



# GARDEN ROOM BUYER 'S GUIDE

Premium Garden Rooms, Planned Properly.

A practical guide to help you understand specs,  
compare quotes, and make confident decisions —  
before you commit to a build.

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[www.oaklightgardenrooms.com](http://www.oaklightgardenrooms.com)



West Midlands, UK



# Who is Oaklight Garden Rooms



20

Years of operations

10

Years Warranty

50+

Happy clients

100+

Concept Designs

Oaklight Garden Rooms designs and builds premium, fully insulated garden rooms for year-round use. Our approach is craftsman-led and detail-focused, with clear communication from first enquiry through to handover.



**Mohammed Rana**  
Managing Director

**Oaklight Garden Rooms designs and builds premium, fully insulated garden rooms for year-round use.**

# Company Overview



## About Us

Oaklight Garden Rooms is a premium garden room specialist serving the West Midlands. We design, build, and install bespoke garden rooms that are made for real, everyday use — home offices, studios, gyms, consultation spaces, and luxury lounges.

Our builds focus on the fundamentals that matter long-term: a solid foundation, multi-layer insulation, moisture control, quality joinery, and a finish that looks sharp and performs year-round.

We keep the process straightforward and transparent, with clear specifications, practical guidance, and a professional standard of workmanship from start to finish.

**Oaklight is craftsman-led and quality-driven — every build is managed from start to finish with clear communication.**

Buyers Guide 2026

## Mission

To design and build premium garden rooms that feel comfortable in every season, are built properly to last, and are delivered with a clear, honest, craftsman-led service

## Vision

To become the West Midlands' most trusted name in premium garden rooms — known for quality construction, modern design, and a customer experience that's simple, professional, and dependable.

# ABOUT THIS GUIDE (HOW TO USE IT)

## About this guide

- plan your garden room properly
- understand specifications that affect comfort and longevity
- compare quotes fairly (like-for-like)
- avoid common mistakes that cost time and money

