

Buyer's Guide

How to choose, budget and plan your
outdoor living space

The UK's Leading & Most Trusted
Outdoor Living Company

WELCOME

Make the decision with confidence

Plain answers for UK homes. What each type of structure does, what it really costs, what is and is not included, and what happens from your first call to the day we hand it over.

Adding a glass room, a louvre pod or a glass extension is a big decision. You are adding a permanent space to your home, and for most of our customers it is a significant spend. This guide sets out the facts in the order you will need them, so you can decide with confidence and without pressure.

Every product fact here is taken from what we publish on [openspaceconcepts.co.uk](https://www.openspaceconcepts.co.uk). Prices are starting prices including VAT, correct in October 2026. Every project is made to measure, so your price will depend on your size, your choices and your site.

At a glance

Made to measure

Every structure is designed around your home and installed by our own team.

Upfront pricing

An indicative price by phone, email or chat before anyone visits.

10 year warranty

On every structure, with 5 years on motors.

See it first

Ten full size structures in our Staffordshire showroom.

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Why outdoor living

Most UK gardens get used on a handful of good days a year. A well designed structure changes that. It gives you a dry, comfortable place to sit, eat, work or entertain, close to the garden, whatever the weather is doing.

Our customers use them as:

- ✓ **A second living room** on the back of the house.
- ✓ **A dining space** that keeps everyone outside when it rains.
- ✓ **A quieter room** further down the garden, away from the kitchen.
- ✓ **A place to work** from home, with the door closed on the working day and the light still coming in.
- ✓ **Cover for something you love** such as a hot tub, a swim spa or an outdoor kitchen.

Because our structures are modular, you do not have to decide everything on day one. Lighting, heating, blinds, screens, fixed glazing and sliding doors can usually be added later.



A glass room set up for dining, with the garden on show.

Why Open Space Concepts

- ✓ Over 30 years in the industry and more than 2,300 structures installed.
- ✓ Rated Excellent on Trustpilot.
- ✓ High quality systems made in Germany, Italy, Belgium and Switzerland.
- ✓ Every structure is installed by our own team, across England, Wales and Scotland.
- ✓ No pushy sales. You can get a price before anyone visits.

Choosing the right structure

The first choice is not a model or a brand. It is what you want the space to do. Start with three questions.

1. Open or enclosed?

Do you want a roof over the patio, or a room you can close up?

2. How much of the year?

Summer evenings, most of the year, or every day of the year?

3. Attached or freestanding?

On the back of the house, or out in the garden?

The seven categories

Glass verandas

A glass roof on slim aluminium posts, fixed to the house or standing on its own. Open at the sides, so heat can escape on a sunny day. You can add glass sides and sliding doors later to turn it into a room. The roof is 8 mm or 10 mm toughened safety glass.

Glass rooms

An aluminium frame with a glass roof and glass walls, against the house or freestanding in the garden. A sheltered room with a clear view out. Choose a flat roof look or a visible pitched roof, with single or double glazing depending on the design.

Louvre pods and pergolas

A powder coated aluminium frame with a roof of rotating aluminium blades. Tilt them for shade or light, open them to the sky, or close them fully when it rains, and the water runs away through integrated gutters. Leave the sides open, or add glass sliding doors, zip screens or louvred walls.

Glass extensions

Our newest category, built to be lived in every day. A fully insulated, thermally broken aluminium structure with a double or triple glazed roof. It is the only category where the base and groundworks are included in the price.



Lounge seating under an opening louvre roof.

The seven categories

Carports

A powder coated aluminium carport with a near flat roof and hidden gutters. Single, double or a row, lean-to or freestanding, with optional privacy wall panels.

