

# Modular building system

My Space  
pod™

AFFORDABLE  
STYLISH  
RECYCLABLE  
SUSTAINABLE  
QUICK TO BUILD  
ECO FRIENDLY  
FLEXIBLE  
OFF-SITE PRODUCTION  
DURABLE



## WHAT IS MY SPACEPOD?

A revolutionary use of space and the built environment made from eco-friendly prefabricated modular pods suitable for a range of applications which stack up for quick, efficient, cost effective, sustainable, certified and recognised accommodation designed and assembled by a world renowned team of industry experts.



My Space Pod™ are a specialist modular building and development company supplying custom-designed modular accommodation made from nearly new and recycled ISO shipping containers.

Designed and fully specified by acclaimed architect Will Alsop the prefabricated eco-friendly pods include state-of-the-art design, excellent acoustics, thermal performances and en-suite bathrooms.

Flexible in size to meet any living area requirement, the pods are set to transform the way we think about our living environment.

## WHAT DO YOU GET?

State of the art design, excellent acoustic and thermal performances and spacious en-suite bathrooms – the perfect living environment.

27m<sup>2</sup> 140ft<sup>2</sup>

FLEXIBLE

13m<sup>2</sup> 215ft<sup>2</sup>

pods forming

110m<sup>2</sup>

any living area requirements

20m<sup>2</sup> 290ft<sup>2</sup>

1184ft<sup>2</sup>

How big is it?



# Applications

Student Accommodation

Hotels

Disaster Relief

Nursing & Care Homes

Affordable Housing

Holiday Homes

BUILDING OUR FUTURE



## Student Accommodation

The My Space Pod™ student accommodation is made up of fully furnished en-suite cluster studio rooms from 13 m<sup>2</sup>. Bedrooms are prepared for high-speed Wi-Fi and enjoy ample electrical capacity. Wheelchair users' rooms (20 m<sup>2</sup>) are DDA (Disability Discrimination Act) compliant.

The buildings are ideally suited for multi-occupancy with each pod metered for individual water and electricity usage enhancing efficiency in building management systems.

Efficient carbon neutral heating and cooling systems are custom-designed for each environment and include CHP boilers for electricity and hot water or ground and air source heat pumps, solar heating or wind turbines to provide self-generating energy.



Further eco-friendly features include low water usage and rainwater harvesting systems for use in WCs and washing machines.

The modular systems incorporate common rooms, break-out areas, laundry and service rooms, bicycle parking and in some cases roof gardens.

The buildings are designed to achieve BREEAM excellence rating.



## Hotels

The My Space Pod™ hotel rooms measure a spacious 20 m<sup>2</sup> and boasts design-led features including en-suite bathrooms, low consumption lighting, water and heating, air ventilation, heat recovery units, high-speed Wi-Fi and a fitted furniture pack (available at extra cost).

Our hotel buildings can incorporate current brand identity with appropriate livery colours. The buildings can be situated in city centres or next to railway stations, car parks, petrol stations and added as extensions to existing buildings.



ACCOMMODATING OUR FUTURE

## Disaster Relief Pod

The My Space Pod™ provides immediate temporary sheltered accommodation for victims and / or staff caught up in the aftermath of a disaster.

This 40 m<sup>2</sup> pod is designed to accommodate a family of up to six people in a secure, dry and comfortable environment with the following standard amenities and utilities:

Two bedrooms, fitted kitchen, family bathroom, heating and air ventilation, low consumption lighting, heating and water systems can be connected to external emergency generators.

Designed to maximise logistical efficiency, these pods can be virtually parachuted onto the site quickly and efficiently.



## Nursing & Care Homes

The My Space Pod™ nursing and care homes pod includes a state-of-the-art bedroom and \*DDA compliant bathroom, both of which meet CQC standards.

The rooms are pre-wired with security alarms and power sockets along with all the standard features of other pods.

Rooms can be personalised and can be used for long-term or respite care, or for use of residents' families and friends.

