



Britelite

Windows, Doors & Conservatories

ultraframe

Transforming light and space



LUXURY LIVING SPACES

CONSERVATORIES, ORANGERIES, REPLACEMENT ROOFS & EXTENSIONS

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CONSERVATORIES p4-13**ORANGERIES** p14-23**REPLACEMENT ROOFS** p24-29**EXTENSIONS** p30-43

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Ultraframe has been designing and manufacturing conservatory roofing systems for over 30 years - our products transform your home by letting in light and adding space. Be it a standard conservatory, an orangery, glass or solid replacement roof, Building Regulation compliant extension, the roof is perhaps the most important element, as it has to withstand snow and wind loads, window cleaners accessing adjacent windows and, of course, remain weather proof for a very long time. Quality retailers and installers only use Ultraframe, as its pedigree is second to none with well over a million and a half installations in the field performing day in day out, giving the ultimate in peace of mind.

Ultraframe - tried, tested and trusted.

ultraframe
Transforming light and space





Choosing the style of your CONSERVATORY is an important decision and one that you need to consider carefully...

Not only do you need to think about the style that will best complement your home, but also the style that will match your lifestyle and be suited to how you want to use your new space.



Style breakdown:



GEORGIAN

Sometimes also known as an Edwardian.

A flat-fronted style that offers excellent use of floor space due to a square or rectangular internal shape.



GABLE

A high roof slope and the same floor space as a Georgian. The front panel of the roof remains upright rather than sloping back to the centre as on a Georgian.



VICTORIAN

Its distinguishing architectural feature, a bay front, with either an angled (3 bay) or slightly curved (5 bay) front, combined with a steeply pitched roof and ornate ridge.



LEAN-TO

Ideal for properties with limited space under the eaves or an awkward area in which to fit a conservatory. A lean-to offers a variable pitch to suit your home.



P or T SHAPE

The P & T shapes take their name from the plan view of each design. Ideal for larger conservatories, a P-shape can combine for example a lean-to and a Georgian. The styles are better suited to larger properties.

CONSERVATORIES

The Classic roof is so configurable that your preferred retailer will be able to create a design to suit your home, whatever the architectural challenge.



A traditional conservatory could be the answer you are looking for, depending on the architectural style & period of your home.

A traditional conservatory in aluminium or PVC is within reach and can create a stunning space for your home.





The ability to open up virtually whole elevations of a conservatory through the use of bi-folding doors or large in-line sliders gives a whole new modern edge to the conservatory.

Combine with differing elements like full height walls for the ultimate modern conservatory







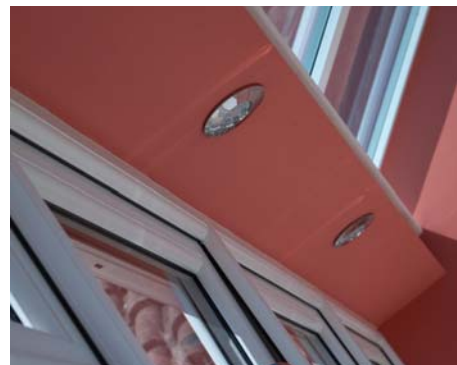
With LivinLIGHT from Ultraframe there is no restriction to the style of light that can be fitted in your conservatory.



LivinLIGHT adds an insulated electrical housing system to the centre ridge under-cladding of a glazed roof (or where the roof meets the house wall on a Lean-to style conservatory). This wider platform enables you to install a wider selection of lighting than normal giving your conservatory a more 'roomlike' feel.

Furthermore, LivinLIGHT insulates the ridge area, helping your room to remain warmer in winter and you get to choose from the widest range of lights on the market and decorate your LivinLIGHT in a colour to suit your home.

This project also features LivinRoom, the plastered perimeter pelmet system - see overleaf





Your standard conservatory can be given an 'orangery' feel with the Livinroom pelmet internally.

It is a variable depth insulated perimeter ceiling, giving you an orangery experience at a value price point.

Why not;

- Enjoy the light from a conservatory with the feel of an extension - providing greater overall value and the best of all worlds.
- Live more comfortably with improved thermal efficiency when compared to a standard conservatory (additional insulation quilt can be added by your retailer for enhanced comfort).
- Experience a real room/living room with more styling and furnishing options and the perimeter ceiling is perfect for down lighters or spotlights.



