

11.0 Vegetation Survey

The vegetation growing adjacent the risk address has been surveyed in accordance with the Brief set out at s.1.0 of this report. All vegetation has been surveyed from the ground using digital measuring devices and/or standard tape measures. All distances are measured to the nearest point of the risk address unless otherwise stated.

Key to Abbreviations

Age Class	Y – Young. EM - Early Mature. M – Mature. FM - Fully Mature. OM - Over Mature
Condition	A – Good. B - Minor problems. C - Major problems. D – Dead, Dying or Dangerous
Stem Diameter	MS - Multi-stemmed tree
Ownership	PH - Within boundary of risk address. 3 – Within boundary of third party properties. LA – Within land owned by a Local Authority. U – Within land of indeterminable ownership.

Hed ge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Owner -ship
T1	London Plane	101+	FM	B	25.5	8	1300	2.5	PH
Comments: London Plane T1 is situated to the front of the Insured property. Lapsed Pollard.									

Hed ge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Owner -ship
T2	London Plane	101+	FM	B	25.5	9	1000	2.5	PH
Comments: London Plane T2 is situated to the front of the Insured property. Lapsed Pollard.									

Hed ge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Owner -ship
T3	Cypress	11-25	EM	B/C*	11.5	4	230	1	PH
Comments: Cypress T3 is situated to the front of the insured property. No evidence of prior management works.									
*May have a small diameter rope embedded in the stem at approximately 2m high.									

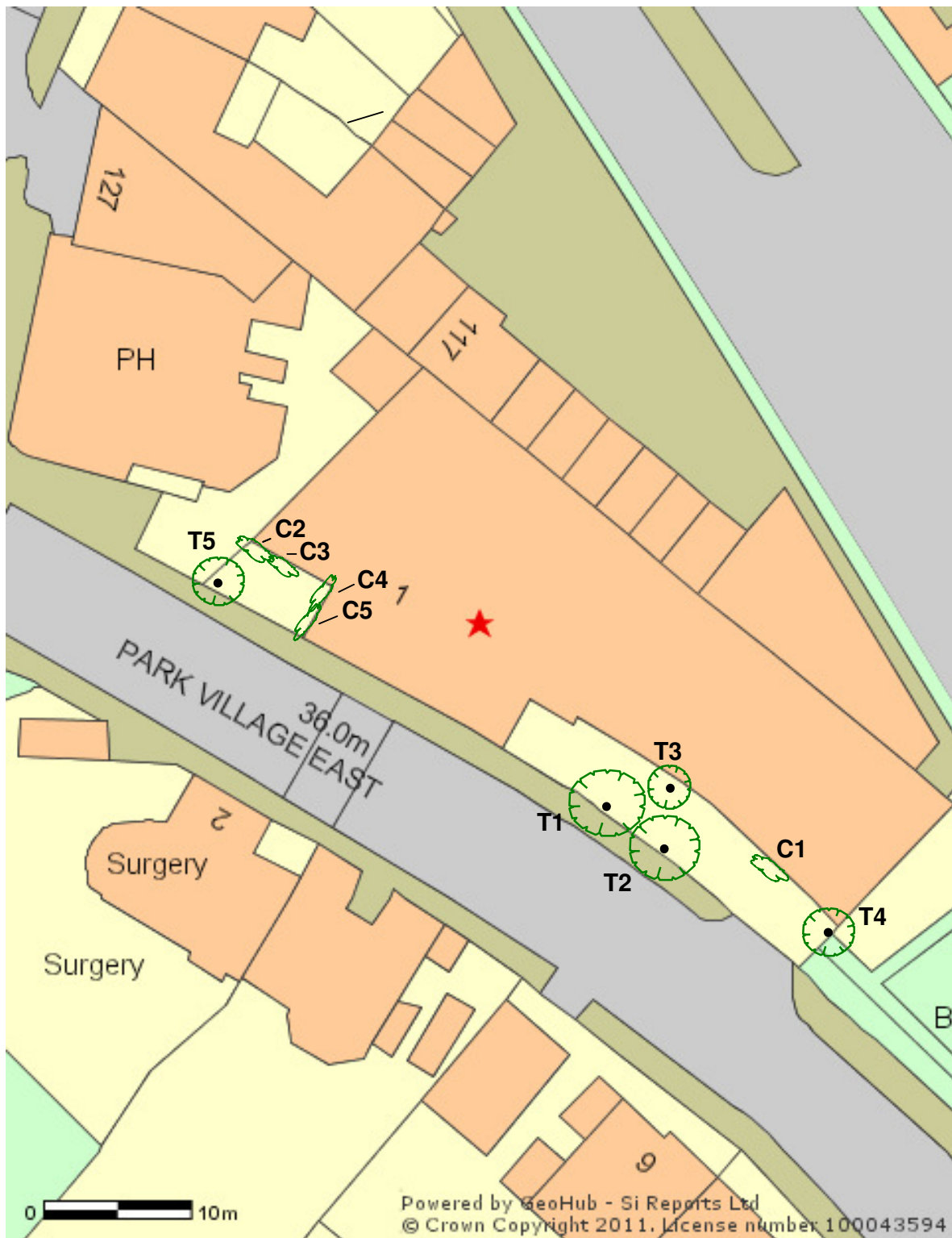
Hedge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Ownership
T4	Eucalyptus	11-25	EM	B/C*	12.9	4	230	1	PH
Comments: Eucalyptus T4 is situated to the front right of the Insured property. No evidence of prior management works. *exposed root plate growing in a confined area.									

Hedge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Ownership
C1	Wisteria	0-10	Y	B	4.5	2	>50	0	PH
Comments: Wisteria C1 is situated to the front right of the Insured property.									

Hedge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Ownership
T5	Cherry	11-25	Y	B/C*	4	4	280	3	PH
Comments: Cherry T5 is situated to the front left of the Insured property. *heavily reduced									

Hedge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Ownership
C2	Wisteria	0-10	Y	B	4.5	3	>50	0	PH
C3	Ivy/Climbing Rose								
Comments: Wisteria C2 & Ivy/Climbing Rose C3 are situated to the front left of the Insured property.									

Hedge No.	Species	Estimated Age	Age Class	Cond.	Height (m)	Crown Spread (m)	Diam. (mm)	Dist.to bldg (m)	Ownership
C4	Twin large leaved Ivy	11-25	Y	B	3*	4	100-300	0	PH
C5	Single large leaved Ivy								
Comments: Ivy C4 & C5 are situated to the front left of the Insured property.									



(NB: This plan identifies the vegetation considered within the report and may not be a comprehensive record of site features.)

<p>Title: 1 Park Village East, Regents Park, London NW1 7PX</p> <p>Client: Chubb Insurance Company of Europe S.A</p>	<p>Scale: N T S</p> <p>Drawn Date: 14.04.11</p> <p>Job Ref: 447330</p>	<p>OCA UK Limited</p> <p>Consulting Arboriculturists</p>
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