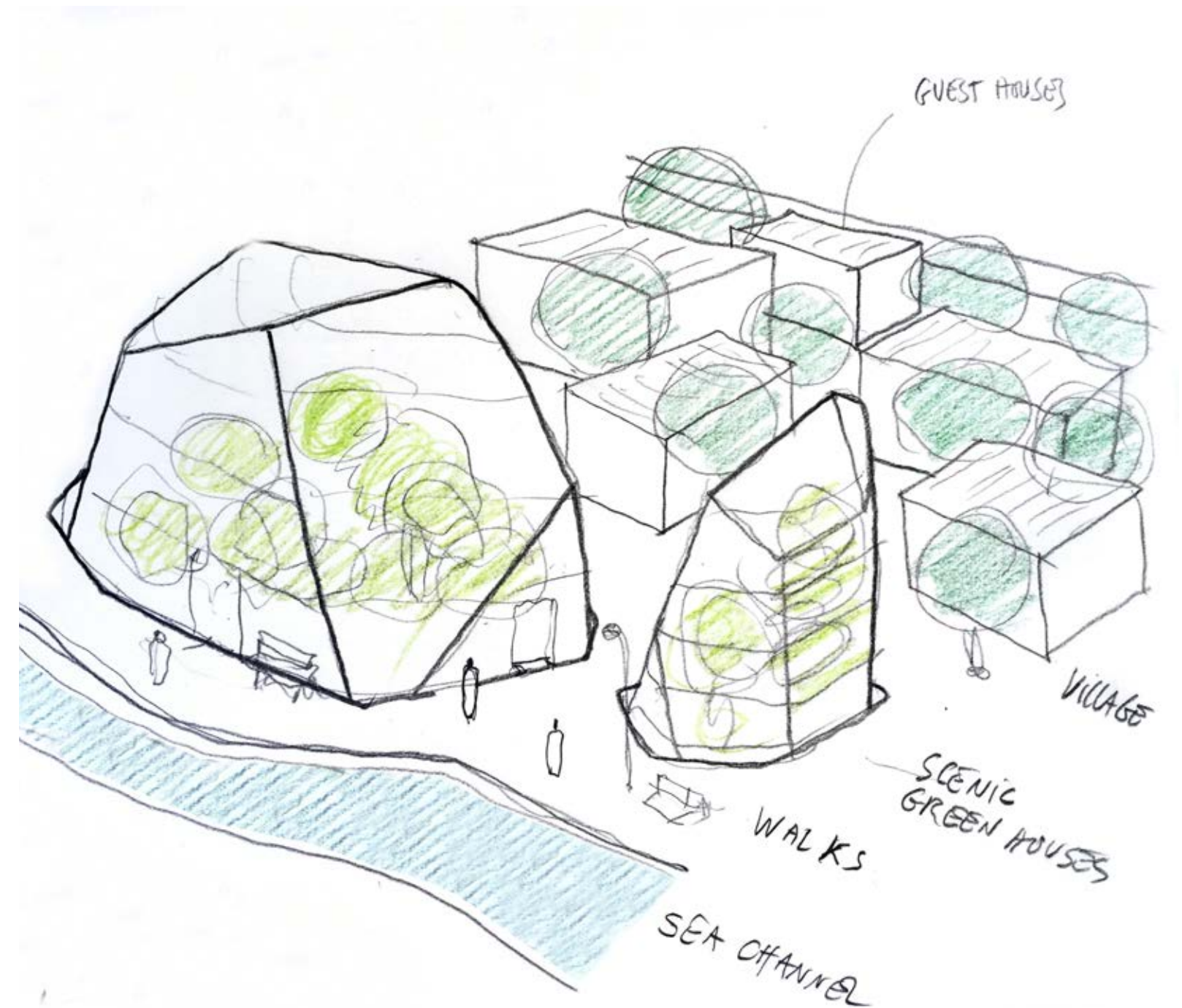








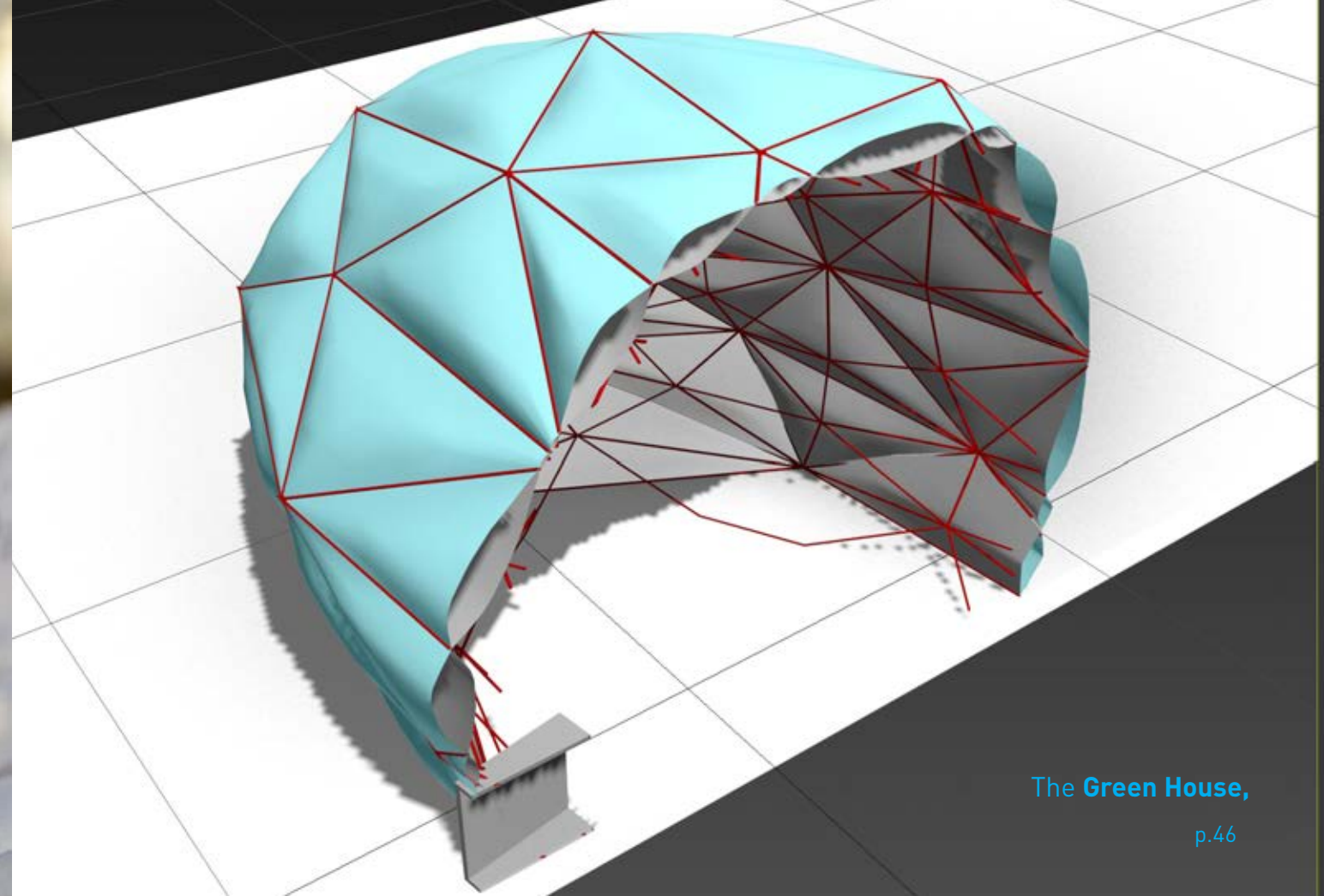
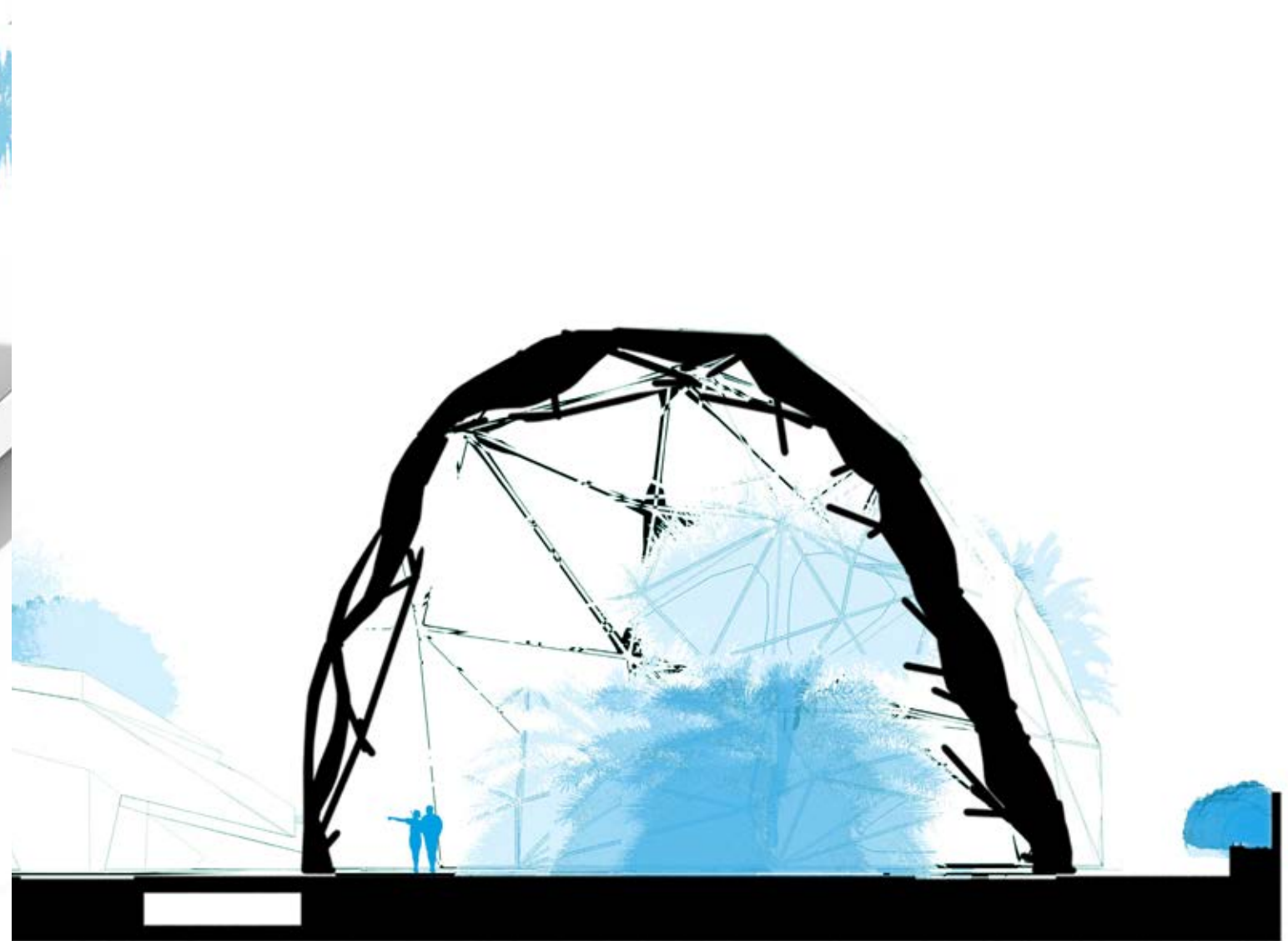
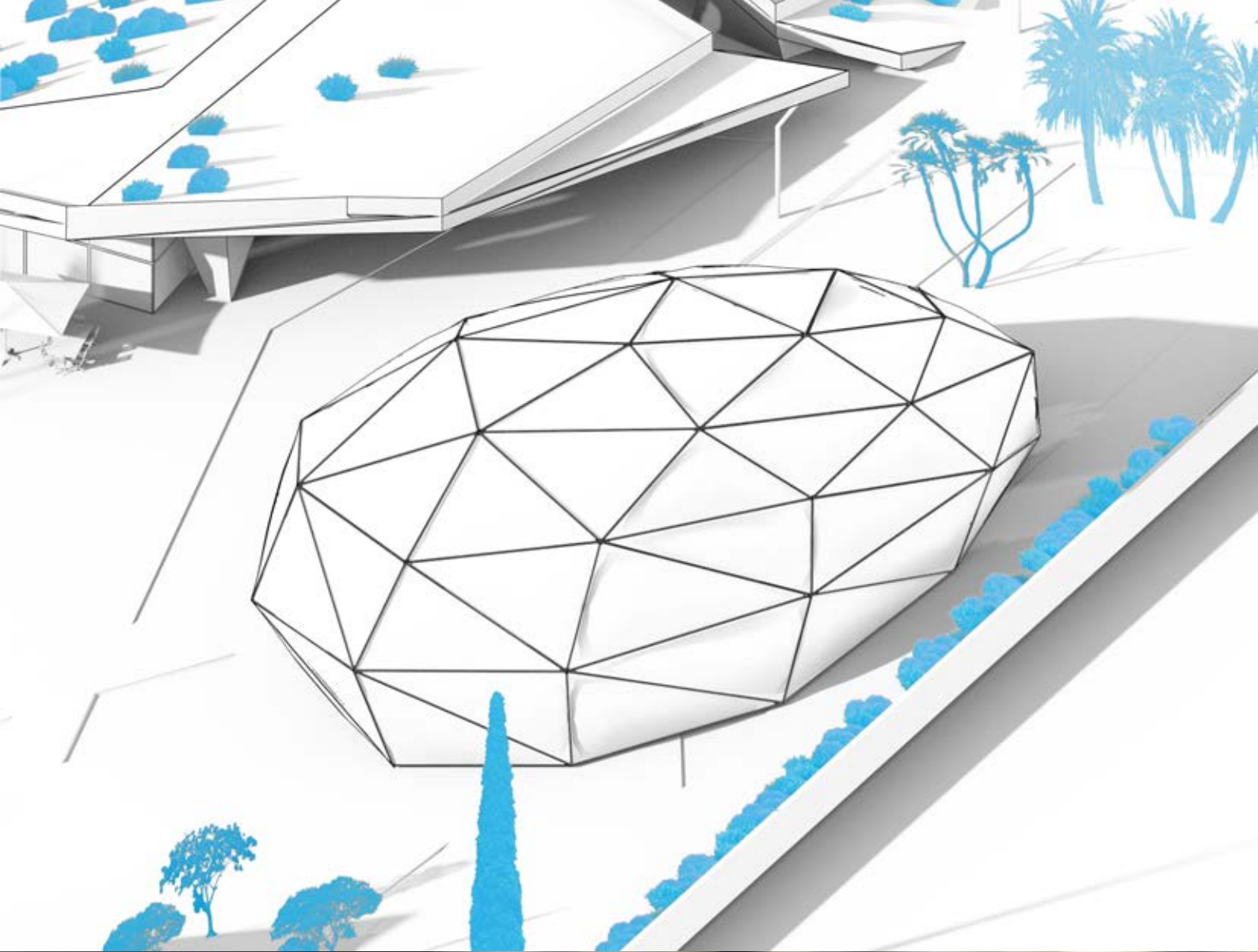




## LIVE AUTONOMOUS,

The plot is large enough to have all the needed amenities to be self sustaining. A green house with both an hydroponic organic vegetable farm and a pleasure protected garden, a water treatment plant, and maybe some renewable energy sources, could make the project off the grid and independent.







