

**6 ERSKINE ROAD
LONDON NW3 3AJ**

**Phase 1
Environmental Assessment**

Client
Durley Development Corporation

Agent
Messrs. Jackson Coles LLP

Report No. 3617

30 June 2011

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**6 ERSKINE ROAD
LONDON NW3 3AJ**

**Phase 1
Environmental Assessment**

Synopsis

A Phase I Environmental Assessment has been conducted into the past and present usage of No. 6 Erskine Road in Camden on the instructions of Messrs. Jackson Coles LLP, Construction Consultants to the Durley Development Corporation. The purpose of the study was to conduct a visual appraisal of the site and its immediate surroundings and to research available data with reference to chemical constraints that may impinge upon the client's proposals to redevelop the site.

The study comprised a walkover survey followed by examination of historic map records. In addition, searches were made of various databases held by the Environment Agency and others. The information obtained from these sources is summarised herein.

In summary, it is considered that previous activities on and around the site represent a medium risk of significant or widespread contamination. An intrusive investigation should be conducted to assess the extent of any contamination and guidance is provided in respect of appropriate analytes. Standpipes should be installed if groundwater is encountered or suspected to permit its analysis.

1

Walk over survey

The site comprises an approximately rectangular plot of land running north east from Erskine road as shown at Figure A1 of Appendix A. Leeder House and the Caretaker's Lodge flank the entrance on Erskine Road, a central roadway giving access to four commercial units labelled Blocks 2 - 5. The whole site slopes gently down towards the north east, consistent with the surrounding ground levels, although land abutting the far end (NE) of the site appears somewhat lower.

Leeder House is a three storey building occupied by Marshall Arts Ltd., Concert Sound Ltd., London Towers Basketball Ltd. and Oxford Film Co. Ltd.

On the opposite side of the entrance way, the Caretaker's Lodge is a single storey building of unknown occupancy.

Block 2 is the major unit on the right hand (SE) side of the access road. JHP, Sleeper Music Ltd and ADV International occupy this two storey structure. To the south east, the Block 3 is also two storey but smaller in size and occupied by PMA Marketing Ltd.

On the left (NW) side of the access road, only Block 5 falls within the development area and this is single storey accommodation for Lowrider Ltd. At the north west end, Block 4 houses the premises of Triyoga in a large warehouse type building.

A small parking area lies between Blocks 4 & 5 and waste bins for all companies are situated between the Lodge and Block 2.

All external areas were laid to tarmac which appeared to be in good condition and free of significant staining.

The immediate environs offer a mix of residential and commercial, often retail, use which is apparently largely of Victorian age. To the north west, the site is abutted by the rear gardens of houses on King Henry's Road and Ainger Road. Erskine Road and Regent's Park Road, which abuts the south east edge of the site, offer retail premises at ground floor with flats above in terraces of three and four storeys high. Most of the retail premises appear to be benign uses in terms of potential contamination save for a dry cleaners on Erskine Road which abuts the southern corner of the site. The premises of Primrose Studios and Dennis Day Ltd. adjoin the rear of the site (NE) where a yard and parking area lies about 1 - 1½ m below the level of the subject site and the surrounding buildings.

The multiple rail lines, sidings and station of the Primrose Hill complex run in cutting some 60 m north of the site, adjacent to King Henry's Road.

2

Historic map records

Extracts from historic Ordnance Survey maps are presented at Figures B1 - B11 of Appendix B and illustrate usage of the site and its surroundings from 1871 to 2011. These also show the approximate boundary of the site and the 250 m radius of interest for this assessment.

1871 - 1875

The site was a Timber Yard at that time and contained four buildings. The footprint of two of these suggest that Leeder House and Block 2 had been on site from the earliest map. The third

building lies towards the rear of the site and the fourth, a long thin structure, against the south west boundary of the site.

Much of the immediate surroundings was already established; the footprints of houses on King Henry's Road and Ainger Road and many of the shops and flats on Regent's Park Road appearing much as they are today. Land abutting the north east end of the site appears to be private gardens to the isolated property at the junction of King Henry's and Regent's Park Roads. To the west, the housing gives way to the open land of Primrose Hill and two ponds, the nearest being 80 m south west of the site boundary.

A Pianoforte Manufactory is mapped 210 m south of the site whilst the railway network with its associated Engine Sheds and Chalk Farm Station was in place by 1871.

1873

The 1873 map was published at larger scale and thus shows the site in greater detail. Figure B2 confirms the building layout and its use as a Timber Yard.

1896

The previous buildings remain and a small rectangular feature is now mapped in the centre of the site.

Immediately to the north east, a Chapel and Industrial School have been built on the previous garden areas. Some of the Primrose Hill open space has been developed for housing, covering the ponds previously in this area.

1915 - 1916

Figure B4 shows the site to have been redeveloped from its previous use as a Timber Yard, the buildings now appearing to have largely attained their current configuration. A fountain and a well are shown on site. New buildings have been erected on land immediately north east of the site, to the rear of the Chapel.

1938

The 1938 publication was at 1/10560 scale and thus little detail is visible from Figure 5a. However, an enlargement is provided at Figure 5b which confirms no significant changes to either the site or its immediate surroundings.

1952 - 53

Block 2 is now identified as a Radio Works.

The Chapel and Industrial School immediately to the north east have now been replaced by the current Block 4 and a Glass Works, Warehouse, Chalk Farm Garages and a Furniture Works. To the south west, an Engineering Works is mapped on the opposite side of Erskine Road, just 15 m from the site. A Plating Works is shown 50 m distant and Regent's Park Garage at 120 m. An unidentified building 60 m south east of the site, present since 1896, is now shown as a Factory. The old Pianoforte Manufactory at 220 m south east is now an Electrical Fittings Factory and new Pianoforte Works is present 90 m south east of the site. Another Furniture Works and an Electrical Works have been built 160 m south east.

Chalk Farm Station is now known as Primrose Hill Station and expansion of the railway facilities east of the site has resulted in a Tank at 170 m. Adjacent to the railway, an Engineering Works lies 120 m east of the site and a Garage immediately to its east.

1963 - 1965

No significant changes are noted on Figure B7. The site and its surroundings remain largely unchanged in the 10 years since the last revision although most of the industrial premises are now shown simply as Works rather than the specific identification of earlier maps.

1969 - 1972

Although the full area of interest was not revised at this time, no significant changes are evident save for the Electrical Fittings Factory at 220 m south east now being the Public Health Department.

1982 - 1994

No changes are evident on Figures B9 & B10.

2011

Figure B11 shows the site and its surroundings as they are today. The site remains unchanged, the only apparent change of significance being the old Public Health Department, once the Electrical Fittings Factory, now being changed to residential flats.

3

Development proposals

It is intended to make the following alterations to the site as shown at Figures A2-A4:-

Demolition of Block 5, erection of 2/3 storey building with enlarged basement.

Alterations to elevations of Leeder House and Caretaker's Lodge.

Roof extensions and alterations to elevations of Blocks 2 & 3.

Construction of 3 storey core blocks between each building.

4

Database searches

The following information has been gleaned from database searches generally within a 250 m radius of the site. All distances are approximate and measured from the nearest part of the site.

4.1

Authorisations, Incidents and Registers

4.1.1

Industrial Licences and Authorisations

No records of the following have been found within 500 m of the site:

Historic IPC Authorisations

Part A(1) and IPPC Authorisations

Water Industry Referrals (potentially harmful discharges to the public sewer)

Red List Discharge Consents (potentially harmful discharges to controlled waters)

List 1 Dangerous Substance Inventory sites

Category 3 or 4 Radioactive Substance Licences

Licensed Discharge Consents

Planning Hazardous Substance Consents

Several Part A(2) and Part B Activities and Enforcements have been found as follows:-

Distance m	Direction	Address	Enforcement	Date
6	SE	Primrose Valet 91a Regents Park Road	None notified	None notified
351	E	Lex Volvo Regents Park Bodyshop, Dumpton Place, Gloucester Ave.	None notified	None notified
377	NE	Texaco 81-85 Chalk Farm Road	None notified	None notified
463	E	Wm Morrisons Esso 29 Chalk Farm Road	None notified	None notified
471	N	The Dry Cleaners of Hampstead 80 Haverstock Hill	None notified	None notified
482	E	Wm Morrisons Supermarkets Chalk Farm Road	None notified	None notified

4.1.2

Dangerous or Hazardous sites

No records of COMAH or NIHHS sites has been found.

4.1.3

Environment Agency Recorded Pollution Incidents

No records have been found on either list 1 or list 2 of the National Incidents Recording System.

4.1.4

Contaminated land under Part IIA EPA 1990

The database search has not revealed any land classified as such.

4.2

Landfill and other waste sites

4.2.1

Landfill sites

No Environment Agency or Landmark landfill sites have been found, either operational or non - operational, within 1000 m.

No records of BGS/DoE non - operational sites or Local Authority landfills have been found within 1500 m.

4.2.2

Other waste sites

No operational or non - operational waste treatment, transfer or disposal sites have been found.

Three Environment Agency Licensed Waste sites have been revealed within 1500 m:-

Distance, m	Direction	Site	Operator	Annual tonnage	Date issued (surrendered)
738	E	Household Waste Amenity Site, Jamestown Road REGIS Licence CAM003	LB of Camden	<25000	15/10/94 (25/07/97)
1222	NE	Recycling Centre Regis Road REGIS Licence CAM001	LB of Camden	<25000	10/12/96

4.3

Current land use

4.3.1

Current industrial data

Records of potentially contaminative industrial sites revealed by the database searches are provided at Appendix C.

4.3.2

Petrol and fuel sites

Two petrol and fuel sites have been revealed within 500 m:-

323 m NE: Texaco Star Chalk Farm, 81 - 85 Chalk Farm Road: Obsolete

450 m E: Morrisons Chalk Farm Road: Open

This features on map records from 1966 onwards (Figures B6 - B12).

