



AZAIBA VILLA
MUSCAT
SULTANATE OF OMAN



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INTRODUCTION



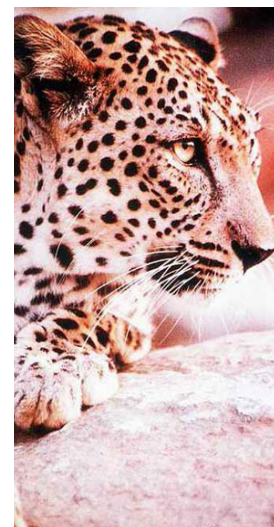




ESSENCE OF OMAN

The Sultanate Of Oman is a country blessed with a rich heritage. Set within a landscape of great scenic beauty , the forts and castles of Oman encapsulate the history of the once little-known country that has become a favoured destination for discerning visitors.

The traditional architecture of Oman as expressed in its defensive monuments , is characterised with both elegance of form and sophistication in functional design.

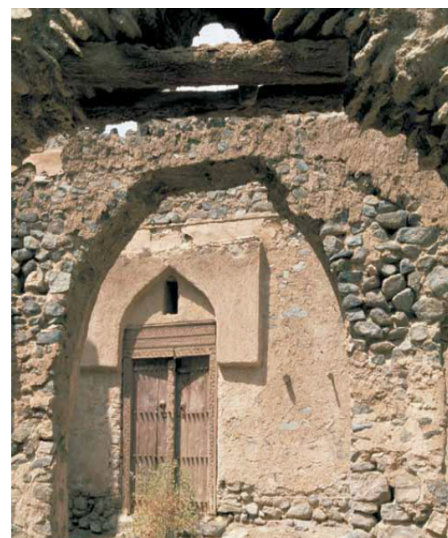


The goal of our design is to create a Palace that embodies the values and aesthetics of Oman.

We do this by drawing on the rich heritage of Omani Fort architecture and its accompanying landscape architecture of date palm , oasis and terraces.

We give authenticity to this endeavour by the use of local materials, flora, fauna and craftsmanship.

The design draws from these Omani traditions to create a contemporary Palace that retains a meaningful and direct relationship to the past.





SITE







LOCATION

The site is located in Azaiba North, Bausher.

Azaiba is a place with a very small population in the province of Muscat, Oman.

The surface topography is slightly undulated in nature with a level difference of approximately 3.5 metres.

CAPTURING THE VIEW

It is paramount to capture the sea views without compromising privacy and security to the site.

To achieve this, with the given site levels, the entry level to the Palace is raised one floor creating a podium level of indoor and outdoor living, that ensures high quality sight lines over the landscape, boundary wall and the beach.



VIEW A



SITE VIEWS AS EXISTING



VIEW D

VIEW C

VIEW B



VIEW E



VIEW F

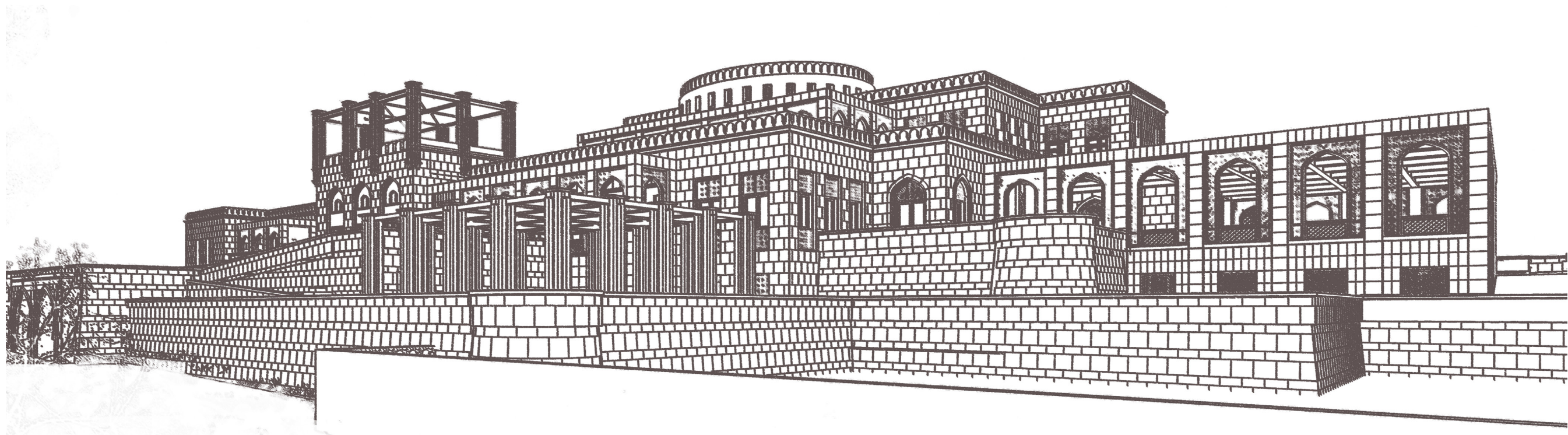


OVERVIEW





VISION :



INSPIRATION :



OVERVIEW :

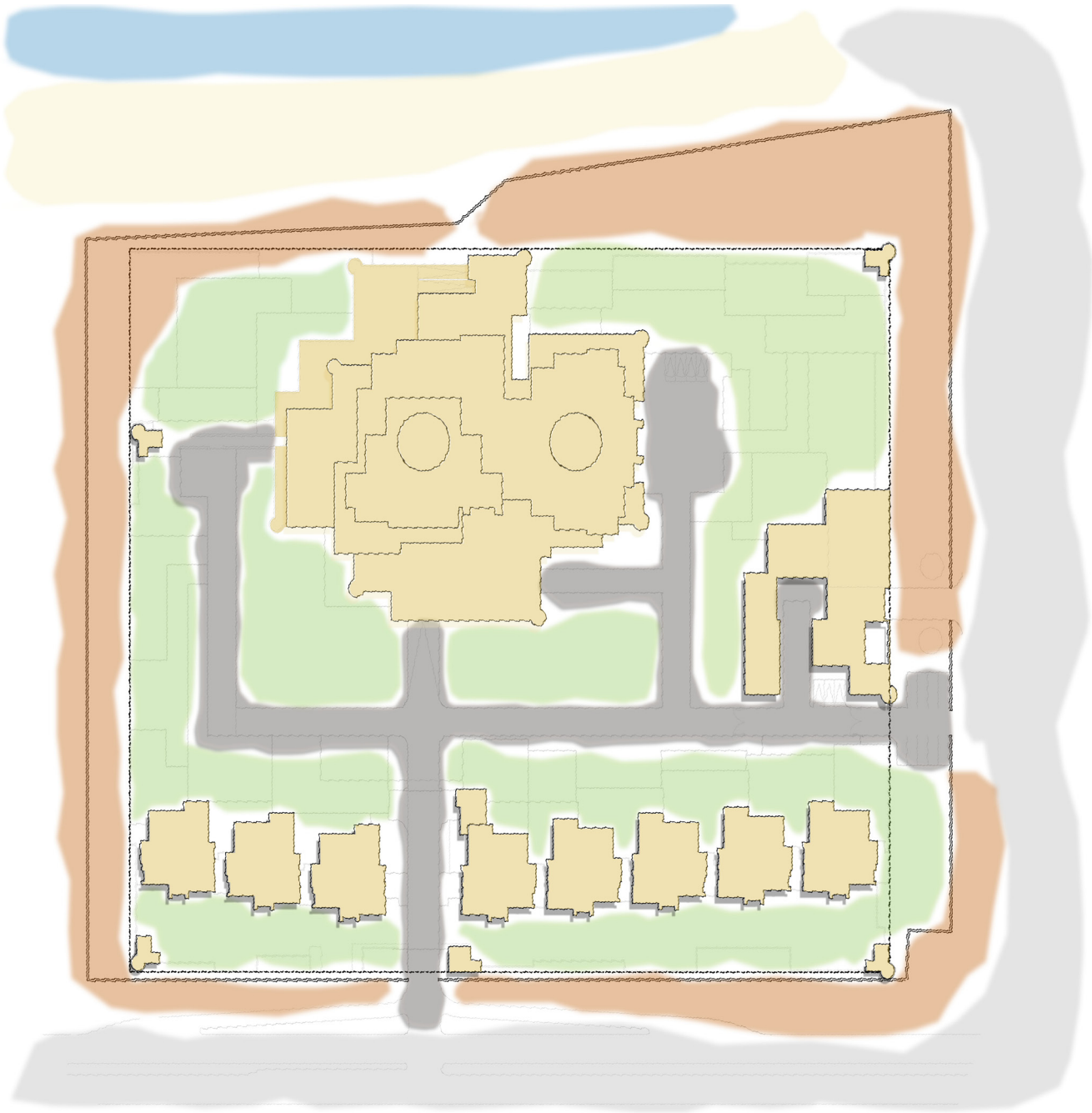
This beach palace is designed to reflect the rich heritage and culture the Sultanate holds , and to achieve all that their elements have to offer , from the majestic fort towers on the exterior , to the falaj in the landscape , to the screens in the interiors , all harmoniously combined in the contemporary style, at the same time retaining the feel of the past.



