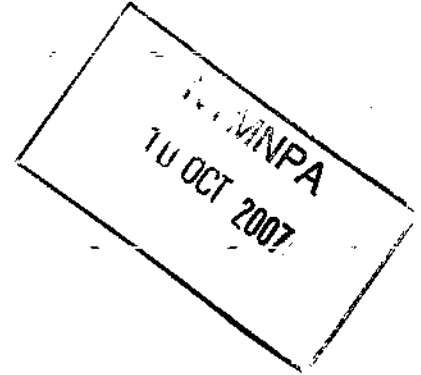




Ref: 1211

4 October 2007

North York Moors National Parks
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP



Proposed Alterations and Additional Outbuildings at Lowdales Cottage, Hackness, Scarborough.

Flood Risk Assessment

- 1 The house known as Lowdales Cottage lies in what is described by the Environment Agency as an area of Low Flood Risk.

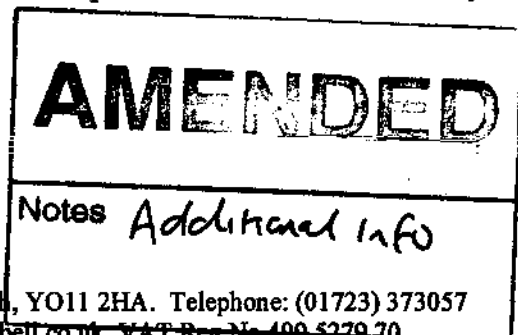
Information from the Environment Agency:

~~Lowdales Cottage, Hackness, Scarborough, YO15 0JU~~

The location you have selected is in an area which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. The Flood Map shows our current best information on the extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences.

- see attached Environment Agency Map.

- 2 There is a significantly higher flood risk below the confluence of the two becks below Lowdales Farm but no evidence of any flooding at Lowdales Cottage which is 150 metres upstream.
- 3 Because of the land fall the floor levels of the additional outbuildings will be level with or above the existing floor levels so no additional flood protection should be necessary.





Environment Agency

You are In: Maps > Flood Map

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Maps

Maps

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[What to do in a flood](#)

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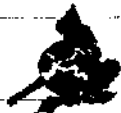


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Author: Environment Agency | enquiries@environment-agency.gov.uk

Interactive Map :

Click on [Learn more](#), then click the symbol or area on the map to see more information.

Click on the map to ...

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What's on the map?

1. Tick the boxes.
2. Click the name next to the box to find out more.

Flood maps more

[Flood maps](#) more
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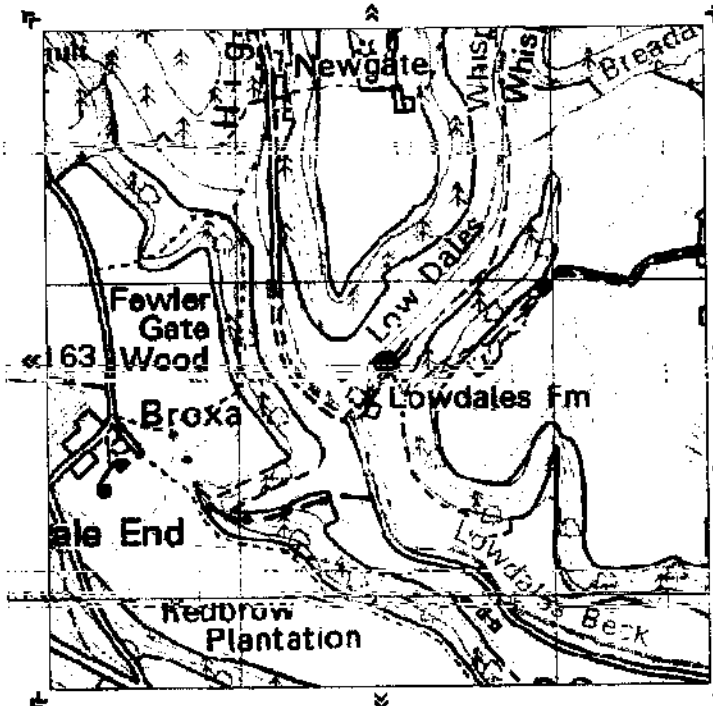
Flooding from rivers or sea without defences