Awnings

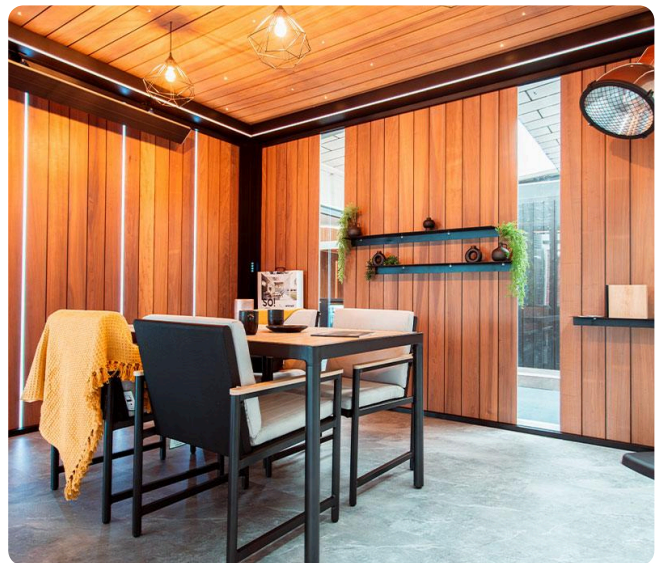
Fully automated, remote controlled awnings with over 200 fabrics, plus vertical external blinds for windows. LED lighting and infrared heating are options, and wind sensors can retract the awning automatically.

Outdoor kitchens

Bespoke outdoor kitchens in L shaped, island, modular, freestanding and stainless steel layouts. Pair one with a louvre pod, veranda or glass room and you can cook outside in the rain.



An awning shading a patio seating area.



Covered dining under a timber ceiling, in our showroom.

Still not sure? The quickest way to decide is to stand in them. Our showroom has ten full size structures on display, so you can feel the difference between a glass roof and a louvre roof before you choose.

Side by side

How the seven categories compare on the things customers ask about most.

	Glass veranda	Glass room	Louvre pod or pergola	Glass extension	Carport	Awning	Outdoor kitchen
What it is	Glass roof on posts	Glass roof and glass walls	Opening aluminium blade roof	Insulated, double or triple glazed room	Covered parking	Retractable fabric shade	Cooking and dining area
Open or enclosed	Open, sides can be added	Enclosed	Open or enclosed	Enclosed	Open	Open	Open or under cover
Best for	Covering a patio	Using the garden in all weathers	Control over sun and rain	Every day, all year living	Cars, caravans, boats	Shade on sunny days	Cooking outside
Attached or freestanding	Either	Either	Either	Wall mounted, cantilevered or freestanding	Either	Wall mounted	Freestanding units
Base and groundworks	Quoted separately	Quoted separately	Quoted separately	Included	Quoted separately	Not usually needed	Quoted separately
From, inc VAT	£9,000	£15,000	£14,000	£30,000	£11,000	See chapter 4	£12,000
Warranty	10 years	10 years	10 years, 5 on motors	10 years	10 years	10 years, 5 on motors	10 years

Installation usually takes 1 to 5 days depending on size. Glass extensions typically take 1 to 2 weeks.



A glass room with sliding glass doors.



A glass veranda over a garden dining area.

What is included, and what is not

We want you to know exactly what your price covers, so there are no surprises later.

Included as standard

- ✓ **A survey.** We visit, measure and check the ground, the wall and any access issues.
- ✓ **Design.** A bespoke 3D design, so you can see how it will look before anything is built.
- ✓ **Installation.** We install it all, using our own team.
- ✓ **A 10 year warranty.** With 5 years on motors.

On glass extensions only

- ✓ **The base and groundworks.** On glass extensions only. On every other category, groundworks are not included, but we can quote for them.

Not included

- ✗ **Electrics.** We never carry out electrical work. For lighting, heating, motorised roofs, screens and awnings, your own electrician connects the power. Plan this early, before any new base is laid.
- ✗ **Groundworks and a new base.** Except on glass extensions. We will tell you on the survey whether your patio or ground is suitable, and we can quote if it is not.
- ✗ **Plumbing and gas.** For outdoor kitchens, any gas, electric or plumbing work must be done by a professional.
- ✗ **Planning help and fees.** Planning help is not included in your price. If you need an application, the typical application fee is £272.

Planning support. Most of our structures do not need planning permission. Chapter 6 explains the limits, when an application is needed and what it costs.



Full size structures in our Stoke-on-Trent showroom.

