Buyer's Prep Guide

This is the most important guide you need to make sure your Gillies and Mackay building lasts a lifetime.

"The Gillies and Mackay promise;
built to last a lifetime"

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Welcome to Shed Life!

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.

Whether you're beginning your shed life or you've just bought your beautiful G&M building, this guide will walk you through all the important steps you need to know up to the delivery of your building.

How to Use This Guide

If you follow this Guide, the steps to you beginning your shed life will be easy and we're here to help you all the way through the process.

Cara has done a fabulous job of populating the G&M website with the answers to the most common questions you ask about G&M buildings.

Throughout this guide, you'll see links to blogs and video's that you will find useful. Click on them to read or watch more about the topic.

Email Us

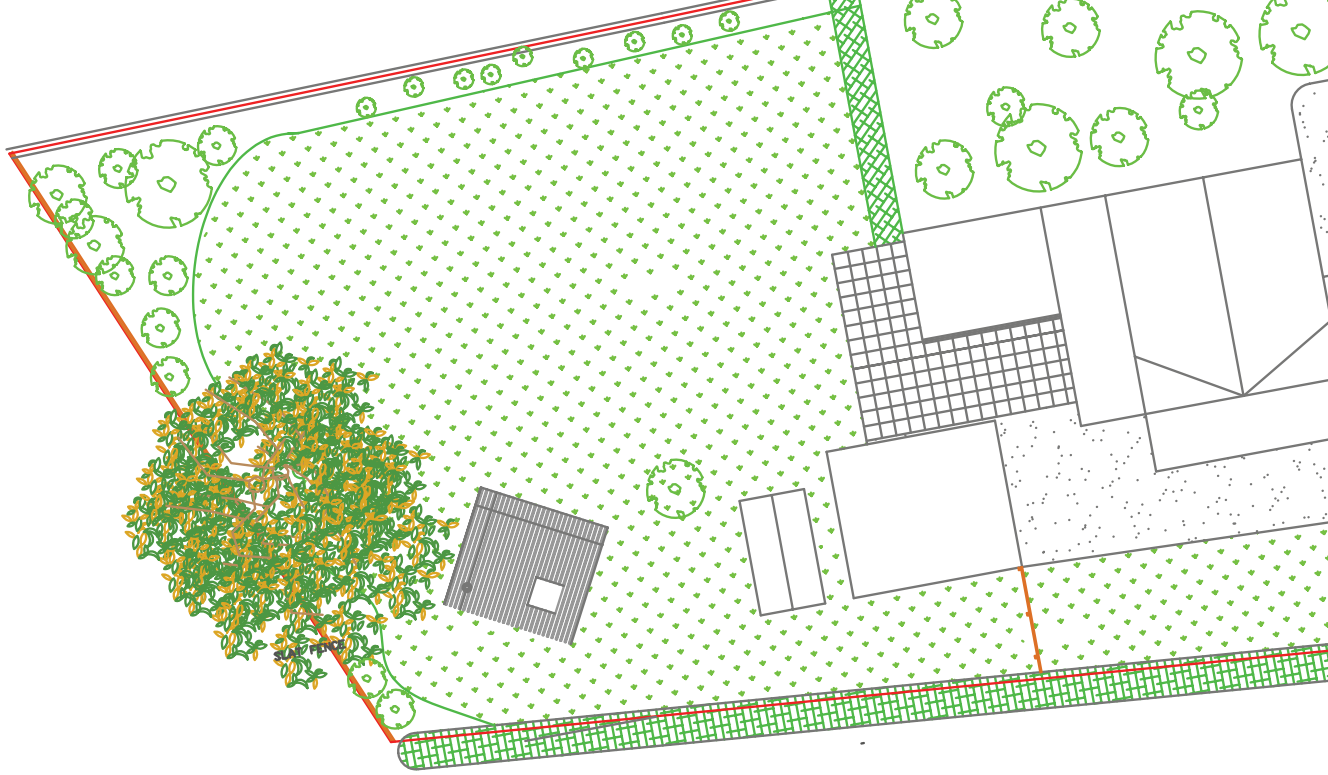
You'll also find more useful information on:

The G&M YouTube Channel
The G&M Blog Page
The G&M Facebook Page

If you would prefer to contact us about any specific questions, or can't find what you're looking for, click on the button below to ask us your question.

