Building Types in Expansion Area Al Khoud

SINGLE, TWIN AND XXL

500
250
1,000

Building types located in the map of Al Khoud

Mouse type A: self-standing villa

Mouse type B: twin-villa

Mouse type D: commercial building

**SELF-STANDING VILLA**

Settlement patterns in the expansion areas are based on the unit of self-standing buildings or villas. These buildings are constructed on the typical 20m x 30m plots governed by setback rules. They are designed to house the center part of the plot. The space between villa and walls is sealed. The villas are two stories tall and have a flat accessible roof. The setback rules regulate 5m distance to the front and 3m to the sides. They are self-standing buildings or is available for rent.

**SINGLE, TWIN AND XXL**

The self-standing buildings present throughout Muscat Capital Area often considerably in size. Three categories can be distinguished:

One or two story single-family homes that cover the footprint is more or less square. The footprint is more or less square. The space in between villa and walls is sealed. The villas are two stories tall and have a flat accessible roof. The footprint is about half of the plot area. The villa typology of the villa is the least suitable for the local climate as there is no self-shading possibility and all concrete walls are exposed during the day to solar heat impact. The resulting energy loads for cooling and the respective carbon footprints are huge.

Two story semi-detached twin-villas with a total footprint of up to 300 m² covering 50% of the plot area. These buildings respect the setback rules. These buildings are designed to house the family of the landlord and to offer an additional income by renting the other apartments or an annexe building if the buildable space is not already rent.

‘XXL villas’ with up to three stories covering 600 m² plot area. A perimeter wall surrounds the plot by 155%. Moreover twin and XXL-villas are not incorporated into the urban design schemes and show the existing shared infra-structure such as water, sewage, electricity and parking systems.

**MIXED-USE COMMERCIAL BUILDINGS**

Mixed-use commercial buildings combine apartment houses with commercial rental space on the ground floor. These buildings admit the respective activity inside: small convenience store, bakery shop, coffee shop, etc. These buildings stand 10 m in height. The shopfronts are designed for lower stories and are related to the street furniture and the street environment. The building occupies the center part of the 600m² plot. A perimeter wall surrounds the plot by 155%. Moreover twin and XXL-villas are not incorporated into the urban design schemes and show the existing shared infra-structure such as water, sewage, electricity and parking systems.

**GROUND ADJUSTMENTS**

Typical self-standing buildings or is available for rent.

**TYPOLGIES**

RESEARCH INSTITUTIONS:

Settlement Patterns in the Middle East:

**Building Types**

**Patterns**

**in Al Khoud. Without scale.**