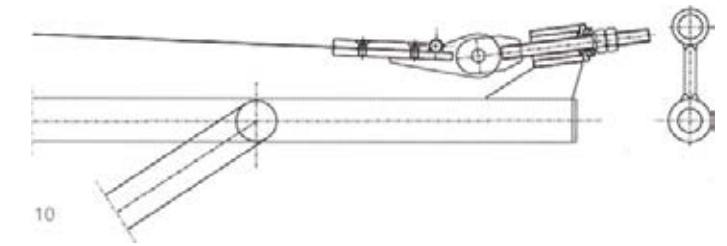
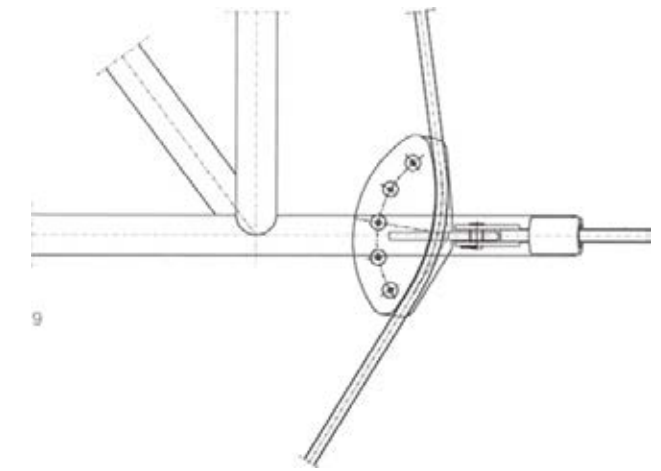
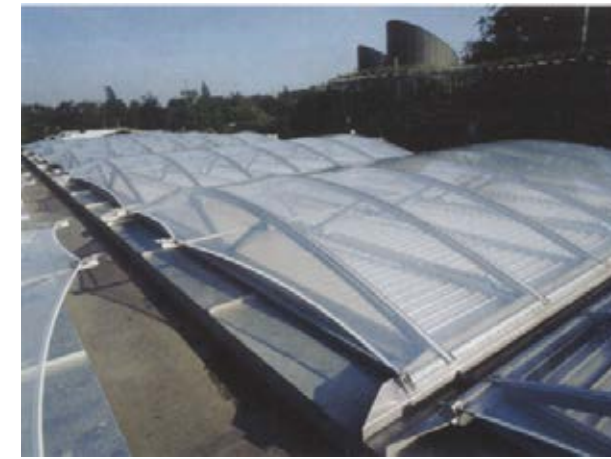




# ETFE

## Technology and Design

Annette LeCuyer



DBU Conference and Exhibition Building, Osnabrück  
Herzog + Partner, 2002 /  
7... A single layer canopy above a weatherproof glazed roof  
and shade louvers demonstrates ETFE's successful use  
for small-scale tensioned anticlastic forms. /  
8-10 A cable seamed into the scalloped edge tensions  
the ETFE membrane. /

Gutters are not supplied as standard within most ETFE installations but they can be incorporated if required. See fig.2 – Gutter Detail.

**EXTRUDED CLAMPING PROFILES WITH  
INTEGRATED GUTTER BETWEEN. REQUIRED  
FALLS FORMED WITH GUTTER LEVELS**

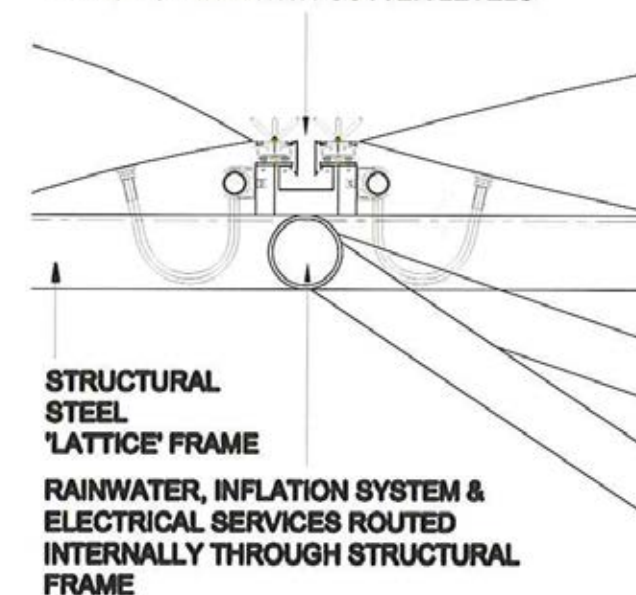


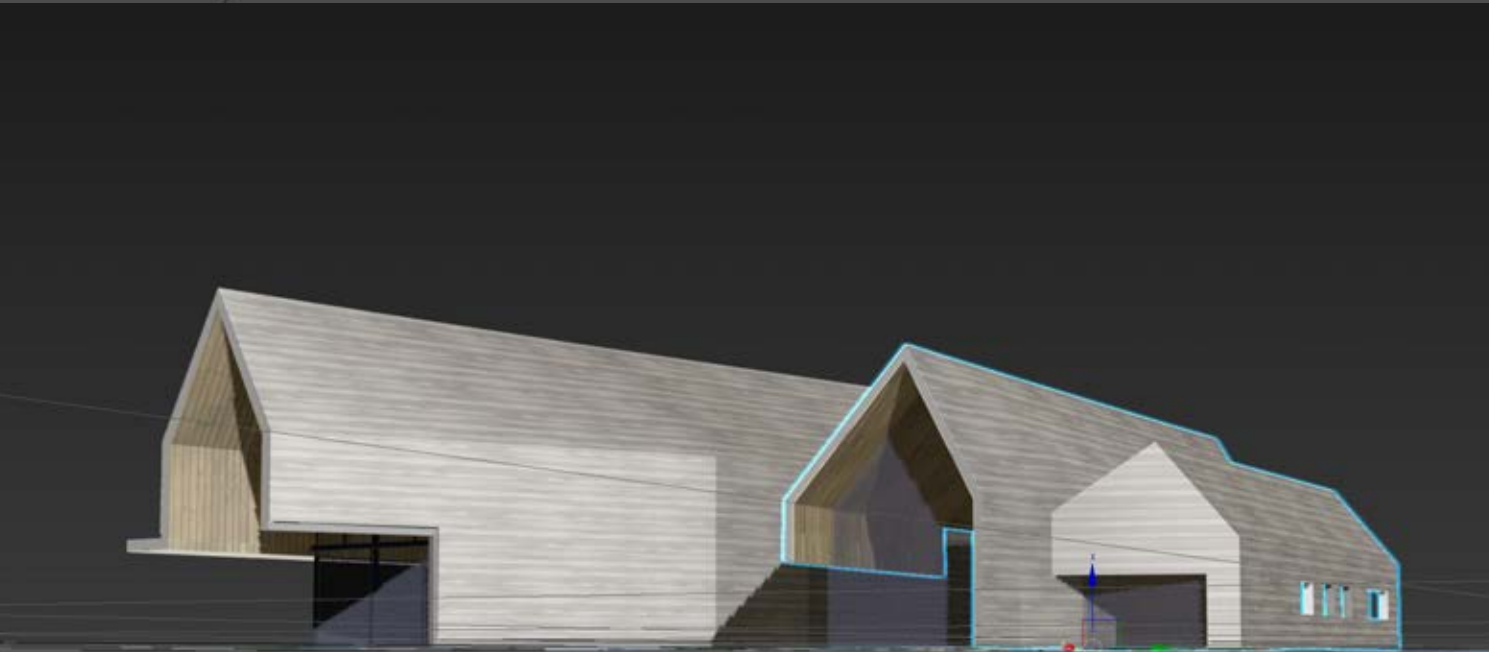
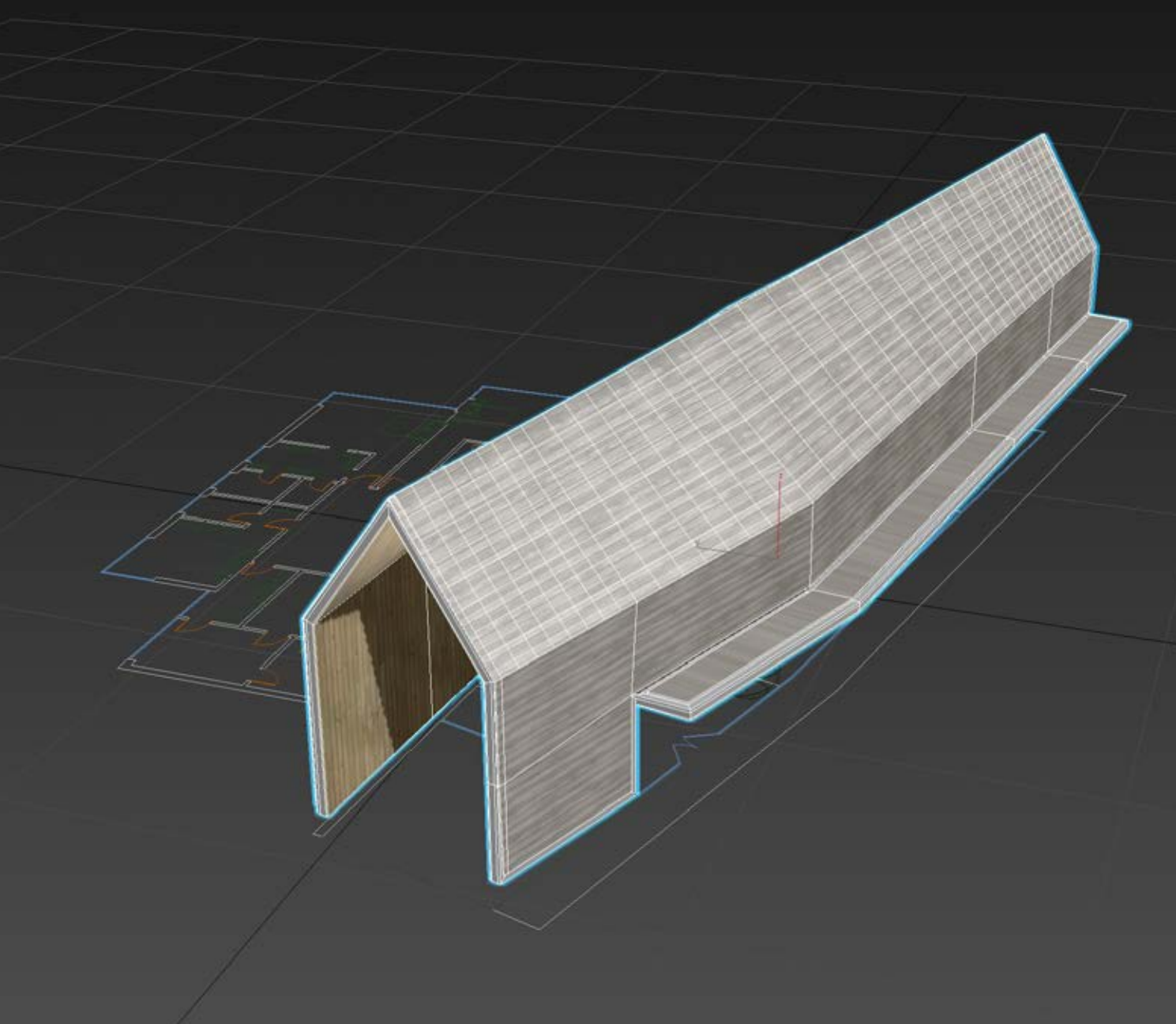
Fig 2. Gutter Detail

The Green House,







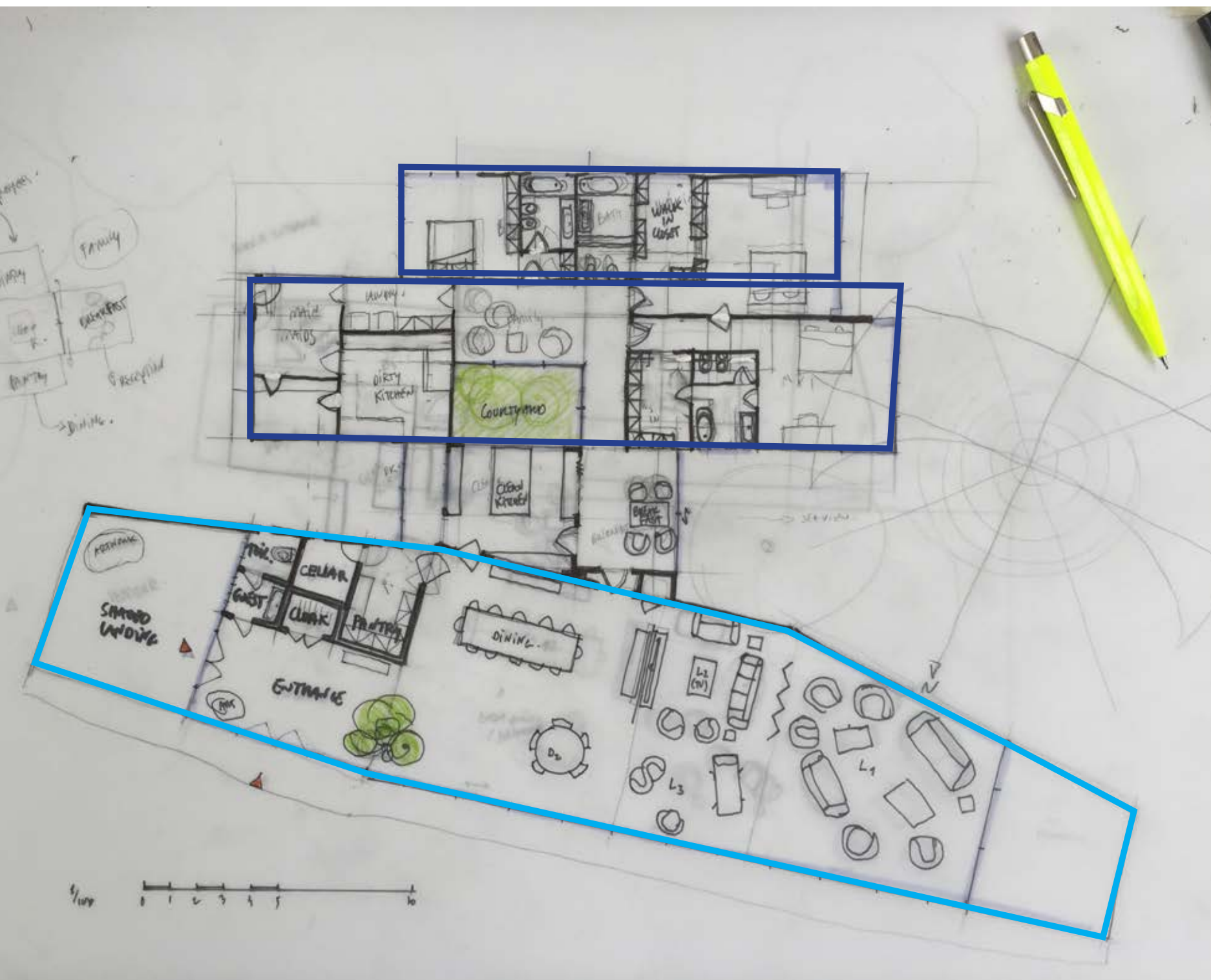


### Seaside presence,

Somewhere between an iconic house and **mooring alongside boats** on the shore. The Main House lies on the shore with a minimalistic, yet sculptural presence.

