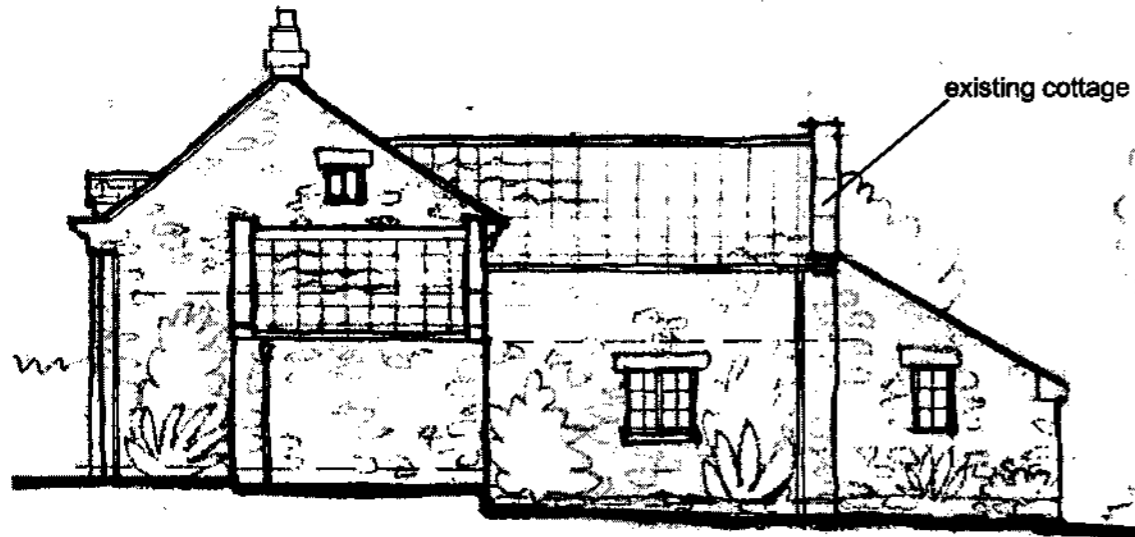


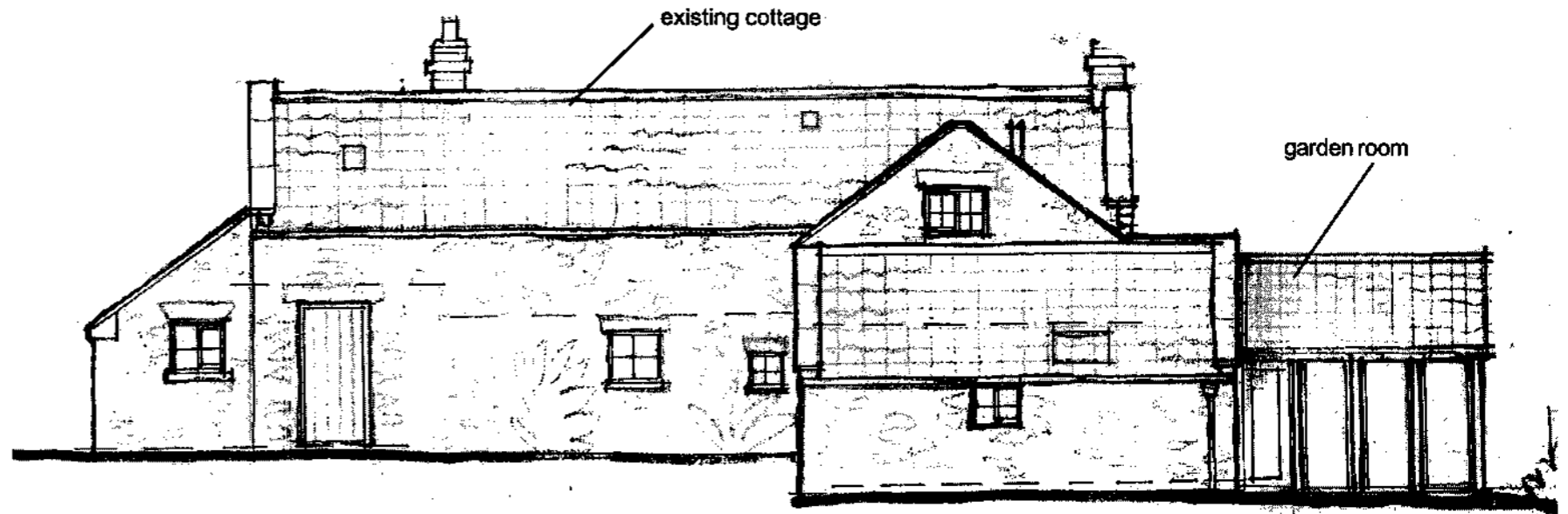
Proposed Extension to form Garden Room  
 to Lowdales Cottage, Hackness  
 For: A & S Walker

NYM / 2008 / 0 9 1 3 / F L

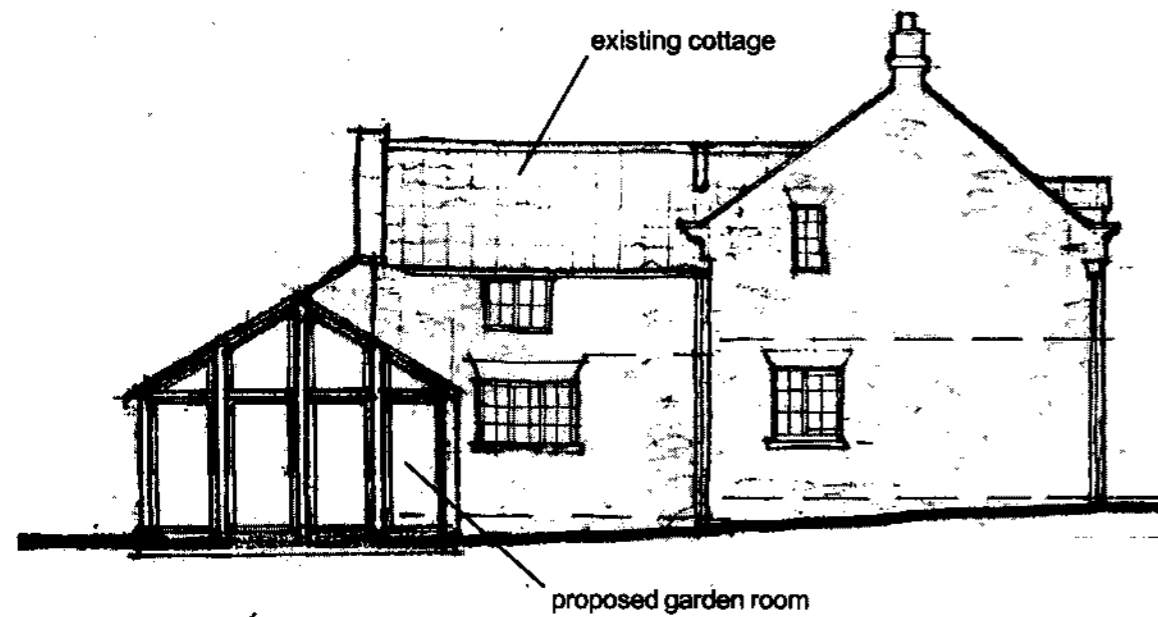
Materials:  
 natural clay pantiles  
 stained oak timber frame  
 oak door and window frames



