



Beware of Clad over roofs

If you're thinking about replacing your conservatory roof,
please read this leaflet

ABA Design and Build Limited & Ultraframe

Transforming light and space

If something is too good to be true, **it usually is**

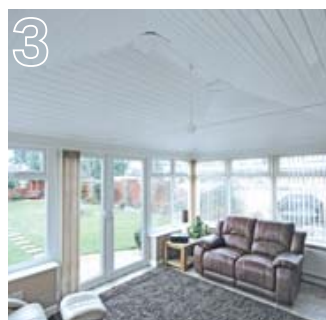
That's why we've taken the time to help you understand potential pitfalls within the replacement roof process and make an informed decision. Good quality replacement roofs are often more expensive than cheaper 'Clad over' alternatives. **In this leaflet we explain the differences and why they are worth paying for.**



What is a Clad over?

A Clad over roof is often sold as a conservatory roof improvement for thermal reasons. It can take many forms but never involves removing the old structure. This is not good practice because conservatory roofs are only engineered for their original purpose. There are four different types of Clad over.

- 1. Internal Clad over:** Adding an internal layer of insulation usually by attaching batons to the internal bars, packing with insulation and boarding over with plasterboard.
- 2. External Clad over:** Timber batons or ply board is screwed to bars, glazing is seldom removed before imitation tiles are fitted to the timber. With little space for insulation the impact on thermal performance is the lowest of all these options.
- 3. External & internal Clad over:** This is a combination of 1 & 2 above, although glazing may be removed first. Plastic internal cladding is often used on this product because the structure can be susceptible to moisture ingress.
- 4. Solid Panel Clad over:** Existing glass is removed and solid panels are dropped in to replace them. With typical u-Values of 0.3 - 0.6, these are less thermally efficient than other products so cannot comply with Building Regulations. There is also no internal finish as bars are still visible.



Things to consider

- **Weight:** Clad over solutions can be too heavy for the existing frames as they use heavy timber, insulation materials and tiles. Any old conservatory needs to have a roof that is lightweight. The lightest solid roof systems weigh around 31KG/M².

Tip: Always ask your installer for the total weight of the new roof per Sq.M

- **Structural integrity:** Conservatory roofs were originally designed to specifically work with glass or polycarbonate panels to withstand high winds and heavy snowloads and manage the resulting deflections. Solid roofs need to be much more rigid and so original bars and beams should always be removed and completely replaced to avoid leaks or cracked plaster.

Tip: Stay at home or ask a neighbour to observe the early part of the installation to ensure the entire roof is removed.

- **Fire Safety:** Clad over systems are never effectively fire-tested as the entire roof structure must be tested. The original structure varies from job to job which means that only the components could be tested. Solid roofs must be classified as AC, AB or AA in accordance with BS476-3.

Tip: Ask to see the fire safety certificate of the entire roof system before you commit to the project.

- **Building Regulations:** Clad over systems do not generally get Building Regulation Approval due to their low thermal value or structural integrity. *Do not confuse this* with planning permission which is often not necessary. You are required to notify Building Control if you are making a change to any structure (including replacing a glass conservatory roof with a solid roof) who will ensure the new roof is structurally sound.

Tip: Check that local Building Control has been informed before the conversion starts. Obtain a Building Regulations Conformance Certificate and file in a safe place.

- **Payback on your investment:** Only Building Regulation approved roofing systems along with thermally approved vertical walling structures will give you a fully compliant habitable living space. This additional footprint will be added to the rateable value of your property. You must provide evidence of approvals during the conveyance process to ensure this value is added to the sale price.

Tip: File your Building Regulations Conformance Certificate with the deeds of the house to pass onto the next buyer.

- **Warranty:** Not all roofs are guaranteed, and not all guarantees are backed up with insurance to ensure a payout.

Tip: Always ask for proof that your product has an insurance backed guarantee (IBG) for at least 10 years.

Things to consider continued

- **Structural calculations:** Any roof needs to be able to cope with extreme wind and snow loads which vary considerably by postcode. Some roofing systems use standard snow and wind loads which can be insufficient in some locations and some use none at all.

Tip: Always ask your installer for the wind and snow loads that the roof was designed for and how these have been calculated.

- **Fixings:** Any existing conservatory roof has no obvious fixings for a clad-over solution and any drilling to the existing roof structure to create fixing points can adversely affect the original roof structure.

Tip: Always ask your installer about the fixing method and how this affects the original structure in terms of weather proofing and product life.

- **Condensation:** Using original aluminium bars and beams together with over-cladding carries a very real risk of condensation along the bars because there is no thermal barrier in place. This can result in damp, leaks and cracking plaster.

Tip: Ask your installer to identify the thermal breaks in the roof.

- **Natural Light:** Solid roofs without any glazing panels can make your room and the interior of the rest of your house very dark, because in your existing conservatory the roof lets in three times as much light as windows. For a bright room filled with natural light, add glass panels where you need them.

