

Muntham House School

Double Classroom

Client: Muntham House School

Sector: Education

Location: Horsham, West Sussex

The Brief

Muntham House School required a new permanent modular teaching building to provide additional specialist education accommodation within the existing school site. The facility needed to create two generous classrooms alongside dedicated breakout, staff, welfare and storage spaces, providing a practical environment tailored to the needs of pupils and staff.

Elite Systems was appointed to design, manufacture, deliver and install the modular building together with the associated groundworks, building services and external works. The 24.2m × 10.2m building was developed as an eight-bay modular solution, allowing the majority of construction to take place off-site before rapid installation and completion on the school site.

Project: Double-Classroom Modular Building

Location: Barns Green, Horsham, West Sussex

Project Cost: £727,591.57

Timeline: 8 Weeks from Site Set-Up to Handover

Key Features: Two 65m² classrooms, 37m² breakout space, 33m² staff room/kitchen, pupil WC facilities, accessible WC, two dedicated stores, plant room, thermally modified timber cladding, full-length entrance canopy, air source heat pumps and complete M&E, groundworks, delivery and installation.

Bedford Street, Westgate, Cleckheaton, BD19 5EA | 01274 873 232 | sales@elitesystemsgb.co.uk |
| Copyright© 2026 Elite Systems GB Limited

The Main Features

Inside

- **Two Teaching Spaces –** Two 65m² classrooms provide spacious teaching environments designed for a maximum occupancy of 10 pupils/staff per classroom. Dedicated teaching walls, pinboards and shelving provide practical facilities around each learning space.
- **Breakout & Support Space –** A substantial 37m² central breakout area provides additional flexible space away from the principal classrooms. Two dedicated 4m² stores provide accessible storage immediately adjacent to the teaching accommodation.
- **Staff Facilities –** A 33m² staff room/kitchen provides dedicated accommodation for staff, incorporating fitted kitchen units and worktops. The layout positions this centrally within the building, close to both classrooms and welfare facilities.
- **Pupil & Accessible WCs –** Dedicated pupil toilets and a separate accessible WC provide inclusive welfare facilities. The specification includes three pupil toilet cubicles and vanity units, anti-slip flooring, Whiterock to wet areas and finger guards to doors.

Outside

- **Contemporary Timber Finish –** Vertical thermally modified timber cladding gives the building a warm, permanent appearance, complemented by anthracite grey RAL 7016 windows, doors and aluminium trims.
- **Full-Length Canopy –** A 3m-deep canopy extends along the principal elevation, creating sheltered external circulation and a defined entrance to the new accommodation.
- **Accessible Design –** Part M compliant external doors and an accessible WC have been incorporated into the design to support inclusive use of the building.
- **Complete External Works –** Elite Systems' package incorporated foundations, drainage diversion, service infrastructure, external groundworks and fencing, allowing the modular building and its surrounding works to be delivered as a coordinated scheme.





Bedford Street, Westgate, Cleckheaton, BD19 5EA | 01274 873 232 | sales@elitesystemsgb.co.uk |
| Copyright© 2026 Elite Systems GB Limited

Challenges

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



Existing Drainage
An existing drainage run within the development area required diversion before the main foundation works could commence. This was programmed immediately after site establishment to allow the reduced-level excavation and foundations to proceed without delaying the modular installation.

Accelerated Site Programme
The site programme allowed approximately eight weeks from initial site set-up on 22 June to handover on 14 August 2026. Multiple workstreams therefore needed to be closely sequenced, with building fit-out, external works and M&E activities progressing concurrently where possible.



Building Installation
The eight modular bays had to be transported to the school and installed as a coordinated operation. The programme allocated a single day for the main building installation, substantially reducing the period required to establish the building structure on site.



M&E Coordination
The completed facility incorporates electrical, data, access control, fire alarm, intruder alarm, plumbing and mechanical systems. Coordination of these disciplines was particularly important because electrical and mechanical works were programmed concurrently with internal fit-out and finishing activities.



Groundworks & External Interfaces
The package incorporated reduced-level excavation, foundations, external groundworks, service connections and fencing. These works had to be sequenced around the arrival of the modular building while maintaining the required levels and service interfaces.



Education Environment
The internal arrangement needed to combine teaching, breakout, staff and welfare functions within one efficient building. Careful planning was required to create clear separation between the two classrooms while retaining convenient access to the shared central facilities.

| Copyright© 2026 Elite Systems GB Limited




North Elevation


East Elevation


South Elevation (Front)

The Design

The building was designed around two 65m² classrooms positioned at either end of the facility, with the shared accommodation concentrated centrally. A 37m² breakout space forms the heart of the building, alongside a 33m² staff room/kitchen, pupil WCs, accessible WC, plant room and two dedicated stores. This creates a simple, legible arrangement with the main teaching spaces benefiting from generous floor areas and direct access to supporting accommodation.

Externally, the building combines vertical thermally modified timber cladding with anthracite grey windows, steel doors, trims and canopy columns. A 3m-deep canopy extends along the front elevation, providing sheltered access and helping give the modular building a distinctive permanent architectural character.

| Copyright© 2026 Elite Systems GB Limited







The Results

The completed Muntham House School project provides a purpose-designed modular education facility bringing teaching, breakout, staff and welfare accommodation together within one cohesive building. Two spacious classrooms are supported by a substantial central breakout area, dedicated staff room/kitchen, storage and accessible welfare facilities, creating a flexible environment suited to the school's requirements.

Off-site modular construction enabled the eight-bay building to be installed in a single programmed day, after which internal fit-out, timber cladding, M&E services, flooring and external works progressed through a coordinated programme. Site set-up commenced on 22 June, with final cleaning, site clearance and handover programmed for 14 August 2026.

The finished building combines robust education-grade internal finishes with contemporary timber cladding, anthracite detailing and a full-length entrance canopy. The result is a permanent, modern teaching facility that significantly expands the accommodation available to Muntham House School while demonstrating the programme and quality benefits of off-site modular construction.

 | Copyright© 2026 Elite Systems GB Limited