

Site Details:

RAILWAY ARCADE, ATLANTIC ROAD, LONDON, SW9 8JB

Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: County Series

Map date: 1894-1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1895
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1869
 Revised 1894
 Edition N/A
 Copyright N/A
 Levelled N/A

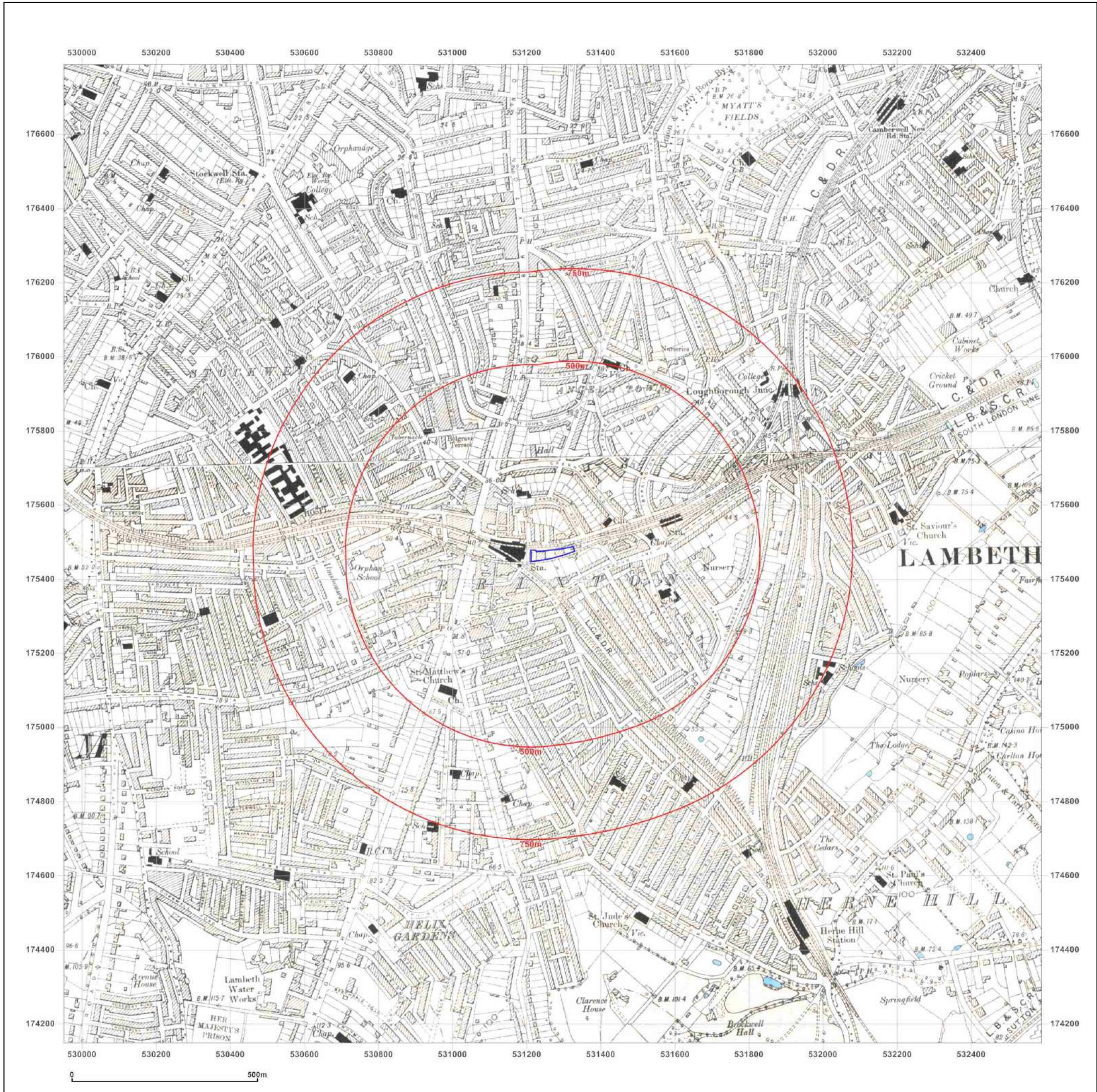


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Production date: 01 November 2019

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Site Details:

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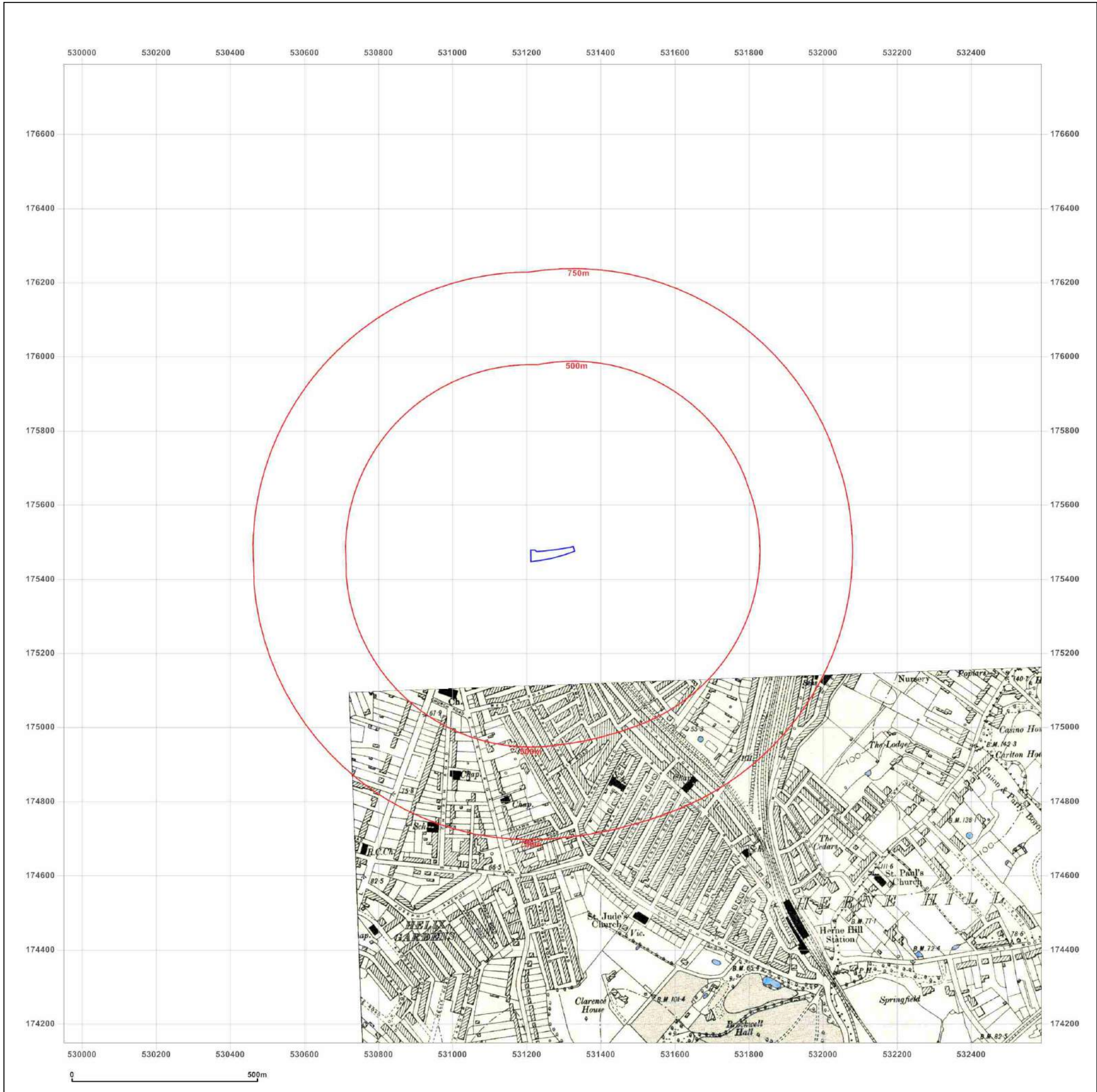
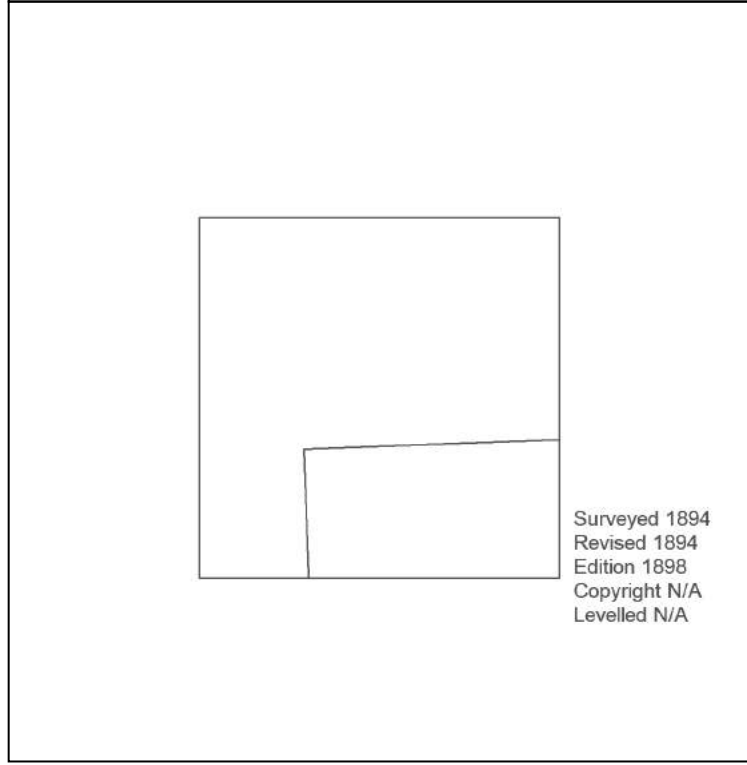
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Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



