



Warm Bright Beautiful Spaces by Ultraroor

Conservatory Replacements | Extensions

Lightweight Tiled Roof



Ultraroof[®]
By Ultraframe

Ultraframe[®]
Transforming light and space

Ultraroof[™]
By Ultraframe

Transforms conservatories into extensions

- ✓ Warm enough to provide a consistent temperature similar to the rest of the house
- ✓ Warm enough for internal doors to be removed
- ✓ Light enough for existing frames
- ✓ Designed by conservatory roof specialists Ultraframe
- ✓ 100% Pre-manufactured for a quick installation: watertight within a day
- ✓ Large roof windows for plenty of natural light



Creates beautiful extensions too

- ✓ Thermally efficient and compliant with building regulations
- ✓ Internal pelmet and external soffits for downlights
- ✓ Internal vaulted ceiling without a conservatory tie bar
- ✓ Fully ventilated to prevent condensation so important for kitchen extensions
- ✓ Brings plenty of natural light to adjoining rooms
- ✓ Strong enough to support large spans of bi-fold or sliding doors
- ✓ Strong enough for real roof tiles to match the house



Lightweight and Structurally Sound

Peace of mind whatever the weather

Structurally engineered with specialist software to withstand the worst potential wind and snow loads for your specific long postcode as wind conditions can vary from street to street.

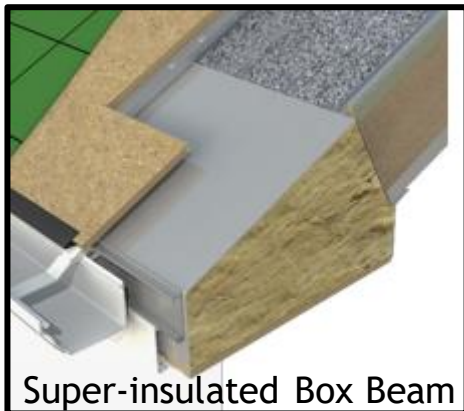
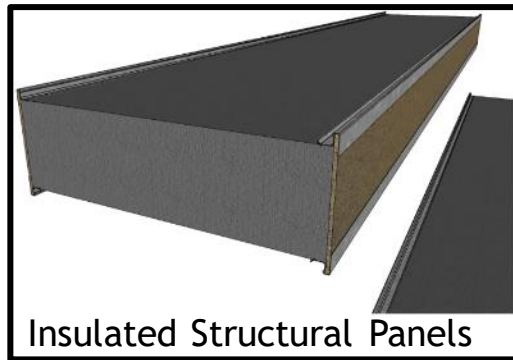
With any 'solid' roof it is particularly important to ensure extreme weather for the exact location is taken into consideration during the design process, especially when replacing a conservatory roof. Heavy snowfall is less likely to melt on a thermally efficient solid roof vs a glass roof and it is vital that existing glazing bars are removed and the roof is lightweight enough to ensure the frames are not overloaded and can withstand the weight of the snow.

Ultrarroof is the lightest tiled roof on the market and weighs only 38kg/m²



Unrivalled Thermal Efficiency

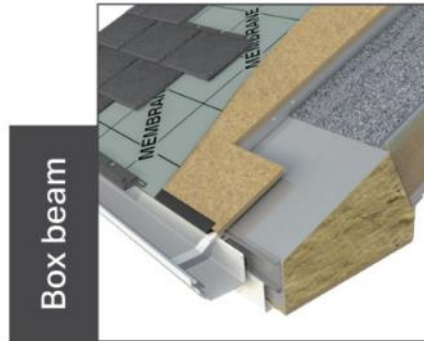
- ✓ Ultraroom has a U-Value of 0.15 which can be reduced to 0.12 if required
- ✓ Retains warmth in Winter and keeps your room cool in Summer
- ✓ A complete warm roof system with no cold bridging
- ✓ The fully insulated panels, ridge and box beam protect key areas of heat loss



Super Strong for Grand Designs

The Ultrarroof box beam is up to 80 times stronger

The Ultrarroof box beam is both wide and incredibly strong - unlike other lightweight tiled roofing systems which are based on conservatory eaves beam technology.