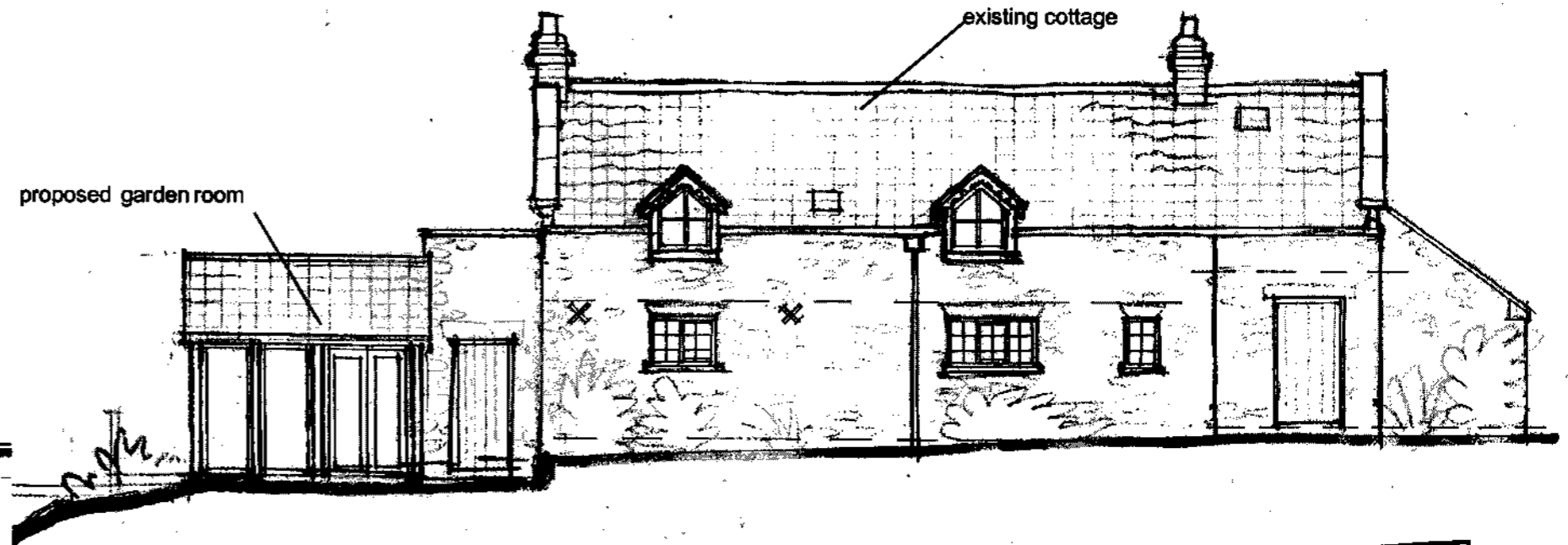
East Elevation - view from forecourt  
 existing cottage unaltered



North Elevation - existing cottage unaltered



West Elevation



South Elevation - existing cottage unaltered

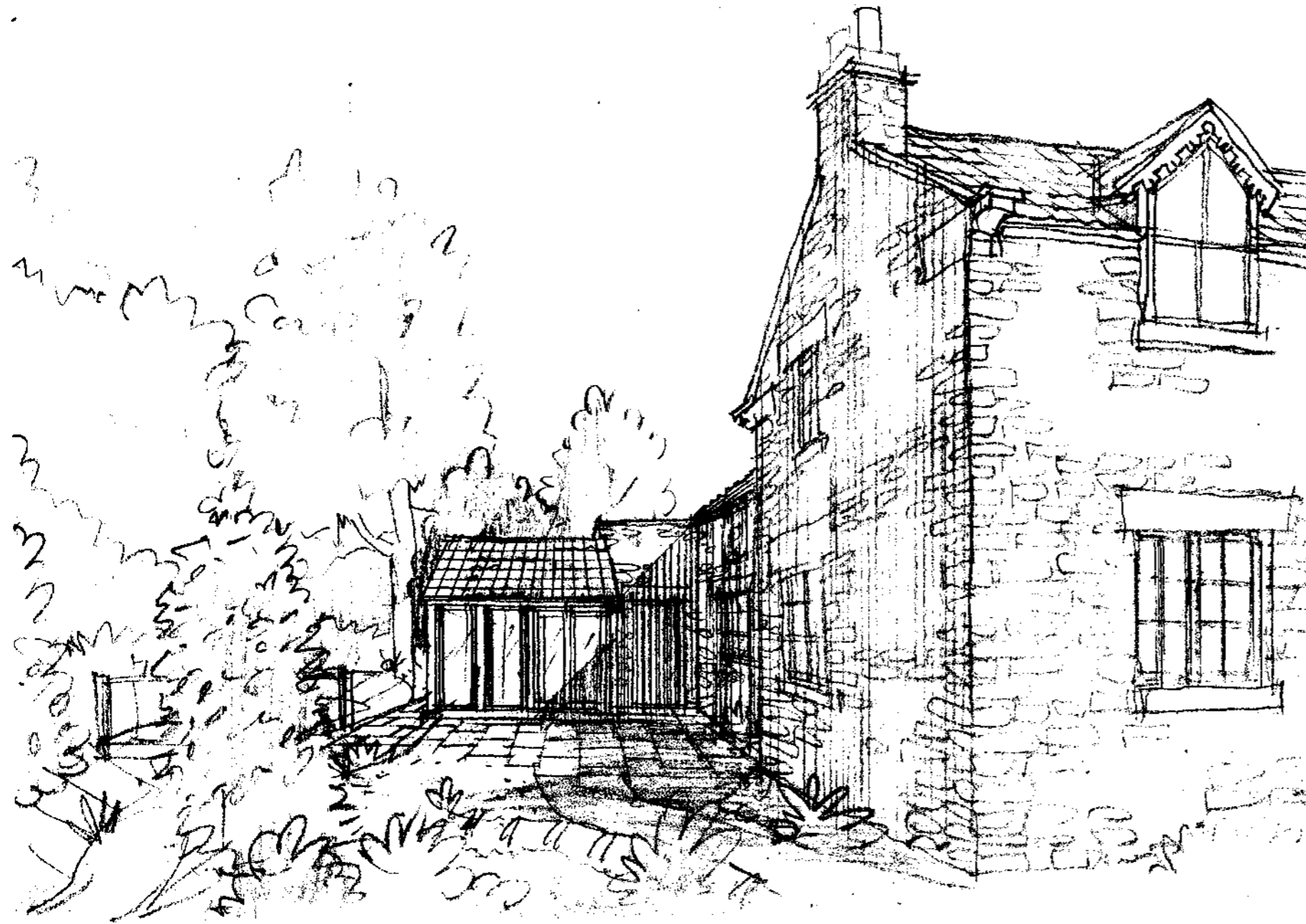
Elevations As Proposed

scale 1:100  
 date - Dec'08  
 ref. 1260/07

NYMNPA  
 12 DEC 2008

**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 Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker



View on Becksides Showing Proposed Garden Room

Elevations As Proposed 2.