All our shed love,
The G&M team x

Planning Permission



Planning permission is asking if you can do certain building work around your house.

It's not often you need Planning Permission for a Garden Building but it is required in particular circumstances.

There are nine questions that will help you determine if your G&M will need planning permission and what you need to consider when choosing the position of your building in your garden.

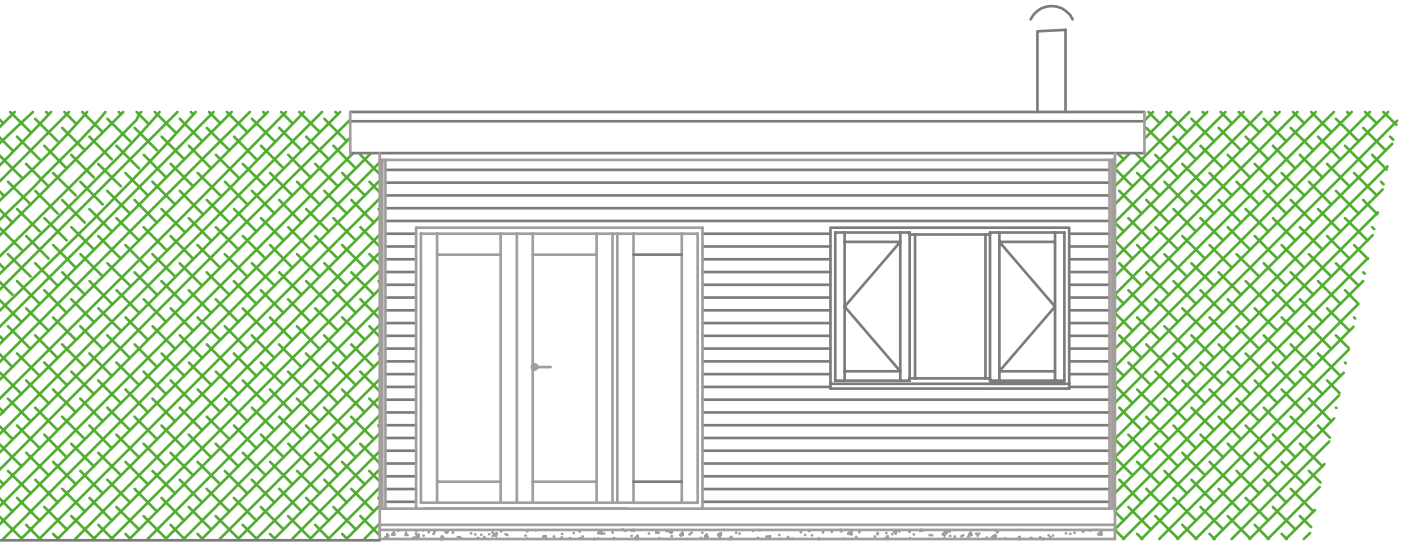
Do I need Planning Permission?

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 (meaning you don't need permission) is one that answers **NO** to all of the following questions...



1.

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.

If it's not for business, you don't need permission.

2.

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.

If it's in YOUR garden, you don't need permission.

3.

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.

If you're not in a tenement block or you don't share your garden, you don't need permission.

4.

Is your shed going to be within 1 metre of a boundary?

This is my favourite! When I ask my customers this question 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 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!

If your shed is not going to be within 1 metre of a boundary and is under 2.5 metres in height - you don't need permission.

5.

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.

