



Warm, bright beautiful spaces by Ultraframe

Contemporary and Traditional Home Extensions





# Your Space, Your Way

➤ Fully Building Regulation compliant

➤ The perfect companion to bi-fold doors

## Contemporary Extension Design

If you're a fan of clean modern lines then a Flat Roof extension with flat skylights is the perfect choice for you.

This high quality Flat Roof is the most thermally efficient on the market with a U-value of 0.12W/m<sup>2</sup>K, and the frameless flat skylights flood your room with natural light for an extension that is as cosy as it is beautiful.

Every extension is built and project managed by our experienced team to bring your ideas and your home to life.

Using the latest Flat Roofing technology and pre-manufactured to your specifications, your contemporary extension will be quick to build, hassle free and fully compliant to the latest Building Regulations, so there's less red tape.

### Super-strong for Grand Designs

Strong enough to span up to 5.6m unsupported above bi-fold or sliding doors without expensive and often cumbersome additional support, the Flat Roof brings style and simplicity to your extension design. For your peace of mind, all the structural and thermal calculations are taken care of within our specialist design software which engineers the roof for your postcode to make sure your new extension is prepared for the worst of the weather.



➤ Beautiful spaces, super fast

➤ Super strong, super thermal

## Traditional Grandeur

If traditional grandeur is more your style, our beautiful pitched lanterns make a stunning statement.

Combine our fast-to-fit Flat Roof system with lanterns for an elegant orangery in a fraction of the time of a traditional build. Perfectly pitched at the optimum angle of 25°, our lanterns allow the maximum amount of natural light to flood into your orangery, for a room that is light, bright and airy.

**Thermally broken inside and out**  
 The strength of the system means that, not only do our lanterns look beautiful, the strength of the ridge means that there are 25% fewer bars. This technology ensures there are no cold spots and makes our lanterns the ideal choice for kitchens where high condensation levels need to be carefully managed.





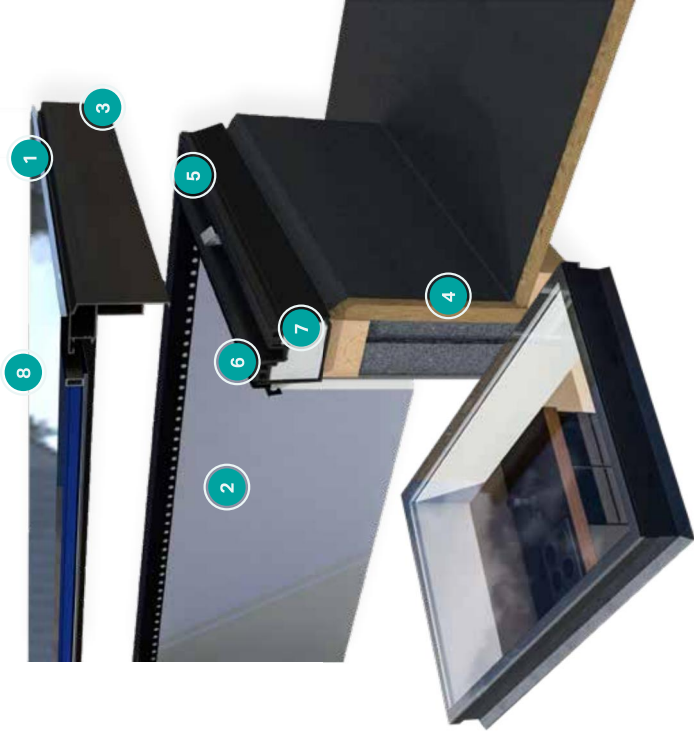
## Flat Roof System

- 1 Insulated kerb
- 2 Pre-cut OSB deck
- 3 Classic fascia (choice of 4 fascia kits available)
- 4 Optional extended soffit
- 5 Insulated ring beam
- 6 Insulated panels
- 7 Intermediate insulation
- 8 Adjustable pitchlock
- 9 Vapour control layer



