

MDPS

MIDLAND DYNAMIC
PROPERTY
SERVICES

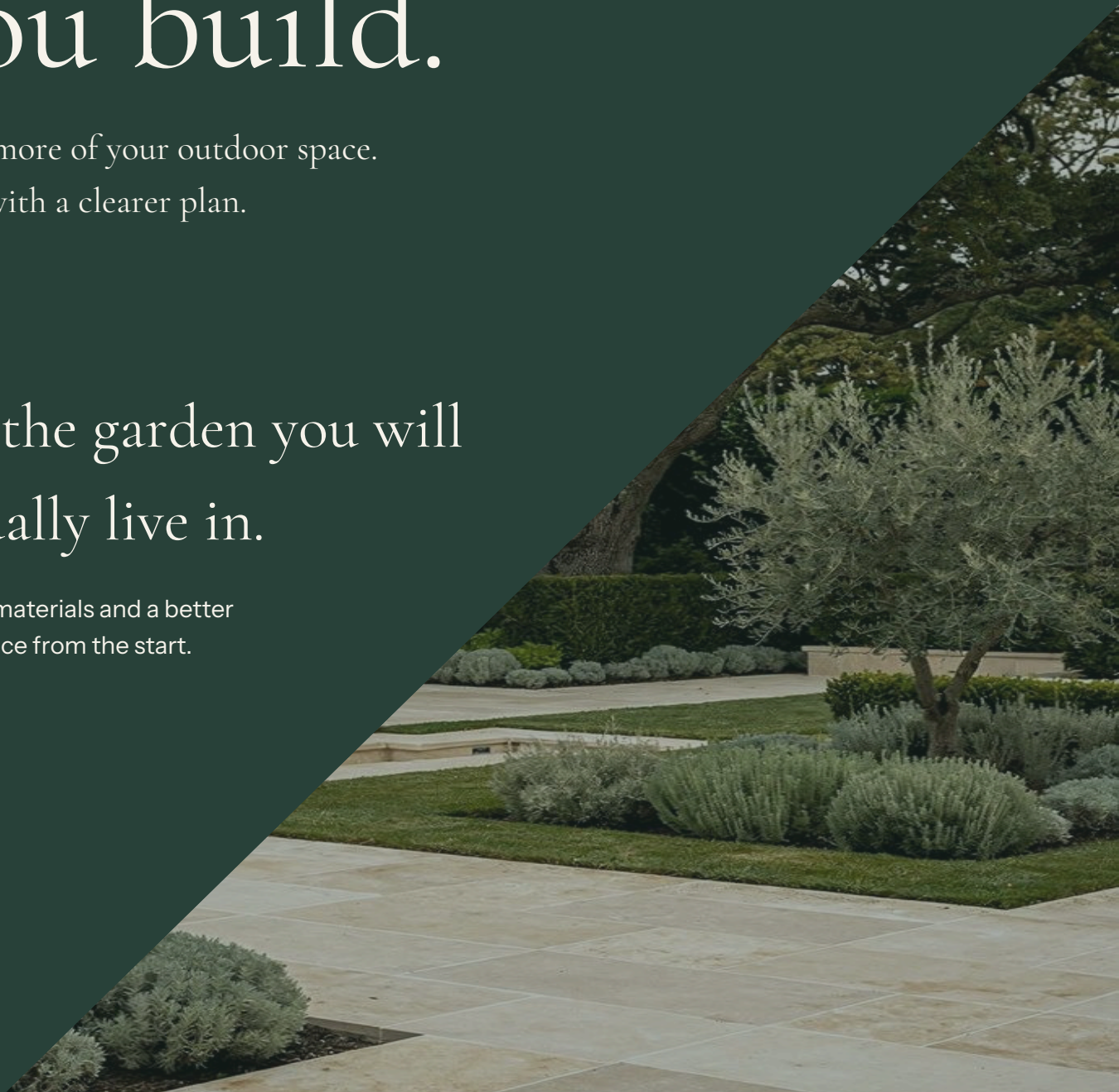
A PRACTICAL DESIGN GUIDE

Before you build.

Make more of your outdoor space.
Start with a clearer plan.

For the garden you will actually live in.

Layout, materials and a better
experience from the start.



OUTDOOR SPACES, MADE FOR MORE.

01 / START WITH LIFE

A better brief starts here.

Before choosing a slab or a fence panel, decide what a better outdoor space would let you do.

1

Make room for everyday life

A quiet coffee, somewhere to eat together, room to play, or an easier arrival home. Pick your three most important uses.