Benefits of the super-strong box beam

- ✓ Ultrarroof no tie bar is required
- ✓ Ultrarroof can span up to 4m over bi-fold or sliding doors
- ✓ Ultrarroof has a perimeter pelmet for lights and speakers
- ✓ Ultrarroof has an external soffit where patio lights can be fitted



Preferred by Homeowners

8 out of 10 homeowners prefer the look of Ultrarroof vs competitors



Stylish full length glass panels provide plenty of natural light



The external soffit looks authentic and lights can be added



The tile starter strip creates an authentic illusion of stacked slates



The pelmet around the ceiling can be used for spotlights or speakers



Slimline, contemporary cappings provide clean lines and style



With Ultrarroof no tie bar is required.



Complete Peace of Mind

Quality you can trust

FIRE TESTED

Independently
and fully
fire tested

- ✓ Individual components AND the fully assembled Ultraroom have been fully fire-tested, unlike other systems that rely on fire testing for various components.
- ✓ Ultraroom is fire-rated as B-roof or AC and fully compliant with Building Standards

FASTEST

Faster to fit
than any other
solid roof

- ✓ Ultraroom is precision engineered and 100% pre-manufactured to your specifications
- ✓ With no cutting, trimming or battening required, the build is super-fast and there is less mess
- ✓ Your new roof can be watertight in just one day



An Authentic Tiled Finish

Choose from 3 lightweight tiles or real slates to match your house



Carbon Grey Lightweight Tiles



Real Slates



Terra Brick Lightweight Tiles



Harvest Brown Lightweight Tiles

Or Lightweight Metal Shingle Tiles

Choose from 3 lightweight tiles or real slates to match your house



Charcoal



Ebony



Burnt Umber



Antique Red

Technical Overview

Intelligent Tile Design - allows moisture to drain free beneath tiles, preserving roof integrity

Breathable Membrane - protects moisture penetrating roof

Slotted Starter Trim - sets perfect tile position and water percolation

Eaves Ventilated Trim - protects OSB edge, allows air flow, preserves health of the roof

Strong Eaves Beam - spans up to 4 metres without additional support, no tie bars

Tongue & Grooved OSB 3 - no movement between board joints

Strong Magnelis Steel Rafters - roof structure does not move

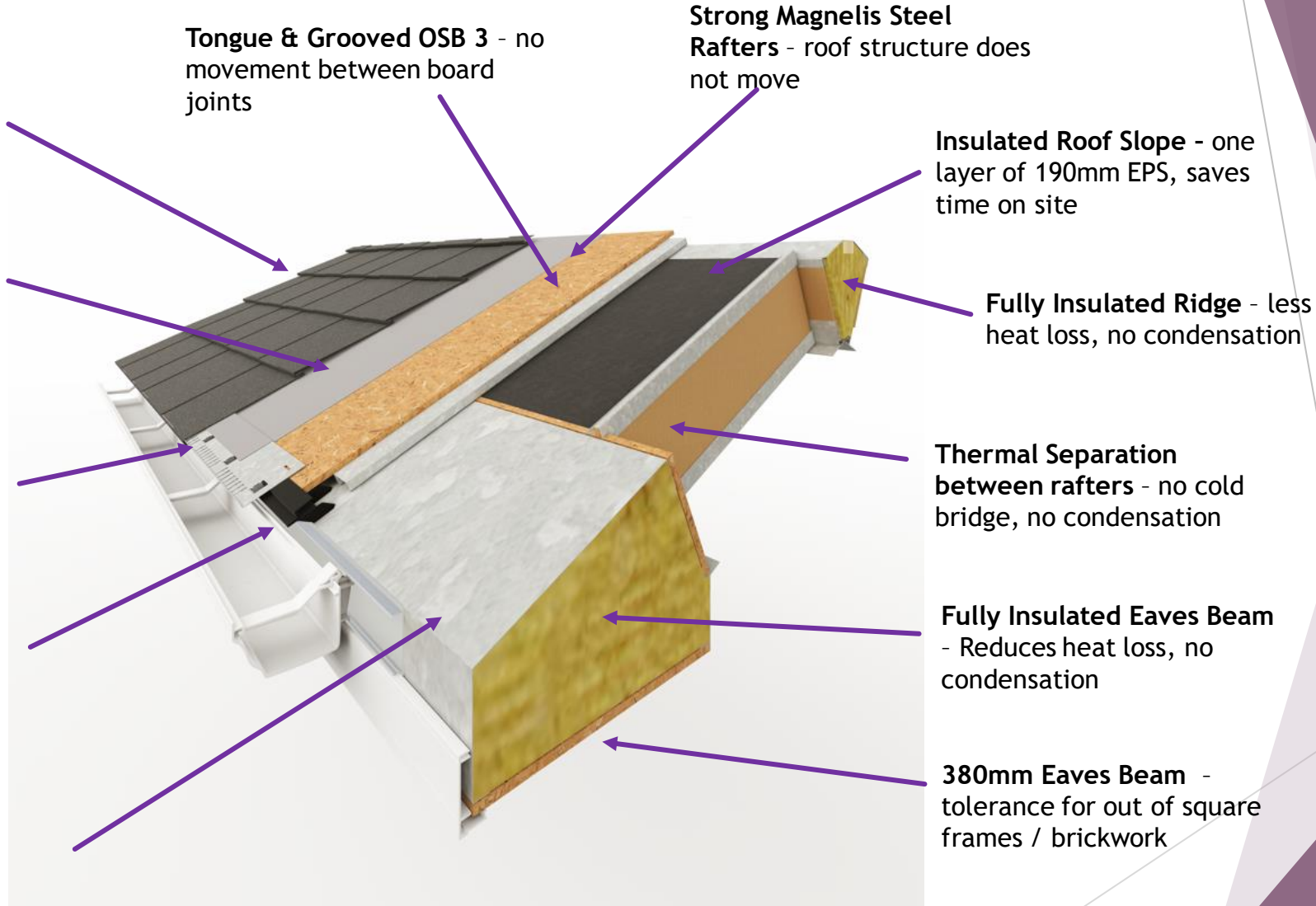
Insulated Roof Slope - one layer of 190mm EPS, saves time on site