scale n.t.s.  
date - Dec '08  
ref. 1260/08

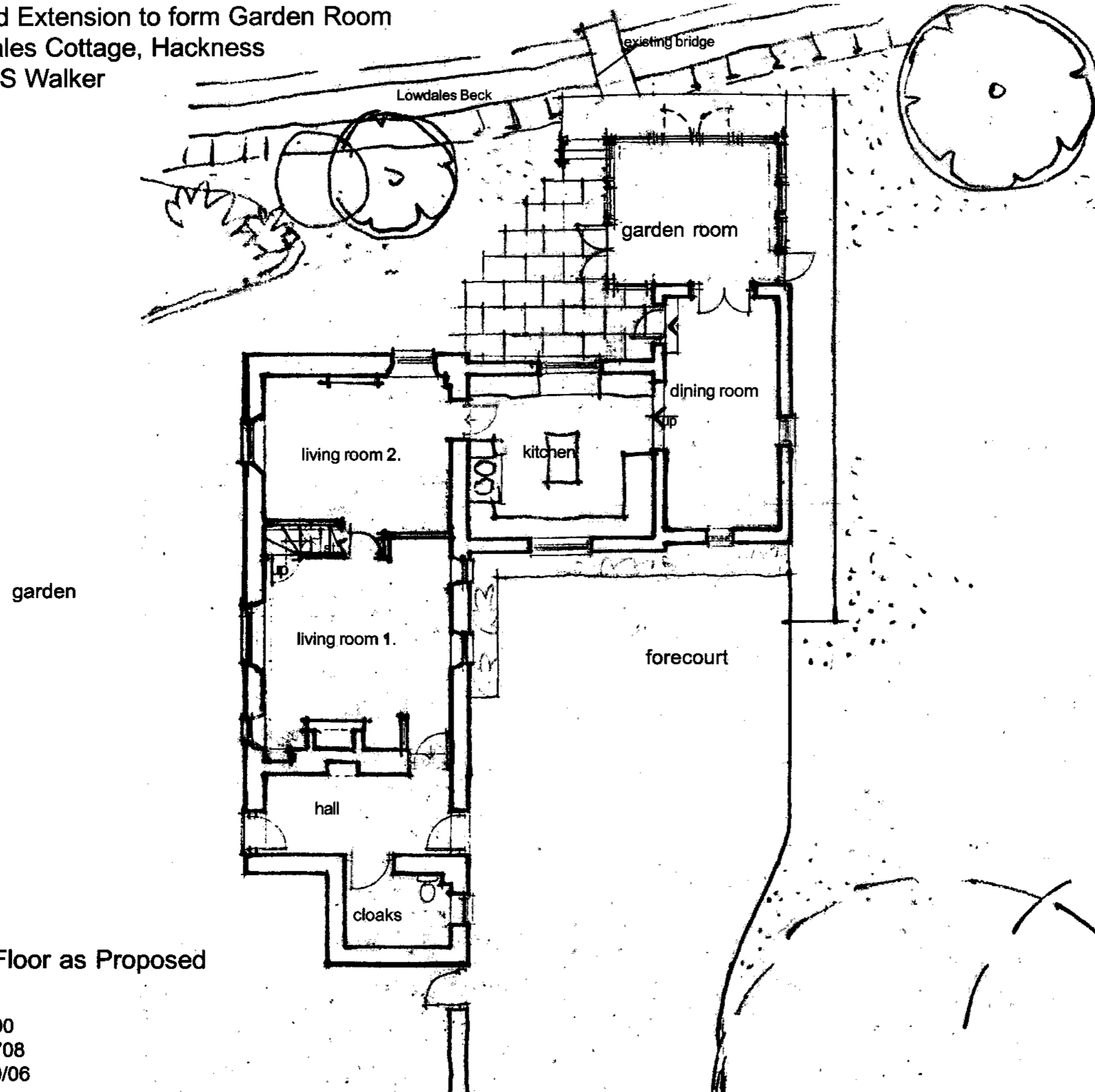


As existing

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**Alan Campbell Chartered Architect**  
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Scarborough, North Yorkshire, YO11 2HA  
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Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker



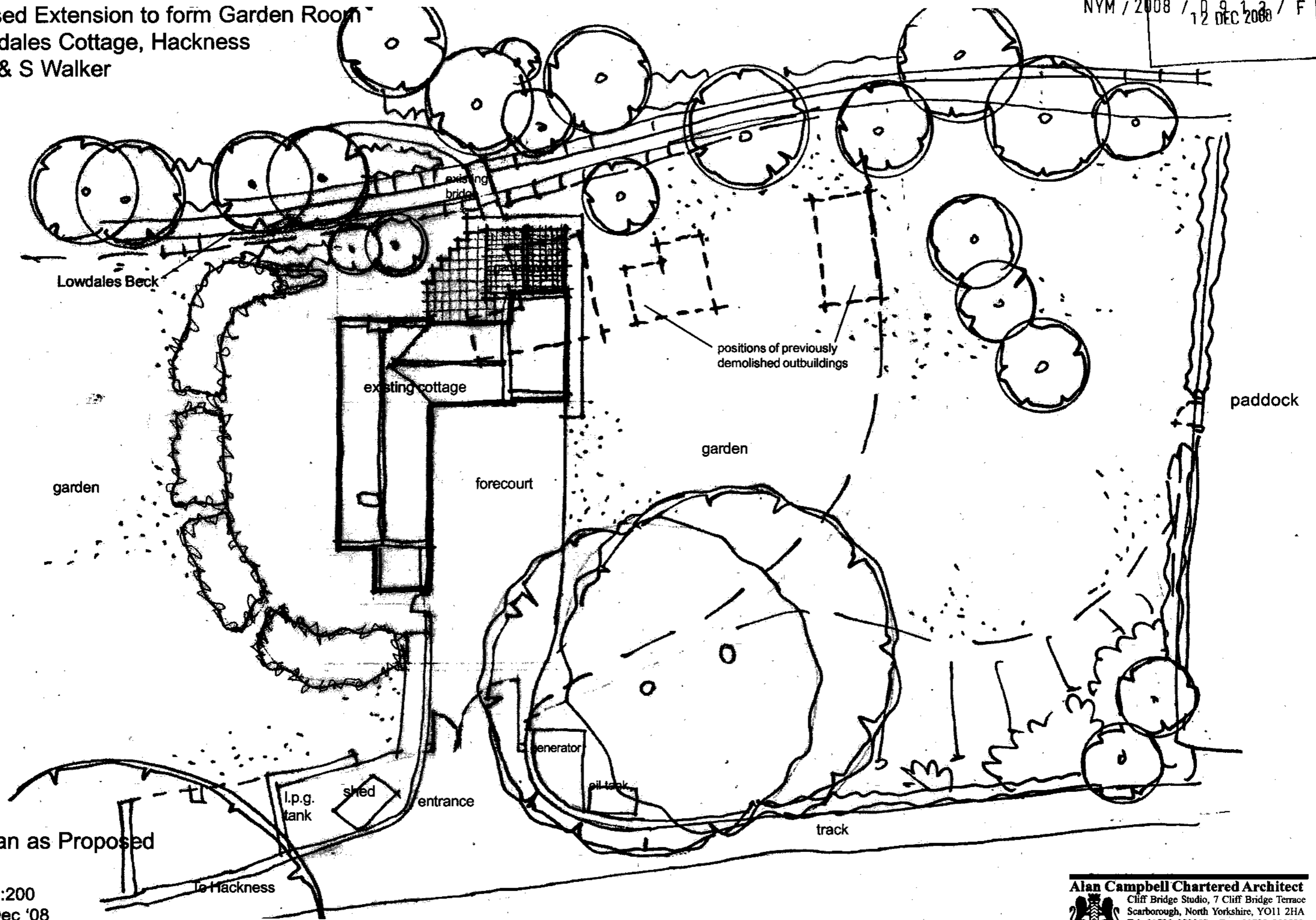
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Ground Floor as Proposed

