Radiata Garden Rooms

Prep Guide

Gillies & Mackay

'Built to last a lifetime'

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Introduction

We'd love to tell you everything there is to know about every single type of Garden Room out there, but the market is simply too big and too varied.

However, we can tell you about our Radiata Garden Rooms, designed for Scottish gardens and guaranteed for 30 years.

If you're wondering whether or not you need planning permission, how the ordering process works, or how much time and effort you'll have to put into the project, all the answers are right here.

This Guide gives you all the information you need about our products and our processes so that you can order with confidence, safe in the knowledge that your project is just as important to us as it is to you.

Planning Permission / Building Control

Our Radiata Garden Room range was specifically invented to follow planning regulations, deliver on budget and design (aren't they gorgeous?!) and have lifelong structural integrity, backed by a 30-year guarantee!

What's not to love and how do you get one?

Site Location

More often than not Garden Rooms 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 Garden Room. However, it's potentially a bit more complex and best discussed at the Consultation stage.

Site Gradient

Radiata Garden Rooms require a slabbed base or a ground screw base. Both are heavily influenced by the existing level and condition of the ground. The more level and compact a base is, the easier the preparation will be.

Utilities

Having an electrical supply to your Radiata Garden Room is absolutely no bother. We have our qualified and regulated sparks ready to hook you up!

Boundary & Heights

To avoid planning permission we need to keep under 2.5m if you are within 1m of a boundary and thereafter, the overall height of the building can be up to 4m. All G&M Radiata Garden Rooms are within height limits for permitted development.

Size

Planning permission has a limit of 50% of your garden area. This rule needs to be recognised when deciding how big your Radiata Garden Room can be.

Location

If your Radiata Garden Room faces two roadsides or is forward of the front elevation of your house, it's likely you will 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 Radiata Garden Room. Here's what you need to know:

1. Groundworks and Base Setup

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

Slabs or Ground Screws:
These are our recommended options for Radiata Garden Rooms, ensuring a durable and long-lasting foundation. Whichever base type you choose, it must be formed in the correct way and following the G&M standard. In both cases 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 Garden Room. 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 Radiata Garden Room, 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 Radiata Garden Room 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 Radiata Garden Room 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: Trades Site Visit

If you're happy with the budget, we move to arranging all trades for a Site Visit. Our project management of groundwork 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

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

G&M offer a full project management service. Once a deposit of 30% is received on order 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 6: Project Management

Our project management 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 aluminium doors and windows, insulation, laminate flooring and any custom materials. They'll schedule the manufacturing, check to see if there are any extra requirements and take care of every little detail needed for a smooth, easy installation.

Installation Timeline

1: Groundworks

Groundworks typically take 2–3 days, depending on the complexity of the site, the type of base required and the time of year. This includes setting up the base and creating the perimeter soak-away and utility trenches if needed.

2: Garden Room Build

Your Radiata Garden Room Build typically goes up in a single day, although larger models may take two.

3: Internals

Insulation and lining will dictate how long the project takes. Typically for Radiata Garden Rooms the insulation and lining takes 1 - 2 days. The Electrician needs in before the insulation and lining AND needs back in again after.

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

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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.

Quite simply, it's just about looking after wood.

You have the option to leave your Garden Room to weather naturally, or to oil it to maintain the tone of the timber. Left untreated the cladding will lighten to a pale blond, and eventually turn silver. This is the lowest maintenance option for your Radiata.

If you choose to oil your Garden Room you can coat the building with Osmo UV Protection Oil (shade Light Red Cedar) around three weeks after installation. Then you can re-oil your Radiata cladding once a year, making sure to clean the building first with Osmo Decking Cleaner. This will slow down the weathering process and help maintain the dark tone of the timber.

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 Is, 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 Garden Room 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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