4.3.3

Underground high pressure oil and gas pipelines

No records have been found.

5

Geology

Records of the British Geological Survey indicate the site to lie on London Clay.

6

Hydrogeology and hydrology

The site does not lie on a productive aquifer.

Three Groundwater Abstraction Licences lie within 1000 m of the site:-

Distance, m	Direction	Location	Use	Annual volume, m ³	Start date (Expiry date)
538	SW	Barrow Hill Pumping Station	Potable water supply - direct	631,000	01/04/07 (31/03/13)
764	S	Regents Park	Animal watering & general non - farming	682	04/04/96
984	NE	Kentish Town Sports Centre	Cooking, sanitary, washing, laundry	605	13/06/96

Two Surface Water Abstraction Licences lie within 1000 m of the site:-

Distance, m	Direction	Location	Use	Annual volume, m ³	Start date (Expiry date)
572	E	Oval Road	Non - evaporative cooling	n/a	08/12/94
582	E	Southampton Bridge	Non - evaporative cooling	7,010,000	18/07/80

The Barrow Hill Pumping Station and the bores at Kentish Town Sports Centre also hold licences for Potable Water Abstraction.

The site does not lie within a groundwater Source Protection Zone but an Outer Catchment lies 112 m to the south west, the Inner Catchment being 303 m distant as shown at Figure A5.

7

Flooding

The site does not lie within a Zone 2 or Zone 3 flood plain.

There are no areas within 250 m that are used for flood storage or that benefit from flood defences.

The British Geological Survey rate the site as having a negligible susceptibility to groundwater flooding.

8

Environmentally sensitive sites

None of the following have been revealed by the database searches within 500 m:

Site of Special Scientific Interest
National Nature Reserves
Special Area of Conservation
Special Protection Areas
Ramsar sites
Local Nature Reserves

World Heritage Sites
Environmentally Sensitive Areas
Areas of Outstanding Natural Beauty
National Parks
Nitrate sensitive Areas
Nitrate Vulnerable Zones.

9

Natural hazards

9.1

Ground instability

A search of the BGS GeoSure database reveals the following hazard ratings:

Shrink swell:	moderate
Landslide:	very low
Soluble rocks:	negligible
Compressible ground:	negligible
Collapsible rocks	very low
Running sand:	negligible

9.2

Mining

No data has been found in respect of coal mining.

The risk of subsidence due to shallow mining is listed as negligible.

No brine affected areas have been found.

9.3

Radon

The Health Protection Agency estimate that less than 1 % of properties exceed the Radon Action Level.

10

Discussion

10.1

Solid and liquid phase contaminants

The development history of the site and its immediate surroundings has been summarised in the foregoing, as far as could be ascertained within the present remit.

The earliest mapping of 1873 shows the site to be a Timber Yard with associated buildings. An unidentified feature on the 1896 map is possibly a tank used for timber treatment. By 1915 the site had been redeveloped into a format very similar to that which exists today. Little can be gleaned from the map record of the uses of the various buildings except that Block 2 was identified as a Radio Works in 1952.

Current uses of the various blocks is evidently commercial but apparently fairly benign in terms of potential contamination. External paving appeared in good condition and no significant staining was present.

As might be expected from the site location, a variety of potentially contaminative sources have been identified in the surrounding area. Immediately to the north east; a Glass Works, Warehouse, Garage and Furniture Works were present probably until the 1980s; although later maps show the buildings but do not identify the specific uses. To the south west, an Engineering Works lay on the opposite side of Erskine Road until at least 1994. Other nearby potential sources include a Plating Works and an unidentified Factory. In the wider area, the railway and associated Engine Sheds, Piano Factories, Electrical Works and Garages all lay within 250 m.

Appendix C lists current potentially contaminative uses revealed by the database searches within 250 m but most are retail premises of little actual concern. However, several Factories and the Depot adjacent to the railway are recorded. The walk over survey identified a Dry Cleaners on Erskine Road a few metres from the site entrance.

Several electrical sub stations have been identified. These can be a source of polycyclic biphenyls (PCBs); especially if the installations are poorly managed, old and in poor repair. However, PCBs are relatively immobile and are unlikely to impact the subject site.

The London Clay which underlies the site has a very low permeability. Migration of any contaminants entering the soil, either from the subject site to nearby land or vertically to groundwater, is therefore severely restricted. Similarly, lateral transport from off site sources to the subject site is restricted.

10.2

Gas phase

Although unidentified, it is possible that the rectangular feature in the centre of site on the 1896 map could have been a sunken tank associated with the Timber Yard. Since there is no current surface expression of this feature, it is presumed to have been backfilled and thus could represent the only on site evidence of infilled land. Nevertheless, irrespective of the infill material, the potential for landfill gas from on site sources is considered to be negligible.

No active or historic landfill sites have been found in the surrounding area. Only two waste sites have been identified; a Household Amenity Site at 738 m and a Recycling Centre 222 m from the site; neither of which are considered likely to generate landfill gas. In any event, the very low permeability of the London Clay will severely restrict gas migration.

Ponds on the Primrose Hill open space were shown on the 1873 map but had been covered by housing by 1896. Gas generation from their infill is thus highly unlikely.

The potential for landfill gas from off site sources is therefore also considered to be negligible.

Less than 1 % of properties are expected to exceed the Radon Action Level. The Health Protection Agency do not require specific protection against radon.

10.3

Risk assessment

This risk classification is designed to consider environmental risk in the context of alternative use strategies where redevelopment or a change of use may be required. This must be set in the context of the following hierarchy of risks as follows:-

High: Significant risk of contamination without remediation. Precludes all but the least sensitive of development such as car parking. Significant potential for environmental pollution. Remediation measures expensive. Site investigation required.

Medium: Risk of contamination but allowing non-sensitive development such as commercial for reasonable costs of remediation. More sensitive development such as housing may require substantial remedial measures. Potential for environmental pollution. Site investigation required.

Low: Little risk of contamination where all development options are likely to be possible with little or no remediation measures. Little potential for environmental pollution. Confirmatory site investigation required.

The potential risk of contamination from current and previous uses of the site is considered to be *medium*.

Many commercial and industrial uses have been identified in the surrounding area, both historic and current. Many of these are retail premises, offices or studios and hence represent little potential for contamination. However, various Factories and Works have been revealed, many of unknown use. The risk of contamination from off site sources is therefore classified as *medium*.

It is considered there is a *negligible* risk of ground gas emissions at the site.

10.4

Preliminary conceptual model

Part IIA of the Environmental Protection Act: 1990 stipulates that a source, pathway and receptor must all be present to form a potential pollution linkage. Based upon the findings of this Assessment, a preliminary conceptual model has been formulated for the source - pathway - receptor interaction and is presented at Appendix D.

11

Recommendations

Information obtained during the course of this assessment has indicated there to be a medium risk of significant or widespread contamination of the site from both on and off site uses, current and historic.

An intrusive investigation should therefore be conducted to assess any contamination within the soil. Should groundwater be encountered or suspected within the depth of the proposed construction, standpipes should be installed to enable purged groundwater samples to be recovered. It should be ensured that samples are recovered from within and around the unknown rectangular feature mapped in 1896 as this could be a buried tank associated with the Timber Yard.

It is recommended that samples are analysed for the following range of pollutants in recognition of the variety of potentially contaminative uses identified by this Assessment and in accordance with the recommendations of CLR8¹:

¹ *Potential contaminants for the assessment of land, R & D Publication CLR 8, Department for Environment, Food and Rural Affairs and the Environment Agency, March 2002*

Metals and semi - metals:	Total arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc. Free cyanide and water soluble boron.
Organic compounds:	Monohydric phenols, polyaromatic hydrocarbons, petroleum hydrocarbons, polycyclic biphenyls and soil organic matter.
Others:	Asbestos and pH value.

In the expectation that redevelopment will entail removal of soil from the site, tests should also be conducted to ascertain the Waste Acceptance Criteria to ensure correct disposal of construction spoil.

The extent of all aspects of the investigation should be reassessed in the light of the conditions revealed in the early stages, and on consideration of the test results. In particular, significant levels of contamination may warrant further investigation to determine its spatial distribution and mobility.

Health and safety precautions pertinent to the past and present uses of the site and its surroundings should recognise the potential risks posed by any contaminant found to be above background concentrations.

A W Parr
AP GEOTECHNICS LTD.
30 June 2010

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PROCEDURAL NOTES for ENVIRONMENTAL ASSESSMENTS

This report reviewed and evaluated information from the client, property owner, local authority, Environment Agency and others. The opinions, conclusions and recommendations are based on this information and observations made during the site reconnaissance.

The recommendations made in this report represent our professional opinions. These opinions were arrived at in accordance with current accepted industry practises and hydrological and engineering practises at this time. As such they are not a guarantee that the site is free of hazardous or potentially hazardous material or conditions.

