



elite systems

Crown
Commercial
Service
Supplier

Hermitage Primary School

West Berkshire Council

 **Client:** West Berkshire Council

 **Sector:** Education

 **Location:** Hermitage, Berkshire

The Brief

Hermitage Primary School required a new permanent modular classroom to provide additional teaching accommodation within the existing school campus. The building was designed to create a bright, flexible learning environment incorporating welfare facilities, storage and direct access to external learning areas, whilst ensuring construction could be completed safely within a live school environment.

Elite Systems delivered a complete turnkey solution including design, off-site manufacture, foundations, external works, delivery, installation and commissioning. The finished building combines contemporary architecture with high-performance construction, Western Red Cedar cladding and modern teaching facilities to create a durable, energy-efficient classroom that continues to support the school's growing educational needs.

 **Project:** Standalone Modular Classroom

 **Location:** Hermitage, Berkshire

 **Project Cost:** £136,078.56

 **Timeline:** 11 Weeks from Procurement to Handover

 **Key Features:** 81m² modular classroom, 51.6m² teaching space, kitchen, accessible WC, internal store, external store, Western Red Cedar cladding, aluminium bi-fold doors, air conditioning, suspended ceilings, LED lighting with daylight dimming, accessible design and complete turnkey delivery.

The Main Features

Inside

- ✓ **Flexible Classroom-** A spacious 51.6m² teaching area provides a bright and adaptable learning environment designed to support a wide range of classroom activities and teaching styles.
- ✓ **Integrated Kitchen-** A dedicated kitchen allows staff to support day-to-day teaching activities while providing practical preparation and welfare facilities within the building.
- ✓ **Accessible Facilities-** The classroom includes a fully accessible WC designed in accordance with current Building Regulations, ensuring inclusive access for pupils, staff and visitors.
- ✓ **Comfortable Environment-** Ceiling-mounted air conditioning, mechanical ventilation and LED lighting with daylight dimming provide a comfortable, energy-efficient learning environment throughout the year.
- ✓ **Practical Storage-** Internal and external stores provide valuable space for teaching equipment and outdoor learning resources, helping maximise usable classroom space.



Outside

- ✓ **Contemporary Appearance-** Western Red Cedar vertical cladding, powder-coated aluminium windows and modern architectural detailing create a high-quality building that complements the existing school campus.
- ✓ **Outdoor Learning-** Large aluminium bi-fold doors provide direct access from the classroom to the surrounding external areas, encouraging flexible indoor and outdoor learning opportunities.
- ✓ **Safe Access-** New pathways, external works and carefully planned access arrangements ensure safe circulation around the building while integrating seamlessly with the existing school site.
- ✓ **Turnkey Delivery-** Elite Systems completed the full package including foundations, drainage, building manufacture, installation, M&E services, flooring, suspended ceilings, testing and commissioning, delivering a fully operational classroom ready for occupation.



Challenges

The project presented numerous challenges, which we addressed with determination and creativity. Some of the key obstacles included:



Turnkey Handover

All testing, commissioning, air testing, snagging and client handover activities were completed within programme, ensuring the classroom was fully operational and ready for immediate occupation.



Live School

Working within an occupied primary school required careful planning, secure segregation of the construction area and controlled deliveries to maintain a safe environment for pupils, staff and visitors.



Restricted Site Access

Temporary trackways, designated crane bases and phased installation works were required to safely position the modular units while protecting existing school grounds and maintaining site access.



Programme Coordination

Factory manufacture progressed alongside foundations, drainage and enabling works, requiring close coordination between off-site production and on-site activities to achieve programme certainty.