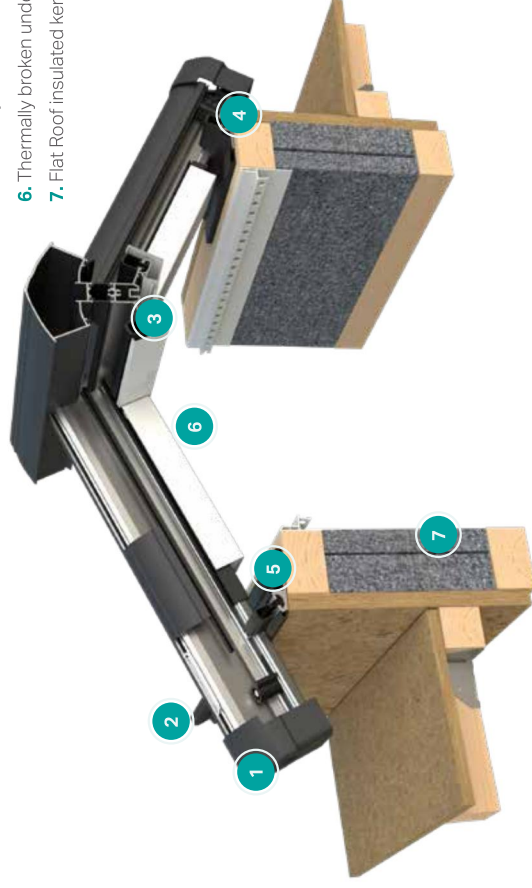
## Flat Skylight

- 1 Edge-to-edge glass for a contemporary look
- 2 Plasterboard trim for a neat internal finish
- 3 Slim aluminium surround blends seamlessly with glass
- 4 Fully insulated kerb tapered to a 4° pitch
- 5 Click-fit clips for quick fitting every time
- 6 High compression double seal gaskets
- 7 Fully insulated frame with 'Warm Frame' technology
- 8 Noise reducing glass - reduces noise by up to 34dB



## Lantern

1. Insulated end caps
2. Thermally separate top cap clips
3. High performance ridge thermal break
4. Insulated glazing stops
5. Thermally broken eaves rails
6. Thermally broken under cladding
7. Flat Roof insulated kerb



# Complete peace of mind built in

Whether you choose to add flat skylights or lanterns to your new Flat Roof, you can be assured that you're treating yourself and your home to the very latest in extension and roofing technology.

## Warmest

Unrivalled thermal performance

- Building Regulation beating U-value of 0.12 W/m<sup>2</sup>K
- Generous 225mm of insulation
- Vapour control layer to eliminate risk of condensation
- Fully insulated ring beam
- Fully insulated, integrated kerb

## Strongest

The strongest Flat Roofing system

- Spans up to 5.6m unsupported without extra steels
- Ideal for large spans of bi-fold or sliding doors
- Can support roof lights up to 5.7m x 3m
- Engineered to postcode

## Easiest

One roof, one order

- Specify roof deck, kerb and roof lights in one order
- No need to wait for kerb sizes to order your roof lights
- Structural parameters of roof deck and roof lights - all taken care of
- Fully assessed and approved by jhai and Assent Building Control

**WARMEST**  
Unrivalled thermal performance

**STRONGEST**  
The strongest Flat Roofing System

**EASIEST**  
One roof, one order

# Your space, your way

As the saying goes, 'the devil is in the detail' and never more so than when adding an extension to your home.

Personalising your new extension to your exact requirements not only means that it will be a truly bespoke living space, but it also ensures that you will enjoy every moment that you spend in there.

Make it your own with our extensive range of design options detailed on this page.

**Rooflight Options [up to two lights in one roof]**

None  
Flat  
Lantern

**Standard Soffit Options**

Without Fascia  
Classic Fascia (white)  
Curved Cornice Fascia (cream)

**Extended Soffit Options**

Without Fascia  
Classic Fascia (white)  
Curved Cornice Fascia (green)  
Two Tier Cornice Fascia (grey)

Building Regulation Compliant: Our Flat Roof system is fully Building Regulation compliant.



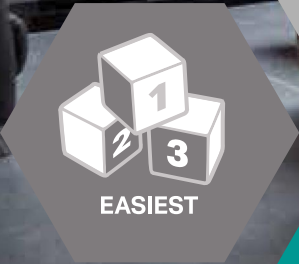




**STRONGEST**



**LIGHTEST**



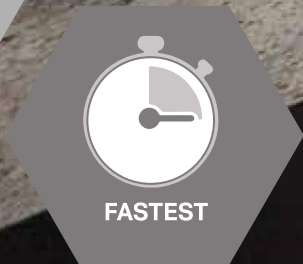
**EASIEST**



**CUSTOMISE**



**WARMEST**



**FASTEST**

**Ultraframe**<sup>®</sup>  
Transforming light and space

Job No. 5017 Code: FRRB001 Flat Roof 02/23

It is Ultraframe's policy to continually seek to improve its products, processes and services and we reserve the right to change specifications without prior notice. We have been trading for over 35 years and strive to deliver unrivalled quality and service.