APPENDICES

A Figures

Figure A1: Site location plan

Figure A2: Existing ground floor plan

Figure A3: Proposed ground floor plan

Figure A4: Proposed basement plan

Figure A5: Source Protection Zones and Potable Water Abstraction Licences

B Historic Map Records

Figure B1: Extract from Ordnance Survey County Series: 1871-1875

Figure B2: Extract from Ordnance Survey 1056 Scale Town Plan: 1873

Figure B3: Extract from Ordnance Survey County Series: 1896

Figure B4: Extract from Ordnance Survey County Series: 1915-1916

Figure B5a: Extract from Ordnance Survey County Series: 1938

Figure B5b: Extract from Ordnance Survey County Series: 1938

Figure B6: Extract from Ordnance Survey National Grid: 1952-1953

Figure B7: Extract from Ordnance Survey National Grid: 1963-1965

Figure B8: Extract from Ordnance Survey National Grid: 1969-1972

Figure B9: Extract from Ordnance Survey National Grid: 1982-1987

Figure B10: Extract from Ordnance Survey National Grid: 1991-1994

Figure B11: Extract from Ordnance Survey MasterMap: 2011

C Current Industrial Data

D Preliminary Conceptual Model

APPENDIX A

FIGURES



6 Erskine Road,
London NW3 3AJ

Site location plan

Scale unknown

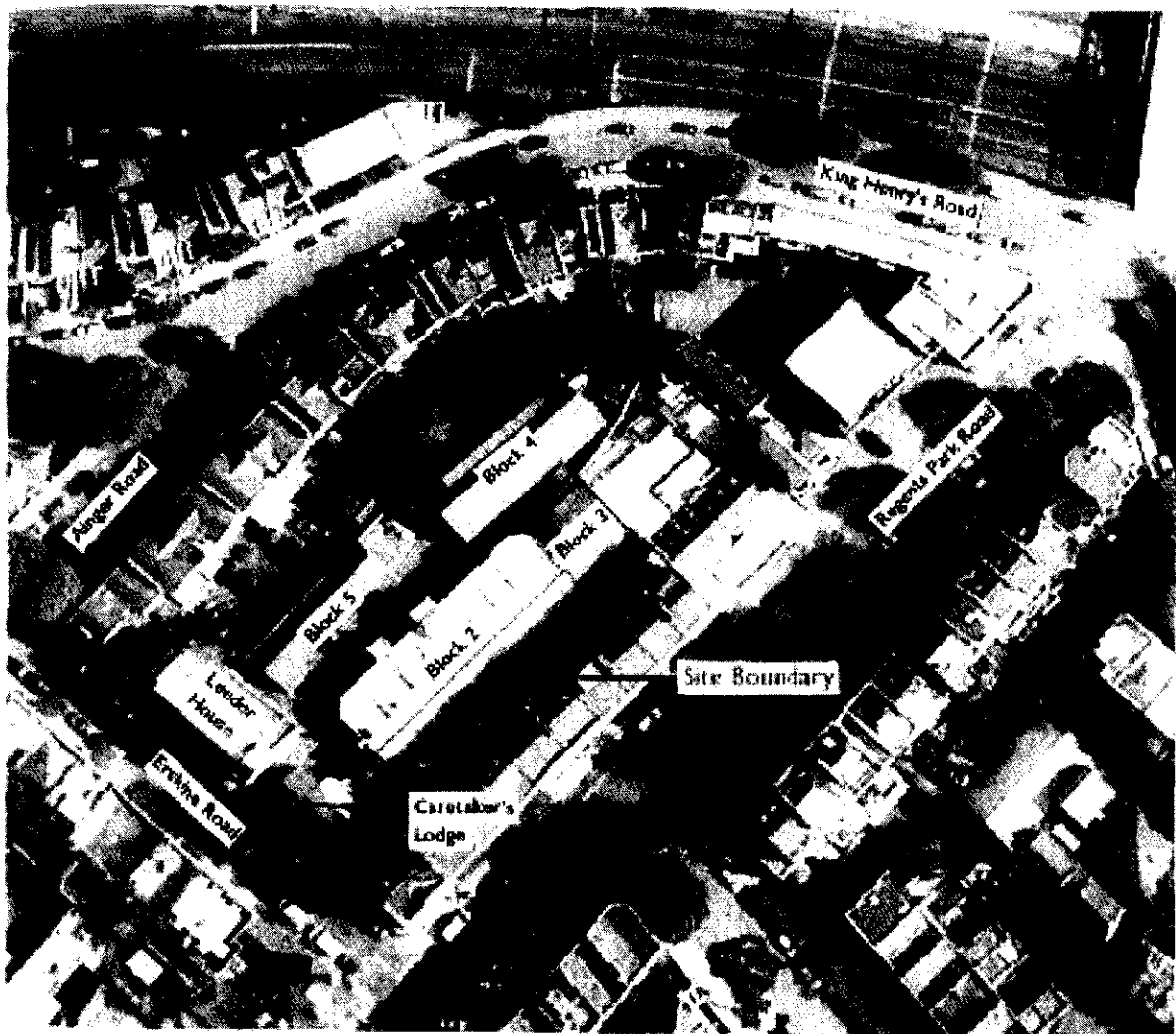


Figure A1

6 Erskine Road,
London NW3 3AJ

Existing ground floor plan

Scale 1/100 at A1

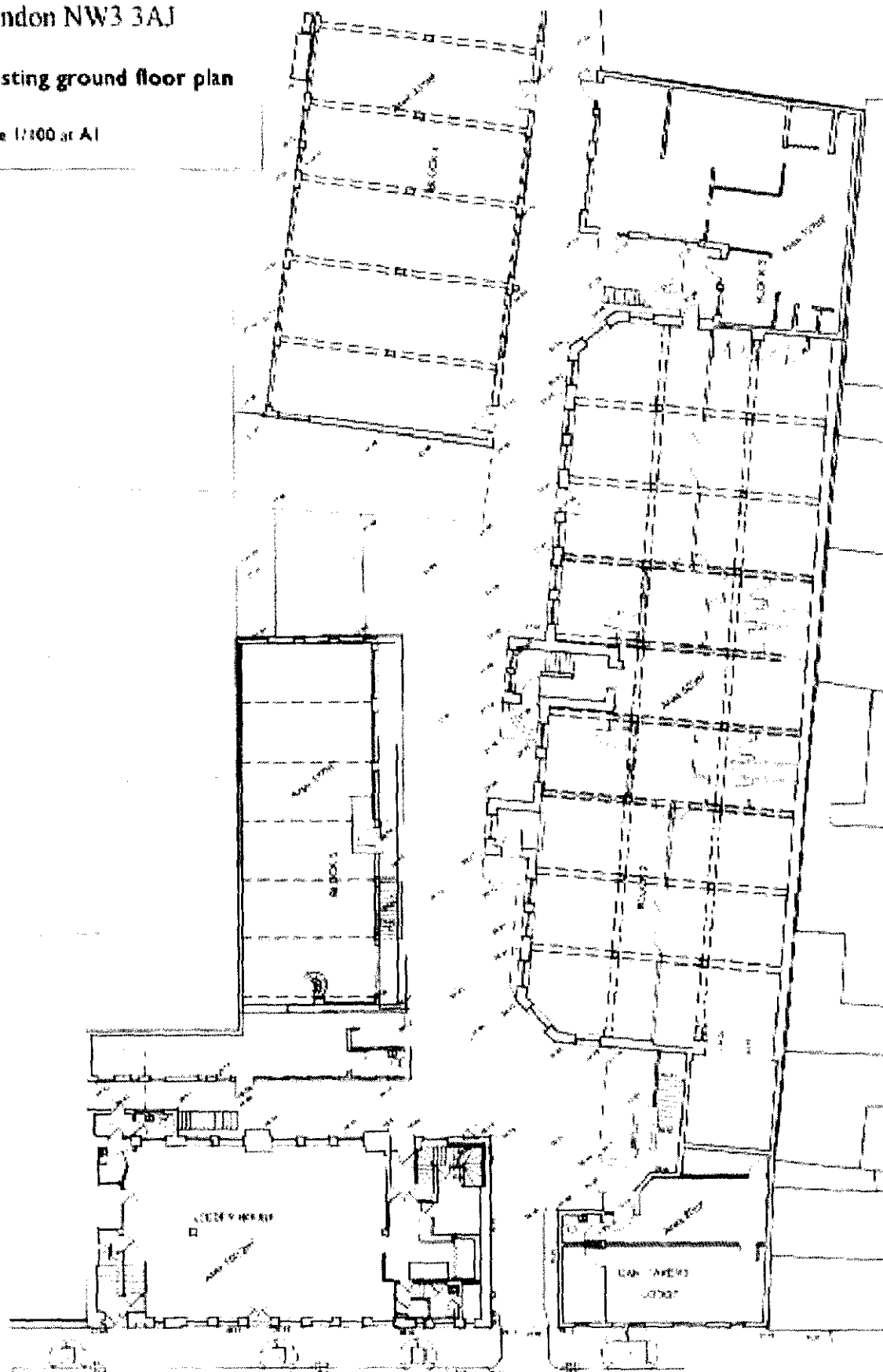


Figure A2

6 Erskine Road,
London NW3 3AJ

Proposed ground floor plan

Scale 1/100 at A1

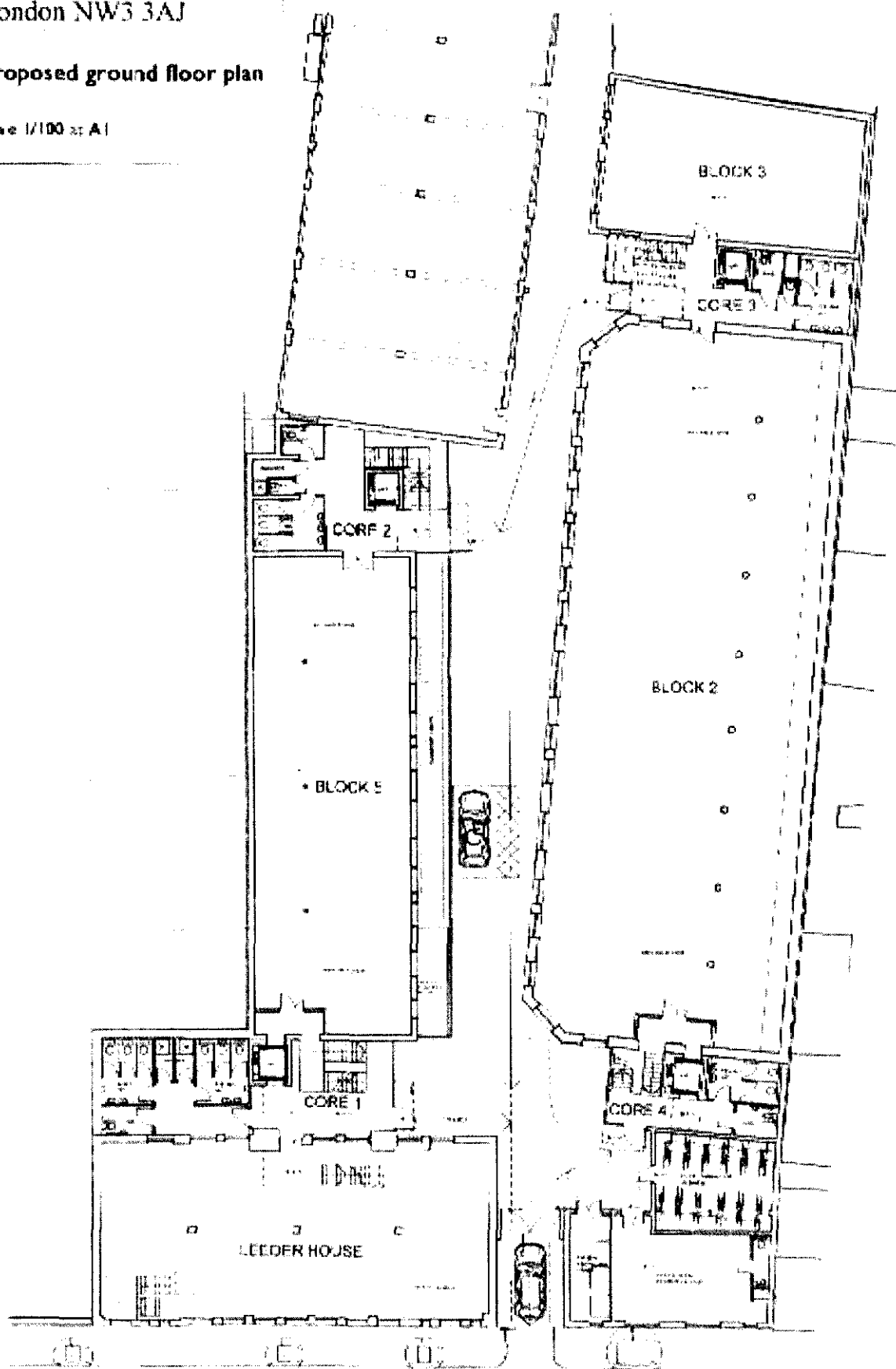


Figure A3

6 Erskine Road,
London NW3 3AJ

Proposed basement plan

Scale 1/100 at A1

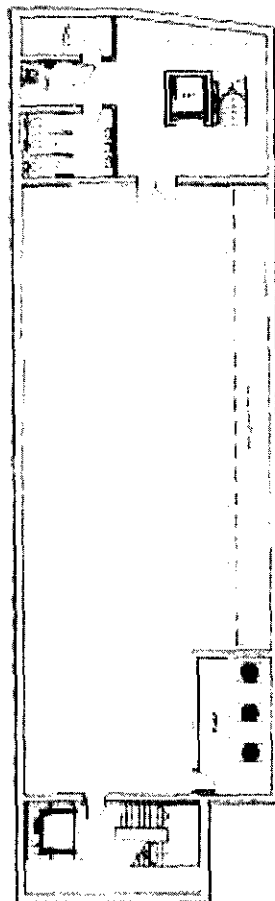


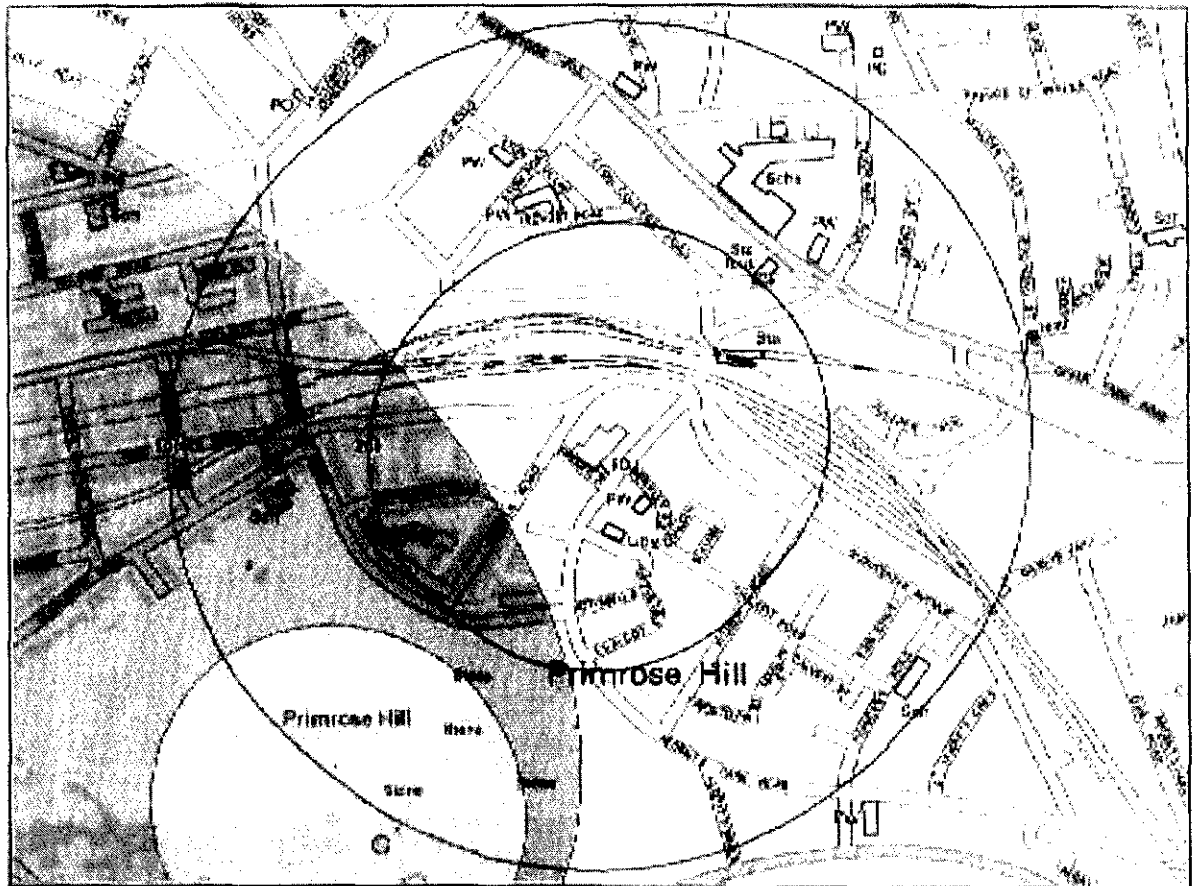
Figure A4



6 Erskine Road, London NW3 3AJ

**Source Protection Zones and
Potable Water Abstraction Licences**

Scale unknown







-  Source Protection Zone 1 - Inner Catchment
-  Source Protection Zone 2 - Outer Catchment
-  Source Protection Zone 3 - Total Catchment
-  Source Protection Zone 4 - Zone of Special Interest

Figure A5

APPENDIX B

HISTORIC MAP RECORDS



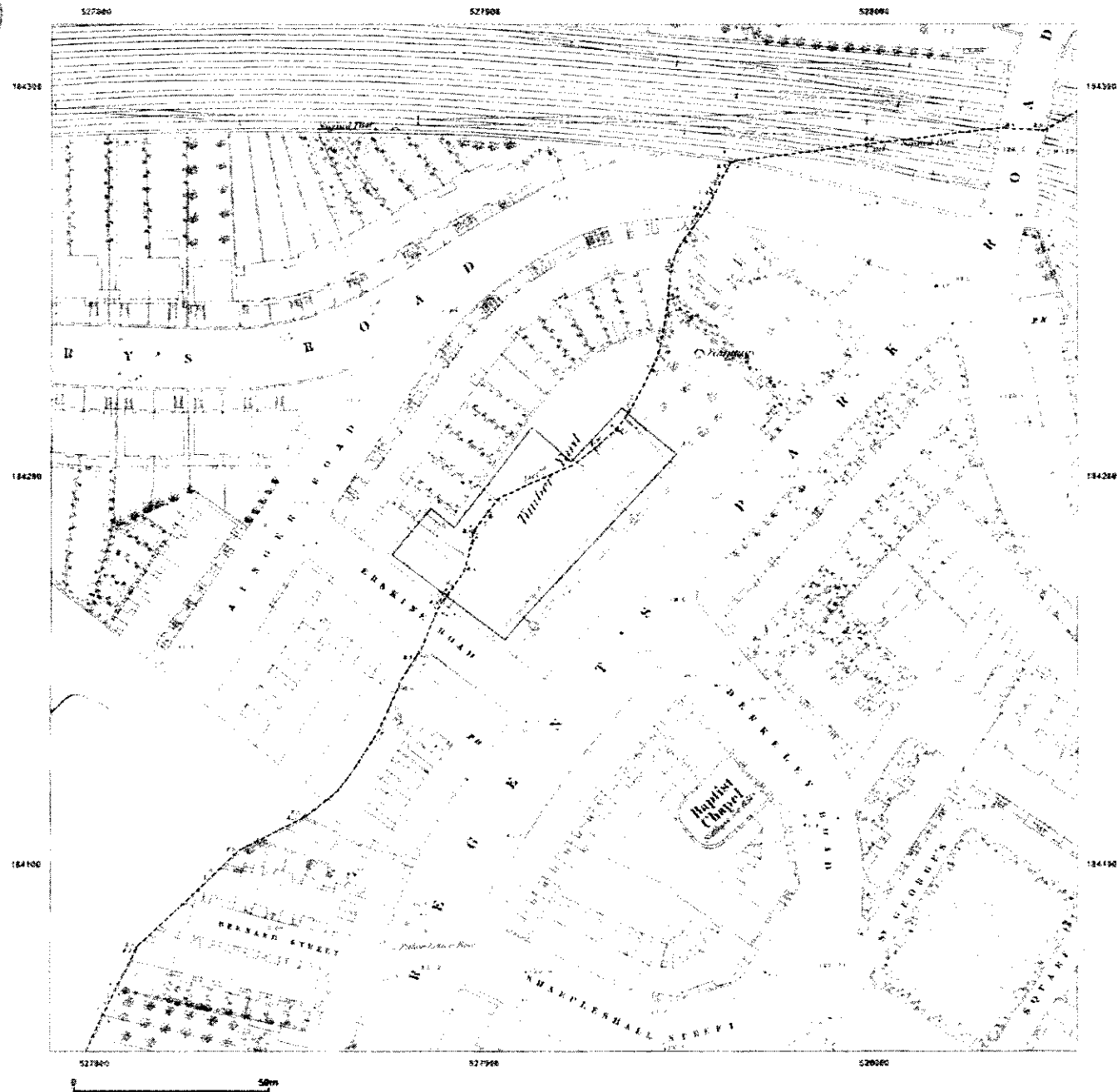
6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey

