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PROJECT STEPS - DETAIL
Planning

Before you place your order with us, please ensure that you have spoken to your local planning authority about your proposed project to see if a planning application is necessary.

If planning is required, we can provide you with a planning pack that will include drawings that can be submitted with your planning application – the cost for this service is £100 plus VAT for one of our standard buildings. If we make a building to your specification, the cost of the planning pack will be £250 plus VAT. It is likely that if planning is required, building regulations will be needed.

Oak framed buildings may be viewed favourably by the planners and conservation teams due to their sustainable qualities and their aesthetics; they tend to work well with most local architecture.

Where planning is required, we would not advise you to place your order with us, or to start any part of the project, until planning has been granted.

Deposit

Once it has been established whether planning is needed or not, and/or you are ready to place the order for your oak frame, please contact us and we will confirm the details of your project with you.

We will require a deposit from you to enable us to schedule your project. Deposits can be made by Pay Pal, cheque or internet banking. On receipt of your deposit we will agree a provisional delivery date with you and if you haven't already had a planning pack, we will provide you with ground work layout plans.

Ground Works

You will need to obtain estimates and contract a builder as soon in to your project as possible. We can provide you with ground work layout plans early on to assist with the estimating process.

Your ground works need to be completed at least one week (ideally two) prior to the frame arriving on site, and should be carried out in accordance with the ground work layout plans supplied by us.

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Making and Delivering your Oak Frame

We will fabricate the oak frame at our framing yard, pre-assemble the frame to check for accuracy, and then dismantle before delivering to your site. Once delivered to your site, the frame should be erected as soon as possible. If this will not be the case, the frame should be stored somewhere dry until you are ready to assemble. Mortice Tenon cannot accept responsibility for the frame once it has been delivered to your site.

Final balance

We will ask you to pay the final balance in cleared funds, 5 days prior to delivery of the frame to your site. Any delay in receiving funds may result in a delay in delivery and additional charges if we have to postpone transport.

Delivery

Delivery costs are not included but we are happy to obtain a price for you based on your postcode, hand or mechanical off-load and the access that you have at your site. We will include delivery within our estimate if you choose but will need to discuss your access before doing so. If you prefer, you can use your own haulage company.

We will deliver the oak frame and components plus any joinery items that you order on the agreed date.

Please note that regardless of the off-load process, you will need 2-3 people to be available on-site to assist with off-load and storage of the frame.