



**A GUIDE TO OUR STANDARD  
AND OPTIONAL SPECIFICATIONS**

IF YOU CAN IMAGINE IT, WE CAN CREATE IT





# THE PEOPLE FOR MODULAR BUILDINGS

With a heritage stretching back over 30 years, Elite Systems has the expertise to design, manufacture and fully install temporary or permanent modular units, whatever the project.



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Our commitment to creating modular buildings that work for you means we can work to find the right solution for your exact needs: whether that's our entry-level option, a fully bespoke building, or something that blends the best of both.

- 04 - 05 Standard specification: external
- 06 - 07 Optional extras: external
- 08 - 09 Standard specification: internal
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- 12 - 13 Optional extras: sustainable choices



# STANDARD SPECIFICATION

## EXTERNAL

Our entry-level external specification offers high performance and attractive aesthetics as standard, so there's no need to compromise between cost and quality. Our purpose-built modules mean that your building arrives on site

with external elements already in place, installed in our carefully-controlled factory setting so that the standard of construction is guaranteed. From cladding to rainwater goods, you can rely on Elite to offer excellence at entry-level prices.

### ROOF DESIGN: Semi-flat roof

A low pitch roof with single-ply EPDM membrane gives customers peace of mind thanks to our 25-year roof covering warranty. The flame-free jointing process minimises on site hazards from naked flames during construction.



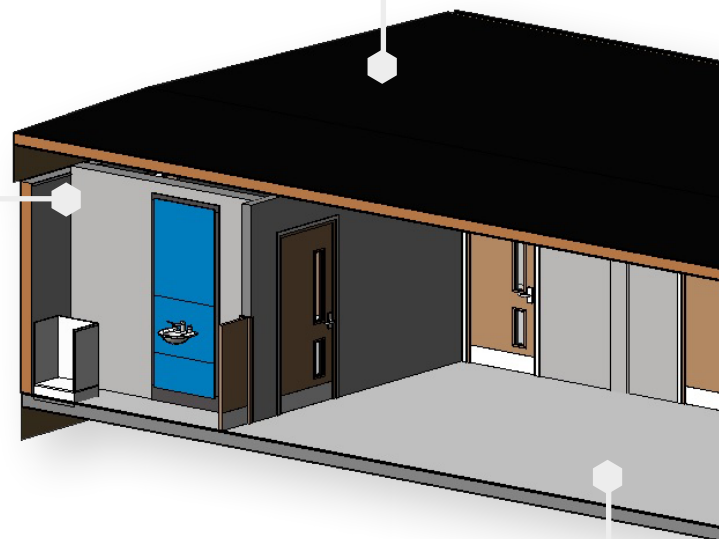
### RAINWATER GOODS: Black PVC

Black PVC rainwater goods are simple and inconspicuous, perfect for getting the job done.



### CLADDING: Colourcoat LG

A UK-manufactured leathergrain plastisol steel product suitable for roofs and walls, and available in a range of popular colours.

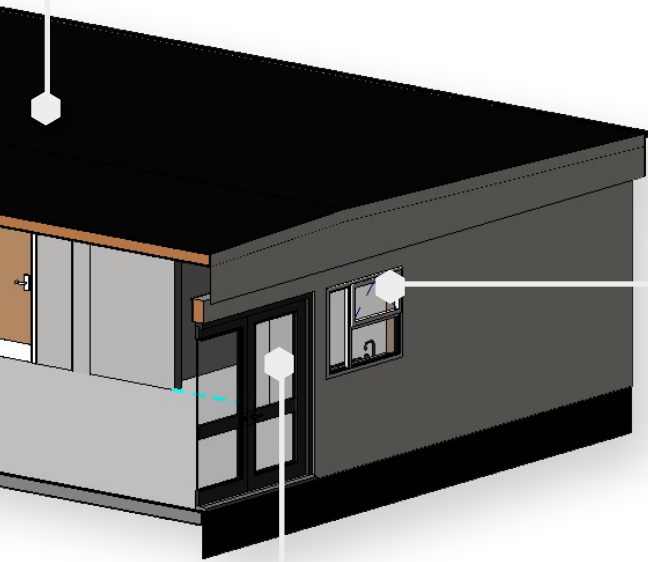




Please note: image shows upgraded window options.

**ROOFING:**  
Firestone RubberGard EPDM

A synthetic rubber single-ply waterproofing membrane that is ideal for our low-slope roofs.



**WINDOWS:**  
White UPVC

Offering a clean and unfussy appearance, our white UPVC windows offer good thermal performance and are easy to clean and maintain.

**DOORS:**  
Steel security doors

Versatile and safe, our standard steel security doors offer peace of mind and performance for all settings.



