



KENSINGTON
PREMIUM PLOTS

**DESIGN
GUIDELINES**



YOUR HOME
YOUR EXPRESSION





D2
DAMAC HILLS 2



D2
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DESIGN GUIDELINES





DAMAC Hills 2 presents a vast collection of luxury homes that bring the green dream to life, and each cluster offers unique characteristics, with two- to seven-bedroom offerings across villas, townhouses and apartments.

Elegantly designed homes and spectacular outdoor escapes take opulent living to a new level, whilst an exclusive selection of land plots allows the freedom to design your own home, finished to reflect your unique taste. These guidelines are designed to develop and control a specific architectural character for the project, in line with the general master plan theme and style.

To achieve this, all proposed designs must comply with the Design Guidelines as well as any authority planning regulations that may be introduced to control the quality and essence of the development on any plot. The guidelines include references to forms, materials, finishes and colours. They should not be seen as a restrictive measure, but as an instrument to maintain the design flavour, whilst allowing a wide range of flexibility for individual expressions.

Deviations from the design guidelines are not encouraged, however, if property owners seek permission from the Master Developer to deviate from these guidelines, they must demonstrate that the changes will enhance the quality of the project by adding to the overall ambience and character.

The design guidelines are to be read in conjunction with, and should not supersede other statutory requirements, including the approved Master Plan, Planning Regulations, Green Building Codes, the Sales and Purchase Agreement and the laws of Dubai.

The Design Guidelines are broken into two parts:

1. General Guidelines
2. Residential Design Guidelines



General Guidelines

Planning regulations govern the density of development that is permitted on a site, as well as any required setbacks and/or building height limitations.

The guidelines include plot size, indicate the maximum GFA that is permitted, and setbacks to all boundaries are indicated, as are situations where it is acceptable to build to a boundary limit.

Residential Design Guidelines

These design guidelines are developed to ensure consistent development throughout the project. To achieve this objective, the guidelines describe a range of architectural issues, and indicate solutions that are considered appropriate for each.

Below mentioned are considerations such as:

- Building massing and organization of the plan
- Construction and finishing of external walls
- Treatments for wall openings.
- Design of windows and external doors



GENERAL GUIDELINES





1.1 Language

A well-constructed language guide is used throughout this document, where words and phrases shall be taken to have the following meanings:

- i. "SHALL" means "mandatory"
- ii. "SHOULD" and "MAY" mean "permissible"

1.2 Definitions

For the purpose of this document, the following words and phrases shall have the meanings ascribed to them.

Block– multiple plots contained within the boundaries of a set of major public roads, major water bodies, golf park, etc.

Buffer Zone – a strip of land established to protect one type of land use from another with which it is incompatible. Buffers are usually landscaped and may or may not have a wall or fence.

Floor Area Ratio (FAR) – the floor area ratio of a building or other structure on any plot is determined by dividing the gross floor area of such building by the area of the plot on which it is located. When more than one building or structure is located on a plot, the floor area ratio is determined by dividing the total floor area of all buildings or structures by the plot area.

The floor area ratio requirements, as set forth under each parcel, shall determine the maximum floor area allowed for a building or other structure in direct ratio to the plot area.



Gross Floor Area (GFA) – the sum of the gross floor areas of all the floors of a building measured from the exterior faces of the exterior walls or the centrelines of common walls joining two spaces.

Floor area excluded from GFA includes:

- Basement, if used only for parking, storage or mechanical services
- Elevator shafts
- Mechanical shafts
- Space for mechanical equipment within the building/on the roof

Total BUA (Built-up Area) - Built-up area or construction area for cost calculation determined by the slab area measured to the exterior surface of the exterior walls, excluding all shaft openings, and any type of slab void. Balconies, terraces, arcades, porches, garages, open courtyards, and building surrounds within the plot boundary such as roads, landscape, and hardscape surfaces to include but each identified separately.

Maximum Height – a horizontal plan above and parallel to the average finished grade of the entire parcel at the height shown in the district regulations. No part of any structure shall project through this plane except for chimneys, flues, gasholders, elevator enclosures, skylights, water towers, or similar roof structures needed to operate and maintain the building.