The outside wood would gradually gain a subtle, noble and true grey tint, whereas the inner one, protected, will stay warm and clear.





## Main House,

The plan is worked around the following principles:

-The volume is divided in two main entities:

**semi-public** (entrance, dining, living) and **Private** (kitchen, breakfast corner, family room, bedrooms, services)

-The Semi-public spaces are aligned in a row to form a long Nave, a bold, high ceiling space with spanning views over the Sea.

-Between Semi-Public and Private is the clean kitchen/breakfast space.

(The enlargement of the kitchen (one 'clean' and one 'dirty' kitchen is proposed to accommodate with the highly probable demand of the future Ms Faqeeh).

-A planted courtyard brings light in the centre of the Private space.

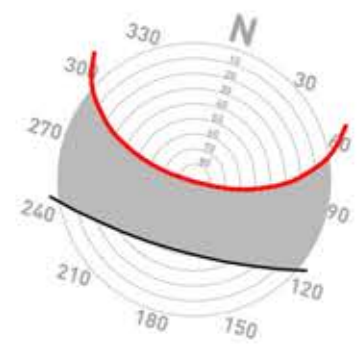
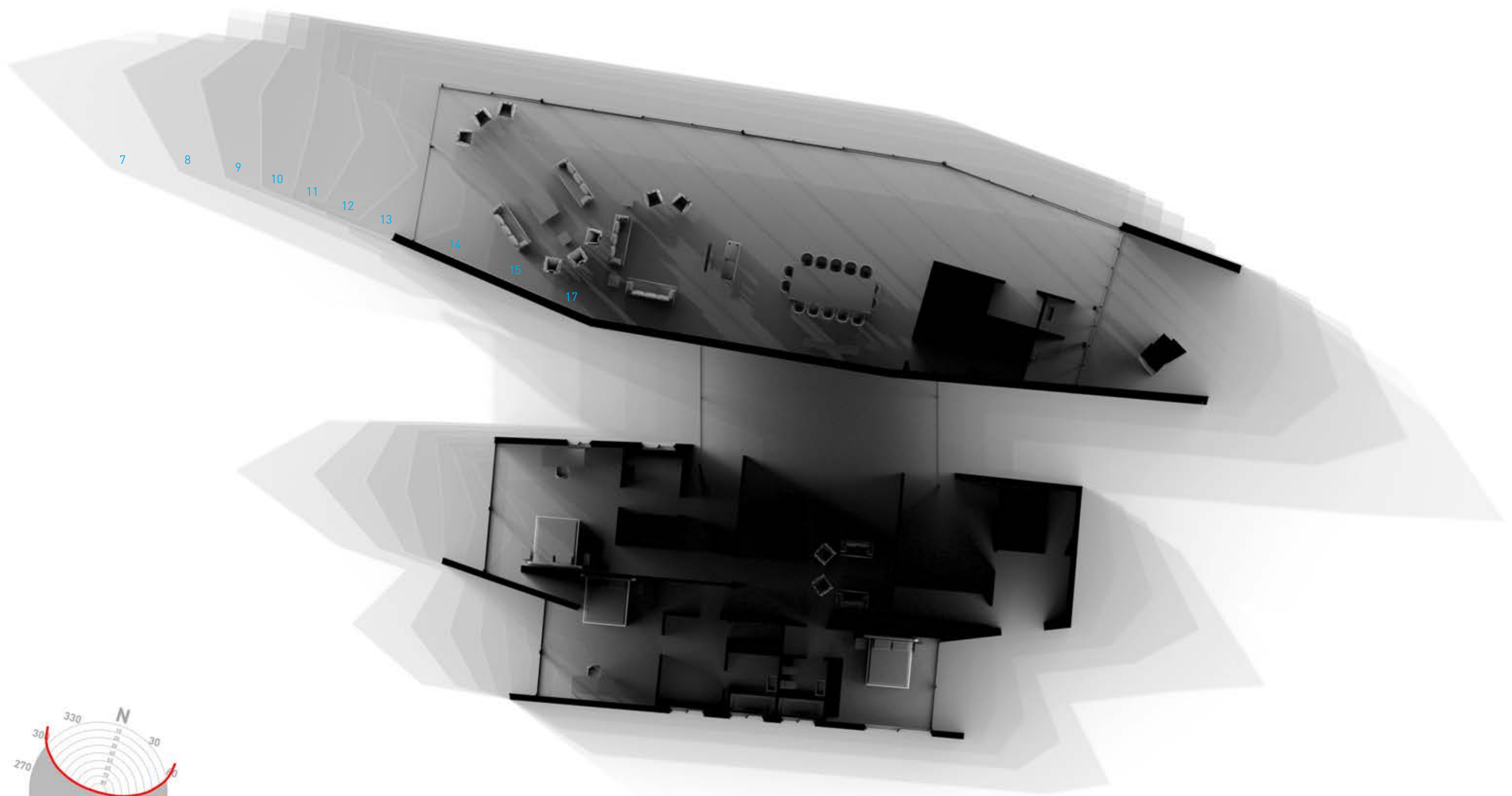
-The two main bedrooms are directed to the Sea views.



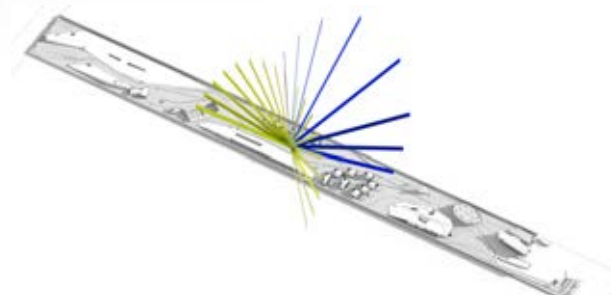




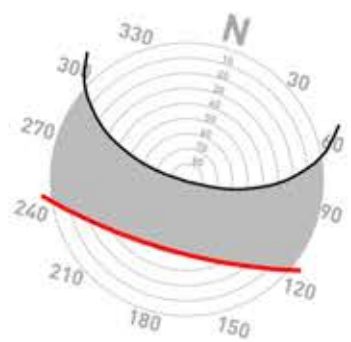
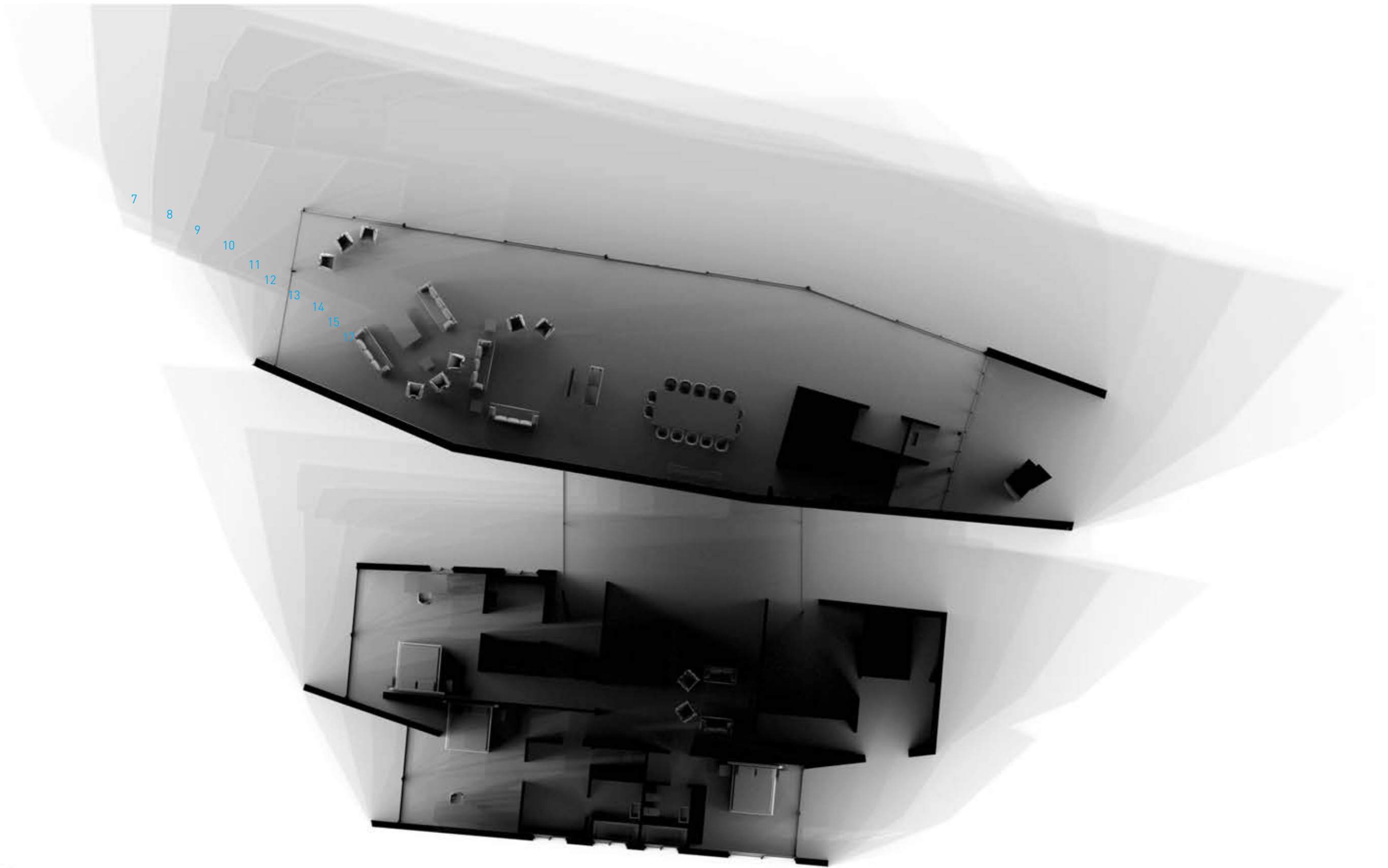