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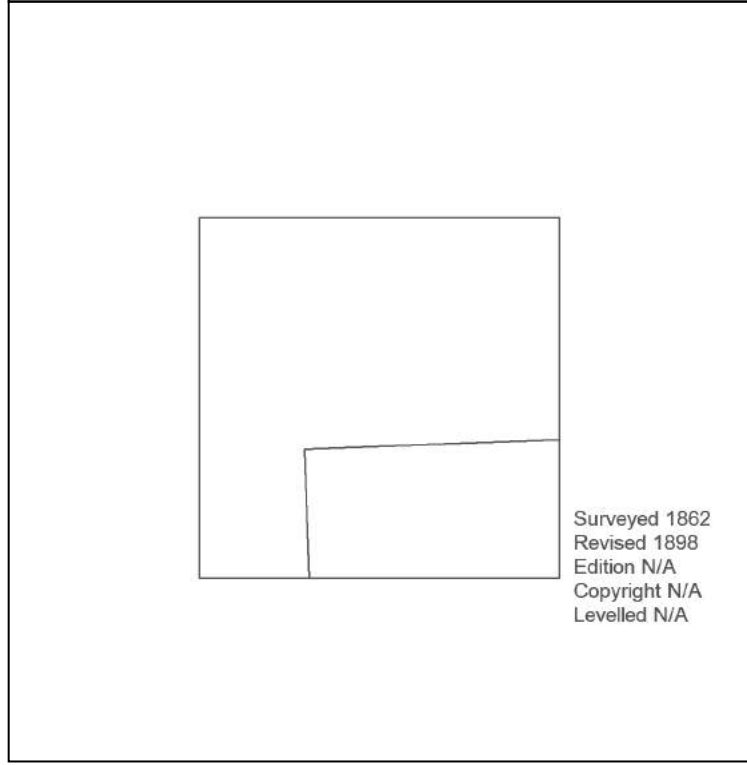
Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560

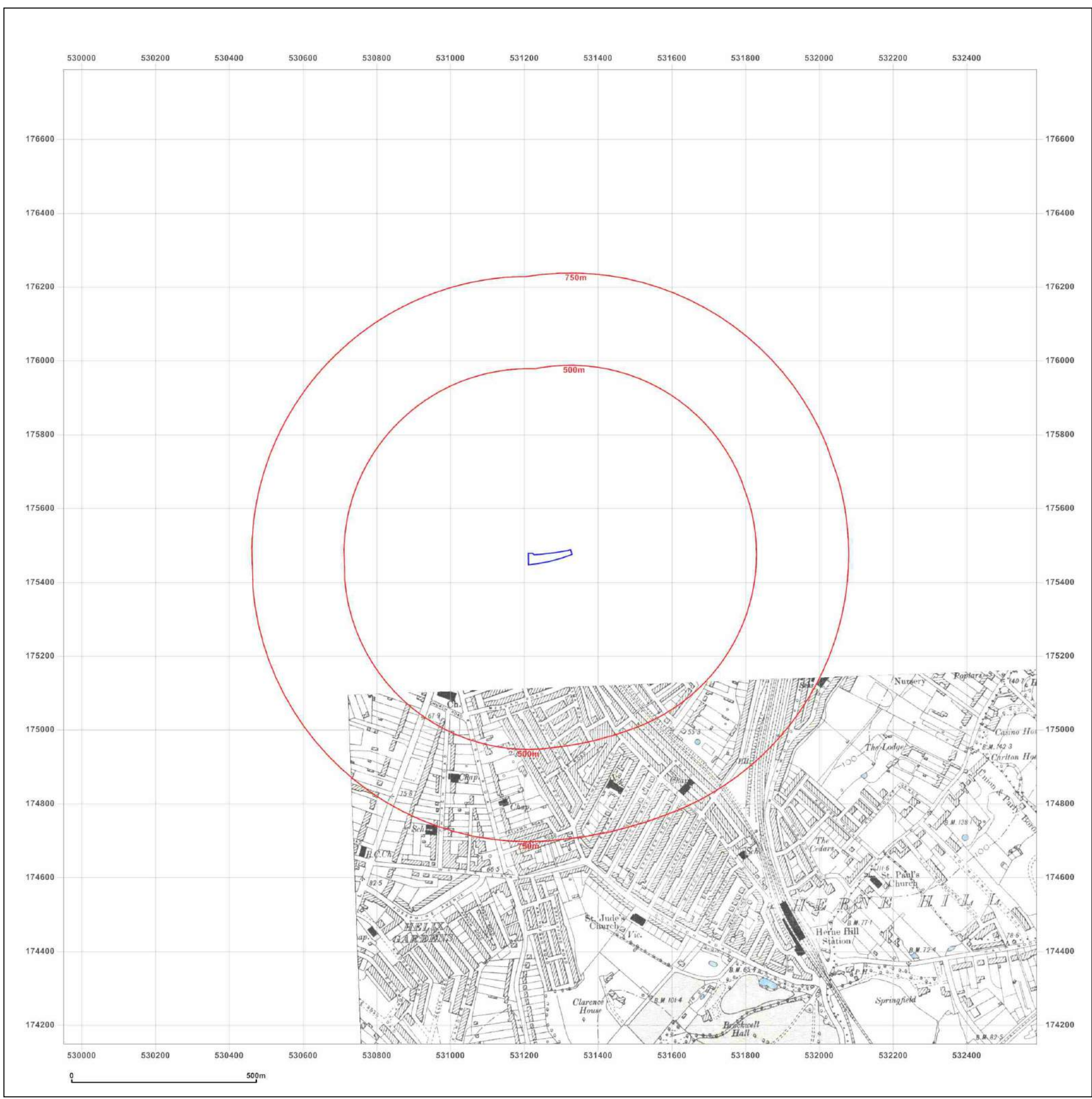


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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: County Series

Map date: 1898-1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1869
 Revised 1894
 Edition N/A
 Copyright N/A
 Levelled N/A

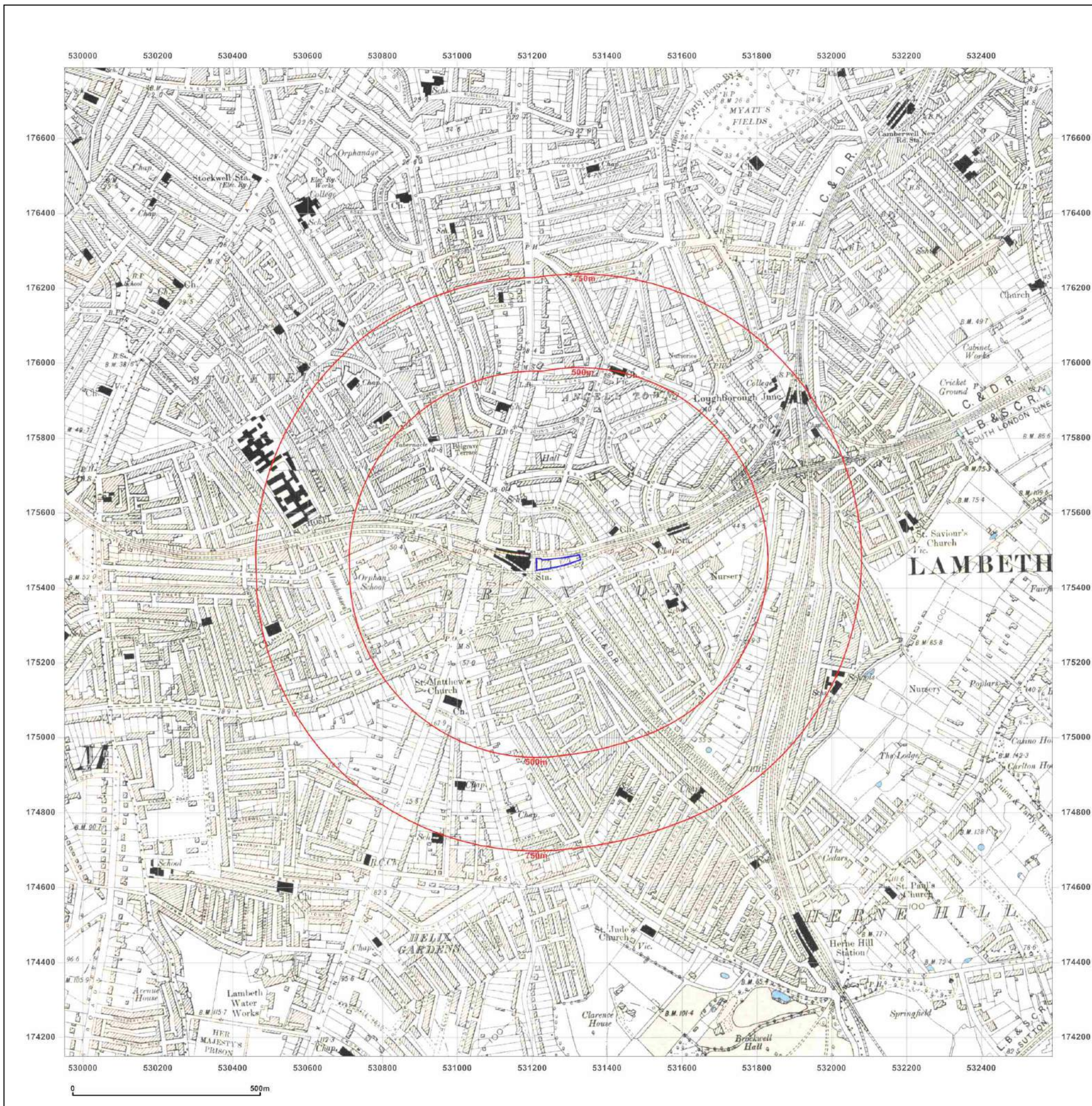


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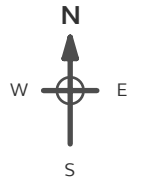
Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
 Revised 1914
 Edition 1920
 Copyright N/A
 Levelled N/A