Designed as 'plug and play' modular systems and manufactured off-site, the pods provide quick-build accommodation solutions with little interruption to on-site existing facilities.

The modules are ideally suited as extensions to existing buildings or as stand alone new build care and nursing homes.

\* Disability Discrimination Act compliant



## Affordable Housing



The My Space Pod™ is engineered and built to last a minimum of 60 years on the same site and requiring little periodic external maintenance these pods offer quick build, efficient and cost effective new homes incorporating all the latest amenities and utilities as standard features (fitted kitchen, family bathroom, under-floor heating, air ventilation and heat recovery units).



Considerable savings in running and maintenance costs can be achieved where the pods are connected directly to CHP (combined heat and power) bio mass boilers, solar heating, photovoltaic cells, wind turbines, air and ground source heating.

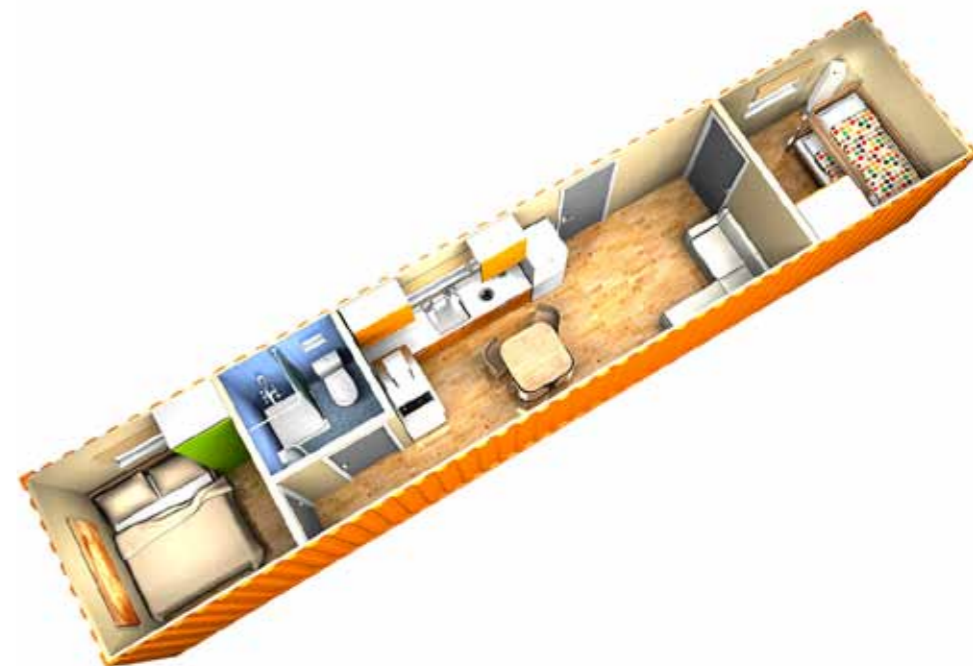
Rainwater harvesting and grey water systems can be easily connected to the pods which are modelled according to the diversity of unit accommodation recommended in the London

Housing Strategy for lifetime homes. From flats for single people to family-size accommodation the buildings may be arranged as town houses or apartment buildings.

## Holiday Homes

The My Space Pod™ micro home provides self contained living accommodation, kitchen-diner, bathroom, living room and two/three bedrooms to accommodate a family in comfort and style.

The pods are designed and engineered with particular attention to thermal and acoustic performance as well as fire resistant walls. The pods can be stand-alone or be connected to form multi level building blocks thus creating more accommodation on existing static home parks than conventional caravan parks, with the added benefits of sustainability and environmental concern.



**BUILDING A BETTER COMMUNITY**

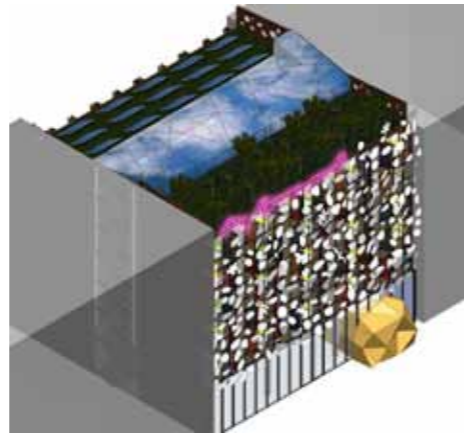
# HOW DO THEY STACK UP?