Summer, shadow study,





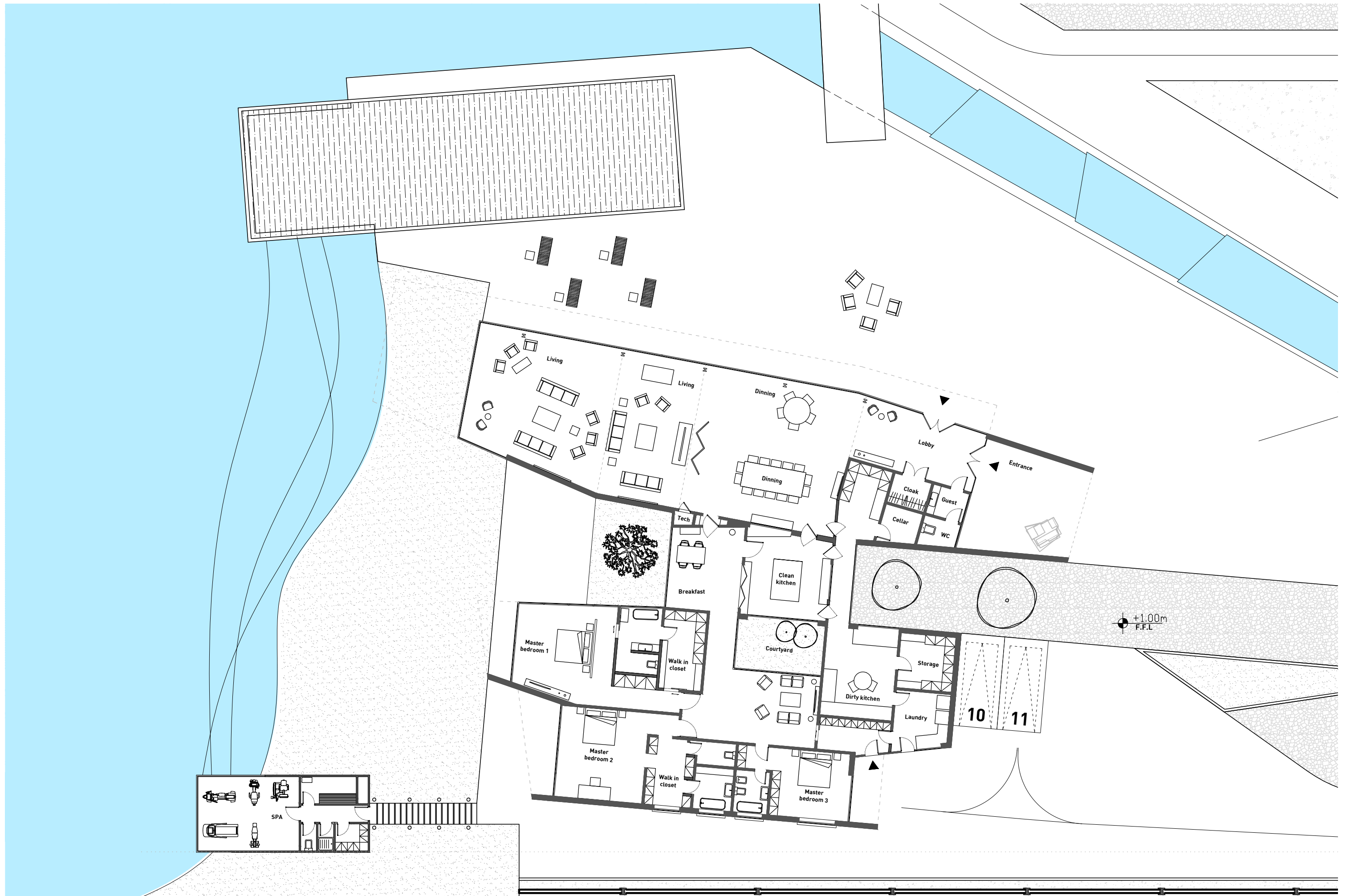


Winter, shadow study,









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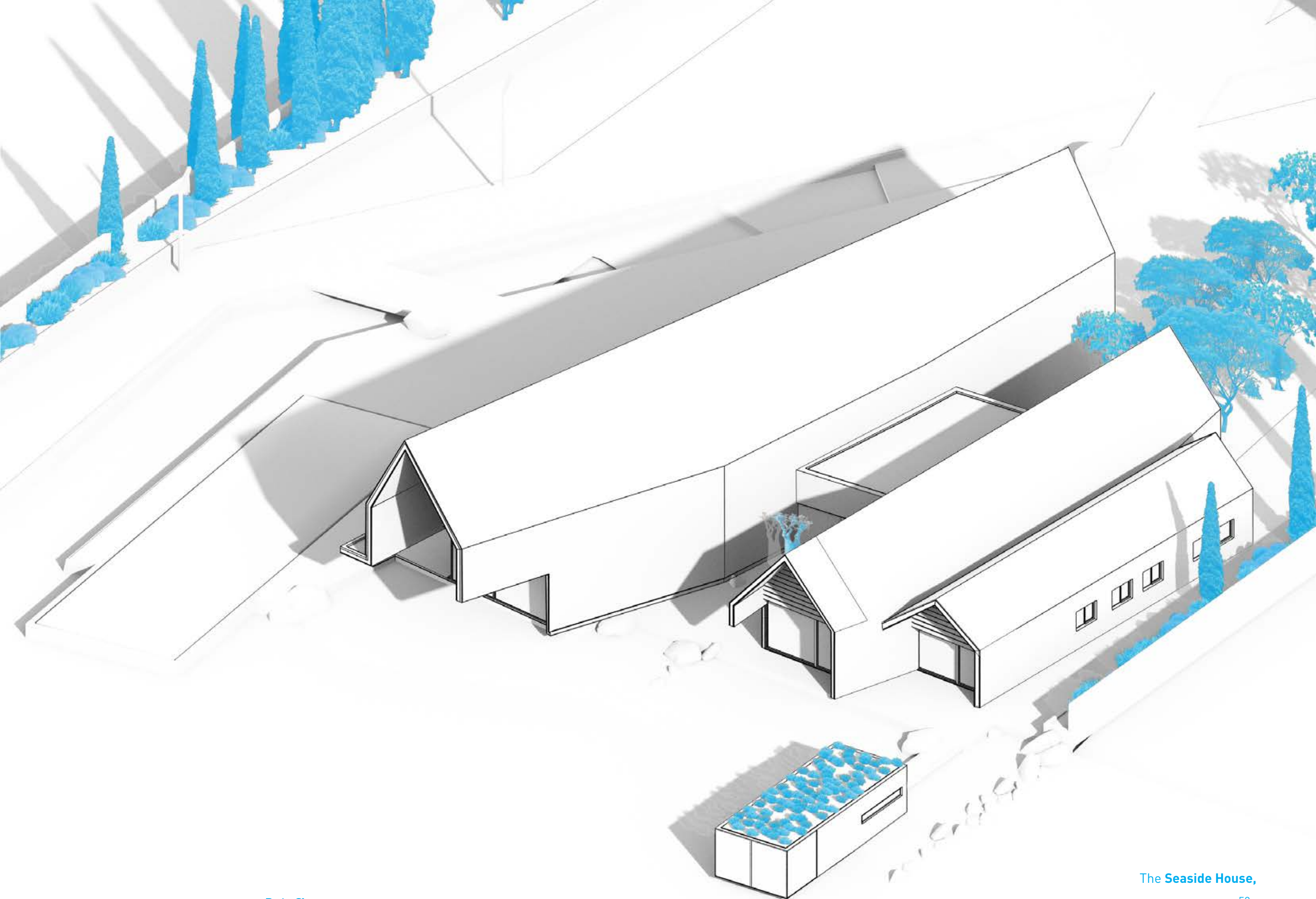




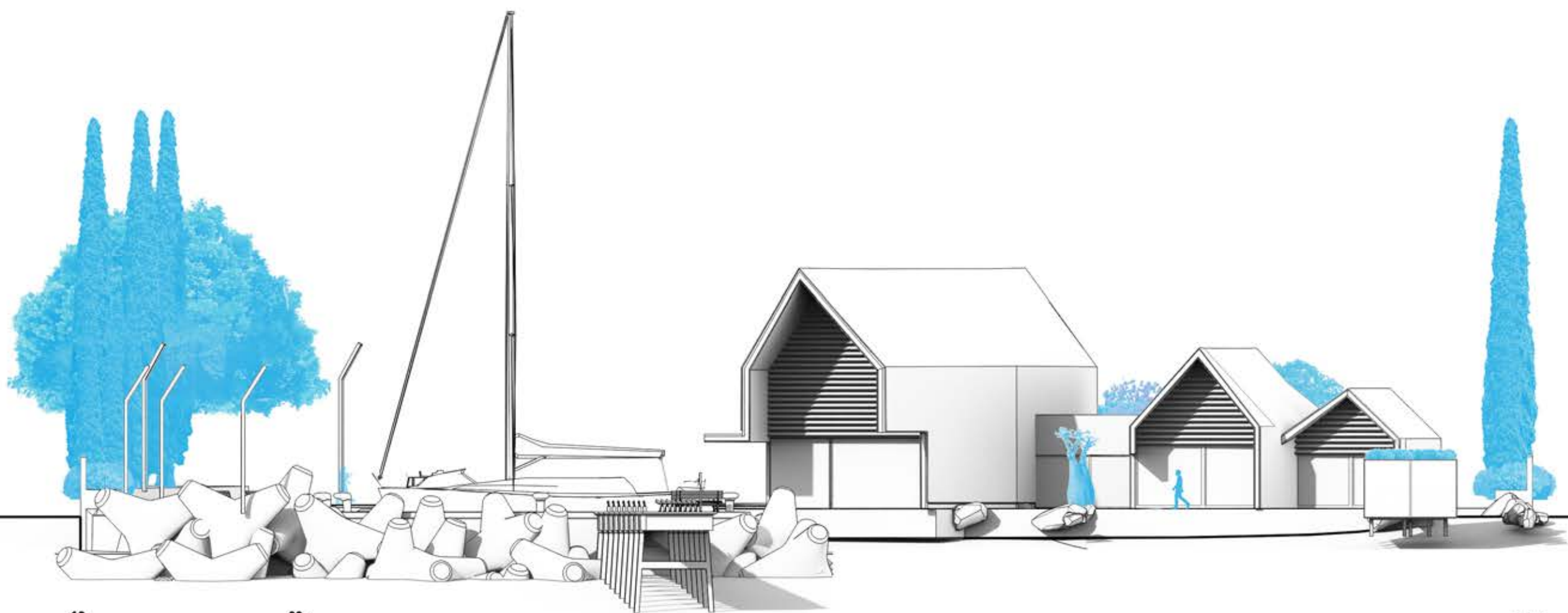


**East Elevation**  
Main Villa





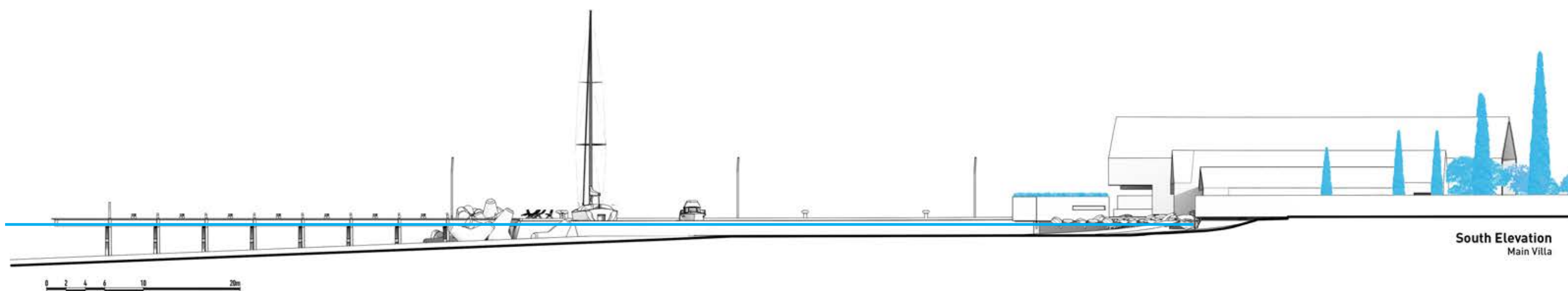
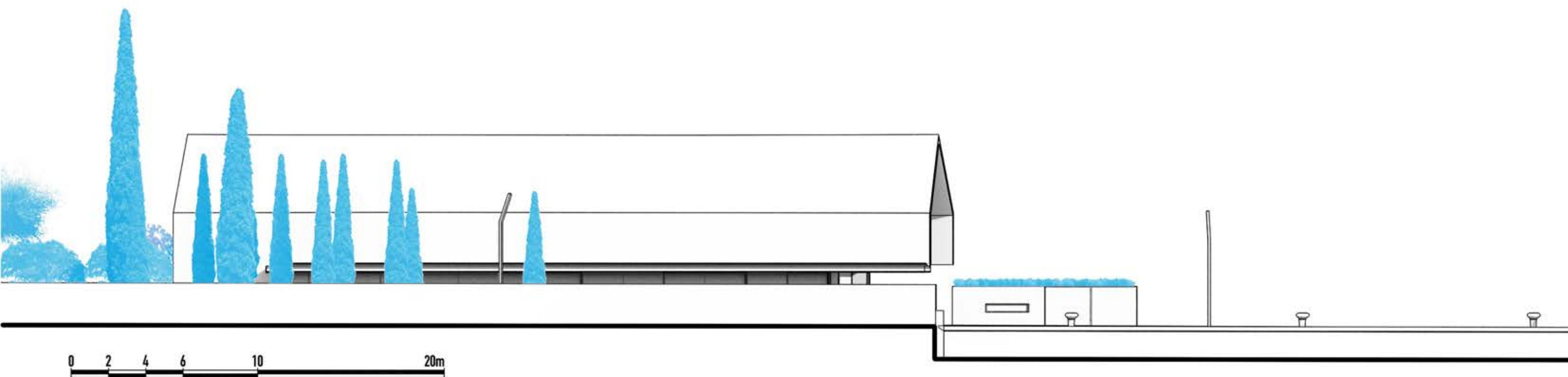




**West Elevation**  
Main Villa

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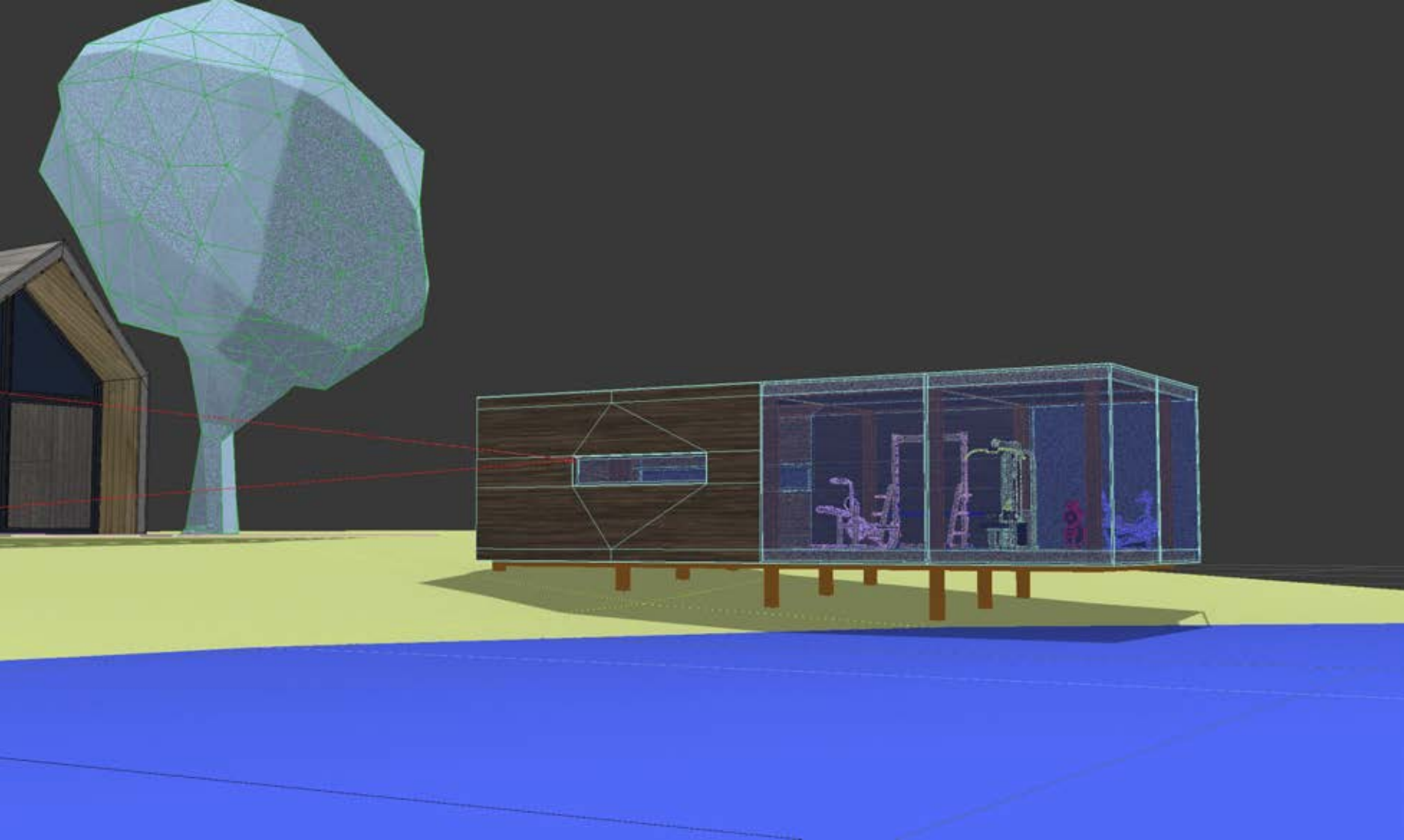


South Elevation  
Main Villa







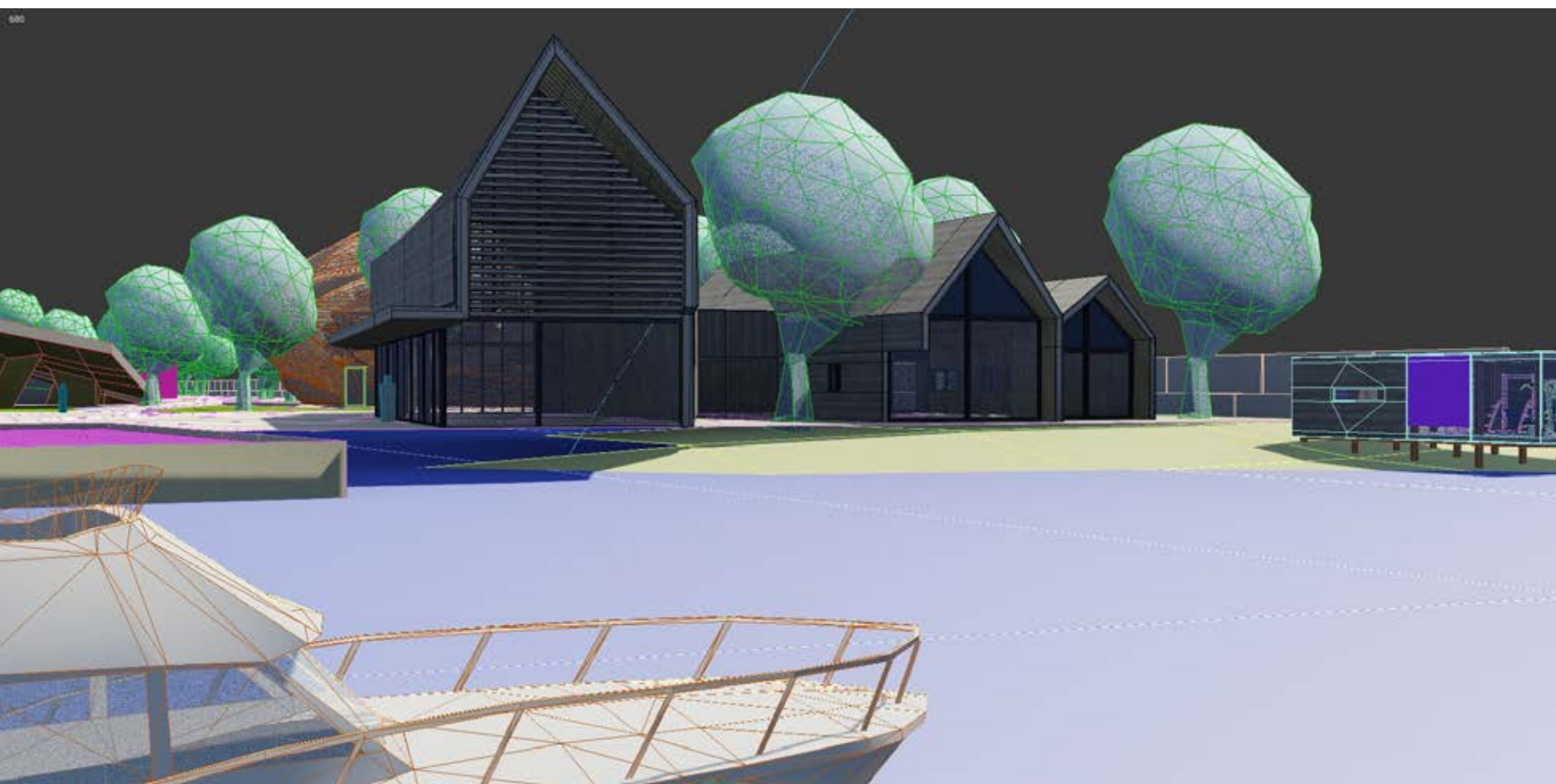


## SPA + Sports,

A few meters away from the house, on the shore, cantilevering above the waves, is a light wood structure. This minimal, neat, beautifully crafted box is the spa and sport annex.

