Order Details

Order Number: 10348291_1_1
Customer Ref: J16261
National Grid Reference: 524210, 212550
Slice: A
Site Area (Ha): 0.21
Search Buffer (m): 1000

Site Details
Studio Four, 37 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3AX

10k Raster Mapping
Published 1999
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey’s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey’s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Order Details
Order Number: 103458291_1_1
Customer Ref: J26216
National Grid Reference: 524210, 212550
Slice: TL21SW 2006 1:10,000
Search Buffer (m): 1000
Site Area (Ha): 0.21

Site Details
Studio Four, 37 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3AX

Map Name(s) and Date(s)

Historical Map - Slice A
### Classification of Consequence

<table>
<thead>
<tr>
<th>Classification</th>
<th>Definition</th>
<th>Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Severe</strong></td>
<td>Short term (acute) risk to human health likely to result in “significant harm” as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings / property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).</td>
<td>High concentrations of cyanide on the surface of an informal recreation area. Major spilage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to short-term human health risk if buildings are occupied).</td>
</tr>
<tr>
<td><strong>Medium</strong></td>
<td>Chronic damage to Human Health (“significant harm” as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).</td>
<td>Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer Death of a species within a designated nature reserve.</td>
</tr>
<tr>
<td><strong>Mild</strong></td>
<td>Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services (“significant harm” as defined in the Draft Circular of Contaminated Land, DETR, 2000). Damage to sensitive buildings / structures / services or the environment.</td>
<td>Pollution of non-classified groundwater Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).</td>
</tr>
<tr>
<td><strong>Minor</strong></td>
<td>Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.</td>
<td>The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.</td>
</tr>
</tbody>
</table>

### Classification of Probability

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

### Risk Assessment Matrix

<table>
<thead>
<tr>
<th>Probability</th>
<th>Severe</th>
<th>Medium</th>
<th>Mild</th>
<th>Minor</th>
</tr>
</thead>
<tbody>
<tr>
<td>High likelihood</td>
<td>Very high risk</td>
<td>High risk</td>
<td>Moderate risk</td>
<td>Moderate / low risk</td>
</tr>
<tr>
<td>Likely</td>
<td>High risk</td>
<td>Moderate risk</td>
<td>Moderate / low risk</td>
<td>Low risk</td>
</tr>
<tr>
<td>Low likelihood</td>
<td>Moderate risk</td>
<td>Moderate / low risk</td>
<td>Low risk</td>
<td>Very low risk</td>
</tr>
<tr>
<td>Unlikely</td>
<td>Moderate / low risk</td>
<td>Low risk</td>
<td>Very low risk</td>
<td>Very low risk</td>
</tr>
</tbody>
</table>

### Description of the assessed risks and likely action required

<table>
<thead>
<tr>
<th>Grade</th>
<th>Description and likely action required</th>
</tr>
</thead>
</table>
| **Very high risk** | There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening.  
This risk, if realised, is likely to result in a substantial liability.  
Urgent investigation (if not undertaken already) and remediation are likely to be required. |
| **High risk**   | Harm is likely to arise to a designated receptor from an identified hazard.  
Realisation of the risk is likely to present a substantial liability.  
Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. |
| **Moderate risk** | It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.  
Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. |
| **Low risk**    | It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. |
| **Very low risk** | There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. |
Geotechnical & Environmental Associates (GEA) is an engineer-led and client-focused independent specialist providing a complete range of geotechnical and contaminated land investigation, analytical and consultancy services to the property and construction industries.

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where information can be found on all of the services that we offer.