The Pods are massively strong and were designed to carry tonnes of all kinds of cargo. Our engineers **Buro Happold** have devised structural supports and stability systems that make My Space Pod™ modular building system capable of being stacked together up to 10 storeys high for residential accommodation.

Maximum stack

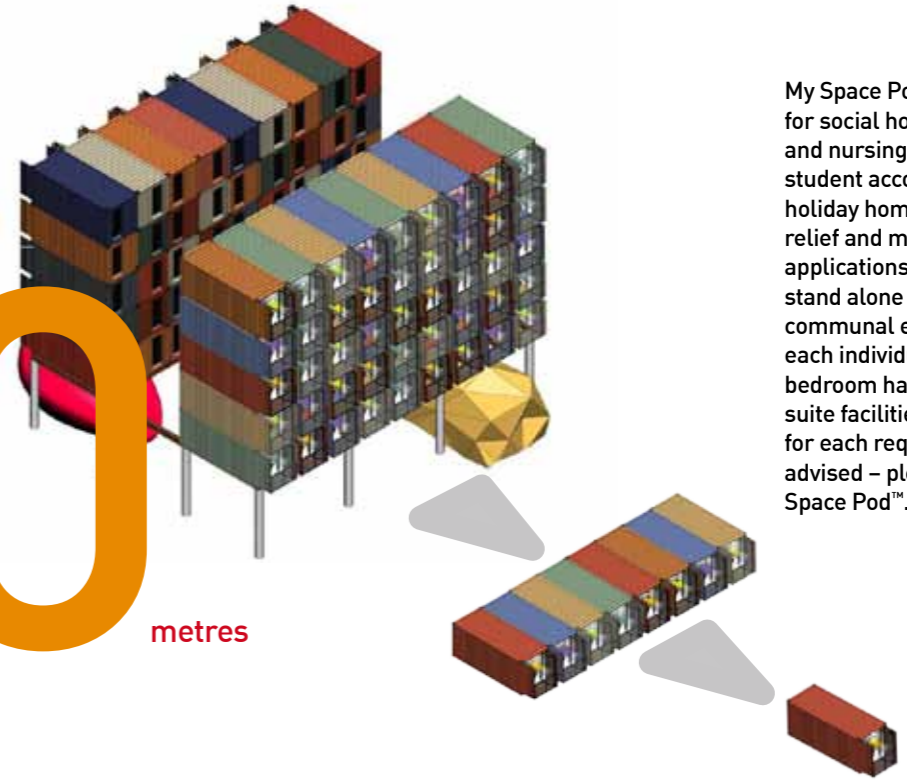
10 storeys



Up to

30 metres

My Space Pod™ modular building system applies itself to numerous applications from a single Pod unit to a whole campus housing thousands of dormitories.

