



Verandas

Spacestor.



Verandas

Meet Verandas. An engineered architectural room system that is inherently sustainable, incorporates massive design choice and is curated for the future. Materials have been sourced carefully and innovation has been applied to create unique and patented sustainable solutions.



An inherently sustainable product, with reuse and healthy materials at its core



Built-in flexibility allows for engineered room and space creation with endless options



Huge design choice with a plethora of finish options, accessories and add-on spaces

Verandas

To cater for the meeting room problem of today, Verandas has been born, to provide a highly flexible, sustainable and design-focussed solution.

The construction is a highly adaptable and modular way of creating space division, collaborative and social settings, as well as incorporating accessories and customization.

High levels of modularity are integrated into the construction of the product, meaning each room variant can be dismantled and rebuilt with ease and at high speed by the in-house facilities team. The entire assembly process can be completed using only hand tools.

The room design is based around a 600mm/ 24" modular frame, which forms the foundation of the build. At each joint, intermediate vertical structural posts allow cross-walls to be built off at any point.

Traditional meeting rooms not only use materials that are impossible or difficult to recycle, but are totally single-use and when dismantled, the meeting room is simply thrown away. With Verandas, every single element apart from the acoustic seals can be reused again, not only reducing wastage and therefore money, but saving anything from going to landfill.

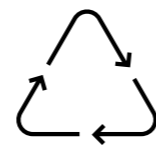
Key Benefits of the Verandas Modular Plug-and-Play Construction

- Clean and sustainable
- Modular 'kit-of-parts'
- Flexibility to alter room style and use
- Enables lower skilled operatives to be able to install and reconfigure - no need for multiple trades like partition fixers, tape jointers, decorators, carpenters, electricians, plumbers etc.
- Makes MEP simple, especially for reconfiguration
- No mess when dismantling, unlike traditional partitioning

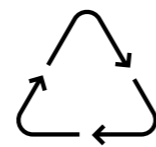
Product Sustainability Story

It's a primary concern of ours that we preserve and nurture the environment and our planet. We constantly strive to minimise our environmental impact and keep this front of mind in every project. So, Verandas has been designed with a materials palette that is compliant with stringent global standards, ensuring the health, safety and comfort of users, as well as the last possible environmental impact.

- Spacestor provides full product transparency declarations and certifications
- This includes emissions certificates for any composite wood, VOC declarations for interior paints, adhesives, sealants, finishes and insulation contributing to LEED points and other similar international certifications
- The majority of our board components meet the emissions limit values of the European formaldehyde class E1 under ECHA (European Chemicals Agency), which means board materials contain a maximum of 0.007% formaldehyde. All products in the USA are compliant with the requirements of TSCA Title VI (Toxic Substance Control Act).
- As part of this programme, we are working towards acquiring the International Living Future Institute Declare Label for our market-leading products
- Our environmental product summary gives the life cycle sustainability information of this product, which is virtually 100% recyclable
- All timber used can be FSC certified
- The majority of upholstery fabrics are EU Ecolabel certified, which is a third party certified Type I ISO 14024 certification, which identifies products with reduced environmental impact. A large number of textiles can also contribute to LEED credits, having the GREENGUARD(R) certification which follows the standard: California Department of Public Health (CDPH) Standard Method V1.2-2017, and is accepted by LEED and the majority of other green building standards.

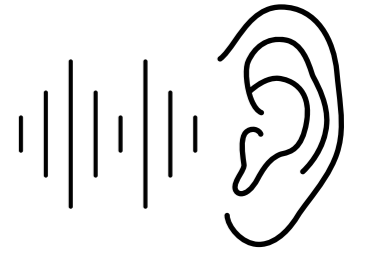


100% reusable



Virtually 100% recyclable

Acoustics



From an acoustic perspective, a patented flexible acoustic seal technique, unique to Spacestor, allows for installation on uneven floor surfaces without losing the acoustic integrity of the room. Avoiding the need to level out the subfloor means Verandas can be deployed in all existing buildings without disruption and construction work.



Acoustic seal



The acoustic seal follows the contour of the floor and can cope with a 3/4"/20mm difference in surface level, avoiding the need for floors to be levelled prior to installation.