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Site Details:

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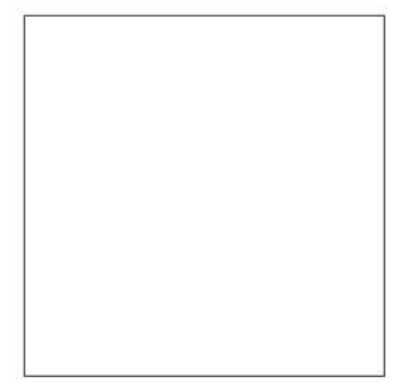
Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A



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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: Provisional

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised 1948
 Edition N/A
 Copyright N/A
 Levelled 1921

Surveyed 1940
 Revised 1948
 Edition N/A
 Copyright N/A
 Levelled 1934

Surveyed N/A
 Revised 1948
 Edition N/A
 Copyright N/A
 Levelled 1934

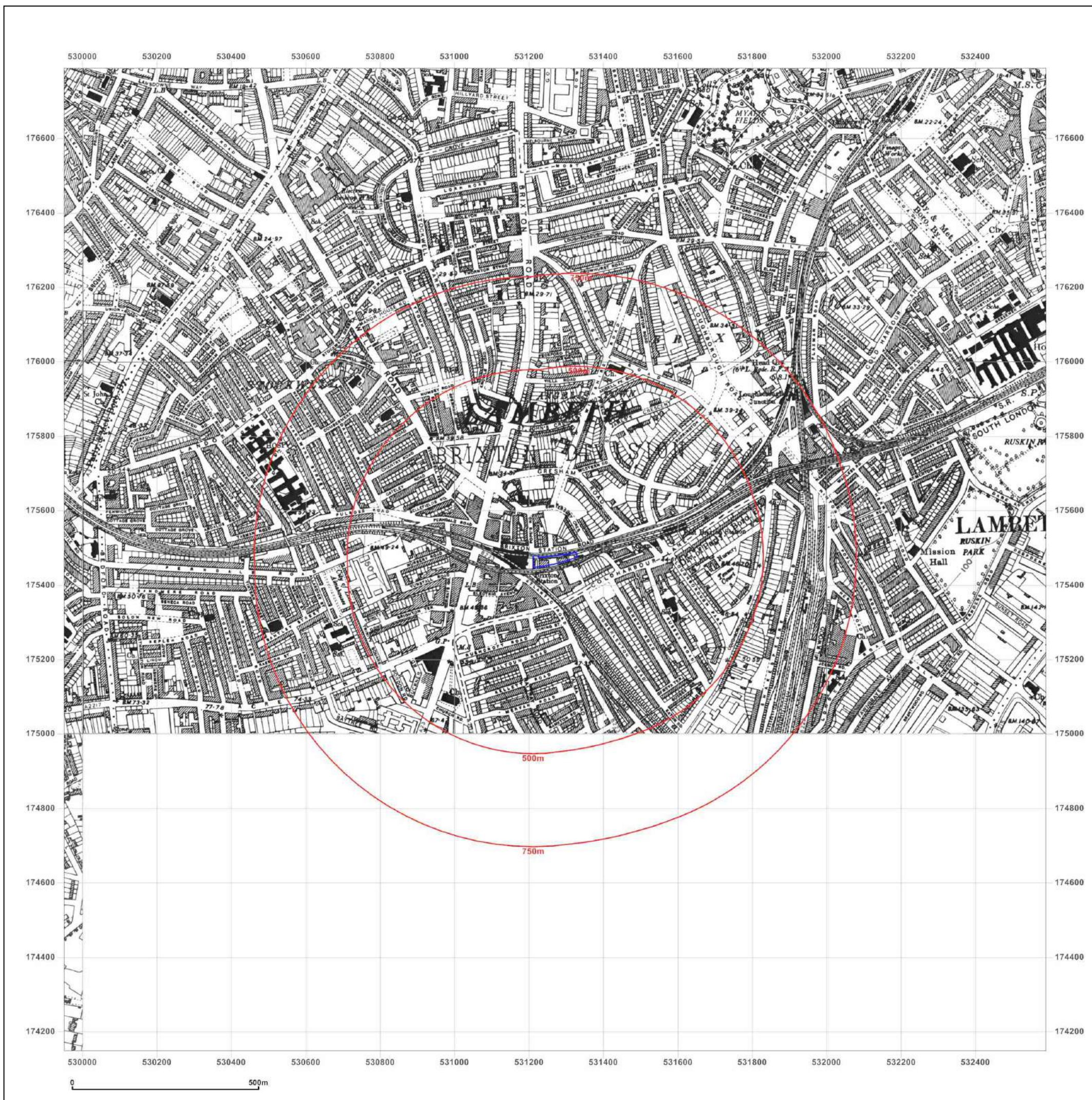


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Production date: 01 November 2019

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Site Details:

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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: Provisional

Map date: 1954-1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1954
 Revised 1954
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1954
 Revised 1954
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled N/A

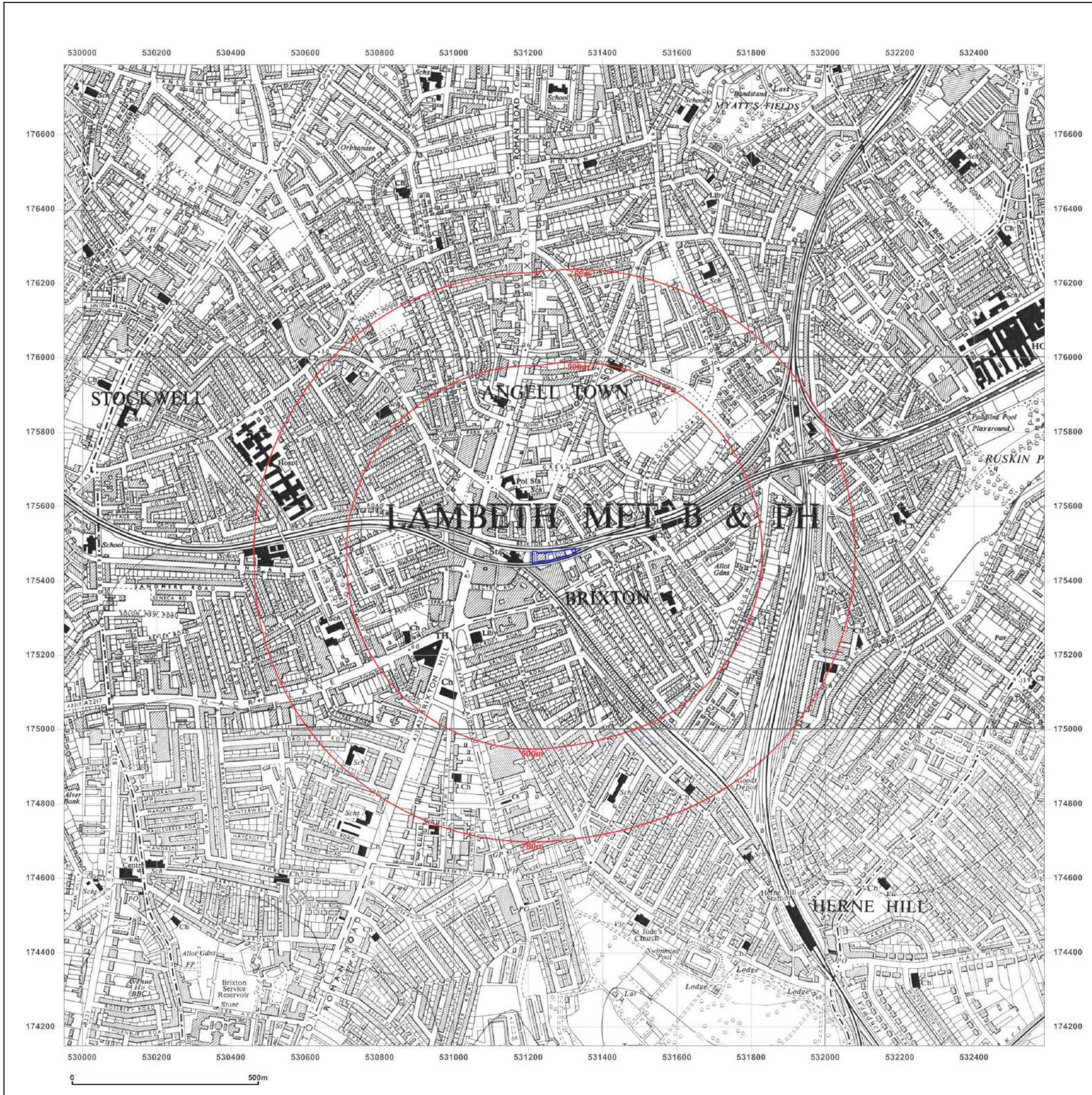


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Production date: 01 November 2019