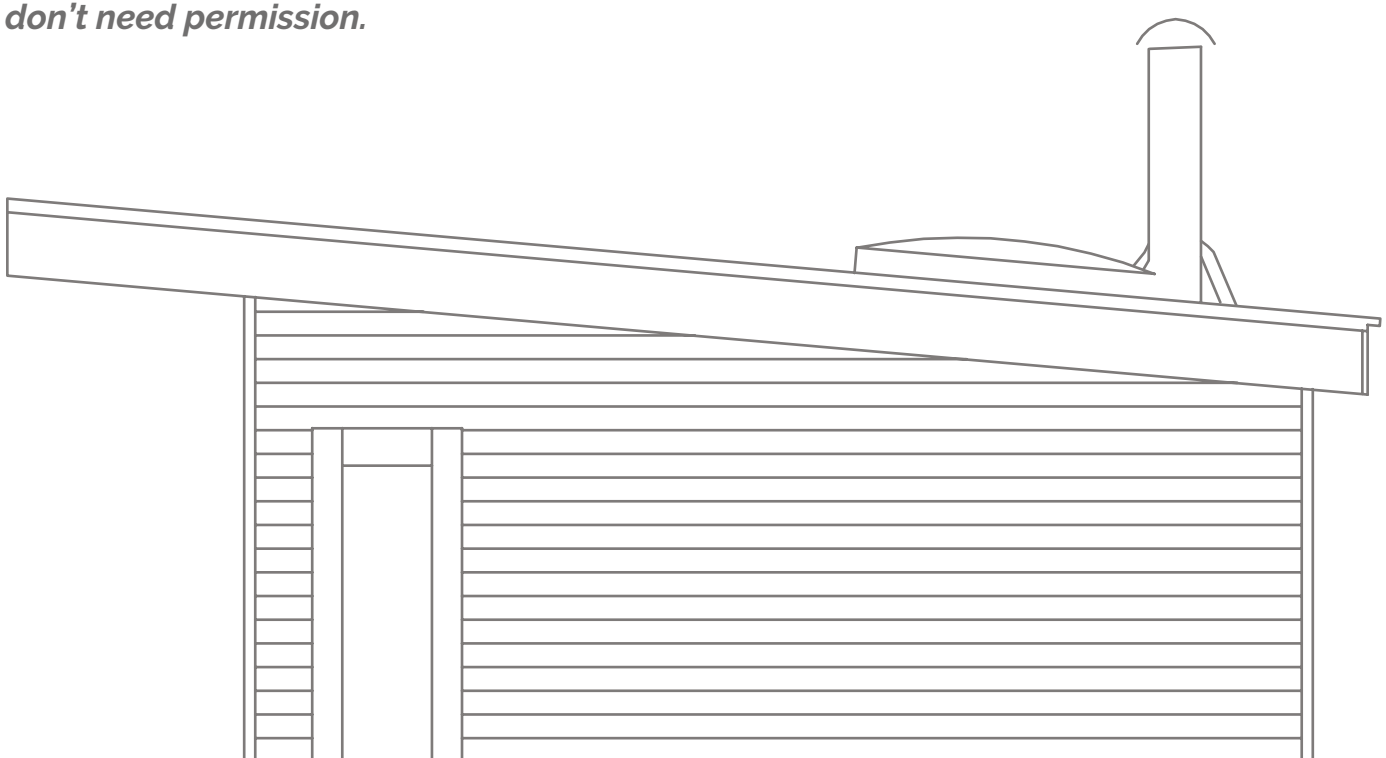
If you're not in a conservation area and you are not in a listed building, you don't need permission.

6.

Is your shed wall height more than 3 metres?

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).

If your shed wall height is under 3 metres, you don't need permission.



7.

Is your shed roof (overall) height more than 4 metres?

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.

If your overall shed height will be under 4 metres then you don't need permission.

8.

Is your shed being used to create a boundary?

So let us 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 it and maybe say you can't put it there at all because you have too many freckles (no-one understands their logic, no-one).

If your shed won't be used to create a boundary then you don't need permission.

9.

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 your back garden. Good luck. The council hates 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.

If your shed won't take up more than 50% of your garden and is under 30m2 then you don't need permission.

What in the shed is Building Control?!

Learn more on our blog:

Does a Shed Need a Building Warrant?

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.

If you answered yes to any questions, and you do need planning permission.

We can apply for planning for you to save you the hassle. There is a charge to this, of course, as it takes up some of our time.

To date, we haven't been refused any planning applications.

Learn more:

Does a shed need Planning Permission?