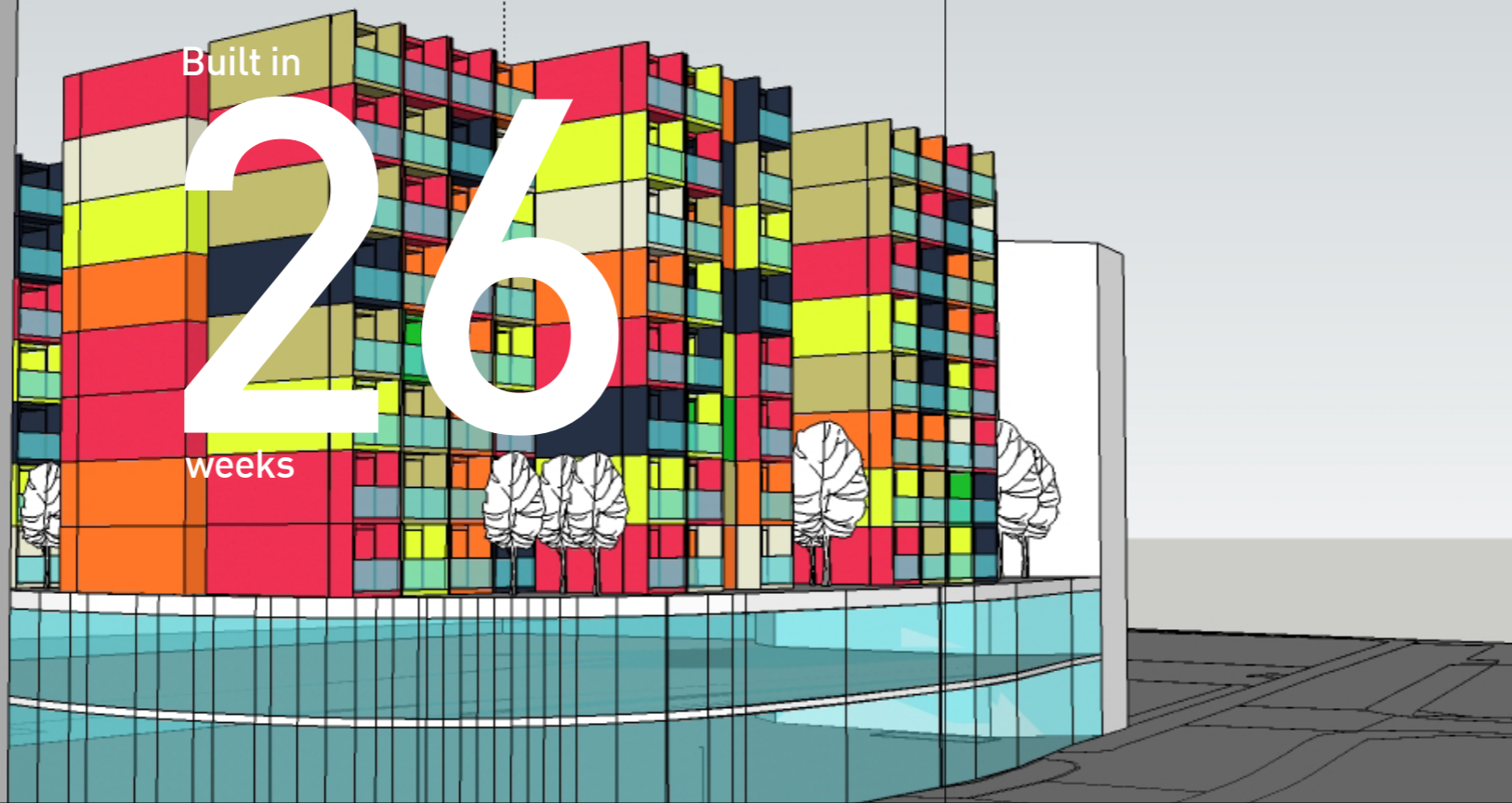


My Space Pod™ is suitable for social housing, care and nursing homes, hotels, student accommodation, holiday homes, emergency relief and many more applications. Pods can be stand alone or set within a communal environment, each individual studio bedroom having its own en-suite facilities. Specifications for each requirement to be advised – please refer to My Space Pod™.



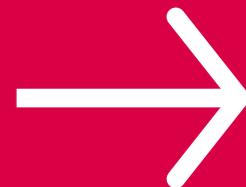
## HOW QUICKLY CAN THEY BE CONSTRUCTED?

Our manufacturing method of modular construction enable the pods to be built quickly and the 'plug and play' system means that the completed construction can be virtually parachuted on site. A typical project comprising of circa 200 pods inclusive of kitchens, common rooms, laundry and amenities can be built and delivered on a turnkey basis within **26 weeks** from placement of order. A comparable conventional building would take 78 weeks to build on site – a considerable saving of time and money.