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Site Details:

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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: Provisional

Map date: 1957-1962

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1962
 Revised 1962
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
 Levelled N/A

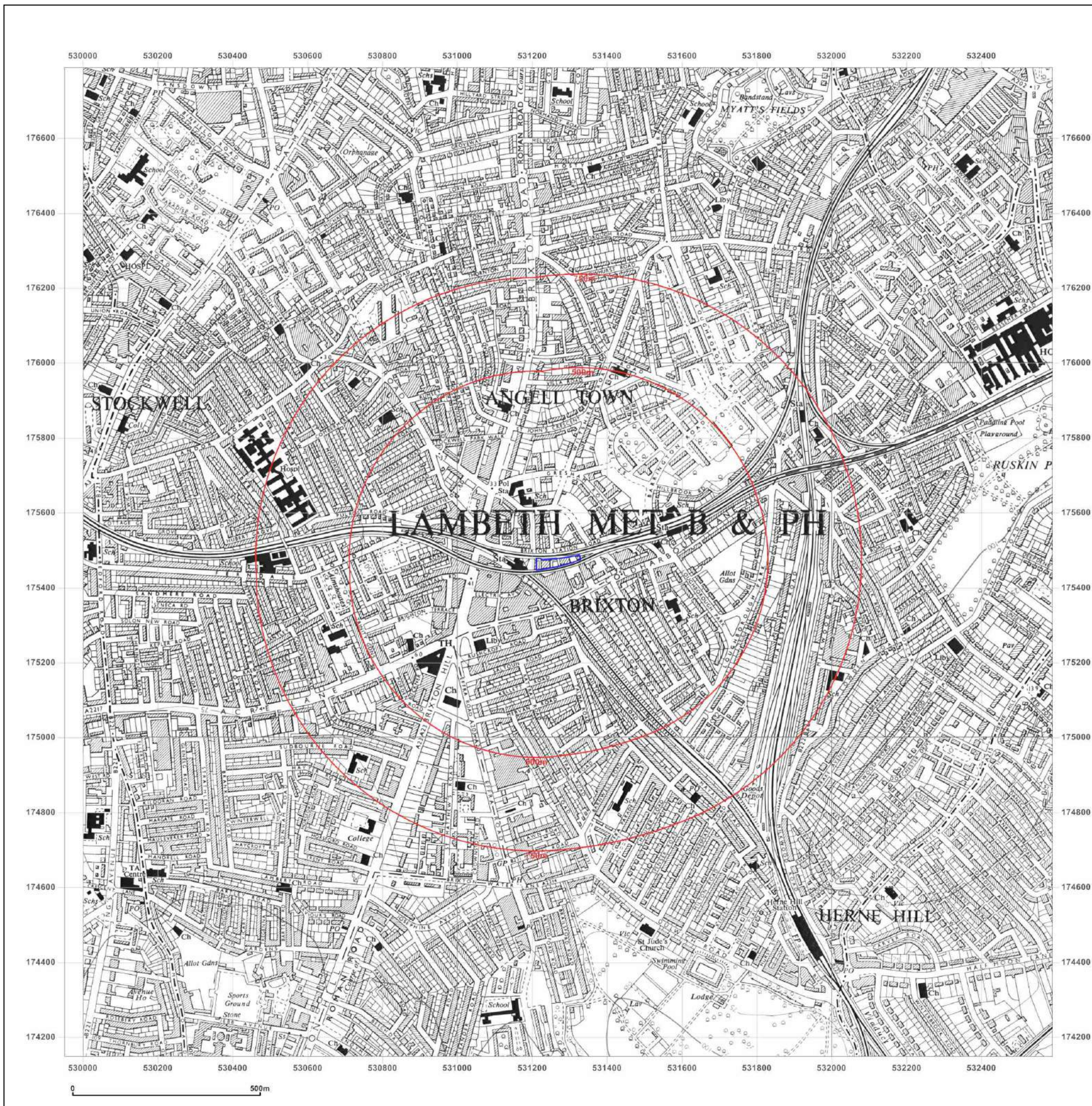


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Site Details:

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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: Provisional

Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1965
 Revised 1968
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1965
 Revised 1965
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright N/A
 Levelled N/A

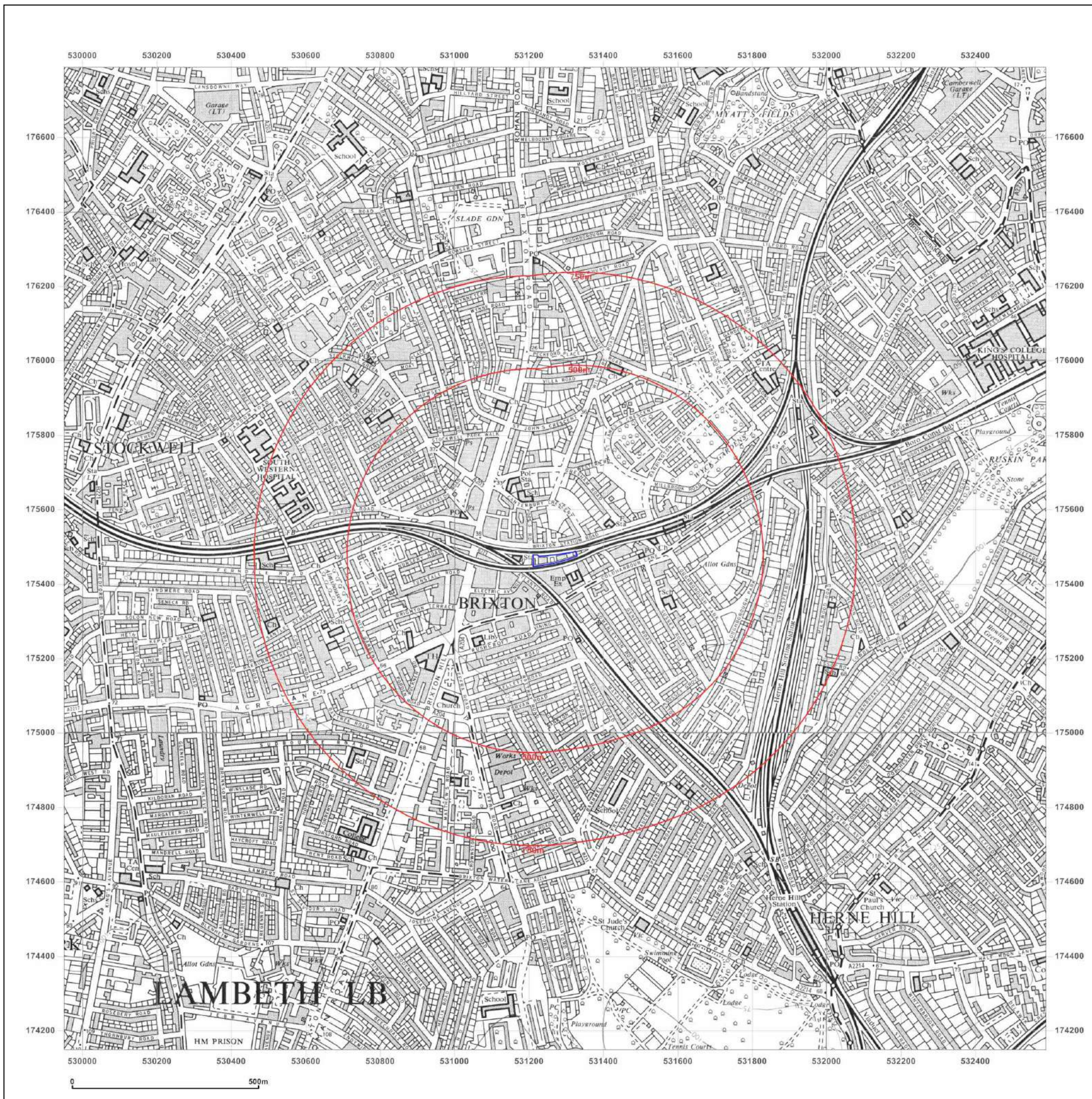


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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: National Grid

Map date: 1973

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
 Revised 1973
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1973
 Revised 1973
 Edition N/A
 Copyright N/A
 Levelled N/A



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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: National Grid

Map date: 1979-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
 Revised 1979
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1982
 Revised 1982
 Edition N/A
 Copyright N/A
 Levelled N/A