Curved Cornice



Flat Cornice 2 high



Flat Cornice 3 high

Why not embellish your conservatory with the unique Cornice - flat or curved - for a smoother finish





There are a number of options for your ORANGERY...

Traditionally, the difference is subtle: unlike a conservatory's full glazing, orangeries feature a 'lantern' glazed roof on a perimeter 'deck' supported by pillars or columns, giving a distinctive look. Inside though, an orangery gives you all the light of a conservatory, but with added height and space; its pillars give it a grandeur and privacy that feels more substantial, more like a proper home extension.

The UltraSky system takes the orangery to a new level. The UltraSky is slim and elegant, allowing the maximum amount of light.



Style breakdown:



Loggia Traditional

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Loggia Traditional

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Loggia Traditional

LEAN-TO

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Loggia Traditional

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Parapet Orangery Fascia Orangery

UltraSKY

A traditionally built Orangery featuring the UltraSKY roof lantern. It reduces the need for a chunky roof ridge and maximises the amount of glass that allows light to flood into your room.

ORANGERIES



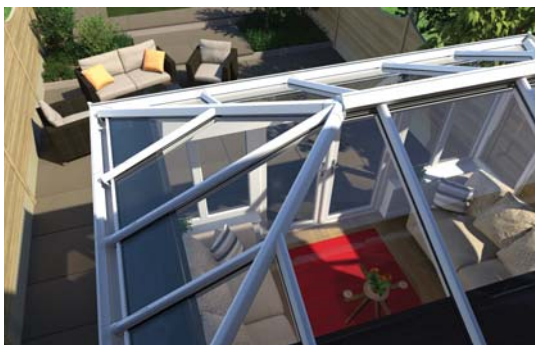
THE ULTRASKY ORANGERY SYSTEM.

Lighter and brighter, for the ultimate contemporary orangery.

An UltraSky Orangery System will give you the real 'wow' factor.

Rather than sitting on a 'deck' or flat roof, the UltraSky Orangery uses the maximum roof space for glazing. That, combined with its slim bars and ridge, means it lets in much more light than a traditional orangery. The roof drains into a gutter, which is hidden by a decorative cornice with three finishing options: our standard curved cornice with its ornate detailing, a new 3-tier 'flat' cornice with contemporary detailing and a new 2-tier 'flat' cornice, designed to retain the most elegant proportions on smaller buildings.

Inside, the variable depth perimeter pelmet gives it the feeling of a traditional orangery, but with so much additional light the room becomes even more spacious and airy – particularly when combined with full-width bi-folding doors. And with subtle lighting and an inconspicuous sound system in the pelmet, the UltraSky Orangery System has everything you need to really inspire and impress!





The UltraSky orangery system features a full glass roof, with a cornice externally and the plastered pelmet system internally.

The insulating pelmet allows you to enjoy the light from a conservatory with the feel of an extension - providing greater overall value and the best of all worlds. It also improves thermal efficiency when compared to a standard conservatory. With this design you can maintain light and space by using windows all round, have brick piers to give a greater sense of solidity or use super insulated Loggia columns (see p40).



Curved Cornice



Flat Cornice 2 high



Flat Cornice 3 high

Why not embellish your conservatory with the unique Cornice - flat or curved - for a smoother finish