MASTER PLAN



MASTER PLAN CONCEPTS



- SEA
- SHORE STRETCH
- VILLA COMPLEX
- EXTERIOR LANDSCAPE
- INTERIOR LANDSCAPE
- INTERIOR ROAD NETWORKING
- EXTERIOR ROAD NETWORKING



MASTER PLAN

- 1 MAIN VILLA
- 2 GUEST VILLAS
- 3 MAIN VILLA GUARD HOUSE
- 4 GUEST VILLA GUARD HOUSE
- 5 STAFF QUARTERS
- 6 CORNER WATCH TOWER
- 7 STAFF UTILITY
- 8 GATE
- 9 MAIN ENTRANCE
- 10 FAMILY ENTRANCE
- 11 OUT DOOR MAJILIS & DINING
- 12 MAIN ENTRANCE UP RAMP
- 13 RAMP DOWN TO OASIS GARDEN
- 14 BEACH SIDE ENTRANCE
- 15 FAMILY ENTRANCE CARPOURCH
- 16 GUEST ENTRY CAR PARKING
- 17 GUEST CAR PARKING
- 18 VISITORS CAR PARKING
- 19 OUT DOOR BEDOUIN STYLECAMP
- 20 PAVILION





ARCHITECTURE



THE OMANI FORT

Oman is famous for its forts. The bountiful stock of architectural language found in Omani fort designs has been taken and reinterpreted to form a contemporary palace that pays homage to this precious built heritage.

These forts and castles, with its towers and city walls, they have historically been used as defensive bastions or look-out points. Forts were often the seats of administrative and judicial authority. There are over 500 forts, castles and towers in Oman which has a coastline of 1,700 kms, so they were needed to protect it from potential invaders.



THE CRENELLATED PARAPET

Perhaps the most recognisable element of the fort.

Most forts or castles, comprises a parapet (i.e. a defensive low wall between chest-height and head-height), in which rectangular gaps or indentations occur at intervals to allow for the discharge of arrows or other missiles from within the defences. These gaps are termed “crenels” (also known as carnels, embrasures, or wheelers), and a previously unbroken parapet is termed crenellation.

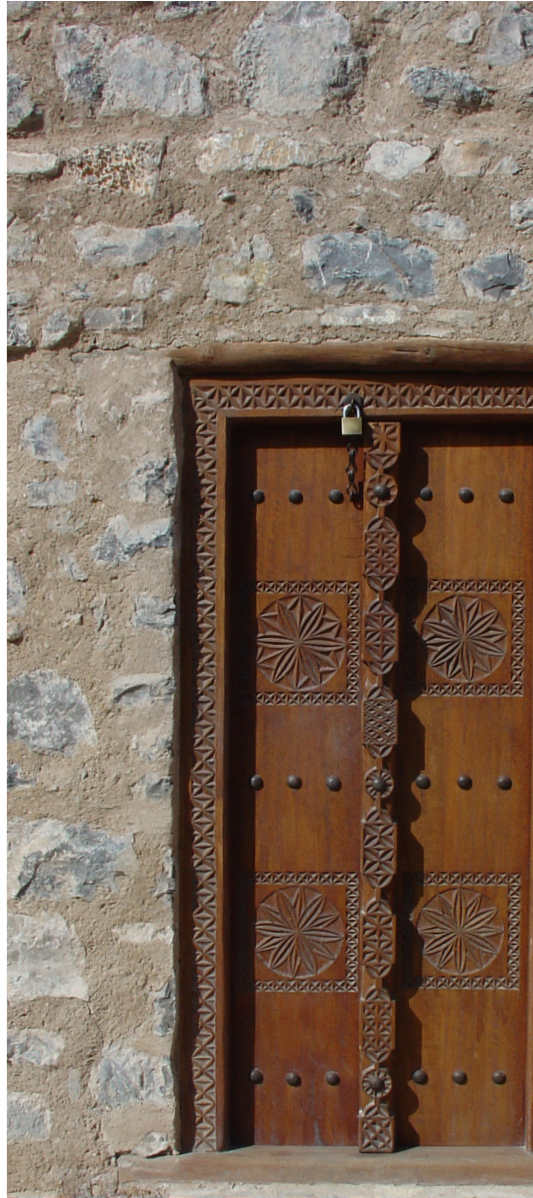
Originally used for defensive purposes, it carries no particular function today beyond aesthetics, making it ripe for re-interpretation.

THE DEFENSIVE OPENING

Facades of forts are characterised by random punctuations of small openings, emphasising the mass, permanence and materiality of the building. We will use this aesthetic in a contemporary way.



ARCHITECTURAL CONCEPTS AND INSPIRATIONS



THE TERRACE

The architecture will feature abundant cascading terraces by virtue of having a stepped building profile, inviting close contact with the outside areas of the estate.

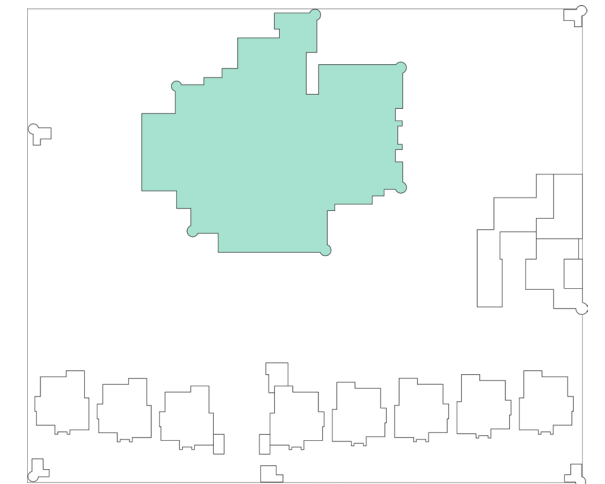
We further propose, that the master suite terraces are very gently sloped to eliminate the parapet and give an immediacy with the ocean.

DESIGNING WITH LOCAL MATERIALS AND CRAFTSMANSHIP

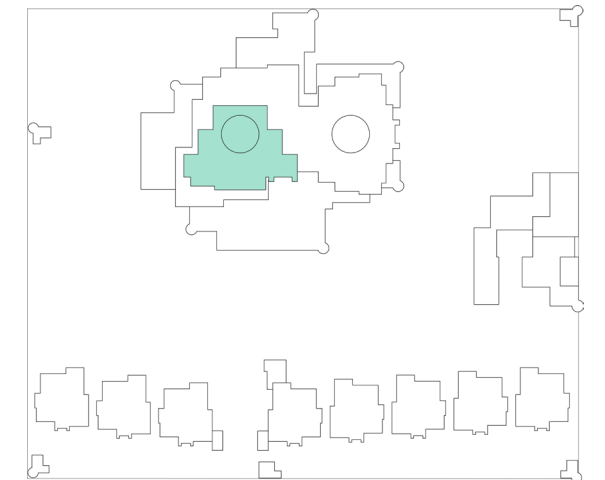
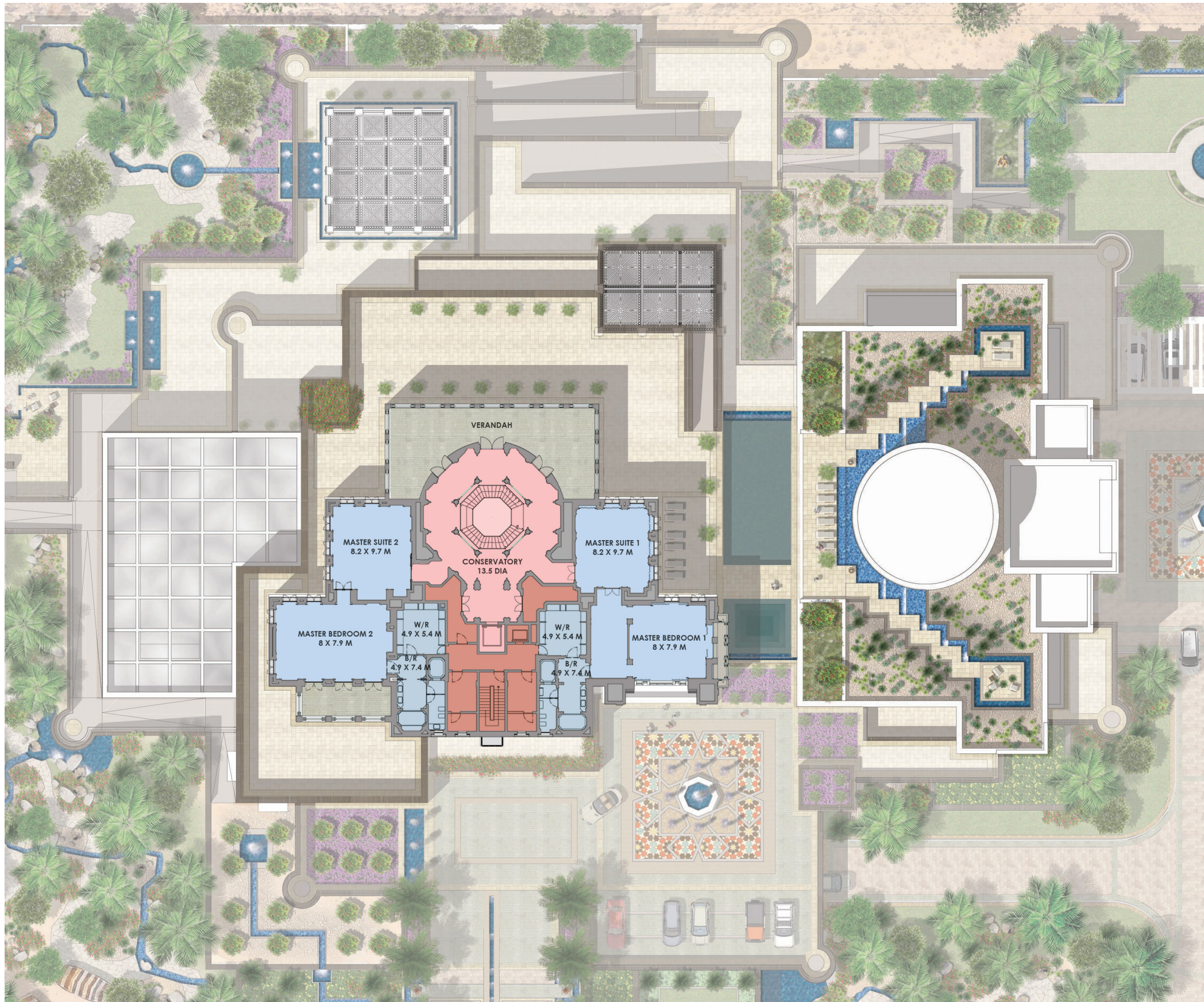
It is our intention that the palace is infused with an Omani aesthetic by using materials and craftsmanship local to Oman where possible. Oman has a strong tradition in making dry stone walls from the abundant supply provided from the mountains and we have used this type of aesthetic around the base of the building and throughout the landscape.

