3-Tier Workshop

Prep Guide

Gillies & Mackay

'Built to last a lifetime'

Contents

Page 3	Introduction
Page 4 - 5	Planning Permission / Building Control
Page 7	Site Preparation
Page 10 - 11	Ordering Process
Page 12	Installation Timeline
Page 14	Aftercare

Introduction

The 3-Tier Workshop is definitely a bigger project. Starting from 14' x 8' and larger as standard, it's no wonder you might be a bit shy about what's needed.

Questions like "Why can't it go on breeze blocks like the single-skinned Sheds?" or "What am I responsible for organising here?" might leave you feeling unsure. But don't worry - we're here to make it easy.

Gillies & Mackay's 3-Tier Workshops are our premium offering, providing the practicality and aesthetics of a traditional timber building without the hassle involved in fending off the Scottish climate.

Our revolutionary 3-Tier specification creates an outside wall, keeping your inside beautifully dry.

This Guide walks you through everything you need to know about getting ready for your very own 3-Tier Workshop.

Planning Permission / Building Control

When it comes to planning regulations, we aim to keep things straightforward. Planning is predominantly to do with WHERE you are putting your building. All other factors of planning relating to the building itself are covered by us.

Our 3-Tier Workshops can be installed **under permitted development rights**. There are a few key rules to bear in mind in terms of your site location:

Site Location

More often than not 3-Tier Workshops are situated within the rear garden of a property. This is the first big YES tick in complying with the permitted development rules. If this is not the case, then you can still have a 3-Tier Workshop. However, it's potentially a bit more complex and best discussed at the Consultation stage.

Site Gradient

3-Tier Workshops require a concrete plinth, a slabbed base or a ground screw base. The existing level and condition of the ground heavily influence all of these options. The more level and compact a base is, the easier the preparation will be.

Utilities

Having an electrical supply to your 3-Tier Workshop is absolutely no bother. We have our qualified and regulated sparks ready to hook you up! While we can arrange for electrical connections, plumbing (e.g., for a sink or toilet) will require a Building Warrant and some additional groundwork.

Boundary & Heights

If your Workshop is within 1m of a boundary, the maximum height allowed is 2.5m. If you're further away, your Workshop can be up to 4m high. Luckily, all our 3-Tier Workshops are designed to comply with these limits.

Size

Planning permission has a limit of 50% of your garden area and it needs to stay under 30m^2 to avoid Building Control requirements. These rules must be recognised when deciding how big your 3-Tier Workshop can be.

Location

If your 3-Tier Workshop faces two roadsides or is forward of the front elevation of your house, you will likely require planning permission.

Conservation Area/ Listed Buildings/ Terraced Houses:

In any of these scenarios you will need planning permission.

Quick Tip:

If you're unsure whether planning permission applies, let us know during your Consultation—we're happy to help.

Site Preparation

Proper site preparation is key to the longevity and functionality of your 3-Tier Workshop. Here's what you need to know:

1. Groundworks and Base Setup

A secure and level base is essential for your 3-Tier Workshop. The base sits just underneath the Workshop's outer body and must meet the following criteria:

Concrete Plinth:
This is our recommended option for 3-Tier Workshop, ensuring a durable and long-lasting foundation. However, we can accept ground screws or slabs, formed in the correct way and following the G&M standard. Whatever type of base you choose we project-manage the appropriate trade.

Level & Square:
The base must be perfectly level and in square to support the structure and avoid any movement or misalignment during installation.

Perimeter Soak-Away and Guttering:
Drainage isn't about the base itself but about managing rainwater around the Workshop. The soak-away system is created as part of the perimeter drainage solution and works in conjunction with guttering to divert water effectively away from the structure. Guttering is optional as you may wish to install this yourself.

Site Visit for Groundworks:
Every site is unique, so we'll arrange a Site Visit to assess the specific groundwork needs. This lets us provide an accurate quote for the work required, including the base and drainage.