Landscaping – the improvement of a plot with decorative paving, planting and water features. Landscaping may include pedestrian walks, parking areas, flowerbeds, and ornamental objects such as fountains and statues, designed and arranged to produce an aesthetically pleasing effect.



Plot Area – the area of a horizontal plane bounded by the front, side and rear boundaries. The plot area is indicated on the Site Plan/ Affection Plan.

ROW – Public right of way or areas designated as public property for the location of roads or walkways.

Setback – Setback – the minimum horizontal distance between the property line of any development plot and any part of a building or structure as seen in Figure 1.1.

Gate level - the elevation with respect to Dubai or city-wide Datum at the plot boundary and at a point indicated at the centre of the vehicular access.

Fig 1.1 Indicative plot plan.



RESIDENTIAL DESIGN GUIDELINES



This section applies to the residential plots developed within the villa clusters Mulberry and Hawthorn, as shown in Figure 2.1. The guidelines are intended to assist in the development of modern architectural language demonstrated throughout the currently constructed villas in DAMAC Hills 2 in response to the design intent of the Master Plan.

Fig 2.1 Mulberry and Hawthorn Cluster.



MULBERRY CLUSTER



HAWTHORN CLUSTER

These guidelines are a tool to encourage high quality and a cohesive neighbourhood character. They serve as a reference to inform the property owners of some of the typical features of the architectural style. They will be used by the Master Developer as a basis for assessment of the proposals, on the merits of these residential guidelines.

The following section includes references to residential building forms, materials, finishes and colours. They are not intended to prescribe design solutions, serve as a 'pattern book', or restrict creativity. They are intended to allow a wide range of flexibility for individual expression, within the parameters of the overall design theme. The building design, specifications, structural elements and building services should comply with the Dubai Green Building Regulations.



2.1 General Design Guidance

- Plot dimensions and setbacks should match the affection plan/site plan issued by the Master Developer.
- The finished floor level of the ground floor shall not be raised higher than 1 metre above the gate level of the plot.
- The maximum height of the villa is two stories (ground + one).
- It is permitted for the landowners to buy more than one plot and build a single villa,
- taking into consideration the resulting plot size and proper setbacks.
- Open patios may extend into the side setback areas.
- The intended character of the building is to achieve an artistic composition of simple geometrical forms, and where possible, the expression of various uses of the volume of the building.
- All rooms should not be less than 10 square metres.
- Maximum floor-to-floor height of ground to first-floor level must not exceed 4.2 metres. No habitable room shall have a clear ceiling height of less than 2.7 metres. All bathrooms, main corridors, service rooms and storage room ceilings shall not be less than 2.4 metres.
- Natural ventilation is provided for all rooms, halls and kitchens.



2.2 Villa Form & Massing

Materials Given the local climatic conditions, a well-constructed and insulated structure shall be provided. Materials used for construction should meet all requirements of the Dubai Green Building Regulations.

Fig 2.2 Villa massing concept sketches.



The objective is to create:

1. Greater comfort in terms of reduced internal temperatures and humidity
2. Longer building life and reduced maintenance cost
3. Improved building performance by reducing energy and cooling costs
4. Potential for enhanced market value

Colours Recommended colours shall be warm and bright. A combination of different colour shades shall be used to emphasize the massing. Schemes using a single colour are also acceptable. Attention must also be paid to ensuring stylistic and consistent combinations when matching materials. The selection of elevation colours should conform and blend with the overall environment.

2.3 Entrances

Entrances should be emphasized either by projecting out or receding. Different finishes can be used to add focus to the entrance (i.e. stone cladding or projections around the entrance etc.). If more than one entrance is designed for the building, they shall be designed according to their importance.

The proportion of the entrance shall be carefully considered - an entrance is not simply an opening but requires architectural features that convey the overall character of the buildings as illustrated in Figure 2.3. Building entrances are the transition between outside and inside areas and must be easily identified.

Double-height entrances are also permitted. Entrance canopies and roofs shall be treated with the same theme of the building. The design should encourage easy identification of the building entrance, where the building entrance is on the side and the vehicular entrance is facing the front.

Fig 2.3 Examples of entrance treatments.



