

# GILLIES AND MACKAY LTD

- East Inchmichael, Station Road, Errol, Perthshire PH2 7SP -

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# BUYER'S PREP GUIDE

*"This is the most important guide you need to make sure your Gillies and Mackay lasts a life time."*



*"The Gillies and Mackay Promise; built to last a life time."*

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## BUYERS PREP GUIDE

This is it guys! This is the very beginning of your brand new ShedLife. Are you excited? Oh yes. But first things first let's make sure we're all prepared. In this guide we'll talk about all the things we need you to think about or do before your building arrives.

### PLANNING

It's not often you need Planning Permission for a Garden Building but it is required in particular circumstances. In this [video](#) I explain exactly what that might be. If you're reading me on paper here's my blog explaining exactly what is classed as permitted development and what you need to consider when choosing the position of your building in your garden.

#### DOES A GILLIES AND MACKAY BUILD NEED PLANNING PERMISSION

More often than not, do I need planning permission for my Shed, is one of the first questions a customer will ask me. And my answer is always... It depends. I've been submitting planning applications longer than I've been applying mascara. So my quick 9 principle should do the trick when figuring it out for yourself. In accordance to planning law a [permitted development](#) is one that answers **NO** to all of these questions.

- Is your Shed for; **Business Use**?! – If you're running a multi-million pound empire from your garden shed, the council will want to know about it. They love a bit of business rate action on that kind of thing.
- Is your Shed going to be; **Outwith your Garden**?! – It's a serious question... You can't just put a Summerhouse up in a public park where you like to sit sometimes. Although I think this really applies to communal grounds, where you may have a plot for a Garage but the access is shared and there is maybe a certain size or style you need to adhere to.
- Do you live; **In a Tenement Block**?! – This one's for the neighbour who thinks it's appropriate to erect a 9ft tall Pigeon Loft 3 inches away from your kitchen window #DBAD The council like to have a say on where you want to put the building in tenement or shared garden situations.
- Do you live; In a **Conservation Area**? – Conservation; to conserve the historical environment against unsavory changes. I think unsavory is the right word but you could say – to stop you from putting up an ugly shed. [Conservation Areas](#) only like really, ridiculously good looking Sheds. The same rule applies if your house is a [Listed Building](#).

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- Is your Shed going to be; **Within 1mtr of a Boundary?** – This is my favourite! When I ask my customers this they always look at me as if I'm about to burst into a clever 5 line limerick... I'm not it's a genuine question...

*For if the 1mtr boundary is crossed  
You must keep your Shed Bossed  
Below 2.5mtrs in height  
Will save you from your your plight  
Remember this to keep you right*

This is achievable for smaller buildings but becomes an issue for Garages and Cabins. Oh and a boundary is whatever separates your garden from the rest of the WORLD!

- Is your Shed; **Wall Height More than 3mtrs?** – Seriously doubt it. Unless your housing the BFG, a 3mtr wall height is ridiculous. The standard wall height is roughly 1.980m (see what I did there, that's not roughly, that's accurate, there's nothing roughly about me).
- Is your Shed; **Roof (overall) Height More than 4mtrs?** – Again, this is just CRAZY! I can get a two storey building under 4mtrs but it's really hard to do that – chances are if you're going two storey then you're already doing Building Control so will need Planning regardless. (WHAT IN THE SHED IS [BUILDING CONTROL](#)?!)
- Is your Shed; **Being used to Create a Boundary?** – so lets say if you're thinking of putting your Shed inline with the front elevation of your house to create a boundary between you and the rest of the WORLD then... The council will want to tell you what colour to paint and maybe say you can't put it there at all because you have too many freckles (no-one understands their logic, no-one).
- Is your Shed going to; **Take up More than 50% of Your Garden Area?** – For example; you're trying to erect a 3 bedroom detached house and class it as a shed in you back garden. Good luck. The council hate that. Keep it in proportion to the rest of the garden and don't go mental big. In fact you can't make it bigger than 30m2 anyway as that requires [BUILDING CONTROL](#).

There you have it Sheddies!

Answer NO to all of these and you can Shed away to your heart's content under the comforting blanket of permitted development.