THE ULTRASKY LANTERN ROOF AND DECK

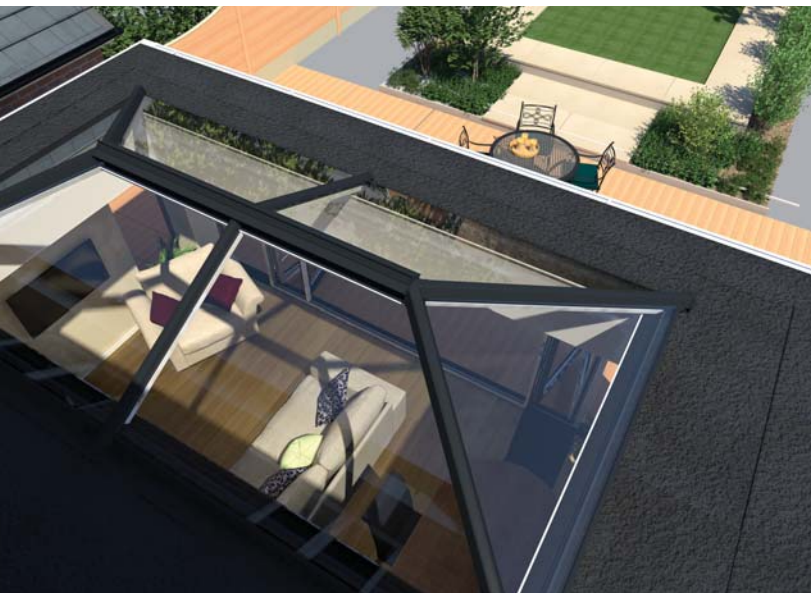
For a traditional orangery construction.

The traditional orangery became a 'must-have' status symbol for the wealthy. And recreating that classic look on your own home is easy, using Ultraframe's deck system combined with the UltraSky lantern roof.

The clever pre-fabricated timber deck system creates the basis of your orangery roof, supported by brick pillars. The UltraSky roof is then added, covering all but the perimeter of the deck.

Essentially there are two types of orangery using a deck: Fascia and Parapet. The Fascia design has simple boards around the top edge, with water draining into standard gutters. A Parapet orangery has the roof sitting below the top of the outside wall, and water runs off into a hidden box gutter.

Inside, both designs offer a look and feel of grandeur with their impressive interior height and pillars or columns, enhanced by a beautifully-finished 'pelmet' around the perimeter. Ideal for discreet lighting or speakers that add a little extra sophistication.





THE ULTRASKY LANTERN ROOF & DECK

Let light flood in.



Bright, spacious, welcoming... natural light totally transforms the feel of a room – and there's no better way to let light flood in than the UltraSky lantern rooflight.

The lantern is designed to perfectly complement your property's style, traditional or modern, and is easily installed on a new-build extension, traditional orangery or existing flat roof to bring light and space to your living room, kitchen, dining room, bedroom or bathroom*.



You decide the exact style and UltraSky lets in even more light – but with thermally efficient glazing reducing heat loss and intrusive noise, your room stays warm and cosy. And the addition of a roof vent – available in selected sizes with manual or automatic openers, or an automatic opener with rain and temperature control – keeps it feeling comfortable all year round.



*Building Regulation Approvals
needed for these applications

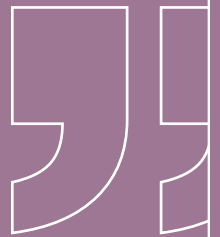
Choose a stylish white PVC finish to match modern window frames, or add an extra touch of elegance with aluminium, available in white, anthracite grey or satin black as standard. Whichever you go for, UltraSky brings a real 'wow' factor to your home.





There are a number of options for REPLACING YOUR ROOF...

If you have bought a home with an existing conservatory or indeed have an older conservatory and your family needs have changed, you can upgrade from polycarbonate to glass, high performance glass or why not consider a solid roof as a replacement?



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UltraSKY

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REPLACEMENT ROOFS



Why not achieve the best of all worlds!

LivinROOF is the first roofing system designed to give you the flexibility to choose a full solid roof or combine solid and glazed roofing seamlessly.

All LivinROOF designs come complete with the LivinRoom perimeter ceiling system as standard, not only providing the perfect place for spotlights and speakers, but it gives the effect of lifting the vaulted ceiling, giving a light airy feel to the new room.

Externally the LivinROOF is finished in urban grey to complement virtually any house style and give a contemporary look.

Cornice can be stylishly incorporated - hiding the guttering and giving your conservatory a modern, aesthetically pleasing feature - see p18 to explore your various options.



LivinROOF features black pvc gutter as standard - but you can upgrade to cornice to create a subtle difference



LivininROOF can be formed into virtually any shape or roof style. Glazing panels can be inserted just about anywhere to help you maximise the use of natural light and give you a truly bespoke design.

The LivininROOF is quick to install, meaning minimal disruption to your home and lifestyle compared to other solid roofs on the market.

