

CONCEPT REPORT

15 SEPTEMBER 2026

Project : Light industrial units(LIU)development (PHASE-01), SRTIP
Project location : Sharjah RTI Park, Sharjah, UAE



CONSULTANT:

RUKN AL QIYADA ENGINEERING CONSULTANTS



CLIENT :

SHARJAH RESEARCH TECHNOLOGY AND INNOVATION PARK (SRTIP)

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- 2. Design Methodology
- 3. Design options
 - 3.1 Form Evolution
 - 3.2 Floor Plans & Elevations
 - 3.3 Facade Concepts
 - 3.4 Material Palette
 - 3.5 Perspectives



SITE CONTEXT

SITE ANALYSIS



Mixed use development (Area)



Sharjah Research, Technology and Innovation Park (SPARK)



Mixed use development (Areej)



American University of Sharjah



DESIGN METHODOLOGY



DESIGN METHODOLOGY

01 BIOPHILIC CONCEPTS



SAND DUNES



WAVE FORMS

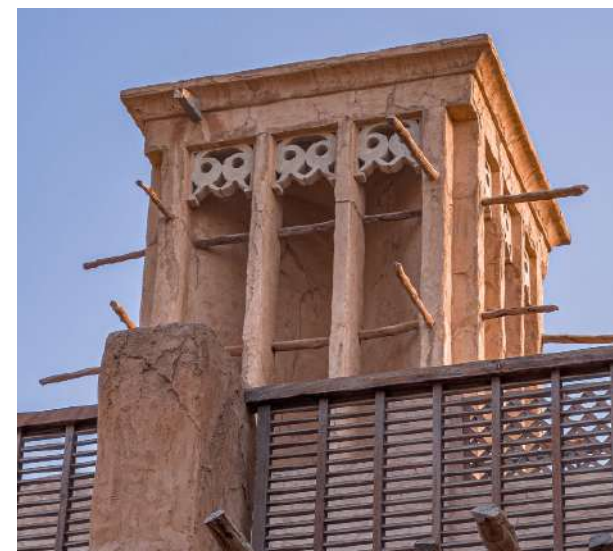


WOVEN REEDS

02 VERNACULAR DESIGN



RUSTIC FINISH



GEOMERICAL MASSING



MINIMALIST FACADES

03 CONTEXT MODERNITY



MODERN DESIGN THEMES



MODERN CONSTRUCTION IN NEIGHBOURHOOD



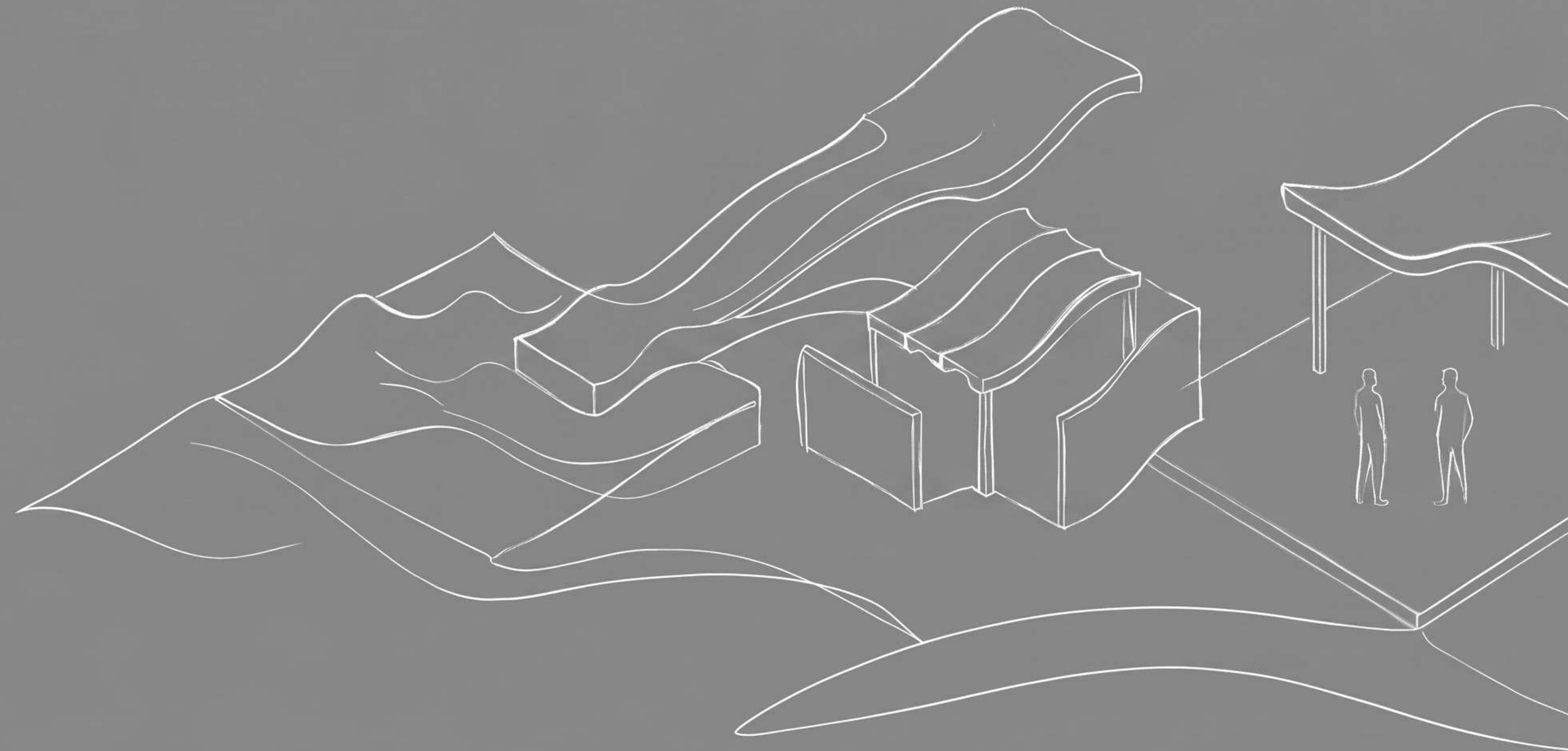
MODERN CONSTRUCTION PRACTICES -SRTIP

LIGHT INDUSTRIAL UNITS

Concept report OPTION-01



FORM EVOLUTION



PROJECT :

LIGHT INDUSTRIAL UNITS (LIU) DEVELOPMENT
(PHASE 01), SRTIP ; P0037-01



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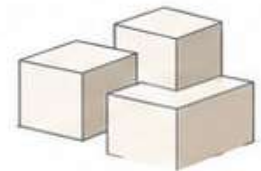
FORM EVOLUTION

Six design moves shaped by nature, vernacular identity and contemporary industry

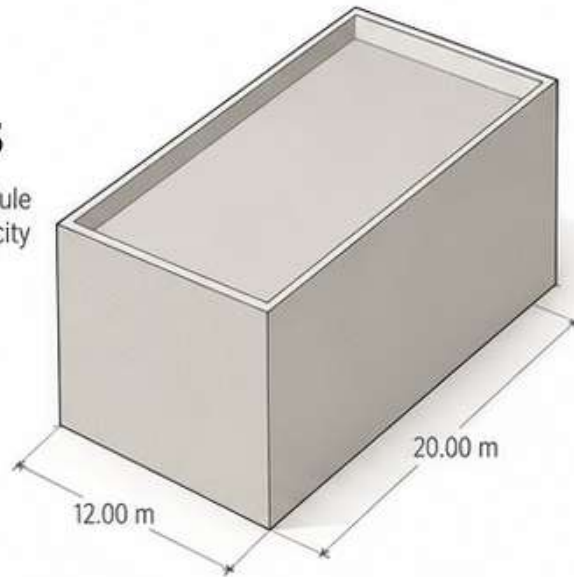
01

DEFINE THE MASS

A12 x20m rectangular module draws on vernacular simplicity and the industrial context.



VERNACULAR GEOMETRY



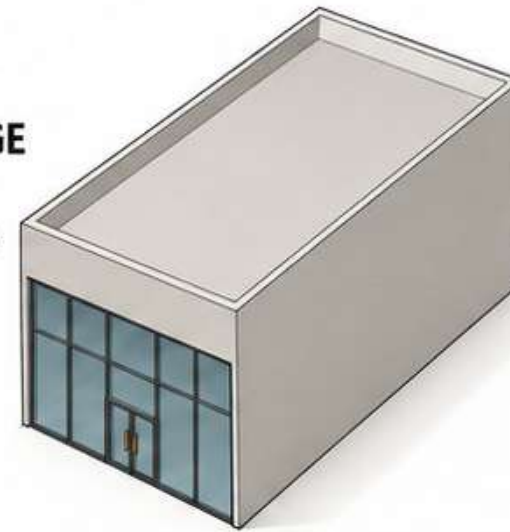
02

OPEN THE FRONTAGE

Glazing and a clear central entrance give the robust volume a contemporary public face.



MODERN INDUSTRIAL FACADES



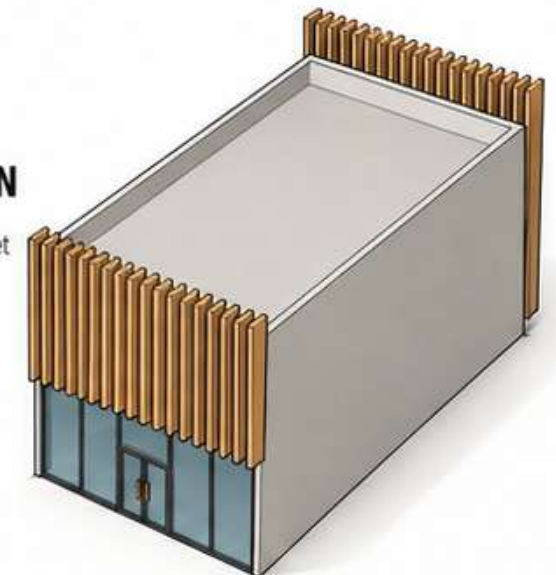
03

ADD A REED SCREEN

Repeated vertical fins reinterpret the texture and rhythm of woven reeds.



WOVEN REEDS



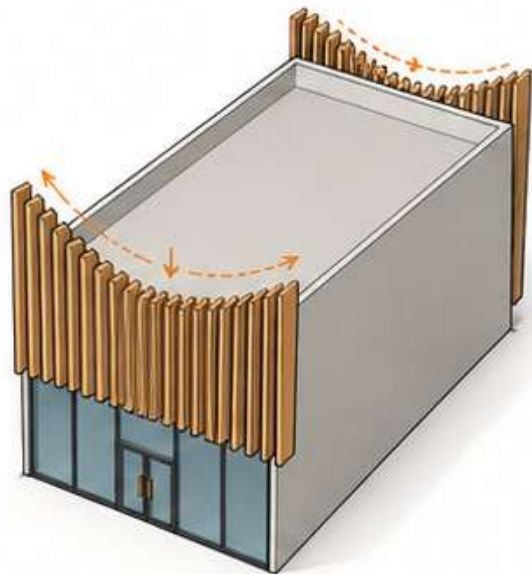
04

TRACE THE DUNES

Graduated fin heights form a dune-like profile while the main enclosure stays simple.



SAND DUNES



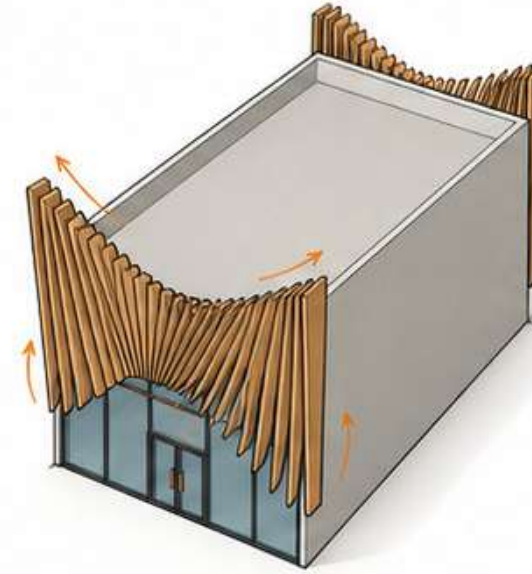
05

SHAPE THE WAVE

Progressive fin angles and a lifted lower edge create the flowing entrance screen.



WAVE FORMS



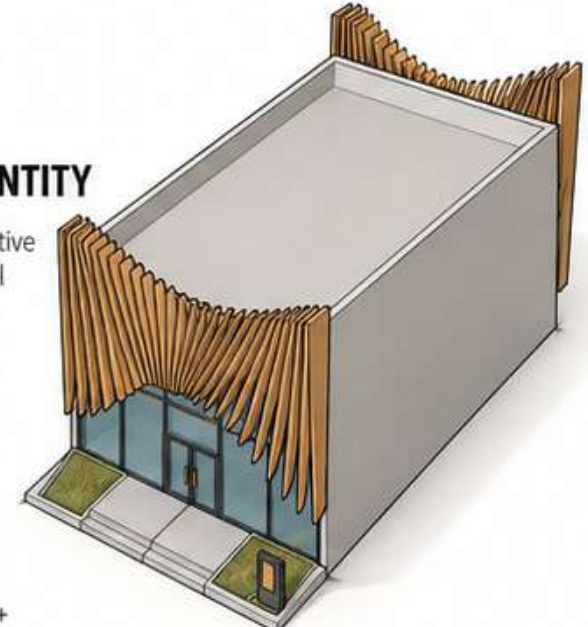
06

RESOLVE THE IDENTITY

Warm textured fins, reflective glazing and planted arrival pockets unite tradition and modernity.