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## SITE ACCESS

Okay, if there's one thing you need to absolutely be sure of it's - How on earth do we get in?! In this [video](#) I explain EXACTLY what I'm talkin' about.

If your access is: -

*'we can park in your massive driveway, unload the sectional building right beside and carry it say 10 mtrs to the actual site without anything at all in the way...'*

Then you can skip this bit. You are our favourite kind of Site Access and DOM LOVES YOU.

I'm going to ask you a list of questions, can you answer NO to all of these?

**Is the carrying distance from where the guys park their Van to where the G&M building is going, more than 30 mtrs?**

YES?!

Please let us know the exact distance and the terrain so we can calculate and additional labour charge for long distance access.

**Is there any tight turns between existing buildings, walls or fences that will restrict the guy when carrying the panels to the site?**

YES?!

Please let us know as we may need to conduct a site visit to ensure access is doable with the standard panel sizes or whether we need to make adjustments to suit. There will be an additional charge for this.

**Doms' nemesis is the dreaded plant pot! Are there any obstacles in the way of the guys when they're carrying the panels to the site or erecting the building?**

YES?!

Please make sure you move all planters, pots and ornaments out of the way before the guys arrive. We cannot be held responsible for any accidental damage to garden furnishings should they not be moved out of the deliverers way.

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**Are there any overhead restrictions? Our guys will be carrying panels above their height. Are there any arched gateways or through wall access that will stop them from being able to do this?**

YES?!

Please let us know as we may need to conduct a site visit to ensure access is doable with the standard panel sizes or whether we need to make adjustments to suit. There will be an additional charge for this. With this kind of access if you can measure the diagonal of the opening, it's a great help to know that measurement on order.

**Are there steps up to or down to the site? Is your garden elevated in tiers?**

YES?!

Please let us know, feel free to send in pictures and give us the exact amount of steps or tiers. We may need to charge extra for delivery if this takes the guys longer than normal.

If you don't tell us about your unusual access before delivery it means that when the guys come to deliver they won't have enough time to do so. This will mean your building won't get assembled on that day and you will be expected to pay a re-delivery charge as well as following the lead time for a new date. It is really important that you let us know about these things on order, not after.

## LEVEL SITE

We have videos explaining the level site requirements for each type of building: -

- [Sheds and Playhouses](#)
- [Summerhouses](#)
- [Garages](#)

### Sheds and Playhouses

For both Sheds and Playhouses we only need a clear level site. Our guys will bring the breeze blocks and bearers to support the building on. By level we mean that the area must be firm and compact. We cannot level our breeze blocks on grass or top soil. It's advisable to compact Type 1 hardcore or lay gravel. If you are in doubt about how to do this please let us know and we can

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arrange a site visit to check. Even though we're happy to use the breeze blocks, you could lay slabs. By doing so you will reduce the step into the building by a good 4 inches.

We ask that your site is within a 2" tolerance of level. IF your site is outwith this, our deliverers cannot assemble your building. If in doubt please get in touch. We can always do a site visit to confirm.

## Summerhouses

Our Summerhouses require a slabbed area. Base plans are available from the website for all the individual sizes and designs. It is so important that you follow our specification of; digging down to firm ground, compacting type 1 hardcore, laying sand and then leveling slabs on top.

Do not lay slabs straight on top of grass or the existing ground. There are reputable landscapers, base layers and handymen who can do this work for you. If you have any concerns with regards to your Summerhouse base, please get in touch so we can arrange a site visit.

## Garages

Our Garages require a concrete plinth. Base plans are available from the website for all the individual sizes and designs. It is so important that you follow our exact specification for the Garage base. If the base is not level or is out of square we will not be able to assemble your Garage.

It is advisable you source a local contractor to carry out the works and instruct them to contact us with regards to any questions about the specification. If you have any concerns with regards to your Garage base, please get in touch so we can arrange a site visit.

Recommended: -

[J R Evans](#)

[Essendy Landscapes](#)

[Gordon Smith](#)

[Gardens Galore](#)

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## PAINTING

Let's get straight to the point eh, no muckin' about. If you want your G&M to last a lifetime you must re-treat your building.

Timber is a natural material and it will deteriorate over time if not properly protected. When your G&M leaves our workshop it will have 1 coat (a basecoat) of Sadolin on it.