Higher up the Palace we contrast smooth Omani Limestone (as used on the Royal Opera House, Muscat) against occasional touches of split face Omani limestone, as an abstraction of how the smooth rendered faces of forts often contrast against their hilly stone bases.

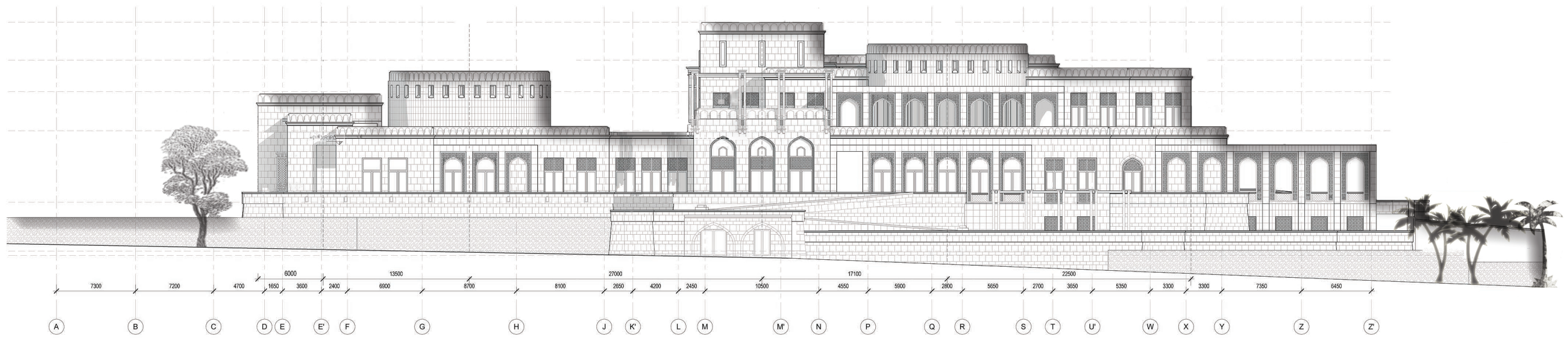
Traditions in wood craft, such as in door construction and mashribiya construction will be used throughout the Palace.



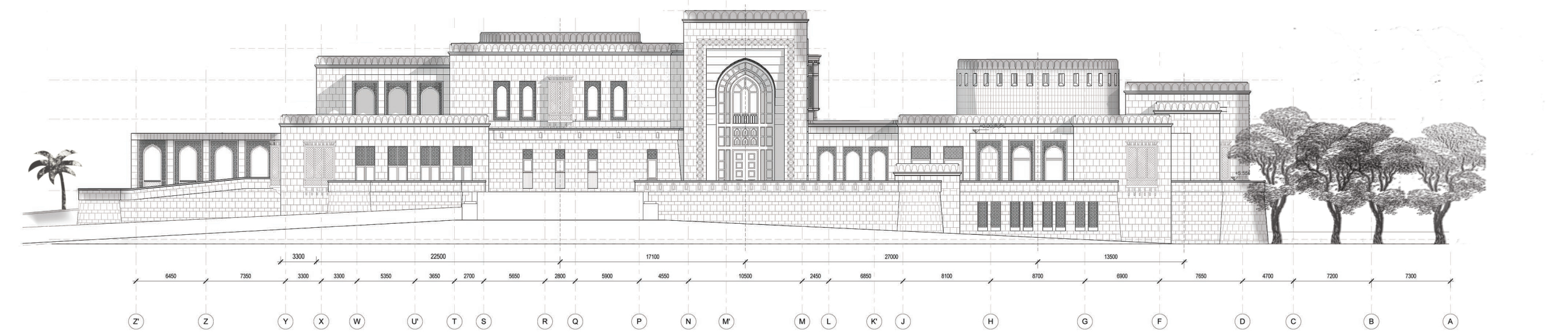
MAIN VILLA GROUND FLOOR PLAN



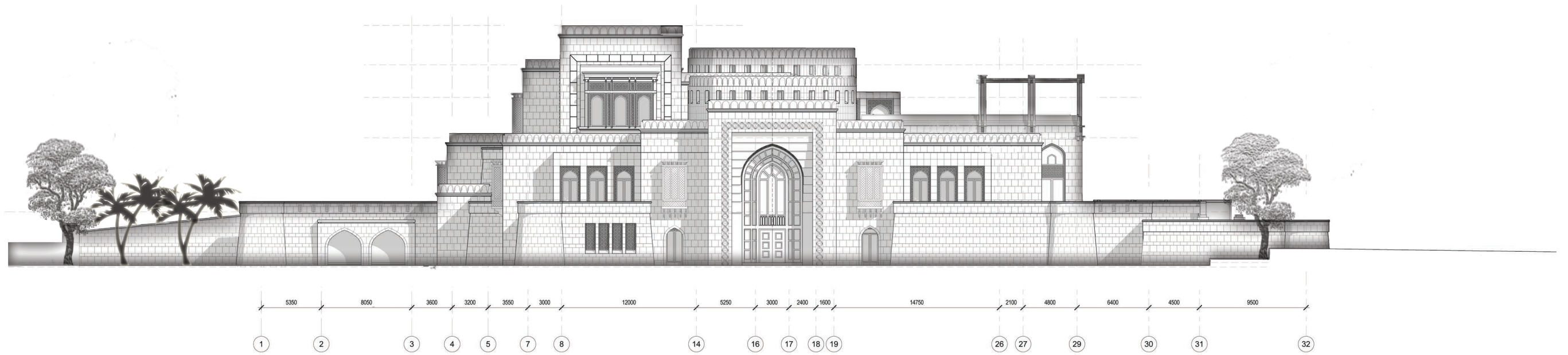
MAIN VILLA SECOND FLOOR PLAN



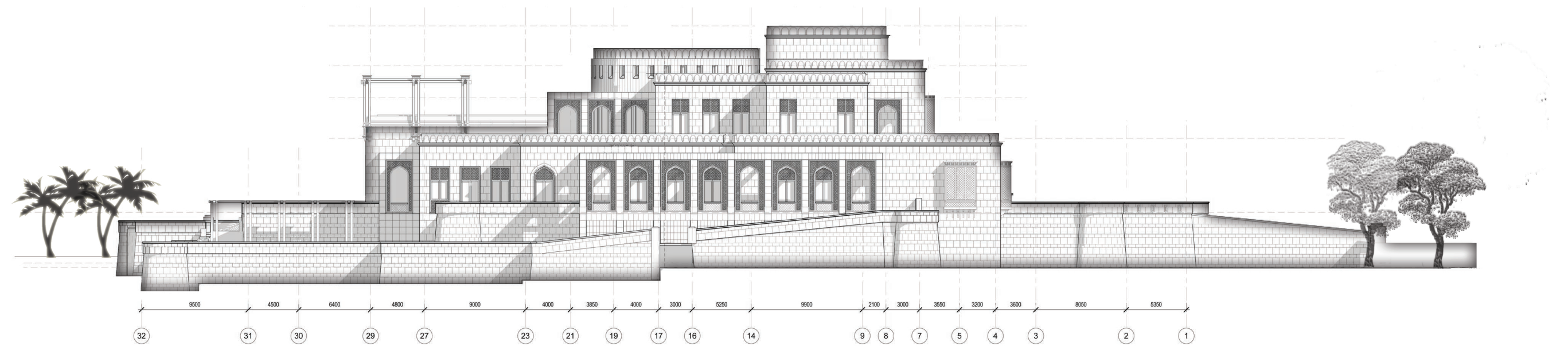
NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SECTION - MAIN VILLA