MATERIAL + LANDSCAPE + FABRICATION



FLOOR PLANS & ELEVATIONS



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LIGHT INDUSTRIAL UNITS (LIU) DEVELOPMENT
(PHASE 01), SRTIP ; P0037-01



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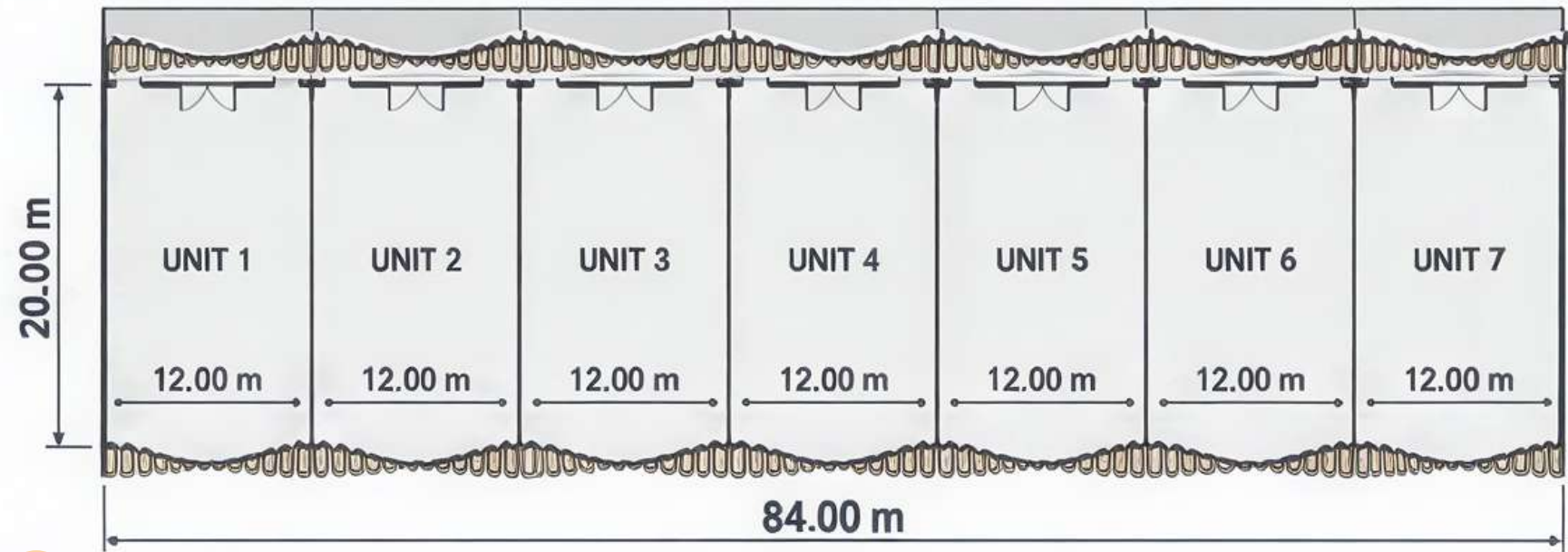
TYPICAL ELEVATIONS & FLOOR PLANS



01 FRONT ELEVATION



02 REAR ELEVATION



05 FLOOR PLANS



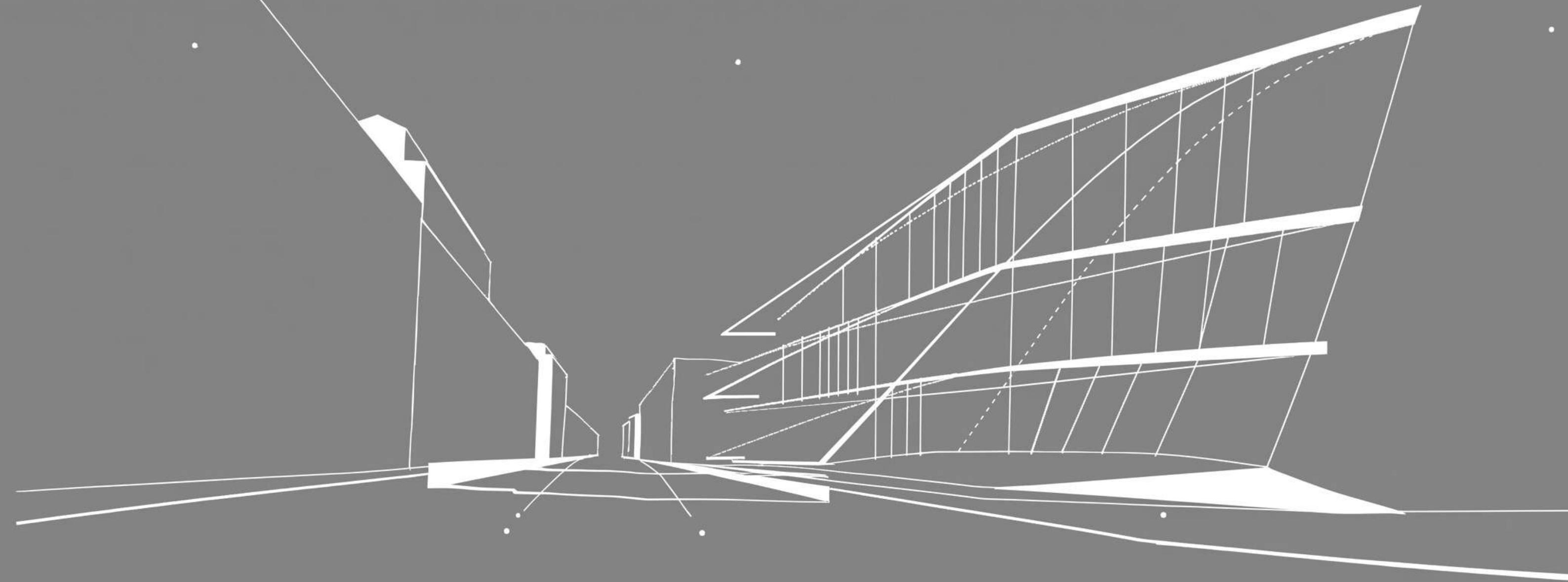
03 SIDE ELEVATION 01



LEFT (WEST) ELEVATION

04 SIDE ELEVATION 02

FACADE CONCEPT



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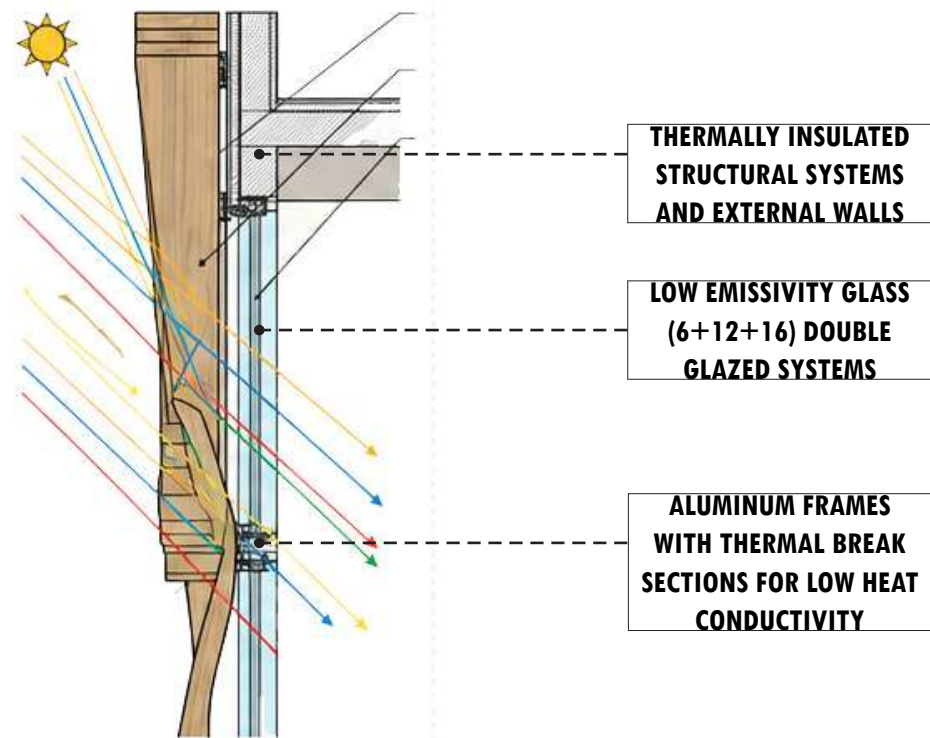


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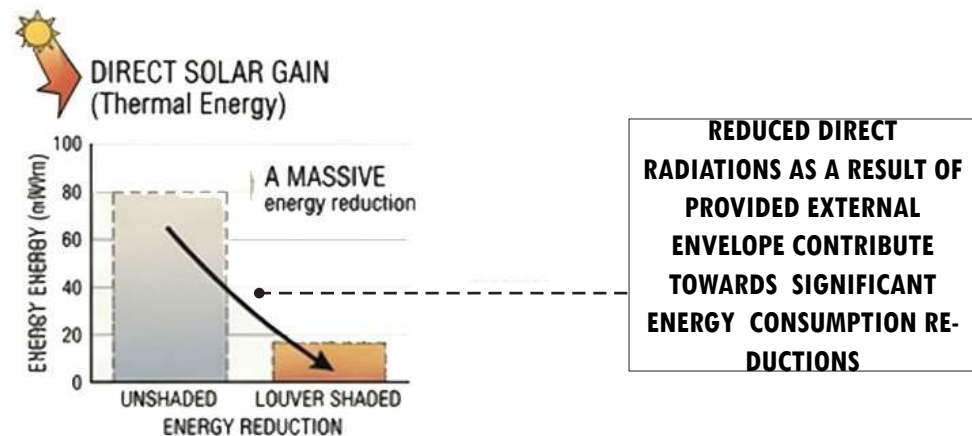
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ENGINEERING CONSULTANTS

FACADE CONCEPT -Dunes

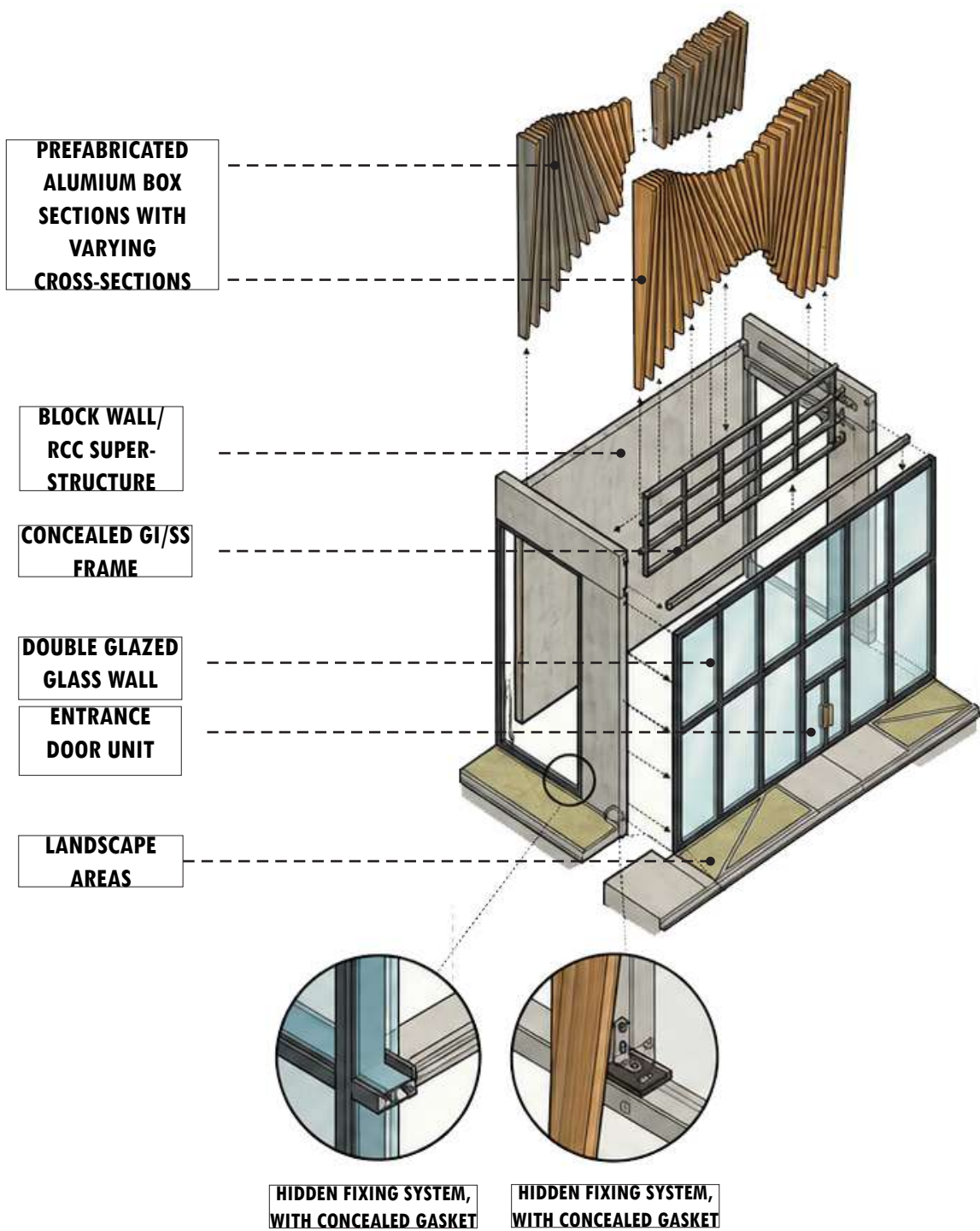
01 EXTERNAL ENVELOPE DETAILS



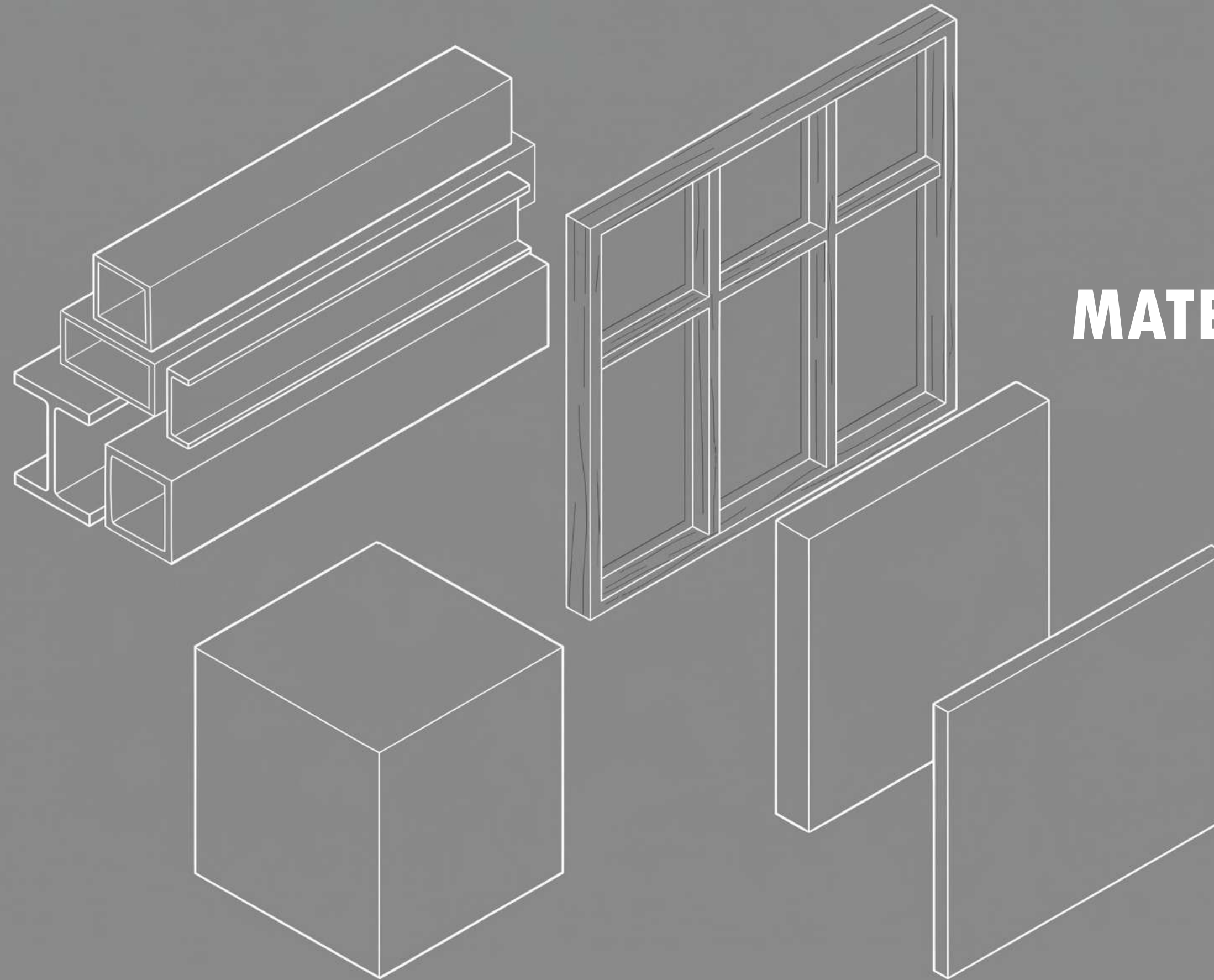
02 REDUCED DIRECT SOLAR RADIATIONS



03 EXPLODED VIEW; MATERIALS FIXING SYSTEMS



MATERIAL PALETTE



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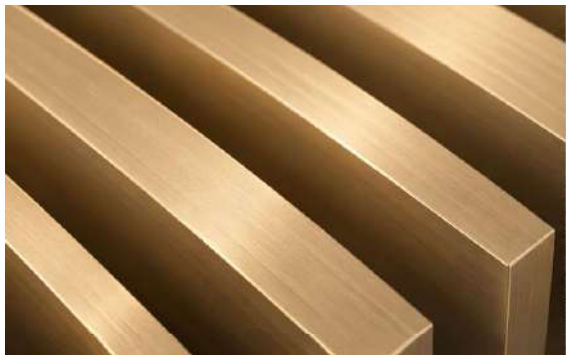
Material Palette