County Series: 1871 - 1875

Scale: approx. 1/2500 at A3

Figure B1

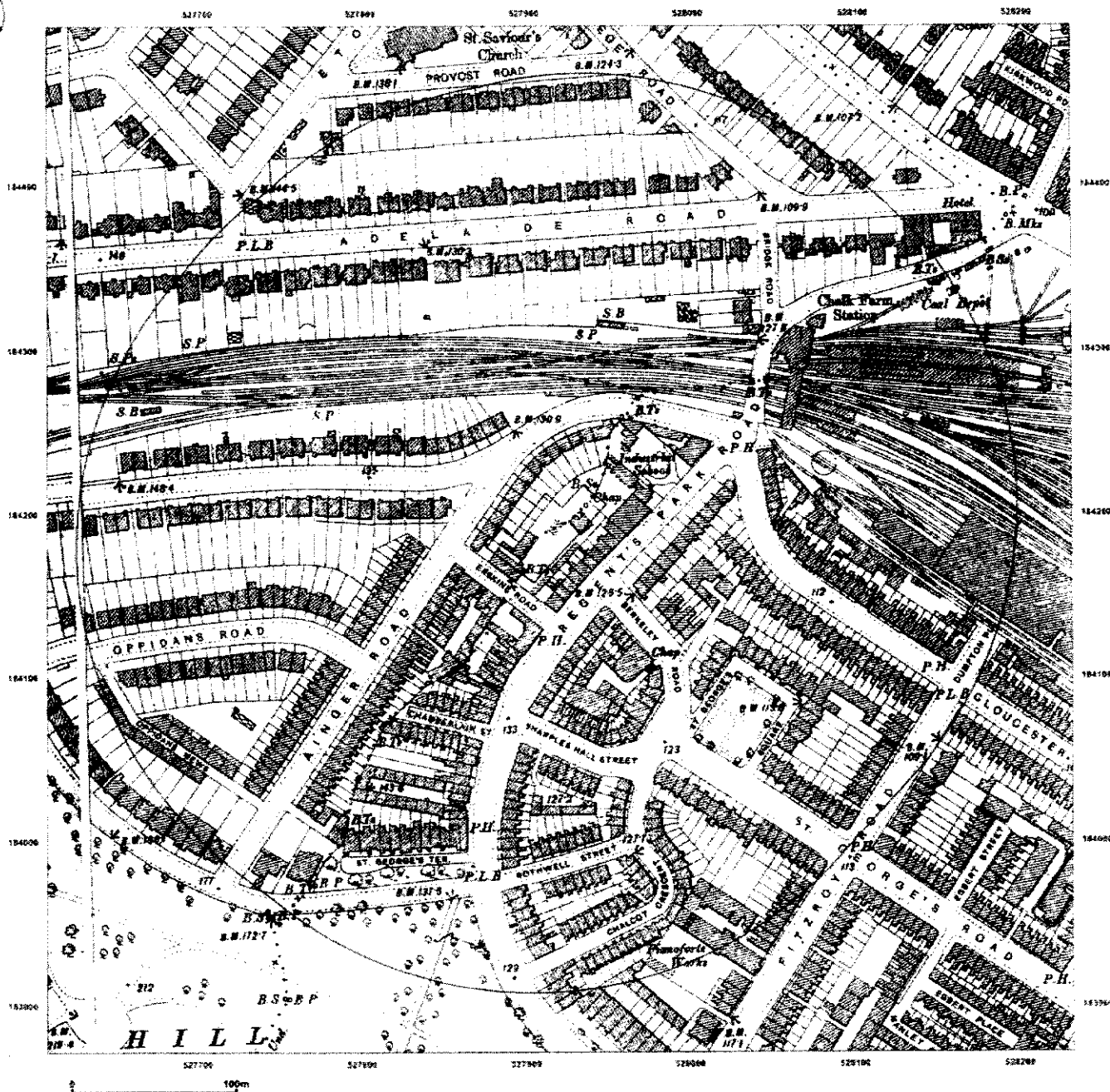


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
1056 Scale Town Plan : 1873