Fully Insulated Ridge - less heat loss, no condensation

Thermal Separation between rafters - no cold bridge, no condensation

Fully Insulated Eaves Beam - Reduces heat loss, no condensation

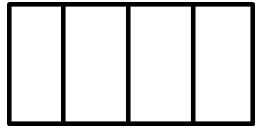
380mm Eaves Beam - tolerance for out of square frames / brickwork



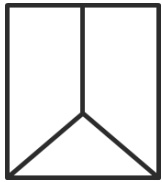
Any shape, any size

Suitable for replacing ANY conservatory roof

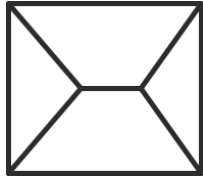
Here are some examples of roof designs possible with Ultraroom



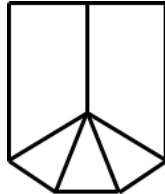
Lean to



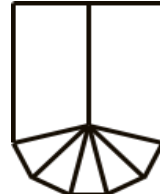
Georgian



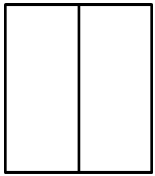
Double Hip
Georgian



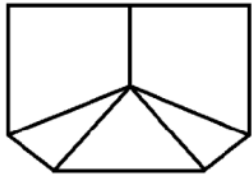
3 Bay
Victorian



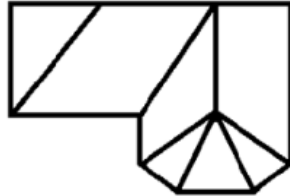
5 Bay
Victorian



Gable



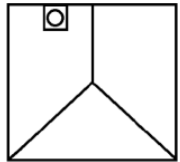
Stretch Victorian



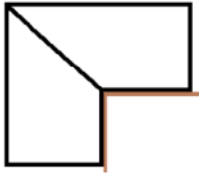
P-Shape



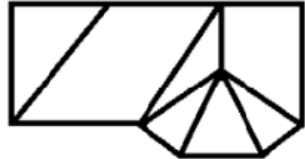
Hipped Lean To



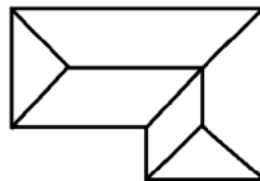
Cut-outs



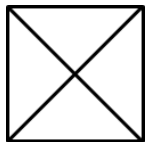
L Shape
Wraparound



Split Valley Return



Floating Ridge



Wok



In line Gable / Zero
return valley



Hip Strikes




Georgian Victorian



A Better Quality Roof

Fast to fit, thermally insulated, fire tested and lightweight

	 Ultra roof TM By Ultraframe	Competitor A	Competitor B
No Tie Bar	Y	X	X
Internal Pelmet	Y	X	X
External Soffit	Y	X	X
4M Unsupported Span	Y	X	X
Super-insulated Eaves	Y	X	X
Heavy Duty Tiles can be used	Y	X	X
Fully Insulated Ridge	Y	X	X
No cutting/trimming	Y	X	X
Compatible with Cornice	Y	X	X
No cold spots	Y	X	X
Ventilated Tile Assembly	Y	X	Y
Full Height Glass Panels	Y	Y	Y
Full assembly fire-tested	Y	X	X
Weight	38kg/m2	55kg/m2*	49 kg/m2
uValue	0.17 (0.13)	0.18	0.18

Less Red Tape

Do you need Building Regulation Approval

Building Regulations for Conservatories and Orangeries

If you answer 'YES' to any of these questions then Building Regulations approval will be required for your conservatory or orangery project:

Do you intend to have the doors between the conservatory and the house removed?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Is the roof on your conservatory less than 75% glazed?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Does your internal floor area exceed 30m ² ?	<input type="checkbox"/>	<input type="checkbox"/>	Are the vertical window and door frames less than 50% glazed?	<input type="checkbox"/>	<input type="checkbox"/>