scale 1:100  
date - Dec'08  
ref. 1260/06

Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

NYM / 2008 / 0912 / F  
12 DEC 2008

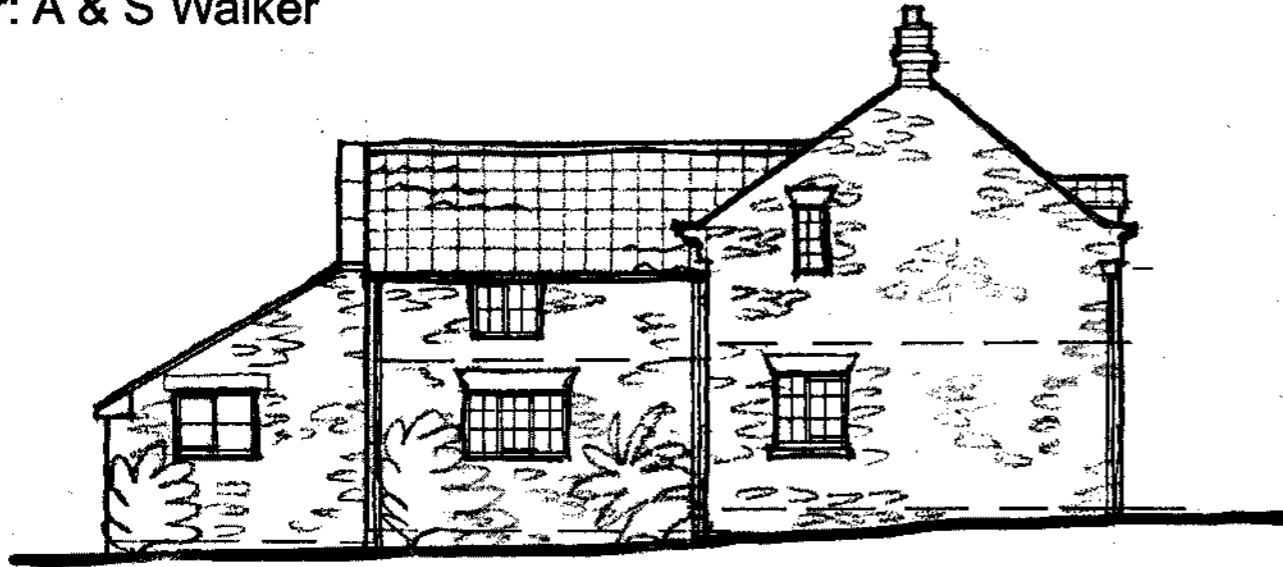


Site Plan as Proposed

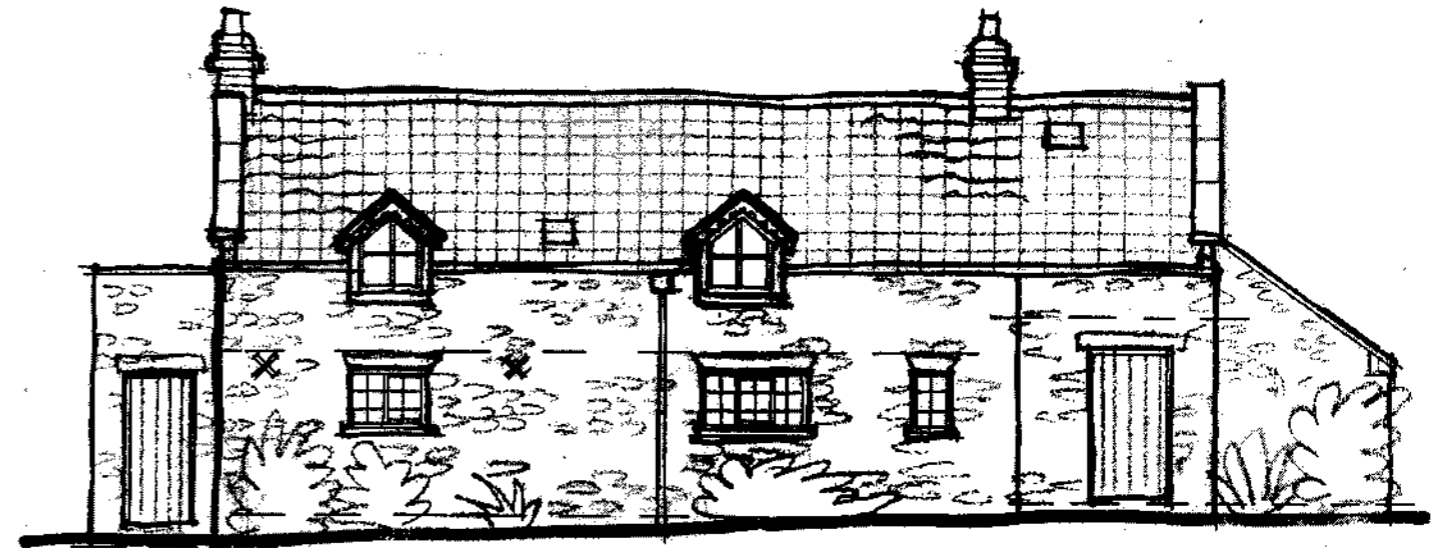
scale 1:200  
date - Dec '08  
ref. 1220/05

**Alan Campbell Chartered Architect**  
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Scarborough, North Yorkshire, YO11 2HA  
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Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