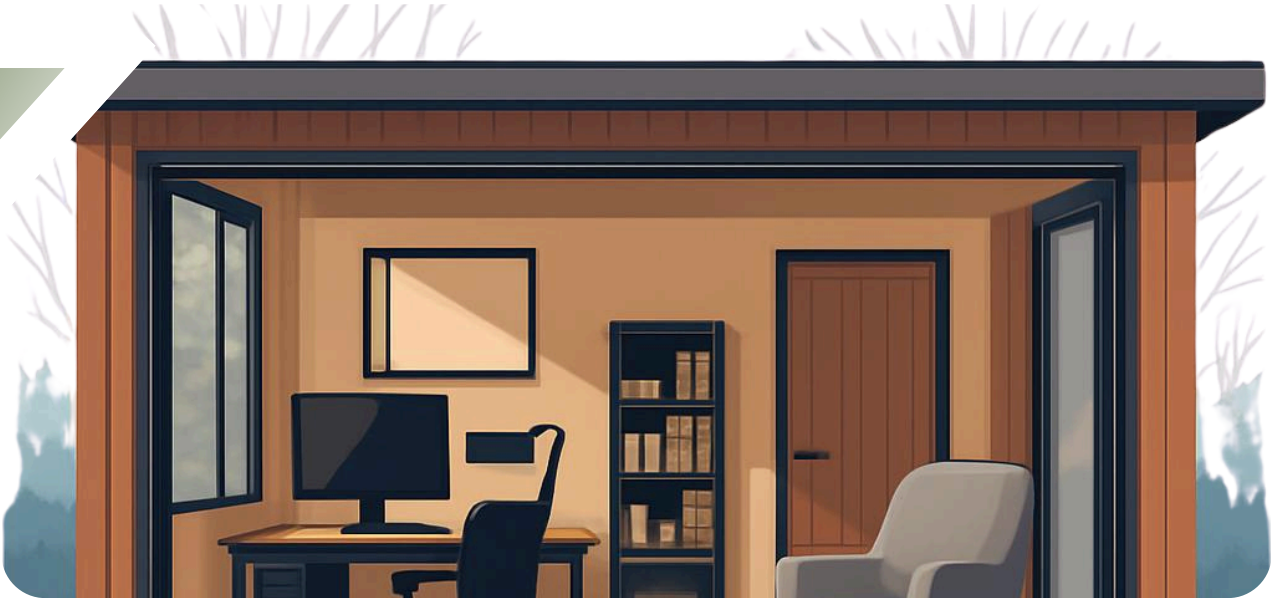
## How to use it

1. Read Pages 5–7 to clarify your purpose, size, and positioning
2. Use Pages 8–11 to understand planning, compliance, and build quality
3. Use Pages 12–14 to plan electrics, heating, and finishes
4. Use Pages 15–16 to compare quotes and ask the right questions

**Quick reminder:** the best garden room is the one that suits how you'll actually use it day-to-day — not just the one that looks best in a photo.

**This guide reflects the same approach Oaklight uses on every project: clear choices, solid build detail, and no surprises.**

# START WITH THE PURPOSE



Before you choose a size or layout, get clear on how you'll use the room day-to-day – it will shape everything from insulation and electrics to lighting, glazing, storage, and overall comfort.



## Work & Focus

**Work & Focus** - Home offices that stay comfortable year-round, with the right lighting, sockets, and layout for real productivity.

## Wellness & Fitness



**Wellness & Fitness** - Space for training, stretching, or recovery with durable flooring, ventilation, and room to move.



## Creative & Craft

**Creative & Craft** - Studios and workshops with practical storage, worktops, and daylight control to suit your craft.

## Client-Facing & Calm



**Client-Facing & Calm** - Therapy, consultation, or beauty spaces designed for privacy, sound control, and a calm, welcoming feel.

Oaklight designs the layout around how the room will be used – so it works in real life, not just on paper.

# SIZE, LAYOUT & FLOW



## ➤ Key Considerations

A garden room should feel easy to use day-to-day – not just look good. The best layouts are planned around furniture, storage, and how you'll move through the space.

### Plan furniture first



Decide where the desk, sofa, worktops, and storage will go before finalising window and door positions. A great-looking elevation isn't helpful if it limits how you can actually use the room.

### Balance glazing and wall space



More glass isn't always better – you still need solid walls for storage, TVs, equipment, and privacy. Window placement should support light and ventilation without creating glare or overheating.

### Future-proof the layout



Allow flexibility for changing needs – an extra workstation, a hobby setup, new equipment, or occasional guest use. Small layout choices now can make the room far more adaptable later.

## ➤ Layout tips

If you're between sizes, adding a little depth often improves usability more than adding width. Keep clear walkways, plan storage early, and avoid placing desks where glare will be an issue (especially with strong afternoon sun).

**Oaklight helps plan furniture, storage and clearances early so the room feels comfortable from day one.**

## ➤ Quick checklist

- Desk position and chair clearance
- Storage wall planned
- Socket locations mapped
- Door swing and access route
- Glare and privacy considered

# POSITIONING, PRIVACY & ACCESS

## ➤ Positioning, Privacy & Sunlight

Where your garden room sits affects comfort, privacy, and running costs. A few smart placement decisions early on make the space more enjoyable year-round.



Sun path & glare



Privacy & sight lines



Access for installation



Drainage & ground conditions



Distance to power/internet

## ➤ Access & Practicalities

Access and ground conditions can affect cost and timeline. It's worth checking these early so there are no surprises once the build is booked in.



Side access width



Steps, slopes & retaining walls



Waste removal route



Manholes, drains & taps

Oaklight considers access, privacy and sunlight at the start to avoid compromises during the build.

# PLANNING & COMPLIANCE



A smooth build starts with the right checks early on – so your specification is clear, your quote is accurate, and there are no surprises later.