Do you intend installing a conventional radiator system (wet system)?	<input type="checkbox"/>	<input type="checkbox"/>	Are you intending building a full height party wall? (shared wall with your neighbour) (attached, terrace and semi's)	<input type="checkbox"/>	<input type="checkbox"/>
Does your build involve structural alterations to the existing property i.e. widening door openings?	<input type="checkbox"/>	<input type="checkbox"/>	Will your construction require you to reposition a manhole or main drain?	<input type="checkbox"/>	<input type="checkbox"/>
Do you intend installing a solid or 'warm roof' on your conservatory?	<input type="checkbox"/>	<input type="checkbox"/>			



Building Regulation Compliant

Whether you are extending your home or replacing your conservatory roof, you will need Building Regulation approval. Ultraroom is fully Building Regulation compliant and has Stroma and Assent system approval to minimise red tape.



What makes Ultraroom unique?

High quality, engineered to last

PREFERRED

8 out of 10 homeowners prefer Ultraroom

- **Full length** performance glass panels - available in **any specification**
- **No tie bar** required
- Internal pelmet and **external soffit for lighting**
- **Highly authentic tile** finish
- **Slimline** hips and ridge capping

WARMEST

Unrivalled thermal performance

- U-Value of 0.15 with option to reduce to 0.13 if required
- **Complete warm roof system**, with no cold bridging
- **Fully insulated** 380mm structural beam.

FASTEST

Faster to fit than any other solid roof

- Tiles supplied in panels of 12 tiles, **pre-cut to size**
- 100% pre-fabrication - **no cutting required**
- **No internal battening** required
- Expandable panel and wide beam to **accommodate tolerances on site**
- High quality, **practical technical support** as you need it.

LIGHTEST

The lightest tiled roof on the market

- Weighs only 38kg/m² **lighter than any other solid roof**
- Designed by **conservatory specialists** to replace conservatory roofs
- Lightweight panels are cut to size and **easy to manoeuvre**.

FIRE TESTED

Independently and fully fire tested

- Components AND complete structure both **fully fire tested**
- **Fire test certificates** available online
- **Fire rated as B-roof** according to EN 13501-5: 2016
- **Fire rated as AC** according to BS476-3:2004.

STRONGEST

Unsupported spans up to 4m

- Superior strength for **larger designs** up to 6.7 by 5m
- 4m spans for **bi-folds without extra support**
- Highly configurable to **any shape and size**
- NASA satellite data used to **precision engineer every roof** for wind AND snow loads.