## IS IT COST EFFECTIVE?

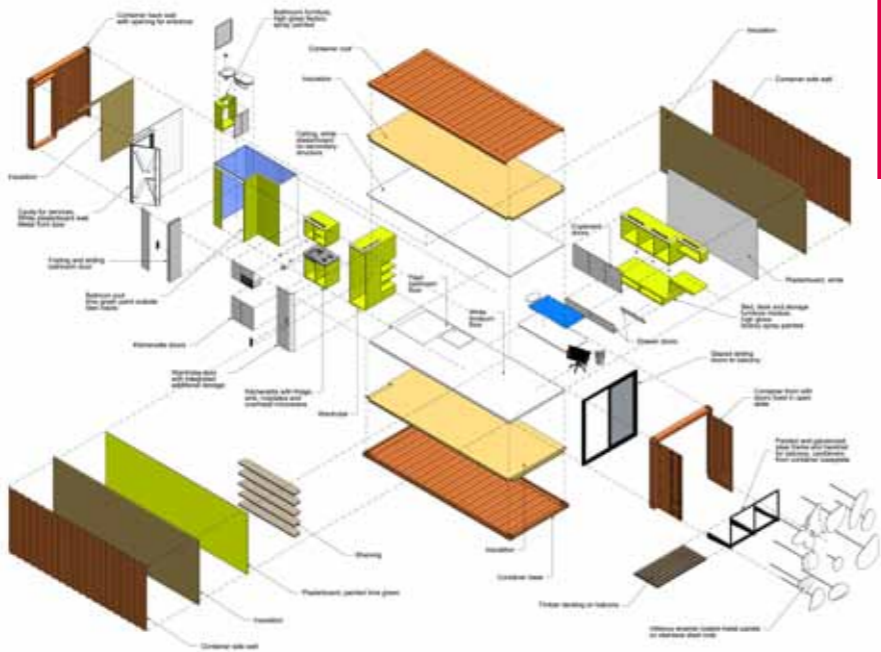
The modular building system ensures **lower wastage** during construction and the quick delivery, assembly and fitting out of buildings can be completed substantially faster at **1/3 of the time**, than standard construction methods with further benefits of a considerable cost saving.





## IS IT WELL INSULATED?

My Space Pod™ are ergonomically designed and manufactured to meet diverse localised climatic conditions by incorporating highly efficient and environmentally friendly building materials. They utilise the latest space age insulation technology, achieving a **thermal u value of less than 0.25 W/m²k**, **acoustic level > 47db** and a **60 minute fire rating**. When coupled with a stand-alone CHP generator (combined heat & power) using plant oil, gas/biomass based system or other energy saving heating and cooling systems the pods can achieve very low running cost and meet with the highest code levels for sustainable homes.



My space Pod™ use Aerogel insulation that is capable of insulating against extreme temperatures. It is now being used by NASA to develop an insulated lining in space suits for the first manned mission to Mars, scheduled for 2018.

The latest space age thermal and acoustic insulation materials have been incorporated.

## IS IT SUSTAINABLE?

My Space Pod™ aims to lead the way in sustainable living.

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The latest BREEAM (British Research Establishment Environmental Assessment Method) environmental sustainability standards have been applied to meet the highest code levels towards achieving a carbon neutral building that is subject only to local planning regulations and possible site constraints.

The latest energy efficient products and standards of environmentally friendly green building technologies are applied during the off-site manufacturing of the pods. The modular production method ensures minimal wastage during construction.



The building system is value engineered and designed for high performance, low maintenance and longevity. The raw materials applied during the manufacturing and building process have been

selected with due regard to their superb technical qualities, thermal and fire resistance, sustainability and end of life recyclability. The Pods are designed to use less energy by incorporating

renewable energy systems to deliver efficient heating, ventilation, water and electrical systems, and considerable savings in running and maintenance costs can be achieved.

# COMMUNAL AREAS

In multi-occupier buildings, the modular system incorporates fitted kitchen, dining room, bar, common room, break out areas, back of house facilities, offices, laundry and service rooms, bicycle parking and where applicable, roof gardens.

