

# Room-in-roof insulation

Room in the Roof insulation is suitable for any property where there is a loft room or room on the top floor that has sloping ceilings.

As many properties were converted a long time ago, they have no proper insulation in or above the ceilings. In order for this job to be done effectively, the plasterboard or lathe and plaster ceilings are taken down, and rigid insulation boards (typically 75mm thick) are cut to size and placed tightly in between the joists, leaving at least a 25mm gap between the roof and boards, before the slopes and ceilings are re-plaster boarded.

Any flat ceiling areas will be insulated with mineral fibre insulation roll to a sufficient depth, according to the space available to install it, allowing space for adequate ventilation.

The same material up to 300mm of mineral fibre, will also be used to insulate the any residual loft area (floor of room in side loft void).

Where required, any stud walls that are accessible will have 100mm of mineral fibre placed inside the loft void in between the vertical wall timbers (dwarf/stud walls), which are overlaid with netting or plastic straps to keep the insulation boards in place.

In some cases, (additional) hatches will be cut in, to allow access to these areas and depending on the number and type of rooms on the top floor of the building, these may have to be fire rated hatches.

Anyone who has ever lived in an uninsulated loft room, will tell you that they get very cold in winter and very warm in summer, so this will make a marked improvement to year-round comfort levels, saving money on energy bills, improving the EPC rating of the property and preventing condensation issues in the future.

