

**VELUX®**

Commercial

Modular Skylights  
enhance the logistics  
space of tomorrow  
at ROMO Fabrics.

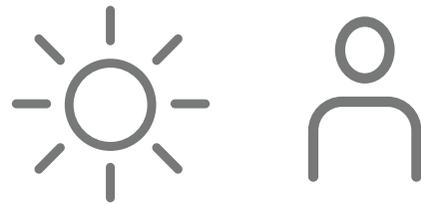
Find out more at  
[veluxcommercial.co.uk](https://veluxcommercial.co.uk)

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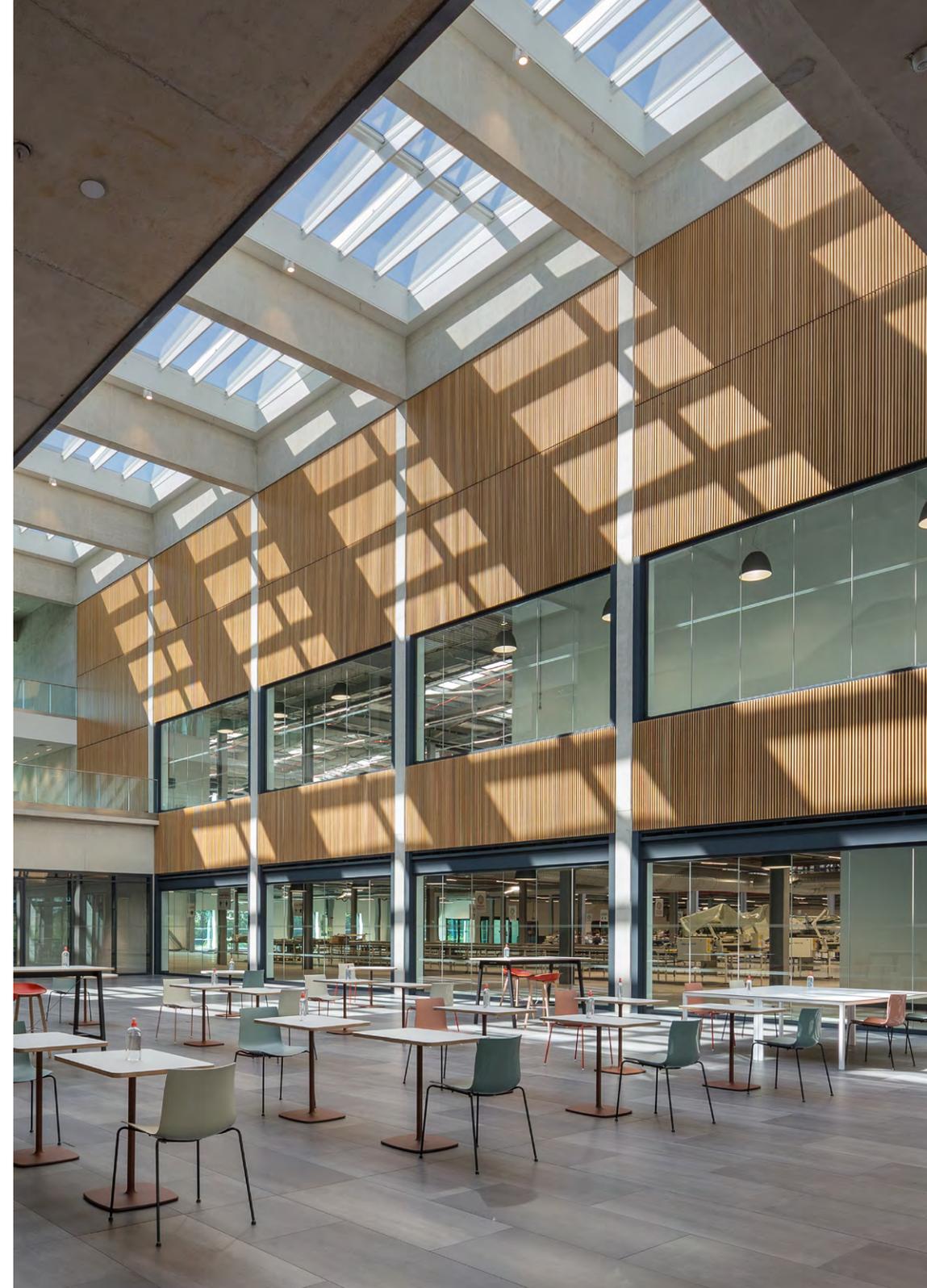
## VELUX MODULAR SKYLIGHTS IMPROVING WORKING CONDITIONS THROUGH NATURAL LIGHT

