

SPECIFICATION DOCUMENT

Project: 5-11 Craven Park Road, N15 6AA.



Introduction

Before proceeding with your installation and ground works please read this document in full. It will cover the landscape requirements and fully supports the landscape plan which has been produced. All measurements to be retaken onsite. This specification should be read in conjunction with all other landscape drawings and documents. Any discrepancy within this specification or between the drawings and any other information is to be reported to AMOKG for clarification. As this is a new build project no site inspection or survey has been completed and therefore no liability on behalf of the design can be taken if the building project dimensions and brief changes. Any handrails and boundary walls are to be assessed and approved and incorporated within the CDM specification document produced by the principal contractor. Any changes wishing to be made by the customer in future will incur a fee.

The designer Ann-Marie O'Keeffe (AMOKG) should be on site when marking out is taking place and all measurements should be verified by the landscaper to ensure accuracy.

Project Brief

Produce a design and planting plan for a new Mikvah building which the client is tendering for. The designs will form part of the tendering process. Time line for completion is likely to be 2022-2023. The entrance is to have all year interest and be a calming place to walk through to get access to the Mikvah building.

Site preparation and recycling

Position and aspect
The property is a new build in Stamford Hill London and is surrounded by buildings which may will obscure the light availability. Aspect is west facing from the building.
Clearance
Site to be cleared and any concrete removed from the ground. All planting areas to be dig over to 600mm (for tree planting) and dressed with new good quality top soil to 400mm and areas with trees to be planted need at least 500mm of good top soil.
Site access
TBA
Upcycle / recycle
• N/A
Fencing and boundaries
New boundary walls to be built before planting commences. Contractor to ensure the cement bedding does not exceed 100mm from wall base.
Drainage and soil
• Acco channels to be installed and hidden weep holes in the retaining wall feeding in to the Acco drain to avoid staining. Waste rain water disposal needs to be specified by the principal contractor or Architect. • The fall should be away from the building to allow rain water run off to go towards the central island bed Acco drain system. • A dressing of new top soil is required for the flower beds. All planting areas to be dig over to 600mm and dressed with new good quality top soil to 400mm and areas with trees to be planted need at least 500mm of good top soil
Tree / shrub work
• Trees will need to be planted at least 500mm deep.
Setting out
The designer must attend the setting out meeting. This is charged at an hourly rate.

Services
It is unclear where the services are in the garden. The landscaper / contractor to verify the location prior to exaction to avoid any damage to cables / pipework.
Electricity source
Electricity is required for the water feature and lighting.
Drains, manholes, drainage.

No drains or manholes have been marked out but if present should be incorporated into the



design sympathetically.

Water feed.

Irrigation system to be installed with maintenance access

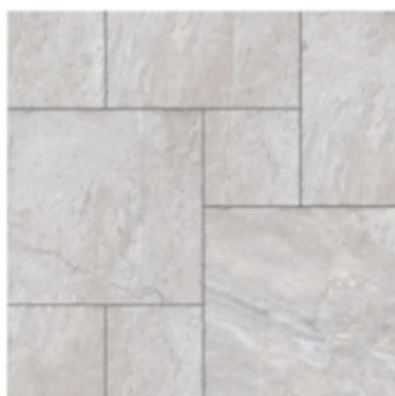
Paving and pathways

Paving

Paving is to match the building material where possible. I believe a light sand colour will work well but will need to be reviewed once construction materials have been decided.

Materials for paving

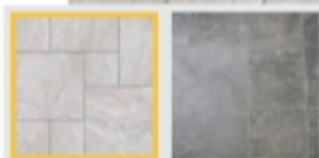
Panama interiors have chosen the paving materials.



Boulder Silver Modular Pattern Floor Tile (Box of 1m²)

SKU9755

Est Delivery: In Stock



£25.70 Each

Qty

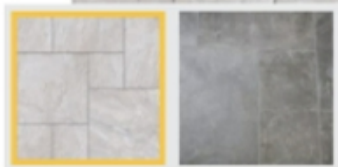
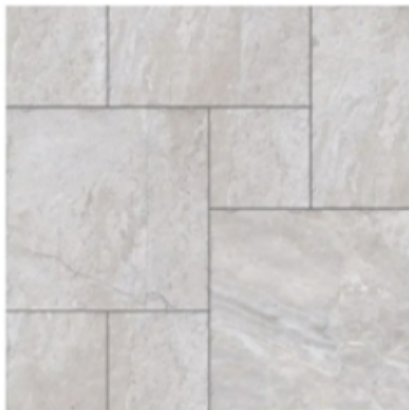
1

Box size is as follows

- 2 500x500mm tiles
- 2 250x500mm tiles
- 4 250x250mm tiles

Steps

Two steps have been specified on the plans. This first set to be cut into the level and to fan out. The steps should have deep 150 /200mm minimum nosing to accommodate the LED lighting. The same material as the paving to be used.