Mood Board



Sculptural Aluminium Fins

Champagne Bronze / Satin Finish



Light industrial units

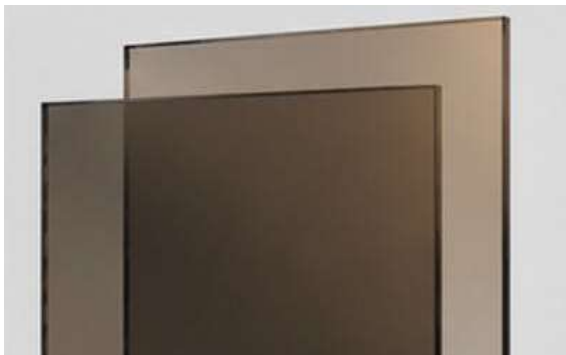
Material Palette

Mood Board



Tinted Glass

Grey Tinted / Low-E Glazing

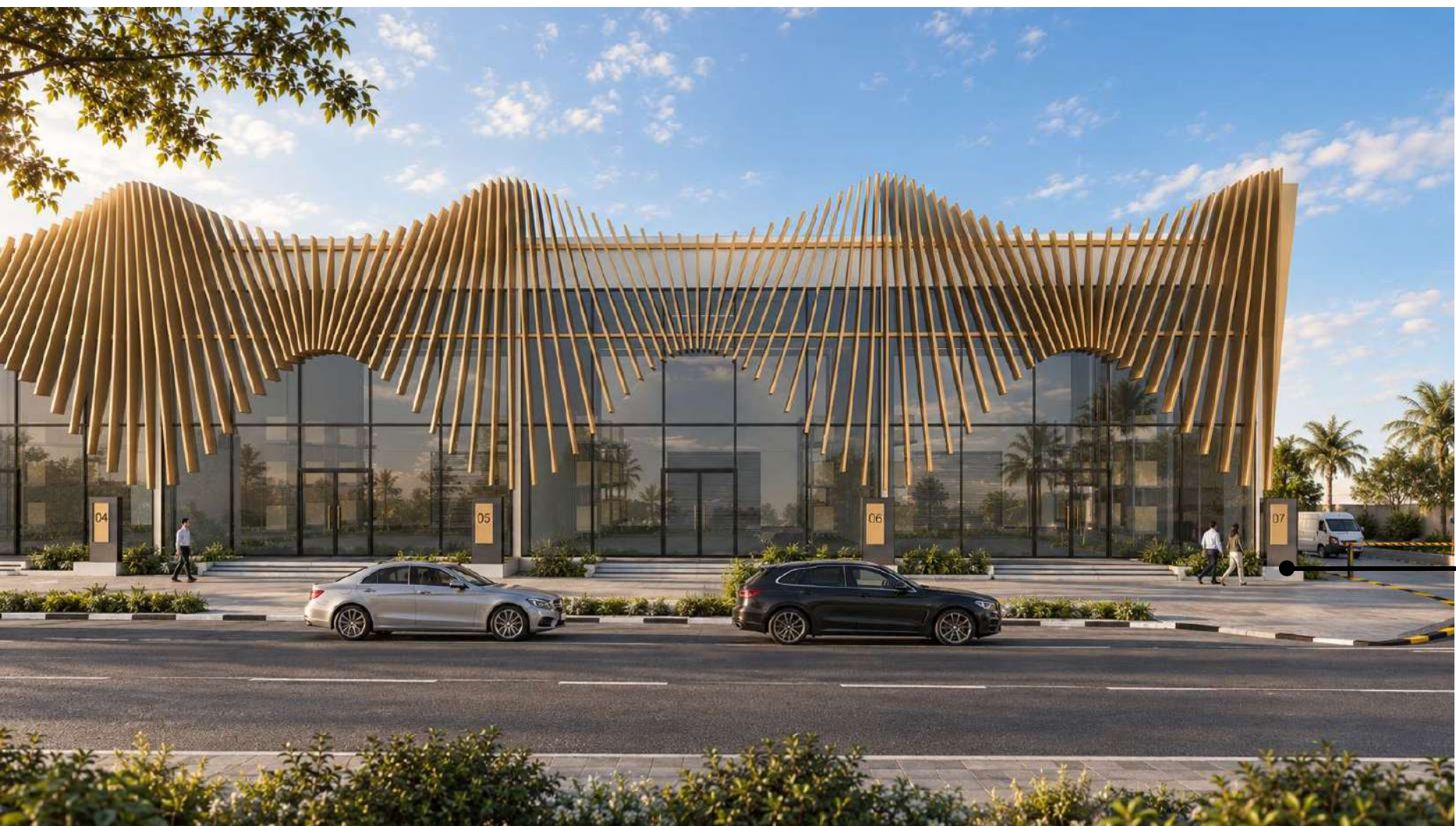


Light industrial units



Material Palette

Mood Board



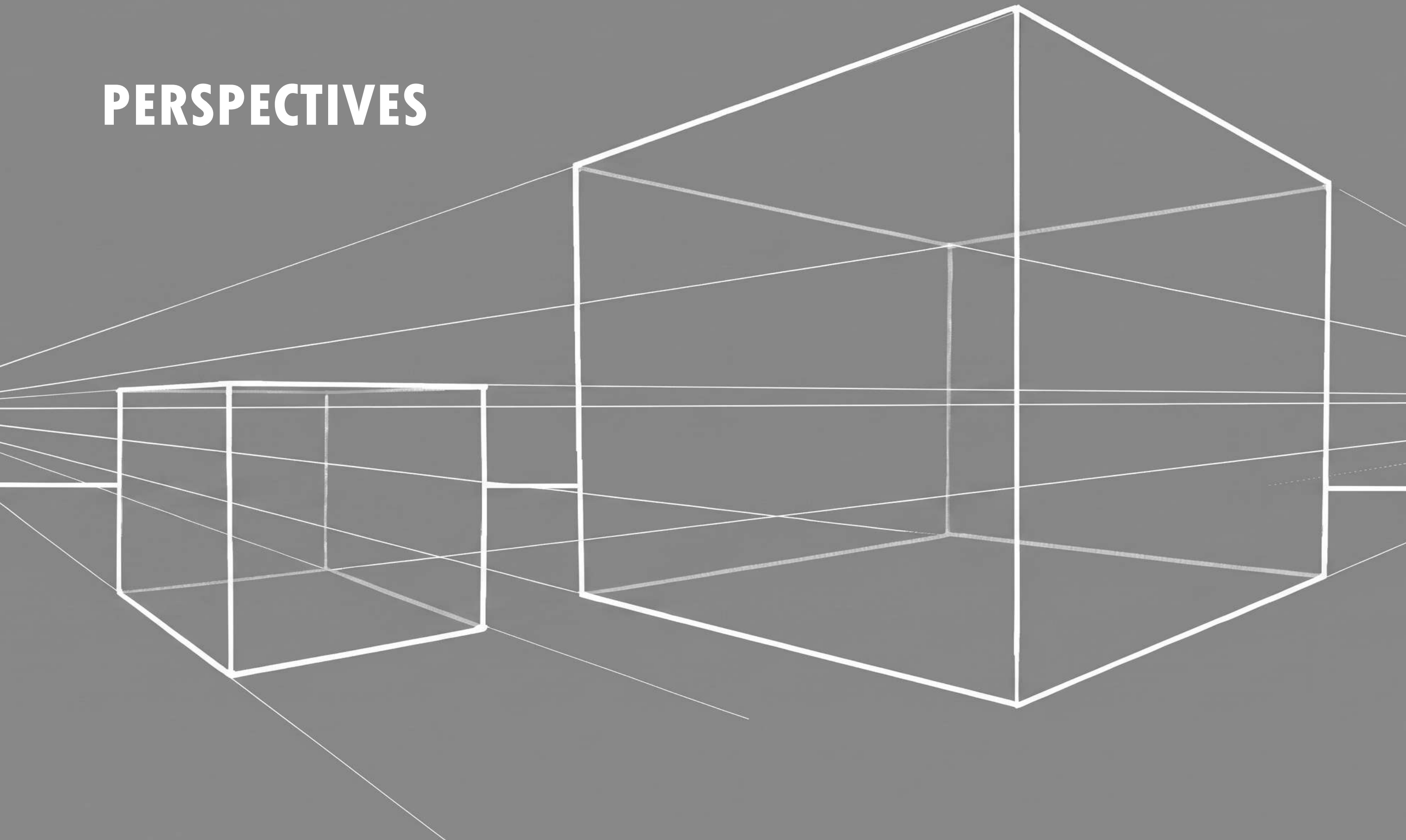
Concrete Finish

Warm Off - White/ Light Grey



Light industrial units

PERSPECTIVES



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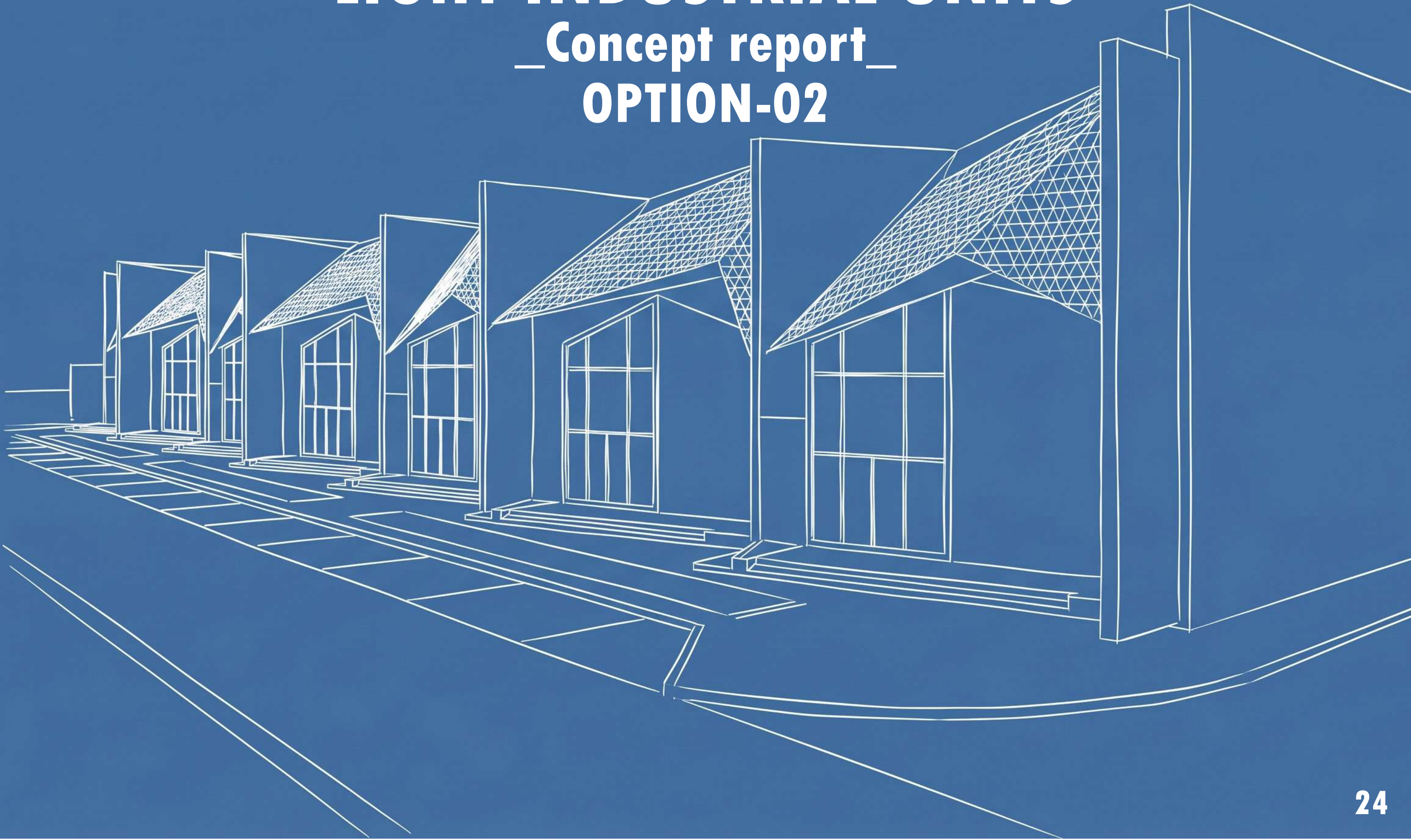


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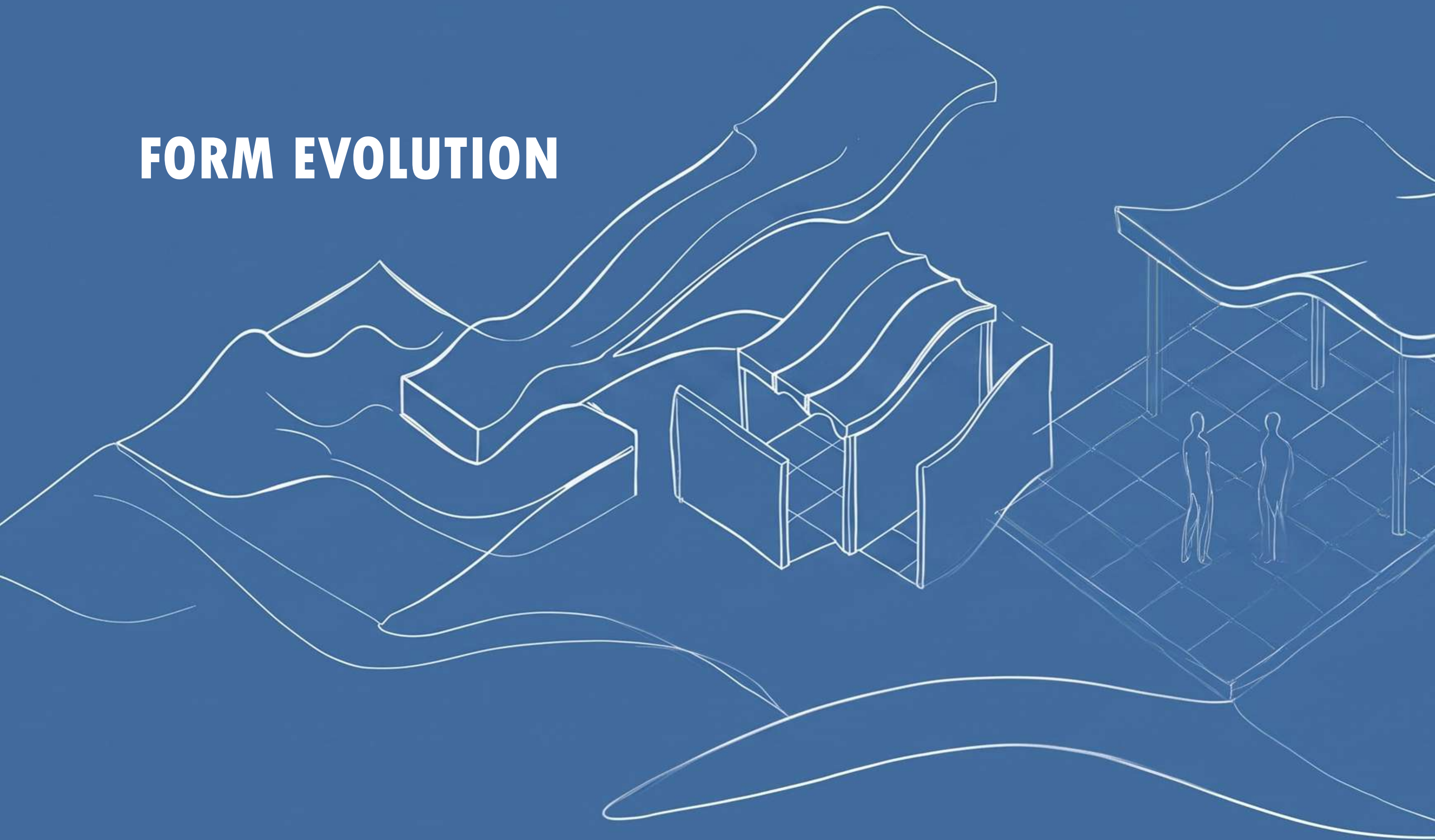
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LIGHT INDUSTRIAL UNITS

