

# KEYLITE ROOF WINDOW IS A BREATH OF FRESH AIR

**The innovative range of Keylite Roof Windows from the Keystone Group offers architects, housebuilders, developers and self-builders the opportunity to create additional, cost-effective living space, with the 'room in the roof' concept for both residential and commercial buildings.**

By installing roof windows, a developer is able to maximise the floor area by building upwards, instead of compromising expensive space by building outwards - with additional ground floor rooms, or an extension, for example. By creating a room in the roof the builder can increase the square footage without altering the building's footprint. This cost effective solution adds value to a new build or refurbishment project. This added value can be passed on to the end user in the form of greater area of useable living space.

Providing the necessary natural light and background ventilation into a room, only top quality materials are used in the manufacture of the Keylite Roof Window range. Each interior frame is manufactured using only top quality laminated pine. This is selected for its increased strength, attractive aesthetics, sustainable credentials and overall longevity.

Meanwhile the exterior flashings are manufactured with polyester powder-coated aluminium that provides enhanced performance and resistance to the elements and UV rays. A high performance 'maintenance-free hinge', specifically developed by Keylite, is used to open and close the roof window. In addition, the Keylite Roof Window can provide the required level of background ventilation (set-out in Part F of the Building Regulations), even when the window is locked and secure, through the trickle ventilator operated by the ventilation control handle. This system ensures only clean fresh air passes into the room, without compromising security.

Improving the 'u-value' of the roof windows, each Keylite Roof Window is available with Thermal glazing as standard. Surface mounted roof window blinds are also available, and may be fitted to the interior face of the window pane. Alternatively, a Keylite Integral Blind Window can be specified. Here a magnetically operated blind is fitted inside the double-glazing cavity. The blind is sealed in a dust free

environment allowing for ease of cleaning in environments where hygiene is of paramount importance, for example healthcare facilities and clean rooms.

Complying with all the current building regulations for upper storeys and loft conversions, the Keylite Roof Window is available in a variety of types. These include centre pivot, top hung, fire escape/access, conservation, white finish roof windows and flat roof systems. Keylite is also leading the way with electric operation and smoke ventilation systems, used in both residential and commercial applications.

“The Keylite Roof Window provides a means to create a room in the roof for either a new build or existing building,” says Jim Eastwood, Marketing Manager of the Keystone Group. “Each storey of a house costs less than the one below, so building upwards is a far more cost-effective method of creating more living space than building outwards.”

For further information on the range of Keylite Roof Windows, Electric Operation, Blinds & Accessories visit [www.keylite.co.uk](http://www.keylite.co.uk) or call Keylite on 01283 200150.

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