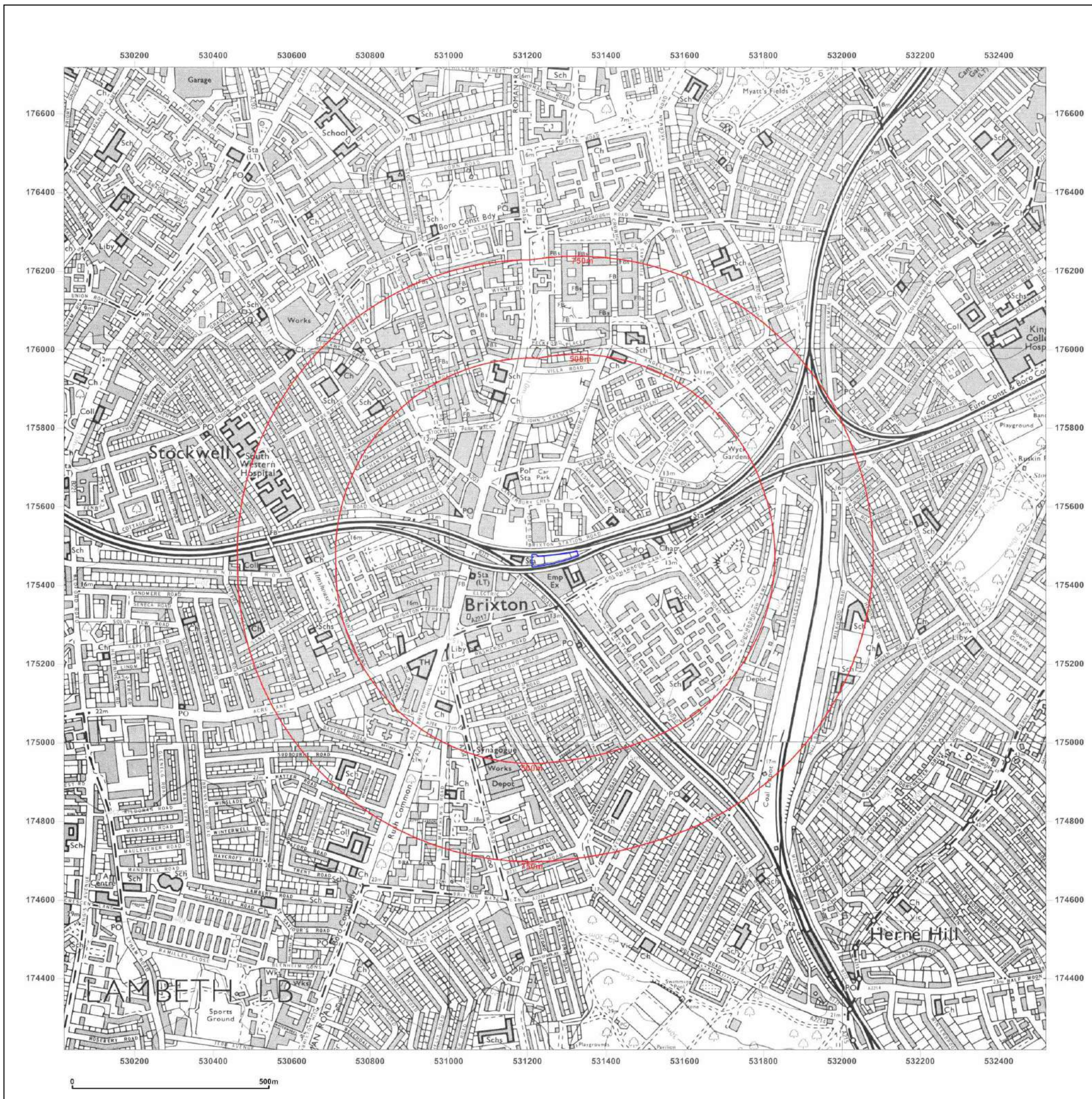


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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: National Grid

Map date: 1987-1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
 Revised 1987
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1982
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A

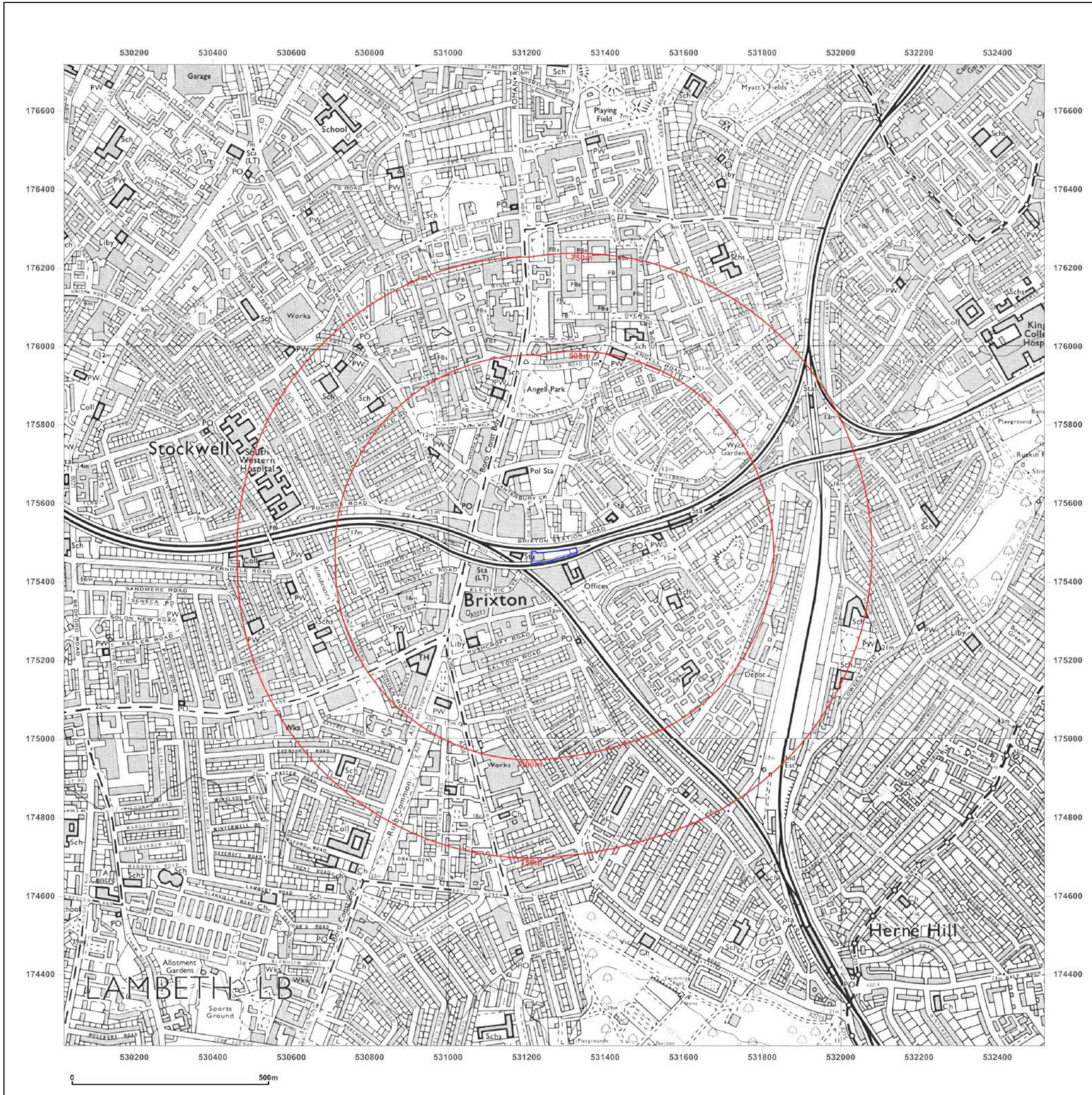


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Site Details:

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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: National Grid

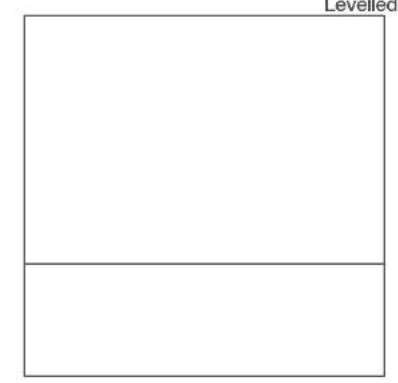
Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
 Revised 1993
 Edition N/A
 Copyright N/A
 Levelled N/A