How to apply for Planning Permission for a Shed

Site Access

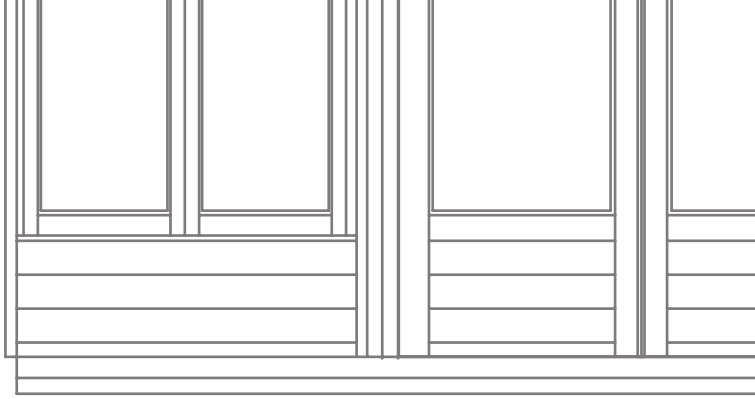
Okay, if there's one thing you need to be absolutely sure of it's - How on earth do we get to your site?!

We build your shed in the workshop as panels then deliver the panels to your site. On your site, the deliverers will piece the panels together and BOOM! You're ready for Shed Life!

If your access is:

"You can park in our massive driveway, unload the sectional building right outside and carry it, say 10 metres, 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 KEVIN LOVES YOU.



5 questions to make sure we can access your site easily

I'm going to ask you a list of questions.
Can you answer no to all of these?

1.

Is the carrying distance, from where the guys can park their van to where the G&M building is going, more than 30 metres?

YES?!

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

2.

Are there any tight turns between existing buildings, walls or fences that will restrict the team when carrying the panels to your site?

YES?!

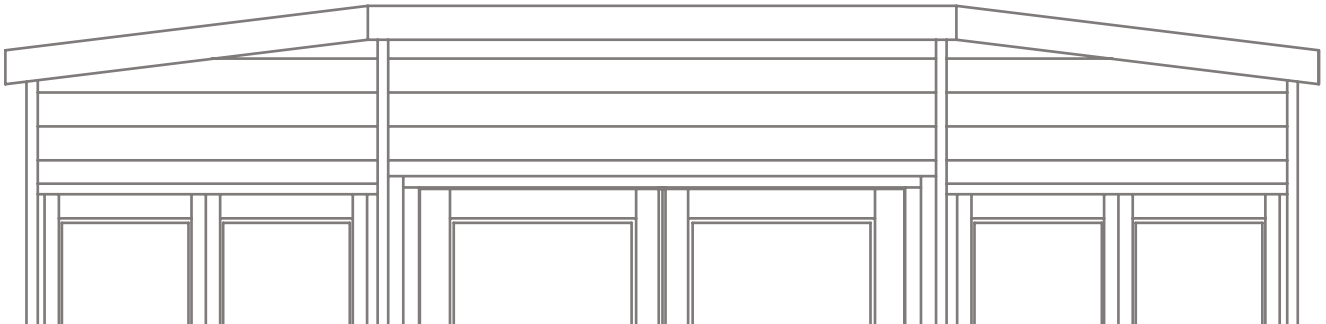
Please let us know as we may need to conduct a site visit to ensure access is doable with the standard panel sizes or whether we need to make adjustments to suit. There will be an additional charge for this.

3.

The lads 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.



4.

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 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.

5.

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

YES?!

Please let us know. Feel free to send us in pictures and give us the exact amount of steps or tiers.

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 ordering, not after. It avoids any delays or unexpected challenges before delivery.

Site Prep-Bases

This is super important!

We don't provide the bases for your building so it's something you'll need to consider as an additional cost. You'll need to source someone to do it for you.

If you want your building to be sturdy and last – having the right base is our no.1 rule. If the deliverers turn up on delivery day and your base is not right, they will not be able to assemble your building, the panels will be left with you and there will be a re-delivery charge.

Shed Base

Type of base for a shed: Clear, compact and level within 2 of tolerance or a slabbed base.

By level we mean firm and compact. We cannot level our breeze blocks on grass, top soil, sand - anything “soft”.

It's advisable to compact Type 1 hardcore.

What is Type 1 hardcore?

Type 1 hardcore is broken down rubble used as a filler. Usually Limestone.