- 1 Define the use**
  - Office, gym, studio, or consultation space – intended use affects layout, electrics, heating, ventilation, and the overall specification.
- 2 Check permitted development**
  - Many garden rooms fall under permitted development, depending on height, location, and intended use. We'll help you understand the typical constraints for your property.
- 3 Confirm planning (if needed)**
  - If your site is restricted or the design falls outside permitted development, we can guide you through the planning route and what information is usually required.
- 4 Agree the specification**
  - Lock in insulation levels, glazing, electrics, heating, and finishes so your quote is clear, detailed, and easy to compare like-for-like.
- 5 Groundworks & base**
  - A properly prepared base is essential for longevity and a smooth installation. Ground conditions, access, and drainage should be considered at this stage.
- 6 Certification & handover**
  - Electrical work is certified appropriately, and we complete a final snagging check before handover so the room is ready to use with confidence.

**Oaklight builds to UK standards and can support planning where required.**

# FOUNDATIONS & BASEWORK

## ➤ Concrete base (why it matters)

A solid, level base is the foundation of a long-lasting garden room. It supports the structure properly, helps doors and windows operate smoothly, and reduces the risk of movement over time.



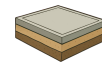
Levels & drainage falls



Ground preparation



Reinforcement (where needed)



Clean edges & finish



Cure time before install

## ➤ Services & drainage

Planning electrics, internet, and drainage early avoids costly changes later. We'll confirm routes, entry points, and any additional requirements before the build is scheduled.



Power feed route



Data/internet options



Water & waste (if required)



Soakaway or main drain

**Oaklight specifies a properly sized, level concrete base to support a long-lasting, stable structure.**

# INSULATION & YEAR-ROUND COMFORT



## ➤ Key Considerations

Year-round comfort comes from the full build-up – walls, floor and roof – not just one layer of insulation. A proper system also helps manage moisture, reduces drafts and keeps the room feeling stable in every season.

### Walls, floor & roof

Look for insulation throughout the structure, not just the walls. The floor and roof make a big difference to winter comfort and summer stability.



### Moisture control

Breathable membranes and vapour control layers help manage moisture movement through the wall build-up and reduce condensation risk.



### Airtightness & cold bridging

Good detailing at joints, corners and openings reduces drafts and cold spots, improving comfort and energy efficiency.



## ➤ Comfort tip

A well-insulated room holds heat better and feels more consistent day-to-day. Steady background warmth and good ventilation usually works better than blasting heat occasionally.

## ➤ Quick checklist

- ✓ Insulation in walls, floor and roof
- ✓ PIR insulation boards
- ✓ Vapour control / breathable membrane
- ✓ Joints and openings detailed to reduce drafts
- ✓ Glazing specified for comfort (double glazing)
- ✓ Heating sized for the room

Oaklight uses foil-faced PIR insulation boards (Celotex) within a multi-layer build-up for year-round comfort.

# CONDENSATION & VENTILATION



## 1 Understand what causes condensation

Condensation forms when warm, moisture-laden air meets a colder surface. The aim is to control moisture and keep internal surfaces warm and stable.

## 2 Insulation reduces cold surfaces

Good insulation helps keep wall and ceiling surfaces warmer, lowering the chance of water droplets forming on glazing and colder corners.

## 3 Use the correct moisture control layers

A breathable membrane on the outside and a vapour control layer on the warm side help manage moisture movement through the build-up and protect the structure.

## 4 Build in ventilation from day one

Everyday living creates moisture – kettles, workouts, drying clothes and even breathing. Vented windows and planned airflow help remove it before it becomes a problem.

## 5 Heat steadily (don't "blast and stop")

Steady background warmth usually works better than short bursts of high heat. It reduces temperature swings and helps keep surfaces above the dew point.

## 6 Match the setup to how the room will be used

A gym, salon, utility or studio can generate more moisture than a basic office. Heating and ventilation should reflect the intended use from the start.

**Oaklight specifies ventilation and moisture control layers to help reduce condensation risk in everyday use.**

# WINDOWS & DOORS

## ➤ Glazing for comfort

Double glazing helps with warmth, noise reduction and everyday comfort. The right glass and frame choice makes a noticeable difference year-round.



## ➤ Ventilation built in

Vented windows (trickle vents) support airflow and help manage moisture – especially in rooms used daily.