# OPTIONAL EXTRAS

## EXTERNAL

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Where projects have specific considerations - such as complementing the local character of the street, matching the aesthetic of an existing building, or factoring in sustainability - our optional extra features make it easy to

create a unique and attractive high-performance building. Our designers can work with you to specify the right combination to suit your needs and planning requirements.



### CLADDING:

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#### Timber cladding

For a natural look, our timber cladding options are unbeatable. With a range of wood finishes we can help you create the right exterior effect.

#### Composite cladding

Low maintenance and durable, composite cladding uses recycled plastic and wood to create an impactful and environmentally sound finish.

#### Render cladding

A clean and durable exterior option for those who want breathable cladding that allows a building to blend with existing structures.

#### Brick cladding

A classical option that can be easily installed in-factory, offering a seamless blend with older, traditional structures.

### DOORS:

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#### Powder-coated aluminium

Powder-coated aluminium doors are lightweight and durable, with an almost limitless range of colour options.

### WINDOWS:

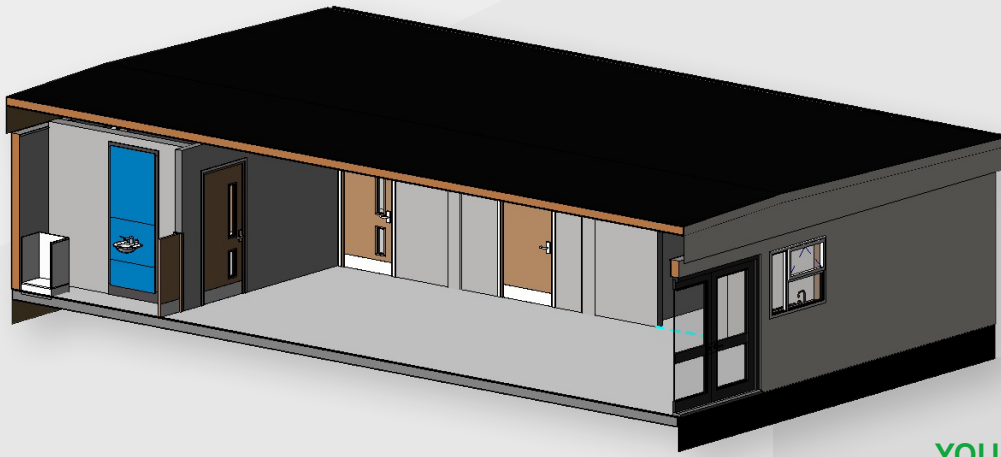
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#### Powder-coated aluminium

Why not specify powder-coated aluminium windows too? Lightweight aluminium allows narrow profile frames and, like doors, can be produced in a range of colour options.

#### Coloured UPVC

Alternatively, customers can specify coloured UPVC windows to complement the interior and exterior of the buildings.



## THE POSSIBILITIES FOR YOUR PROJECT ARE ENDLESS

Need a feature that isn't listed here? Speak to our team today and we will find a way!



### ROOFING:

#### Composite panels

For extra durability and insulation, we can offer composite roofing panels rather than the standard. These are low-maintenance and highly-rated for thermal performance and fire safety too.

#### Standing seam

Or there's the option of standing seam roofing systems, offering an attractive design feature that's also durable, well-sealed, and thermally efficient too.

#### Pitched roof

Rather than a simple semi-flat roof, a pitched roof can elevate your project's design and integrate more closely with the surrounding locale.

### RAINWATER GOODS:

#### Powder-coated aluminium

To keep a consistent appearance, you can specify powder-coated aluminium in the same colour as windows and doors, so that your building design is impactful and contemporary - or choose a contrasting colour to add interest.

#### Seamless guttering

As an additional extra we offer seamless guttering systems, which are both aesthetically clean and reduce the chances of leaks or clogs - so while it's an added investment at the outset, seamless rainwater goods can keep costs down longer term thanks to their low maintenance needs.

# STANDARD SPECIFICATION

## INTERNAL

Our standard interior specification is designed to be practical and easy-to-maintain, providing a clean and high-quality backdrop to the decorations, furnishings and features that transform a building's shell into a useable

classroom, healthcare facility, office space, or anything else you require. You can be assured that our entry-level fittings are high-quality and will always meet or exceed the standards required by the UK's building regulations.



**Kitchens:**  
**Howdens**  
**Clerkenwell range**

Where you require kitchen units, we keep it clean with Howden's simple yet effective and highly durable Clerkenwell range of cabinets, cupboards and drawers.

**Plumbing:**  
**Wall mounted fittings**  
**and shower trays**

Where your project includes washroom facilities, we offer our standard shower trays and wall-mounted fittings.

