

Design manual for buildings and open areas



THYBORØN
P O R T

AIM

The aim of the design manual is to set the framework for the design of buildings and open areas that are constructed on port land, and for existing buildings and areas that are renovated or modernised.

The port's mission is:

Through the development and growth of the Port of Thyboron, to make the area an attractive place to live, work and do business.

What you see when you come to the Port of Thyboron greatly influences your impression of the port, and therefore impacts your perception of whether Thyboron is an attractive place to live, work and run a business.

The framework set in the design manual's descriptions of building design and material and colour choices etc. aim to ensure that the Port of Thyboron has a pleasant visual appearance, and that port buildings and open areas are developed in a harmonious manner, supporting the port's mission, together with its activities.

The framework ensures that port buildings and open areas are developed in a harmonious manner, while leaving companies room to make individual choices within the framework.

The framework applies to all future construction in the port, except for the urban port area (marked in green on the port master plan below).

If there are special circumstances – such as architectural reasons, or because the building has a special function – the guidelines in the design manual may be deviated from following approval from the port.



BUILDING PROFILES

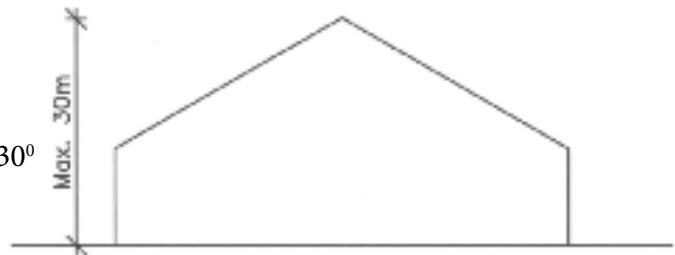
In addition to the general requirements for buildings erected on port land in the local plan, the port has set the following framework for newly constructed buildings. The principles in the building profiles also apply to renovations or extensions to existing buildings. However, extensions may be built using the same profile and materials as the existing building.

Buildings can be:

Flat roof buildings



Pitched roof buildings with a maximum slope of 30°



Small side buildings may follow either profile, regardless of the profile of the main building. Pitched roof, max. 45°



LOCAL PLAN TEXT

7.4 Area H12.05, H12.06, H12.07

Building volume must not exceed 6m³/m² of land within the area overall.

Building height must not exceed 30 metres above ground height.

MATERIALS

The overall visual look of the port is heavily influenced by the materials used for the buildings erected within the port. To ensure quality construction, also visually, while leaving room for varied expression, this section describes which materials must be used for new buildings and when renovating existing buildings at the port.

However, the material requirements may be deviated from when extending an existing building constructed using another material with a different profile, to ensure cohesion between the existing building and the extension.

OUTER WALLS:

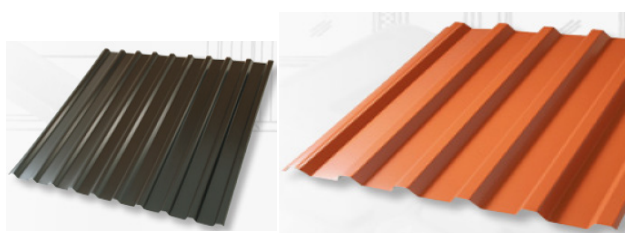
WOOD, FIBREBOARD, METAL SHEETS AND CONCRETE ELEMENTS

WOOD: For side buildings and main building with an outer wall height of 4 metres, wood cladding may be used.

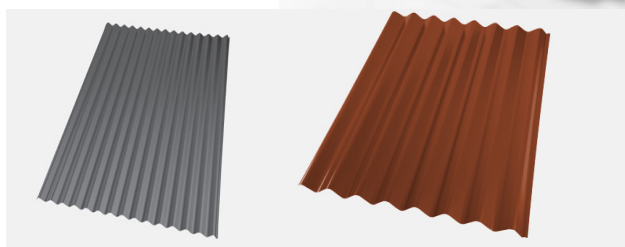
METAL SHEET: Aluminium and metal sheets may be used for all exterior walls in the profiles below.