SECTION - MAIN VILLA





NORTH-EAST PERSPECTIVE



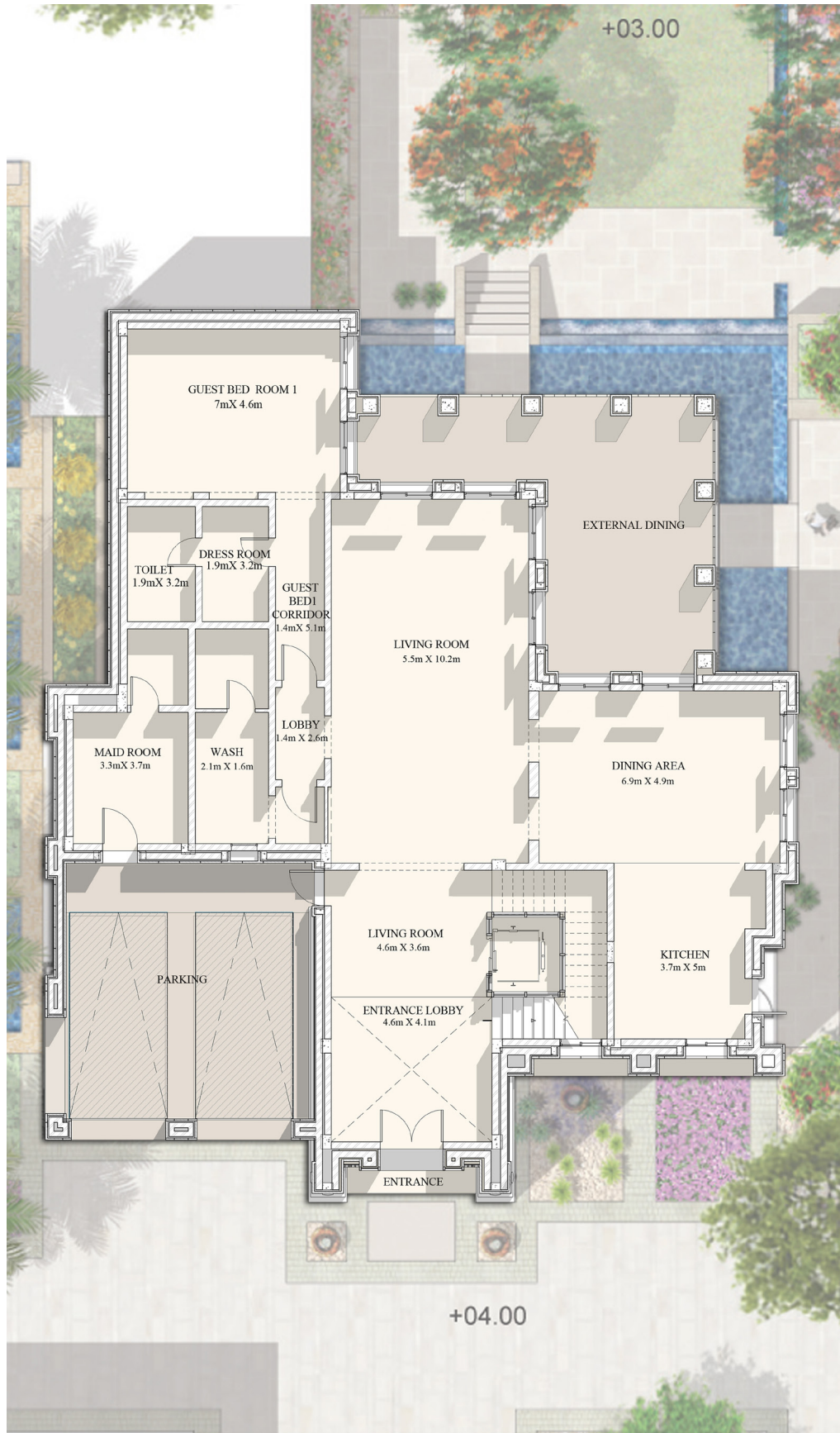
NORTH-WEST PERSPECTIVE



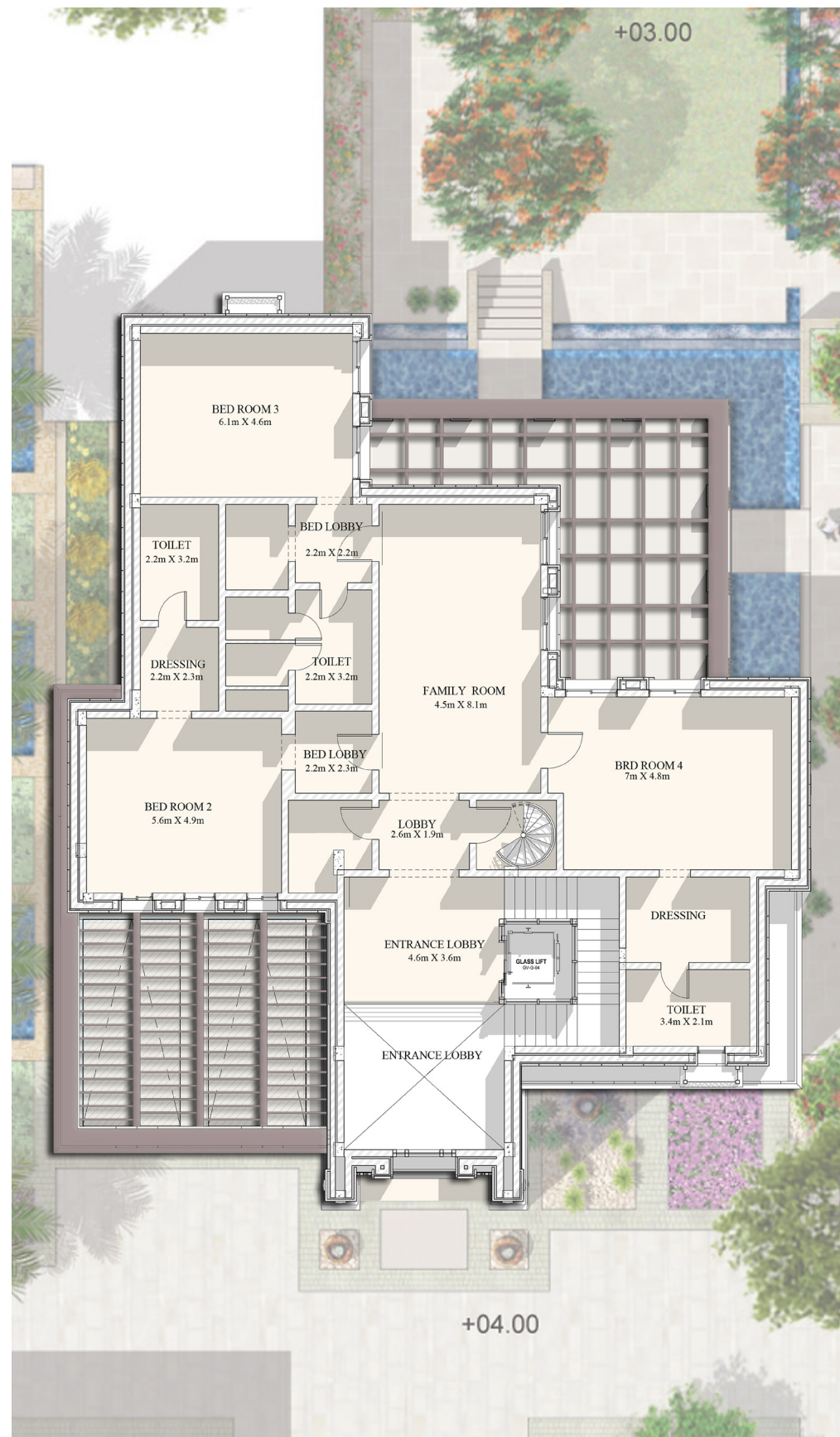
SOUTH-EAST PERSPECTIVE



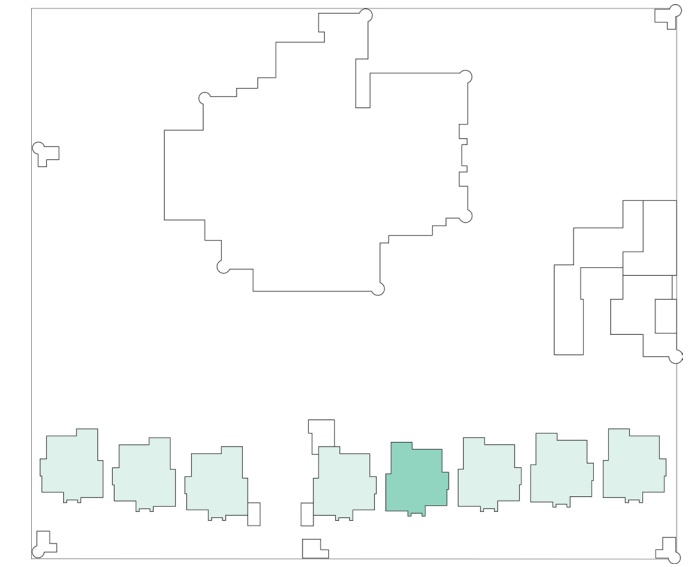
GUEST VILLA PERSPECTIVE



GUEST VILLA GROUND FLOOR PLAN



GUEST VILLA FIRST FLOOR PLAN



GUEST VILLAS



INTERIORS





The colour scheme of variants of blue and neutral scheme is inspired by Omani tradition and beautiful hues of its nature , giving a calm , inviting , and fresh feeling to these spaces.