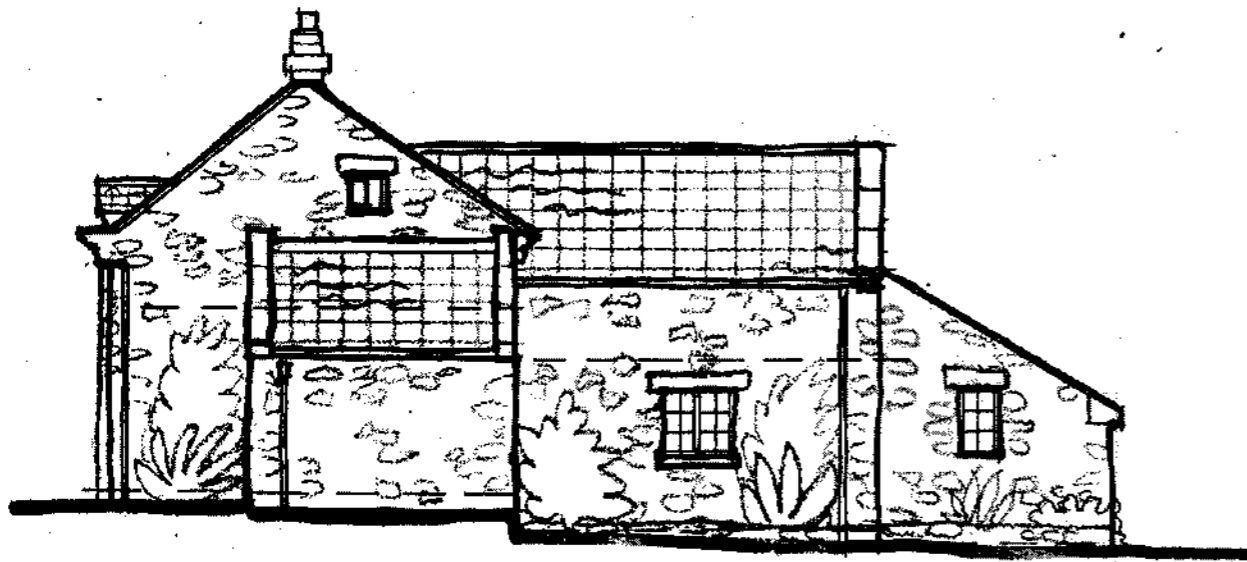


West Elevation

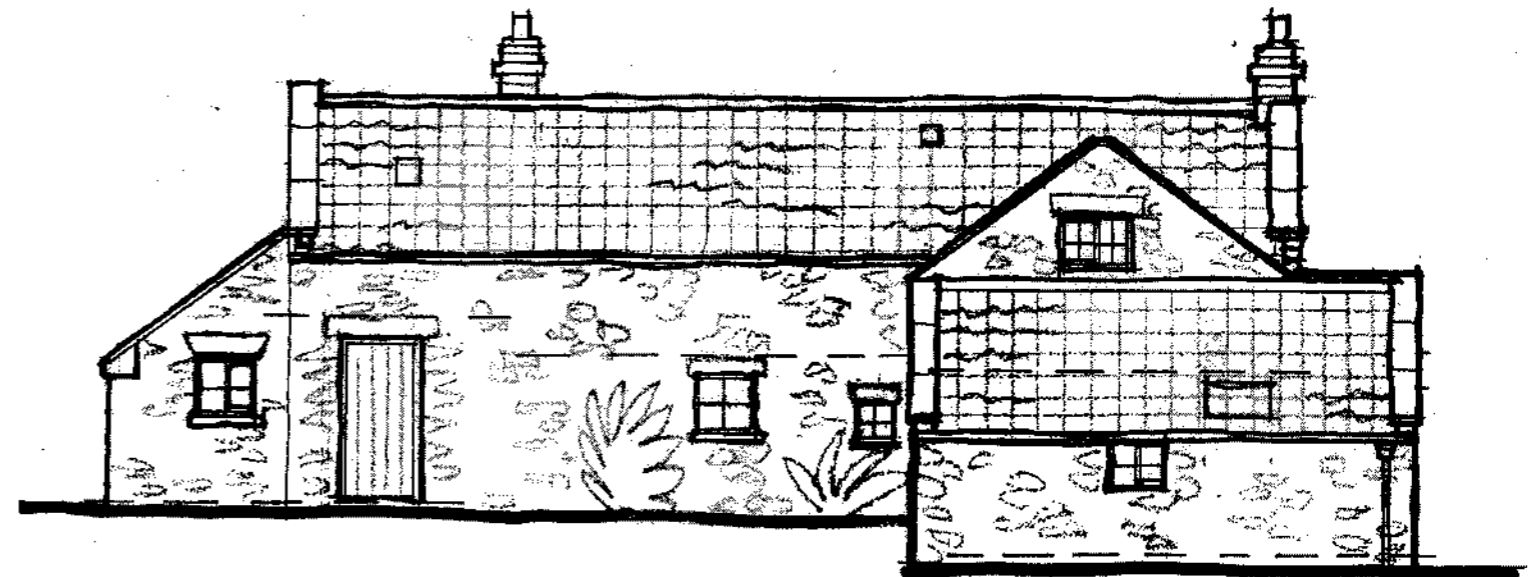


South Elevation

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East Elevation



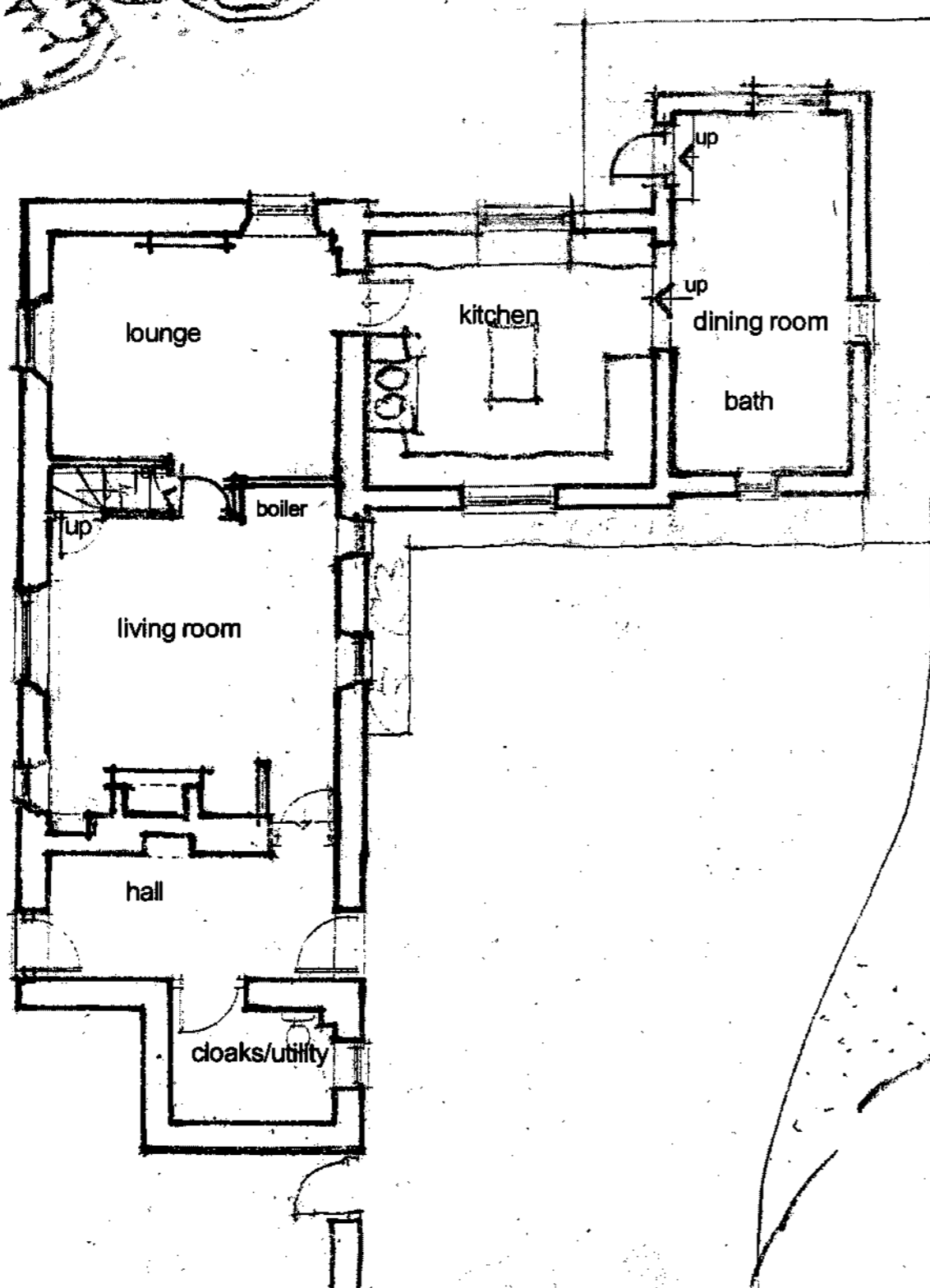
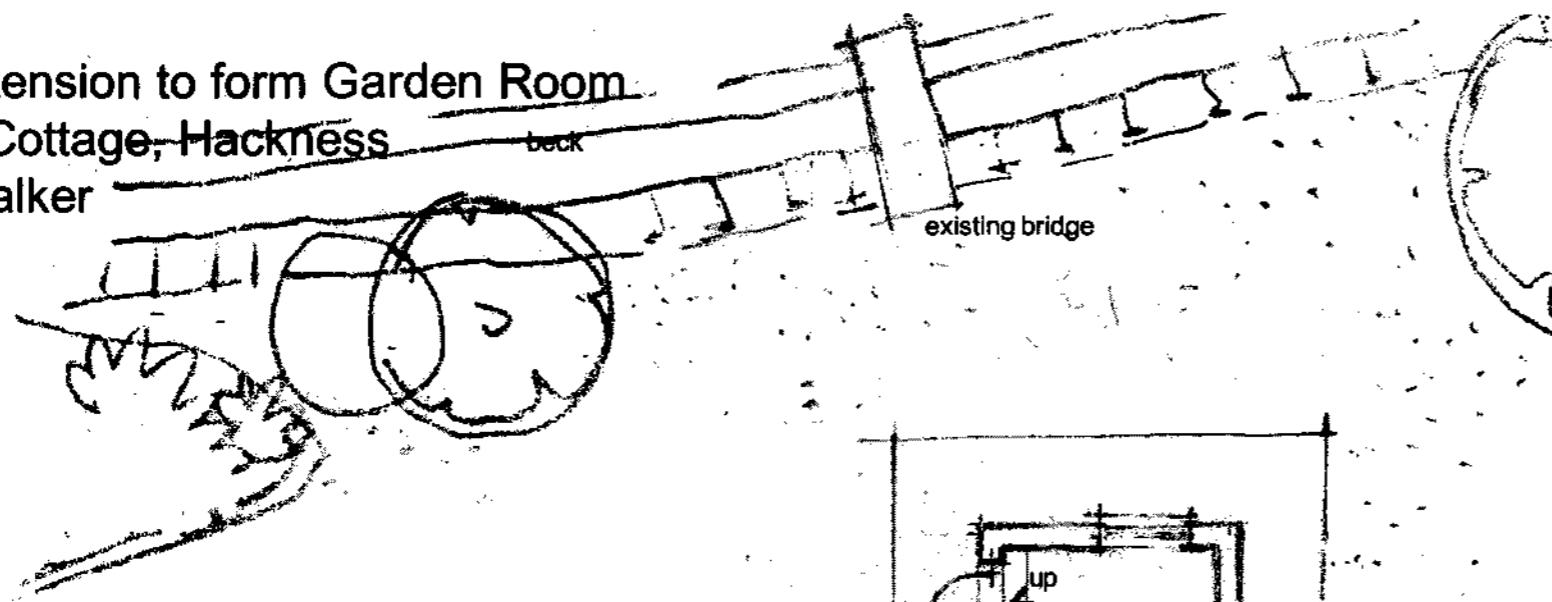
North Elevation