Airflow system

We have designed our electrical solution to be as flexible and future-proof as possible, and the unique frame and cable route design allows for power and data points, or third party devices such as smoke detectors (wired or wireless) to be accommodated in almost any area of the pod, inside or out. In addition, our modular plug-and-play 'power plinth' enables the standardized location of power sockets at skirting level throughout the room.

All cable routes can be accessed with easily removable acoustic decor panels to allow for installation, reconfiguration and servicing, without the need for specialist trades.

One of the most innovative features of the Verandas system is the unique room cooling and temperature control system. Again, this has been developed as a modular plug-and-play solution that can be deployed and reconfigured without the need for specialist MEP trades, and is intended to ensure the modular spaces can be installed and used completely independently of the building services provision.

The modular rooms have been developed with a ventilation technique unique to Spacestor: a patent pending 'airflow through the walls' system. As air enters the top of the room, the fans pull ambient air into the room from the exterior of the pod. Once inside, the air then moves up behind the upholstery panels and exits at the top. Additional optional features for improved air quality include UV cleaning incoming air and CO2 detection linked to fan speed control.



Fan control



Cable-management within ceiling



Power plinth

Whole Life Cost

Traditional Build

Room 189" x 141"

Cost to build room	\$43,904
Cost to relocate (per time)	\$40,442
10 year life cost (5 moves)	\$246,115

vs

Verandas

189" x 141"

Cost to build room	\$108,246
Cost to relocate (per time)	\$3,080
year life cost (5 moves)	\$123,646

Other Factors

- Clean and sustainable construction
- Enables lower skilled operatives to be able to install and reconfigure (no need for multiple trades)
- Makes MEP simple especially for reconfiguration
- No mess when dismantling (unlike traditional partitioning)
- No waste to landfill
- Minimal time and disruption during rebuild
- No downtime for office staff as build can be completed within a weekend
- times as quick on site for initial build or reconfiguration – Verandas as 1 day install for a 4.8 x 3.6m room whilst a traditional build method would be 4 week duration on site
- Multiple finishes can be swapped out with no extra time delay
- Reduced prelims and project management

Life Cost Saving \$120,000

Over a 10 year period, based on 5no reconfigurations plus any saving for staff downtime



