Garages

Prep Guide

Gillies & Mackay

'Built to last a lifetime'

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Introduction

For a long time the process of preparing for a Garage just hasn't been clear enough. The struggle to find out what actually happens has left us confused, annoyed and defeated...until NOW.

Garages are not complicated. They are in fact our most reliable design and we want you to feel that when you embark on your own Garage journey. So read on to see what prepping for a Garage really looks like.

Planning Permission / Building Control

We like to keep our Garages within **permitted development** and Building Control regulations. This involves a number of factors including positioning, size and height. In order to keep the process simple, it is best to abide by these rules.

However, if you are compromised by the following, you can still have a Garage. It's just a little more complex and is best discussed at the Consultation stage.

Site Location

In most cases, your new Garage will be set beside your home, perfectly distanced from both your house and the boundary of your curtilage, on a neat, level area and with direct lorry access. However, if you fall into the category of "every Garage ever sold", there will be some things to consider.

Site Gradient

If your Garage is to be positioned down a hill, there are two big things to think about. Firstly, drainage - how to stop water collecting and flooding - and secondly, incline - are you able to drive your car in without beaching it?

Utilities

Having an electrical supply to your Garage is absolutely no bother. We have our qualified and regulated sparks ready to hook you up! But in terms of mains plumbing, anything that needs waste disposal requires a warrant. If you'd like to consider the functionality of a shower room, it's best discussed at Consultation stage.

Boundary & Heights

Planning needs you to keep under 2.5m if you are within 1m of a boundary and thereafter, the building can be up to 4m high. All G&M Garages are within height limits for permitted development.

Size

Building Control has a 30m² limit and planning permission has a limit of 50% of your garden area. Both of these rules need to be recognised when deciding on the size of your Garage

Location

If your Garage 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 require **planning permission**.

Site Preparation

Proper site preparation is key to the longevity and functionality of your G&M Garage. Here's what you need to know:

1. Groundworks and Base Setup

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

Concrete Plinth:
This is the groundwork option for Garages, ensuring a durable and long-lasting foundation. This plinth must be formed correctly and following the G&M standard. To ensure the success of your building 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 Garage. 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 Garage, 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 Garage 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 in for a Consultation. There's nothing we haven't seen! Any worries or unknowns you may have about your Garage project are quickly resolved with a clear conversation about everything you need the space to be. This is the ideal time to lean on our expertise and let us help you build your vision.

Step 2: Quotation

We will ask about specifics relating mostly to the aforementioned. We'll gather everything we need to design and lay out your building for quotation. We'll send you this in an estimate subject to a Site Visit.

Step 3: Electrical Site Visit

If you're happy with the budget, we move to arranging all trades for a Site Visit. Our project management of groundworks and electrics is all part of the G&M service included in the cost of your build. We try our best to arrange a visit for all trades on the same day.

Step 4: Groundwork & Electrical Quotes

Groundwork 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: Schedule Confirmation

G&M offer a full project management service. Once your deposit is received we can confirm the exact dates of works. It's important to know that we do not change dates without good reason. All of our systems rely on our schedules so we must work to time. Please keep this in mind if you choose to arrange your own groundwork or electrics.

Step 7: Project Management

Our dedicated team have tons of work to do in the background. As soon as your order is placed they'll order all your special components - the uPVC doors and windows, insulation, laminate flooring and any custom materials. They'll check the technical drawings, schedule the manufacturing, check to see if you've decided on your colour and take care of every little detail needed for a smooth, easy installation.

Installation Timeline

1: Groundworks

Groundwork is the first part of the project. This can take up to a week to complete, sometimes more if the project is particularly complex. Expect your base to be set and ready within 5-10 days depending on time of year. Groundwork will also create utility trenches and drainage.