Concept report
OPTION-02



FORM EVOLUTION



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CONSULTANT:

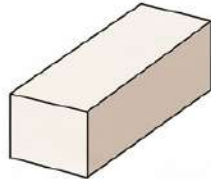
RUKN AL QIYADA
ENGINEERING CONSULTANTS

FORM EVOLUTION

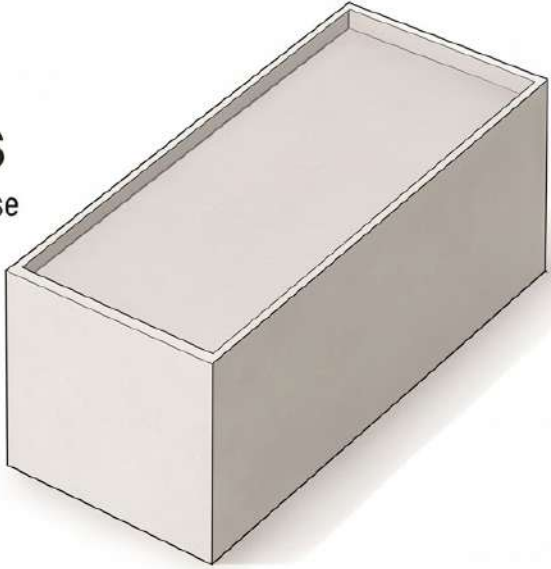
From a simple industrial volume to a complex perforated frontage

01

DEFINE THE MASS
A basic industrial warehouse volume establishes the geometric base.



SIMPLE VOLUME

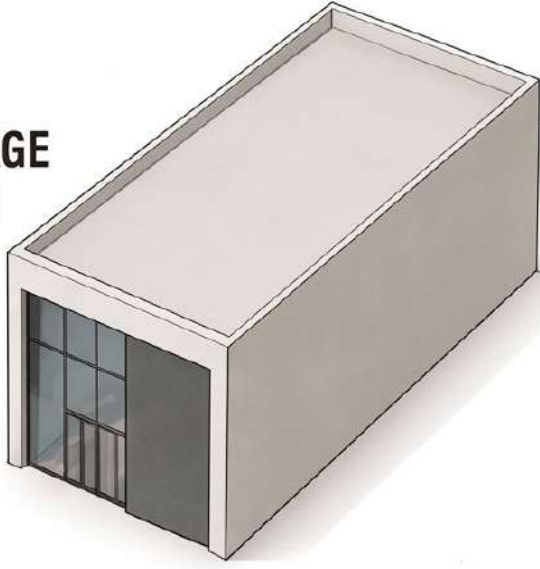


02

OPEN THE FRONTAGE
Recessed glazing zones and solid dark panel areas compose the primary wall.

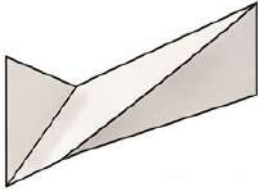


SOLID - VOID BALANCE

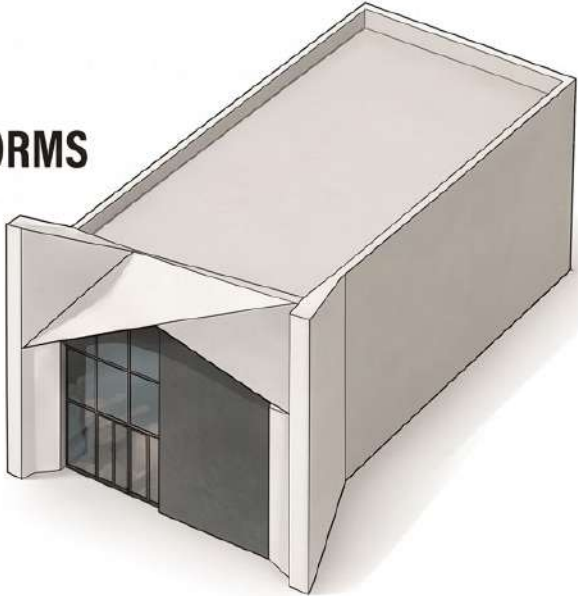


03

ARTICULATE THE FORMS
The dark recessed areas are framed by angular, geometric light-grey wall planes.

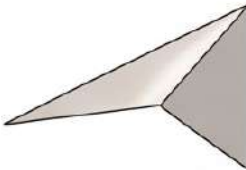


GEOMETRIC PLANES

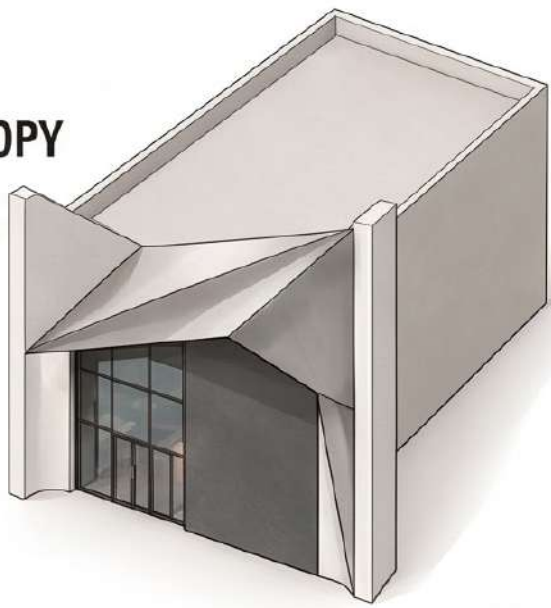


04

DEPLOY THE CANOPY
A continuous, undulating folded metal screen begins to unify the frontage.

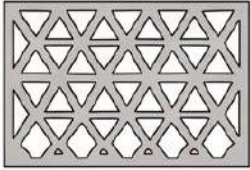


FOLDED METAL CANOPY

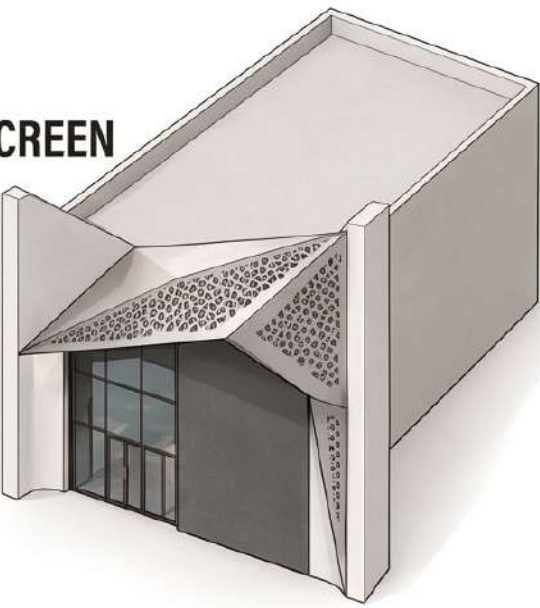


05

PERFORATE THE SCREEN
Triangular patterns are cut into the metal screens to filter light and add detail.



TRIANGULAR PERFORATION PATTERN



06

REPLICATE THE RHYTHM
The completed design is arrayed to form a repeating, rhythmic commercial frontage.

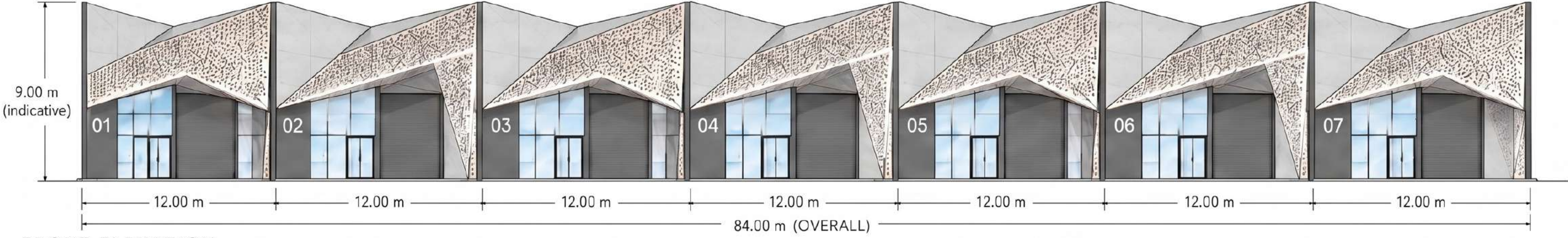


ARRAYED FRONTAGE

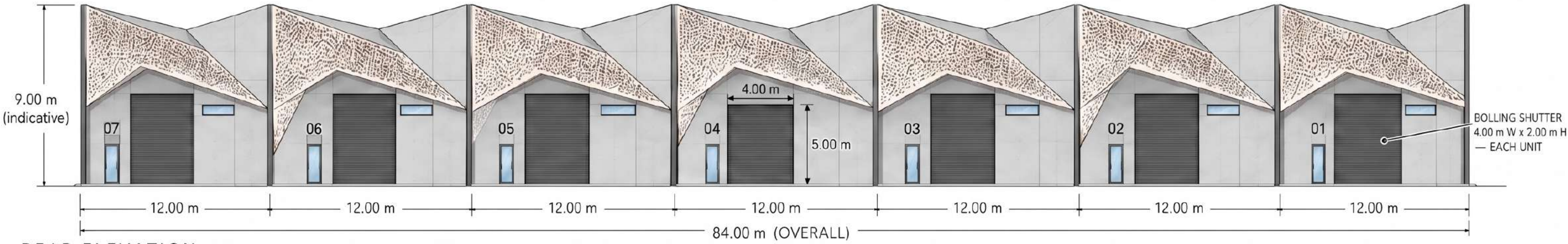
FLOOR PLANS & ELEVATIONS



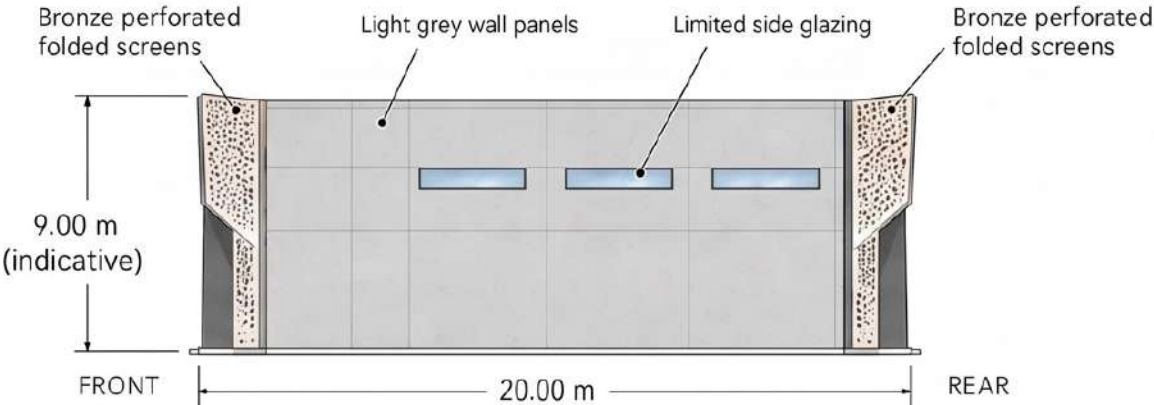
WAREHOUSE BLOCK | ELEVATIONS



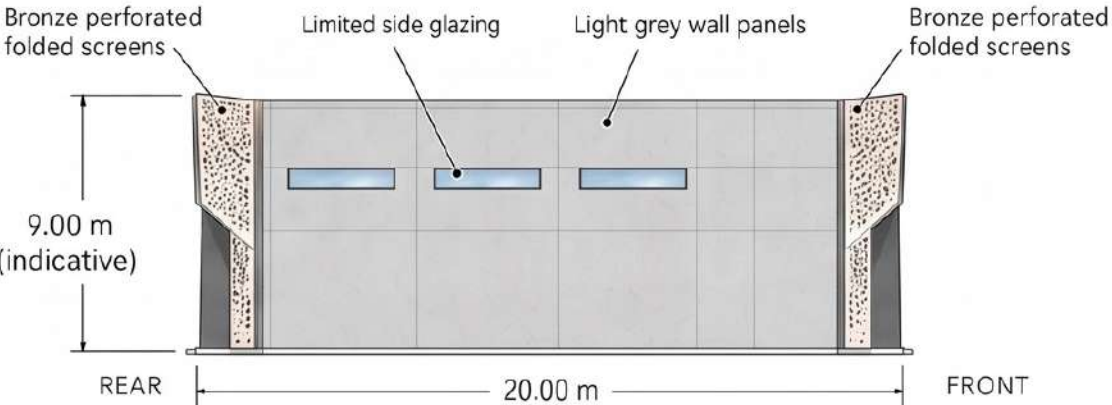
FRONT ELEVATION



REAR ELEVATION

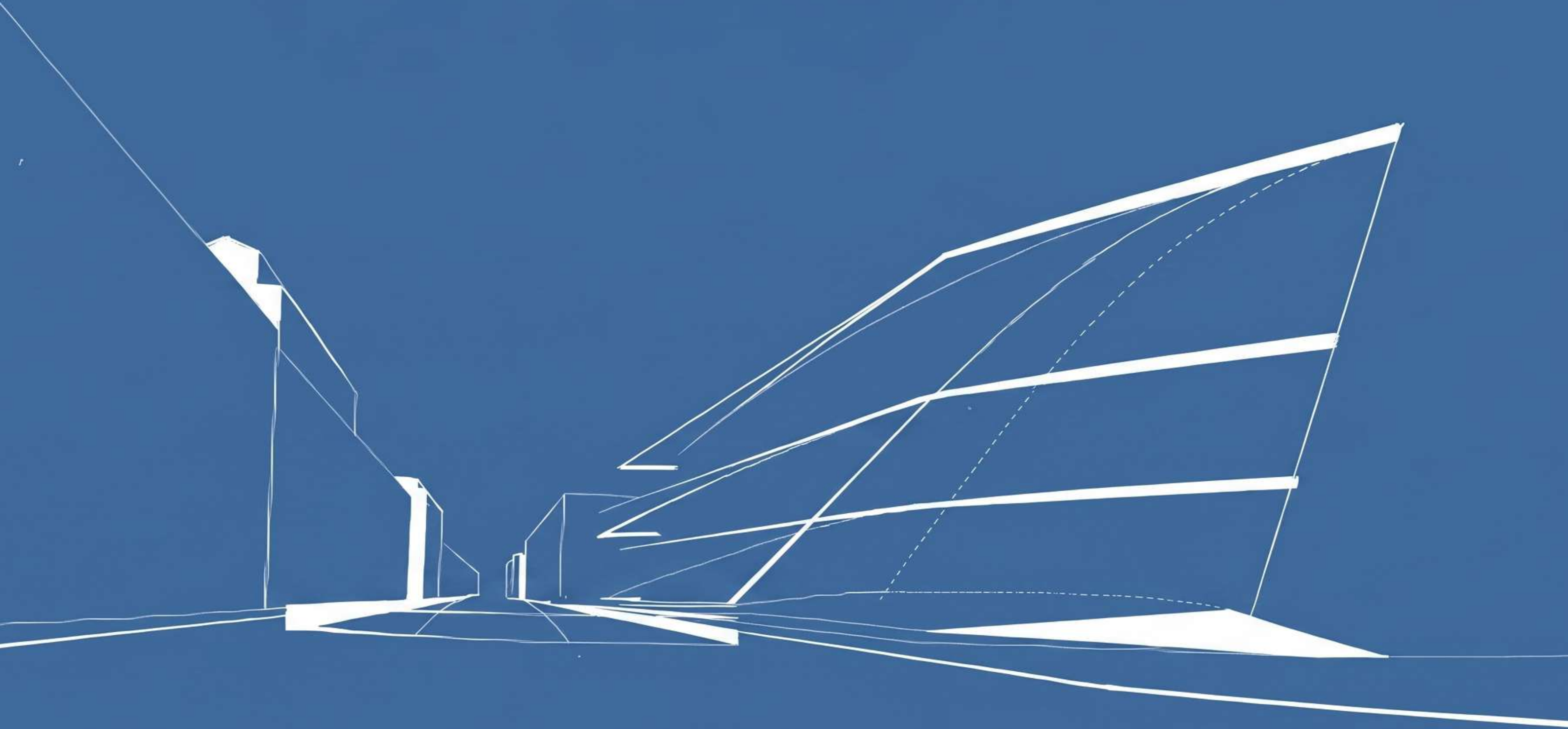


LEFT SIDE ELEVATION (NTS)