2

Name the problem

Write down what stops you using the space now: puddles, poor privacy, awkward steps, nowhere to sit or too much upkeep.

3

Keep what already works

A healthy tree, a good boundary or a sunny corner may be worth designing around. A new garden need not mean replacing everything.

Your starting sentence: “We want a space for _____, without _____.”

Use this guide in order

Layout 03 / Ground 04 / Materials 05 / Planting & light 06 / Quotes 07 / Projects 08 / Process 09 / Experience 10 /
Your brief 11

02 / LAYOUT

Give every area a purpose.

Plan the routes first. Then test where sitting, planting, storage and everyday movement can comfortably coexist.

01 Find your place to pause.

Try your chairs in different places and at different times of day. Notice sun, shade, privacy and the view back towards the house.

02 Keep everyday routes clear.

Allow room to reach bins, gates and storage when furniture is in use. Think about carrying shopping, moving a mower and opening doors.

03 Leave room for change.

Plan for mature planting and the way your household may use the garden later. A flexible open area can be more useful than another fixed feature.

Try it before you build it

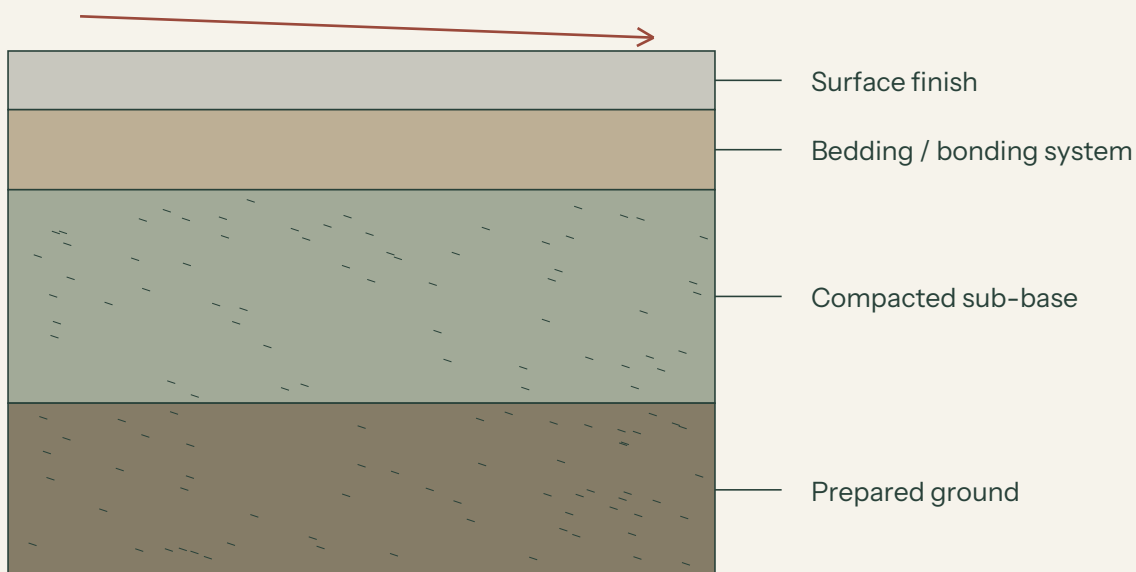
Mark the edges with string or removable markers. Set out your actual furniture and walk through the space.

03 / GROUNDWORKS

The part you will not see.

A surface is one part of a system. Ask your contractor to explain the ground, the build-up and where water will go.

PAVING: AN ILLUSTRATIVE SECTION



Water follows designed falls to a suitable outlet.

Schematic only. Layer types, thicknesses, drainage and edge details depend on the ground, paving system and expected loads. A driveway is not specified like a footpath.

Keep good soil where it belongs.

Discuss retaining suitable existing topsoil for planting areas. Keep it separate from rubble and subsoil, and protect it from site traffic. Imported soil is not a cure for an underlying drainage problem.

Ask before the dig starts

What stays, what is removed, where will materials be stored, and how will the remaining lawn and planting be protected?

04 / MATERIALS

Choose for the life it will have.

Look at samples outdoors, wet and dry. Ask about cleaning, repair and the installation system as well as colour.



Porcelain

A crisp, consistent finish.

Check the outdoor product rating, wet grip, edge details and cleaning guidance.



Natural stone

Variation and a softer character.

View several pieces together. Ask about weathering, staining and any recommended treatment.



Block paving

Modular surfaces for paths or drives.

Ask about load suitability, joint upkeep, edge restraint and how repairs would blend in.



Resin-bound surfacing

A continuous aggregate finish.

Confirm the exact system and base. Permeability depends on the whole construction.