Components & Accessories



Upholstered Wall

Cork Wall



Pinboard panel

WALL MODULES



Moss Wall



Slat Wall



Chalkboard Wall



Bark Wall



Curtains



Glass Wall



Writable Glass



Whiteboard Wall

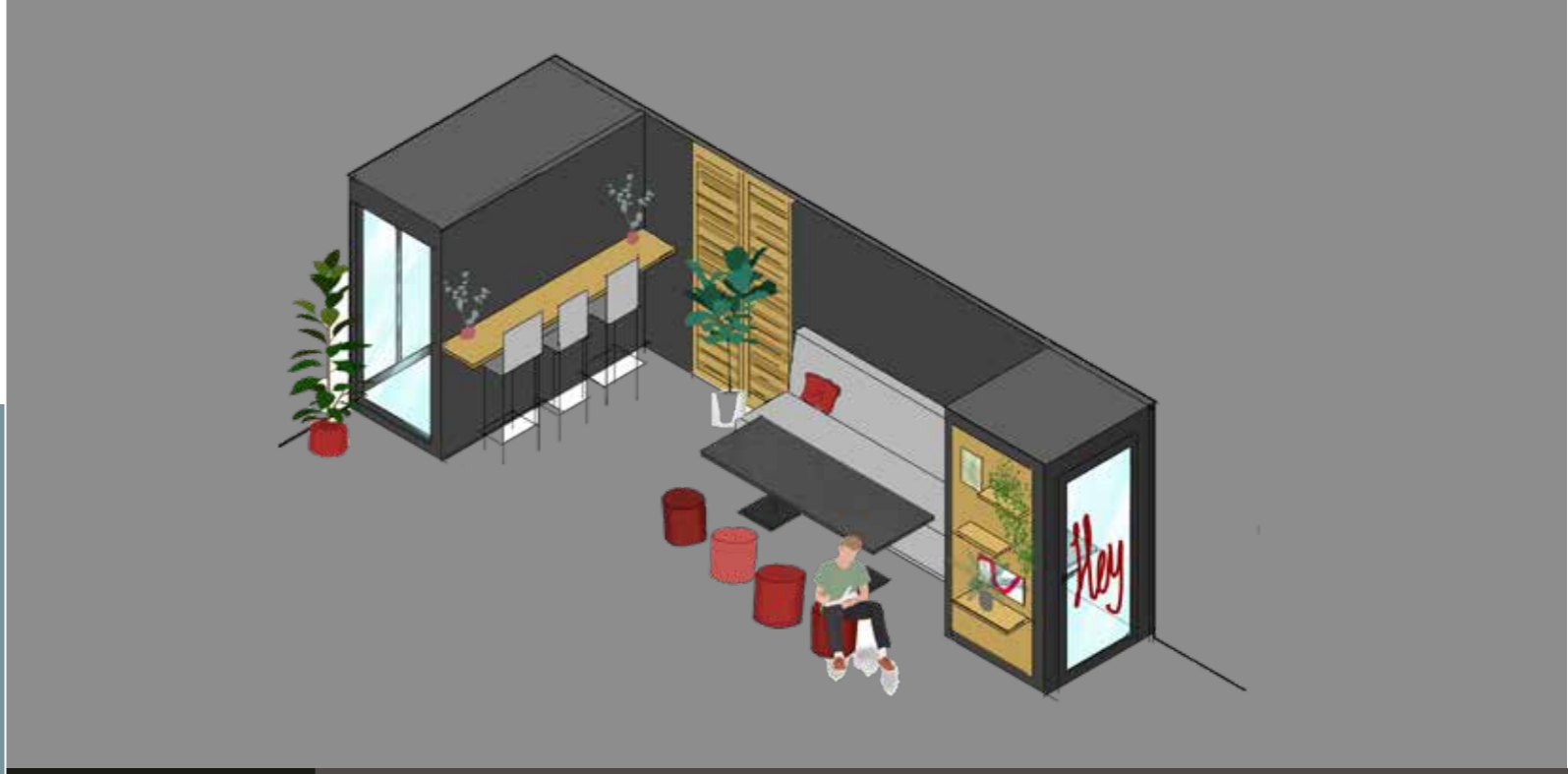
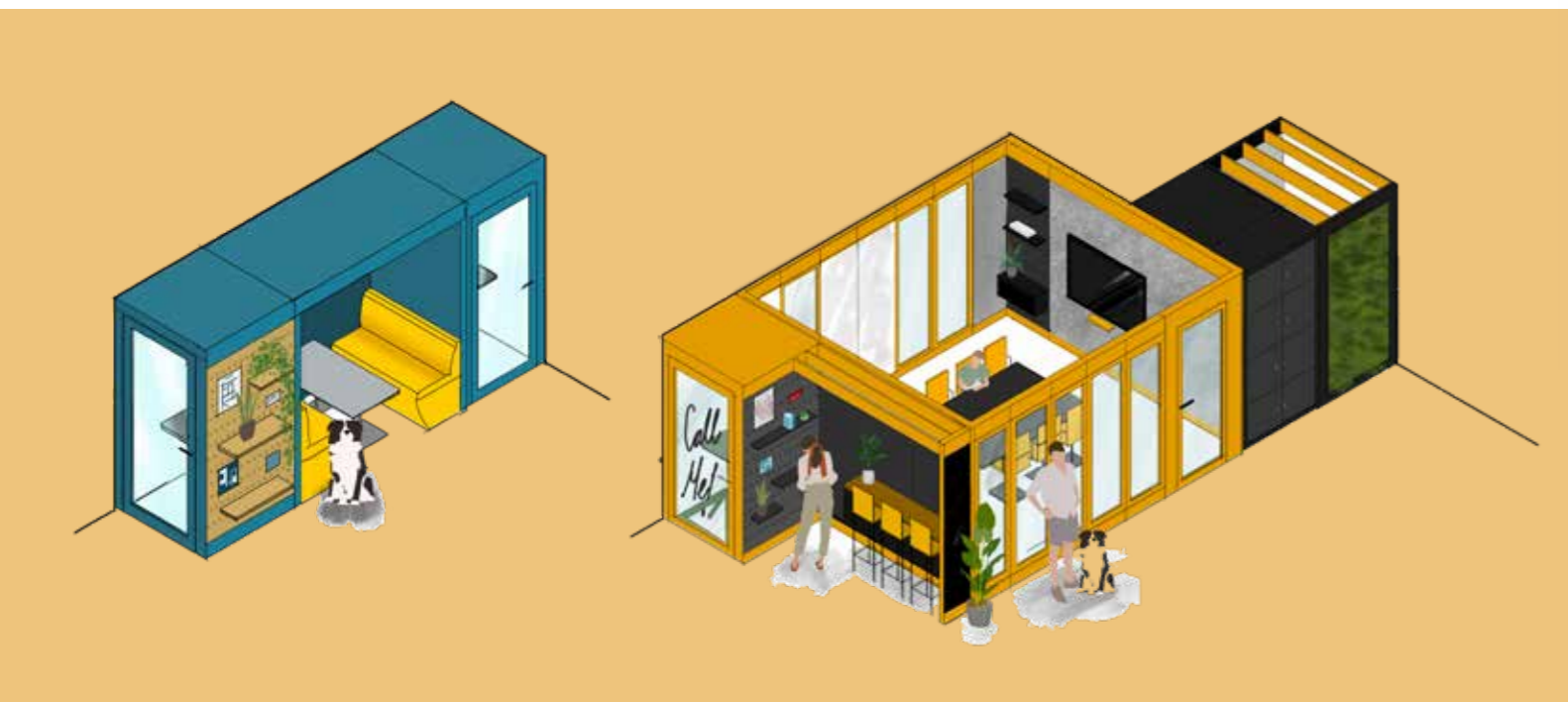
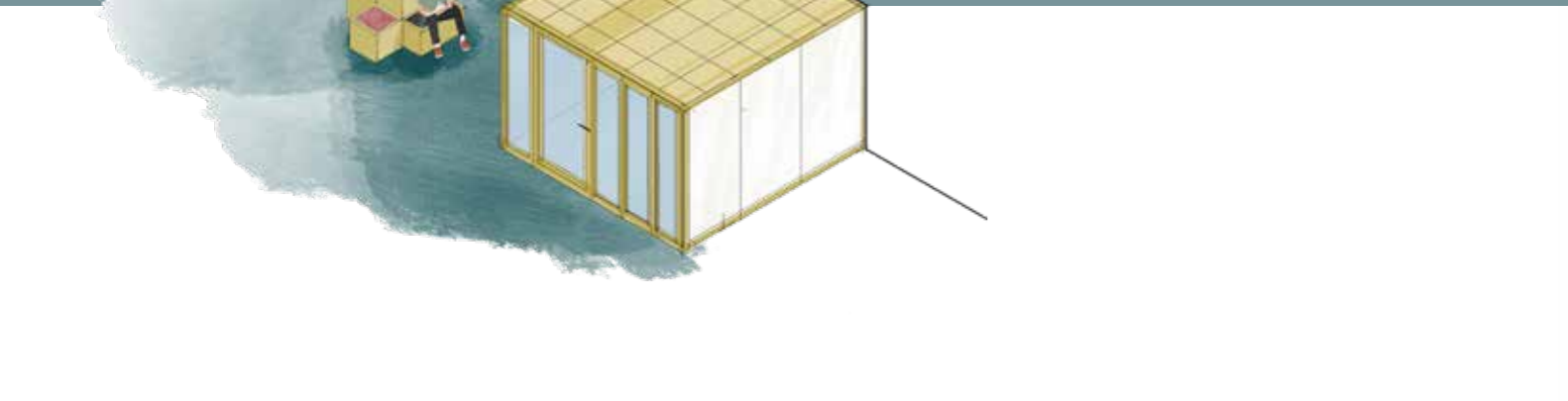
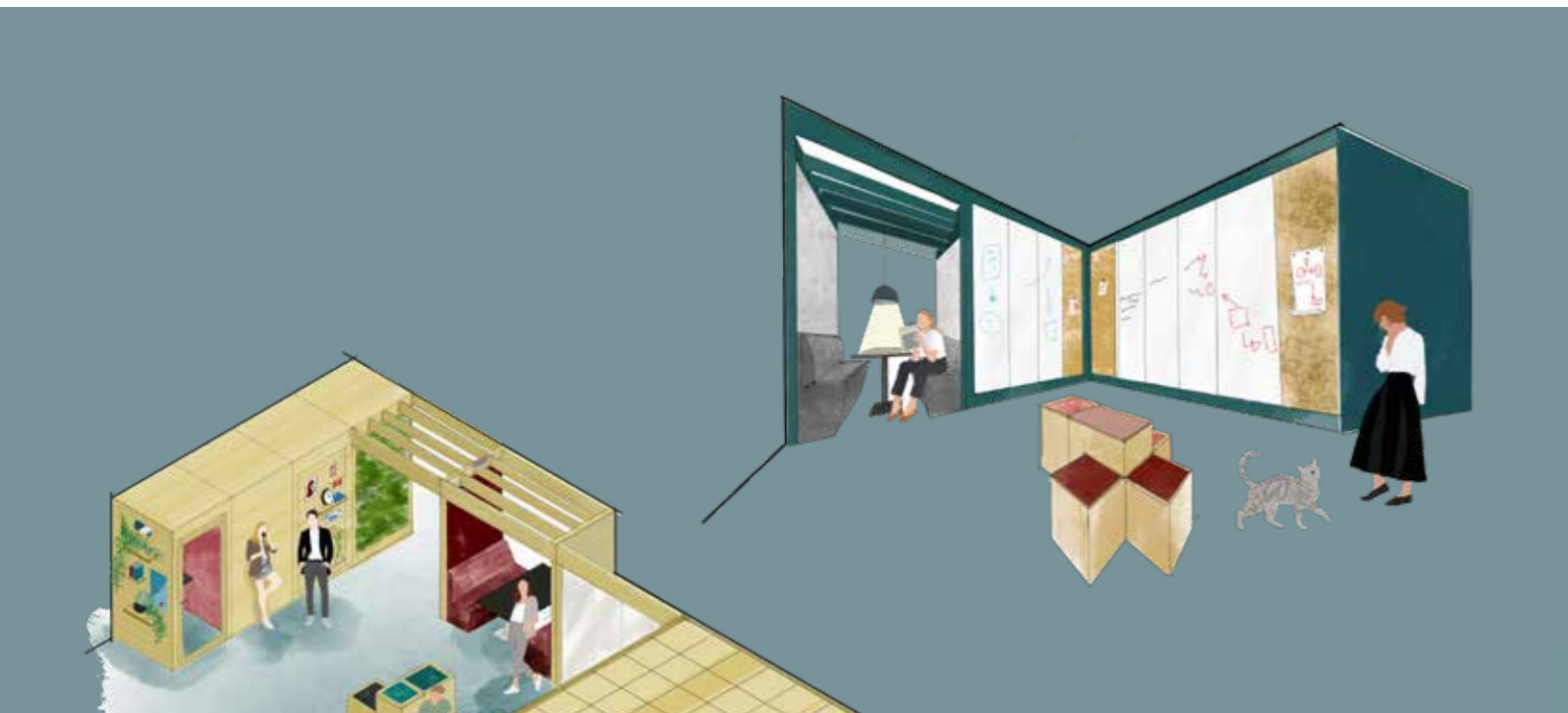