The VELUX Modular Skylight system was specified and installed as part of a new combined office and warehousing space for third generation fabric design company, ROMO Fabrics. Recognising the changing definition of logistics property, the project saw VELUX Commercial work alongside Maber, Planning Manager Limited and Roofglaze Rooflights Limited to create a vibrant new headquarters which could consolidate the ROMO operation going forward. The use of natural light proved essential to this.

The goal for ROMO was to consolidate its existing facilities and move to a centralised headquarters. A total of 33,000m<sup>2</sup> would be developed, including a mixture of process and storage space, office space, and house the organisation's 350 staff members. All of this had to be achieved whilst creating a vibrant and light workplace for its employees, but also laying the foundations for further expansion in the future. To create that aspect of natural light and further the well-being of those working within the new headquarters, the VELUX Modular Skylight system was brought in by installer partner, Roofglaze, as the most suitable product to meet the client's requirements.



The development was effectively split into three areas: offices, warehousing, and a large atrium space. 348 modules of the VELUX Modular Skylight system were installed across the project. This included a [VELUX Ridgelight at 5° with Beams solution](#) to accentuate the entrances of the atrium and offer a glimpse of the internal space, as well as a [VELUX Northlight solution](#) within the office and design studios to provide soft, reflective lighting and a natural feel to the workspace.