Boulder Silver Modular Pattern Floor Tile (Box of 1m2)

SKU9755

Est Delivery: In Stock

£25.70 Each

Qty

1

Retaining wall decoration

Clad using the paving and a Stainless steel for the edging.



Outdoor Grey Edging 40mm Trim 2.7m

Select Trim Depth:

20/40mm

20/60mm

20/80mm

20/100mm

£47.99

QTY

0

ADD TO BASKET

⚠ Limited availability

Save to Wishlist



Share



Or clad using the same as the paving material with an edging bar.

Lighting

Wall

Sagitta Micro

Code : DT. BS3037-Sagitta

CE IP67 CRI>90 ³SDCM

Description

In-ground robust marker light fixed. Dimmable, IP rated. Low glare. Smallest dimensions. Great for pathway & orientation lighting in all external locations.

Materials

Die-cast aluminium, Stainless steel 316S (marine grade)

Colour finish

High polish stainless steel or custom plated finish

Cut-out (mm) 33 mm (35mm with sleeve)

Weight (KG) 0.15

Light Source

Option A. 3W LED (180 lms) 700mA 4v 36°

CCT available 2700K / 3000K

Dimming: Phase, 0-10v, DALI (remote). Casambi  allows dimming control of each fixture

Special Notes: p.2 choose one-aperture or two-aperture cover

custom plated finishes subject to extra charge



One window or two window options

Black Finish, 2 directional

<https://www.detaillighting.co.uk/sagitta-micro/p/119#>

Upright standard lighting

Custom Made



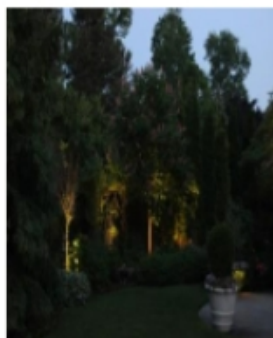
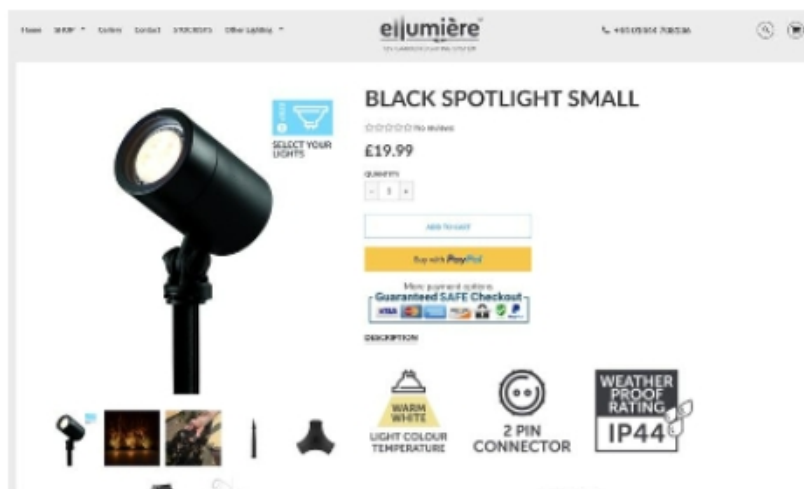
Pendant and wall entrance light



<https://www.luxdeco.com/products/atwater-outdoor-wall-light> x2
<https://www.luxdeco.com/products/atwater-outdoor-pendant>

Soil lights

<https://ellumiere.co.uk/products/garden-spotlight>



Steps

LED strip lighting recessed under steps.

<https://www.lumenalights.com/shop/product/lediflex-led-strip-lights-kit-white/>



48 17 700 000 000



LOGIN

BASKET / 0000



12V - LOW VOLTAGE BOLLARD & PATH LIGHTS SECURITY LIGHTS SOLAR LIGHTS ALL

HOME / PLUG AND PLAY GARDEN LIGHTING / 24V DC PLUG & PLAY / SECURITY / 4800L

Lediflex LED Strip Lights Kit - White (DConnect 24v Plug & Play)

From: €30.00

Order within 01 hours 57 minutes 48 seconds to receive your order on **Wednesday 10th November**.
Add to cart to see delivery dates and delivery options.



The Lediflex LED Strip Lights are part of the DConnect Plug & Play Range. Flexible strip lights are available in 2m and 5m reels. Each strip contains 50 LED chips per metre, each LED with a lumen output of 7.8 lumens. As a result, the strip produces up to 480 lumens per metre. Most importantly, the LED strip lights are completely waterproof with an IP Rating of IP68.