Building Regulations state changing a glazed roof to one that is not substantially glazed will require official permission.



LivininROOF replacement project



BEFORE the transformation





The smarter way
to extend your
home.

Extra room to spread out and relax.

A beautiful, open plan living space to call
your own.

An invaluable play area for the kids...and
occasionally Mum, Dad and their friends.

Quoted in advance.

Approved in advance.

Manufactured in advance.



Style breakdown:



GLAZED ROOF - MOTTRAM

Double hipped
with box gutter

NOT permitted:
Georgian/Gable designs



Georgian



Double hipped
with box gutter

NOT permitted:
Gable designs



Hipped Lean-to



Georgian



Lean-to

REALROOF - TATTON

NOT permitted:
Gable designs

EXTENSIONS

The Extensions^{Plus} collection are all Building Regulation Compliant and the doors
into the existing property can be removed. Your retailer will take care of 'red tape'.



Whatever your reasons for wanting additional space, a home extension brings all sorts of benefits

... and can also mean lots of hassle, with frustrating red tape, escalating costs and building mess. But with Extensions^{Plus} you can avoid all that.

Extensions^{Plus} takes a different, more advanced approach to extending your home.

It's a simple, flexible system that cleverly uses pre-designed, pre-engineered and pre-approved components yet still offers all the options you need to create the perfect extra space.

Quickly, easily and with minimal mess, too.

It's your ideal extension, in one simple package.



All it takes is 5 simple steps:

1. FREE SITE SURVEY



With a national retailer network, your local Ultraframe specialist will visit your home, carry out a free survey and give you all the advice or recommendations you need.

2. SPECIFICATION AND QUOTE



Following the survey, you can sit down with one of our designers and create your ideal extension, including a 3D image, accurate floor plans and a detailed quotation.

3. SCHEDULING



If you decide to go ahead with your home improvement, we'll draw up a work schedule so you know exactly what will happen, when - all at your convenience, of course.

4. MANUFACTURING



To minimise the mess you'll have to put up with, the made-to-measure components are precision engineered at our factory and then simply assembled on-site.

5. BUILT... AND APPROVED



Our retailer's expert team will quickly install and finish your new extension. And as everything's pre-approved to meet Building Regulations, there's no red tape!





Mottram Plus

An orangery-style glass roofed extension offering a true feeling of light and space, using at least eight Loggia Super Insulated columns and our LivingROOM pelmet.



Harlington Plus

Our most versatile extension, with a wide range of shapes possible using Loggia Super Insulated columns and the fantastic LivingROOF.



Tatton Plus

Our ultimate extension, with the RealROOF offering a spacious, vaulted ceiling on the inside and a tiled or slate finish outside to perfectly match your home.

Specified in advance

All the options you need to perfectly suit your taste.

Putting together your perfect extension starts with your local Ultraframe retailer.

They'll ask all the right questions to find out what you want from your extra space, make suggestions and discuss all the options with you.

They'll take you through the three primary designs in the Extensions Plus range - the Mottram Plus, Harlington Plus and Tatton Plus - and show you all the finishing and roofing choices available to make your extension just as you want it.

Using our unique configurator tool, they'll produce a 3D image so you can see exactly how your extension will look, together with accurate drawings and floor plans.

Your local Ultraframe retailer will willingly handle any 'red tape' that is necessary for your home extension.



Quoted in advance

Relax... there'll be no nasty surprises.

One of the most common problems with building the traditional way can be that the original 'estimate' goes through the roof once work actually starts.



But there are no such horrors with Extensions Plus.

As well as producing accurate drawings and images, your local retailer will give you a detailed quotation upfront, which can include all building work, electrics, lighting and even flooring.

And the best part is, once you give the go-ahead they'll stick to that quotation.

So you can always rest assured that you'll know exactly what your extension will cost, right from the very start.



Approved in advance

No Building Regulations to worry about means faster completion*.

Here's a puzzle: what's the difference between a conservatory and an extension?

Essentially, it comes down to whether it has to have doors separating it from the rest of the house. And that's all to do with being well-insulated.

If a structure has a sufficient 'u-value' - which measures thermal efficiency - to meet the current Building Regulations*, it can be classed as a domestic extension with no need for internal doors.