Set aside, it doesn't disturb the sea views from the house; a few meters away from the bedroom it is easy to access and provides full privacy and enjoyment of the open sea to practice sport and breathe fully.

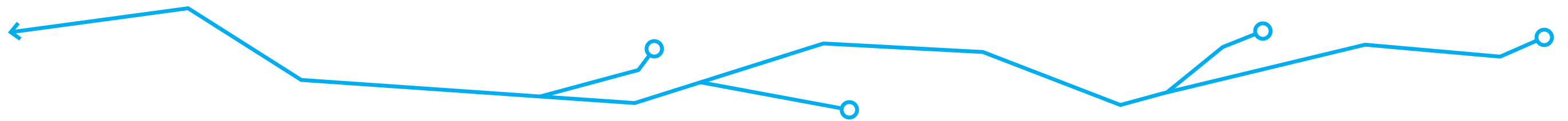
This small pre-fabricated structure could be transported in other parts of the plot if needed due to building regulations.



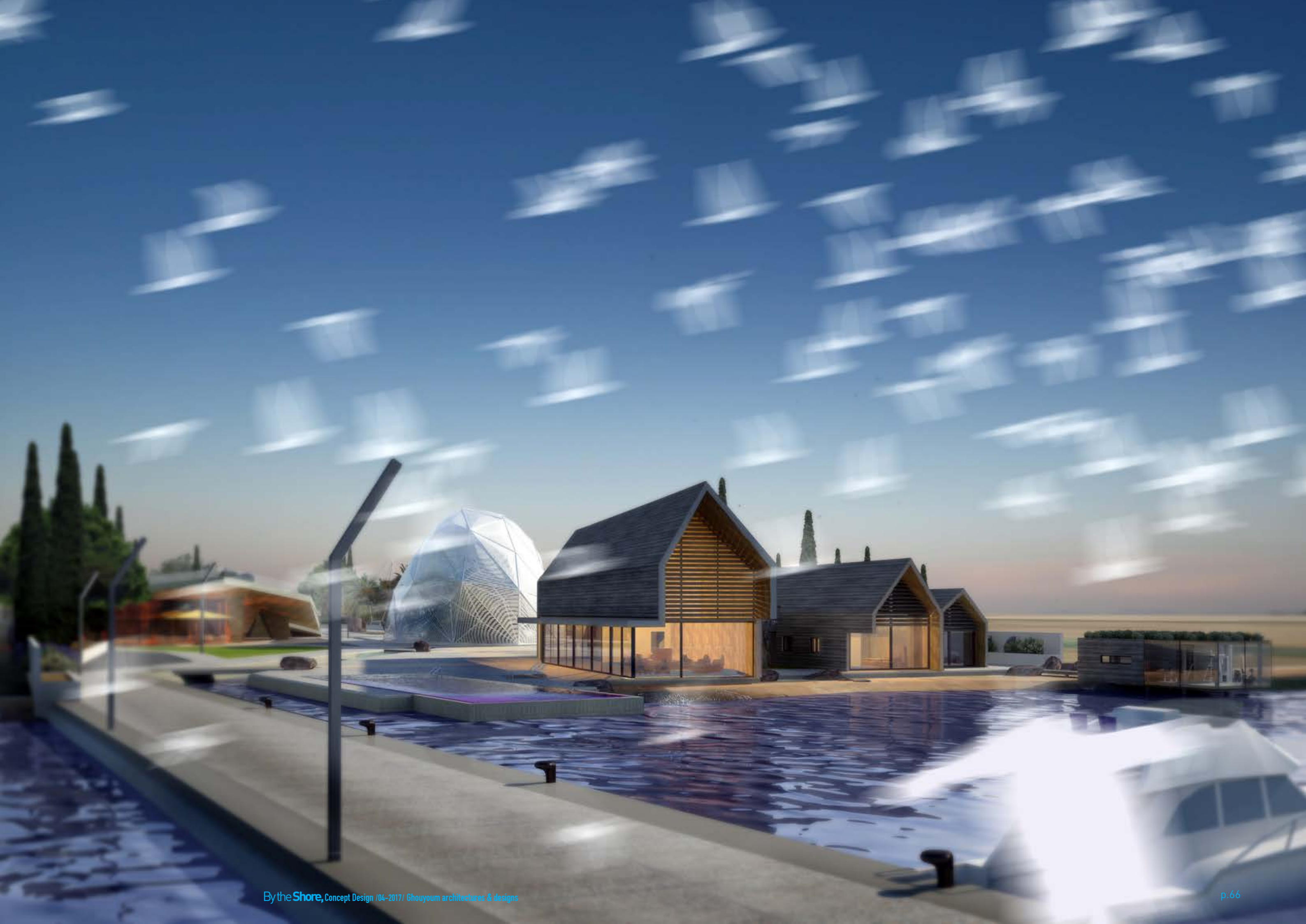
















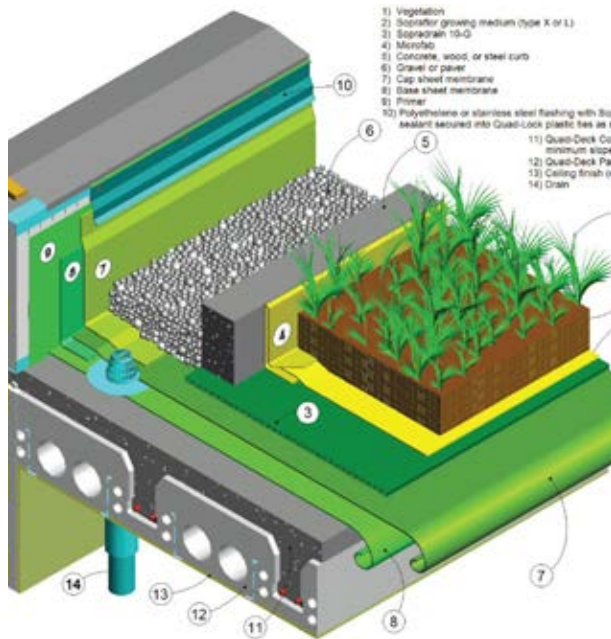
### **Fountain Grass,**

Rather than rigid shapes, the garden will look for moving, soft vegetal. Graminaes would be preferred. Fountain grass is a very good example, it has a beautiful yet simple and true presence.

Their movement fits the seaside mood, and their soft blurred limits has a soothing effect.

Their honest simplicity fits the truth of the Domain.





## Planted Roofs,

In order to give the impression of a larger plot and to hide unaesthetic functional buildings, planted slopes and roofs are extensively used.

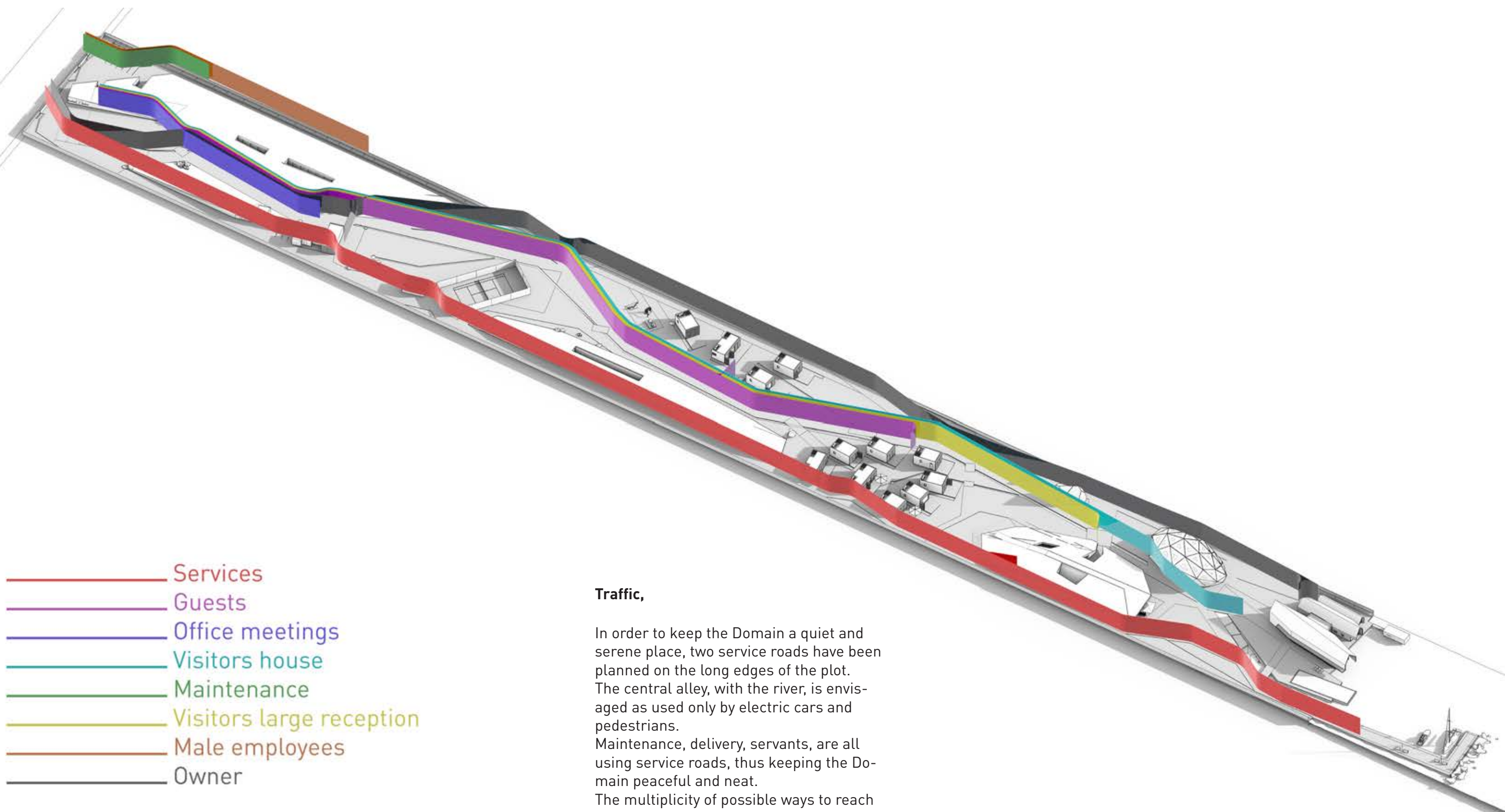
They are planted with endemic species that require very little water.

The new earth brought to make the slope and roofs is necessary because the plot is mostly reclaimed land with a high content of sea salt.

Planted roofs also provide with thermal and sound insulation, and will participate to the plot's micro-climate.

There would be no grass, but rather ground cover plants, resistant to drought and salty winds.



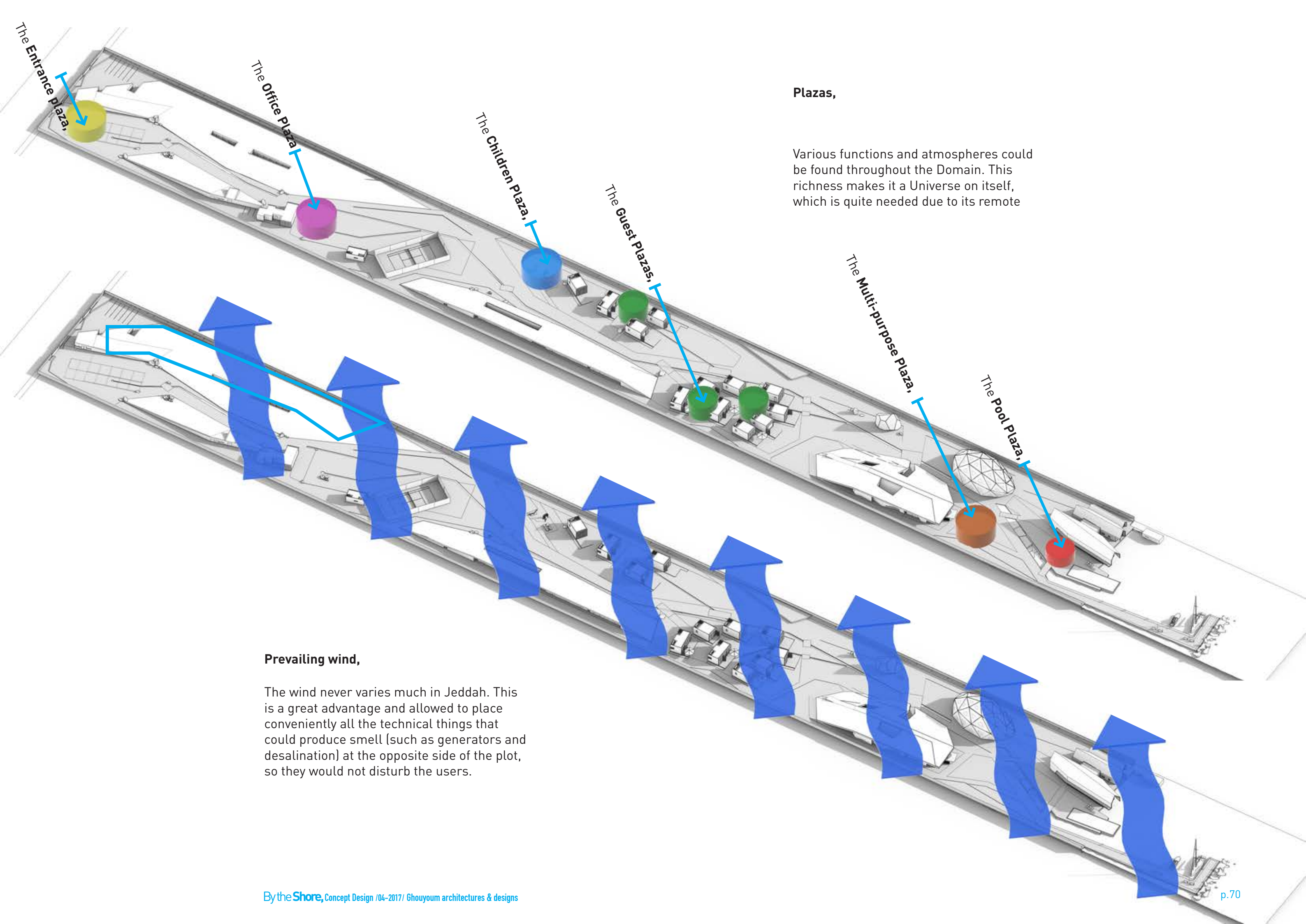


- Services
- Guests
- Office meetings
- Visitors house
- Maintenance
- Visitors large reception
- Male employees
- Owner

#### Traffic,

In order to keep the Domain a quiet and serene place, two service roads have been planned on the long edges of the plot. The central alley, with the river, is envisaged as used only by electric cars and pedestrians. Maintenance, delivery, servants, are all using service roads, thus keeping the Domain peaceful and neat. The multiplicity of possible ways to reach allow for daily variations of the path taken to avoid monotony.