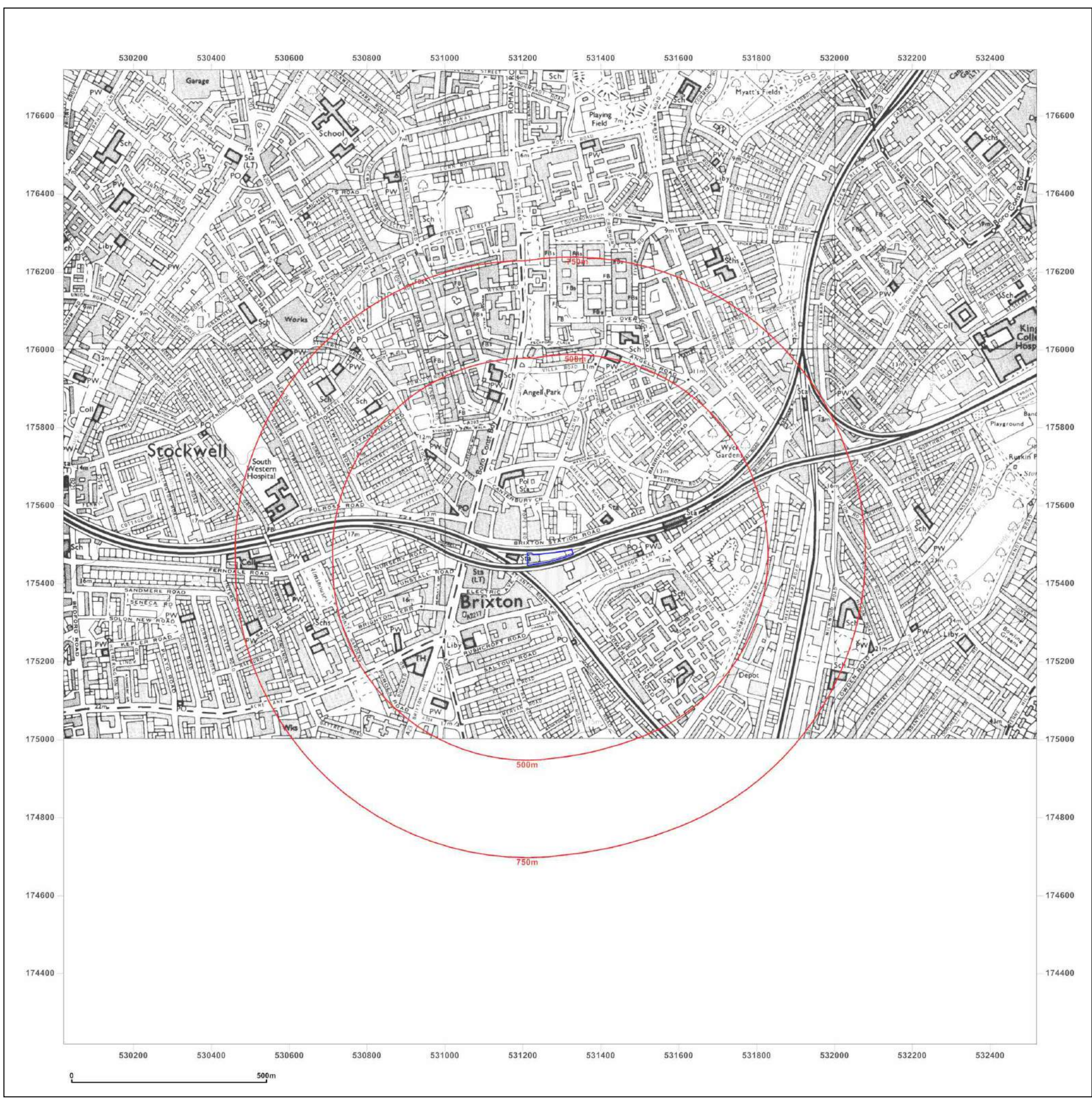


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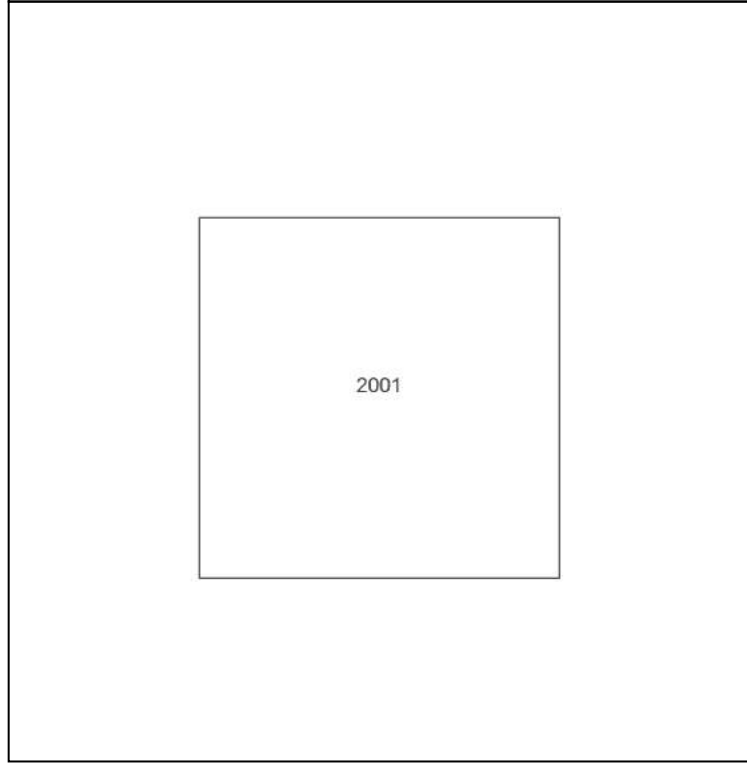
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Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

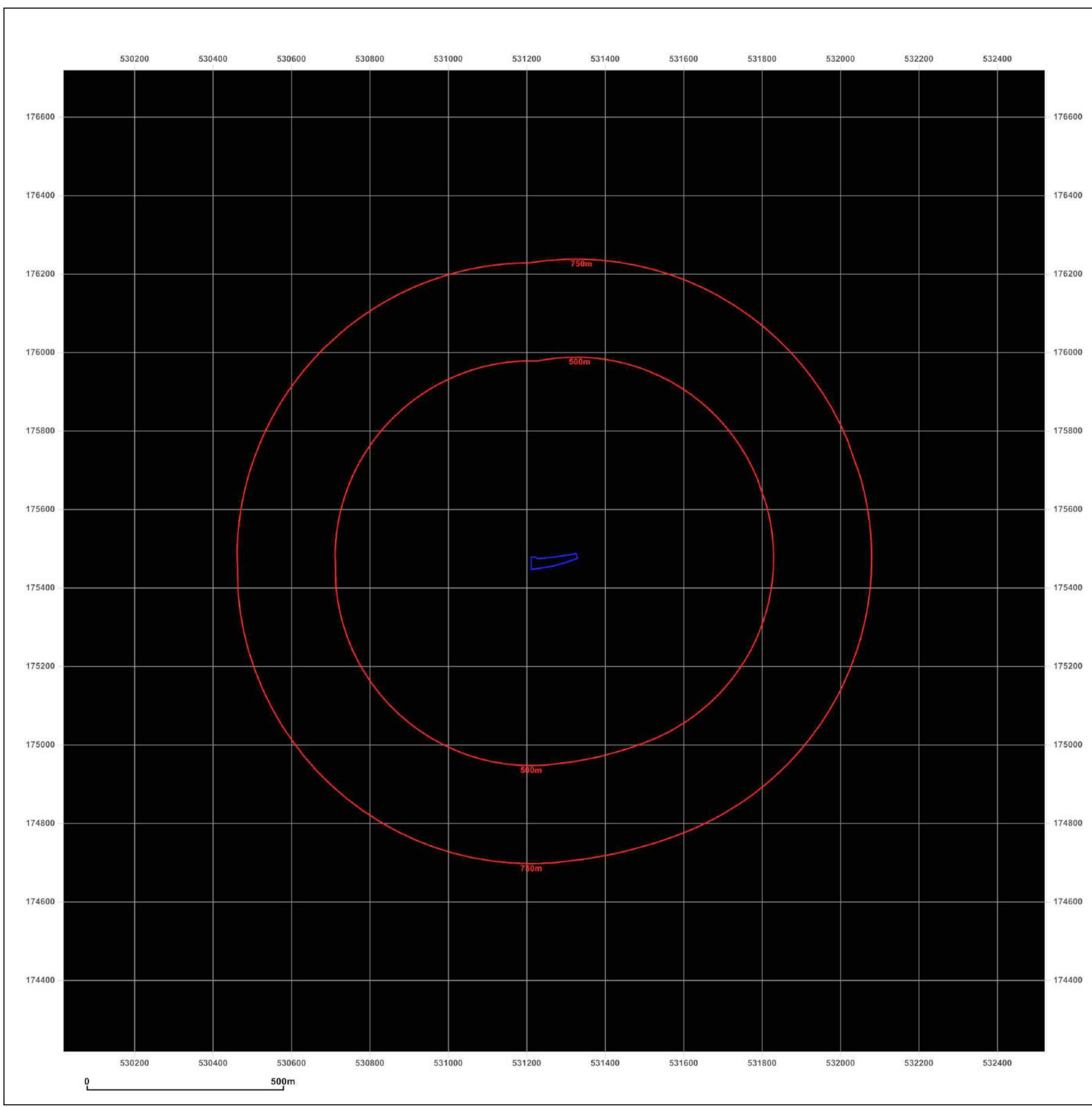


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Production date: 01 November 2019

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Site Details:

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Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