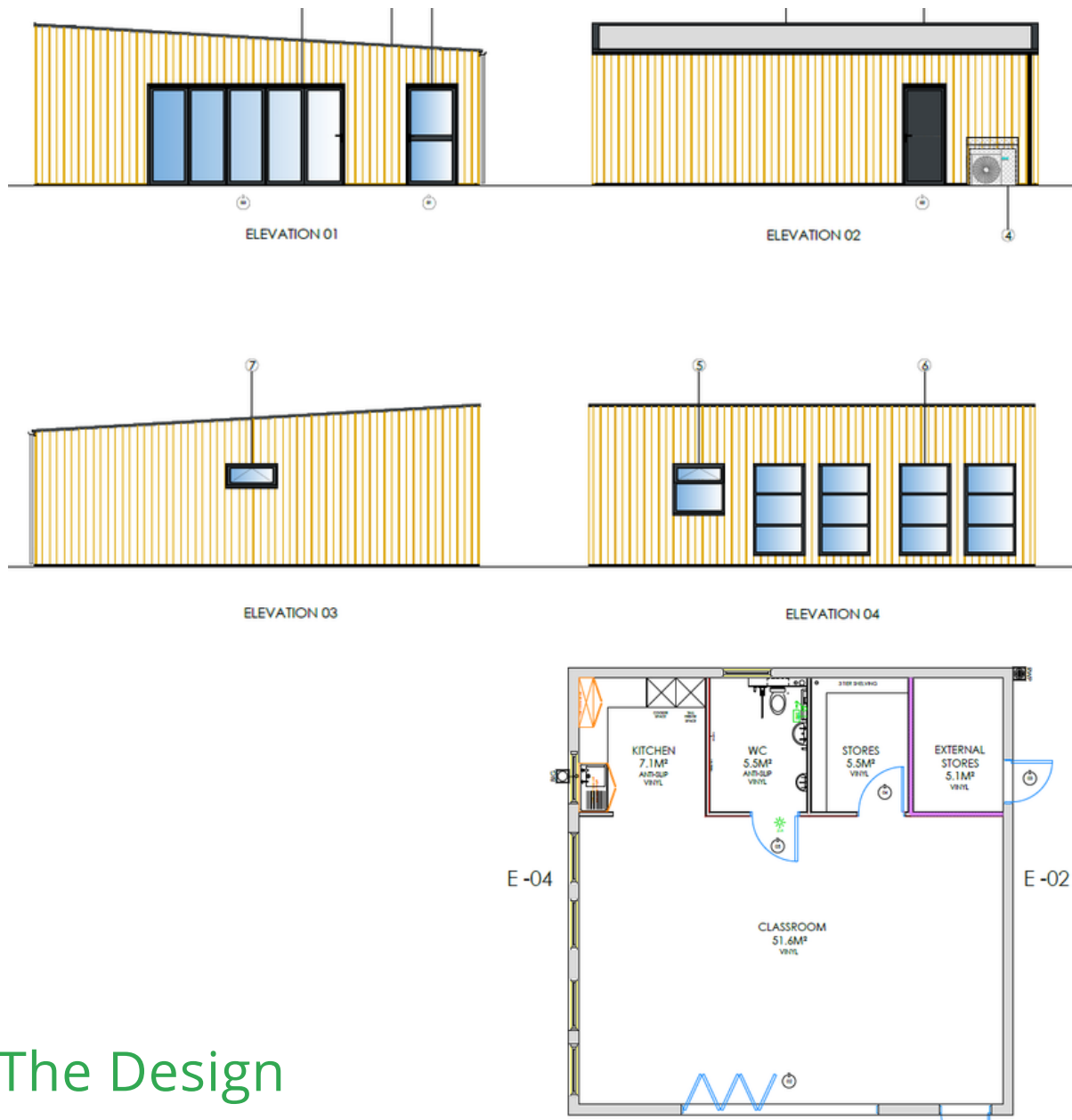
External Integration

The new building and associated external works were carefully integrated into the existing school layout, including new footpaths, service connections and landscaping to minimise disruption to day-to-day operations



Building Services

Mechanical, electrical, air conditioning, fire alarm, data and plumbing installations were coordinated within the compact building footprint to maximise teaching space while delivering modern building performance.



The Design



Designed specifically to provide additional teaching accommodation, the building combines flexible learning space with durable, low-maintenance construction and high-performance building services. Its simple contemporary form, quality materials and practical internal layout provide a modern educational environment suited to the school's long-term requirements.

Designed Around Learning

- ✓ 51.6m² classroom
- ✓ Kitchen
- ✓ Internal store
- ✓ Accessible WC
- ✓ Bi-fold doors
- ✓ Large glazed elevations
- ✓ Flexible teaching space

Built for Performance

- ✓ Western Red Cedar cladding
- ✓ Aluminium windows and doors
- ✓ Suspended ceilings
- ✓ Air conditioning
- ✓ LED lighting with daylight dimming
- ✓ High-performance insulation



The Results

The completed Hermitage Primary School classroom has provided West Berkshire Council with a high-quality permanent teaching facility that increases classroom capacity while delivering a bright, flexible and energy-efficient learning environment for pupils and staff.

Delivered as a complete turnkey project, the building combines off-site manufacture with contemporary design and durable construction to create a low-maintenance facility that integrates seamlessly with the existing school campus. The successful delivery demonstrates the advantages of modular construction in providing permanent educational accommodation quickly, efficiently and with minimal disruption to the live school environment.

“

Working with Elite Systems was a very positive, fuss-free experience.

The team performed exactly as they promised they would, ran a safe site, and delivered the project early. Communication with the site team and manager was excellent

”

Greg Bowman

Property Project Officer

West Berkshire Council