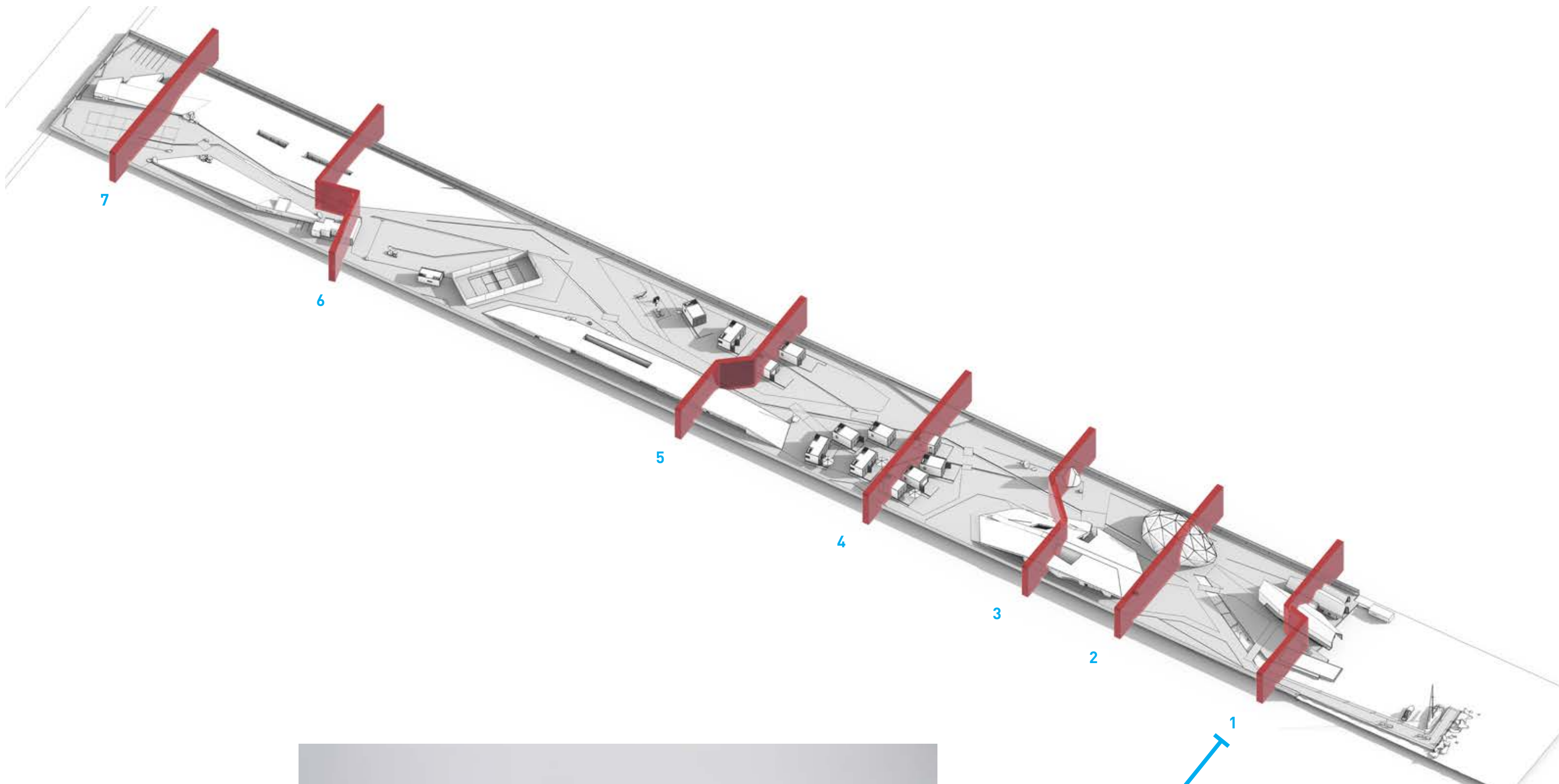
## Plazas,

Various functions and atmospheres could be found throughout the Domain. This richness makes it a Universe on itself, which is quite needed due to its remote

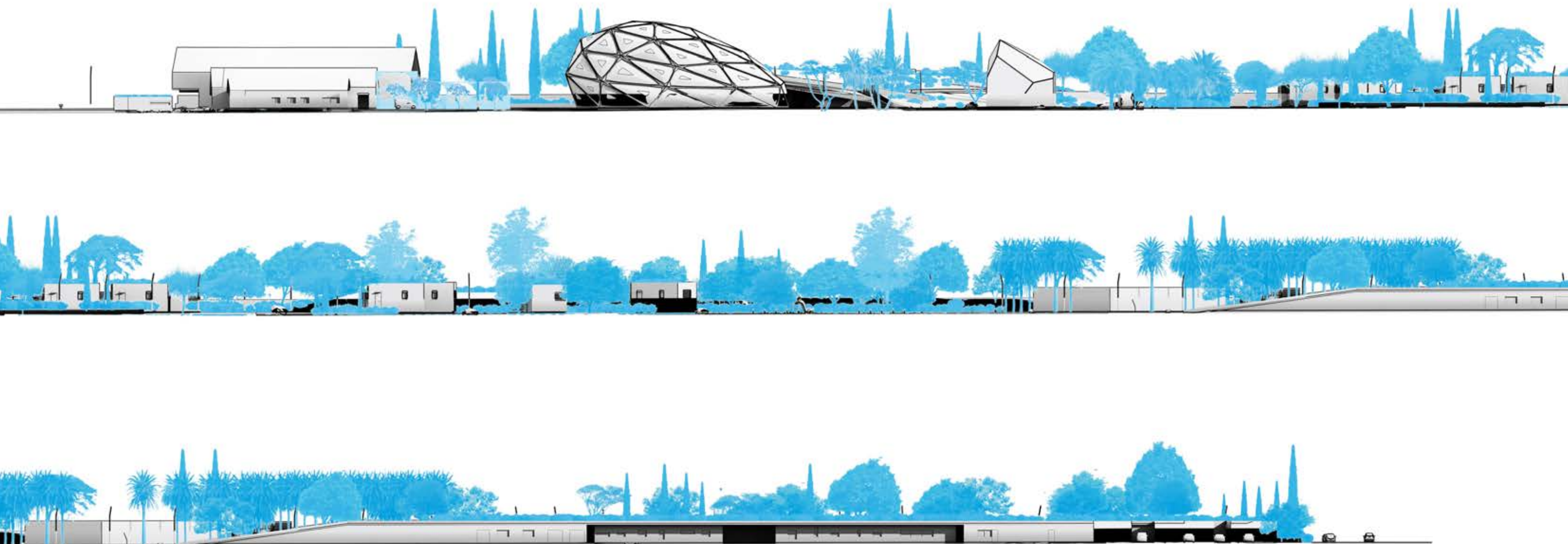
## Prevailing wind,

The wind never varies much in Jeddah. This is a great advantage and allowed to place conveniently all the technical things that could produce smell (such as generators and desalination) at the opposite side of the plot, so they would not disturb the users.









## LANDSCAPE FIRST, IN A RICH MASTER PLAN,

It would be an error to think that the project is the villa and the guest houses and the amenities. The project is firstly the PLOT, this piece of land that needs to be turned into a landscape, a urban landscape, a careful massing whereby the voids between buildings needs to be sculpted and filled with intentions in order to become a place where one will want to be.

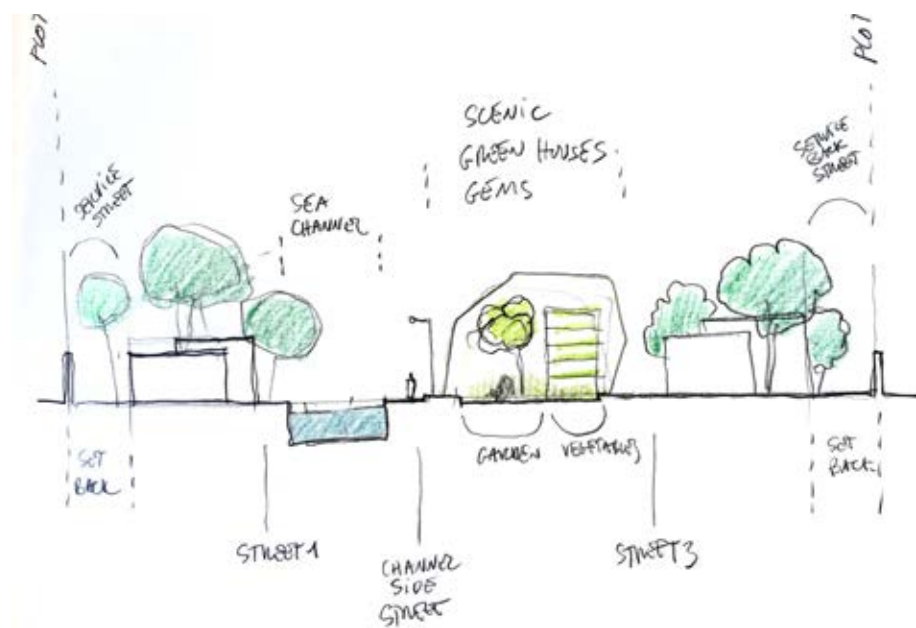
This doesn't necessary involve more investment but mostly more thinking time and more design input. It is possible to make this project a great place! (Not just a collection of buildings).

The master planning and landscaping will be quite important because of the scale of the project.

Trajectories of users versus servants should be

carefully managed (giving the centre streets to the first and the side backstreet to the others), for example.

Plazas, streets, sea channel docks, beach, boardwalk, bridges over the sea channels, a great richness and diversity of spaces can be created by a proper MASTER PLAN.



























### **Boulders,**

Boulders have several functions on the site:

- They protect from any car to reach unwanted areas.
- They create a natural feel that complement the garden/Domain.
- Some of the boulder are in fact lamps that lit up at night to provide a soft and welcoming glow around the river.
- They also protect the shoreline against the waves erosion.

(Upper picture is from the actual site).







**Adenium obesum,**



**Acacia farnesiana,**

## ENDEMIC TREES from Saudi Arabia, with drought and salt resistance

### -Acacia Arabica

LEGUMINOSAE

Gum Arabic Tree

12m diameter

8m High

High Salt resistance

Drought resistant

Wind resistant

Best in Full Sun

Dense canopy, good shadow

### -Acacia farnesiana (Sweet Acacia)

6 m diameter

4 to 8 m tall

Very high Salt resistance

Drought resistant

Wind resistant

Best in Full Sun

Recommended for sidewalks and avenues or as specimen

### -Acacia seyal

10m diameter

8 m high

Drought resistant

Wind resistant

Best in Full Sun

Not very resistant to salt

### -Acacia Tortilis

7 to 10 m diameter (several trunks)

7 to 12 m high

Salt resistance

Drought resistant

Wind resistant

Best in Full Sun

### -Adenium obesum

APOCYNACEAE

Desert rose

Drought resistant

Wind resistant

Best in Full Sun

Resistant to salt

### -Albizia lebbek

LEGUMINOSAE

Sirris





**Acacia Sayal,**

20m diameter  
15m high  
Good Salt resistance  
Needs watering  
Not Wind resistant  
Sun or shade  
Fast growing

**-Azadirachta indica**

MELIACEAE

Neem

18m diameter

10m high

Good Salt resistance

Drought resistant

Not salty Wind resistant

Sun

Excellent canopy

**-Combrecum moUe**

COMBRETACEAE

12m diameter

10m high

Low Salt resistance

Drought resistant

Wind resistant

Sun

Good canopy

**-Cordia myxa**

EHRETIACEAE

6m diameter

5m high

Low Salt resistance

Drought resistant

Wind resistant

Sun

Good canopy when shaped

**-Cupressus sempervirens**

CUPRESSACEAE

Cypress

12m diameter

5m high

Low Salt resistance

Drought resistant

Wind resistant

Sun

Good canopy when shaped



**Acacia tortilis,**





**Delonix Regia,**

**-Delonix elata**  
 LEGUMINOSAE  
 6m diameter  
 5m high  
 Low salt resistant  
 Wind resistant  
 Sun  
 Excellent specimen or accent

**-Eucalyptus camaldulensis**  
 MYRTACEAE  
 Red gum  
 23m diameter  
 15m high  
 High salt resistant  
 Wind resistant  
 Sun  
 Part of a shelter belt

**-Ficus pseudosycamorus**  
 MORACEAE  
 Sycamore fig  
 13m diameter  
 8m high  
 Medium salt resistant  
 Wind resistant  
 Sun or partial shade  
 Good screen or background planting

**-F. salicifolia**  
 MORACEAE  
 Willow-leaved fig  
 15m diameter  
 10m high  
 Low salt resistant  
 Wind resistant  
 Sun or shade  
 Good canopy when shaped

**-F. vasta**  
 MORACEAE  
 50m diameter  
 25m high  
 Low salt resistant  
 Water demanding  
 Wind resistant  
 Sun  
 Shelter belt, background planting



**Phoenix Datilifera,**





**Delonix Elata,**



**Albizia Lebbek,**

**-Juniperus excelsa**  
CUPRESSACEAE  
Juniper  
10m diameter  
6m high  
Very low salt resistant  
Wind resistant  
Sun  
Good canopy when shaped

**-Melia azedarach**  
MELIACEAE  
Persian lilac  
13m diameter  
7m high  
Medium salt resistant  
Not wind resistant  
Sun or partial shade  
Needs cool winter

**-Moringa aptera**  
MORINGACEAE  
Ban tree  
10m diameter  
5m high  
Low salt resistant  
Not wind resistant  
Sun  
Light shade, large amount of leaf and fruit

**-Morus nigra**  
MORACEAE  
Mulberry  
11m diameter  
8m high  
Low salt resistant  
Water demanding  
Wind resistant  
Good canopy when shaped

**-Olea chrysophylla**  
OLEACEAE  
Arabian olive  
10m diameter  
6m high  
Low salt resistant  
Wind resistant  
Sun  
Dense screen, shelter belt





**-Prosopis spicigera**  
 LEGUMINOSAE  
 Mesquite  
 20m diameter  
 12m high  
 Medium salt resistant  
 Phreatophytic  
 Wind resistant  
 Sun  
 Good canopy when shaped