Part of the DConnect 24v Plug & Play Range, the output cable has a female D-Connector plug to plug directly into the transformer output cable. Alternatively, additional DConnect Extension Cables are available as an accessory for enabling a more creative placing of the lights further away from the fixing (see 3m reel kit).

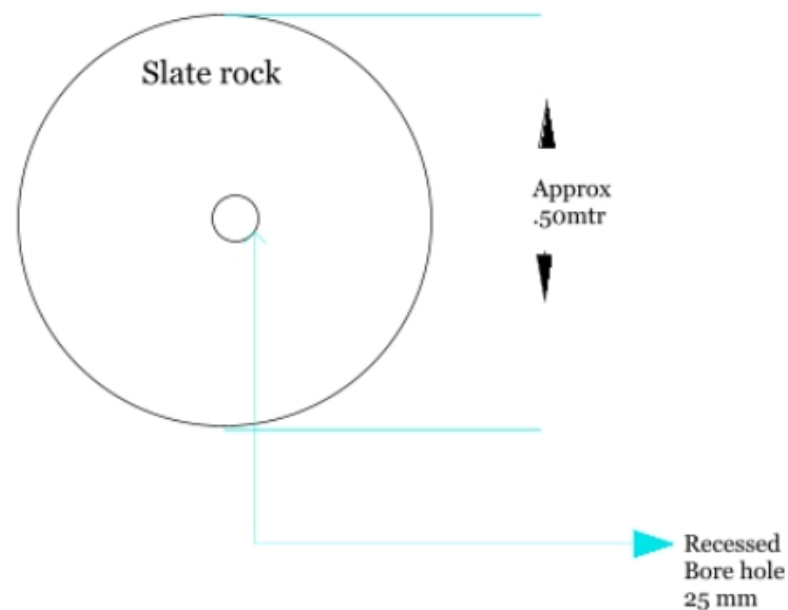
The Lediflex kit includes a detachable 24v DC Transformer: 15 Watts for 2m and 30 Watts for 5m.

Available in shades of Warm White or Daylight White.



Reservoir is included and is all elements are pre-fabricated by the manufacturer so installation requires the hole for the reservoir to be dug (65cm x 65cm with a 2.5 cm deep rim) and an external plug socket for the pump. Stone circle to be covered in slate stone chippings

Water feature



Slate chippings



Pond membrane



Water Pump



NOTES

Water Feature reservoir and grid

Water feature reservoir and grid.
<https://www.waterfeatures.com/reinforced-heavy-duty-pebble-pool-900mm.html>

Blue slate

Blue Slate rock to be no more than 250 kgs from Thompsons Crews Hill.



<https://thompsonsofcrewshill.com/rockery.html>

Adjustable water pump

https://www.amazon.co.uk/Blagdon-Outdoor-Feature-Pumping-Height/dp/B015OFL76G/ref=sr_1_4?dchild=1&keywords=ADJUSTABLE+WATER+FEATURE+PUMP&qid=1635868375&s=pet-supplies&sr=1-4

Pond membrane

https://www.amazon.co.uk/ODOMY-Impermeable-Reinforced-Landscaping-Construction/dp/B08BZ2BJ5T/ref=asc_df_B08BZ2BJ5T?tag=bingshoppinga-21&linkCode=df0&hvadid=79852133921921&hvnetw=o&hvqmt=e&hvmt=be&hvdev=c&hvllocint=&hvllocphy=&hvtargd=pla-4583451671915850&psc=1

ANN-MARIE O'KEEFFE
GARDENS

07932 774 885
annmarieokeeffegardens@hotmail.com



Customer name : Panorama Interior

Project Address : 5 to 11 Craven Park Road

Tel:

Drawing title : Central stone water feature

Drawing no. : Version concept 2 version 5 F

Date : 01/11/2021

Scale : N/A

Aspect :



Dimensions

Rock to be placed away from inspection panel and at least 10cm in from the edge of the sump grid

Waterproof membrane into sit 5cm over the grid and 20cm from the grid to catch any splash over _____

Membrane to have 5 Degree fall to allow water run off back into the reservoir

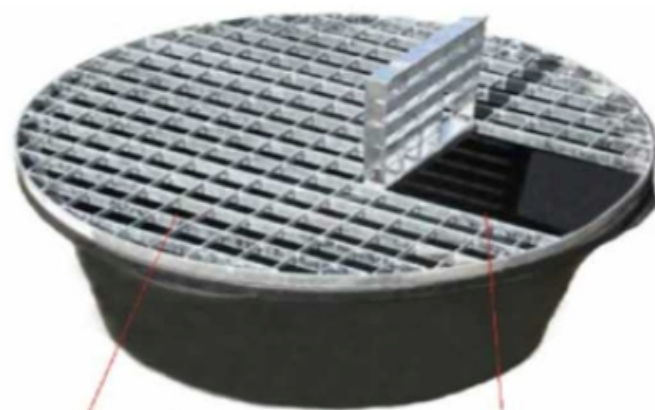
Sub base to be advised by main contractor but must be compacted to ensure the feature doesn't sink

Inspection panel
to be placed
inline with the retaining wall
for easier access maintenance
and water topping up.