RIGHT SIDE ELEVATION (NTS)

FACADE CONCEPT



PROJECT :

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FACADE CONCEPT -Fold

Folded geometry · Filtered light · Layered envelope

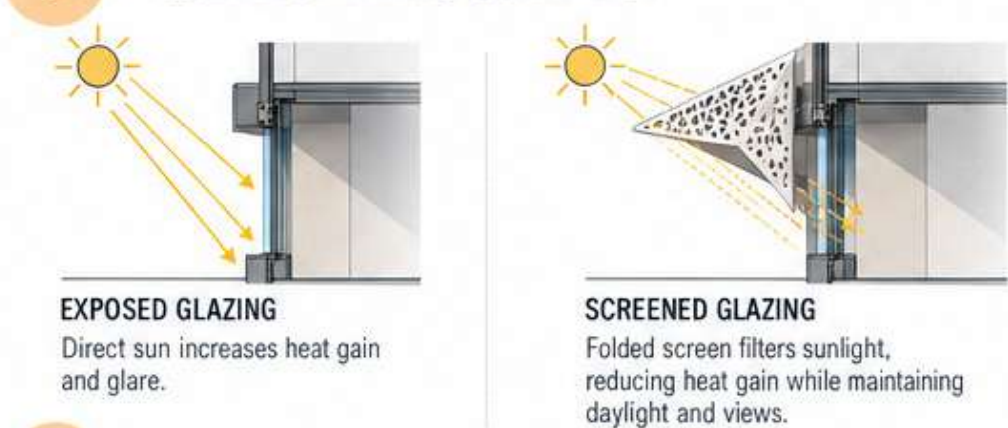
01 FACADE DETAIL

CANOPY AND GLAZING CONDITION



The projecting screen shades the recessed frontage, reducing direct solar gain while admitting filtered daylight.