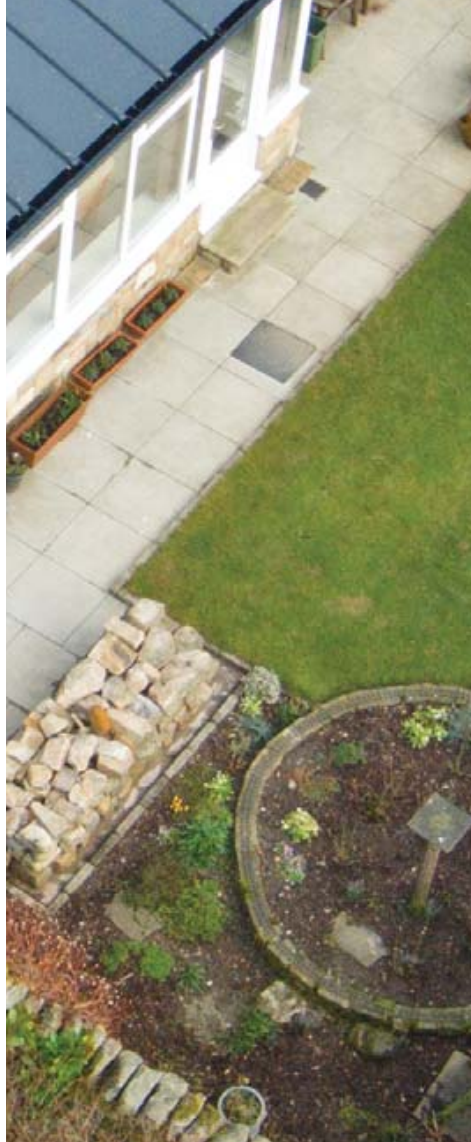
Tip: Discuss glazing location and panel size with your roof designer.





Ultraframe have been designing and manufacturing conservatory roofs in Great Britain for nearly 35 years, providing over 1.5 million roofs for the UK and overseas.

Both **Livinroof** and **Ultrarroof** have been engineered specifically to work as a replacement conservatory roof.



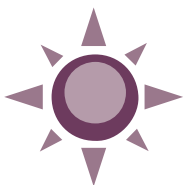
Ultrarroof

Ultrarroof, The ultimate light weight tiled roof solution



Ultrarroof offers a magnificent vaulted plastered ceiling on the inside enhancing the feeling of space within your current conservatory. **Thermally efficient with a U-value of 0.16**, Ultrarroof offers you the warmth and brightness you require, with beautiful and authentic looking lightweight tiles externally, with the option for full height glazing to flood your home with light and create a stunning feature.

- The complete, assembled Ultrarroof structure was **fire tested in 2017** by Warringtonfire.
- Ultrarroof is **fire rated as B-roof** according to EN 13501-5: 2016 - PASS
- Ultrarroof is **fire rated as AC** according to BS476-3:2004 - PASS



BRIGHTEST

Fully integrated glazing solution



LIGHTEST

The lightest tiled roof on the market



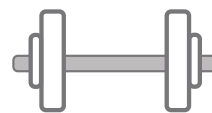
FASTEST

Faster to fit than any other solid roof for less disruption



WARMEST

Unrivalled thermal performance



STRONGEST

No tie bar ever



FIRE TESTED

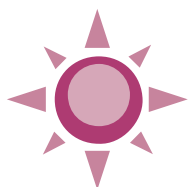
Independently and fully fire tested

Livinroof, The most versatile replacement roof on the market



With the ability to be built in almost any shape or size Livinroof offers you the ultimate in design flexibility. With the ability to insert shaped glass anywhere in the contemporary grey panels, this hybrid design weighs only 31Kg/M². It will allow the perfect amount of light to enter the room exactly where you need it most. Whats more, the roof is very well insulated, giving you a room that you can use all year round and **thermally efficient with a U-value as low as 0.16.**

- The complete, assembled Livinroof structure was **fire tested in 2017** by Warringtonfire.
- Livinroof is **fire rated as B-roof** according to EN 13501-5: 2016 - PASS
- Livinroof is **fire rated as AA** according to BS476-3:2004 - PASS - Aluminium panel
- Livinroof is **fire rated as AB** according to BS476-3:2004 - PASS - U-Tec panel



BRIGHTEST

More glazing options than any other solid roof



LIGHTEST

The lightest solid roof on the market



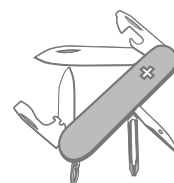
SAFEST

The only solid roof engineered to postcode



WARMEST

Unrivalled thermal performance



VERSATILE

The most configurable solid roofing system available



FIRE TESTED

Independently and fully fire tested

Top-tips for transforming your conservatory



Beware of low prices. If one quote is much lower than the rest, you may be inadvertently buying a Clad over roof. Ask for more details about the roof construction.



Always compare roof weight, U-Values, plus wind and snow load tolerances across quotes.



Don't forget to design in glass panels within your solid roof, to ensure your new room is bright as well as warm and cosy.



Always ask to see a copy of your building regulations conformance certificate BEFORE the build starts. You will need this if you ever sell your house.



Plan to be at home during the installation, be vigilant and ensure all beams and bars are removed BEFORE any materials are added.



Do your research. Look for accreditations, endorsements and reviews.



Make sure you're covered. Ensure your roof and the installation are both guaranteed and that the guarantees are backed up with insurance to ensure a payout should the worst happen.

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Beware of Clad over roofs

Our products designed to be fit for purpose every time.
ABA Design and Build Limited

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Ultraframe
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