2. Electrics

If you're adding lighting, heating, or power outlets to your 3-Tier Workshop, a separate Site Visit will be arranged for electrics. This ensures accurate costing and proper planning for connections to mains power.

3. Access Considerations

Your Workshop is delivered in sectional panels that are carried by hand from our flatbed van to your site. If access is difficult it can make the installation process more challenging.

What We Need To Know About Your Access:

- **Width:** Are pathways wide enough to carry panels? (Some can be over 3m long!)
- **Obstacles:** Steps, tight corners, or overgrown shrubs can slow things down or stop us entirely.
- **Parking:** We'll need space for the van as close to your site as possible.

Additional Costs for Access Challenges:
If there are issues with access or uneven ground, these may require extra work, which we will quote for during the Site Visit. Clear access and a level site are ideal for smooth delivery and installation.

Quick Tip

Let us know about any potential access challenges during your Consultation so we can address them early.

Ordering Process

Step 1: Consultation

Book a no-obligation Consultation. These happen in-person, via video call or over the phone - whatever suits you best. This is where the magic starts! We'll listen to your ideas and discuss any concerns about size, location, and features like insulation or electrics.

Step 2: Quotation

Based on the Consultation, we'll send you a detailed estimate for the proposed building and any additional requirements you may have. On most occasions, this happens after a preliminary Site Visit, which means the Workshop and groundworks will be detailed.

Step 3: Electrical Site Visit

Our electricians will site visit separately. This is because your electrical preferences are individual to you and your mains connection set-up. Our electricians will quote for their work promptly after their Site Visit. It is G&M's job to liaise and organise all the works needed to complete your project. We will keep you well informed throughout.

Step 4: Groundwork & Electrical Quotes

Groundworks and electrical quotes are determined after your Site Visit. Each site is different - the existing level of the site, the access and the mains electrics all have a part to play in the cost. Once we have confirmed your final price, it's on to Order Confirmation.

Step 5: Order Confirmation

Once everything is agreed upon, we'll finalise your order and schedule your project. At this stage, we require a 30% deposit to secure your slot in our schedule.

Step 6: Project Management

Our team gets to work behind the scenes, ordering materials like the steel roof, the uPVC door and windows, the insect mesh and even the paint! We organise all the people that are working on your project from the cutting of the timber to the final guttering bracket. We plan and manage it all.

Installation Timeline

1: Groundworks

Groundworks typically take 2–10 days, depending on the complexity of the site and the base required. This includes setting up the base and creating the perimeter soak-away.

2: Workshop Build

Your 3-Tier Workshop body typically goes up in a single day, although larger models may take two.

3: Internals

If you've chosen insulation and lining this will dictate how long the project takes. If your 3-Tier Workshop isn't insulated and lined, then it's just one visit from the electrician if you've chosen to have electrics fitted. If you do opt for insulation and lining, then it goes like this:

- Groundworks & Mains Electric Cable
- Body Up
- Electrician first fit (wiring)
- Insulation and lining fitted & finished
- Electrician final fit (sockets/switches etc)
- DONE.

Aftercare

Your 3-Tier Workshop is designed to last, but a little TLC will go a long way:

Cladding Maintenance:
Depending on your choice of finish, you'll need to re-coat the timber every 5–7 years with Sadolin (for colour) or Osmo UV Protection Oil (for a clear primer).

Look for signs your wood is "thirsty." This is because your cladding, although protected against rot and fungi, still needs protection from UV damage.

Ventilation and Cleaning:
Treat your Workshop like your home - keep it clean, ensure proper airflow, and address any issues promptly.

All our buildings come with a 30-Year Guarantee, so as long as you follow the maintenance guidance, we've got you covered.

Final Thoughts

This Guide gives you a strong foundation to prepare for your 3-Tier Workshop, but nothing beats a direct chat with us. With over 35 years of experience, we're here to answer your questions and guide you every step of the way.

Ready to take the next step?

Let's make your Workshop dreams a reality!

BOOK YOUR NO-OBLIGATION CONSULTATION

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