

HOUSEPLANSDIRECT TECHNICAL GUIDES

DORMER ROOFS EXPLAINED

A complete guide to roof projections and habitable loft space



Complete dormer and traditional cut-roof construction model.

NINE-PART 3D CONSTRUCTION-MODEL EDITION

Types · Structure · Flashings · Insulation · Fire · Construction · Inspection

Version 3.0 | 21 July 2026 | England

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About this edition

A dormer is a connected roof alteration in which structure, weathering, thermal continuity, airtightness, fire protection and workmanship meet at compact junctions. Every figure in this edition is a coordinated three-dimensional construction model in the same Cut Roof visual language.

SCOPE Project drawings, structural calculations, planning approval, fire strategy, product instructions, warranty requirements and Building Control decisions take precedence. Figures explain principles and must not be scaled.

Part 1 – What Is a Dormer Roof?

A roofed projection that creates headroom, floor area and a vertical window

A dormer projects through a sloping main roof. The structural roof opening is framed by doubled rafters, trimmers, beams or proprietary members; the dormer front, cheeks and roof return their loads to those supports. Coverings and flashings divert water around the projection while insulation and airtight layers reconnect to the main roof.



Figure 1 — Principal anatomy of a flat-roof dormer within a traditional cut roof.

Component	Primary role
Dormer roof	Sheds rain and transfers roof loads.
Front wall and window	Enclose the projection and provide daylight.
Cheeks	Form side walls and receive insulation and finishes.
Trimmers and doubled rafters	Frame the structural opening in the main roof.
Flashings and membranes	Keep roof, cheek and window junctions weatherproof.

KEY PRINCIPLE Cutting an existing rafter or trussed member is a structural alteration. Install the designed load path and temporary support before enlarging the opening.