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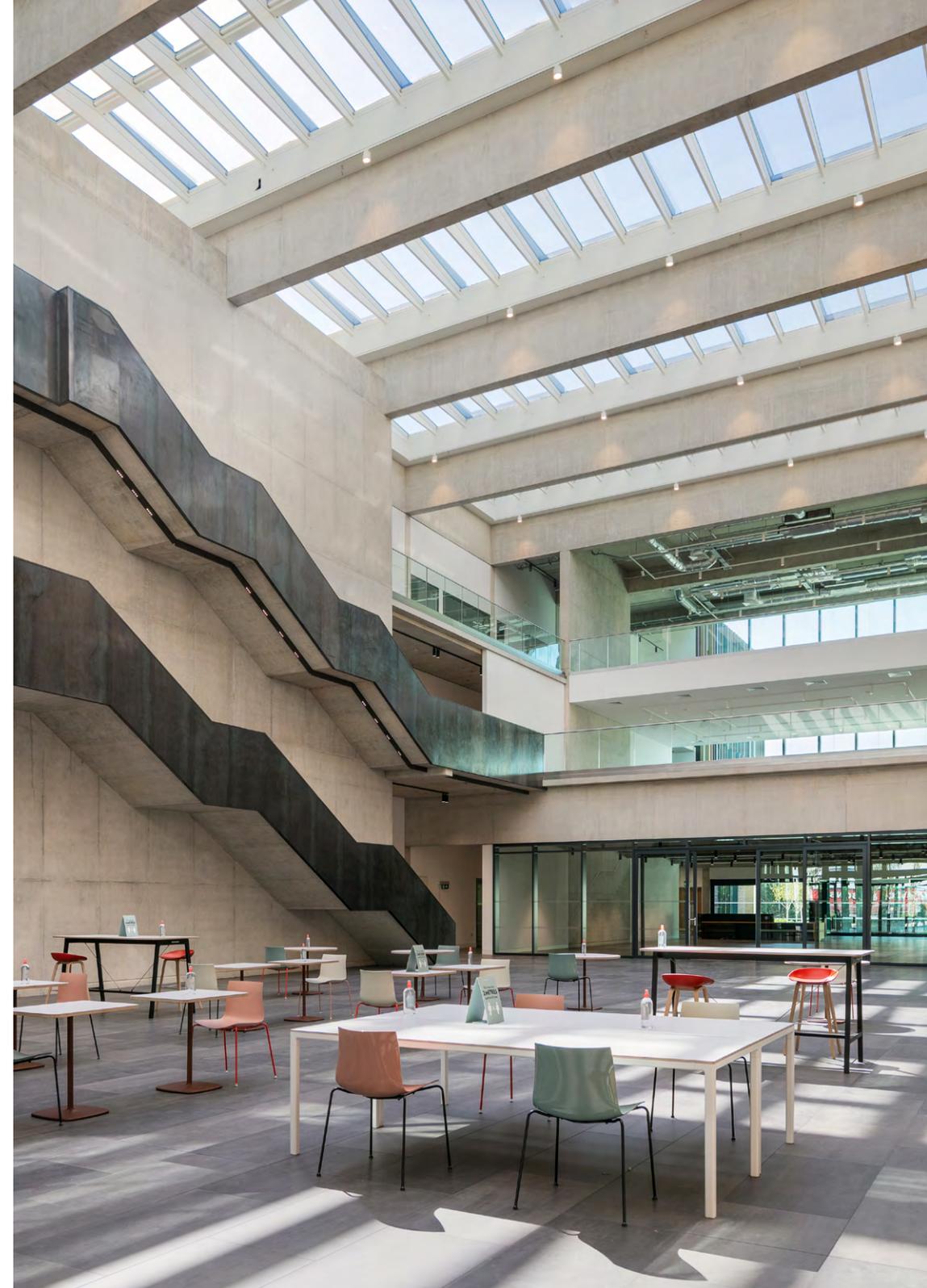
## USING DAYLIGHT AND VENTILATION TO CREATE THE LOGISTICS PROPERTY OF TOMORROW

The market for logistics property has shifted considerably in recent years. Once upon a time, logistics property would almost wholly be warehousing and distribution space. Modern times have seen organisations looking to consolidate their assets and incorporate additional office space into their building. With this changing specification has also come the need to create spaces which bring many of the traditional "office space" benefits to logistics property, especially in terms of employee well-being. This was understandably a key deliverable for the ROMO project and something which the VELUX Modular Skylight system was integral in supporting.

ROMO considered the utilisation of daylight and natural ventilation as key components in creating an inviting workspace for its employees to work in. Both those working within the office spaces and the associated warehousing spaces would need to have access to ample amounts of daylight, as well as comfort ventilation and shading via blinds.

Paul Leivers, Construction Manager and Managing Director of Planning Management Limited stated: "Daylight is very