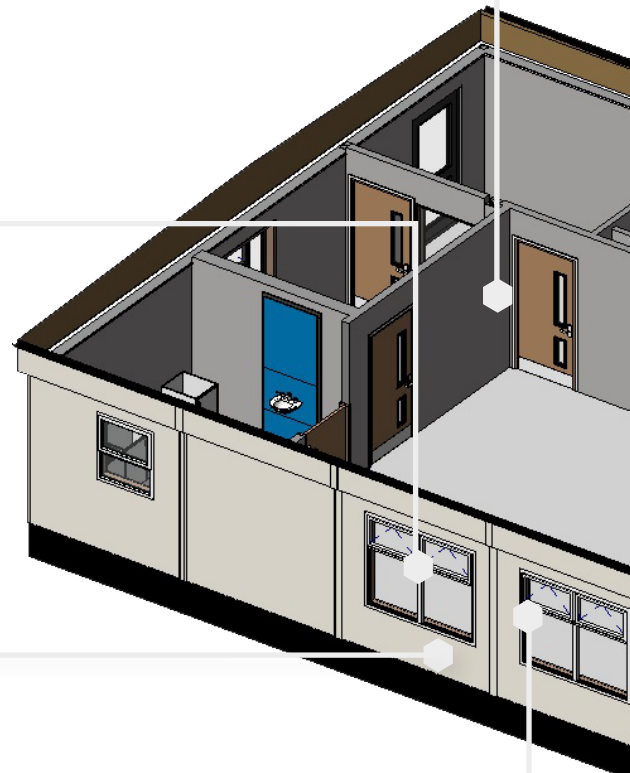


**Internal doors:**  
**Ash veneer**

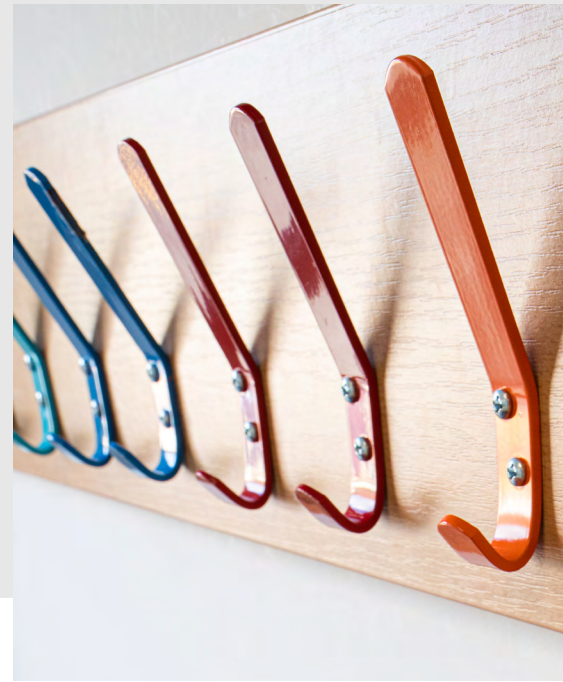
Attractive ash veneer internal doors are contemporary in design and provide noise reduction too.

**CEILING FINISH:**  
**Pre-finished plasterboard / suspended ceiling system**

Pre-finished plasterboard ceilings co-ordinate with walls to good effect, and our suspended ceiling systems can conceal electrics and heating/cooling systems, with a range of durable ceiling tiles available.







**Partitions:**  
**Timber stud / plasterboard**

Easy-to-install and offering effective room partitioning, our timber stud / plasterboard wall systems create and delineate space where you need it.



**WALL FINISH:**  
**Pre-finished plasterboard**

Keep it simple with pre-finished plasterboard, a durable option that we install in our factory and which can then be simply painted to your chosen colour with no need to skim.



**Flooring finish:**  
**Vinyl or carpet**

For ease of cleaning we offer vinyl flooring as standard, or for those looking for a softer and more comforting feel, why not opt for fitted carpets instead?



**Toilet cubicles:**  
**Melamine faced chipboard**

Lightweight and available in a choice of colours and finishes, our toilet cubicles use MFC as a standard, cost-effective material.

# OPTIONAL EXTRAS

## INTERNAL

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If your project needs extra personality or higher performance to meet your needs, our optional extras or higher spec additions can elevate a project so that it is ready for staff to move in and begin using the new space

immediately. We undertake as much of the extra work as possible in our factory, merely finishing on site, so you can be assured the installation standard matches the finished appearance of the project.



### WALL FINISH:

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#### Decorated wall finish

Add colour and interest with a decorated wall finish.

#### Wipe-clean wall finish

Where hygiene is a particular concern, such as in healthcare settings – opt for wipe-clean hygienic wall finishes.

### INTERNAL DOORS

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#### Oak veneer doors

As well as standard ash, we are pleased to offer oak veneer internal doors.

#### Coloured laminate doors

For wayfinding or a simple splash of colour, you can select coloured laminate doors.