Giving you a beautiful, practical living space that really feels part of your home.

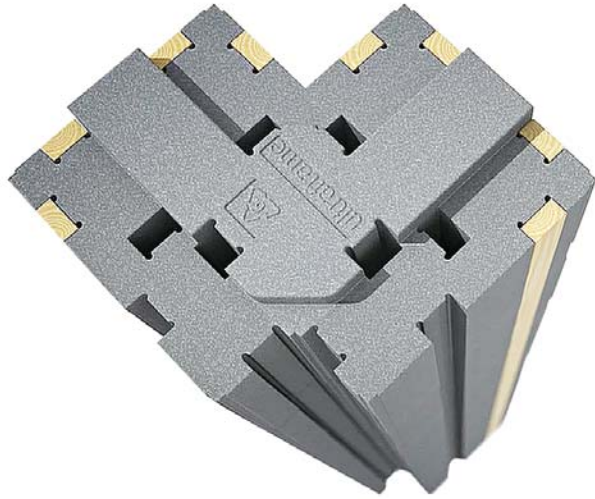
Good news is, Extensions Plus system components such as the Loggia columns and different roofing types have been designed and pre-approved to meet the regulations*.

So you know in advance that your extension is fully approved, with none of the usual waiting around for your local council to approve*.



*This fast -track pre-approved methodology only applies in England & Wales. The traditional compliance route is followed in Scotland & N. Ireland.





The heart of Extensions^{Plus} is the ingenious Loggia engineered columns. They not only give your building inner strength and solidity, but are constructed around a super-insulated core.

They're five times more thermally efficient than a similar sized brick column - and means your extension will meet Building Regulations.

Depending on the look you choose, Loggia columns can be wide or narrow and can be clad in brick or an aluminium finish to complement or contrast your property.

For aluminium clad columns you can choose from a simple smooth cladding infill or select the elegant fluted infill, as well as options from a stunning and distinctive colour palette of Classic White, Chartwell Green, Anthracite Grey or Cream. Bespoke colours can be considered too.



Choose from a simple elegant cladding infill or select the fluted infill for additional embellishment and a more refined finish.



Manufactured in advance

Making sure your extension all comes together beautifully.

Anyone that tells you there's always mess with building work has never seen Extensions Plus. Piece by piece, each component part of your project is crafted in our factory, assembled as far as possible and then delivered to your home ready to be installed.

Why? It means we can make sure every part of your extension is up to our extremely high quality standards, and your extension can be constructed more quickly.

As well as meaning there's a lot less mess and disruption for you to put up with.

And not only will you have a beautiful new extension, including plastering, electrics lighting and even flooring, in a fraction of the time it takes to build a traditional one, it's fully guaranteed for 10 years too.

It's yet another reason Extensions Plus is the most advanced home extension system available.





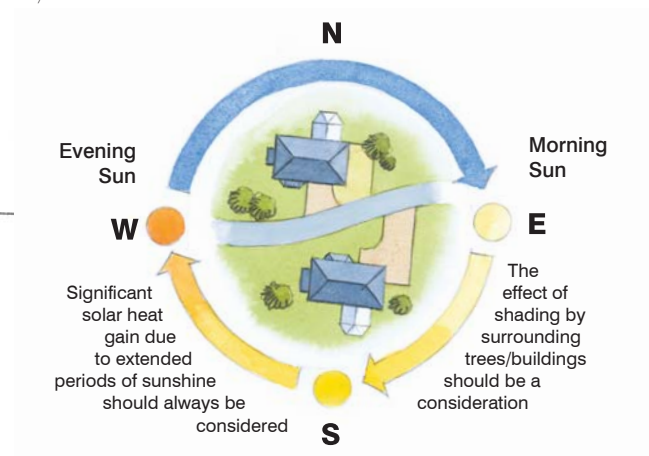
THE IMPORTANCE OF SMALL DETAILS

There are a variety of options to customise the exterior and interior of your new space. Here we explore just some of the ways you can add your own, unique finishing touches to the final design.

CLIMATE CONTROL

It's vital to the maintenance of a comfortable environment - ventilation is often overlooked by some manufacturers, but Ultraframe's roof systems take care of it.