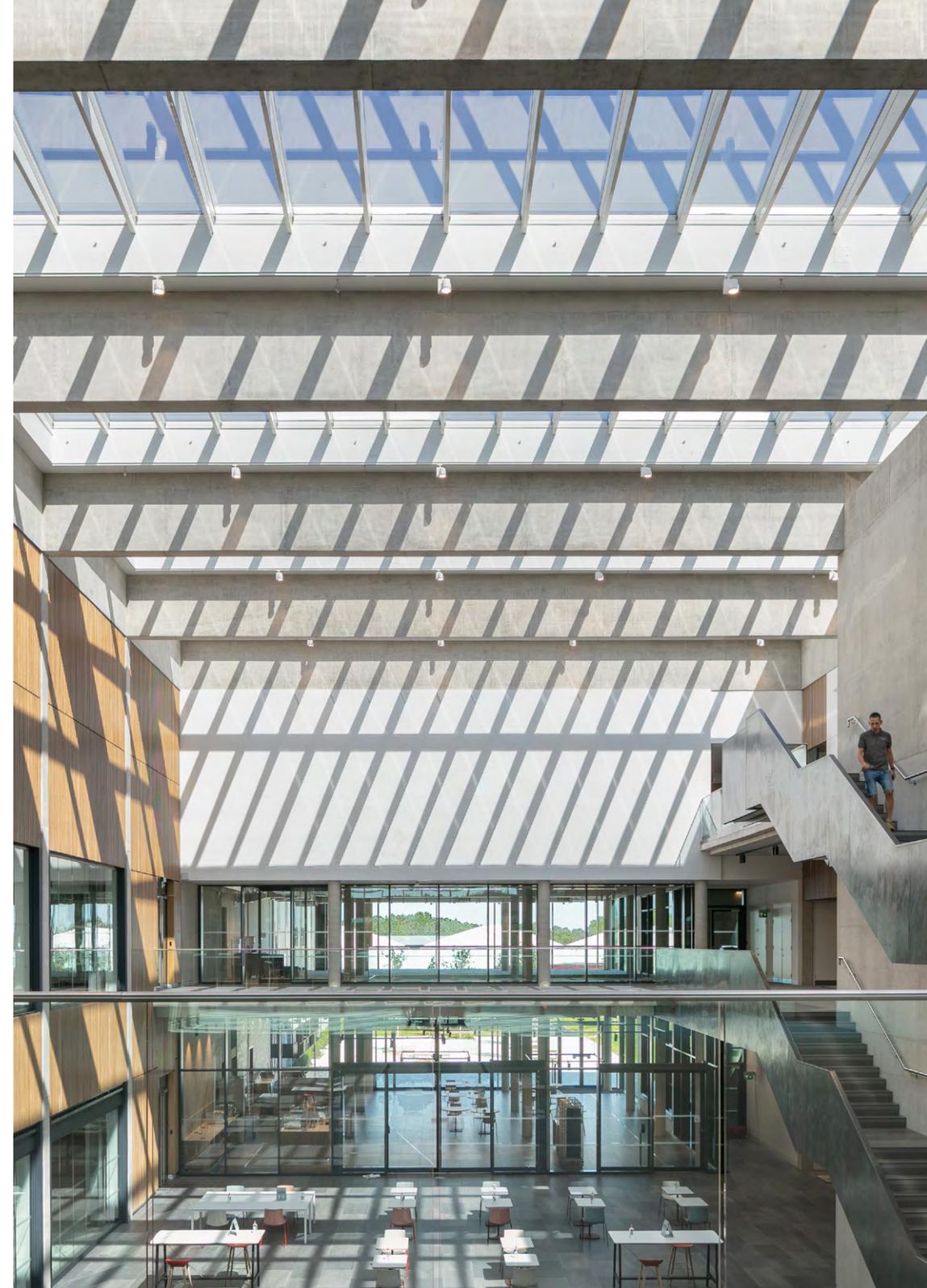
important for any business or working environment. There have been many studies recently on the value of daylight and how it improves productivity, and people tend to feel more connected with the outside world. On this project the client has included an atrium within a warehouse to provide that natural light. They see the benefit of having the natural light and it creates a nice environment that everyone wants to work in – that's for the whole office and the warehouse."



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VELUX Commercial also contributed a large amount of expertise into how daylight could be brought into this space, as well as how smoke ventilation requirements for the site could be met. Each VELUX Ridgelight installed in the atrium incorporated 5 No 1000x2400mm [smoke venting modules](#) which are tested according to EN 12101-2. Wind deflectors were also recommended and chosen for the scheme to ensure that in any wind condition the required 24m<sup>2</sup> of smoke-free area could be guaranteed, thus providing additional assurances to ROMO.

On the topic of how smoke ventilation worked into the specification for the ROMO project, Richard Hall of Roofglaze explained: "As the scheme progressed, there was the introduction of smoke ventilation and blinds. The design was low-pitch ridgetlights, and there's not many systems on the market that can offer a five degree, self-supporting ridgetlight system with blinds and smoke ventilation. So, as it progressed, we put forward VELUX Modular Skylights, which suited."