Extent of extreme flood

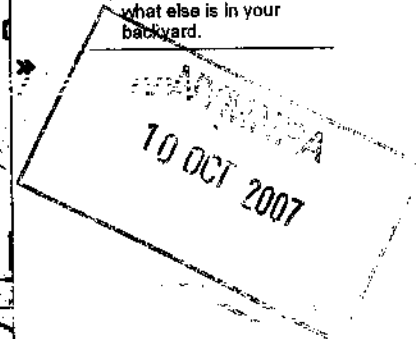
Flood defences

Areas benefiting from flood defences

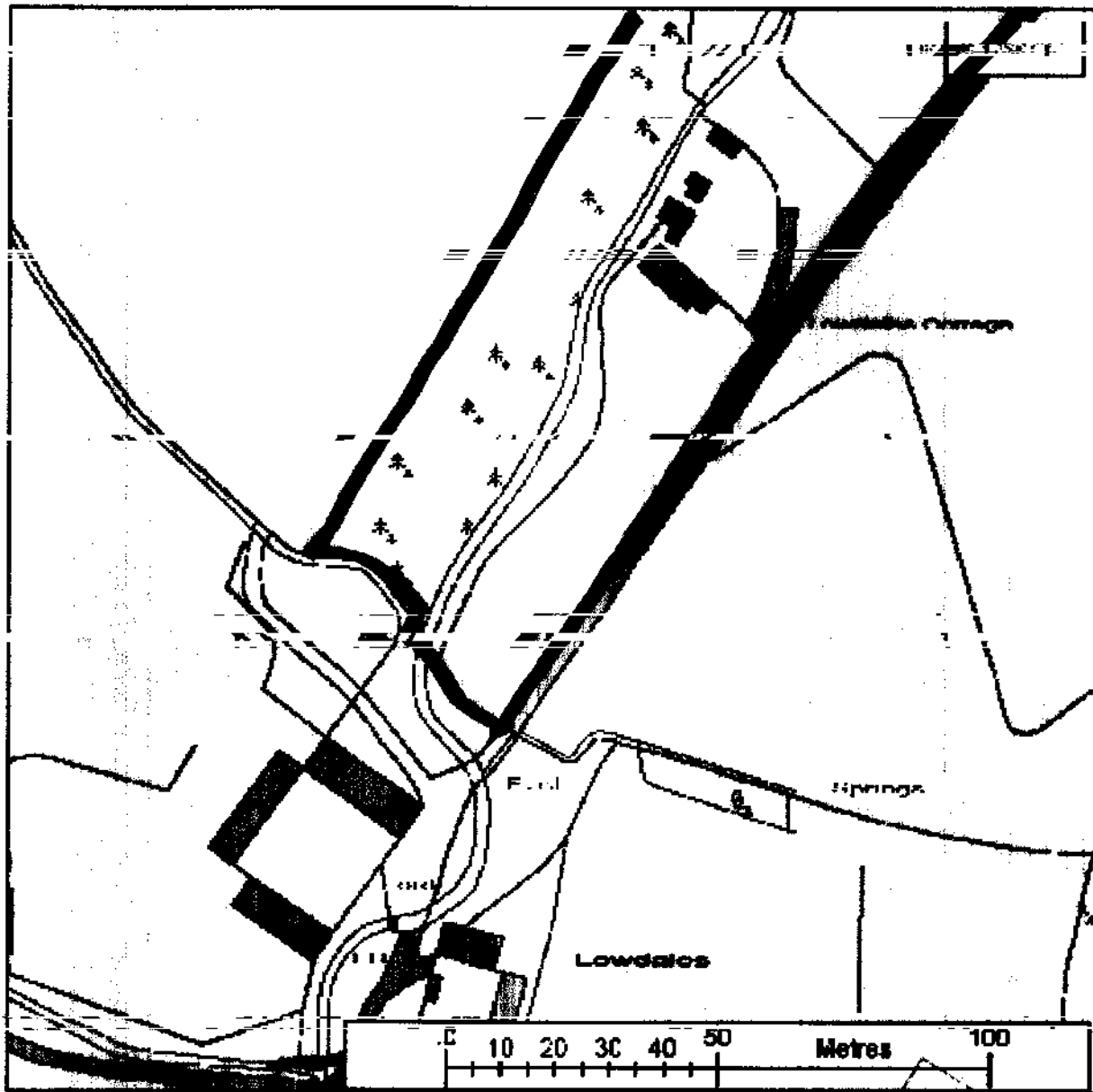
[Click here to find out what else is in your backyard.](#)



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**Proposed Alterations and Additional Outbuildings
to Lowdales Cottage, Hackness
For: A & S Walker**