## ➤ Security & durability

Quality locks, hinges and frames improve security, smooth operation and long-term reliability.



## ➤ Positioning & practicality

Consider door swing, furniture layout, privacy lines, and everyday access – including moving equipment in and out.

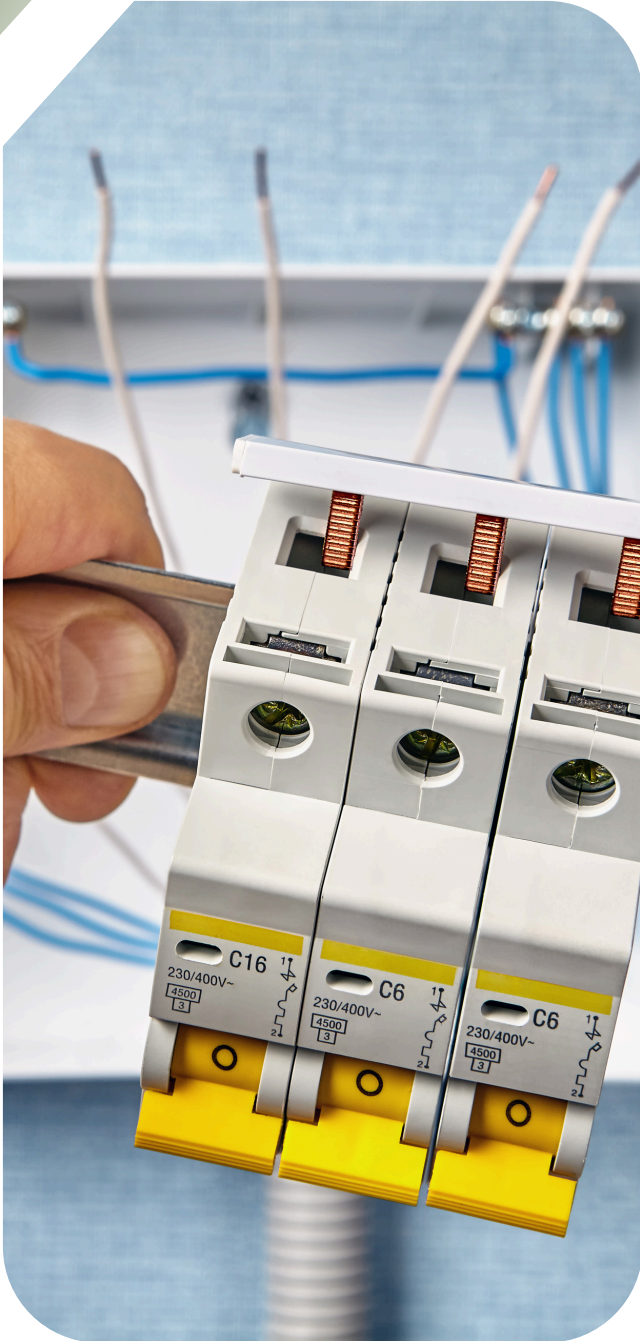


## Why it matters

A well-planned glazing and door layout improves comfort, airflow and security – and it changes how the room feels day to day. The right balance of natural light, privacy and ventilation helps the space stay fresh and comfortable in every season, while quality frames and hardware keep everything solid, secure and smooth to use for years.

**Oaklight specifies double-glazed, vented windows to support comfort, airflow and durability.**

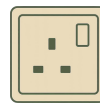
# ELECTRICS & LIGHTING



Electrics are easiest to get right at the planning stage. A sensible socket plan, good lighting and safe certification makes the room more usable and avoids messy add-ons later.

## ➤ Key Considerations

### Socket plan (think like you'll use it)



Plan sockets where desks, TVs, gym equipment or salon stations will sit – and allow extra for chargers and future changes.

### Lighting for the way you work



A mix of bright general lighting and softer task/feature lighting makes the room comfortable for both daytime and evenings.

### Safety & certification



A dedicated consumer unit and properly installed armoured supply cable keeps the installation safe and compliant.

