

# **SHEDDING LIGHT ON ROOF WINDOW SPECIFICATION**

**There are some inherent benefits to specifying a roof window. Helping to overcome three key considerations, Jim Eastwood, Marketing Manager of the Keystone Group & Keylite Roof Windows, takes a closer look at the solutions a roof window presents.**

Primarily a roof window is a space-saving solution enabling the developer to build upwards, making use of vertical space without increasing the size of the plot on which the unit is being constructed. This 'room in the roof' concept allows specifiers to design cost-effective living space for both residential and commercial buildings. Increasing the square footage of a building, the 'room in the roof' concept maximises available space above a plot, without compromising on valuable land to either side, in the same way that adding additional rooms to the ground floor would do.

Secondly; allowing the ingress of enough natural light into any new building is a statutory requirement. Likewise, the availability of natural air, via acceptable means of background ventilation, is also mandated under Part F of the building regulations. Having decided to specify roof windows, these are core considerations when selecting the type of roof window to be installed.

Roof windows should allow plenty of natural light into a room as standard, but it is also important to select a roof window that provides trickle ventilation. This means that the roof window is designed to filter outside air into the building, via a manually operated ventilation system that can be opened or closed, even when the window is firmly closed and secure. Ensuring that fresh, clean air can enter the building even when windows are locked is vital to overall security.

Finally, as with all building components, there are important questions to be asked about the sustainability of the roof window selected. For example, ensuring that wooden frames are made from certified timber indicates that the manufacturer is complying with environmental considerations. Meanwhile, installing a roof window with durable aluminium exterior flashings will result in a building component that requires very little maintenance beyond regular cleaning, but retains its fresh appearance for many years.

It is not only the environmental credentials of the materials used, or the way they stand the test of time, which are important to consider when specifying roof windows. Contributing to the overall energy rating of the building, a roof window that is double glazed, and also available with optional thermo-plus or triple glazing, will positively contribute to the energy performance of the building. Similarly for commercial premises an integral blind fitted between the panes of glass has been proven to improve the u-values of the window.

Providing solutions to three core specification issues; a roof window is an inspired specification choice for creating additional space without the cost of extra land, complying with current building regulations surrounding background ventilation in a secure way, and contributing to the energy performance of a building. Partnering with a supplier that is able to offer a range of bespoke options from: centre pivot, top hung, fire escape or access, conservation, white finish, flat roof and apex systems, as well as electric operation and smoke ventilation systems will ensure that the right combination of features is incorporated into the specification.

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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