Scale: approx. 1/1056 at A3

Figure B2

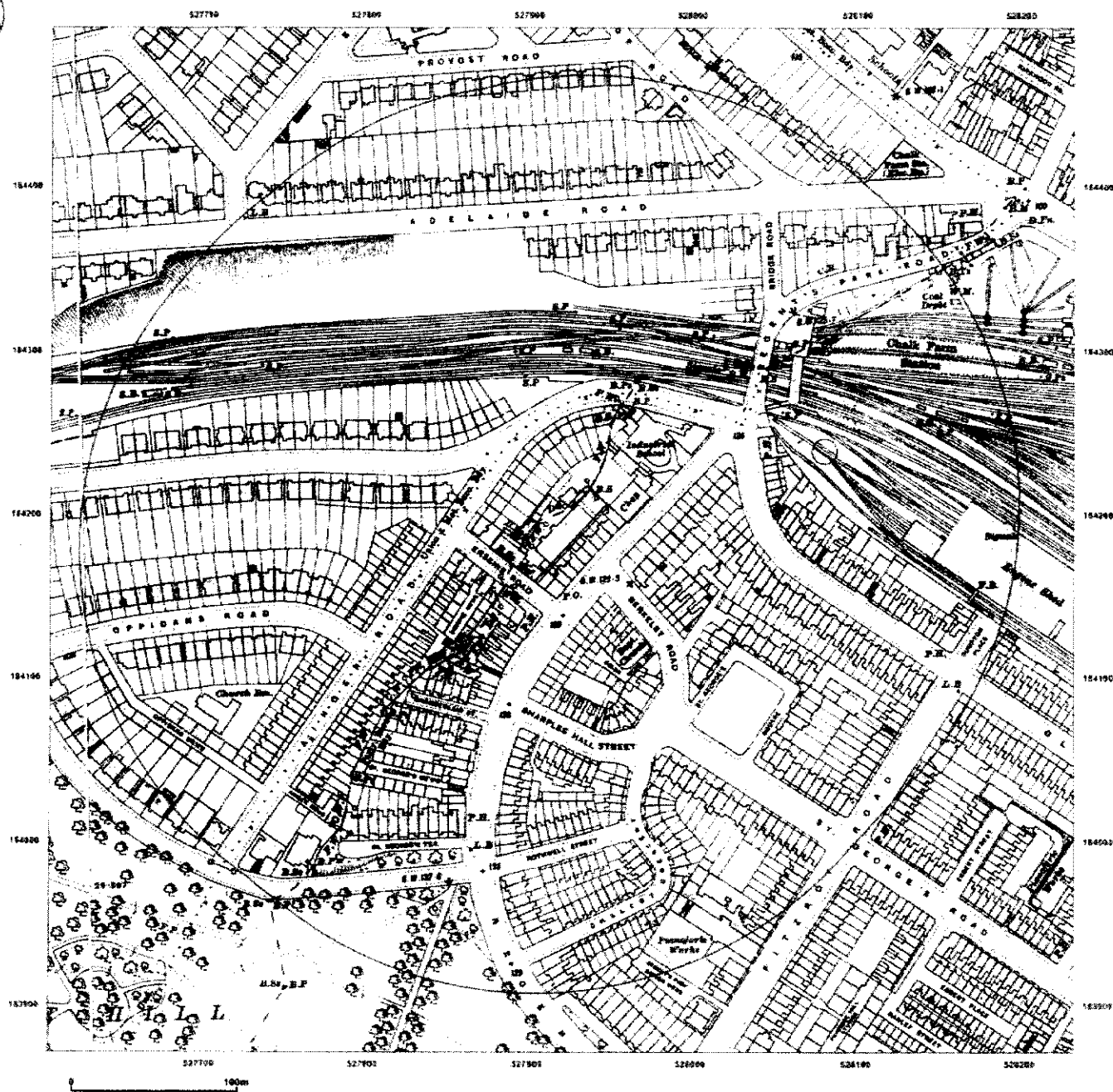


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
County Series: 1896

Scale: approx. 1/2500 at A3

Figure B3

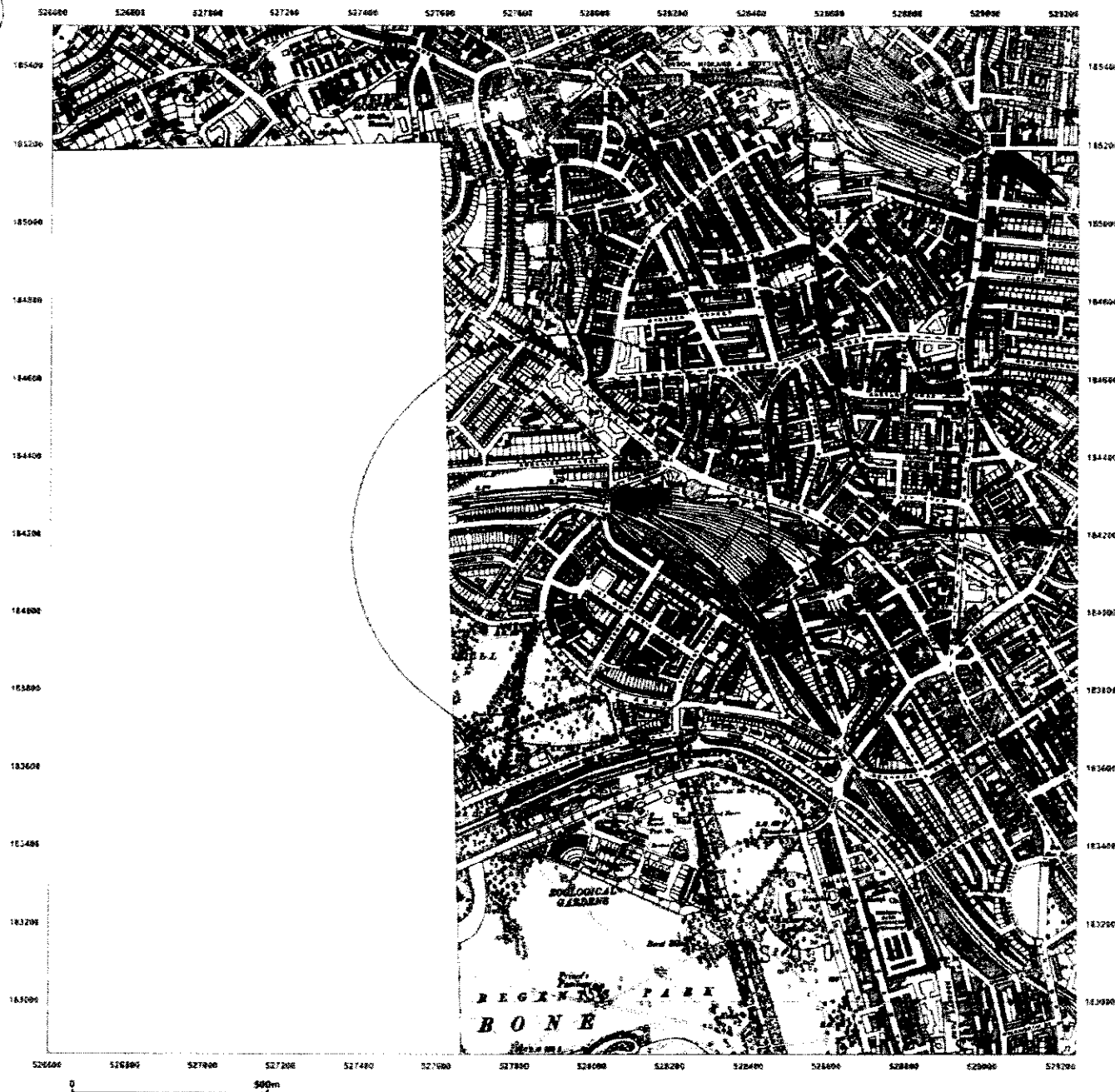


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
County Series: 1915 - 1916

Scale: approx. 1:2,500 at A3

Figure B4

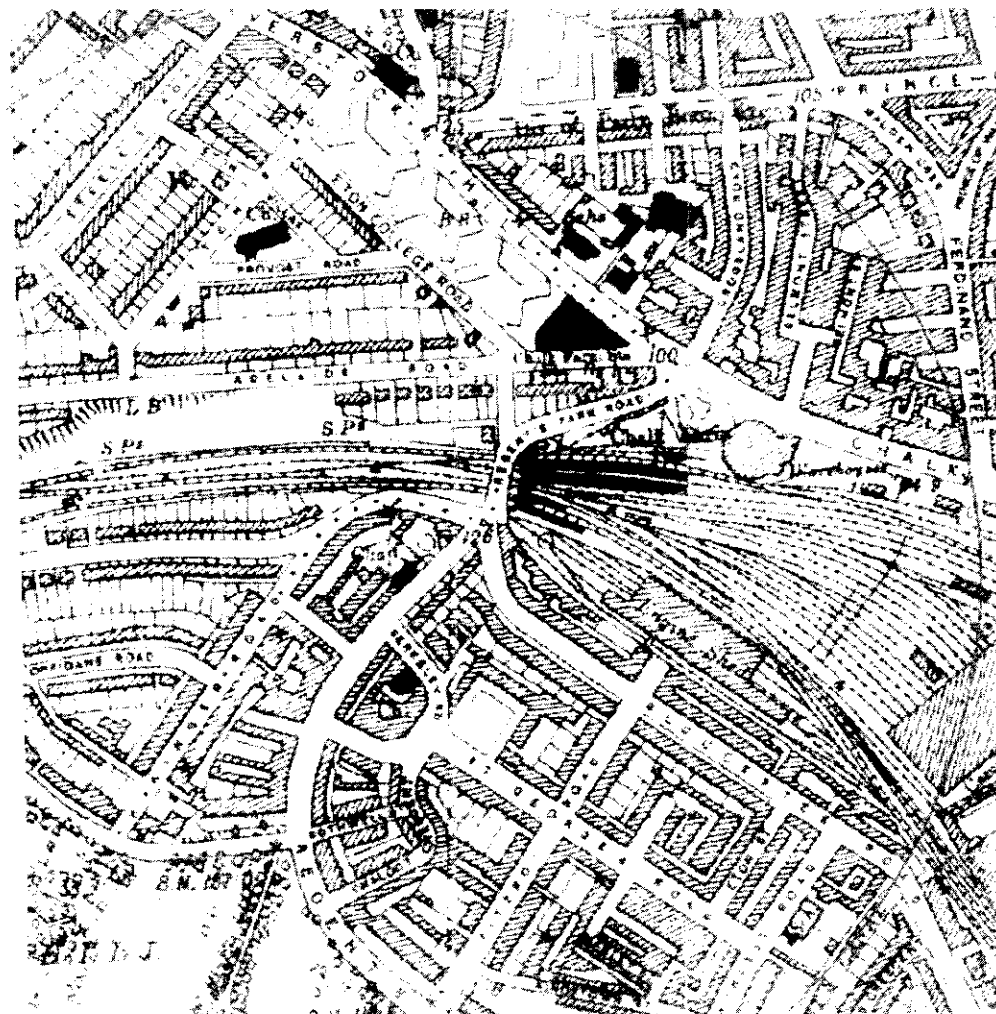


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
County Series: 1938

Scale: approx. 1:10560 at A3

Figure B5a

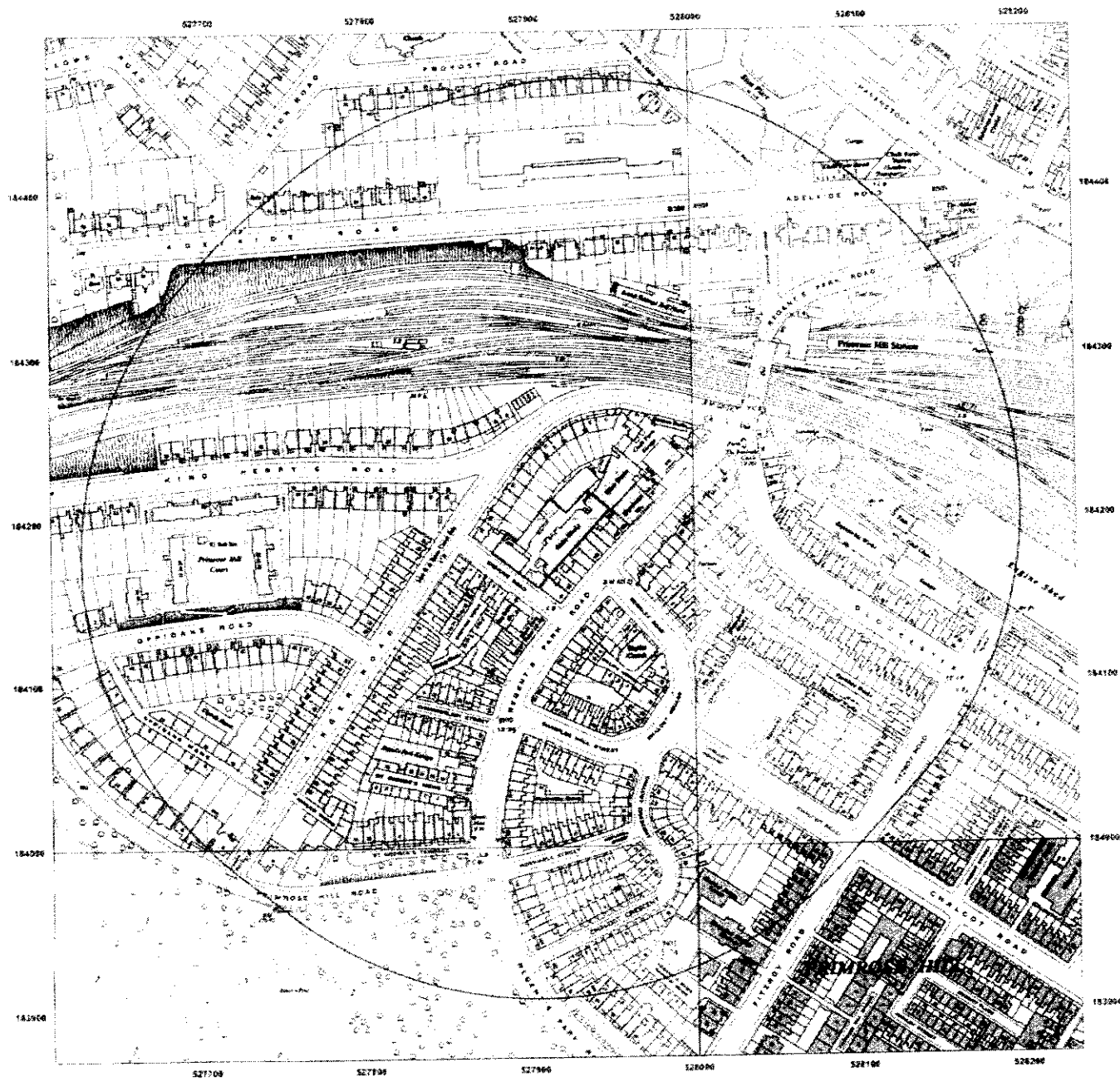