Door module



Perforated panel

Futureproof Spaces



Verandas

A totally adaptable modular meeting room system; highly flexible and inherently sustainable with huge design choice

Variations



Single Person Pod **POD** Meeting Room **MTG** Meeting cove **MTC** Meeting Cluster **MCL** Meeting Cluster Plus **MCP**

M & E



AV Rig + Table **AVT** AV Rig **AVW** Ceiling Panel Light **CPL** Linear Wall Light **LWL** Ceiling Strip Light **CSL** Light Switch **LSW**



PIR **PIR** Power Outlet **POW** App **APL**

Architecture



Collaborate **COL** Touch Down **TDN** Touch & Go **TGO** Retreat **RTR** Nook & Bay **NBY** Enclave **ENC**



Arch Infill **ARH**

Customize Walls

Double sided



Glass Wall **GLS** Adjustable Slatwall **ASL** Fixed Slatwall **FSL** Door Module **DOR** Writeable Glass Wall **GLS**

Single Sided



Upholstered Wall **UPP** Pinable Upholstered Wall **PUP** Panel Wall **PWP** Panel Wall No Plinth **PWN** Chalkboard Wall **CLK** Moss Wall **MOS**



Whiteboard Wall **WHT** Cork Wall **PBN** Bark Wall **BRK**

Accessories



Fixed Desk **DSK** Touchdown Workbench **TDW** Bench Seat **BNC** Shelf **SHL** Full Height Cubby **FHC** Wall Cupboard **WCU** Locker Stack **LCK**



Perforated Panel **PFP** Chalkboard panel **CHB** Whiteboard panel **WHB** Bark panel **BKW** Pinboard panel **PIN**