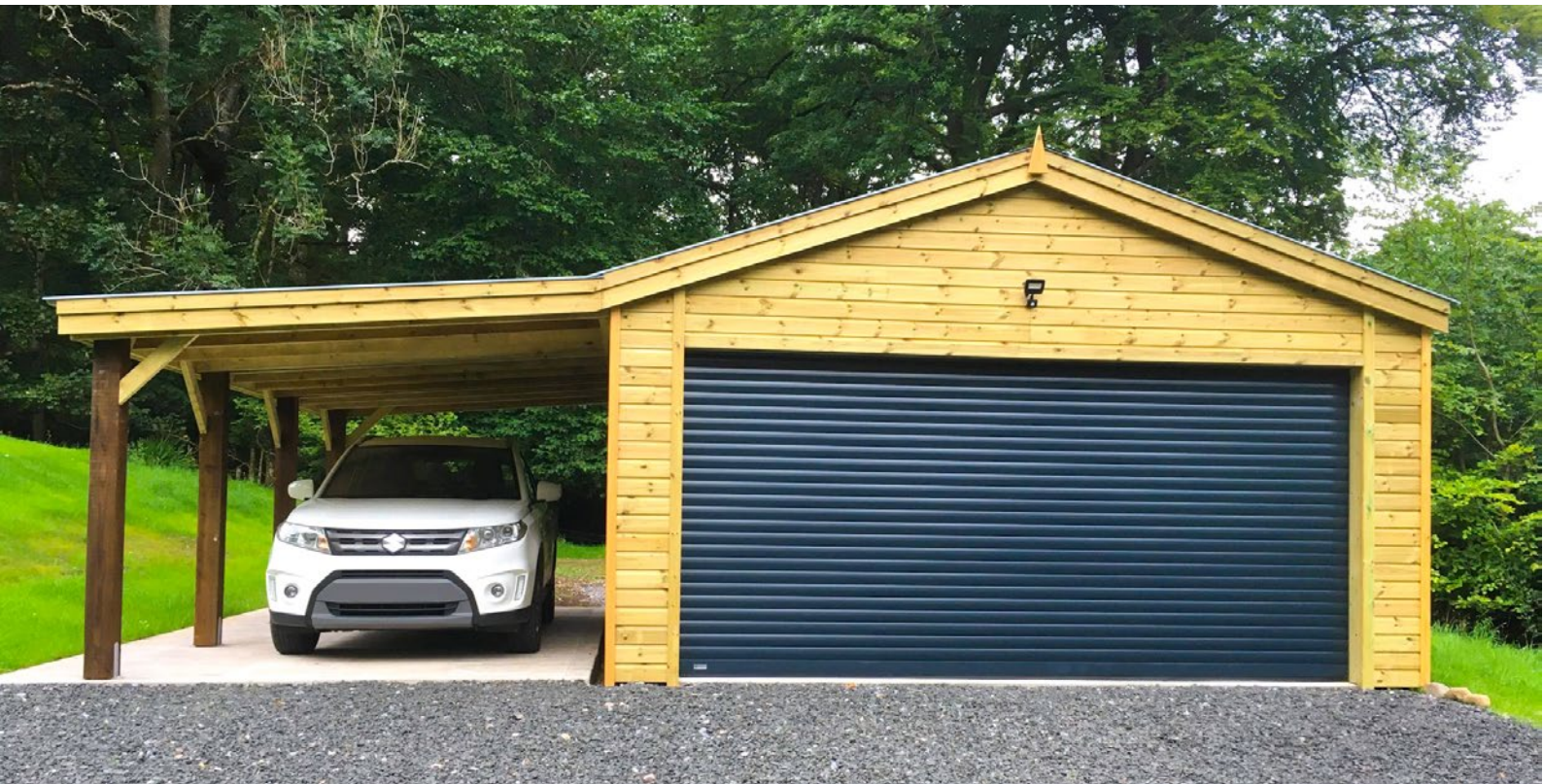
2: Garage Build

The Garage structure typically goes up in a day. We may need a second day for double garages. Once the body is up, it's time for others to get involved.

3: Internals

Once the Garage is up it's over to the garage door fitters and the electrician to complete the finishing touches.

And it's all done. Get yourself in there!



Aftercare

We have an **Aftercare Guide** that gives full details of how to comply with the terms of our 30-Year Guarantee, so it's an important read.

To keep it simple, it's just about looking after wood. Depending on how you choose to maintain your cladding, it'll either need Sadolin for a colour or Osmo UV Protection Oil for a clear primer. In both cases, the building usually tells you when to recoat it. It'll start to look thirsty!

Some panels need repainting more than others but on average you should do this every 5 - 7 years. Every time you do, you add to the longevity of the timber so it's a win regardless.

Other than that, treat it like a house or a car. Make sure you ventilate it, keep it clean and don't let things fester.

Final Thoughts

While this isn't a Haynes manual on G&M Mark 1s, it's a handy starter guide with plenty of links to more in-depth content when you need it.

As always, the best most valuable thing to do when you're considering a Garage is to come and chat to us directly.

We're here with over 35 years of knowledge, just bursting to tell you all about it!

BOOK YOUR NO-OBLIGATION CONSULTATION

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