02 SOLAR SHADING STRATEGY

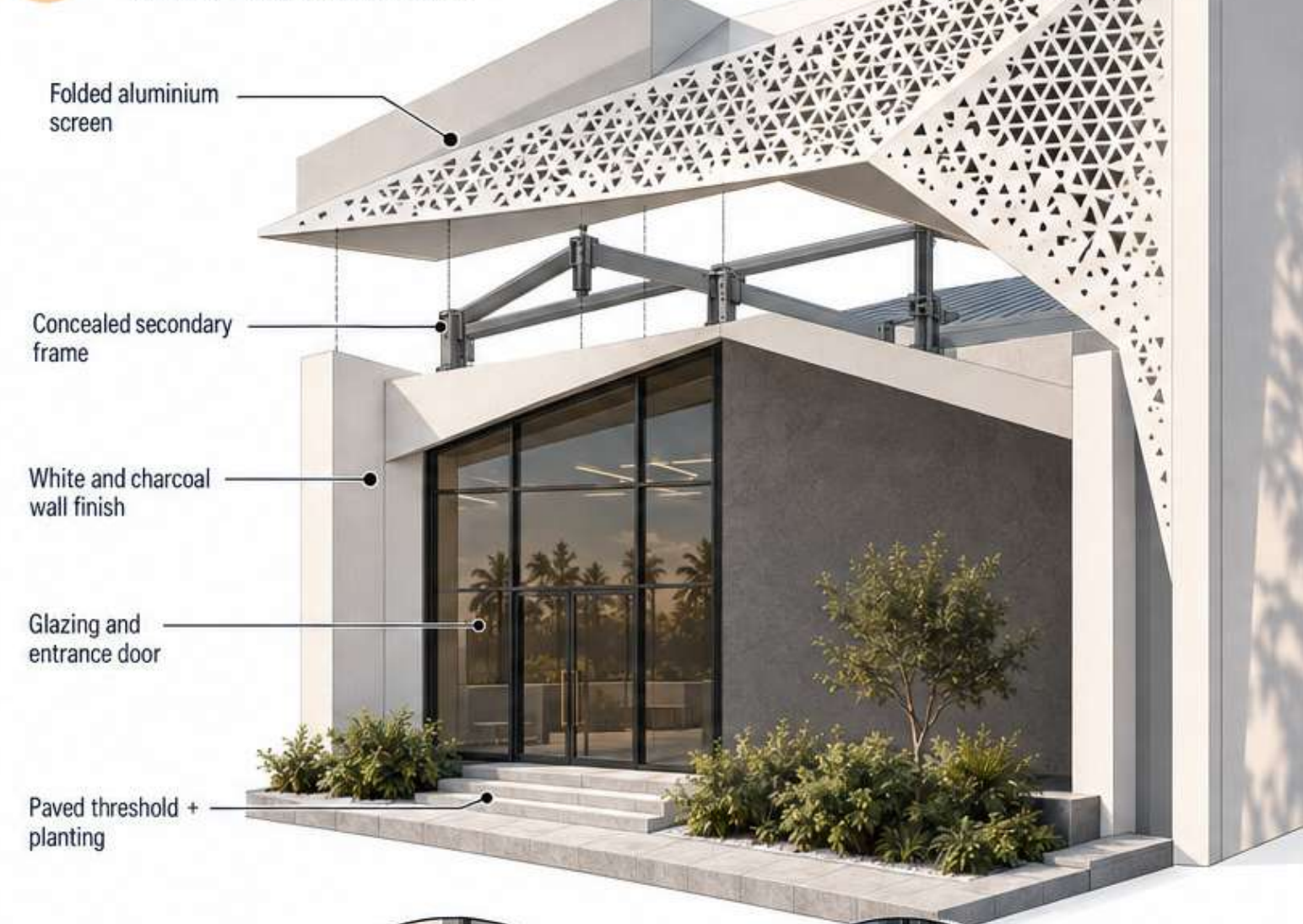


04 MATERIAL PALETTE



03 EXPLODED FACADE ASSEMBLY

TYPICAL UNIT AXONOMETRIC

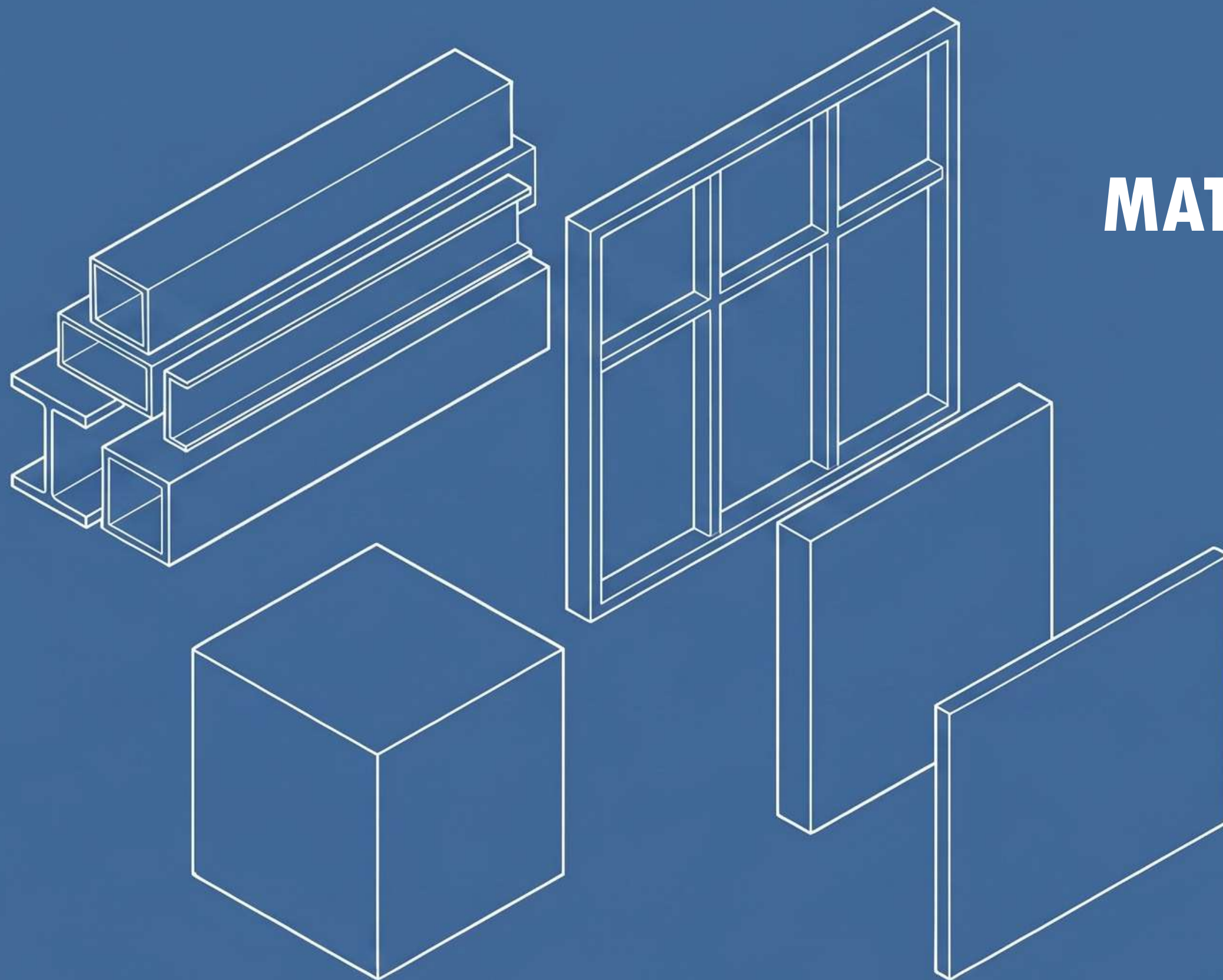


SCREEN SUPPORT



GLAZING INTERFACE

Indicative assembly



MATERIAL PALETTE

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Material Palette

Mood Board



Perforated Aluminium Canopies

Warm White / Matte Finish



Light industrial units

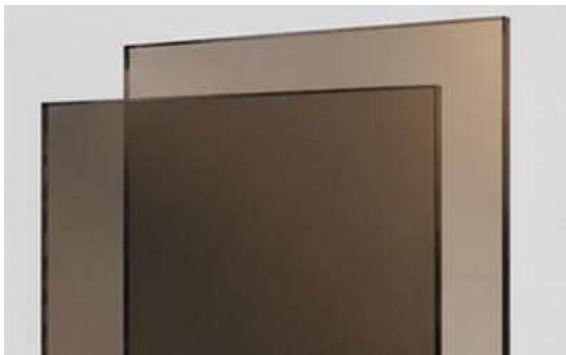
Material Palette

Mood Board



Tinted Glass

Grey Tinted / Framed Glazing



Light industrial units

Material Palette

Mood Board



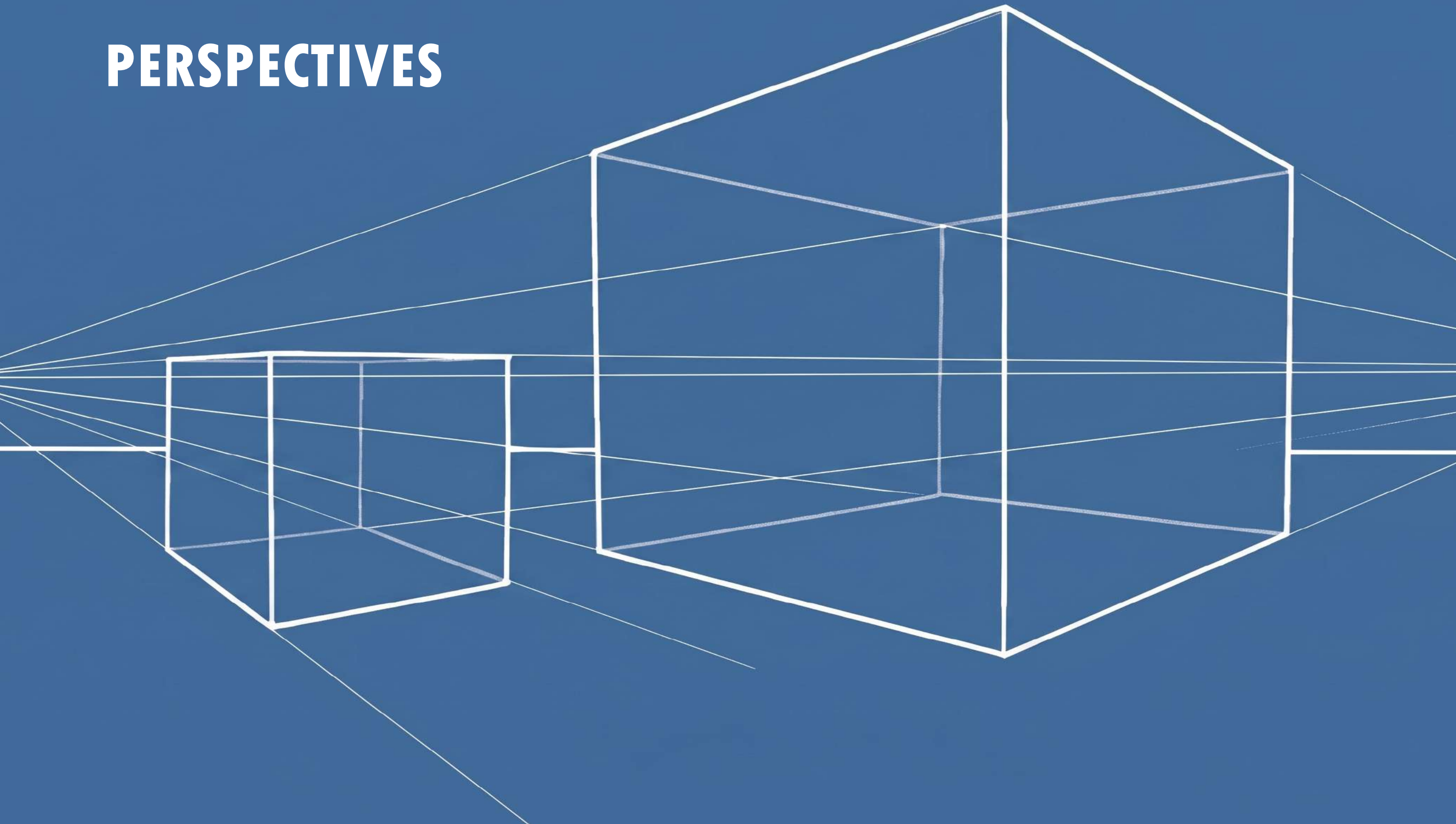
Concrete Finish

Warm Off-White / Charcoal Grey



Light industrial units

PERSPECTIVES



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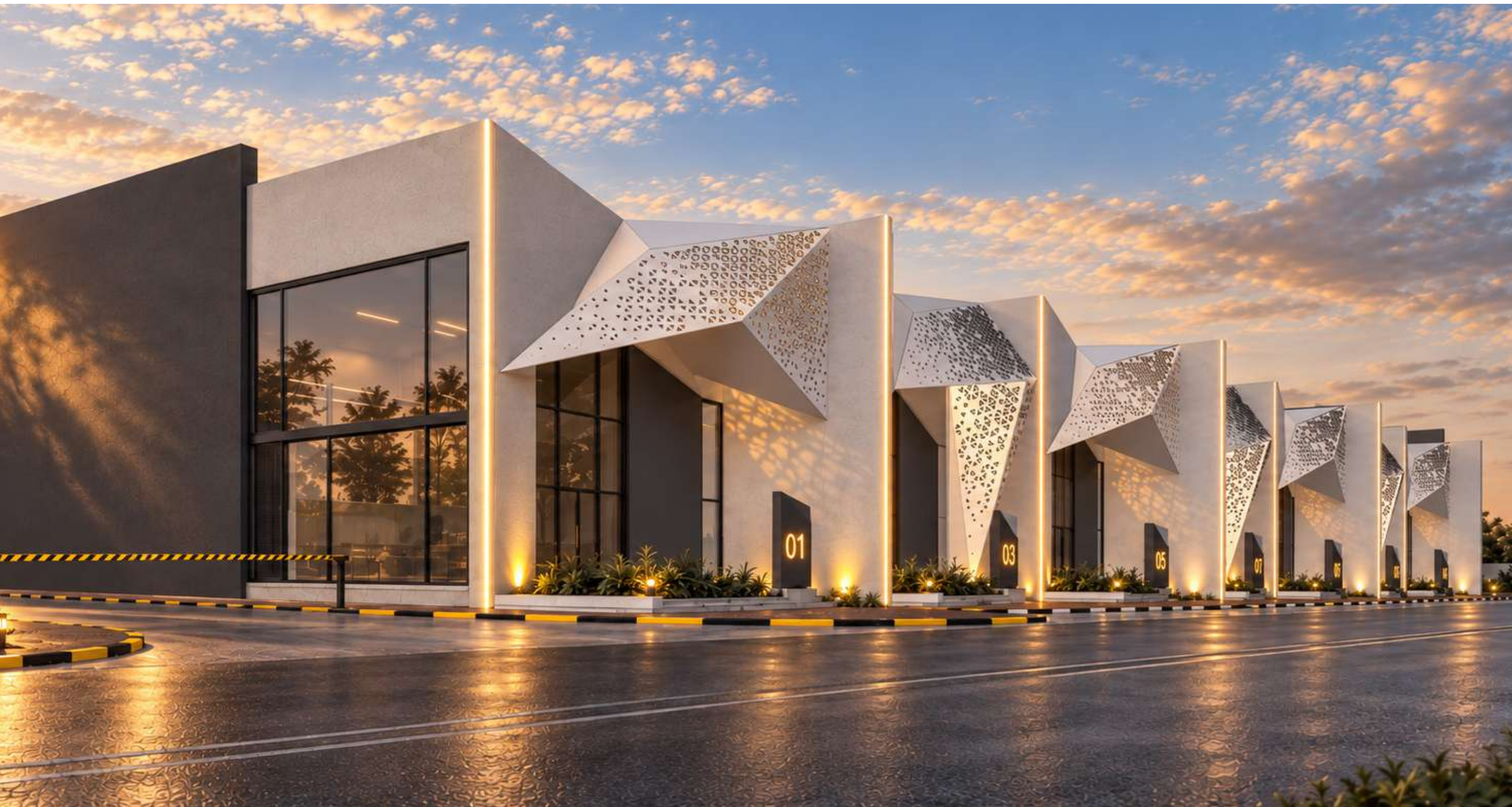
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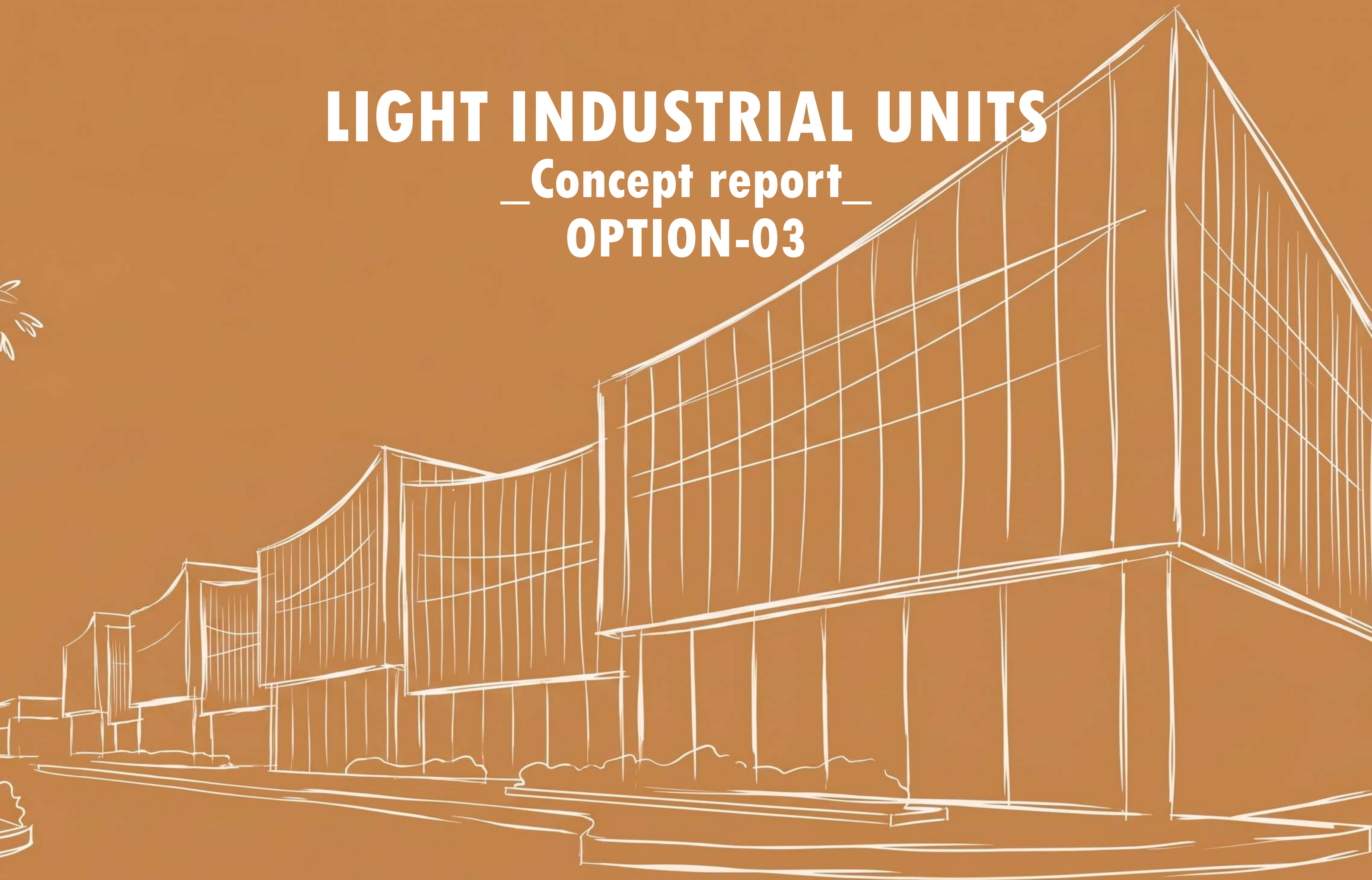
CONSULTANT:

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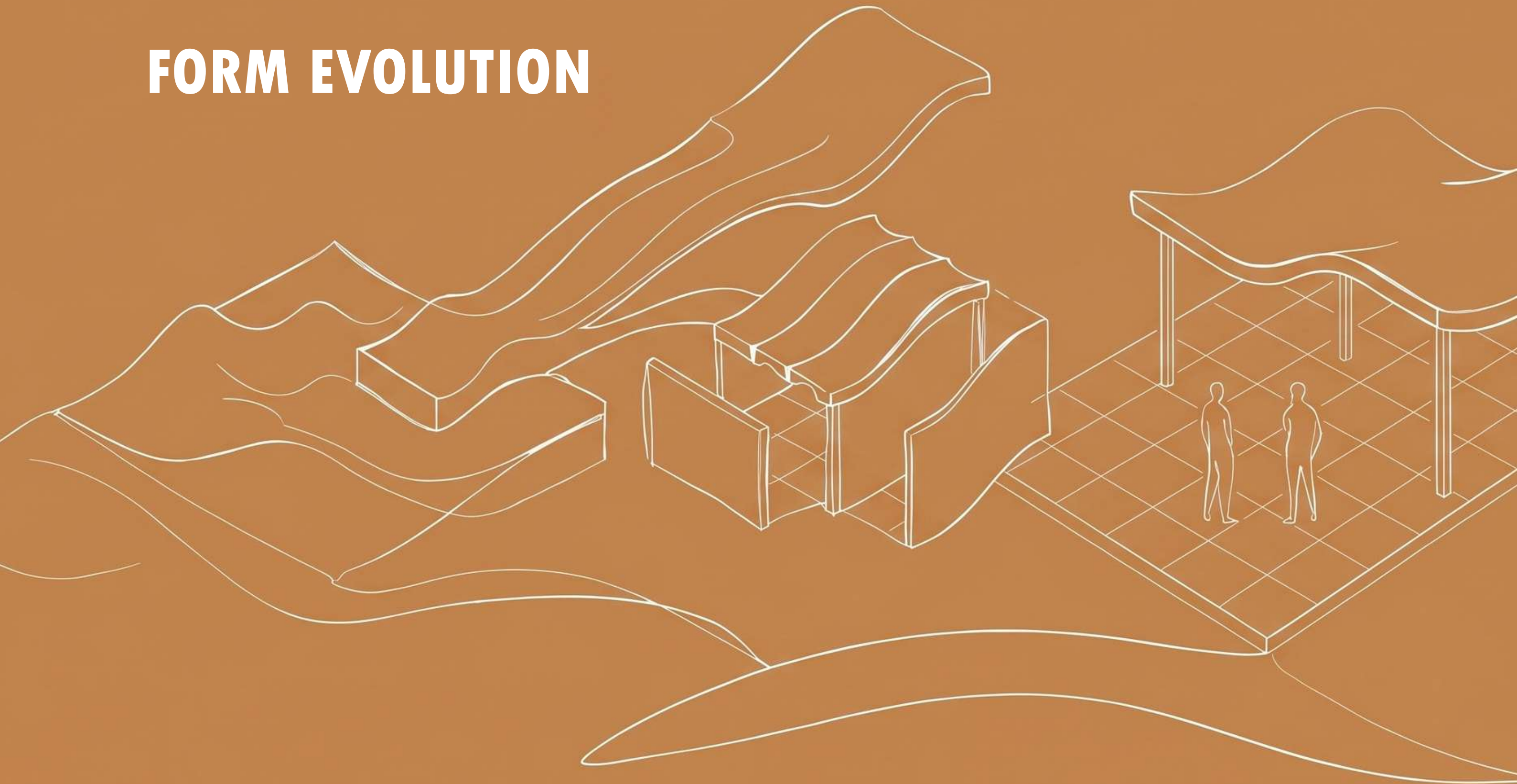


LIGHT INDUSTRIAL UNITS

Concept report
OPTION-03



FORM EVOLUTION



PROJECT :

LIGHT INDUSTRIAL UNITS (LIU) DEVELOPMENT
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CLIENT:

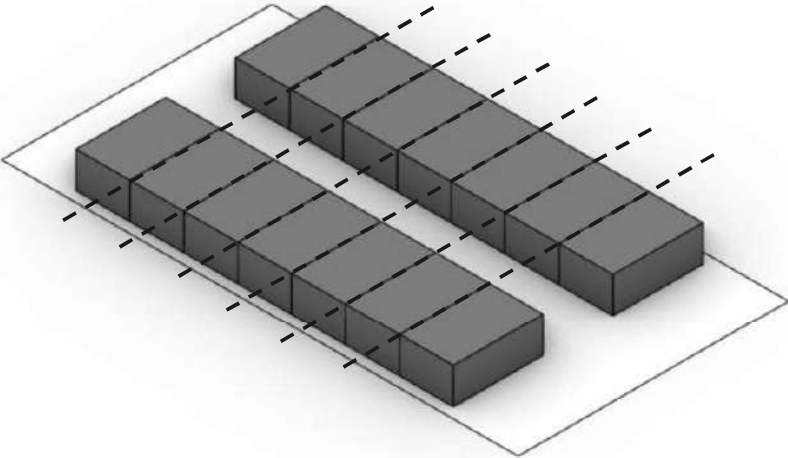
SHARJAH RESEARCH TECHNOLOGY AND
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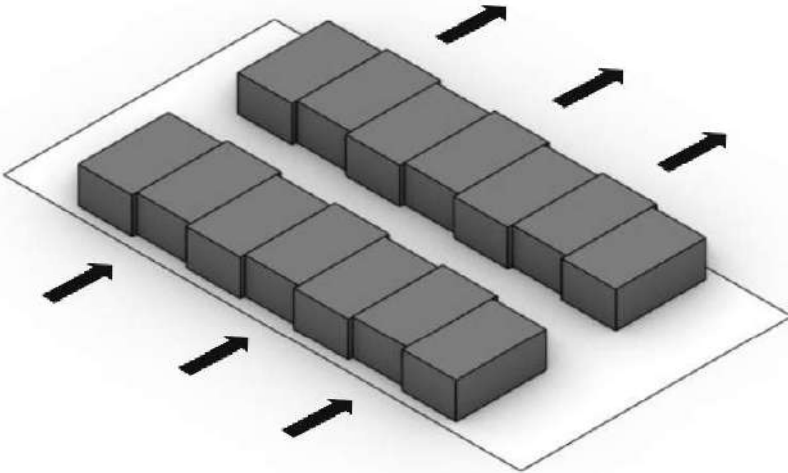
FORM EVOLUTION



01

Establish the Module

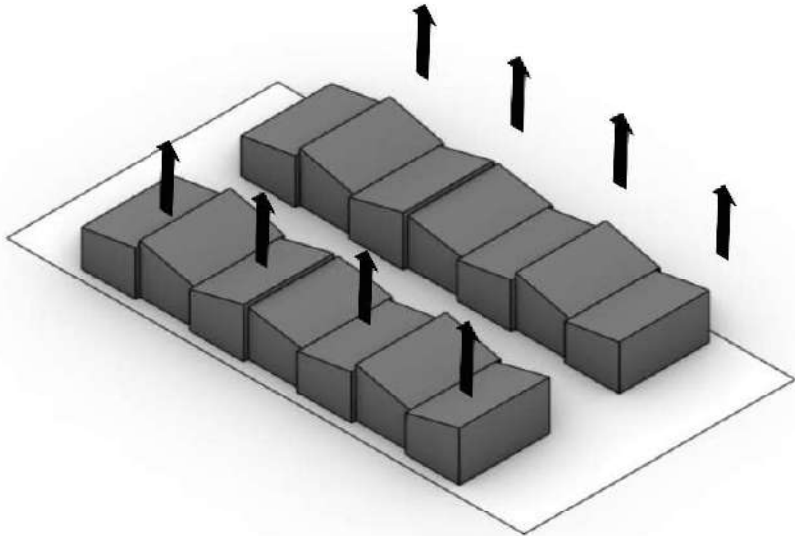
A 12 × 20 m module establishes the base geometry and creates a clear, repeatable industrial grid.



