

MINIMAL FRAME
PROJECTS

ARCHITECTURAL | RESIDENTIAL | COMMERCIAL

DESIGN
ENGINEER
SUPPLY
INSTALL

INDICATIVE COST & PROGRAMME GUIDE

STRUCTURAL GLASS SYSTEMS

LONDON AND THE HOME COUNTIES
2026 EDITION



GLASS ROOFS
& EXTENSIONS



GLASS FLOORS
& WALK-ON GLASS



GLASS WALLS
& PARTITIONS



GLASS EXTENSIONS
& STRUCTURES

INDICATIVE COST & PROGRAMME GUIDE

Structural glazing | London & the Home Counties | 2026 budget planning

Early-stage budgeting information only. The figures below are supplied indicative market ranges, not independently validated prices or a quotation. Project costs are subject to specification, design, survey, engineering and formal tender.

Indicative structural glazing costs

Application	Indicative cost	Basis / notes
Walk-on glass floor – internal, nominal 25.5 mm	£1,200–£2,500/m ²	Supply only; example nominal build-up, not a universal structural specification.
Walk-on glass floor – external insulated, nominal 40 mm	£3,000–£6,000/m ²	Basis to be confirmed at enquiry; performance and full build-up require design.
Walk-on glass floor – London residential	Around £3,500/m ²	Installed benchmark; not an allowance for every project.
Structural glass roof	£1,800–£3,500/m ²	Installed; varies with spans, supports, access and thermal requirements.
Structural glass wall	£900–£1,800/m ²	Installed butt-jointed or fin-supported glazing, subject to design.
Structural glass extension / glass box	£2,500–£4,500/m ²	Indicative installed structural glazing package; scope must be defined.

How to interpret these figures

Rates are intended to help compare options at concept stage. A glass box rate should not be treated as the complete cost of an extension: groundworks, foundations, structural alterations, finishes and statutory fees may be additional. The basis of measurement (glass area, roof plan area or floor area) must be agreed before any rate is used in a budget.

VAT, site preliminaries, professional fees, delivery, lifting, scaffolding, making good, electrical work and building-control charges are **not confirmed as included** in these ranges. Obtain a written scope and inclusions schedule.

PROJECT PROGRAMME

Typical sequencing for bespoke structural glazing

Stage	Indicative duration	Typical activity
Feasibility	1–2 weeks	Initial brief, site constraints, outline feasibility and budget.
Design and engineering	4–8 weeks	Survey, load paths, structural design, glass specification, coordination and approvals.
Manufacture	4–8 weeks	Glass processing, fabrication, quality checks and delivery planning.
Installation	1–3 weeks	Site preparation confirmation, lifting, fitting, sealing and inspections.

Overall project allowance

Typically 16–24 weeks from design freeze is the supplied headline allowance. This is a planning benchmark, not the arithmetic sum of the four stages: feasibility and design normally precede design freeze, while some procurement and coordination activities may overlap. Confirm the actual critical path for each project.

Manufacture of bespoke laminated toughened glass may take approximately **4–8 weeks** after approved production information, subject to supplier capacity, glass type and processing requirements.

What moves the number?

Structural design: span, support conditions, glass deflection, imposed loading, redundancy and post-breakage requirements.

Glass specification: laminate build-up, interlayer, coatings, insulated units, fire resistance and specialist processing.

Site logistics: restricted access, craneage, lifting equipment, working at height and out-of-hours operations.

Interface design: waterproofing, thermal bridges, bespoke brackets, steelwork, movement joints and tolerances.

Programme: planning constraints, Building Control coordination, design changes and manufacturing lead times.

Request a project-specific budget

For a meaningful budget, provide drawings, approximate dimensions, project postcode, intended use, photos of the existing building, access information and desired programme. A developed quotation should state scope, exclusions, VAT treatment, assumptions, validity period and any engineering or statutory approvals required.

Regulatory note

Structural glazing must be designed and installed for its particular application, with relevant Building Regulations, British Standards and competent engineering input considered. These indicative prices do not certify any glass build-up, fire rating, span or construction detail.