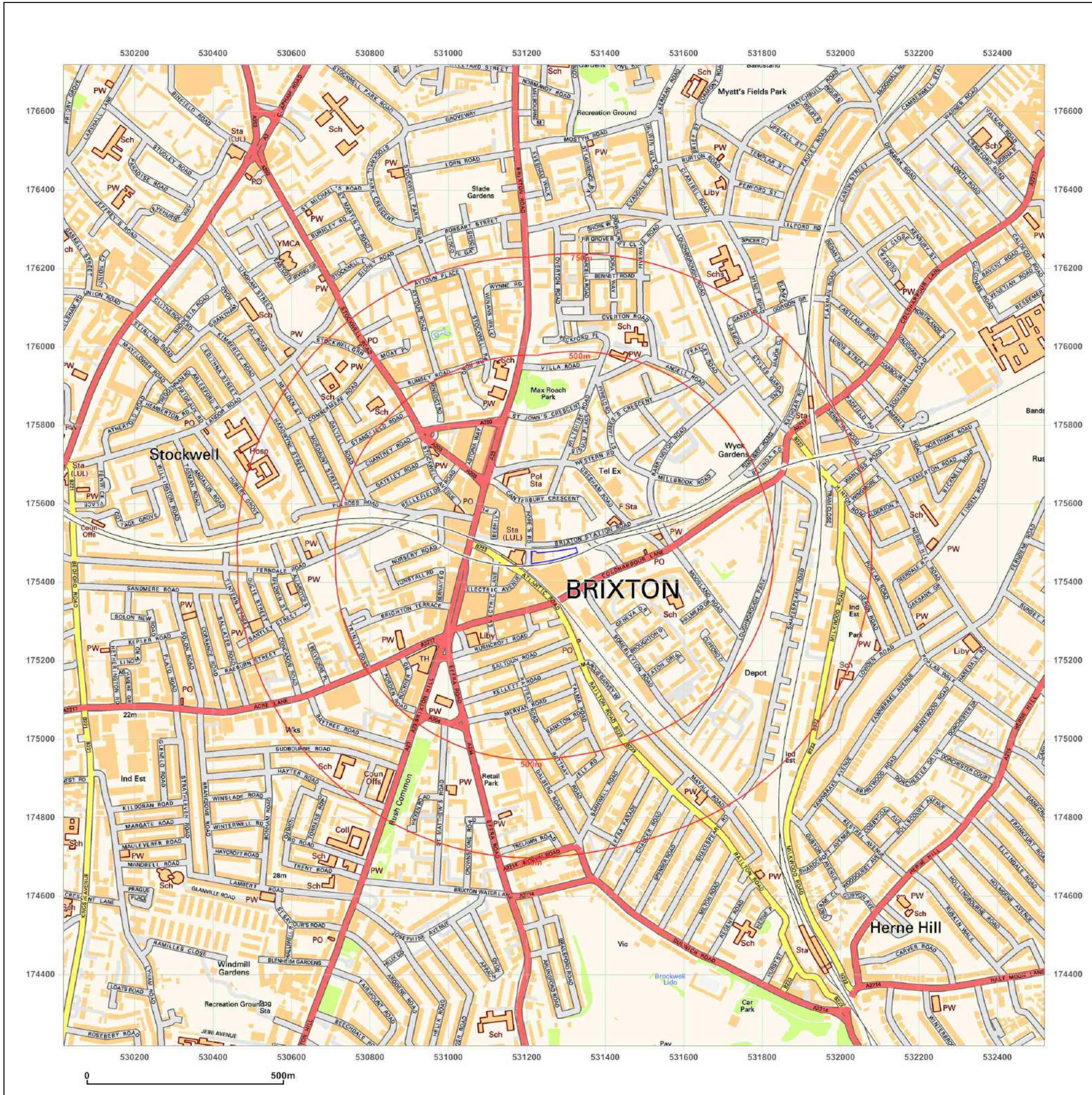


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Site Details:

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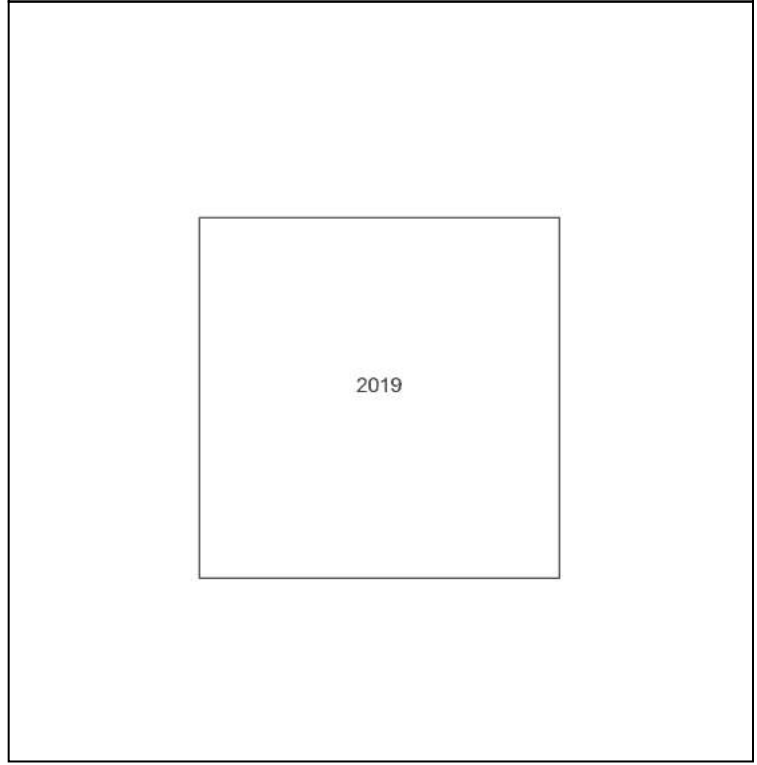
Client Ref: C2023_-_Sports_Direct_Brixton
Report Ref: GS-6436471
Grid Ref: 531269, 175468