**-Tamarindus indica**  
 LEGUMINOSAE  
 Tamarind  
 20m diameter  
 10m high  
 Low salt resistant  
 Water demanding  
 Wind resistant  
 Sun or partial shade  
 Excellent canopy, dense screen

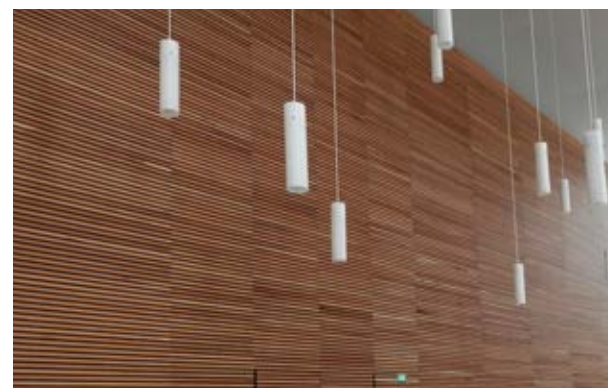
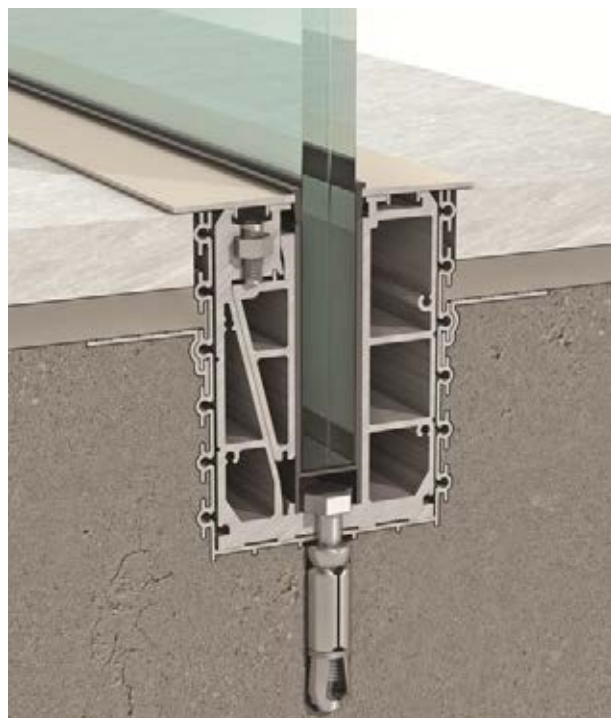
**-Tamaru aphylla / Tamaru nilotica**  
 TAMARICACEAE  
 Athel tree  
 7m diameter  
 6m high  
 High salt resistant  
 Phreatophytic  
 Wind resistant  
 Sun  
 Grows in the harshest conditions  
 Screens or background  
 Soil stabilisation and reclamation

**-Zizyphus spina-christi**  
 RHAMNACEAE  
 Sidder  
 6-18m diameter  
 2-15m high  
 Medium salt resistant  
 Wind resistant  
 Sun  
 Screens or shelter belts  
 Deep shade canopy when shaped





## Materials,





T.O.A

| Zone                      | Area (m²) |
|---------------------------|-----------|
| Main House                | 550       |
| Main Office               | 200       |
| Multi Purpose Hall        | 606       |
| Guests Zone - A           | 1437      |
| Guests Zone - B           | 589       |
| Male Employees Quarters   | 560       |
| Female Employees Quarters | 236       |

Main Office

| Function         |           | Area (m²) |
|------------------|-----------|-----------|
| Main Office      |           | 82        |
| Waiting Corner   |           | 10        |
| Secretary Office |           | 12.7      |
| Toilet           |           | 6         |
| Intendant Office |           | 15.1      |
| Office           |           | 20        |
| Outside          | Courtyard | 12        |

Female Employees Quarters

| Function |              |          | Area (m²) |
|----------|--------------|----------|-----------|
| Unit x 6 | Qtt          | Bedroom  | 200       |
|          | 11           | Bathroom |           |
| T.V Room |              |          | 18        |
| Kitchen  |              |          | 18        |
| Outside  | Courtyard -1 |          | 83        |
|          | Courtyard -2 |          | 53        |
| Services | Storage      |          | 22        |
|          | Toilet       |          | 8         |
|          | Laundry      |          | 68        |
|          | Office       |          | 11        |
|          | Storage      |          | 15.5      |

Male Employees Quarters

| Function               |                |          | Area (m²) |
|------------------------|----------------|----------|-----------|
| Individual Room        | Qtt            | Bedroom  | 15        |
|                        | 10             | Bathroom | 3.1       |
| Double Room            | Qtt            | Bedroom  | 15        |
|                        | 11             | Bathroom | 3.1       |
| T.V Room               |                |          | 32        |
| Lounge                 |                |          | 20.6      |
| Kitchenette            |                |          | 9         |
| Toilet                 |                |          | 6.7       |
| Dining room            |                |          | 40        |
| Kitchen                |                |          | 40        |
| Maintenance - Services | Storage -1     |          | 60        |
|                        | Storage -2     |          | 130       |
|                        | Tanks          |          | 27        |
|                        | Technical room |          | 30        |
|                        | Parking        |          | 60        |
|                        | Water tank     |          | 122.7     |
|                        | Pump           |          | 18        |
|                        | Tanks          |          | 27        |
|                        | Technical room |          | 30        |
|                        | Parking        |          | 60        |
|                        | Desalination   |          | 78        |
| Maintenance Office     |                |          | 29.7      |
| Maintenance Workshop   |                |          | 54        |
| Generator room         |                |          | 81        |
| Gen - Tech             |                |          | 35        |
| For Drivers            | Waiting Room   |          | 19.3      |
|                        | Toilet         |          | 3.4       |
| For Guests             | Waiting Room   |          | 13.2      |
|                        | Toilet         |          | 6         |
| Main Security Room     |                |          | 36        |
| Outside                | Courtyard -1   | 45       |           |
|                        | Courtyard -2   | 70       |           |
|                        | Courtyard -3   | 9.2      |           |

Multi Purpose Hall

| Function          |              | Area (m²) |
|-------------------|--------------|-----------|
| Main Hall         |              | 180       |
| Lounge -1         |              | 69.5      |
| Lounge -2         |              | 48        |
| Projection Hall   |              | 120       |
| Toilets -1        |              | 17.4      |
| Toilets -2        |              | 18        |
| Cloak room -1     |              | 9         |
| Cloak room -2     |              | 14        |
| Office            |              | 8.9       |
| Storage -1        |              | 8.5       |
| Storage -2        |              | 26        |
| Security room     |              | 9.7       |
| Kitchen           |              | 52        |
| Trash room        |              | 7.5       |
| Services room     |              | 8         |
| Backstage Storage |              | 34.6      |
| Technical room -1 |              | 8.6       |
| Technical room -2 |              | 83        |
| Water Tank        |              | 53        |
| Outside           | Courtyard -1 | 60        |
|                   | Courtyard -2 | 8.6       |

Guests Zone - A

| Function        |                 | Area (m²) |
|-----------------|-----------------|-----------|
| Outside         | Plaza -1        | 400       |
|                 | Plaza -2        | 190       |
| Villa -A<br>x 2 | Living + Dining | 13.2      |
|                 | Kitchenette     | 48        |
|                 | Master room -1  | 20.2      |
|                 | Master room -2  | 20.2      |
|                 | Terrace         | 44        |
| Villa -B<br>x 6 | Living room     | 18.8      |
|                 | Bedroom         | 18.8      |
|                 | Bathroom        | 14        |
|                 | Terrace         | 14        |

Main House

| Function        |                | Area (m²) |
|-----------------|----------------|-----------|
| Lobby           |                | 30        |
| Guest Bathroom  |                | 7.7       |
| Living room - 1 |                | 108       |
| Living room - 2 |                | 15        |
| Clean Kitchen   |                | 25        |
| Dirty Kitchen   |                | 19        |
| Cellar          |                | 5         |
| Dining room     |                | 82        |
| Breakfast room  |                | 19        |
| Courtyard       |                | 12.5      |
| Laundry         |                | 9         |
| Storage         |                | 7.3       |
| Master room -1  | Bedroom        | 35        |
|                 | Bathroom       | 9         |
|                 | Walk in closet | 9         |
| Master room -2  | Bedroom        | 32        |
|                 | Bathroom       | 11        |
|                 | Walk in closet | 9         |
| Master room -3  | Bedroom        | 27        |
|                 | Bathroom       | 5.5       |

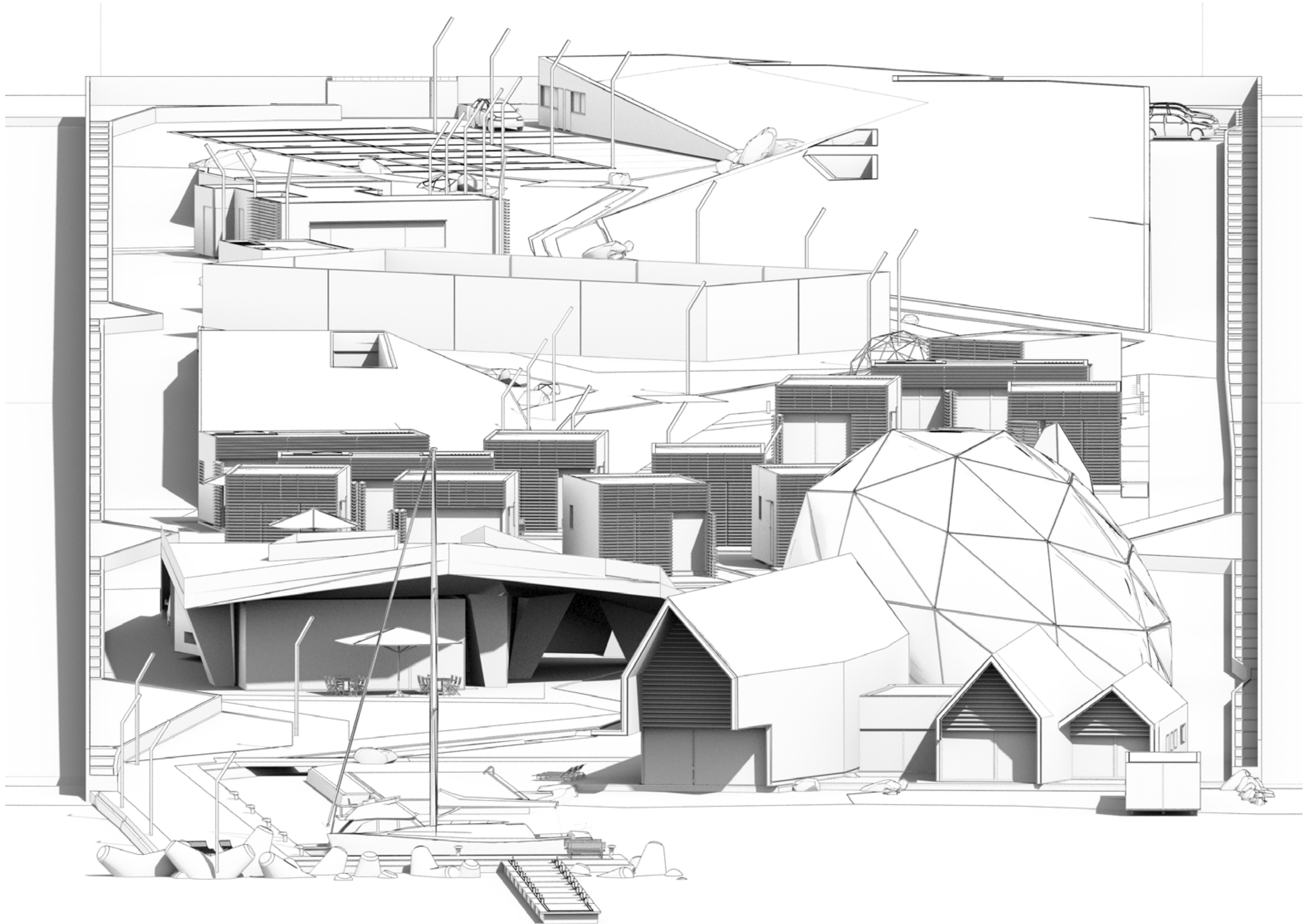
Guests Zone - B

| Function        |                 | Area (m²) |
|-----------------|-----------------|-----------|
| Outside         | Plaza           | 222       |
|                 | Kids Plaza      | 166       |
| Villa -A<br>x 1 | Living + Dining | 13.2      |
|                 | Kitchenette     | 48        |
|                 | Master room -1  | 20.2      |
|                 | Master room -2  | 20.2      |
|                 | Terrace         | 40        |
| Villa -B<br>x 3 | Living room     | 18.8      |
|                 | Bedroom         | 18.8      |
|                 | Bathroom        | 14        |
|                 | Terrace         | 20        |