Large slate chippings to sit around the base of the rock and onto the membrane to hide the grid and the membrane.

Electrical lead to a hidden (behind a panel in the wall) power source. Controlled via Wifi panel inside of the reception area.

Water reservoir and grid



These gaps are
50mm x 50mm

This is a pump access hatch and measures 200mm x 180mm

Water reservoir

Technical information

- Pebble Pool base: 880mm (diameter) x 320mm (high)
Total dimensions including reinforced grid: 900mm diameter x 340mm high
- Access hatch measures 200mm x 180mm
- Holds 150L of water.
- Max weight: 300kg (evenly spread)

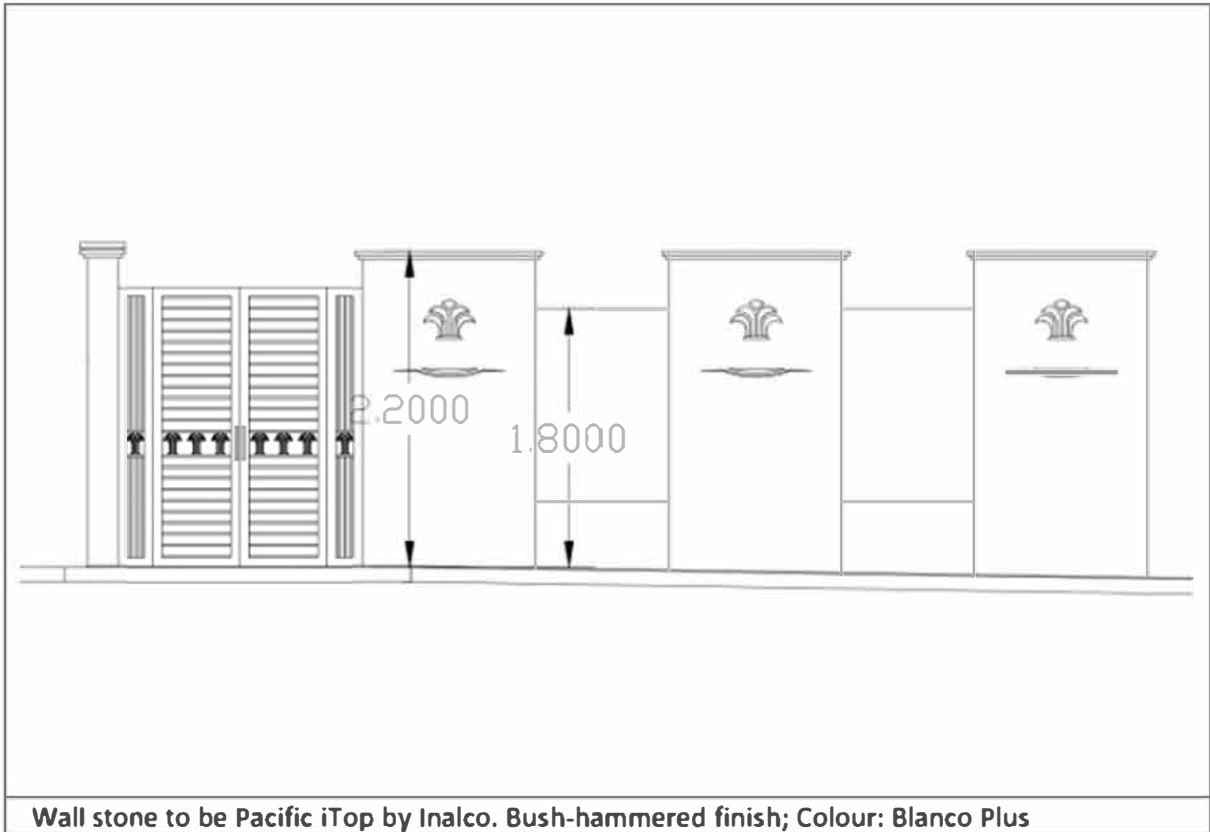
CHECK ALL DIMENSIONS
ON-SITE AND PRIOR TO CONSTRUCTION

Please note this is not a construction drawing. Its purpose is to convey the proposed new layout to the client. All information shown is to be checked on site for accuracy and fit and used in conjunction with a professional survey and any other associated drawings/documents. Feasibility of plant positions are subject to location of hidden/underground services. In the absence of further detailed plans or documents the constructor should finalise materials, levels, drainage and construction materials with the client.



