

## Grand Junction Arms

Acton Lane  
Harlesden  
London NW10 7AD

### **FLOOD RISK STATEMENT**

September 2021



# 1.0 SITE CONTEXT

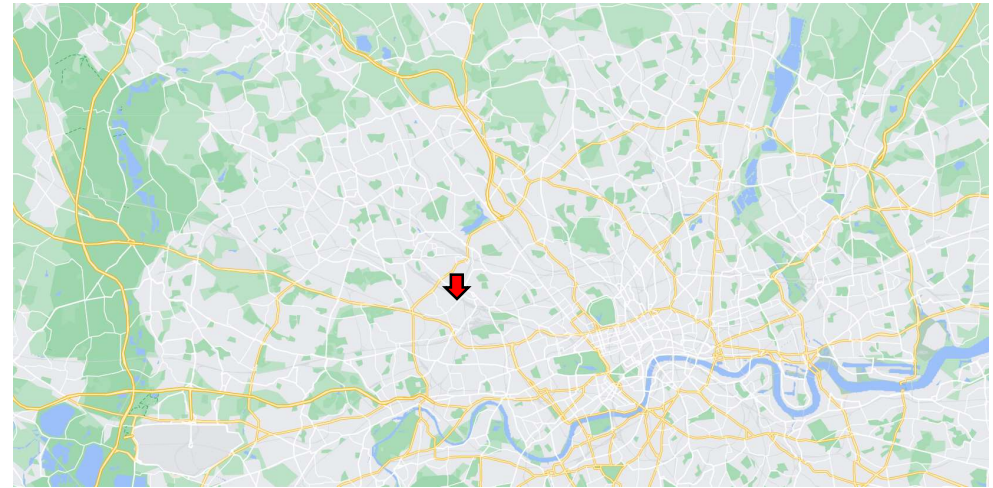
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The proposed development site is located at:

Grand Junction Arms  
Canal Bridge  
Acton Lane  
Park Royal  
London NW10 7AD

The property fronts a busy road (Acton Lane) and sits alongside the Grand Union canal but the building and garden are elevated relative to the canal and towpath, sitting approximately 3m above the canal.

The site is within flood zone 1 meaning there is a low risk of flooding. Please refer to the environment agency flood map in the following pages.





### Flood map for planning

Your reference	Location (easting/northing)	Created
2131	520742/183162	13 Sep 2021 12:33

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

#### This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

#### Notes

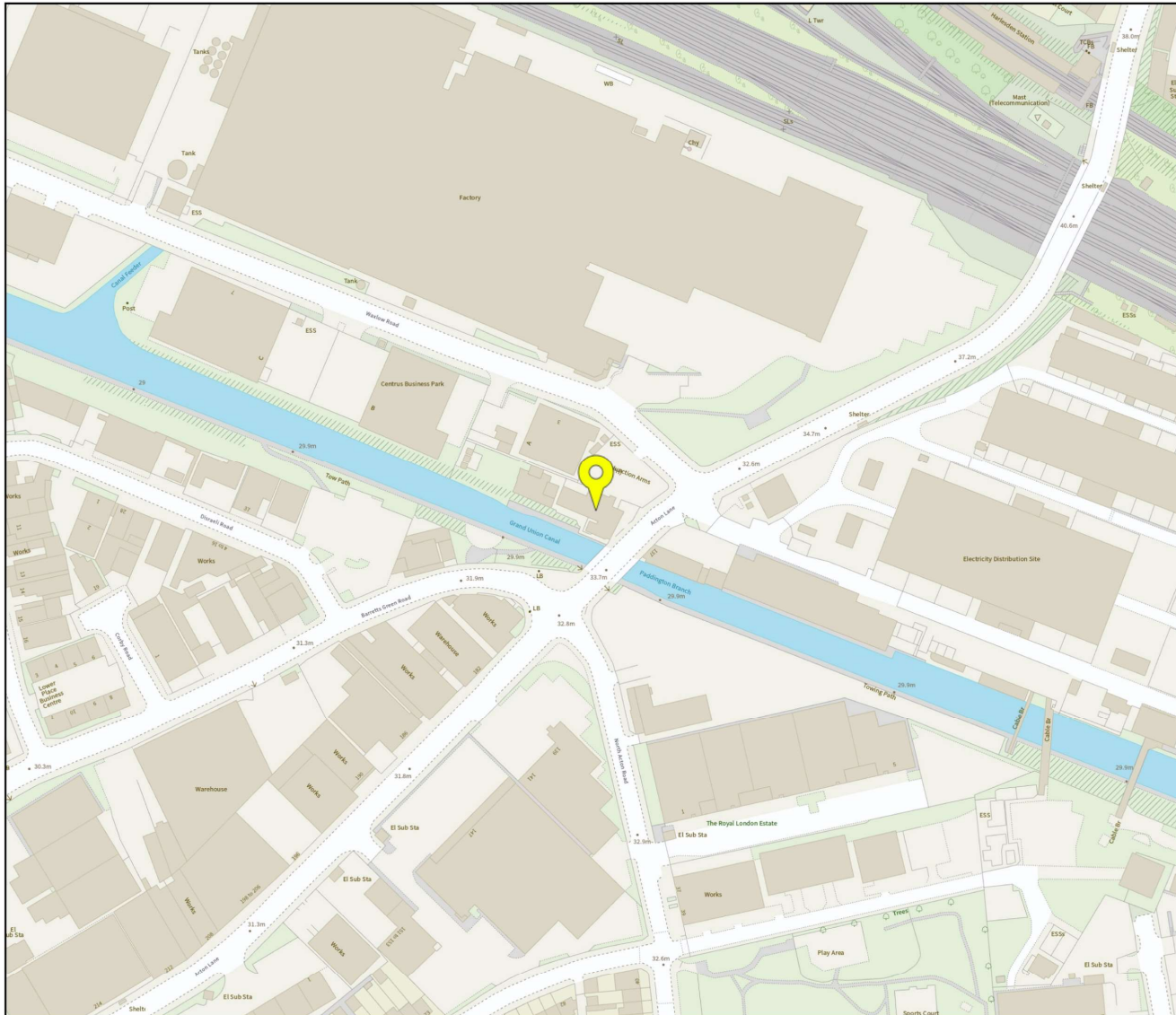
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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# 3.0 ENVIRONMENT AGENCY FLOOD MAPPING










## Flood map for planning

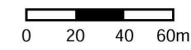
Your reference  
**2131**

Location (easting/northing)  
**520742/183162**

Scale  
**1:2500**

Created  
**13 Sep 2021 12:33**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



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