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
County Series: 1938

Scale: approx. Unknown at A3

Figure B5b

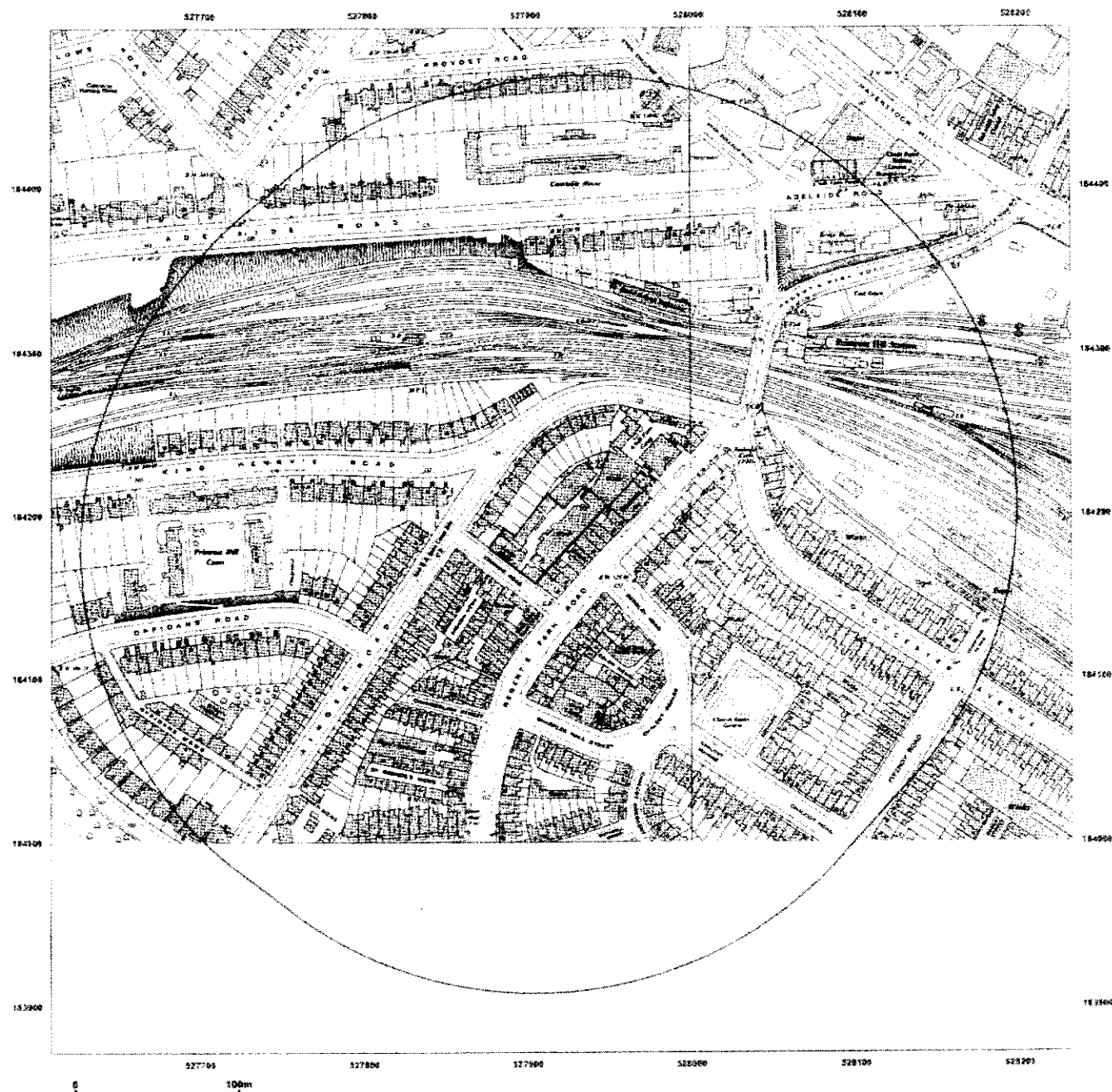


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
National Grid: 1952 - 1953

Scale: approx. 1/2500 at A3

Figure B6

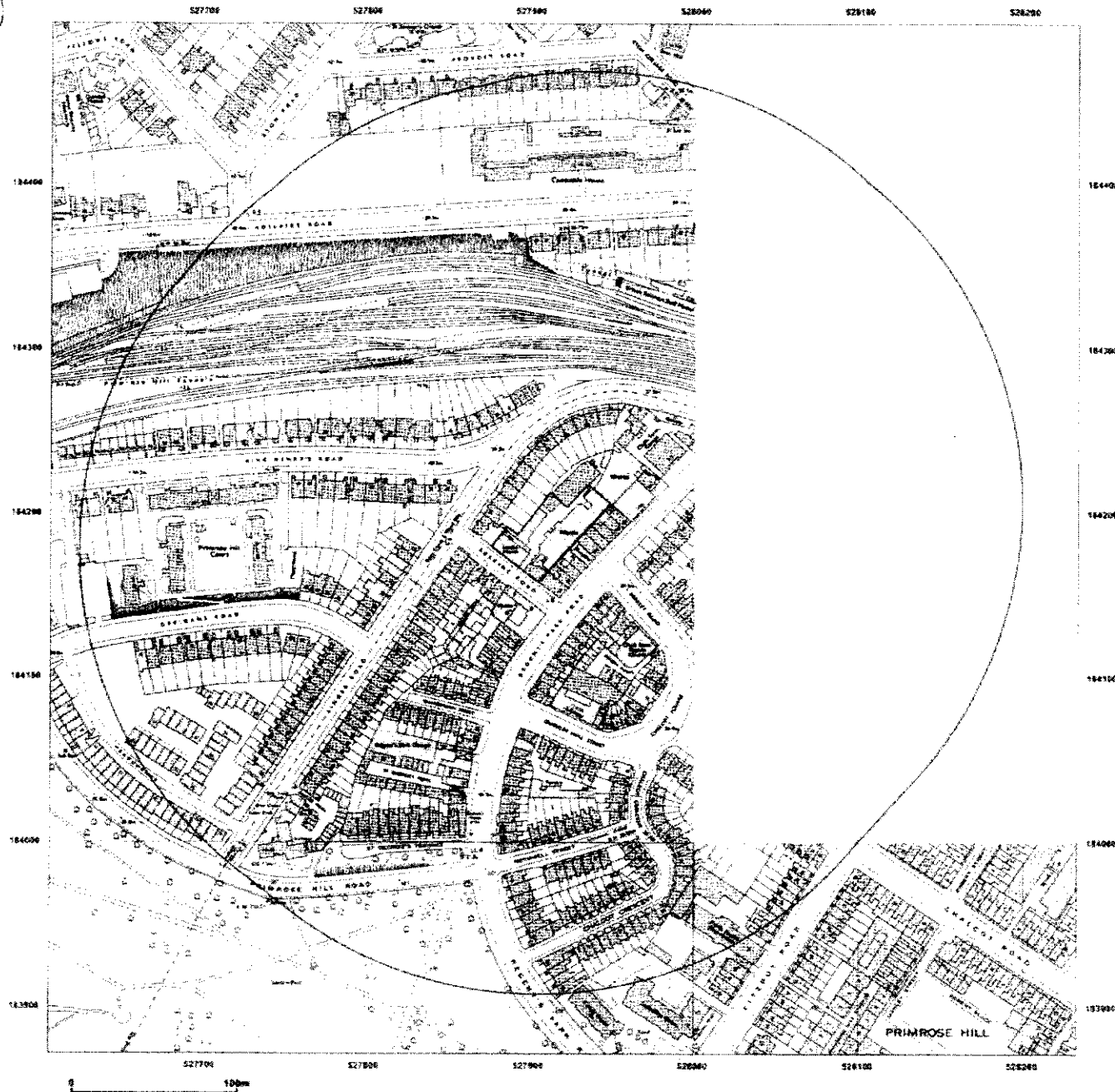


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
National Grid: 1963 - 1965

Scale: approx. 1/2500 at A3

Figure B7



6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
National Grid: 1969 - 1972