02

Break the Continuity

Alternate modules are shifted by 1 m, breaking the continuous alignment and introducing rhythm and variation to the massing.



03

Lift One Side

One side of the module is pulled upward, creating a dynamic roof profile and establishing the project’s distinctive ribbon-like form.



FLOOR PLANS & ELEVATIONS



PROJECT :

LIGHT INDUSTRIAL UNITS (LIU) DEVELOPMENT
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CLIENT:

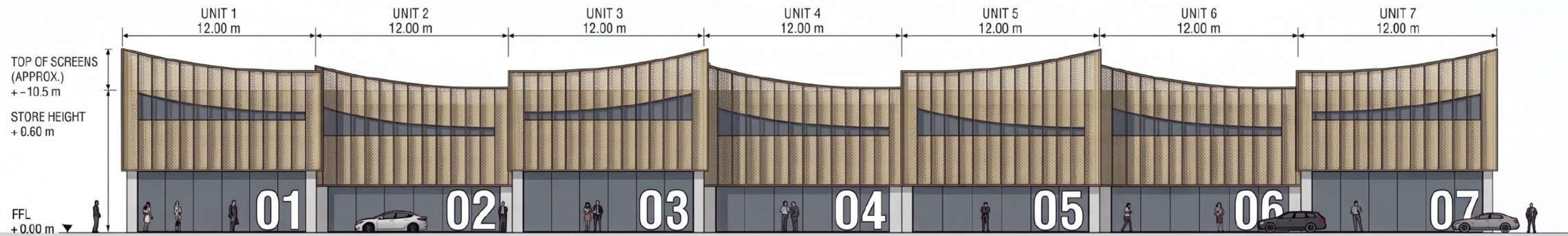
SHARJAH RESEARCH TECHNOLOGY AND
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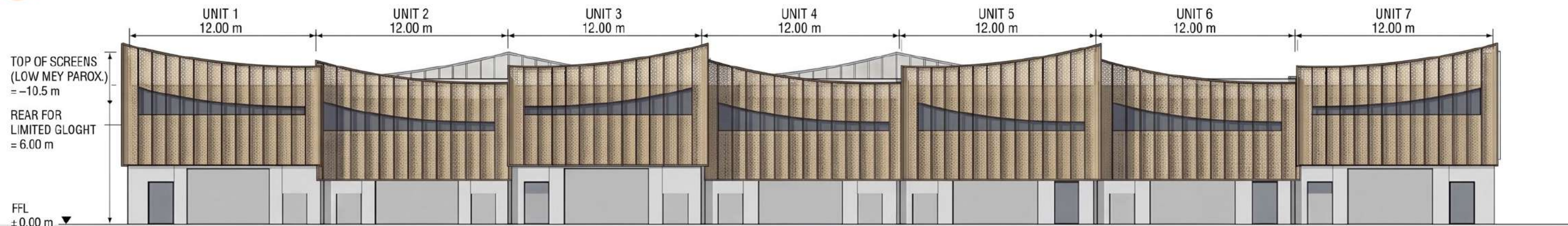
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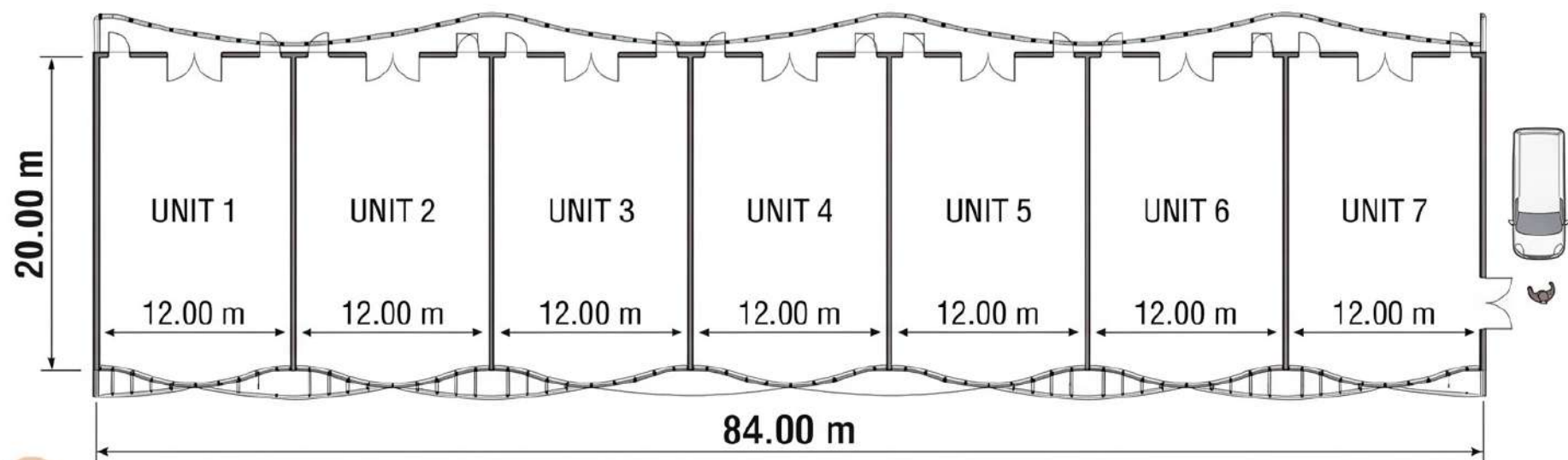
TYPICAL ELEVATIONS & FLOOR PLANS



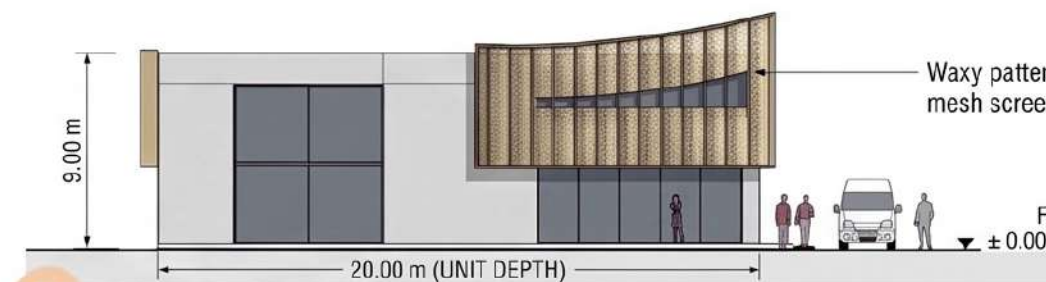
01 FRONT ELEVATION



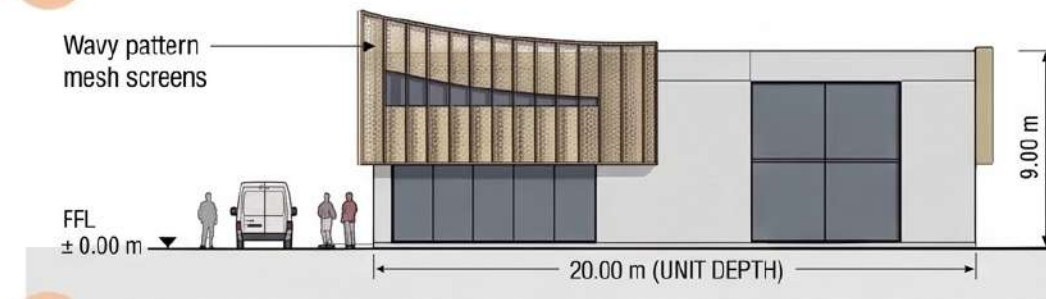
02 REAR ELEVATION



05 FLOOR PLANS

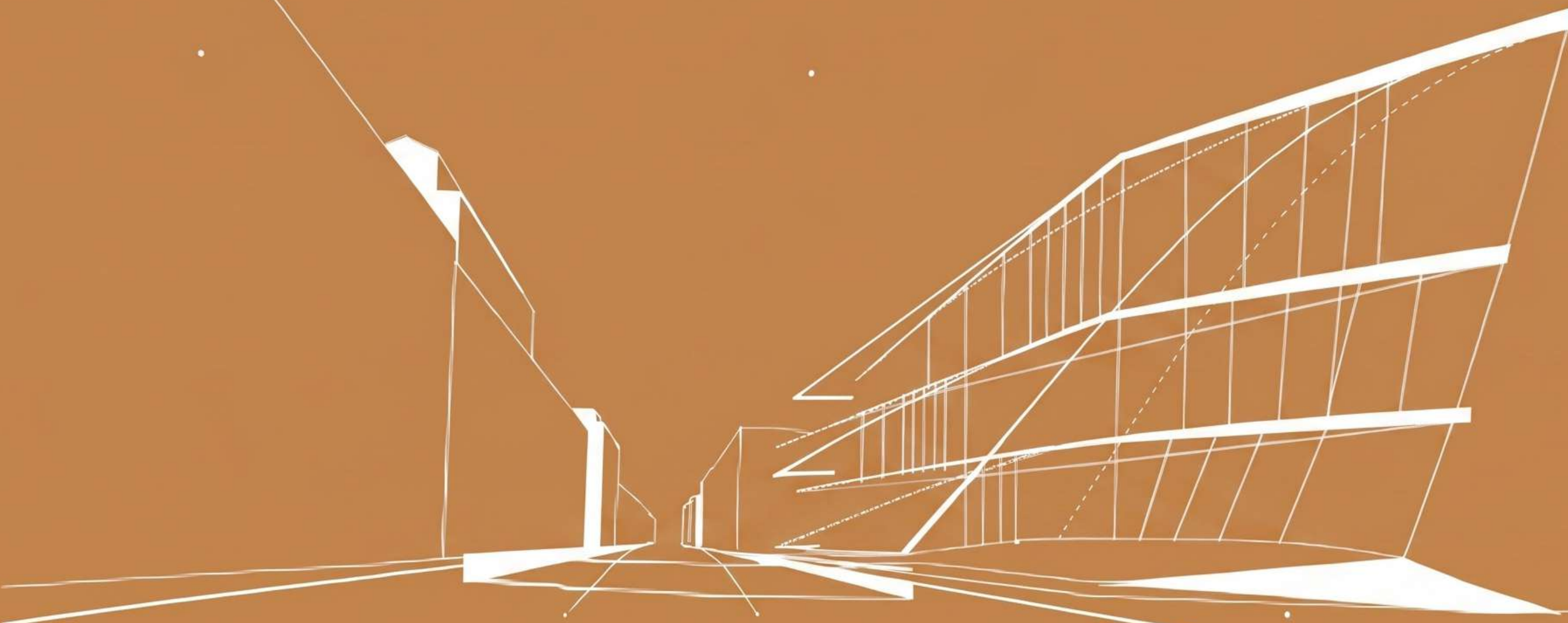


03 SIDE ELEVATION 01



04 SIDE ELEVATION 02

FACADE CONCEPT



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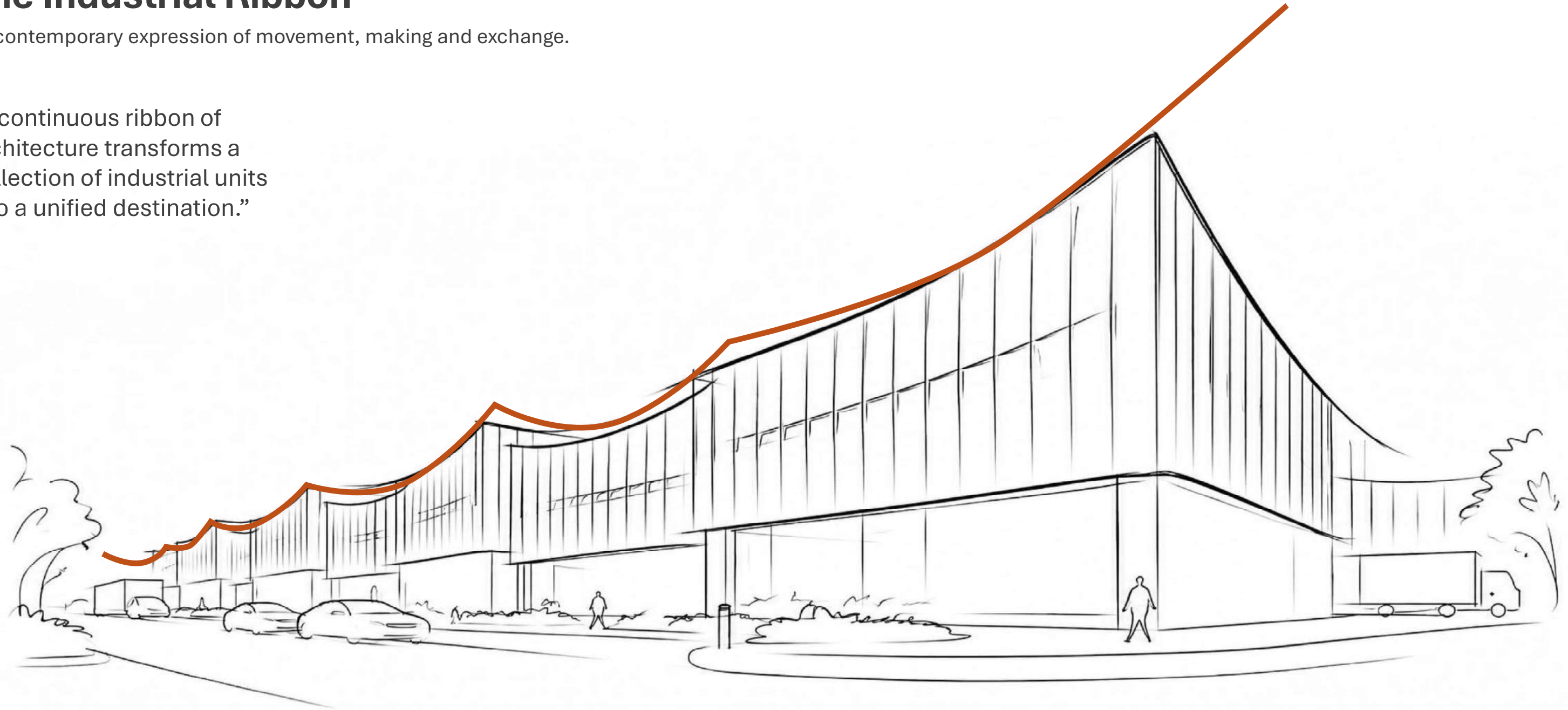
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FACADE CONCEPT -Ribbon

The Industrial Ribbon

A contemporary expression of movement, making and exchange.