## ➤ Quick checklist

- ✓ Socket locations planned around furniture layout
- ✓ Enough sockets for equipment + chargers
- ✓ Lighting includes general + task lighting
- ✓ External light considered (optional)
- ✓ Consumer unit and armoured cable specified
- ✓ Electrical work certified by a qualified electrician

## ➤ Practical tip

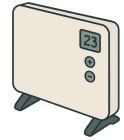
If the room may change use later, add a few extra sockets and a spare lighting circuit now – it's far easier during the build than after finishing.

**Oaklight plans electrics around real room use, with certified installation for safety and compliance.**

# HEATING & TEMPERATURE CONTROL

## Choose the right heating type

Smart panel heaters are a simple, efficient option for everyday use.  
Underfloor heating is available as an upgrade for an even feel underfoot.



## Aim for steady warmth

A consistent background temperature is usually more comfortable than short bursts of high heat – and helps reduce cold spots.



## Controls & efficiency

Thermostats and timers help run the room efficiently, warming it when needed without overheating.



## Plan around room use

Offices, gyms and salons have different heat demands. Heating should be sized to the room and how it will be used.



## Why it matters

Comfort comes from insulation, heating and ventilation working together. The right setup keeps the room usable year-round and supports condensation control.

**Oaklight includes efficient heating options and sensible controls to keep the room comfortable year-round.**

# EXTERNAL FINISHES



## 1 Choose the look

Decide the overall style – modern, natural or low-maintenance – so the cladding, trims and colours feel consistent from every angle.

## 2 Cladding options

Timber offers a warm, natural finish with real character. Composite is a low-maintenance option with a clean, consistent look.

## 3 Orientation & detailing

Vertical or horizontal boards change the feel of the building. Clean corners, trims and neat fixings make a big difference to the finished look.

## 4 Weathering & maintenance

Some finishes will silver or change tone over time, especially in strong sun or exposed locations. Maintenance needs vary by material and exposure.

## 5 Roof edge & drainage

A neat roof edge and sensible drainage protects the structure and helps keep the exterior looking sharp. Good detailing here also helps reduce staining and splashback.

## 6 Match finishes to the site

Sun, shade and nearby trees affect how materials age. Choose finishes that suit the garden setting and how the room will be used.

**Oaklight offers cladding options to suit the look you want, with detailing designed to stay sharp over time.**



# INTERIOR FINISHES & STORAGE



## Flooring

Durable, easy-clean finishes that suit everyday use.



## Walls & paint

Bright, calm tones that keep the space feeling open.



## Storage & worktops

Built-in options to keep the room clutter-free and practical.



## Lighting mood

A mix of general and task lighting for day and evening.



## Future-proofing

Plan sockets, data points and layout for how the room may be used later.

**Oaklight can tailor interior layout and storage so the space stays practical, organised and easy to use every day.**

# PRE-QUOTE PHOTO GUIDE



## 1 Wide garden view (from the house)

Stand at the back door and take a wide photo showing the full garden and the area where the room may go.

## 2 Proposed location (closer)

A closer photo of the exact spot, taken straight on.

## 3 Access route

Photos of the route into the garden (gates, alleys, steps, tight corners).

## 4 Ground conditions

A photo of the surface (lawn, patio, decking) and any obvious slopes or raised areas.

## 5 Services nearby

Photos of manholes, drains, outdoor taps, external sockets, lights, or where power may come from.

## 6 Measurements (if possible)

A quick photo with a tape measure showing approximate width/length of the area, plus gate width if access is tight.

**Oaklight uses these photos to provide a faster, more accurate quote and flag access or groundwork considerations early.**



## READY FOR A QUOTE?



**Website**

[www.oaklightgardenrooms.com](http://www.oaklightgardenrooms.com)



**Phone**

+44 (0) 7742 751703



**Service Area**

West Midlands, UK



**What to send**

Page 17 photos + rough size + intended use



**What happens next**

Advice, specification, and a clear written quote

Share your rough size, intended use, and a few photos of the garden and access route. Oaklight will confirm what's possible, advise on the best specification, and provide a clear written quote.