Timber

Warmth, screening and structure.

Ask about durability, fixings, expected colour change and the maintenance commitment.



Lawn & planting

Living texture, shade and seasonal change.

Choose for light, soil and how much care you can give. Artificial turf still needs cleaning and upkeep.

The most useful sample test

Put the sample next to your brickwork and door frames. A material that looks right in a showroom can read differently at home.

05 / PLANTING & LIGHT

Make the space feel settled.

A garden feels considered when planting, light and maintenance have been planned together.

01

Plant for the place.

Choose for the light and soil you have. Allow for mature growth, and think about the view in winter as well as summer.

02

Make room to sit.

Use planting to frame the space without crowding furniture, paths or doors.

03

Light with purpose.

Prioritise steps, routes and seating. Direct light away from neighbours and leave quieter areas dark.

04

Plan for real life.

Be honest about watering, pruning and cleaning. A simpler scheme you can care for is better than one you cannot.

The question to keep asking

Will this choice make the space more enjoyable to use, or simply add another thing to look after?

06 / BUDGET & QUOTES

Compare the work and experience.

Use the same brief for each contractor. Ask for unclear items to be explained in writing before deciding.

CHECK	WHAT TO LOOK FOR
Scope & quantities	Areas, dimensions, boundaries and what is excluded.
Ground & drainage	Preparation, disposal, proposed build-up and water route.
Materials & finish	Named products or agreed allowances, edges and joints.
Access & protection	Delivery route, storage, waste and protection of existing areas.
Price & changes	Total price, VAT position, payment stages and variation process.
Timing & handover	Start window, dependencies, snagging and aftercare.

If the budget needs to come down

Separate essentials from later additions. Ask which elements can be phased without undoing finished work. Agree a contingency for site-specific unknowns rather than assuming every surprise is included.

A useful question

“What would you change to meet this budget, and what would that change mean for the finished space?”

07 / SELECTED MDPS WORK

Ideas already brought to life.

Four details from MDPS work. Use them to describe what appeals to you, rather than copying a whole garden.



A clear garden edge

Defined paving and lawn give the garden a clear shape.



Working with levels

Changes in level help organise the usable space.



Space built around sitting

Seating and planting make room to pause.



Softening the boundary

A curved edge and planting soften a timber boundary.

08 / A CALMER PROJECT

Know what happens next.

A clear process gives you a useful question at every stage, from the first enquiry to the final handover.

01

Request a quote

Share the brief, postcode and current photos.

Have I explained the problem as well as the finish?

02

Clarify the scope

Review the site information and any survey or visit needed.

What assumptions still need checking?

03

Agree the work

Confirm materials, inclusions, price and payment stages.

How will changes be priced and approved?

04

Prepare & build

Agree access, a realistic programme and an update routine.

Who do I contact, and what decisions are due?

05

Review & care

Walk through the work and record any outstanding items.

What care instructions and product details will I receive?

Before work begins

Agree where deliveries and waste will go, how access stays safe, and how neighbours will be kept informed about likely disruption.

09 / THE EXPERIENCE

Clarity should be part of the quote.

Use these points to compare the experience being offered, alongside the scope and price. Ask each provider to explain its approach.

WHAT MATTERS	MDPS APPROACH	OTHER CONTRACTORS
Understanding your brief	How you want to use and feel in the space informs the conversation.	Do they explore your priorities or only price the requested work?
A clear recommendation	Scope, materials and assumptions should be explained before agreement.	Can you see what is included, excluded and still undecided?
Knowing what happens next	Agree the next step, a programme and a point of contact.	Who updates you, how often, and who owns delays?
Changes without confusion	Discuss the cost and timing effect of changes before proceeding.	Is there a written process for agreeing extra work?
Care for the wider space	Plan access, protection, site tidiness and neighbour communication.	How will the household and neighbours be considered?
A considered finish	Review outstanding items and discuss aftercare at handover.	What happens after payment if something needs attention?

Discuss the MDPS approach with us when planning your project. Confirm the commitments for your project in the written agreement. Other providers vary; this is a comparison checklist, not a scored market survey.

10 / YOUR ONE-PAGE BRIEF

A little clarity goes a long way.

Print this page or use it as a prompt for your notes. You do not need every answer before starting a conversation.

The three things we most want to do outside

The main problem we want to solve

What should stay?

What should change?

Must-haves

Nice-to-haves / later phases

Budget range, including any contingency

Preferred timing / fixed dates

Access, drainage or other site concerns

References we like, and why

Ready to put your ideas into words?

Request a quote: mdpropertyservices.uk/request-a-quote