FIBREBOARD: Fibreboard such as flat Eternit, Equitone Pictura or hardyplank may be used for all exterior walls.

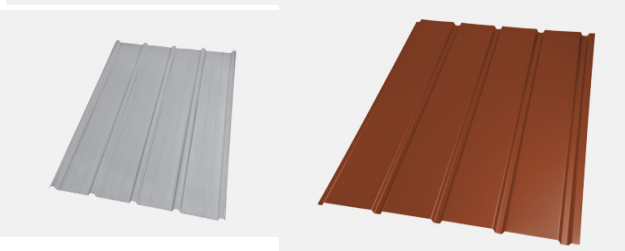
TRAPEZOI:



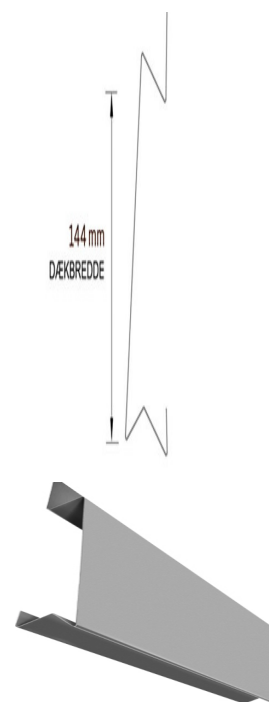
SINUSOI:



RIBBED SHEET:



PANELER:



CONCRETE: Concrete elements may be used for all exterior walls.

ROOF:

Roofing felt, aluminium or metal sheet or fibreboard may be used for roofing

Roofing felt: Only black roofing felt may be used for buildings with wood cladding.

Metal sheets: The above trapezoidal, sinusoidal and ribbed sheet may also be used for roofing

Fibreboard: Corrugated sheets may be used for roofs.

COLOURS

In relation to colours, the framework for construction at the port emphasises that the visual look must be calm and in harmony, while colours must also be able to handle the climate. The framework colour options apply to all new construction and renovation of existing buildings.

However, the existing blue colour of the sheds in the fishing port can be retained in connection with facade renovation and extensions.

Wood cladding: : It is recommended that opaque wood surface treatment with a lifetime of at least 15 years be used. The same colours as indicated for panels.

COLOURS:

METAL SHEETS AND FIBREBOARD:

Available with various surfaces.



Light grey
Closest to RAL 9002

It is recommended that the supplier's instructions for corrosion resistance be followed, in relation to the very harsh environment in Thyboron.



Anthracite grey
Closest to RAL 7016

When renovating existing blue sheds, the original blue colour may be used.



Black
Closest to RAL 9005

CONCRETE ELEMENTS: These must be black or white in colour. There may be differences in shade from the various concrete element suppliers. May have a smooth or rough surface.

LOCAL PLANT TEXT

Section 8 External appearance of the buildings.

- 8.1 Materials must not be used for exterior building walls and roof surfaces that the municipality deems to be unsightly.
- 8.2 Signs may only be erected to the extent allowed by the municipality.

FENCES, SCREENS AND PAVEMENTS, etc.

Fencing, pavements, etc. must contribute to the port looking tidy and neat, and support the framework set for the buildings. Fencing and paving must be chosen that results in the most uniform feel in the port.

Unpaved areas must be well-maintained and be planted with grass or the like.

PERMANENT FENCING:

Fences must be made of galvanized wire mesh or wood. All fences must be erected on the owner's land.

WIRE MESH FENCING: Wire mesh fences must be made using cast hot-dip galvanised posts

GATES: Gates must be made using the same materials and design as wire mesh fences.

WOOD FENCING: Wood fences should be ordinary picket fences, between 1.2 and 1.8 metres in height

When painted, the same colours apply as for facades.

VEGETATION: Vegetation may be planted behind permanent fences. The vegetation must not exceed 2 metres in height and must be trimmed and maintained.



PAVEMENTS:

Pavements may be made of asphalt, base course, pavers or concrete.

Pavement may only be established on the owner's land and access roads.