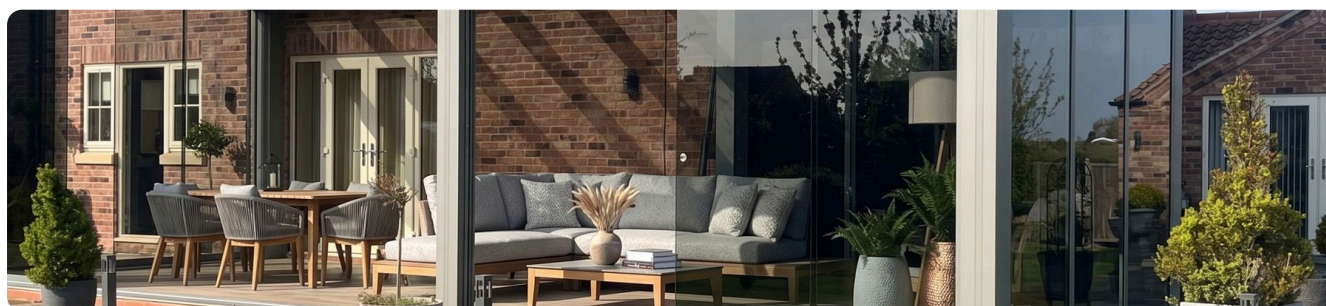
What it costs

Starting prices

Starting prices include VAT and installation. Ranges show where most of our recent projects in each category have come in. They are a guide, not a quote.

Category	From, inc VAT	Typical spend
Glass verandas	£9,000	Most projects come in between £12,000 and £20,000
Glass rooms	£15,000	Most projects come in between £19,000 and £29,000
Louvre pods and pergolas	£14,000	Most projects come in between £28,000 and £44,000
Glass extensions	£30,000, including the base and groundworks	From price only
Carports	£11,000	Most projects come in between £16,000 and £24,000
Awnings	£4,000	Most projects come in between £5,000 and £7,000
Outdoor kitchens	£12,000	From price only

Want a figure for your garden? Give us rough sizes and we can give you an indicative price by phone, email or chat. Call 0808 168 0043, or design it yourself online with Spec Leader and press Get Your Quote.



A glass structure over a raised deck, furnished for relaxing.

What moves the price

Every structure is priced on its size and the materials used.

1. Size

Width and projection, which is how far it comes out from the wall.

2. Type of roof

A fixed glass roof, an opening louvre roof, or a double or triple glazed roof.

3. Glazing

Single or double glazing, toughened or laminated glass, solar control or tinted glass.

4. Sides and doors

Open sides, fixed glazing, glass sliding doors, double glazed framed doors or zip screens.

5. Extras

LED lighting, infrared heating, under blinds and drop down screens.

6. Your site

Whether you need a new base, the state of the ground, and access.

Spending wisely

✓ **Start with the structure, add later.**

Because our structures are modular, most extras can be added in a later year.

✓ **Tell us your budget.** We size the design to the budget you give us. If the first design is too much, we will say so and change the size or the extras, rather than push the first drawing.

✓ **Compare like with like.** A lower quote may leave out installation, the glass specification or the warranty. Compare what is included, not just the headline.

✓ **Ask for a number early.** You do not have to book a visit to hear a price. Call 0808 168 0043 with your rough sizes.



Real projects



Glass room in London

8.5 m x 3.5 m

Installed in 3 days

A modern glass room wide enough for two zones, with dining at one end and a lounge at the other. Sliding glass doors on two sides open it fully to the garden, and sliding shutter panels add privacy. The anthracite grey frame matches the existing windows.



Glass room and veranda in Cheshire

9.6 m x 5.5 m

Installed in 4 days

A glass room and veranda combined, giving sheltered and open air space for relaxing and entertaining. Underblinds give shade on sunny days and drop down screens add privacy. Finished in anthracite grey.



Glass roof terrace in Billericay

3.7 m x 4 m

Installed in 1 day

A freestanding glass roof over a terrace, giving a sheltered seating area right outside the doors. Finished in anthracite grey and installed in one day.



Glass veranda in Southport

5.1 m x 3 m

Installed in 2 days

A glass veranda across the back of the house, covering a patio dining area outside the doors. Finished in anthracite and installed in two days.

More of our projects



Glass room in Gillingham

6.2 m x 3.2 m

Installed in 3 days

A space for dining and relaxing that extends the living area. Fixed glass sides and sliding glass doors open it to the garden, dimmable spotlights sit in the rafters, and an underblind keeps it comfortable in strong summer sun. Finished in anthracite grey.