Our guys will bring the breeze blocks and bearers to support the building on. If you are in doubt about how to do this please let us know and we can arrange a site visit to check.

We are happy to use breeze blocks or an alternative is a slabbed base (see Summerhouse Base).

Learn More:

What kind of base do you need for a shed?

Summerhouse Base

Type of base for a Summerhouse: Slabbed Area.

Your Summerhouse requires a fully slabbed area. This is so your base withstands the weight of the Summerhouse which can be a couple of tonnes in weight.

It is so important that you follow our specification of; digging down to firm ground, compacting type 1 hardcore, laying and then levelling slabs on top.

Do not lay slabs on top of grass or the existing ground. There are reputable landscapers, base layers and handymen who can do this work for you.

Base plans are available from us for all individual sizes and designs.

Email us at:

info@gilliesandmackay.com

for a copy of the base plan you require.

If you have any concerns with regards to your summerhouse base, please get in touch so we can arrange a site visit.

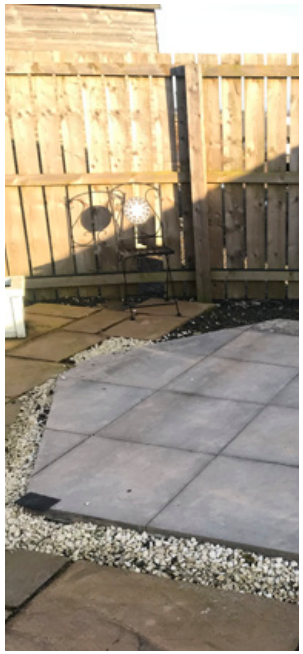
Recommendations for Shed and Summerhouse Bases

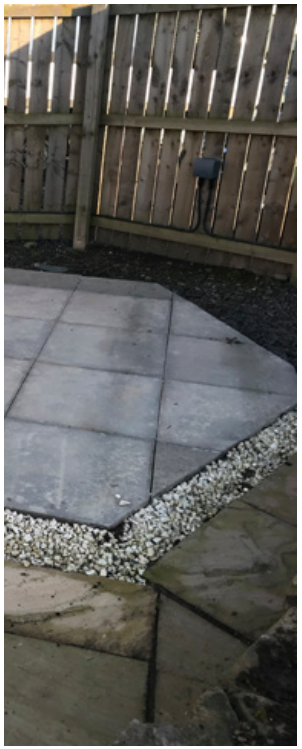
Homescape

Tel: 01738 860844
Email: home.scape@btinternet.com

Gardens Galore

Tel: 01738 553014
Email: info@gardensgalorescotland.co.uk





What kind of base do you need for a summerhouse?

Garage Base

Type of base for a Garage: Concrete Plinth

Your Garage will require a concrete plinth. If you have an existing concrete plinth, we will need to do a site visit to examine it. Please let us know and we can organise this for you.

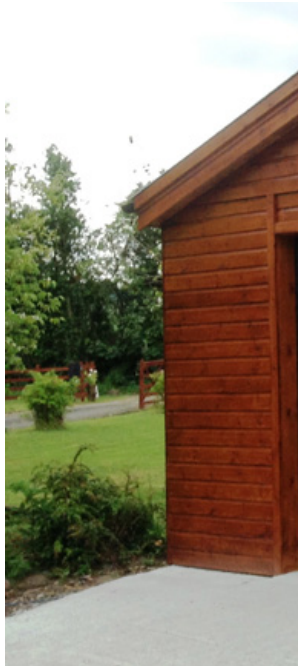
Base plans are available for all individual sizes and designs.
Email us at:
info@gilliesandmackay.com

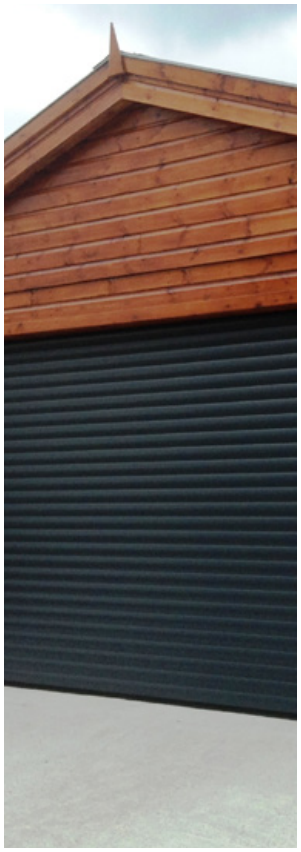
to request the size of base plan you require.