Map Name: National Grid

Map date: 2019

Scale: 1:10,000

Printed at: 1:10,000

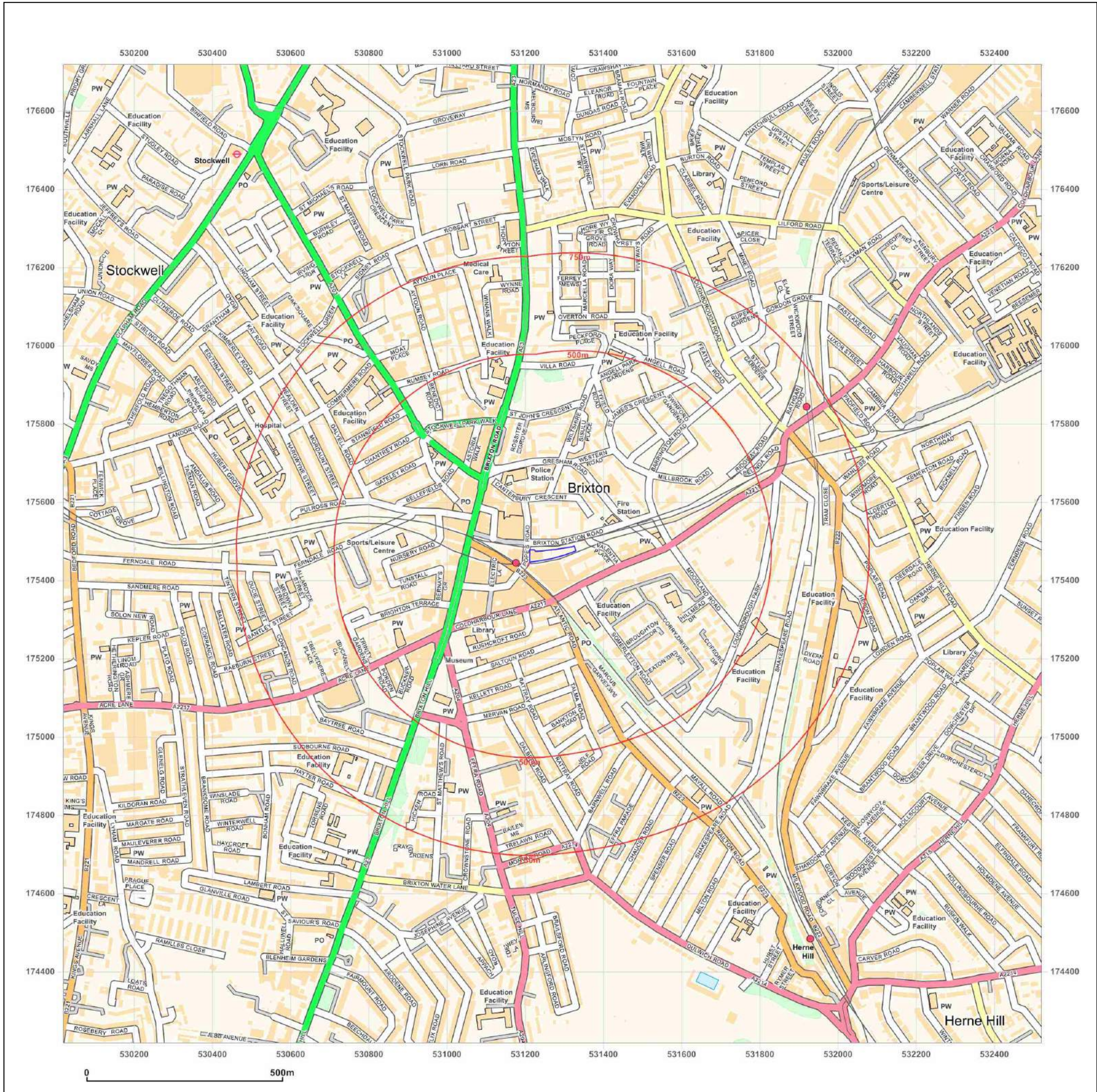


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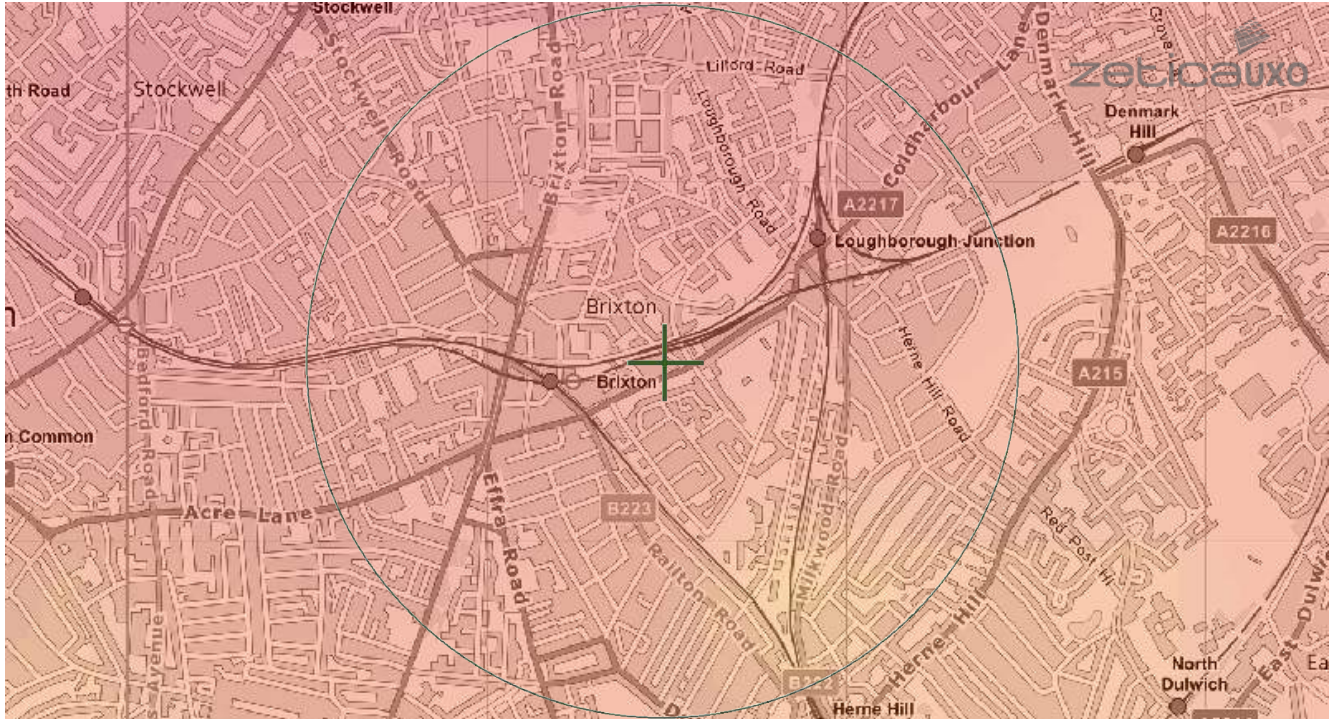
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Appendix B: Zetica UXO Mapping

pfqb#l`^qfil k

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j ~ ð WRPNRMNTRRM



i b d b k a

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	~		fi fi		i ~ ==
					~ff~ fi fl~ff ff

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 t ~ # # t f f i fi K
 v ~ = ~ ~ = = = = ~ = ~ = ~ = ~ = G# = ~ #
 l ~ #r ul F = = Ke = ~ l = ~ = ~ = = = = = #
 j = ~ = ~ = ~ = G# = ~ K
 o ~ #r u_ = =>fi # fl
 q ~ ~ = = # => ~ = ~-fi #i = = = fi fi = K
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 = = = = ~ #N#fi fi = = OK
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 E WL fi~ Ki li ~-fi j~ fl fi L J ~ LF
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Appendix C: Site Photographs



Photo 1: Onsite electrical switchroom, contained behind an area of shelving.



Photo 2: Onsite rooftop carpark for staff members, access from Valentia Place to the east.



Photo 3: Air conditioning plant located within the staff carpark on the roof.



Photo 4: Onsite railway arch fronting Brixton Station Road, (Bricked with no access).

Appendix D: Lambeth Contaminated Land Enquiry



Our Ref: ESH_CONTLAND_189
Your Ref:

FAO Melissa Seymour
RMA Environmental
Sent by email

26th November 2019

Dear Ms Seymour,

Re: Contaminated land and historical land use search for Popes Road, London SW9 8JB

Thank you for your request for information regarding records of entry in our Contaminated Land Database in respect of the above location.

We have searched our database for records we have on **Popes Road, London SW9 8JB** and the surrounding area and there are no records of contamination. Please note that we have no enforcement concerns relating to Part IIA of the Environmental Protection Act 1990 and we do not intend to carry out any investigation under this legislation.

We have also searched information we have containing historical use and activity for the land surrounding the subject location. In light of the information provided I confirm we have no enforcement concerns relating to Part IIA of the Environmental Protection Act 1990 and we do not intend to carry out any investigation under this legislation.

Search Address								
Address	Post Code	Date	Description	Grid X	Grid Y	Grid Ref:	Start Date	End Date
North of Brixton Station Road, Left of Pope's Road, South of Canterbury Crescent	SW9 0HZ	1965	LCC Depot	531200M	175600M	TQ312755		
North off Coldharbour Lane, Right of Atlantic Road, Left of	SW9 9HQ	1952	Laundry, Engineering Works	530500M	176200M	TQ305761		

Search Address								
Address	Post Code	Date	Description	Grid X	Grid Y	Grid Ref:	Start Date	End Date
Canterbury Crescent								
86/88 Gresham Road	SW9	1998	The site is occupied mainly as a depot for a national scaffolding company and is for the most part hard surfaced with concrete. At the Western boundary of the site there are a number of railway arches that form a railway viaduct. Some of these arches may be occupied for storage. From site visit, no evidence to suggest that they were used in such a way that might cause localized pollution or contamination of the ground. However whilst the site was not identified as being one which had suffered any pollution incidents, there appeared to be an accumulation of redundant steel sheeting at the extreme western corner of the site. Source letter from Mr C Stanbury to Waterman Environmental.	531300M	175700M	TQ313756		

Please contact the following for additional information on records that they may hold relating to the subject if required:

Environment Agency National Contact Centre 0870 850 6506, enquiries@environment-agency.gov.uk

Building Control, London Borough of Lambeth, Civic Centre, 6 Brixton Hill, London SW2 1EG
Tel: 020 7926 1150, Fax: 020 7926 1155, Email: buildingcontrol@lambeth.gov.uk

Town Planning Advice Centre, Civic Centre, 6 Brixton Hill, London SW2 1EG
Tel: 020 7926 1180, Fax: 020 7926 1171, Email: tpac@lambeth.gov.uk

Please do not hesitate to contact me if I can be of any further assistance.

Yours faithfully,



Leena Khatri
Sustainability Technical Officer
Sustainability Team
Neighbourhoods & Growth
London Borough of Lambeth
Email: lkhatri1@lambeth.gov.uk
Mob: 07720827968



INVESTOR IN PEOPLE

Appendix E: Risk Definitions

Table 1: Classification of Consequence

Classification	Definition
Severe	<p>Short term (acute) risk to human health likely to result in 'significant harm' (as defined in EPA90 Part 2a).</p> <p>Short term (acute) risk of pollution of sensitive water resource.</p> <p>Short term (acute) risk of an ecosystem or organism forming part of an ecosystem.</p>
Medium	<p>Chronic damage to human health likely to result in 'significant harm'.</p> <p>Pollution of sensitive water resource.</p> <p>Significant change in a particular ecosystem, or organism forming part of such ecosystem.</p>
Mild	<p>Exposure is unlikely to result in 'significant harm' to human health.</p> <p>Pollution of non-sensitive water resource.</p> <p>Damage to sensitive buildings, structures and services or the environment.</p>
Minor	<p>Harm (but not significant harm) resulting in a financial loss or expenditure to resolve.</p> <p>Non-permanent human health effects.</p> <p>Easily repairable damage to buildings, structures and services</p>

Table 2: Classification of Probability

Classification	Definition
High Likelihood	There is a pollution linkage and an event appear very likely in the short term and almost inevitable over the long term or there is actual evidence at the receptor of harm or pollution.
Likely	<p>There is a pollution linkage and all elements are present and in the right place, which means that it is probable that an event will occur.</p> <p>Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.</p>
Low Likelihood	<p>There is pollution linkage and circumstances are possible under which an event could occur.</p> <p>However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.</p>
Unlikely	There is a pollution linkage but circumstance are such that it is improbable that an event would occur in the very long term.

Table 3: Risk Estimation

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High	High	Moderate	Low
	Likely	High	Moderate	Low	Low
	Low Likelihood	Moderate	Low	Low	Very Low
	Unlikely	Low	Low	Very Low	Very Low
	No Linkage	No Risk			

Table 4: Description of the Estimated Risks and Likely Action Required

Risk	Action
Very High Risk	<p>There is a high probability that severe harm could arise or there is evidence that severe harm is currently happening. This risk, if realised, is likely to result in substantial liability.</p> <p>Urgent investigation and remediation are required for the site in its existing state for development.</p>
High Risk	<p>Harm is likely to arise. Realisation of the risk is likely to present a significant liability.</p> <p>Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term. Remediation will be required for the development.</p>
Moderate Risk	<p>A potential linkage is identifiable. However, it is either relatively unlikely that harm would be severe or, if any harm were to occur, it is more likely that harm would be relatively mild.</p> <p>Investigation is required to quantify the risk and determine potential liability. Remediation will be required for the development.</p>
Low Risk	<p>It is possible that harm could arise but it is likely that this harm, if realised, would at worst normally be mild.</p> <p>Investigation is not normally required but could be useful to confirm a preliminary assessment. Remediation works are unlikely to be required or will be limited.</p>
Very Low Risk	<p>There is a low possibility that harm could arise. In the event of such harm being realised it is not likely to be severe. Site is not capable of being determined under Part 2a.</p>