Perimeter wall





Hand rail

Timber handrail on one side , design TBC

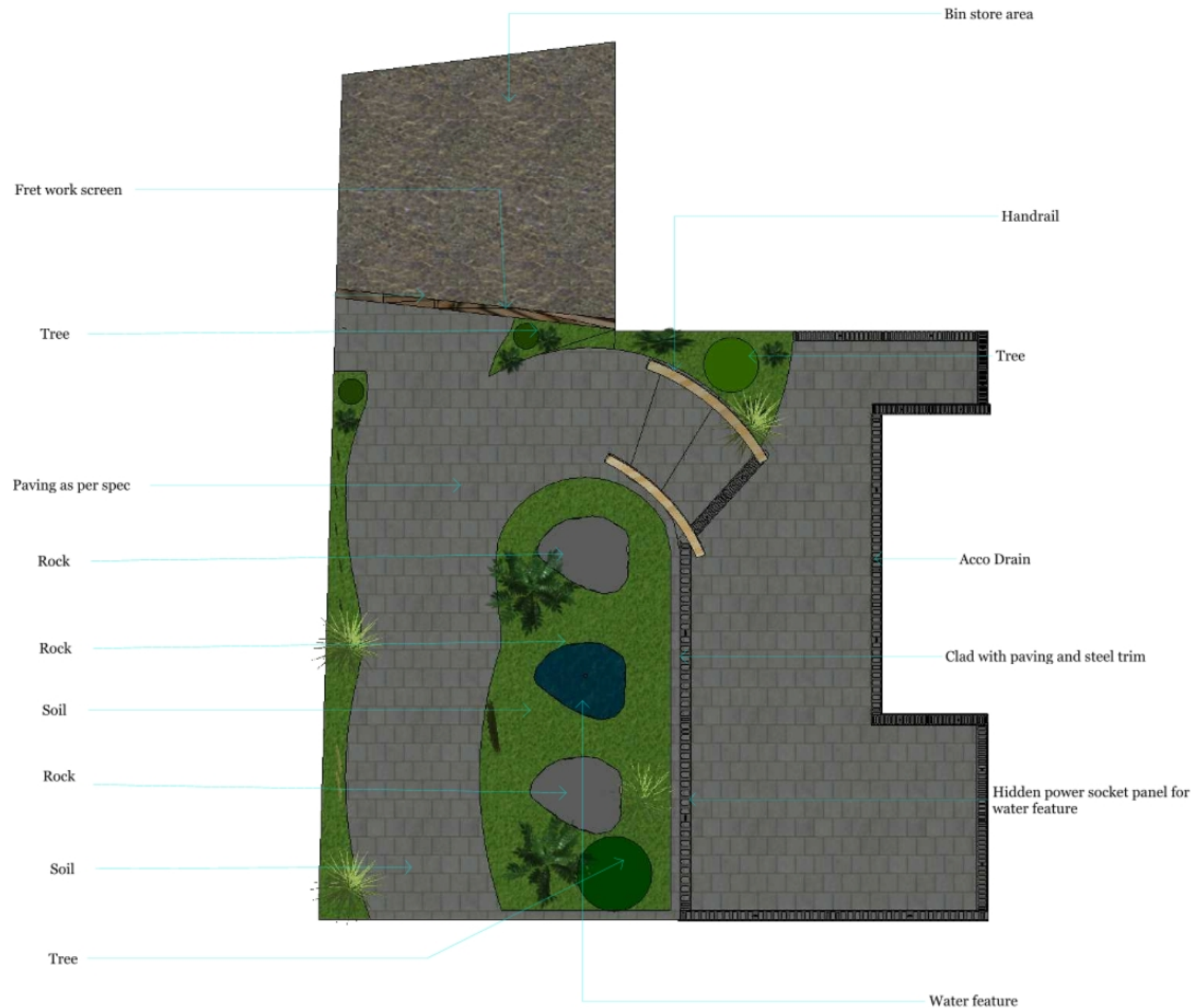
Rocks

3 x Slate Grey 600 to 700 mm in size. To be individually picked by the contractor or the designer.