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.

Recommendation for Concrete Plinth:

McNiven Construction

Tel: 01738 860757
Email: admin@mcnivengroup.com

Learn More:

What kind of base do you need for a Garage?

Painting your G&M Building

This is extremely vital to make sure your G&M building lasts and minimises the common issues when dealing with wood.

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

You can choose your colour from our colour chart.

Once the building is assembled on your site, give it a three week settling period to allow the timber boards to contract and then paint it up good and proper.

You will need to purchase your Sadolin colour for your second coat.

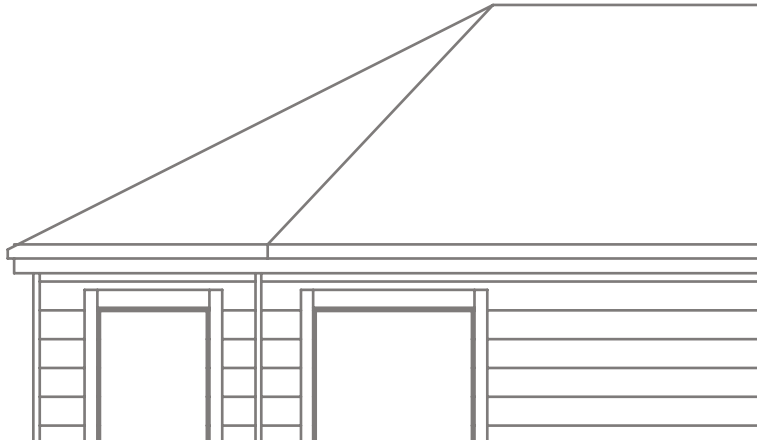
After you have applied the second coat, you should re-apply every 3-5 years depending on exposure.

Unfortunately, we are not a registered Sadolin stockist so you will need to purchase the paint elsewhere.

Our recommended Sadolin stockists:

Bannerman's Dundee or Perth
Decorating Warehouse Online

A tin of Sadolin ranges between £20 - £70 depending on the size of your building and how much paint you will need.



The Order Process

So how does it all work?

Stage 1

Pick your shed

Do you need a shed, summerhouse or garage?

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 a Garden Office.

If you are looking for something more substantial - fully lined and insulated - a Garden Room may be what you are after.

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.