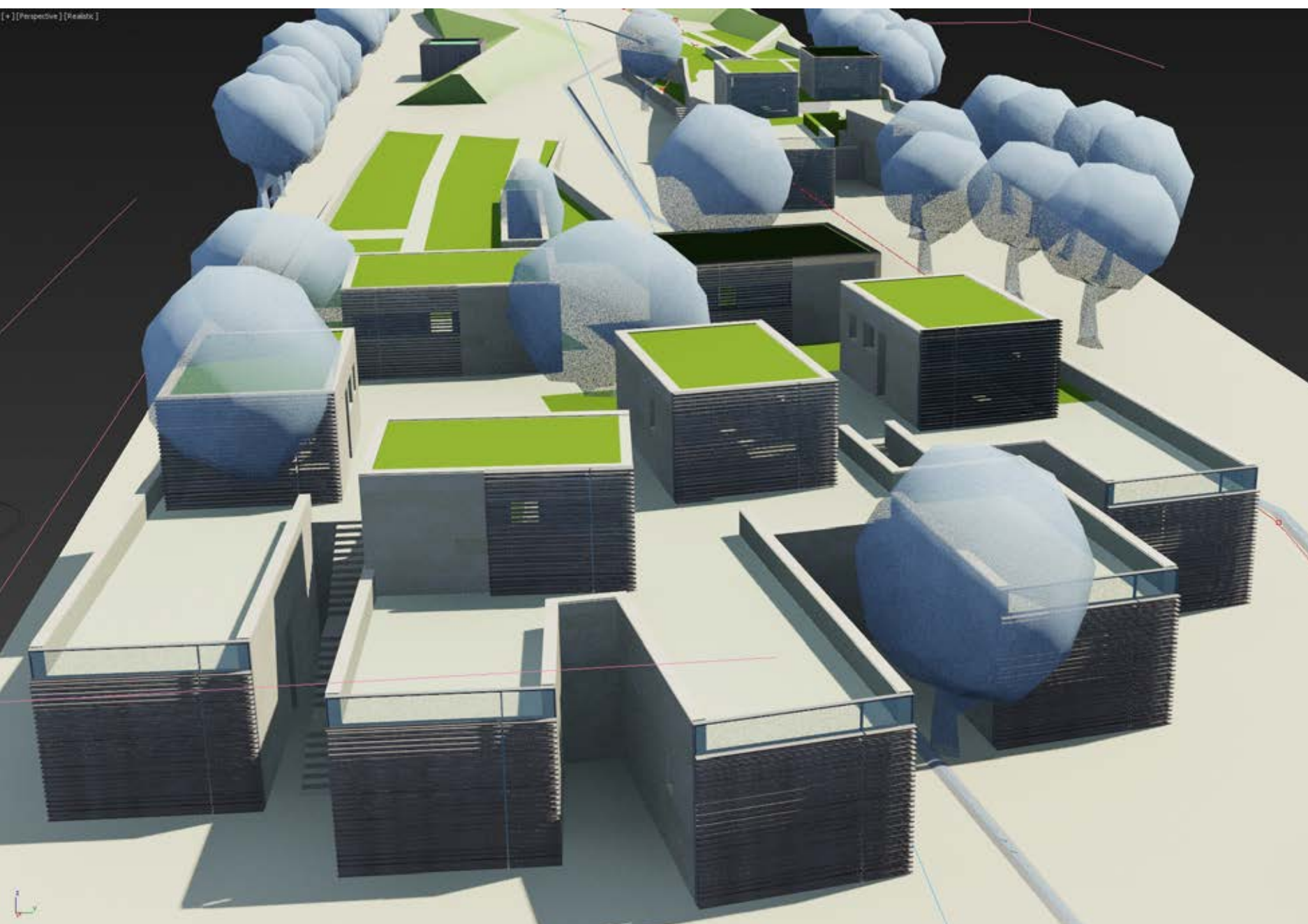
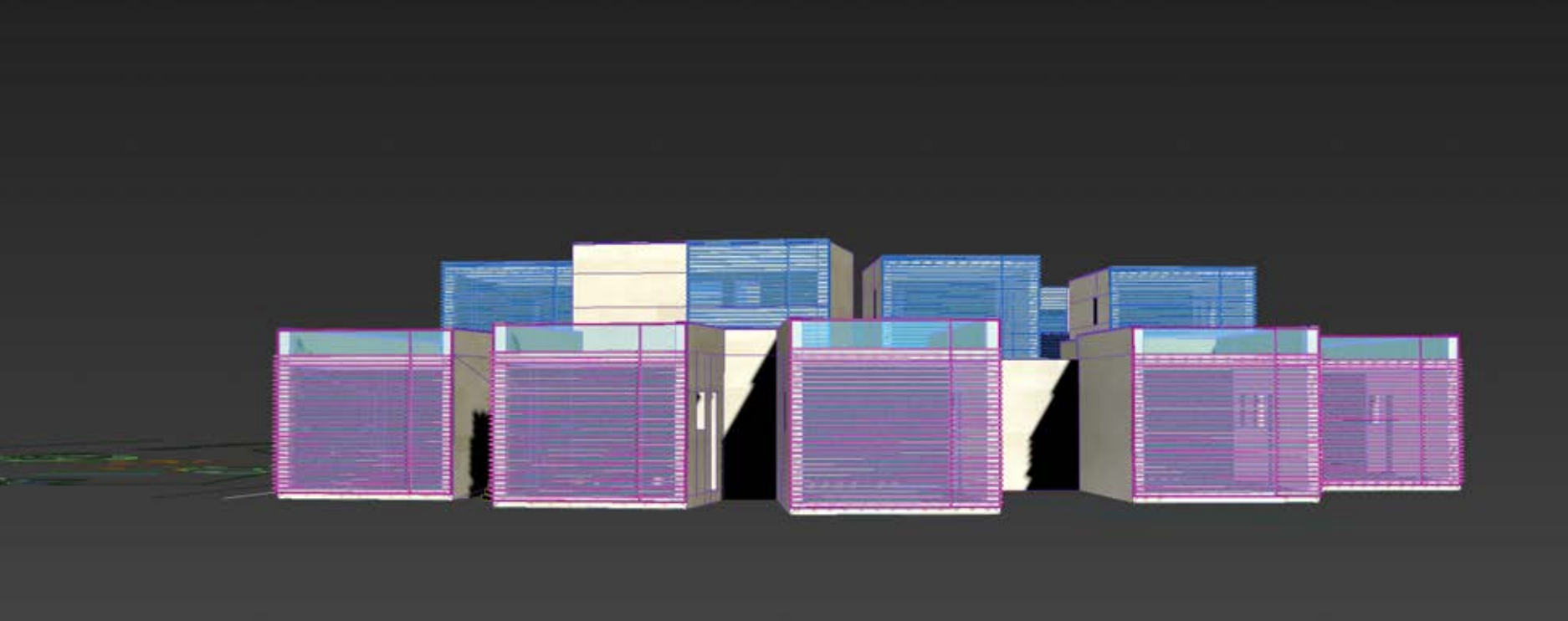






Website:  
**[www.ghouyoum.com](http://www.ghouyoum.com)**





### Guests' Mountain,

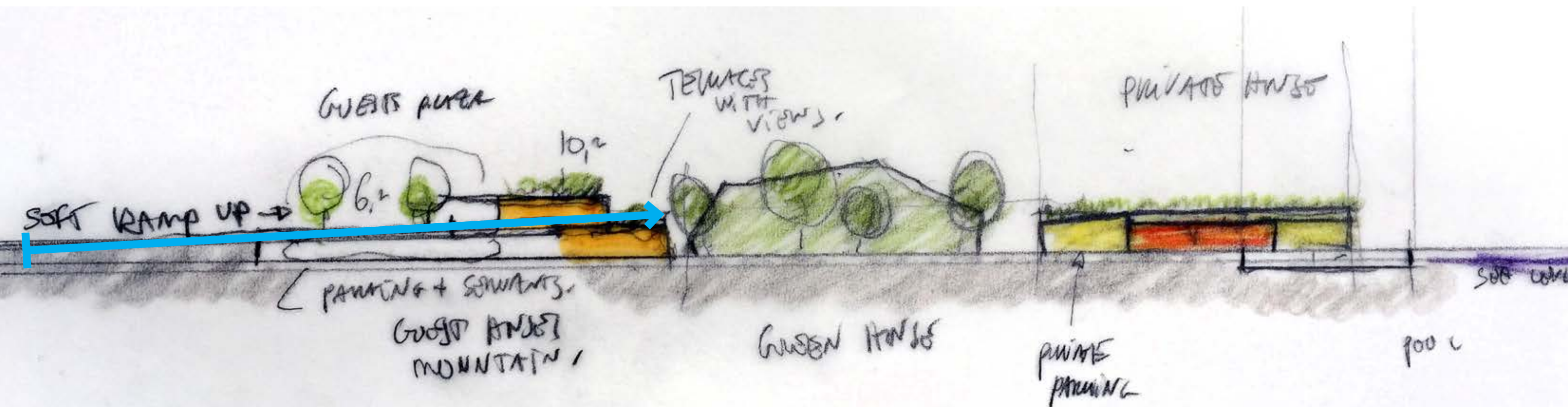
The Guests houses are assembled to create a mountain where **the top houses will have a sea view over the soft mount of the Multi-Purpose Hall.** Staircases, trees and fountains flow in the gaps between the guest houses which are creating a welcoming village impression.





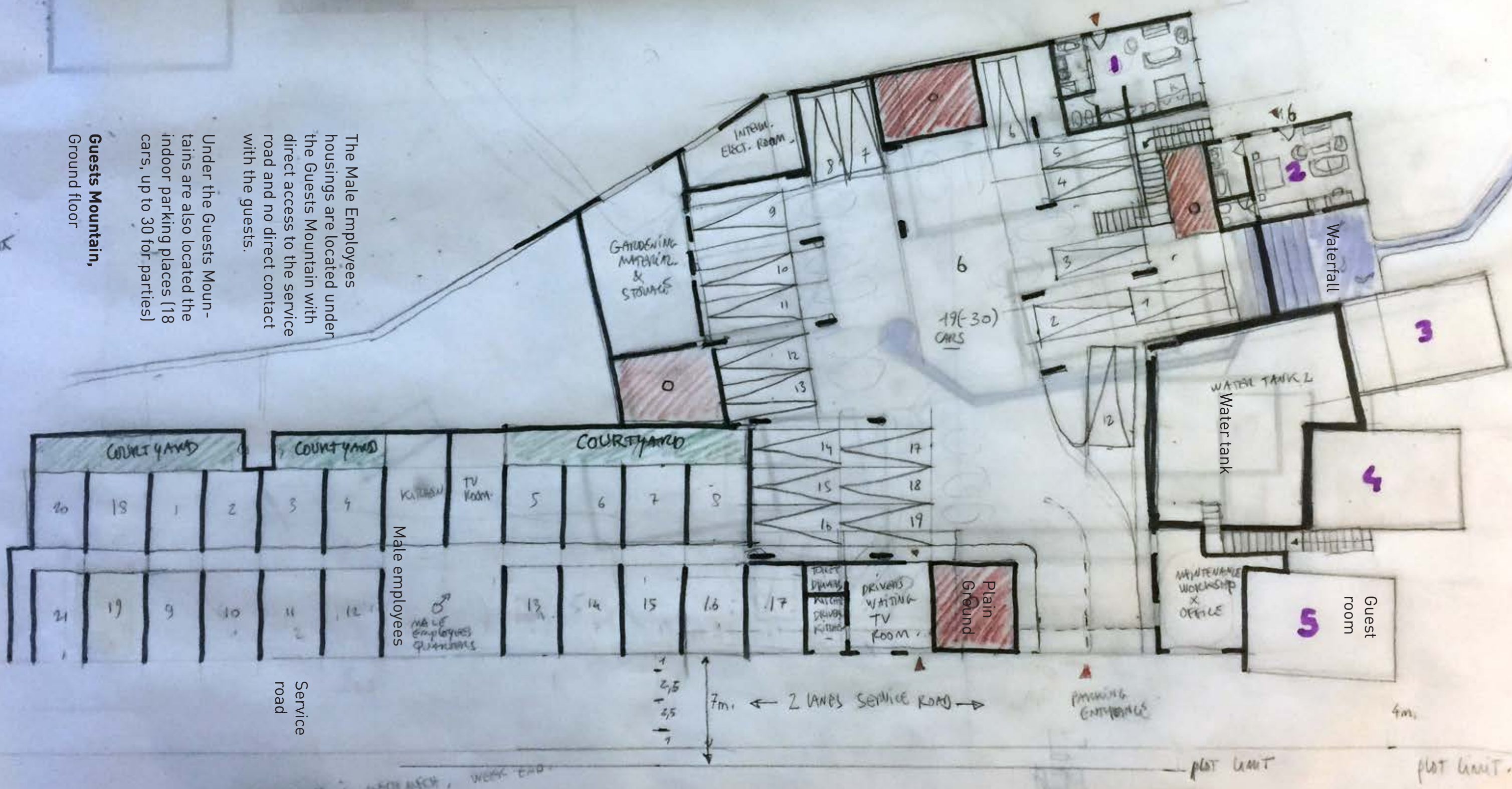
### Mountain Village for guests,

A gentle slope takes the guests up to a platform about 6 meters above sea level so they can enjoy sea views above the multi-purpose Hall. On this gently sloped pasture, stand half of the guest houses, the other half is under that platform, aside the river. Under the slope are also situated the servants' homes and most of the underground parking.





$\Delta = 44 \Rightarrow 25 \text{ steps of } 0,18m$



The Male Employees housings are located under the Guests Mountain with direct access to the service road and no direct contact with the guests.

Under the Guests Mountain are also located the indoor parking places (18 cars, up to 30 for parties)

**Guests Mountain,**  
Ground floor



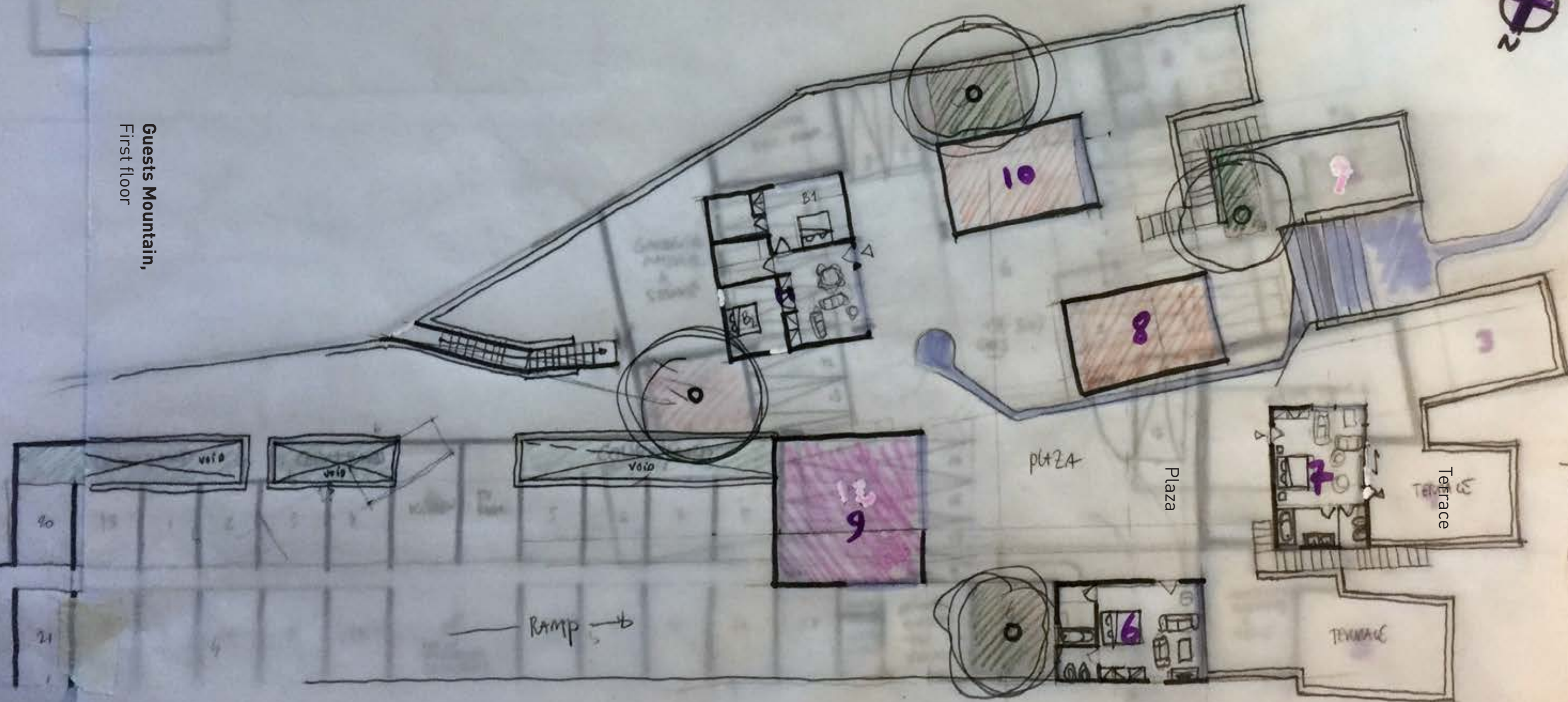
POWER LINER



25 STEPS of 0.18m



Guests Mountain,  
First floor



SEA VIEW OVER  
MULTI PURPOSE

1/200  
FIRST FLOOR

CATERING FROM  
MULTI PURPOSE KITCHEN,

0 1 2 3 4 5 10 1/100

POST LIMIT