Linear drainage should be Minimum visible option, black finish

Rendered plan view - Water Feature plan



Rendered plan view

CHECK ALL DIMENSIONS
ON-SITE AND PRIOR TO CONSTRUCTION

Please note this is not a construction drawing. Its purpose is to convey the proposed new layout to the client. All information shown is to be checked on site for accuracy and fit and used in conjunction with a professional survey and any other associated drawings/documents. Feasibility of plant positions are subject to location of hidden/underground services. In the absence of further detailed plans or documents the constructor should finalise materials, levels, drainage and construction materials with the client.

**ANN-MARIE O'KEEFFE
GARDENS**

07932 774 885
annmarieokeeffegardens@hotmail.com



Customer name : Panorama Interior

Project Address : 5 to 11 Craven Park Road

Tel:

Drawing title : Rendered view

Drawing no. : Version concept 2 version 5 F

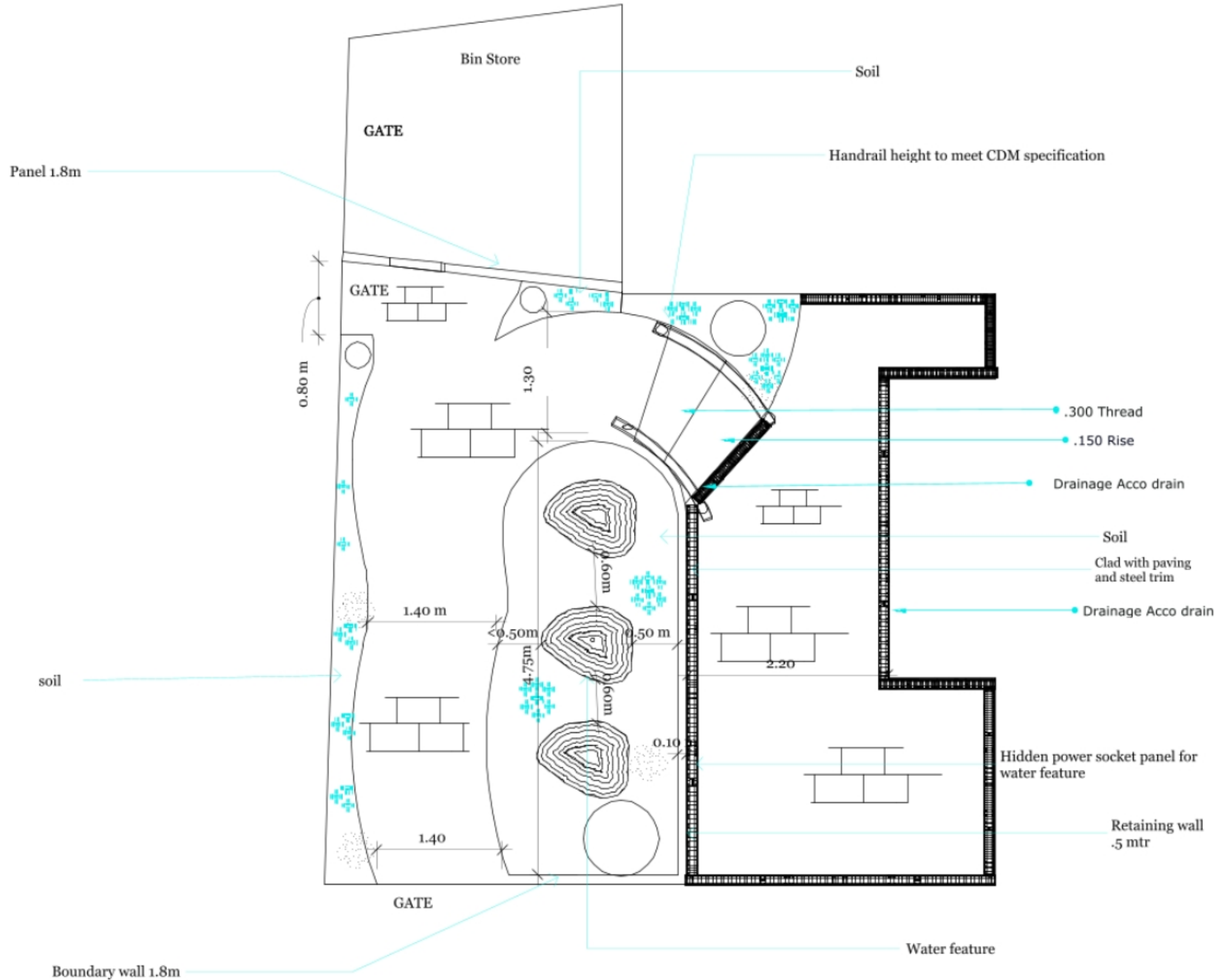
Date : 01/11/2021

Scale : 1:50

Aspect :