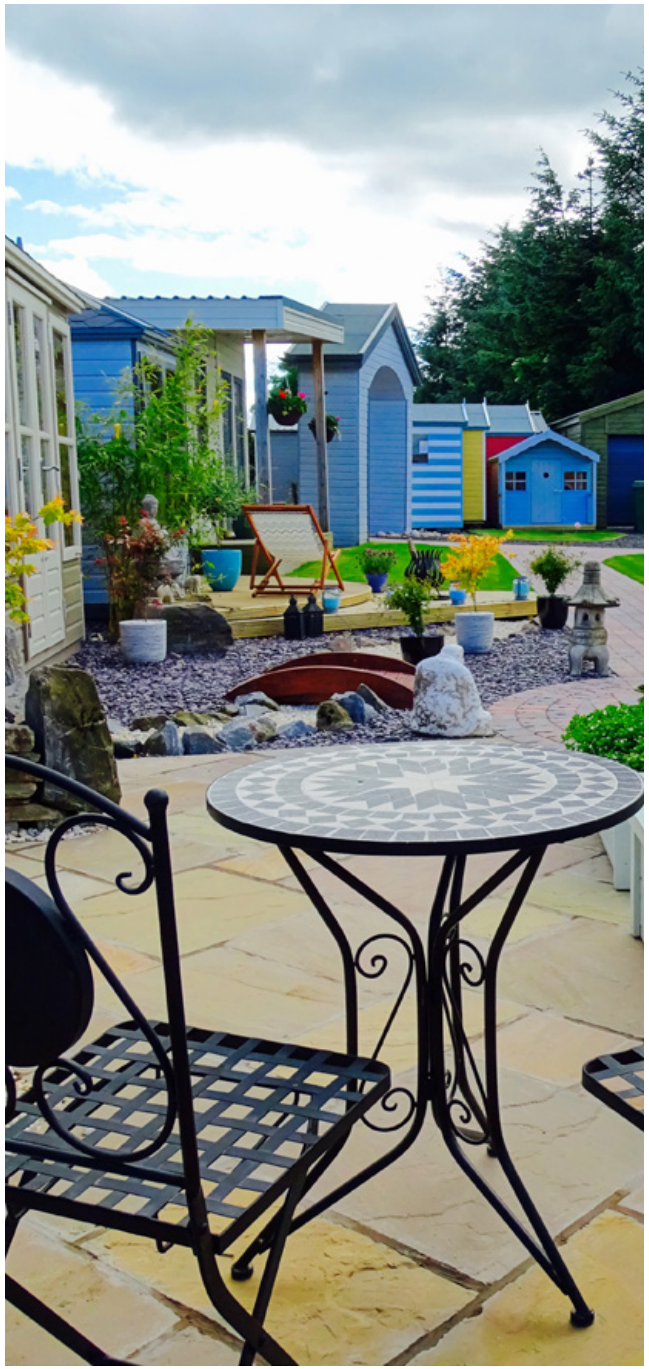
Stage 2

Come visit our show area

If you're confident about your space and what you are after then book an appointment to come out and see what we have on display.

Book An Appointment

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 3

Place Your Order

You can do this over the phone, on email or in person. Whatever suits you best.

We need to know:

- What building you're going for
- The size of the building
- The style (including window and door placement)
- The colour
- Any additional features
- That you understand the base requirements
- That you understand paint requirements
- What the access is like to your site

We'll take your name, delivery address, telephone number and email address so that we know where to deliver to and that we can contact you where necessary.

Stage 4

Delivery Date

Delivery and Assembly dates are scheduled every Thursday. The logistics of delivering up to 20 buildings a week takes careful planning.

Please allow Cara to get back to you with a date within the week of placing your order.

If you are not available on the date offered, Cara will do her best to offer an alternative date.

If you wish to specifically request a date, please make it known on order.

Our delivery time is usually around an 8 week wait. Please take this into consideration when thinking about ordering your building.

If you need a shed right now then we may not be the right company for you. If you're ok waiting, then let's get you booked in :)

Learn more:

The G&M Shed Buying Guide (Shed only)

Stage 5

Payment

Let's talk cold hard cash. Nah, not really.

On order, we'll ask for a 20% deposit, to secure your building and delivery date, with your remaining balance to be settled 7 days prior to your delivery date.

The reason we ask this is because we will start making your building around 7 days before it is due for delivery.

How to pay

Card - you can either pay over the phone or pop in and see us. We do not pass on any charges for this.

Tel: 01821 642713

Bank Transfer

This is our preferred option because we don't get a charge for this.

Sort Code: 83 47 00
Account No: 10156978
Ref: Your Name

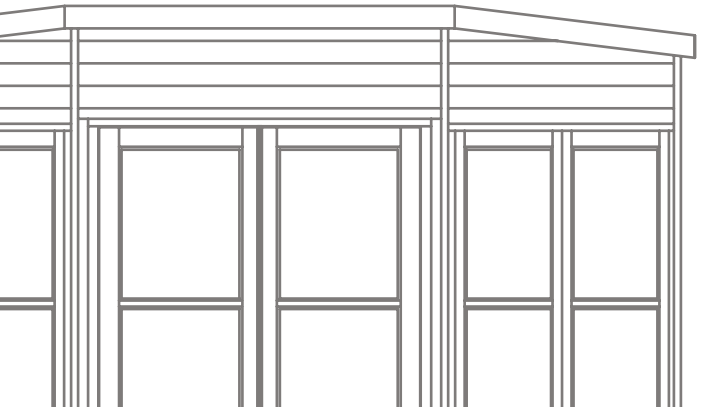
Cheque

Either pop it in the post with your name as a reference.