Scale: approx. 1/2500 at A3

Figure B8

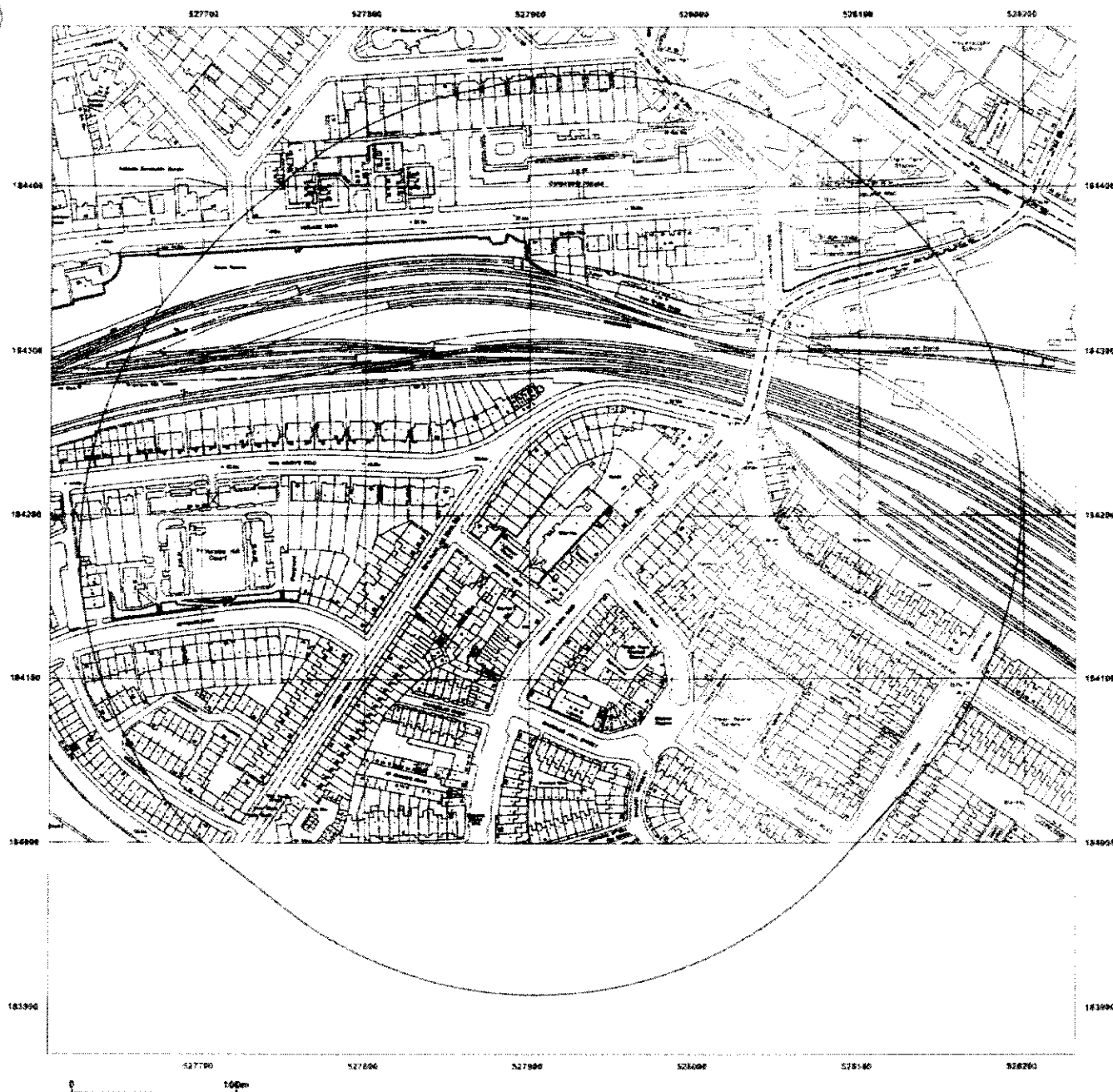


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
National Grid: 1982 - 1987

Scale: approx. 1/2500 at A3

Figure B9

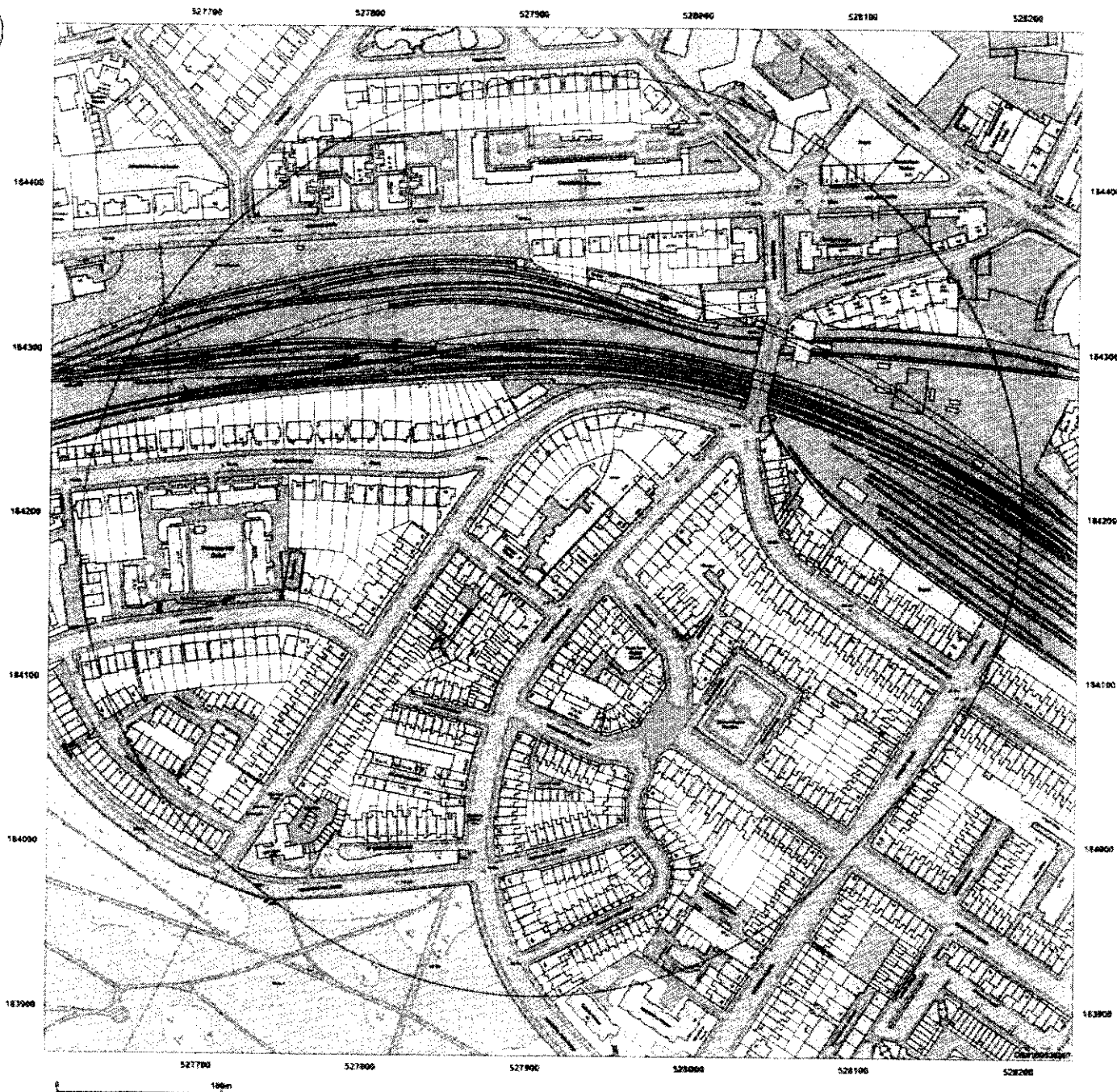


6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey
National Grid: 1991 - 1994

Scale: approx. 1/2500 at A3

Figure B10



6 Erskine Road, London NW3 3AJ

Extract from Ordnance Survey

MasterMap: 2011

Scale: approx. 1/2500 at A3

Figure 11

APPENDIX C

CURRENT INDUSTRIAL DATA

Appendix C

Distance, m	Direction	Company	Address	Activity
9	SE	Primrose Chemist	95, Regents Park Road	Chemists and Pharmacies
13	NE	Works	NWI	Unspecified Works or Factories
21	SW	Press UK Ltd	3, Erskine Road, London, NW3 3AJ	Clothing
24	NE	Dennis Day	111b, Regents Park Road, London, NW1 8UR	Clothing
34	N	Analytica Group	5, King Henry's Road, London, NW3 3QP	Published Goods
45	SW	Studio 8	83, Regents Park Road, London, NW1 8UY	Clothing
60	S	Backyard Music Ltd	150, Regents Park Road, London, NW1 8XN	Recording Studios and Record Companies
608	S	Patchouli Fashion Shops	150, Regents Park Road, London, NW1 8XN	Clothing
66	SE	Antonville	Berkeley Works, Berkley Grove, London, NW1 8XY	Published Goods
68	SW	P Shiffer	75, Regents Park Road, London, NW1 8UY	Clothing
69	SE	Factory	NWI	Unspecified Works or Factories
79	SW	Andrew Moor Associates	14, Chamberlain Street, London, NW1 8XB	Glass
88	SW	Cork & Bottle Wines Limited	47, Ainger Road, London, NW3 3AH	Packaging
116	SW	Nick Maclean Civil & Structural Engineers	8, Chamberlain Street, London, NW1 8XB	Civil Engineers
121	N	Carling Music Corporation	Iron Bridge House, 3 Bridge Approach, London, NW1 8BD	Recording Studios and Record Companies
139	S	Anna Park Ltd	126, Regents Park Road, London, NW1 8XL	Clothing
172	E	All My Love	110, Gloucester Avenue, London, NW1 8HX	Clothing, Components and Accessories
181	SE	Works	NWI	Unspecified Works or Factories Goods

Distance, m	Direction	Company	Address	Activity
186	SE	Works	NW1	Unspecified Works or Factories
195	SW	Electricity Sub Station	NW3	Electrical Features
197	E	Depot	NW1	Container & Storage
220	N	Electricity Sub Station	NW3	Electrical Features
222	SE	Cybernetic Computer Systems Ltd	35, Chalcot Road, London, NW1 8LP	Electrical Equipment Repair & Servicing
227	E	Volvo Cars Central London	1, Dumpton Place, London, NW1 8JB	New Vehicles
240	SE	Emmanuel Cooper	38, Chalcot Road, London, NW1 8LP	Bricks, Tiles. Clay and Ceramic Products
242	W	Lola's Kitchen Ltd	Unit 2, Primrose Hill Workshops, Oppidans Road, London, NW3 3AG	Baking and Confectionery
248	W	Komodo	77, King Henrys Road, London, NE3 3QU	Clothing, Components and Accessories
248	W	Beverly Hills Bakery	77e, King Henrys Road, London, NW3 3QU	Giftware

APPENDIX D

PRELIMINARY CONCEPTUAL MODEL

PRELIMINARY CONCEPTUAL MODEL
6 Erskine Road, London NW3 3AJ