Louvre pods in Cheshire

Over 20 m x 10 m

Installed in 10 days

One of our largest projects. Linked louvre pods in black create a series of covered spaces across the garden for lounging and entertaining.



Glass room in Farnham

5 m x 3 m

Partly attached and partly freestanding, with a sandblasted glass wall for privacy from the neighbours. A striped underblind reduces heat and glare in summer, and sliding glass doors turn it from an enclosed room into an open air space.



Glass room in St Helens

3.6 m x 2.5 m

Installed in 2 days

A compact glass room on the back of the house, set up as a sheltered seating area. Finished in anthracite and installed in two days.

Your site, the base and planning

The base

- ✓ **Glass verandas** fixed to the house are usually carried on posts, not a full concrete slab. They attach with an aluminium wall plate fixed to your brickwork and sealed along the top.
- ✓ **Glass rooms** are heavier and will normally need a sound concrete base.
- ✓ **Louvre pods and carports** stand on posts. Whether your patio or drive can take them depends on what is underneath.
- ✓ **Glass extensions** include the base and groundworks in the price.

The look of a patio does not always tell you what is underneath. We check the ground on the survey and tell you what is needed. If you need a new base, we can quote for the groundworks.

Plan ahead. If you want lighting, heating, a motorised roof or a sink, plan the electrics and plumbing before any new base is finished. It is much easier than adding them later.



A glass veranda over a paved patio, ready for dining.

Planning basics (England)

In our experience very few of our structures need planning permission. This is a summary for England, not legal advice. Your local planning authority has the final say.

Freestanding in the garden (Class E)

Normally permitted development if it meets these limits:

- ✓ **Not in front of the house.** No part is forward of the principal elevation, usually the front wall.
- ✓ **Single storey.** One storey only.
- ✓ **Height.** No more than 2.5 m high if any part is within 2 m of a boundary. Elsewhere no more than 3 m, or 4 m with a dual pitched roof. Eaves no higher than 2.5 m.
- ✓ **Coverage.** Buildings, extensions and enclosures together cover no more than half the land around the original house.
- ✓ **No raised platform.** No veranda, balcony or platform over 0.3 m high.
- ✓ **Listed buildings.** Always need permission.
- ✓ **Designated land.** Conservation areas, National Parks, the Broads, National Landscapes and World Heritage Sites have tighter rules.

Planning and building regulations

Attached to the house

A structure fixed to the house is treated under the rules for house extensions, not Class E. For example, a single storey rear extension can usually go up to 3 m deep on an attached house or 4 m on a detached house, and no more than 4 m high. Larger projects and designated areas may need approval.

When you usually need an application

Flats and maisonettes, listed buildings and homes in a conservation area usually need a planning application.

The fee

If you do need permission, the typical application fee is £272. This is not included in your price. Fees can change, so check the Planning Portal before you apply.

Building regulations

Garden structures

Most garden structures are exempt from the full building regulations. Garden buildings with an internal floor area between 15 m² and 30 m² need to be at least 1 m from any boundary.

Glass extensions

Glass extensions under 30 m² that are separated from the house by external quality doors and have independent heating are normally exempt. Larger rooms, or an open connection to the house, need approval, and we will guide you through it.

Planning in short

- ✓ In our experience very few of our structures need planning permission.
- ✓ Flats, maisonettes, listed buildings and homes in a conservation area usually need an application.
- ✓ The typical application fee is £272, and it is not included in your price.
- ✓ We check the rules for your home before you order.

Wales and Scotland have their own rules. Not sure? Ask us before you order. We check this before you commit.

Sources: GOV.UK, Permitted development rights for householders: technical guidance; Planning Portal fee schedule for England, 1 April 2026.

From first call to handover

- 1 **The chat.** A free, relaxed conversation about what you want. Give us rough sizes and we can give you an indicative price by phone, email or chat.
- 2 **The survey.** We visit, take precise measurements and check the ground, the wall and access.
- 3 **The design.** We create a bespoke 3D design so you can see exactly how it will look in your garden.
- 4 **Your order.** You approve the design and price. If planning is needed, we can help with the application for a fee.
- 5 **Made to measure.** Your structure is made to your sizes, powder coated and checked before it leaves for your home. Typically 10 to 12 weeks from order.
- 6 **Installation.** Most installs take 1 to 5 days depending on size, and 2 days on average. Glass extensions typically take 1 to 2 weeks.
- 7 **The handover.** A full walkthrough, final checks and care notes, and your 10 year warranty begins.