Setting out plan



N.B. Soil. Good quality top soil to be used. All beds to be 400mm minimum soil depth
Beds for trees to be 500mm Deep

NOTES

Handrail height to be
CDM compliant

See specification document for
Boundary wall construction details



SOIL

Soil. Good quality top soil to be used.
All beds to be 400mm minimum soil depth
Beds for trees to be 500mm Deep

CHECK ALL DIMENSIONS ON-SITE AND PRIOR TO CONSTRUCTION

Please note this is not a construction drawing. Its purpose is to convey the proposed new layout to the client. All information shown is to be checked on site for accuracy and fit and used in conjunction with a professional survey and any other associated drawings/documents. Feasibility of plant positions are subject to location of hidden/underground services. In the absence of further detailed plans or documents the constructor should finalise materials, levels, drainage and construction materials with the client.

**ANN-MARIE O'KEEFFE
GARDENS**



07932 774 885
annmarieokeeffegardens@hotmail.com

Customer name : Panorama Interior

Project Address : 5 to 11 Craven Park Road

Tel:

Drawing title : Plan view wireframe setting out.

Drawing no. : Version concept 2 version 5 F

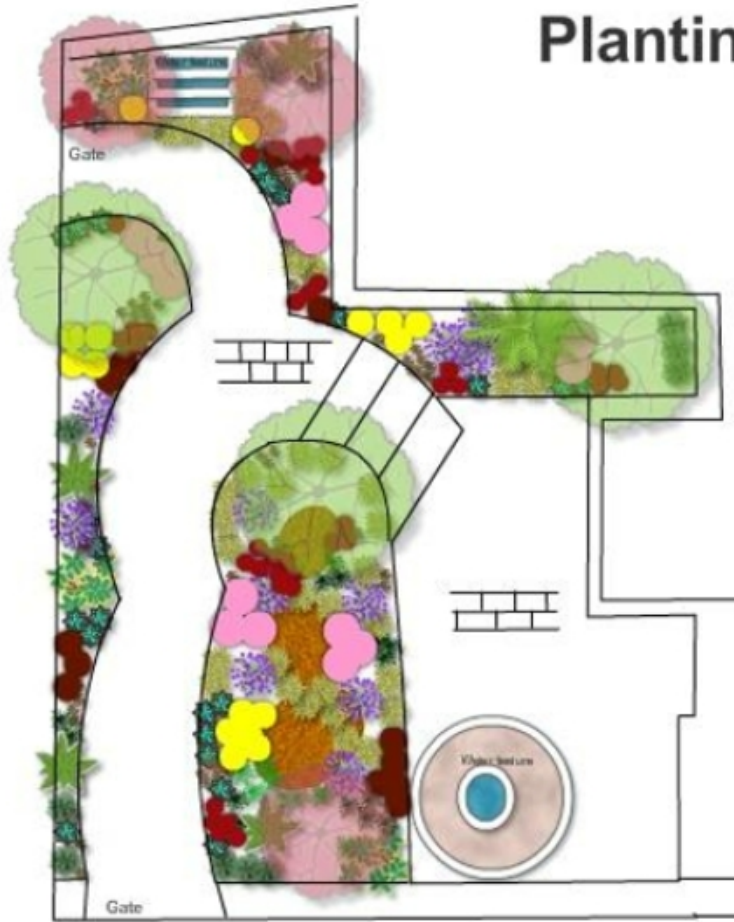
Date : 01/11/2021

Scale : 1:50

Aspect :



Planting plan



1. All planting material will be the best quality available.
2. All plants are to be planted in groups of 3 or more.

Ann-Marie O'Keefe Gardens

an-annmarieo'keefegardens@gmail.com
Tel: 07622 774 002



Client name and address	Project name and address
Client reference	Project name, street name, address, town, county, post code
Client email	Project name, street name, address, town, county, post code
Client phone	Project name, street name, address, town, county, post code
Client fax	Project name, street name, address, town, county, post code
Client website	Project name, street name, address, town, county, post code
Client social media	Project name, street name, address, town, county, post code

11-15 CRAVEN PARK ROAD - PLANTS



Ajuga reptans 'Burgundy Glow' (**Bugle 'Burgundy Glow'**)

Quantity: 1

Pot size: None

'Burgundy Glow' is a creeping, mat-forming, evergreen perennial with oblong to spoon-shaped, maroon-flushed, silvery grey-green leaves and short, spike-like whorls of two-lipped, dark blue flowers in late spring and early summer.