Elevations as Existing

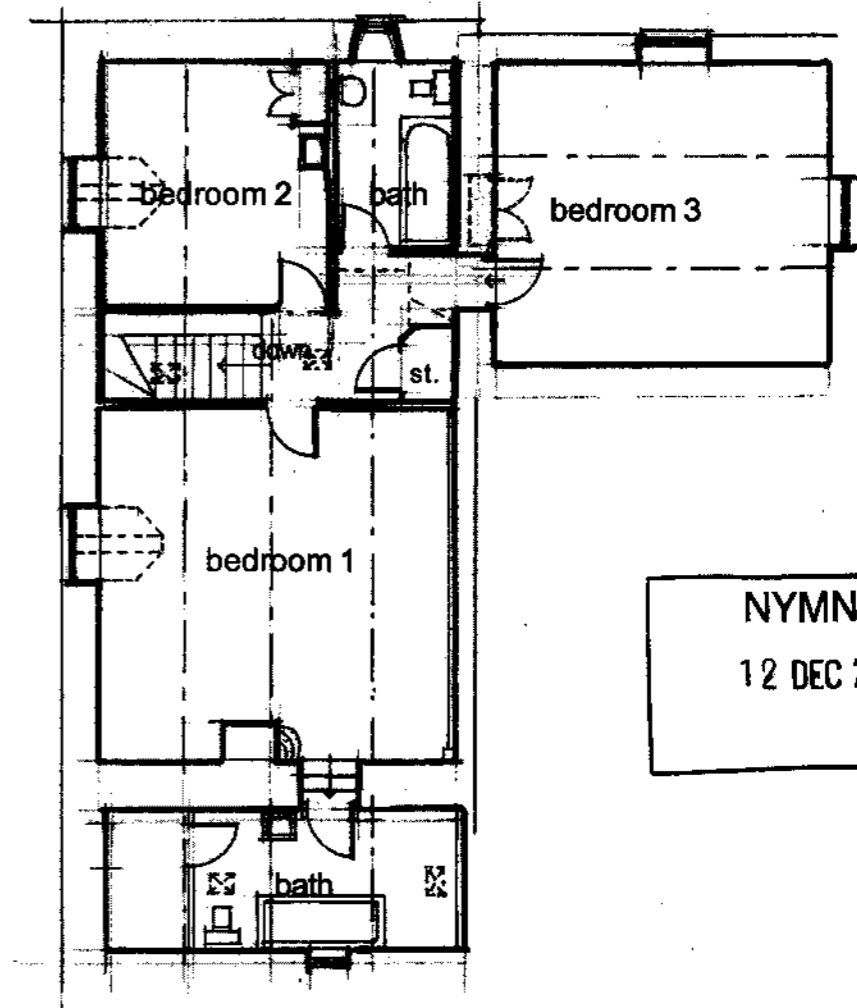
scale 1:100  
date - Dec '08  
ref. 1260/04

Proposed Extension to form Garden Room  
 to Lowdales Cottage, Hackness  
 For: A & S Walker

NYM / 2008 / 0913 / FL



Ground Floor Plan



First Floor Plan

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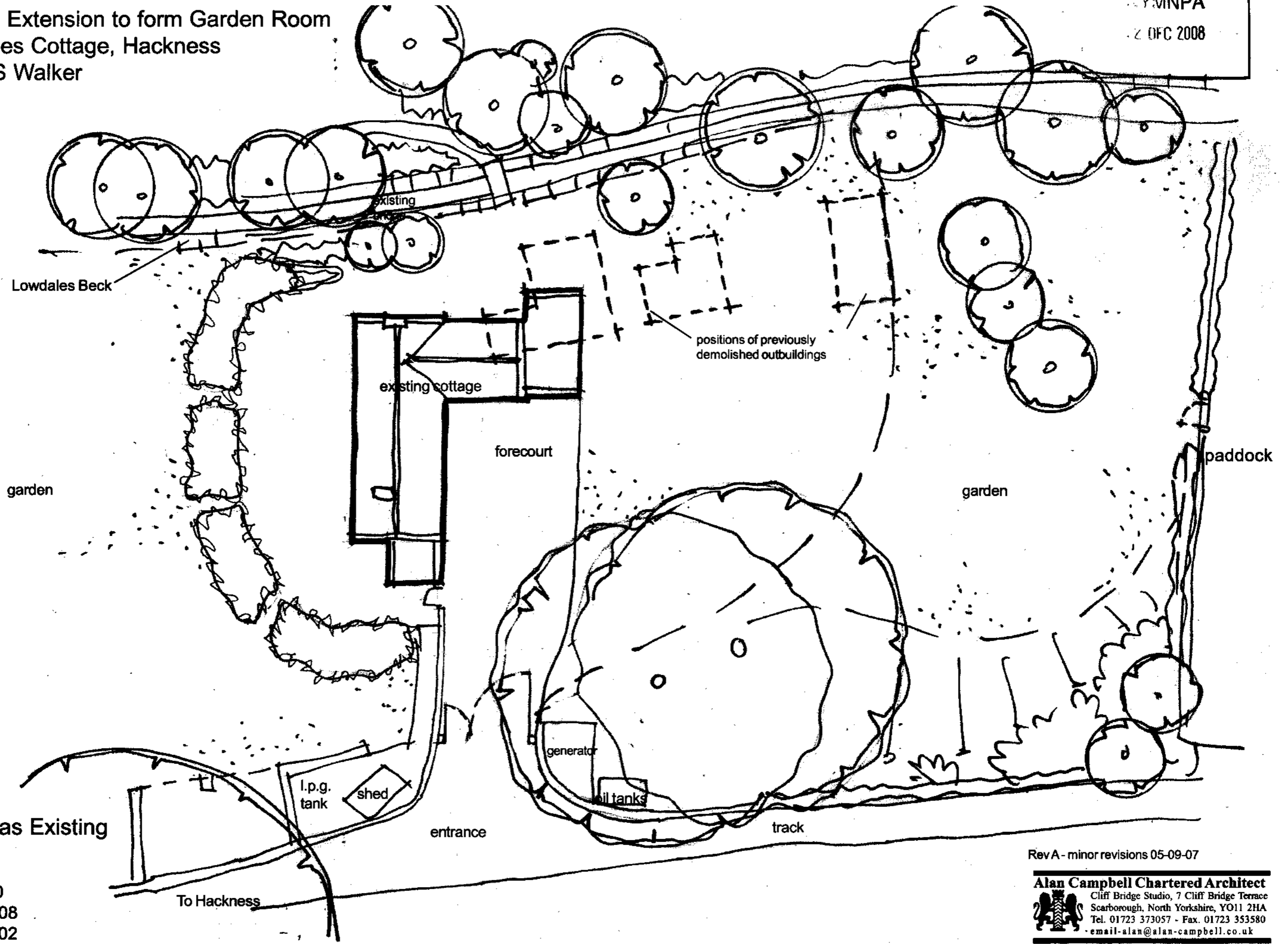
scale 1:100  
 date - Dec '08  
 ref. 1260/03

Floor Plans as Existing

**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 Extension to form Garden Room  
 to Lowdales Cottage, Hackness  
 For: A & S Walker