What you can do while you wait

- ✓ Book your electrician if you have chosen lighting, heating or motorised features.
- ✓ Arrange any groundworks we have agreed with you.
- ✓ Plan the furniture, planting and lighting around your new space.

We keep you informed throughout and give you an installation date when you order.

DESIGN IT YOURSELF

Design it yourself with Spec Leader

Spec Leader is our online designer. Use it to plan your structure yourself, in your own time, before you speak to us.

[Open Spec Leader](#)

open-space-concepts.specleader.com/products/configurator

1. **Choose your structure.** Start with the type of structure you want.
2. **Set your sizes.** Enter the width, projection and height to suit your space.
3. **Pick colours and finishes.** Choose your frame colour and finish.
4. **Add extras.** Add lighting, audio and power options, such as built in USB charging.
5. **Get your quote.** Press Get Your Quote to send your design to us, and we will come back to you with a price.

Your design is a starting point. We still survey your site before anything is made, and your own electrician connects the power for any lighting, audio or electrical extras.

Looking after your structure

Our structures are built to be low maintenance. Powder coated aluminium does not need painting or sealing.

The simple routine

- ✓ **Clean** the frame and glass from time to time with standard cleaning products.
- ✓ **Oil the moving parts** such as hinges and door runners, now and then.
- ✓ **Keep gutters and outlets clear** especially in autumn.
- ✓ **Awnings** clean the fabric with warm soapy water and a soft brush, never bleach, and let it dry fully before rolling it away for a long period.

We leave care notes at handover. If something is not right, your 10 year warranty, with 5 years on motors, has you covered.



Clean the blades and frame from time to time.



Powder coated aluminium needs no painting or sealing.

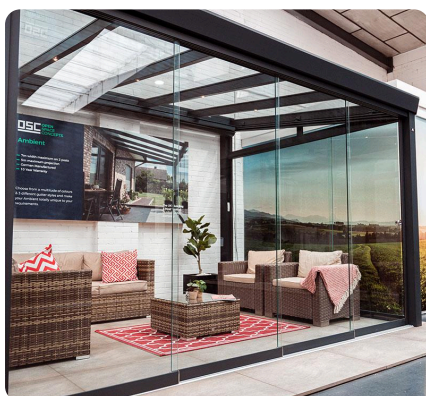
VISIT US

See them in our showroom

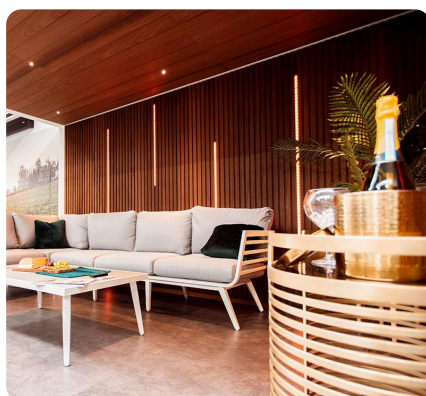
Walk into full size structures in Stoke-on-Trent, try the louvres and see the finishes up close before you decide.



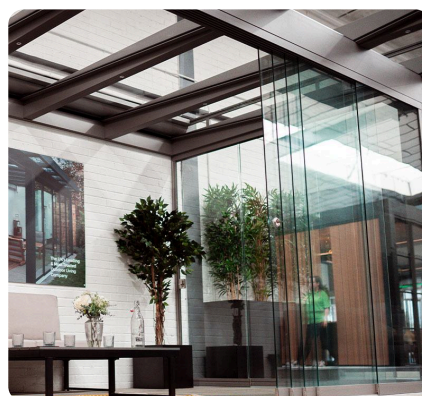
Lounge seating under a glass roof.



A glass room with sliding glass doors.



A covered lounge with timber walls.



A glass roof structure with planting.



After dark, built in lighting changes the feel of the space.

Book a visit

Monday to Friday, 9am to 5pm.
Weekends by appointment.