PA
1211/01/07

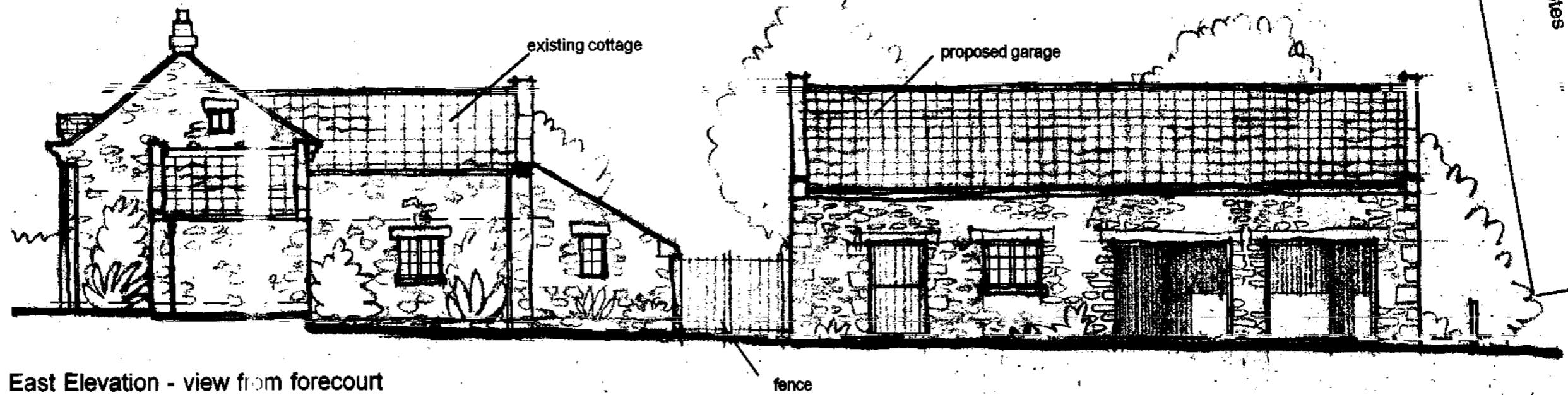
Location Plan 2.

scale 1:1250
date - August '07
ref. 1211/01

Alan Campbell Chartered Architect
Cliff Bridge Studio, 7 Cliff Bridge Terrace
Scarborough, North Yorkshire, YO11 2HA
Tel. 01723 373057 - Fax. 01723 353580
email-alan@alan-campbell.co.uk

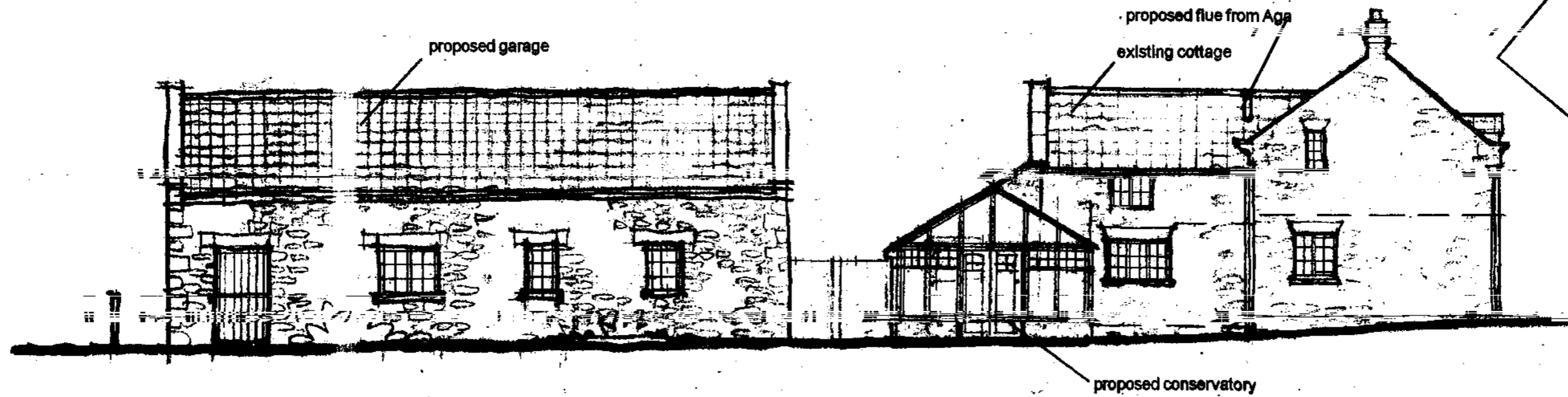
Proposed Alterations and Additional Outbuildings
to Lowdales Cottage, Hackness
For: A & S Walker

Materials:
natural clay pantiles
natural stone
painted doors and door and window
frames
--- all to match existing.