NYM / 2008 / 09 / 13 F L  
 YMNPA  
 2 OFC 2008



Site Plan as Existing

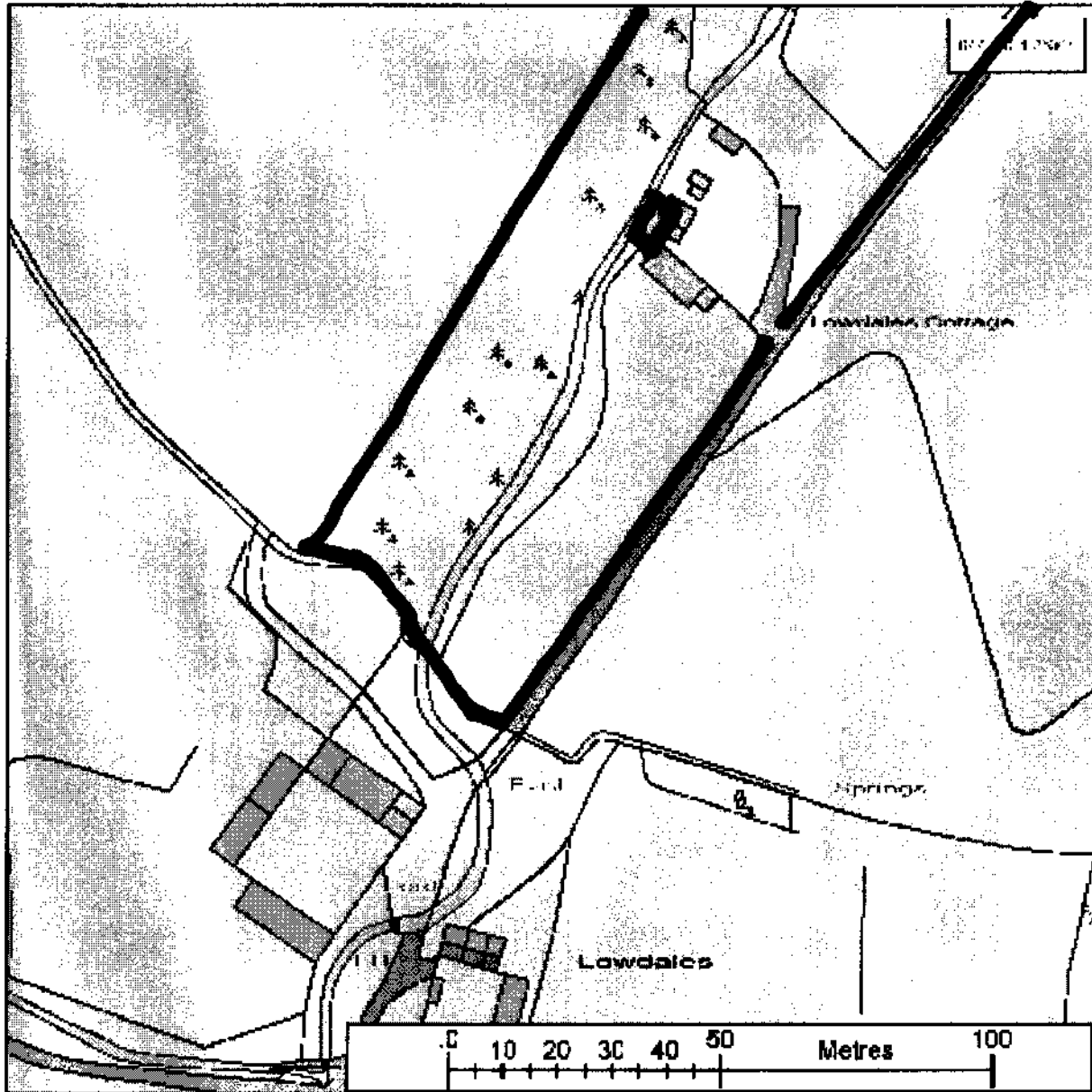
scale 1:200  
 date - Dec '08  
 ref. 1260/02

Rev A - minor revisions 05-09-07

**Alan Campbell Chartered Architect**  
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 Scarborough, North Yorkshire, YO11 2HA  
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 email-alan@alan-campbell.co.uk

Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

NYM / 2008 / 0913 / FL



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12 DEC 2008

Location Plan

scale 1:1250  
date - Dec '08  
ref. 1260/01

**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



Grid ref SE93734,91746



North York Moors National Park Authority  
The Old Vicarage  
Bundgate  
Helmsley  
York  
YO62 5BP

08/0913

Pt. 1

Telephone: 01439 776557  
Email: do@northyorkmoors-npa.gov.uk  
Website: www.moors.nk.net

Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title:	First name: <u>A. &amp; S.</u>	Title:	First name:
Last name:	<u>WALKER</u>	Last name:	
Company (optional):		Company (optional):	<u>ALAN CAMPBELL ARCHITECTS</u>
Unit:	House number: House suffix:	Unit:	House number: House suffix:
House name:	<u>LOWDALLS COTTAGE</u>	House name:	
Address 1:	<u>HACKNESS</u>	Address 1:	<u>7 CLIFF BRIDGE TERR.</u>
Address 2:		Address 2:	
Address 3:		Address 3:	
Town:	<u>SCARBOROUGH</u>	Town:	<u>SCARBOROUGH</u>
County:	<u>NORTH YORKS.</u>	County:	<u>NORTH YORKS</u>
Country:		Country:	
Postcode:	<u>YO13 0JU</u>	Postcode:	<u>YO1 2HA</u>

3. Description of Proposed Works

Please describe the proposed works:

EXTENSION TO EXISTING COTTAGE  
TO FORM GARDEN ROOM

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12 DEC 2008

**3. Description of Proposed Works (continued)**

Has the work already been started without planning permission?  Yes  No  
 If Yes, please state when the works were started (DD/MM/YYYY): \_\_\_\_\_ (date must be pre-application submission)

Has the work already been completed without planning permission?  Yes  No  
 If Yes, please state when the works were completed (DD/MM/YYYY): \_\_\_\_\_ (date must be pre-application submission)

**4. Site Address Details**

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: LOWDALES COTTAGE

Address 1: HACKNESS

Address 2: \_\_\_\_\_

Address 3: \_\_\_\_\_

Town: SCARBOROUGH

County: \_\_\_\_\_

Postcode (optional): YO12 0JU

**5. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?  Yes  No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

\_\_\_\_\_

**6. Pre-application Advice**

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name: HILARY SAUNDERS

Reference: \_\_\_\_\_

Date (DD MM YYYY): \_\_\_\_\_ (must be pre-application submission)

Advice given: ADVICE TO SUBMIT SEPARATE APPLICATION

**7. Trees and Hedges**

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?  Yes  No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

\_\_\_\_\_

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers e.g. T1, T2 etc. and state the reference number of any plans or drawings:

NYMNPA  
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**8. Parking**

Will the proposed works affect existing car parking arrangements?  Yes  No

If Yes, please describe: \_\_\_\_\_

**9. Council Employee / Member**

Is the applicant or agent related to any member of staff or elected member of the Council?  Yes  No

If Yes, please provide details: \_\_\_\_\_

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		GLASS / STONE .	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		NATURAL CLAY PANTILES .	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		STAINED TIMBER FRAMES .	<input type="checkbox"/>	<input type="checkbox"/>	
Doors			<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)		/	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		/	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		NYMNP 12 DEC 2008	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)		/	<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1260/01, 02, 03, 04, 05, 06, 07, 08

DESIGN + ACCESS STATEMENT ref: 1211(C)

**11. Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**AGRICULTURAL HOLDINGS CERTIFICATE**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

**Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

09/12/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

NYMNPA

12 DEC 2008

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**12. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- |  |  |  |
|--|--|--|
| 3 copies of a completed and dated application form: <input checked="" type="checkbox"/>  | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>• National Park</li> <li>• Site of special scientific interest</li> <li>• Conservation area</li> <li>• Area of outstanding natural beauty</li> <li>• World Heritage Site</li> <li>• The Broads</li> </ul> | The correct fee: <input checked="" type="checkbox"/>   |
| 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> |  | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/>        |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/>                                      |  | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |

**13. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

09/12/2008

(date cannot be pre-application)

**14. Applicant Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**15. Agent Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**16. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:  Telephone number:

Email address:

**12. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. The correct fee:  The original and 3 copies of the following documents:

The completed and dated application form <input checked="" type="checkbox"/>	The completed, dated Article 7 Certificate (Agricultural Holdings) <input checked="" type="checkbox"/>	A design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/>
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north <input checked="" type="checkbox"/>	The completed, dated Ownership Certificate (A, B, C or D - as applicable) <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• National Park</li> <li>• Site of special scientific interest</li> <li>• Conservation area</li> <li>• Area of outstanding natural beauty</li> <li>• World Heritage Site</li> <li>• The Broads</li> </ul>
Other plans and drawings or information necessary to describe the subject of the application <input checked="" type="checkbox"/>		

NYM/NPA  
 12 DEC 2008

# VALIDATION CHECKLIST

**HOUSEHOLDER APPLICATIONS**  
**for extensions, detached outbuildings**  
**and**  
**other alterations to existing dwellings**



Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

**STANDARD REQUIREMENTS:**

(1 original and 3 copies to be supplied unless the application is submitted electronically)

- |  |   |                              |
|--|---|------------------------------|
| <b>Completed application form</b>  | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995.</b>  | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995</b>  | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue.</b>   | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Existing site layout plans at a scale of 1:500, 1:200 or 1:100 showing the site in relation to existing buildings and site boundaries. The plan should indicate where existing features of the site are located including existing buildings (indicating proposed demolitions), trees (identifying any proposed felling), means of access and type of enclosure (wall, fence, hedges) and shall show adjacent properties/buildings.</b> | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Proposed site layout plans at a scale of 1:500, 1:200 or 1:100</b>  | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Existing and proposed elevations to a scale of 1:50 or 1:100 Requirements dependent on position of extension eg. no front elevation required for rear extension etc.</b>  | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Existing and proposed floor plans to a scale of 1:50 or 1:100 For each floor ie, ground and first floor plans required for two storey extension</b>   | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Roof Plans to a scale of 1:50 or 1:100 If proposed development alters the existing roof</b>   | YES <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| <b>Existing and proposed site sections and finished floor level and site levels to a scale of 1:50 or 1:100</b>  | YES <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| <b>Design and Access Statement</b>   | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| <b>Manufacturers specification/leaflet, for proposals incorporating plant/machinery (swimming pools/wind turbines)</b>   | YES <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| <b>Application fee</b>   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>  |
| Please consult our enclosed Schedule of Fees<br>Cheques are to be made payable to NYMNPA   |   |                              |