[Book your showroom visit](#)

Questions we are often asked

How much will it cost?

Glass verandas start from £9,000, carports from £11,000, outdoor kitchens from £12,000, louvre pods and pergolas from £14,000, glass rooms from £15,000 and glass extensions from £30,000 including the base and groundworks, all including VAT. Most glass rooms come in between £19,000 and £29,000. Give us rough sizes and we will give you an indicative price without a visit.

Why is it more than a cheaper quote I have had?

Check what is included. Our price covers the survey, the design, installation and a 10 year warranty. Compare the glass, the frame, the installation and the warranty, not just the headline figure.

Do I need planning permission?

Usually not. Flats, maisonettes, listed buildings and homes in conservation areas are the usual exceptions, along with structures that go over the height or boundary limits. If you need an application, the typical application fee is £272, and this is not included in your price.

Will it fit my garden?

Every structure is made to measure. Our projects range from a 3.6 m x 2.5 m glass room to linked louvre pods over 20 m wide. We confirm the size on the survey.

Should I choose a glass room, a louvre pod or a glass extension?

Choose a glass room for a sheltered garden room with a clear view out. Choose a louvre pod if you want to open the roof to the sun and close it in the rain. Choose a glass extension if you want a warm, insulated room to use every day of the year.

Is a glass room the same as a conservatory?

No. A glass room is a slim aluminium and glass structure that can sit on the house or out in the garden. A conservatory is usually a glazed extension with a heavier frame. We do not build traditional conservatories.

Will it be too hot in summer?

Glass faces the sun, so a clear day can feel warm. Solar control or anti sun glass, under blinds and open sides all help. A louvre roof lets you open the blades to let the heat out.

More questions

Can I use it in winter?

Yes. Infrared heating and LED lighting make glass rooms and louvre pods usable on cold evenings, and sliding doors close the space up. For a warm room every day of the year, choose a glass extension.

Does a louvre roof keep the rain out?

Yes. The blades close completely and channel rainwater along integrated perimeter gutters, so the space stays dry.

Do you do the base and the electrics?

The base and groundworks are included on glass extensions. On everything else, we can quote for groundworks. We never do electrics, so your own electrician connects the power for lighting, heating and motorised features.

How long does it take?

Typically 10 to 12 weeks from order. Installation takes 1 to 5 days depending on size, and 2 days on average. Glass extensions typically take 1 to 2 weeks to install.

Can I add things later?

Yes. Our structures are modular, so lighting, heating, blinds, screens, fixed glazing and sliding doors can usually be added in a later year.

Do you cover my area?

Yes. Our own team installs across England, Wales and Scotland.

Can I see one before I decide?

Yes. Our Staffordshire showroom has ten full size structures on display, and there is no pressure to buy.

Still have a question?

Call us free on **0808 168 0043**, or send an enquiry through www.openspaceconcepts.co.uk/contact/ and one of our team will come back to you.

Next steps

Choose whichever suits you. There is no obligation, and we never use pushy sales tactics.

Get a price

Tell us your rough sizes and what you would like, and we will send an indicative price.

Get your free quote

www.openspaceconcepts.co.uk/contact/

Call us

Freephone 0808 168 0043, Monday to Friday, 9am to 5pm.

Call 0808 168 0043

Download a brochure

More ideas, and every option in detail.

Download brochures

www.openspaceconcepts.co.uk/download-brochures/

Visit the showroom

The UK's largest indoor outdoor living showroom, with ten full size structures under one roof. Unit B1, Sneyd Trading Estate, Stoke-on-Trent, Staffordshire, ST6 2EB. Monday to Friday, 9am to 5pm. Weekends by appointment. Free tea and coffee, and dogs are welcome.

Book your visit

www.openspaceconcepts.co.uk/showroom/#booknow

Design it yourself online

Use Spec Leader, our online designer, to choose your structure, sizes, colours and extras, then send it to us for a quote.

Open Spec Leader

open-space-concepts.specleader.com/products/configurator

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Prices include VAT and are starting prices. Every project is made to measure and your final price depends on size, specification and site. Planning information is a summary for England and is not legal advice. Open Space Concepts, Unit B1 Sneyd Trading Estate, Stoke-on-Trent ST6 2EB.