2.4 Garages

A garage may not be constructed as a separate building and must be designed as part of the main building of the villa. The car park roof may be solid or semi-solid and must be consistent with the overall architecture as seen in Figure 2.4. The car park must not project beyond the plot boundary.

Fig 2.4 Examples of acceptable car park garage treatments.



2.5 Walls and Openings

Walls

Horizontal and vertical elements shall be provided on exterior walls to provide architectural interest. This can be achieved through the creative use of windows, doors, parapets and even projections that cast shadows and provide visual relief to the buildings.

Doors

Composition of different heights and widths may be used, provided that the combination of individual elements appears homogeneous. The finishes shall be natural/painted timber/UPVC/powder-coated aluminium. In the latter case, the chosen colour must reflect the overall colour scheme of the building.

Windows

The arrangement of window openings should relate to individual proportions and grouping of windows, and the general proportions of the buildings. The size of the opening in the wall or a plane shall be determined by additional factors other than light, such as the materials and construction of the wall, requirements for visual privacy, ventilation and enclosure of the space, or the overall effect on the building's exterior form and appearance.

The use of frames around openings, incorporating strong colours, and small shading devices will complement the overall character of the building and its mass. The finishes shall be natural/painted timber/UPVC/powder-coated aluminium. All painted or coated surfaces must use colours that form a harmonious combination with the wall colour scheme.

2.6 Roof Details

Roof-top terraces may be used for building services. Proper care shall be taken to hide the services from the outside view. Features such as skylights and light wells are encouraged, but proper care is to be taken in their design and maintenance.

2.7 Pergolas and Balconies

Pergolas

Large terraces or transitional spaces covered with pergolas are encouraged. These create wonderful light and shadow on the vertical surfaces that provide pleasing visual relief as well as protection from direct sunlight as seen in Figure 2.5.

Fig 2.5 Pergola treatments.



Balconies

Balconies, big and small, functional or aesthetically placed, are encouraged. Figure 2.6 illustrates balconies and balustrades that shall be of glass railings, aluminium or stainless steel. Large balconies shall be either fully covered or semi-covered to protect the interiors from hot climatic conditions.

Fig 2.6 Balcony and railing treatments.



2.8 Architectural Elements

Fins / Louvers

The use of louvres or fins is encouraged. Location is as per design but must be cohesive with the proposed design as seen in Figure 2.7. The proportion of individual fins and groups shall be maintained throughout the project. Compositions of different but balanced proportions are recommended.

Fig 2.7 Fin and Louvre treatments.



Shading Elements

The use of shading elements is encouraged, considering the climatic conditions in this region. The scale and proportion of shading elements shall be related to the theme of the architecture as illustrated in Figure 2.8. It shall also depend on the orientation of the building, as East and West elevations require vertical and deep shading elements and South orientation requires horizontal shading elements. The elements used shall be complementary to the general style of the buildings.

Fig 2.8 Vertical and Horizontal shading elements.



2.9 Boundary Walls

Solid boundary walls will not be permitted in front of the vehicular and pedestrian entrances. Side and rear boundary walls shall be a minimum of 1.8 metres high and a maximum of 3 metres as stipulated by the local authority.

Generally, boundary walls and fences should form a cohesive part of the building form. Solid walls with the same finish and colour scheme as the main building shall be given preference. All boundary walls shall be finished on all faces.

Side and rear boundary walls shall be constructed within each landowner's property. It may also be constructed along the midpoint of the plot boundary, provided that landowners obtain an NOC from their neighbours to construct the boundary wall. In such instances, all conditions of the agreement shall be between landowners and their neighbours.

2.10 Residential Architectural Theme

Two house types have been developed by the master developer entitled V2-S1 and V2-S2 as illustrated below in Figure 2.9. The design reflects the modern architectural language and treatment demonstrated throughout DAMAC Hills 2. It has been designed in response to the plot size, plot setbacks and design intent of the Master Plan. Landowners can use these designs as a reference.

Fig 2.9 Front and Rear perspectives of V2-S1 and V2-S2 villa prototype.



FRONT ELEVATION



REAR ELEVATION

DAMAC