OTHER AREAS: Grass must be planted in other areas, and then mowed and maintained.

SIGNS:

The Port of Thyboron wants signage to interplay with the port surroundings.

The signage guidelines aim to contribute to quality and uniformity in the port, along the roads and towards the landscape, while leaving room for individual expression and branding.

Compliant signage does not have to be boring!

Company signage must match the facade if placed directly on the building. If signs are to be erected on signposts near the building, they must be erected on the company's land, and must not disrupt views of road areas at the port.

Design and placement of signs on the same facade for different stores/companies must be coordinated so that a harmonious overall effect is achieved.

In general, free-standing signs require a building permit, and other signs must be approved by the municipality and/or the port.

Signs along municipal roads require permission from Lemvig Municipality.

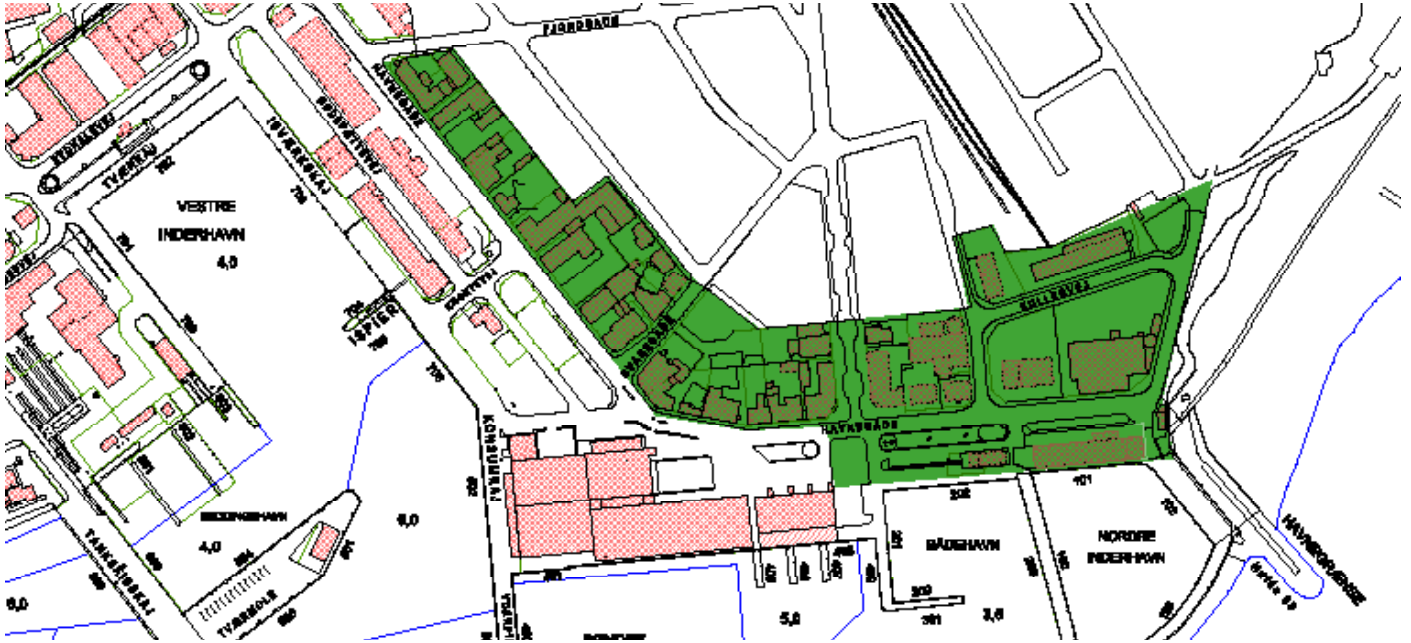
Signs along federal roads require permission from the Danish Road Directorate.



URBAN PORT AREA

THIS SECTION ONLY APPLIES TO THE URBAN PORT AREA:

New buildings and facade renovations must be generally matched to existing buildings, to contribute to the area's development as an urban port environment with recreational assets and support the municipality's plans for the area.



Sample of existing urban port area along Havnegade, featuring various colours.