East Elevation - view from forecourt
existing cottage unaltered

Notes
AMENDED



West Elevation

NYMNPA
10 OCT 2007

Elevations As proposed 1.

scale 1:100
date - August '07
ref. 1211723C

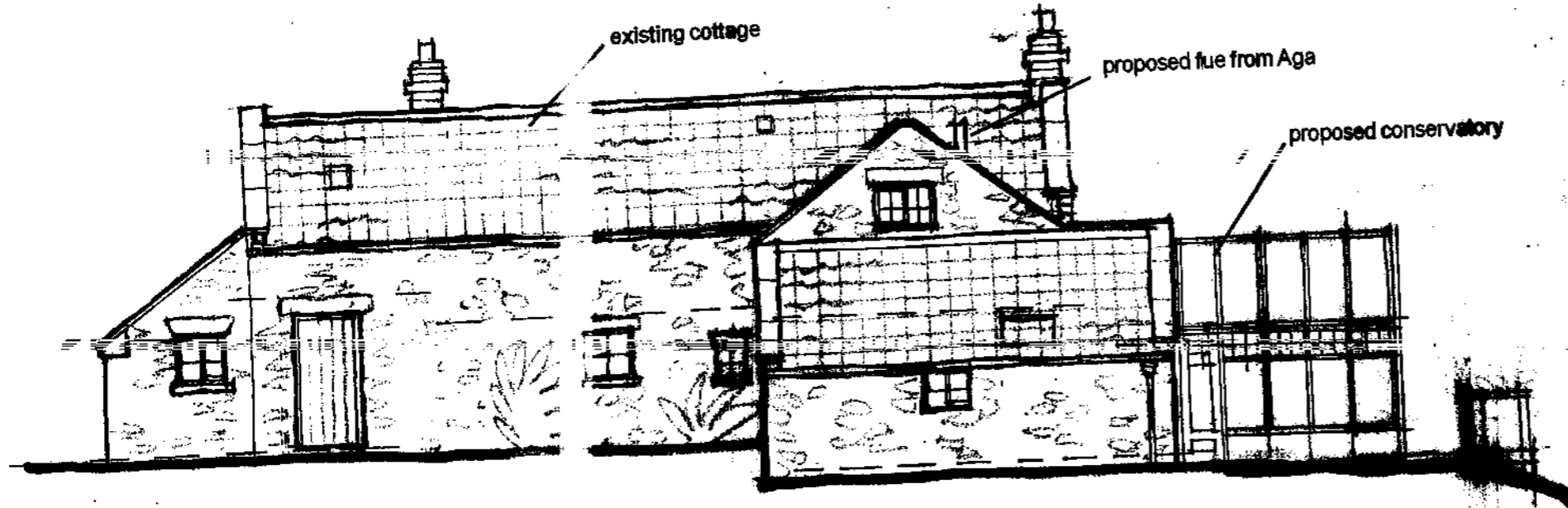
Rev A - minor revisions 05-09-07
Rev B - elevations altered 08-09-07
Rev C - Aga flue added 04-10-07