MAJLIS



DINING HALL



ENTRANCE HALL

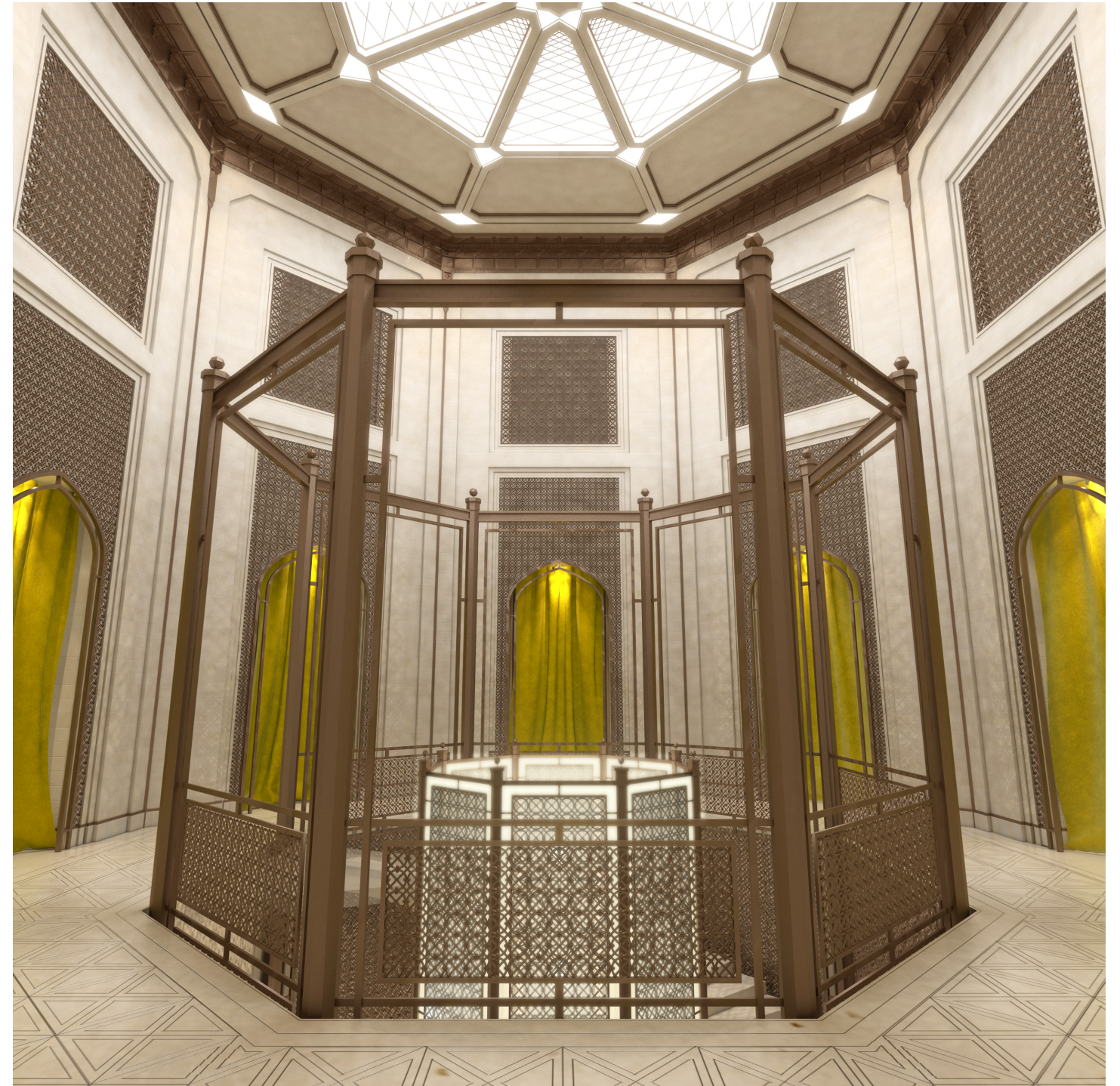


MAIN STAIR

GRAND STAIR - GROUND FLOOR



GRAND STAIR - FIRST FLOOR



The geometry of the space is based on the octagon used in Omani Achitecture for the towers known as the Mathmuna.

MASTER SUITE







THE LANDSCAPE

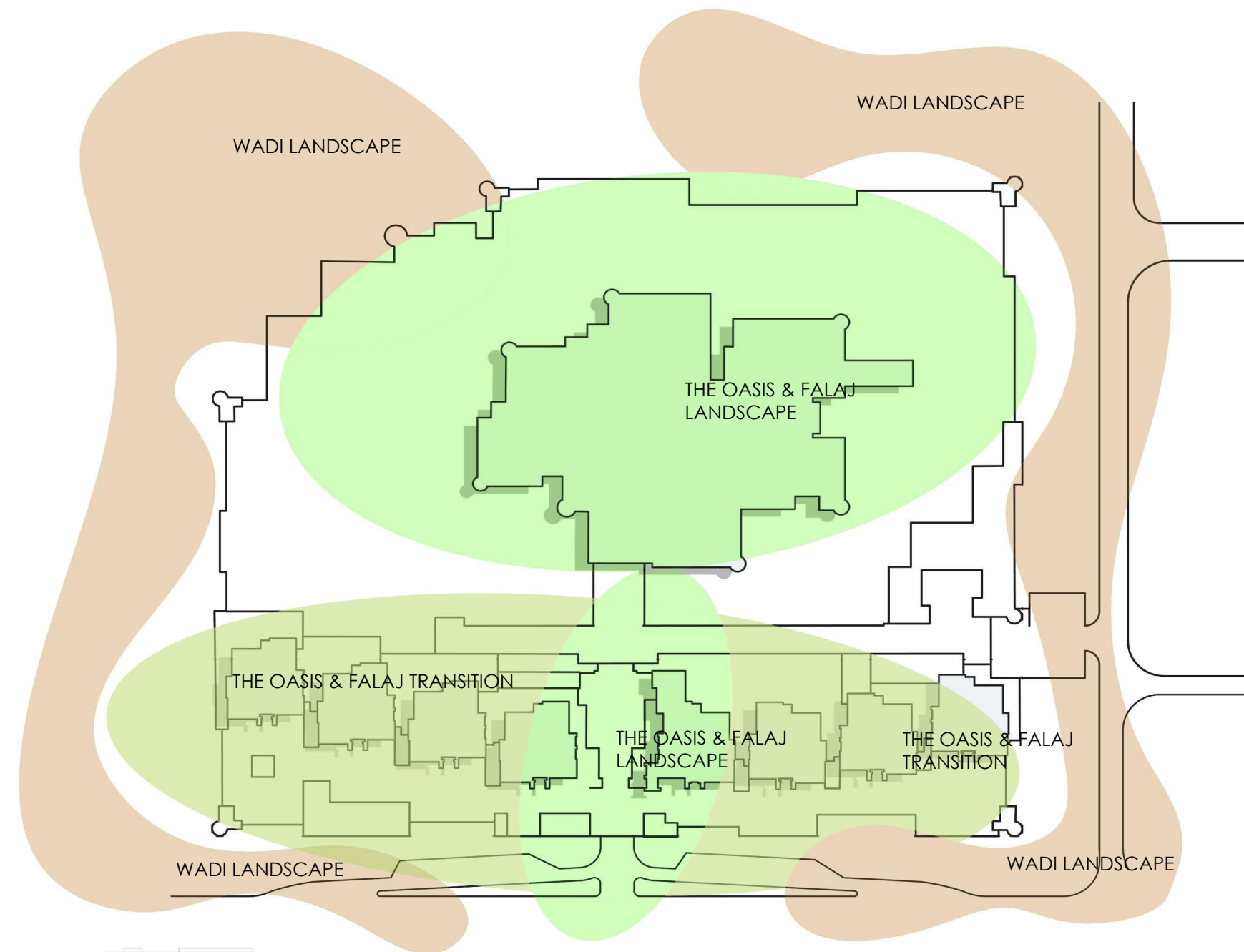


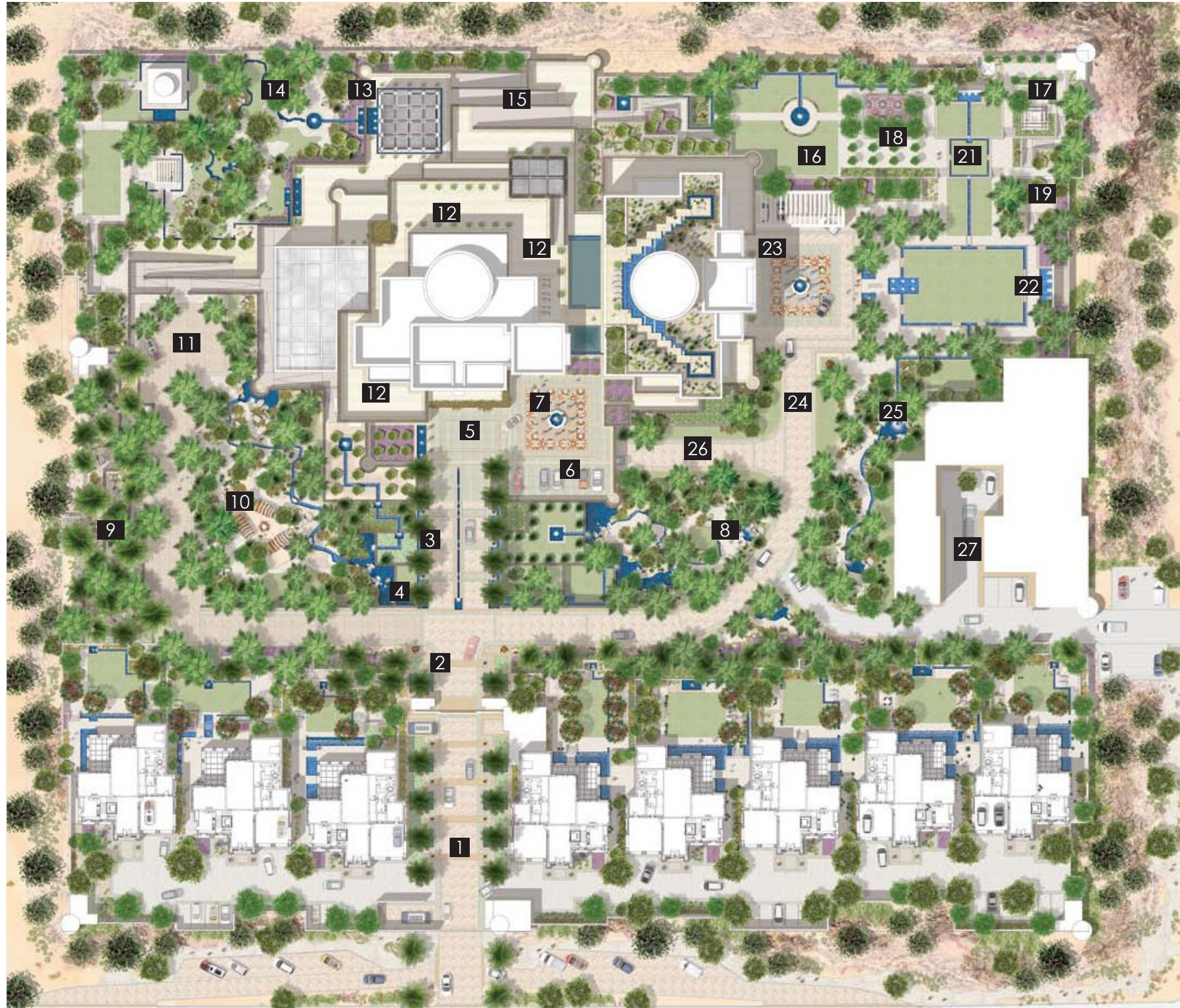
The design of the landscape for The Palace is based on two broad landscape character types which are naturally occurring within the Sultanate of Oman and the wider Middle East.