### FLOORING FINISH:

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#### Anti-slip flooring

In high-traffic areas, or where regulations require it, we can offer anti-slip flooring as an extra option.

#### Wood-effect flooring

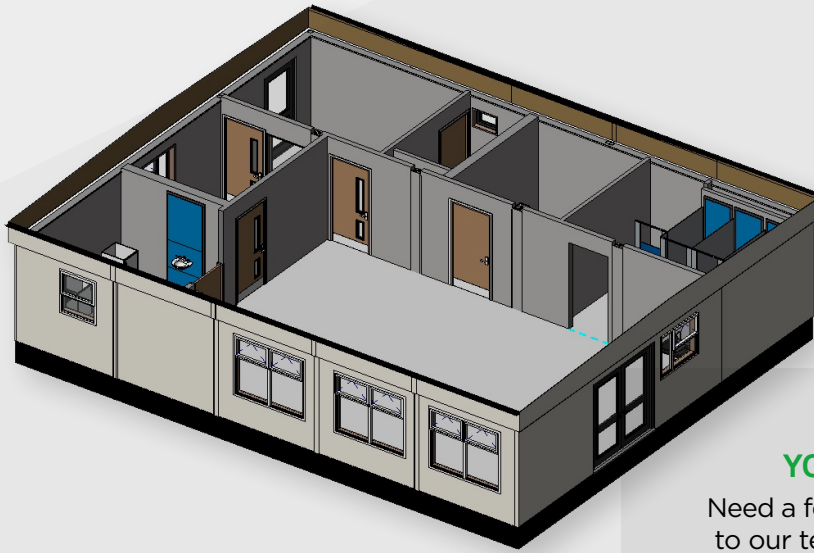
For aesthetic reasons you might specify wood-effect flooring for a warm, contemporary effect.

### KITCHENS:

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#### Full Howdens kitchen unit range

If our standard Clerkenwell kitchen cabinets aren't right for you, we're pleased to be able to elevate your kitchens and break rooms with the full selection of Howdens kitchen units.



## THE POSSIBILITIES FOR YOUR PROJECT ARE ENDLESS

Need a feature that isn't listed here? Speak to our team today and we will find a way!



### PARTITIONS:

#### Glass acoustic partitions

Rather than timber stud wall and plasterboard partitions, open up your interiors with glass acoustic partitions - allow in maximum light, create the illusion of extra space, without compromising on acoustic performance.

### PLUMBING

#### Concealed cisterns

You can create a smooth, seamless look in washrooms with concealed cisterns and vanity units.

#### Wetroom floors

Wetroom floors can be installed instead of shower trays for a more modern, luxurious effect.

### TOILET CUBICLES:

#### Increased-height cubicles

For a more premium feel, we offer increased-height toilet cubicles.

#### High-pressure laminate panels

For greater versatility of design and a higher-end look and feel for washrooms and WCs.

## THE POSSIBILITIES FOR YOUR PROJECT ARE ENDLESS.

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# SUSTAINABLE OPTIONS

## SPECIFYING FOR THE FUTURE

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We keep sustainability front of mind and are pleased to work with our customers to find ways to reduce their environmental impact. While we prioritise sustainability through our modular build methods and use of renewable materials such as

FSC®-certified timber throughout we recommend customers consider prioritising 'greener' features which, as well as being kinder to the planet, can keep whole-life building costs down too.



### SOLAR THERMAL HEATING

Harness energy from the sun to generate heating and to provide hot water.

### GREEN ROOFS

These roofs provide a natural habitat for wildlife plus high levels of thermal insulation too.

### RAINWATER HARVESTING

Using harvested rainwater for flushing toilets significantly reduces total water usage.

### GROUND SOURCE HEAT PUMPS

Harness the earth's natural heat to power central heating systems, significantly reducing carbon emissions.

### WIND POWER

Wind power systems for smaller buildings typically have peak outputs of up to 6kW, reducing carbon emissions by more than four tonnes per annum.

### BIOMASS BOILER

A carbon-neutral heating system using waste by-products of the timber industry like wood chips or pellets, generating a fraction of the CO<sub>2</sub> of fossil fuels.

### SOLAR PHOTOVOLTAICS

Roof-mounted, or wall-mounted or roof-integrated solar PV panels with a peak output of 1kW can displace around 0.3 tonnes of CO<sub>2</sub> emissions each year.



## NET ZERO CARBON BUILDINGS

Working for your future

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By incorporating green design options, reducing vehicles on site through our off-site construction methods, and thoughtful use of more sustainable building materials, we're proud to be striving to create Net Zero Carbon Buildings for the future.

### **Our planet depends on it.**

**We're taking action to decarbonise the built environment - and we invite our customers to join us in this commitment.**

**30**

delivering endless  
possibilities **since 1991**



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