The type of ventilation needed is specific to each conservatory, based on many considerations such as size, shape and most importantly, aspect in relation to the sun. South facing conservatories need to take into account the direct sunlight they receive in summer, whilst north-facing sites need to consider heating options for the colder months of the year. Other factors to consider include overshadowing of the conservatory from obstacles such as trees and buildings and the severity of wind and snow in your area.

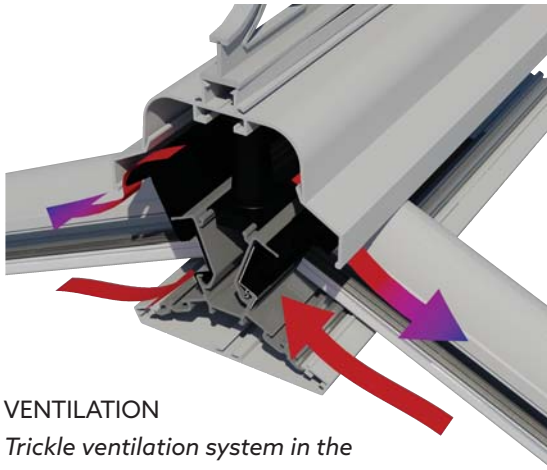


If all this sounds complicated, let us help you select the best ventilation options for your conservatory.

Ventilation is key within the structure of conservatory roofs, so you can be assured that by choosing a conservatory with an Ultraframe roof you're protecting your conservatory from the elements and the potential for problems.

By specifying a conservatory with an Ultraframe roof, you will be able to benefit from these ventilation features - see across right (minimisation of condensation, for example) and enjoy your conservatory more of the year and your conservatory will have a long, trouble-free and low maintenance lifespan.

*Not all options are available with all systems/designs. Your Ultraframe retailer will advise accordingly.



VENTILATION

Trickle ventilation system in the ridge & lean to wall plate

As warm air rises, Ultraframe have developed a ventilation system to allow this air to escape via the roof, minimising the possibility for condensation to form.

Eavesflow (optional)

A trim that fits between the wall sideframe and roof, with built in ventilation and a slider on/off control button.



OPENING ROOF VENTS

Better than a window, a roof vent is a fast and effective way of allowing warm air to leave your conservatory. Ultraframe roof vents are supplied with either manual or electric openers. If you opt for electric openers then thermostats and rain sensors will allow for automatic opening and closing.



Rain sensor and thermostat.



Pole operated screw jack mechanism

CONSERVAGLASS:

When designing a conservatory, choosing the right specification of roof glass is crucial to your enjoyment and comfort. To enable a conservatory to be used all year round, a glazing material must be selected that deflects heat from the sun in the Summer and retains the warmth from heating appliances in the Winter. Also needed is a material that allows maximum light into your home.

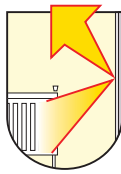
KEEPS HEAT OUT IN SUMMER



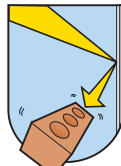
TINTED



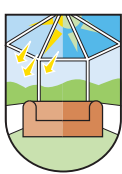
RETAINS WARMTH IN WINTER



TOUGHENED



REDUCES FABRIC FADING



TRUE SELF CLEANING



- Our sealed units offer a range of performance attributes - perfect for roofs
- All roof units are toughened safety glass: 4mm glass - 16 mm Argon filled cavity - 4 mm glass with black warm edge spacer as standard.
- All roof units are manufactured in specialist roof glass factories and are guaranteed for 10 years.
- All specifications are true 'self cleaning' and offer a range of solar control properties.

CONSERVAGLASS™
by ultraframe

POLYCARBONATE

Polycarbonate roof glazing is a lower cost alternative to glass but still provides excellent thermal properties and aesthetics.



Polycarbonate is available in a range of colours, thicknesses and specifications:

- Clear • Bronze
- Opal • Bronze/opal
- Solar control

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**You will be
so proud
of your
new home
conservatory
and
extension!**

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Whether
choosing a
traditional
conservatory,
an orangery or
indeed a 'full
on' extension,
you will enjoy
a **stunning
new building -
FAST**

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Britelite
Windows, Doors & Conservatories

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