Natural design characters for the development:

- The Wadi Landscape;
Which flows around the Palace and provides the external context;
- The Oasis & Falaj;
Forms the core of the Palace grounds;

Using a concept which is based on a natural system ensures the design is contextually, culturally and climatically appropriate for its location and creates a context for the property which is legible and contributes to the wider landscape.





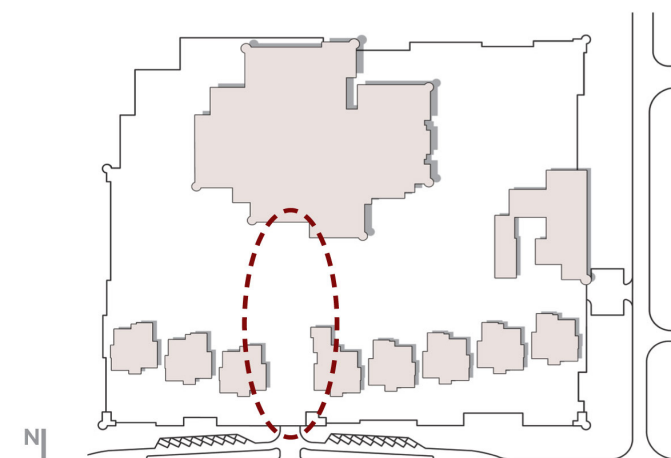
LEGEND:

1. Granite sett surfaced entry drive
2. Formal water features set within avenue palm planting
3. Falaj water feature edge to guest entry drive
4. Palm and shrub planting terraces along the guest entry drive and approach
5. Guest entry plaza with granite sett surface
6. VIP guest parking on Palace entry plaza
7. Formal guest entry plaza with central water fountain, dry deck water feature and feature paved 'carpet' to create sense of arrival
8. Informal oasis gardens with a variety of plant types with informal rock lined falaj and pools set within a canopy of trees and palms
9. Date palm grove with named varieties such as Medjool
10. Tented 'Bedouin' camp with fire pit set within the oasis gardens
11. Desert entertainment space allows for emergency vehicle access and an area for hosting desert theme events
12. Palace terraces with stone paving, feature pots and topiary
13. Water source pool and falaj to outdoor Majilis, overflow cascading into the botanical garden
14. Botanical Garden with Omani species, local sculpture and artwork set within a 'natural' landscape
15. Ramp from upper terraces to mid terraces and the beach access
16. Formal water sculpture
17. Formal Gazebo with recessed seating and fire pit and views over the formal gardens
18. Fruit grove garden
19. Ramp access from upper terrace levels to the lower gardens
20. Lawn and falaj cascade terraces from upper level to the main entertainment and event lawn
21. Entertainment and event lawn, edged by a falaj
22. Feature water wall as focal point from the family entry plaza
23. Family Entry Plaza with central water fountain and dry deck water features set within an 'islamic carpet' of feature stone sett paving
24. Family entry drive surfaced with stone setts
25. Formal falaj from the formal terraced gardens feeds into the informal oasis, falaj and pools
26. Entry to basement parking, lined with topiary trees and formal hedges
27. Service block with paved courtyard and palms



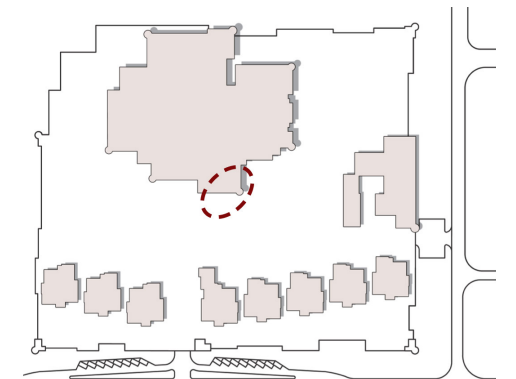
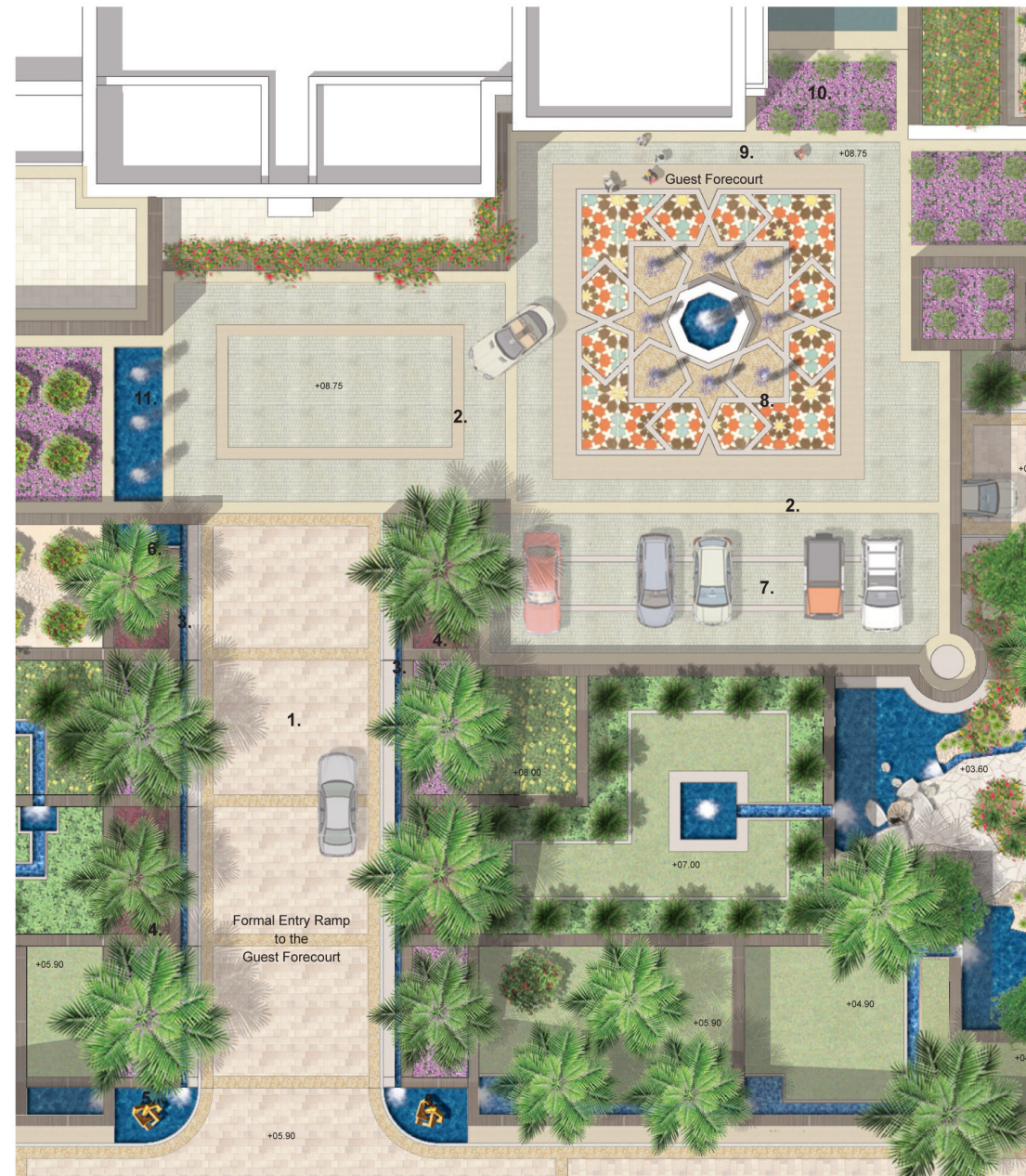
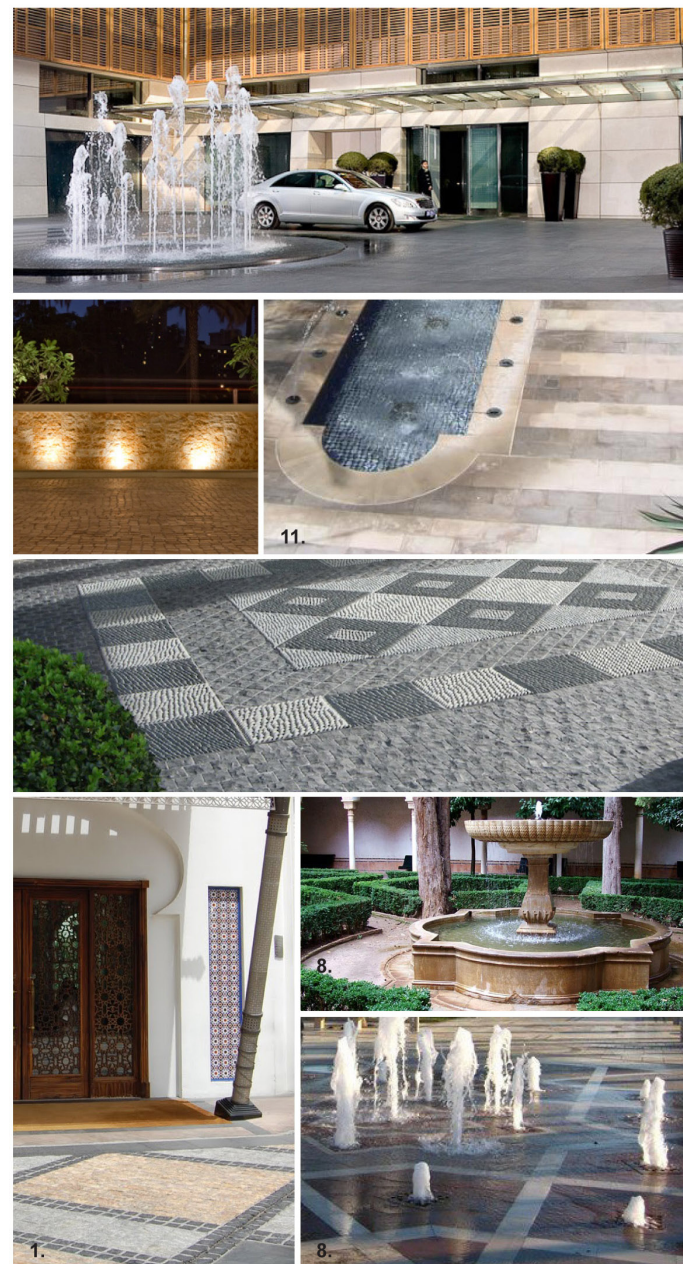
GARDEN TYPOLOGIES