Gillies and Mackay
East Inchmichael,
Station Road,
Errol, Perthshire,
PH2 7SP

Cash

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



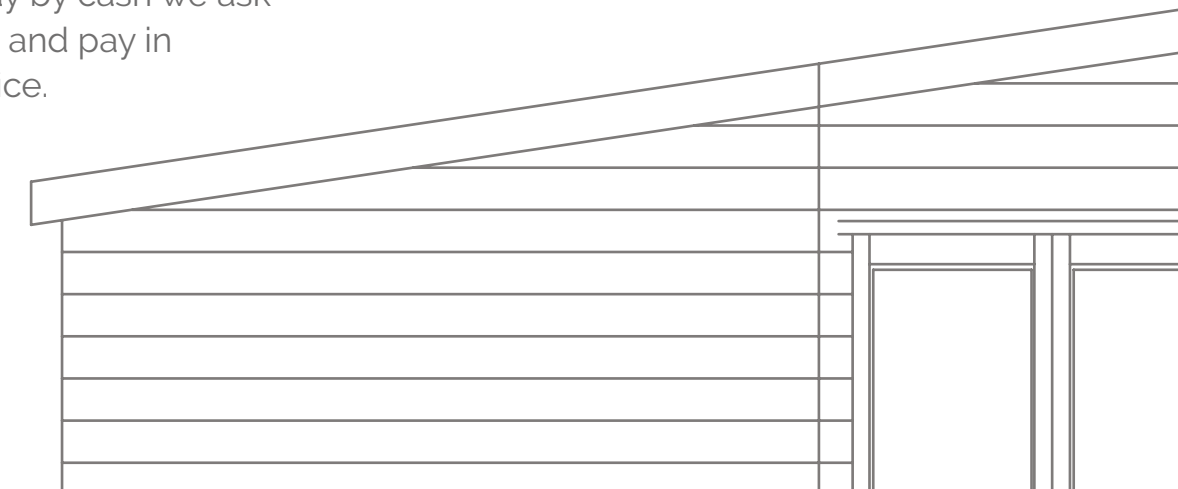
Stage 6

Delivery

We will deliver and assemble your building to you on the arranged date.

We are unable to give out a specific time for delivery or arrival as there are many factors to take into consideration and we don't want to be rushing the delivery team. Their job is to make sure everyone's building is assembled to high standard. And they do just that.

We will be able to give you an AM or PM delivery slot.



Let's get your Shed Life on the road!

Thank you for taking the time to read through this guide.

There's quite a bit to take in, but we want to make sure that your journey to buying and receiving your G&M building is as easy and as smooth as a strip of Siberian Larch.

We're always here and available to help you along the way. It's what we love to do.

Got a question?

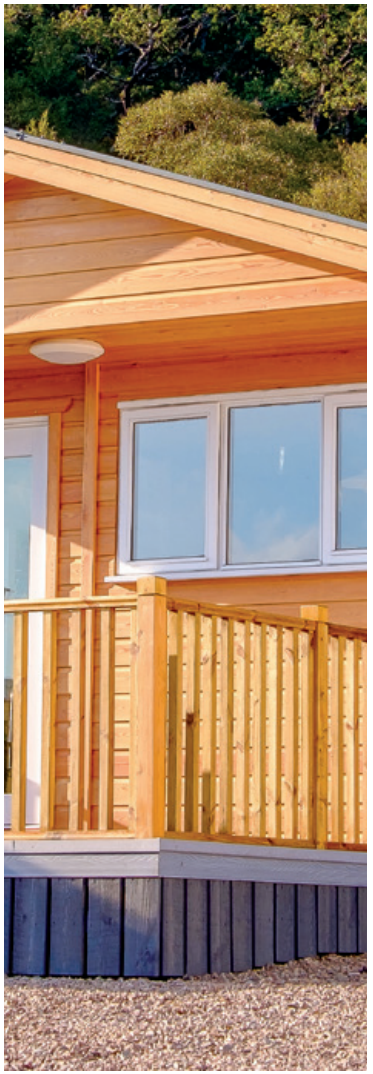
Email us at: info@gilliesandmackay.com

Want to visit the show area and have a chat?:

>>>> Book an appointment <<<<

We'll see you on the road, future Sheddie :)
All of our shed love,

The G&M Team x



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