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## IMPROVED FLEXIBILITY AND EFFICIENCY WITH PREFABRICATED SKYLIGHTS

One of the biggest considerations in the ROMO project was how to deliver a rooflight system that would fit within a challenging structural framework. Developing this kind of system on-site would prove complicated, time consuming, and have an impact on overall client costs. Using the VELUX Modular Skylight system, ROMO were able to specify a solution which included prefabricated flashing and cladding as well as venting modules and factory-fitted blinds. The pre-fabricated nature of the system resulted in a quicker installation, saving four weeks on the construction programme.

The VELUX Modular Skylight system specified also incorporates additional flexibility for ROMO in terms of integration with the building management system to be implemented within the building. VELUX Commercial worked particularly closely with ROMO and Planning Management Limited to ensure that the blinds would work in a manner appropriate to the needs of the building, with different variations in how the blinds might be positioned.

Within the atrium area, the blinds are controlled by [VELUX INTEGRA®](#), a simple wireless system that uses VELUX supplied devices to operate venting modules and roller blinds



to any desired position, whilst the smoke venting modules are controlled as part of the building management solution. For the installed VELUX Northlight solution, both the blinds and comfort venting modules are controlled by the VELUX INTEGRA® system.



Leo Ward, Associate Director of Maber detailed: "One of the primary reasons that we went with VELUX Modular Skylights was to achieve the most light that we could get in the space, within a structural frame that has very large spans. The primary span of these rooflights is approaching 6 metres and there's very few systems, if any, that could achieve those spans with such a light structure. There are other reasons such as the speed that they could go in at, as well as integration with other items such as blinds and opening systems which made it a really appealing system to specify.

"The integration right from the start was very straightforward, almost seamless. Once we'd given the parameters to the VELUX Commercial designers on what the overall structural openings of the rooflights were, we got preliminary design drawings back very quickly which allowed us to analyse all the interfaces of the rooflights with the other building systems around its perimeter. Also, we were provided with BIM models that went inside our 3D BIM model. It was a particularly important tool on this project for giving the client an appreciation of what they were actually getting."

Paul Leivers added: "VELUX Commercial have been very proactive throughout the project, including various discussions in terms of how blinds operate and how the automatically opening vents work. They've been very quick to respond to queries and we have a pattern in terms of how the blinds might work in certain instances.

Again, the system allows over 200 variants in how the blinds might open and close which gives the client maximum capacity to change and do whatever they want in terms of closing blinds for certain events or the weather. It's been very good."



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## CREATING A SPACE EMPLOYEES WANT TO WORK IN

At the end of the day, ROMO wanted to create a space that would be fit for the whole width and breadth of its organisation to enjoy working in. By drawing on natural light and tailoring the rooflighting system to suit the operations of the site, VELUX Modular Skylights were able to offer the perfect way to provide an inviting atmosphere for both office worker and warehouse operative alike. Feedback has already been provided by not only ROMO management, but also those set to work within the new headquarters.

Leo Ward explained: "There's a relatively small client body that has come onto sight regularly. But a couple of weeks ago we held a fairly informal topping out ceremony where they got all the staff from the facilities over here. There were some tears in eyes because they were so bowled over by what they'd seen and the working environment that they were going to get. This particularly to do with the amount of daylight we've been getting into the building, not just in the office side, but also in the warehouse where there's a huge amount of natural light that people were very pleased with."

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Click the video (right) to see the incredible work done for ROMO and how VELUX Modular Skylights have been used to enhance the logistics space of tomorrow.

Further examples of how we have revolutionised workspaces can also be found in [our work for the UK Hydrographic Office](#) and on our project for [Dún Laoghaire–Rathdown County Council](#).



“ *One of the Atria's was glazed in a morning, so the speed of installation can make the building watertight quickly and enable trades that are working inside to come onto site quicker.* ”

- Richard Hall, Roofglaze Ltd

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