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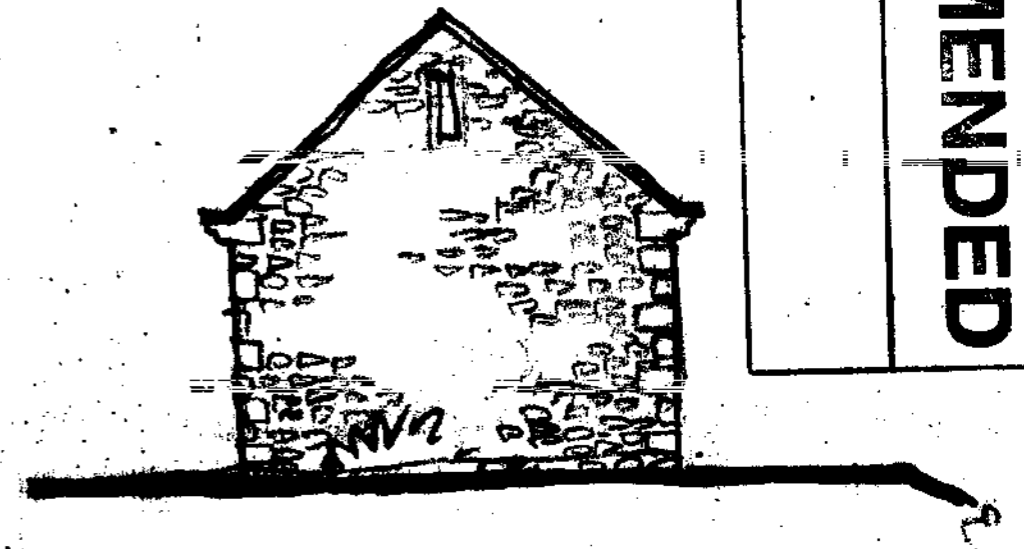
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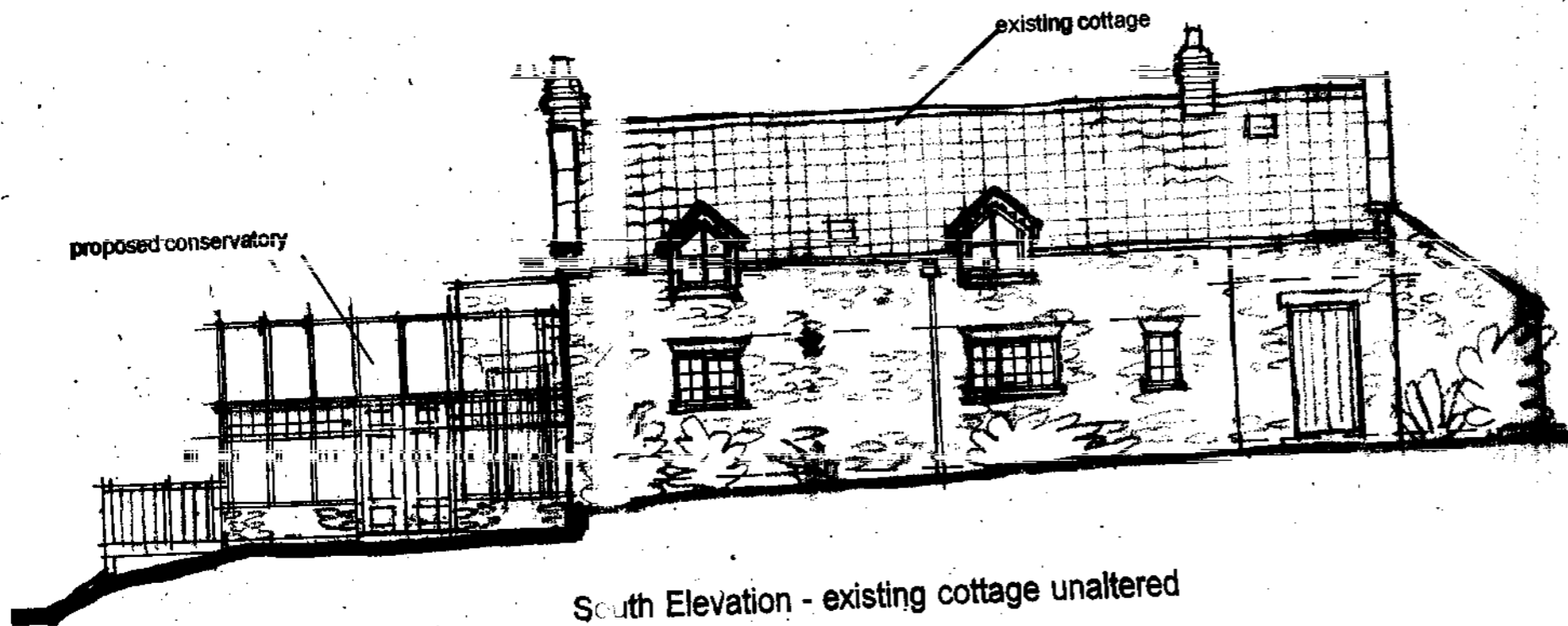
Notes:
AMENDED



North Elevation - existing cottage unaltered



North Elevation - proposed garage



South Elevation - existing cottage unaltered



South Elevation - proposed garage

NYMNP
10 OCT 2007

Elevations As Proposed 2.

scale 1:100
date August/07
ref. 1211/24C

Rev A - minor revisions 05-09-07
Rev B - elevations altered 08-09-07
Rev C - alterations 04-10-07

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