Other details

Finishes

Clad finishes

Lacquered Plywood
Spray Lacquer RAL Classic

LPL 2: Premium White,
LPL 3: Dust Gray, Taupe Gray, Black,
LPL 5: Onyx Grey, Stone Grey, Graphite Grey,

Wood Stains also available

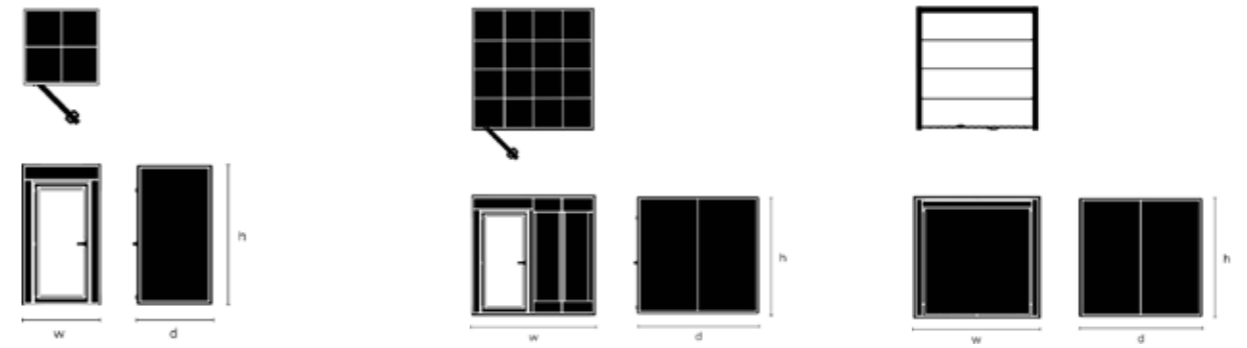
Upholstery finishes

Group 3: Camira Main Line Flax, Camira Synergy
Group 4: Camira Blazer

Technical Specification

- Plug and play modular system
- Level threshold for easy access
- 2 year warranty on electrical parts
- 5 year warranty on all structural elements (subject to normal conditions of use and care)
- Furniture grade (A) birch plywood
- Soft-seal door close
- Decibel reduction rating in excess of 35dB achieved through high performance acoustic materials and acoustic seal technique
- User-adjustable air flow through the walls ventilation system
- User-controllable, dimmable lighting

Dimensions



Single Person Pod

51½ x 51½
51½ x 75
75 x 75

Meeting Room

99 x 99, 99 x 122½
99 x 149, 122½ x 122½
122½ x 149, 122½ x 170
149 x 149, 149 x 170
149 x 193

Meeting Cove

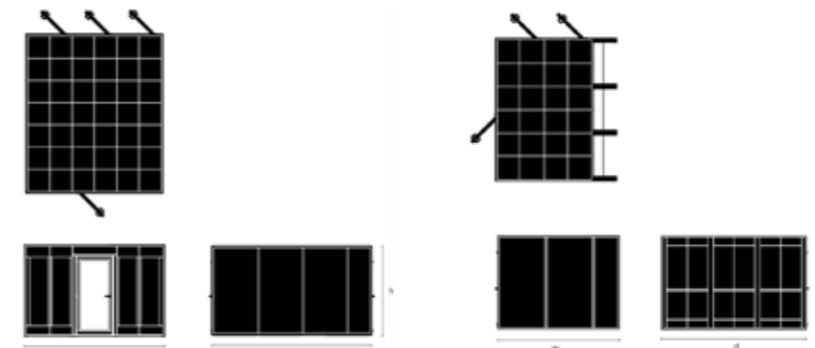
99 x 99, 99 x 122½
122½ x 122½, 122½ x 170

Height

94½

94½

94½



Meeting Cluster

170 x 146, 193 x 193
193 x 287½

Meeting Cluster Plus

122½ x 146, 146 x 170
193 x 170

Height

94½

94½

Inspiration

Verandas is so much more than a meeting room. By activating the external walls using additional architecture and add-on accessories, we can really maximise the possibilities it brings to your workspace, providing a great mix of different settings, catering to multiple working styles and needs.



Informal meeting



Scrum working



Chill-out

Brainstorming Space



Private Meeting



Catch up



Hybrid Team Meeting

Video conferencing



Breakout



Focus-working



Spacestor.

CALIFORNIA COOL
LONDON DESIGN