

KEITH WOOD LANDSCAPE DESIGN – 360 ARCHITECTURE – SHURGARD SELF STORAGE FACILITY, UXBRIDGE ROAD, HAYES, LONDON, UB4 OHD.**PROPOSED 5 YEAR MAINTENANCE REGIME- REV E: 03.12.24**

The maintenance of the landscape areas associated with the Uxbridge Road, Hayes, Self-Storage facility will be undertaken by a landscape managing agent on behalf of Shurgard UK Ltd.

The maintenance regime will be undertaken for the first five years after planting and following this period the landscape areas will be revisited and further on-going maintenance works will be identified, as required and continued in perpetuity.

Maintenance Aims

For full details of the existing trees at the Hayes site refer to the Arboricultural Report.

Refer to the Soft Landscape Proposals drawing SH 103.21 SL01 E for details of the proposed tree planting, mixed species hedging, native species shrub planting at the Uxbridge Road site in Hayes.

The landscape maintenance regime lists the various maintenance activities to be undertaken for the landscape areas, the exact timing of the works will be determined by the Landscape Managing Agent in association with the seasonal variations.

Any tree pruning works and hedge shaping and pruning will require to be undertaken only out-with the bird nesting season (October to February inclusive*.)

The maintenance regime will monitor the growth of the tree planting and the regular checking of the tree ties and stakes will ensure that the trees are not damaged following storms and assist with their development. At the end of the initial five-year maintenance period the trees will be inspected and where suitably established the tree stakes and ties will be removed. Establishment watering of the new trees will be undertaken for the first three years after planting and if needed in the following two years, if needed.

The shrub beds will be regularly litter picked, weeded and plants heeled in at each visit during the 5 year maintenance period. Weed killing visits will be undertaken by hand and regular hoeing of the shrub beds. Regular raking of the bark mulching will be undertaken to cover any exposed soil at each visit.

The proposed native species hedging will be planted at 5 per linear metre in double staggered rows and the hedging will require shaping up and topping at 2.5m high during the maintenance period. No hedge pruning or shaping works are to be undertaken during the bird nesting season to maximise the berry production for the birds*

Hedging to be pruned / shaped in a 1 year in 3 rotational cut (to maximise the wildlife usefulness of the hedge. Works to be restricted between October to February inclusive.) Base of hedging to be bark mulched and maintained weed free as per the shrub beds.

Litter picking visits to be undertaken monthly to ensure that any litter is removed from the site and the litter trap fencing at the Canal boundary fence.

YEARS 1- 5

	MONTH												YEAR				
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	1	2	3	4	5
Maintenance Operation																	
^ Hand Weed control + litter pick shrub beds and hedging areas.			●		●	●		●		●			✓	✓	✓	✓	✓
Firm in plants and adjust / re-set tree stakes + ties		●		●		●		●		●		●	✓	✓	✓	✓	✓
Inspect plants for animal browsing damage.				●		●		●		●		●	✓	✓	✓	✓	✓

Report any significant damage to Shurgard.																	
Apply slow release fertiliser to trees and shrubs.**											●				✓		✓
Beat up failed / diseased plants*			●										✓	✓	✓	✓	✓
Tree stakes- removal.												●				✓	✓
Tree and shrub watering in summer months(Provisional, if needed during periods of minimal rainfall.)					●	●	●	●	●				✓	✓	✓	✓	✓
Mixed Species Hedging establishment works, firming in and weeding. Water hedging in summer months.(Provisional)				●	●	●	●	●	●				✓	✓			
Hedging- Pruning / shaping- 1 year in 3 rotational.		●									●		✓		✓		✓
Hard landscape areas- uplift fallen branches and leaves and dispose of at a recycling facility.			●		●		●		●	●	●		✓	✓	✓	✓	✓
Litter picking visits – hard and soft landscape areas. Remove any litter from the hard landscape areas , shrub beds and hedging bases.	●	●	●	●	●	●	●	●	●	●	●	●	✓	✓	✓	✓	✓
*Shurgard's implementation contractor to inspect the trees, shrubs, woodland planted areas and hedging at the end of the first year and replace any dead or dying plants with plants of similar species and height.																	
** Slow release fertiliser Landscaper Pro -Flora 15-9-11+3 MgO (2 year fertiliser) applied at 35g/m2 and worked into topsoil around shrubs and trees. (Or equal and approved, applied in accordance with the manufacturer's guidelines.																	
Shurgard's landscape managing agent to provide an annual inspection report for years 1-5 to list that the above operations have been undertaken and where replacement plants have been planted a list of plants should be provided. Any replacement plants to use plants of similar species and size to the planning approved specification and will include a similar mesh shelter and stake as per the original planting specification, if necessary.																	
^ Allow for a non-residual, selective herbicide (Non-glyphosate formula) application to shrub planted areas / hedging bases if pernicious weed species (eg: Docks, Thistles and Nettles) become established (first 3 years after planting.) Non-residual, Non-glyphosate formula herbicide applications to be undertaken in accordance with the manufacturer's guidelines. (Non-residual herbicides in compliance with EC Directive on the safe use of Pesticides.)																	
NOTES: Where trees are exhibiting stress or die-back seek the assistance of an Arborist. Any works to trees to be undertaken to comply with BS3998:2010 Recommendations for Tree Work and refer to the Arboricultural Association website for further guidance. www.trees.org.uk No tree felling or pruning works to be undertaken within the bird nesting season as per the Project Ecologist's recommendations*. (Only permitted between October and February inclusive.)																	

All arisings from the landscape maintenance visits are to be disposed off at a licensed recycling facility by the Landscape Managing Agent.
Maintenance regime prepared by: Keith L Wood BA (Hons) CMLI Landscape Architect.