

PITCHED ROOF INSULATION



In most homes, insulation is not required in pitched roofs as the insulation layer is in the loft floor (see loft insulation).

If you plan to renovate your loft space into a habitable room, then the pitched roof will need to be insulated. This is not a DIY job, and you will need a competent person to ensure that the insulation is appropriate and complete, and that adequate ventilation is provided where needed.

Risks

The most significant risk with insulating pitched roofs is condensation/moisture. Maintaining adequate ventilation and ensuring paths for moisture to escape is key.

Associated Works

Repair to roof structure should be made prior to insulating to ensure longevity of the construction.

REGULATORY CONSIDERATIONS

- Alterations to the roof of a house (e.g., re-roofing or inserting skylights) is Permitted Development.
- Planning Permission required for flats, maisonettes, and listed buildings.
- Listed Building Consent required for Listed Buildings.
- Making significant changes to thermal elements (walls, roofs or floors) would normally require Building Regulations approval through a building control body. Applicable Building Regulations: Part L (Conservation of fuel and power).

Cost: ££

Disruption: ■ ■ ■ □ □

Useful links

- [Roof and loft insulation guide - Energy Saving Trust](#)
- [GreenSpec: Housing Retrofit: Ventilated Pitched Roof Insulation](#)
- [GreenSpec: Housing Retrofit: Unventilated Pitched Roof Insulation](#)
- [Building Regulations: Insulation and thermal elements - Roof - Planning Portal](#)



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