“A continuous ribbon of architecture transforms a collection of industrial units into a unified destination.”



PROJECT :

LIGHT INDUSTRIAL UNITS (LIU) DEVELOPMENT
(PHASE 01), SRTIP ; P0037-01



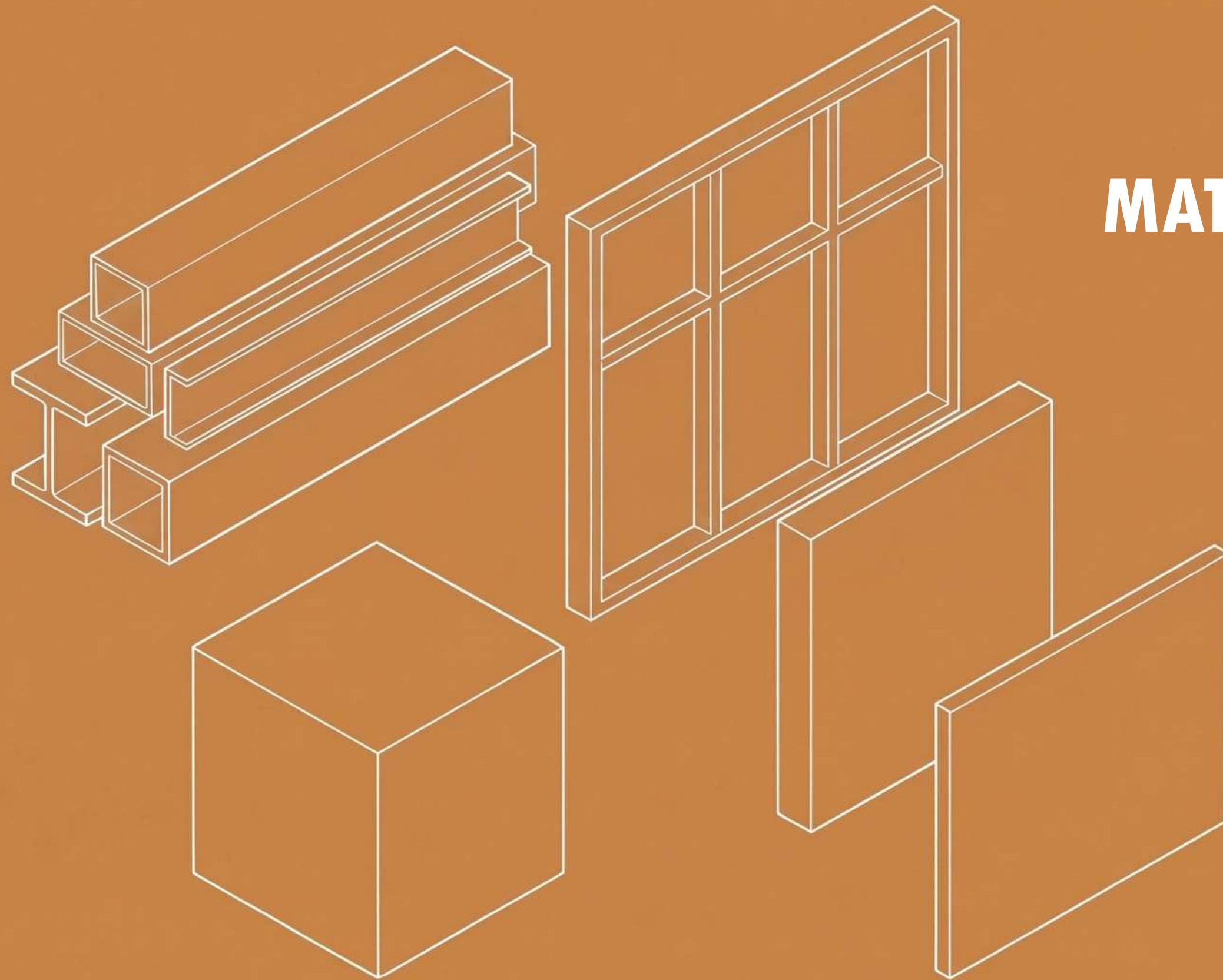
CLIENT:

SHARJAH RESEARCH TECHNOLOGY AND
INNOVATION PARK (SRTIP)



CONSULTANT:

RUKN AL QIYADA
ENGINEERING CONSULTANTS



MATERIAL PALETTE

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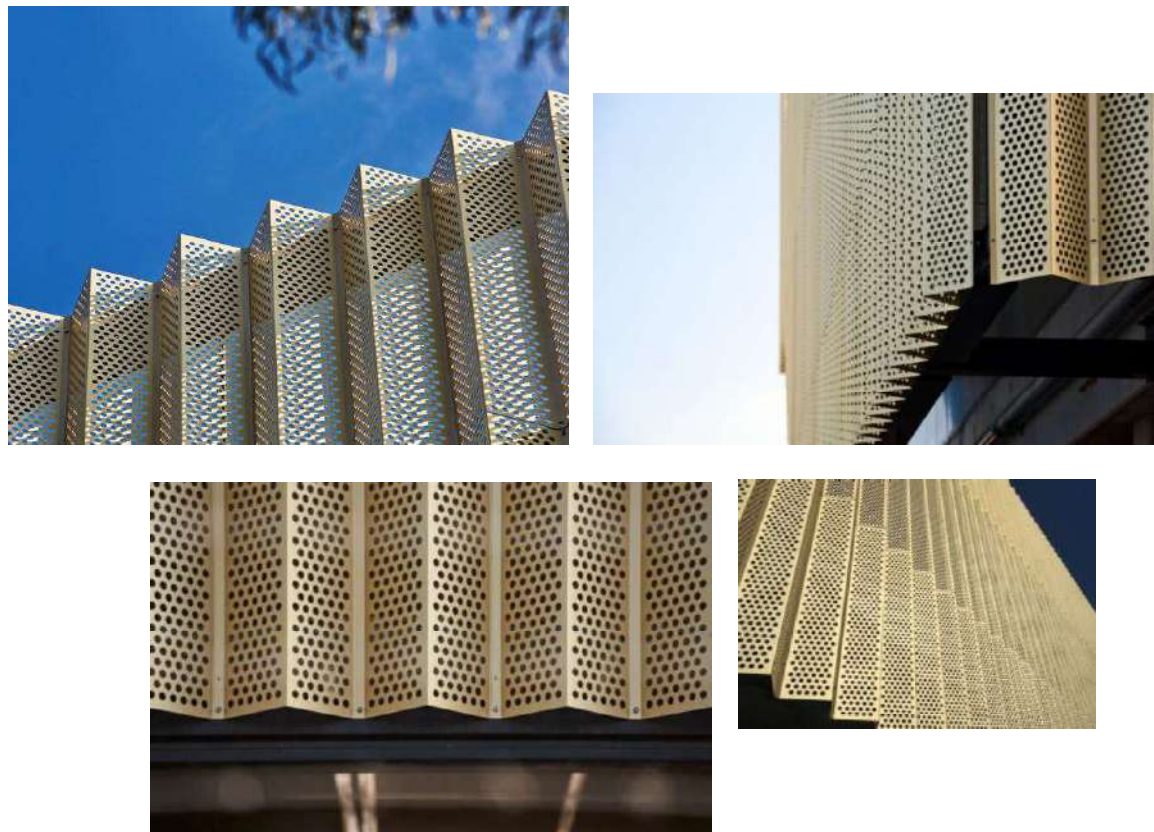
Material Palette

Mood Board



Perforated Aluminium Screen

Champagne Bronze/Perforated Finish



Material Palette

Mood Board



Tinted Glass

Bronze Coated / Low-E Glazing



Material Palette

Mood Board

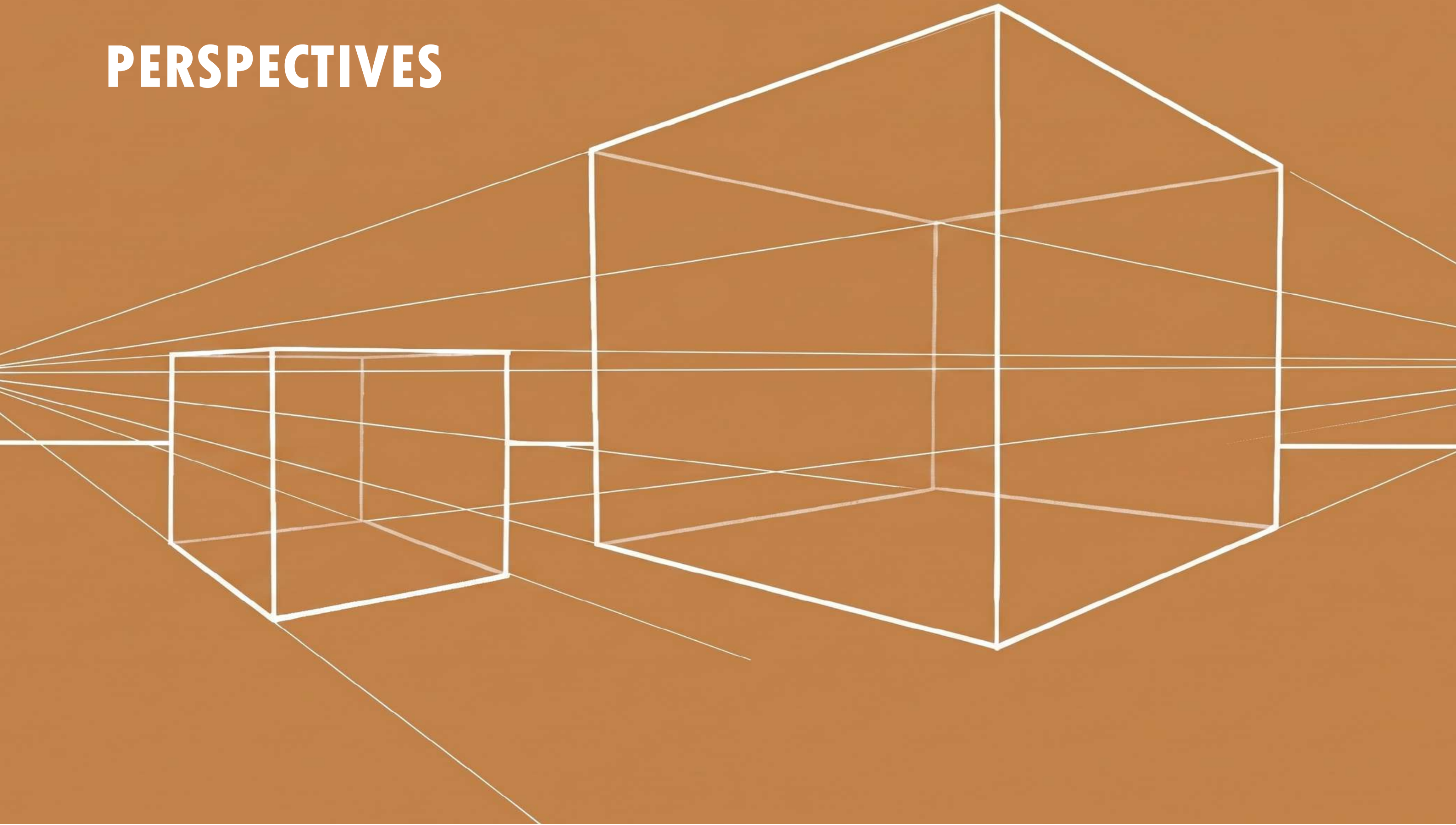


Concrete Finish

Warm Off - White/ Light Grey



PERSPECTIVES



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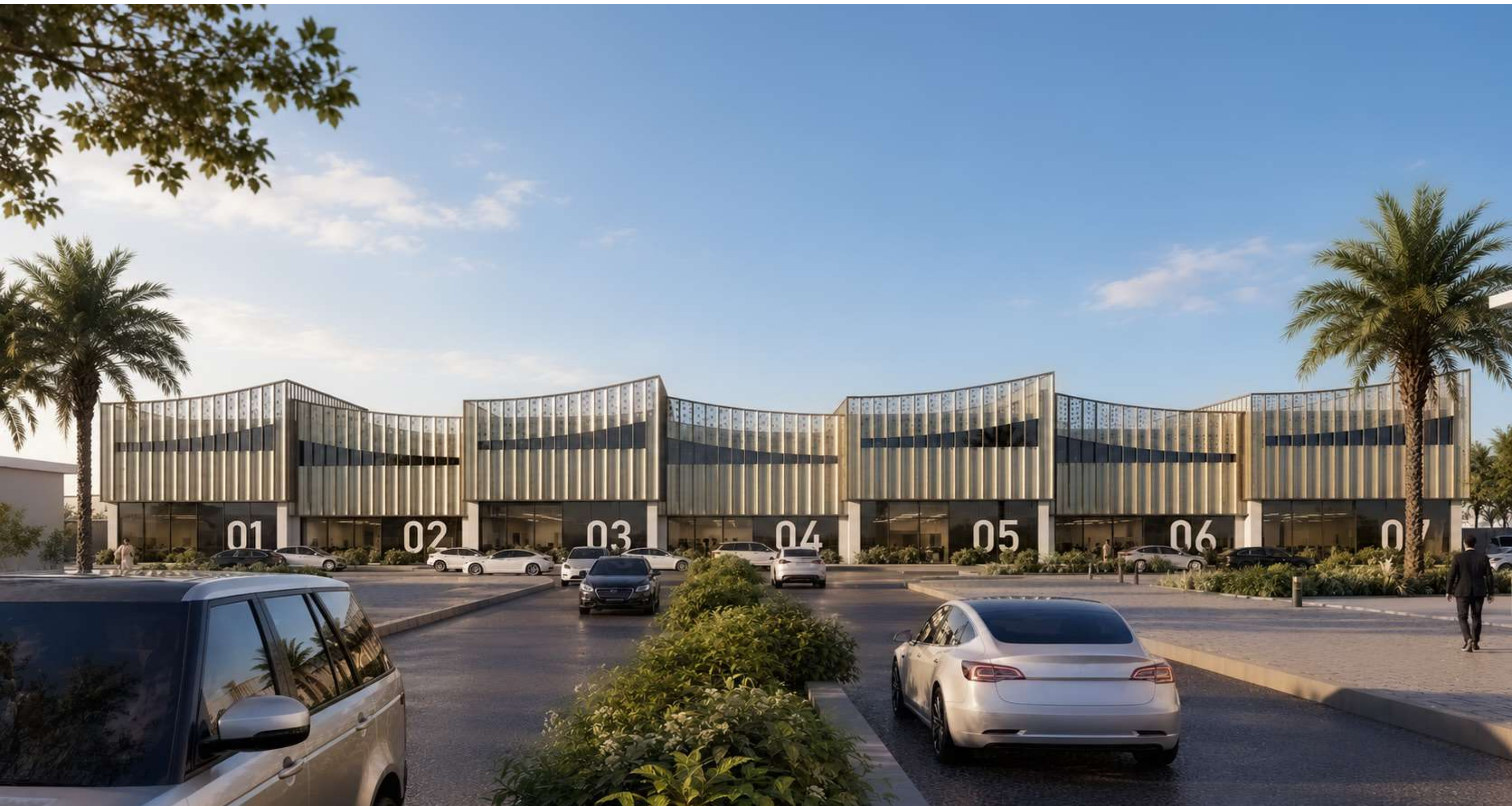
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