Once assembled in your garden give it a couple of weeks settling time to allow the boards to contract and then paint it up good and proper. This must be done within the first 3 weeks of assembly to maintain your Guarantee. You must use Sadolin to maintain your Guarantee also.

Here's a [video](#) to explain WHY you need to paint your Shed.

Here's a [video](#) to explain the best WAY to paint your Shed.

Here's a [video](#) on how much maintenance does a Shed need.

After you have applied the second coat, you should re-apply every 3 to 5 years depending on exposure. By this I mean, some panels might need more attention than others depending on what way they're facing and if they're protected by fences or walls.

You can get your Sadolin from: -

[Bannerman Colour Studio](#) - Perth

[Bannerman Colour Studio](#) - Dundee

[www.decoratingwarehouse.co.uk](http://www.decoratingwarehouse.co.uk)

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## ORDER PROCESS

So how does it all work?

### Stage One

What is it that you're after? Is it a Shed or a Summerhouse or a Garage or even a Playhouse? Here's some comparison videos to help with that ;)

[What's the difference between a Summerhouse and a Cabin?](#)

[When does a Shed become a Cabin?](#)

[Traditional Playhouse V's Bunkhouse](#)

[Best size of Summerhouse for a family of 5](#)

[Best size of Garage for 2 cars](#)

[Best size of Shed for a Bike Shed](#)

Sheds are typically used for storage and/or workshops. Summerhouses are for relaxing and entertaining, some people even like to work from their Summerhouse as Garden Office. For something more substantial - fully insulated and lined a [Brid](#) might be more suited to your needs.

Garages are for Cars primarily, but also for extra storage/work space too. Because of our three tier wall Garage specification you can guarantee that your perishables are safe and dry.

Playhouses are for the kiddies - we make these from the exact same materials that we make the Summerhouses from so you can rest assured they are to last a lifetime of children and grandchildren ;).

### Stage Two

Come pay us a visit! If you're confident about your space and what you are after then, come out and see what we have on display. We're open Monday to Friday 9.30am until 4pm and then again on Saturday 10am - 4pm. If you're not 100% sure about what space you have or what design would suit we can do a no obligation site visit for you.

### Stage Three

Place your order! You can do this over the phone, on email or in person, just whichever suits you best. We need to know; what size you'd like, what style you'd like, what colour you'd like and any additional order requirements that are needed. We'll take your delivery address and contact details.



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## Stage Four

Delivery and Assembly Dates are scheduled every Thursday by our Managing Director. The logistics of delivering up to 20 buildings a week takes careful planning. Please allow Cara the MD a chance to get back to you with a date on Thursday. If you are not available on the date offered Cara will do her best to offer you an alternative. If you wish to specifically request a date. Please make it known on order.

## Stage Five

Payment! Let's talk cold hard cash. Nah, not really. On order we'll ask for a 20% deposit. We put this straight into our VAT account so we don't get confused about how much money we have or don't have. We then ask for you to settle your account 7 days prior to delivery. The reason we ask this is, we make your building about 7 days before it is due for delivery.

### *How to pay*

Card - you can either phone in and do your payment over the phone with Cath or Alison. We do get charged for this but we do not pass on that charge.

Bank Transfer - This is our preferred option as we don't get a charge for this

Sort Code: 83 47 00

Account No: 10156978

Ref: YOUR NAME

Cheque - either hand it in or pop in the post with your name as reference.

Cash - we no longer take cash on delivery. If you'd like to pay cash we ask that you pop out and pay in person in the office.

## Stage Six

Delivery, we will deliver and assemble your building to you on the arranged date. Cath will give you a call the week before to remind you and give you a rough idea about time. Please be aware we cannot give you an exact time as deliveries are subject to change. Due to the nature of the deliveries and driving times we can only commit to either AM or PM delivery slots.

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ALL SET

And that's about it. I hope this has been helpful, and if you have any questions at all or if you think I've missed anything please do not hesitate to get in touch.

Email me at: [info@gilliesandmackay.com](mailto:info@gilliesandmackay.com)

Or

Call: 01821 642713

I'm SO excited for you and your new ShedLife. It's going to be amazing!