The master plan highlights the broad landscape design character areas of the Palace Gardens, which fall within the 'Wadi' and the 'Oasis & Falaj Landscape' typology.



FORMAL ENTRANCE APPROACH

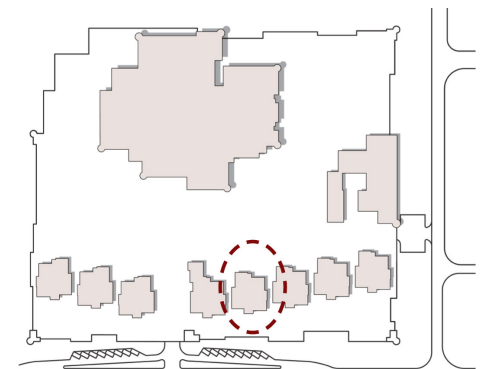
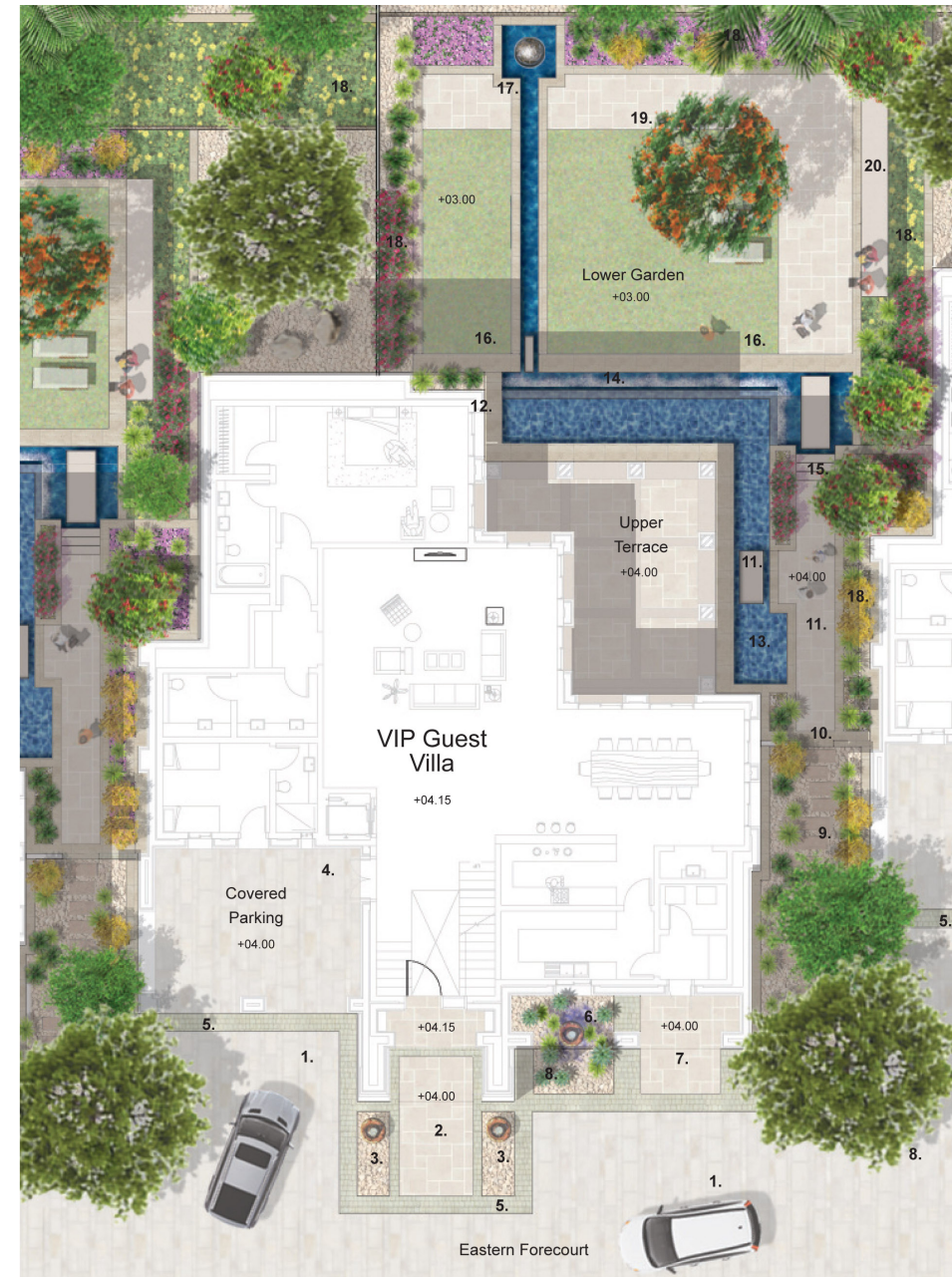
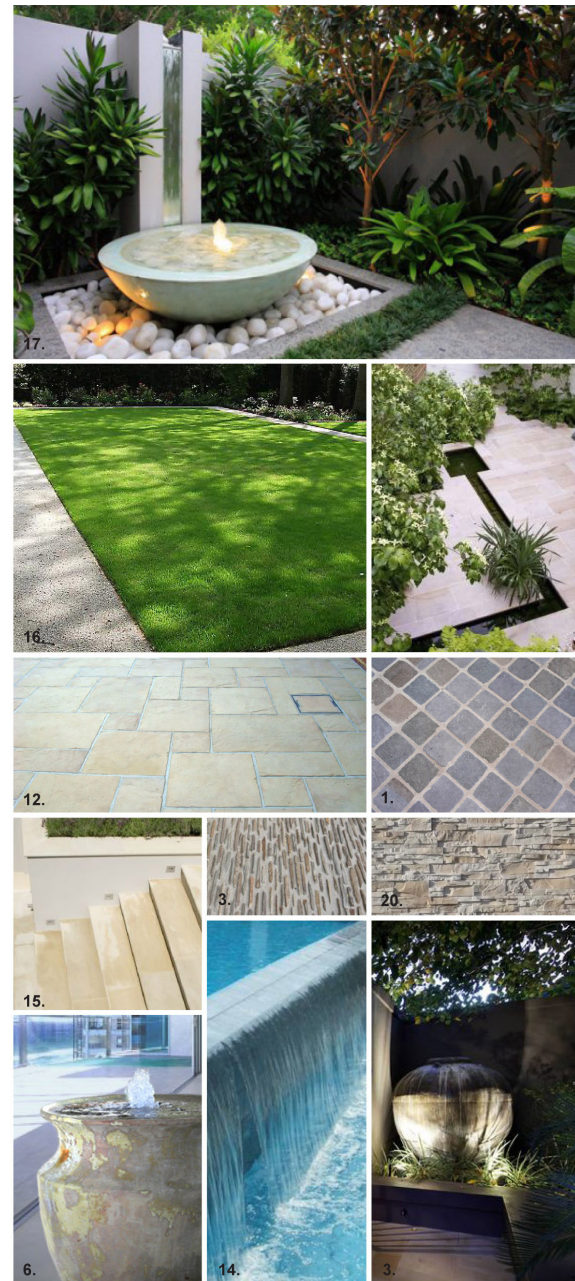
The formal drive provides both a visual and physical connection between the public highway of 18th November Street and the palace forecourt and transits the Wadi landscape surrounding the Palace and the Oasis Gardens within.



GUEST DRIVE & PORTE COCHERE

The formal drive provides the connection between the Wadi landscape surrounding the Palace and within the VIP Villas into the Oasis of the Palace gardens.

The formal entry ramp is the transition point between the wadi and the oasis, as such contains elements from both concepts.