0.5m
max. height



1m
max. spread



2-5 years
to maturity



Amelanchier arborea (**Tree amelanchier**)

Quantity: 1

Pot size: None

A. arborea is a rounded, sometimes multi-stemmed, deciduous tree with ovate, mid-green leaves, grey and hairy when young, turning yellow then red in autumn. Pendent racemes of fragrant, white flowers in late spring are followed by reddish-purple fruit.



7.5m
max. height



7.5m
max. spread



10-20 years
to maturity



Anemone x hybrida 'Lady Gilmore' (**Japanese anemone 'Lady Gilmore'**)

Quantity: 1

Pot size: None

'Lady Gilmore' is a pretty perennial with fringed leaves and rose-pink, semi-double flowers in summer.



1.5m
max. height



1m
max. spread



2-5 years
to maturity



Brunnera macrophylla 'Jack Frost' (Siberian bugloss 'Jack Frost')

Quantity: 1

Pot size: None

'Jack Frost' is a clump-forming perennial, with broad, hairy, heart-shaped leaves which are silver with green veins and blue forget-me-not type flowers in spring.

0.5m
max. height0.5m
max. spread2-5 years
to maturity

Dryopteris affinis (Scaly male fern)

Quantity: 1

Pot size: None

D. affinis is a semi-evergreen fern. Its feathery fronds emerge yellow-green, maturing to deep green, and are arranged in an upright rosette.

1.5m
max. height1m
max. spread5-10 years
to maturity

Fatsia japonica (Japanese aralia)

Quantity: 1

Pot size: None

F. japonica is a medium, spreading evergreen shrub with palmate leaves, clusters of small white flowers and small, black fruit.

4m
max. height4m
max. spread10-20 years
to maturity



Fatsia japonica 'Spider's Web' (Speckled Japanese aralia)

Quantity: 1

Pot size: None

'Spider's Web' is a bushy, rounded, suckering, evergreen shrub with leathery, glossy, deeply-lobed, dark green leaves, heavily speckled creamy-white. Clusters of small white flowers in autumn are followed by black fruit.

2m
max. height2m
max. spread10-20 years
to maturity

Hakonechloa macra 'Aureola' (Golden hakonechloa)

Quantity: 1

Pot size: None

'Aureola' is a compact, clump-forming deciduous grass with narrow, arching, lance-shaped leaves striped green and yellow, flushed red in autumn and early winter.

0.3m
max. height0.5m
max. spread5-10 years
to maturity

Helleborus orientalis 'Hello Red' (Lenten rose 'Hello Red')

Quantity: 1

Pot size: None

'Hello Red' is a clump-forming, evergreen to semi-evergreen perennial with leathery, deeply lobed, toothed, dark green leaves and upright stems bearing single, nodding to outward-facing, saucer-shaped, maroon to deep reddish-purple flowers from late winter into spring.

0.4m
max. height0.4m
max. spread2-5 years
to maturity

**Matteuccia struthiopteris (Ostrich fern)**

Quantity: 1

Pot size: None

M. struthiopteris is a deciduous fern forming large erect rosettes with bright green, fronds surrounding shorter, brownish fronds.

1.5m
max. height2.5m
max. spread5-10 years
to maturity**Osteospermum 'Buttermilk' (African daisy 'Buttermilk')**

Quantity: 1

Pot size: None

'Buttermilk' is a tender, compact, mound-forming, evergreen perennial or subshrub with oblong to lance-shaped, glossy, deeply toothed, dark green leaves and, from early summer into autumn, daisy-like, pale yellow flowerheads fading to white at the base.

0.5m
max. height0.8m
max. spread2-5 years
to maturity**Prunus x subhirtella 'Autumnalis Rosea' (Winter flowering cherry 'Autumnalis Rosea')**

Quantity: 1

Pot size: None

'Autumnalis Rosea' has pink flowers between autumn and spring when the weather is mild.

8m
max. height8m
max. spread10-20 years
to maturity



Salvia nemorosa 'Blue Bouquetta' (Balkan clary 'Blue Bouquetta')

Quantity: 1

Pot size: None

'Blue Bouquetta' is a compact, mound-forming, herbaceous perennial with ovate, toothed, aromatic, mid- to grey-green leaves and dense, erect racemes of purple-blue flowers from early summer into autumn.

0.25m
max. height0.3m
max. spread2-5 years
to maturity

Trachycarpus wagnerianus (Miniature chusan palm)

Quantity: 1

Pot size: None

T. wagnerianus is a hardy palm with a single trunk forming compact fan-shaped leaves. It is stiffer, more compact and wind tolerant than the more common *Trachycarpus fortunei*.

10m
max. height2m
max. spread20-50 years
to maturity