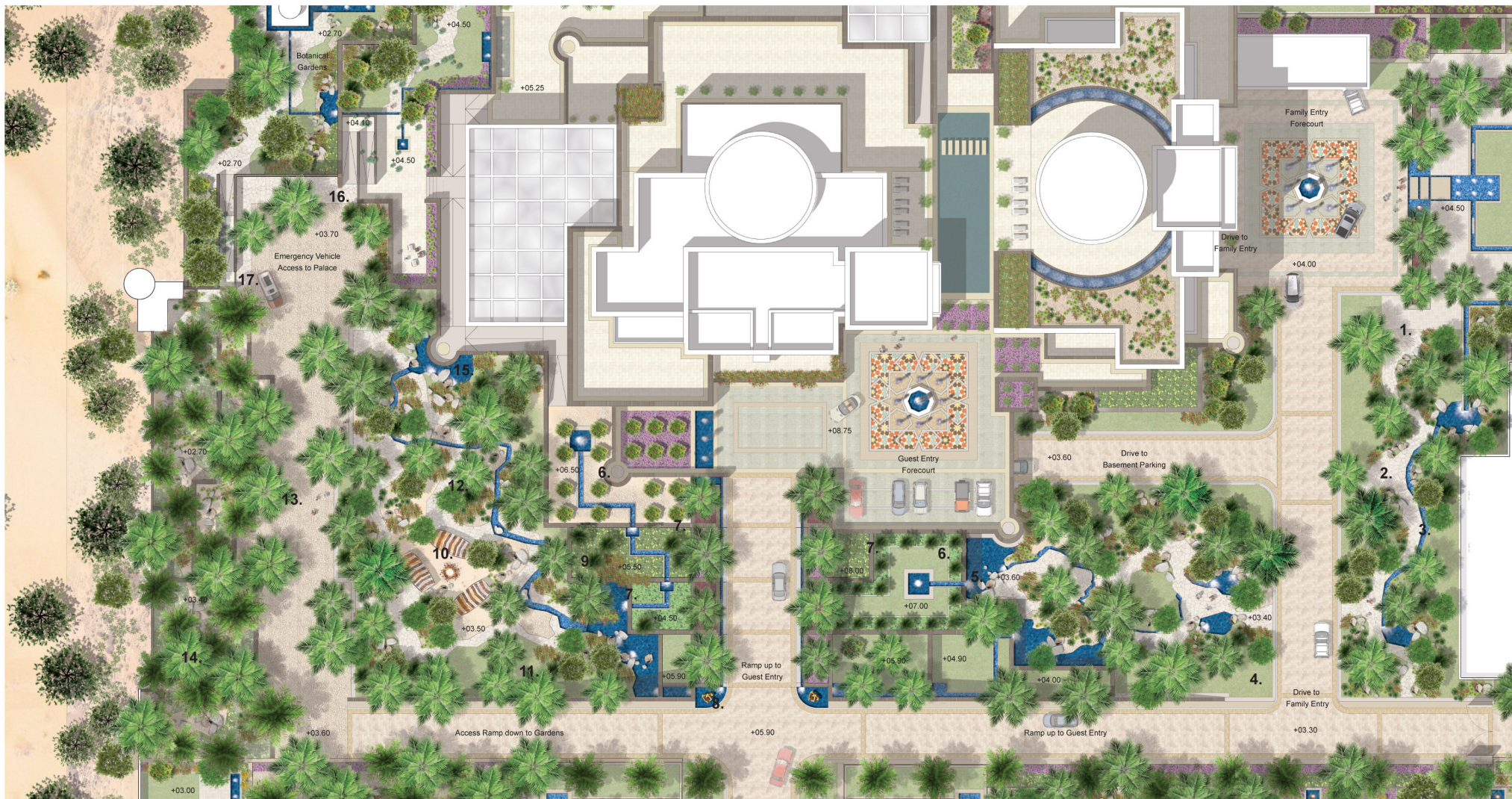
ANNOTATED VIP GUEST VILLA

Typical VIP villa garden, with an arid style treatment to the front where the surrounding wadi landscape permeates into the semi-public areas and a oasis / falaj transition treatment in the private rear garden.



INFORMAL OASIS GARDENS

Designed to replicate the agricultural oasis terraces found within the mountain landscapes of Oman, the oasis gardens have a formalised terrace structure which is connected to layout and rectilinear forms of the Palace.





ROOFTOP GARDEN

The roof garden over the family entry is a private space to be used by the family.

Conceived as an infinity edge parapet, the skyline has no visible edge so that the parapet line blurs with the wider landscape.



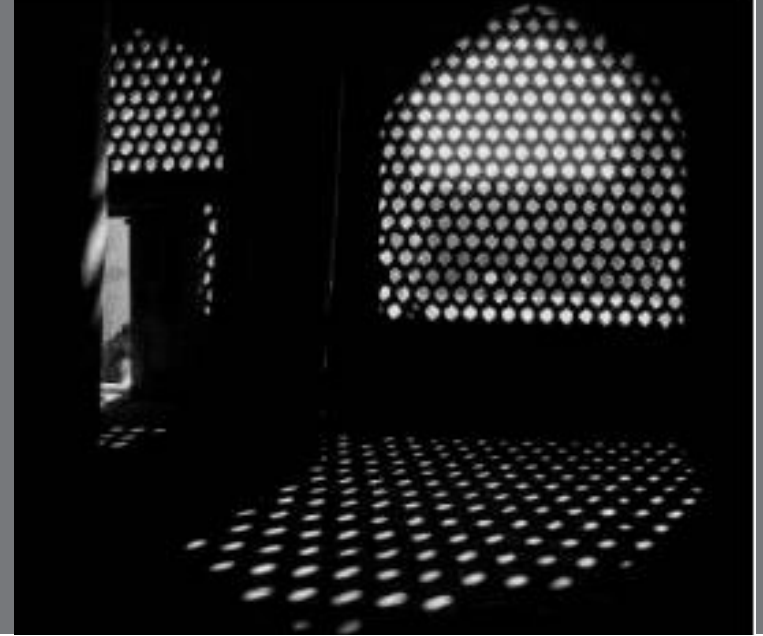
BOTANICAL GARDENS

The Botanical Gardens lie to the north west of the Palace and are arranged over two terraces. Falaj waterspouts and cascades move water between the upper and lower levels.





LIGHTING FACADES





To utilise the various levels and staggered facades of the main villa the lighting concept has been divided into four key elements;

grounding of the building, capping of the building, highlighting key material elements and feature lighting to the large drums.

Using washes of light to the base walling creates a grounding effect to the building as a whole whilst also adding circulation illumination to walkways and terraces.

Integration of lighting behind the upper crenellation of the building not only caps each element but also creates unification throughout.

Key features such as mashribiya screens, archways and portals are highlighted using integrated sources to either backlit or uplight the materiality

The two large drum elements use projection lighting effects to its surface - a reflection of the sea is projected giving a soft movement over the drums façade.

Light projection to drum – reflections of the sea to create moving wave pattern.



MAIN VILLA NORTH ELEVATION

Ground recessed uplights to archway reveals to walkway.

Inground uplights mounted between windows/archways to add verticality to the façade and frame openings.

Utilising internal glow for decorative window panels.

Uplights incorporated within the pergola structure to highlight the structures column elements.



MAIN VILLA SOUTH ELEVATION

Integrated lighting behind the crenellation to silhouette and cap the façade.

Taking advantage of the internal glow to backlight the mashribiya archways enhanced with linear sources to perimeter edges.

Inground point source uplights to wash perimeter wall surfaces with light and ground the building.

MAIN VILLA EAST ELEVATION

Light projection to drum – reflections of the sea to create moving wave pattern.



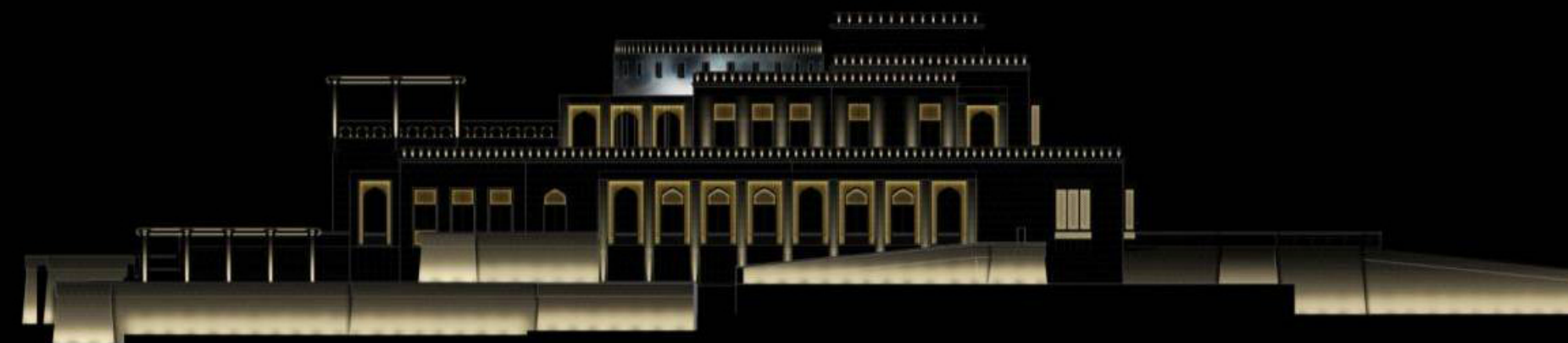
Ground recessed uplights to archway reveals to walkway.

Inground uplights mounted between windows/archways to add verticality to the façade and frame openings.

Utilising internal glow for decorative window panels.

Uplights incorporated within the pergola structure to highlight the structures column elements.

MAIN VILLA WEST ELEVATION



Integrated lighting behind the crenellation to silhouette and cap the façade.

Taking advantage of the internal glow to backlight the mashrabiya archways enhanced with linear sources to perimeter edges.

Inground point source uplights to wash perimeter wall surfaces with light and ground the building.



END