**NYMNPA**  
**12 DEC 2008**

**ADDITIONAL REQUIREMENTS (where likely to be relevant to the development proposed)**

**Biodiversity Survey and Report**

YES

N/A

**Flood Risk Assessments/ Sequential Test (flood zones)**

YES

N/A

**Tree Survey/Arboriculture Assessment**

YES

N/A

Where ground based works within 2 metres of the crown spreads of any trees covered by Tree Preservation Order or tree located in a village Conservation Area

NYMNP  
12 DEC 2008



December 2008

Ref: 1211(C)

## Design and Access Statement

### **Proposed Alterations and Additional Outbuildings at Lowdales Cottage - Revised Scheme**

#### **1 Design Statement**

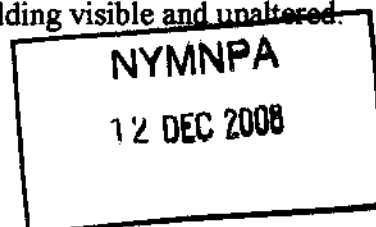
1.1 Lowdales Cottage is an isolated rural dwelling in Lowdales, Hackness, near Scarborough. The cottage is a Grade II listed building with the listed schedule as follows:-

"Cottage. Late C17 with mid C19 alterations. Coursed rubble and dressed stone with ashlar dressings. Pantile roof, with a brick ridge and a brick gable stack, and ashlar coped gables with kneelers. Quoins. Single storey plus attic. South front has off-centre 3-light glazing bar sliding sash, with to left a 2-light similar window and to right a single light window. Set back addition to left has a 2-light casement. Above 2 gable dormer windows with decorative barge boards. Single storey lean-to addition to east. North front has a plank door to left and a small fixed light addition to east has a 2-light sliding sash. West front has a further 2-light sliding sash with glazing bars. Interior. Has inglenook with salt cupboard, with match boarded dado. Central stairs and cupboards have monk and planton panelling. West room also has match boarded dado and simple stone fire surround with late C19 grate. C17 chamfered beams and window seats. Roof has central upper cruck-truss, and re-used rafters."

1.2 The property was altered and extended in 1993 - approval reference no 021/0029A/LB, when the extension which now comprises the dining room and bedrooms 3 and 4 was constructed. Prior to this date there was a scatter of outbuildings on the site which were demolished - see the attached site plan 2 which pre-dates this clearance work.

1.3 Approval ref NYM/2007/0788/LB was granted in November 2007 for some minor, mainly internal, alterations to the listed cottage.

1.4 The current proposal is to add a garden room on the hidden, western side of the building. This will be accessed via the existing rear doorway and form a link between the cottage and the existing bridge across the beck. The walls will be glazed in a simple transparent greenhouse style making the original listed building visible and unaltered.





1.5 The materials to be used in the proposed new garden room will be natural clay pantiles, with a stained natural oak frame and stained fully glazed doors plus door and window frames - all materials and construction will complement the existing building.

1.6 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works.

1.7 National Park Planning Policies which have been considered in the design of the proposals are:-

H8 - to ensure that extensions to dwellings do not detract from their character and appearance;

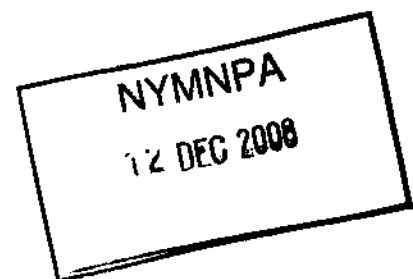
BE1 - preserving and enhancing the character and appearance of the area;

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

## 2 Access Statement

2.1 There are no intended alterations to the vehicle or pedestrian accesses to the property.

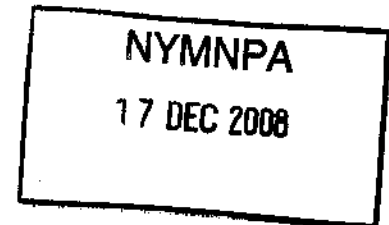
2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.





December 15<sup>th</sup> 2008

Ref: 1260



### Design and Access Statement

#### **Proposed garden Room Extension at Lowdales Cottage - Revised Scheme**

##### **1. Design Statement**

1.1 Lowdales Cottage is an isolated rural dwelling in Lowdales, Hackness, near Scarborough. The cottage is a Grade II listed building with the listed schedule as follows:-

"Cottage. Late C17 with mid C19 alterations. Coursed rubble and dressed stone with ashlar dressings. Pantile roof, with a brick ridge and a brick gable stack, and ashlar coped gables with kneelers. Quoins. Single storey plus attic. South front has off-centre 3-light glazing bar sliding sash, with to left a 2-light similar window and to right a single light window. Set back addition to left has a 2-light casement. Above 2 gable dormer windows with decorative barge boards. Single storey lean-to addition to east. North front has a plank door to left and a small fixed light addition to east has a 2-light sliding sash. West front has a further 2-light sliding sash with glazing bars. Interior. Has inglenook with salt cupboard, with match boarded dado. Central stairs and cupboards have monk and planton panelling. West room also has match boarded dado and simple stone fire surround with late C19 grate. C17 chamfered beams and window seats. Roof has central upper cruck-truss, and re-used rafters."

1.2 The property was altered and extended in 1993 - approval reference no 021/0029A/LB, when the extension which now comprises the dining room and bedrooms 3 and 4 was constructed. Prior to this date there was a scatter of outbuildings on the site which were demolished - see the attached site plan 2 which pre-dates this clearance work.

1.3 Approval ref NYM/2007/0788/LB was granted in November 2007 for some minor, mainly internal, alterations to the listed cottage.

1.4 The current proposal is to add a garden room on the hidden, western side of the building. This will be accessed via a new doorway formed by enlarging an existing window opening and form a link between the cottage and the existing bridge across the beck. The walls will be glazed in a simple transparent greenhouse style making the original listed building visible and unaltered. This leaves more of the earlier building unaltered.

Page 2

1.5 The materials to be used in the proposed new garden room will be natural clay pantiles, with a stained natural oak frame and stained fully glazed doors plus door and window frames - all materials and construction will complement the existing building.

1.6 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works.

1.7 National Park Planning Policies which have been considered in the design of the proposals are:-

H8 - to ensure that extensions to dwellings do not detract from their character and appearance;

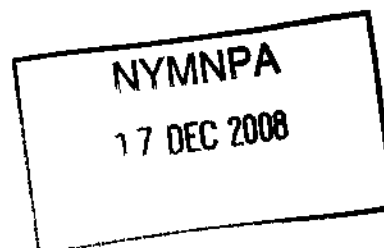
BE1 - preserving and enhancing the character and appearance of the area;

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

## 2 Access Statement

2.1 There are no intended alterations to the vehicle or pedestrian accesses to the property.

2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

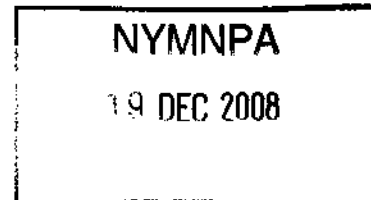




Ref: 1260

18 December 2008

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



**Proposed construction of extension to western elevation for use as garden room 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, YO13 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

I'm looking for...

### Maps

#### Maps

- How to use the flood map
- What to do in a flood
- Current flood warnings
- Flood risk and home insurance
- Your questions answered

#### Interactive Map :

Click on Learn more, then click the symbol or area on the map to see more information.

Click on the map to ...

Zoom Learn more

Now click on the area of the flood extent you are interested in.

#### What's on the map?

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

#### Flood maps

Flood maps map  
 Click here to see more details

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.

Search for another location:

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Over view map :



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- New development
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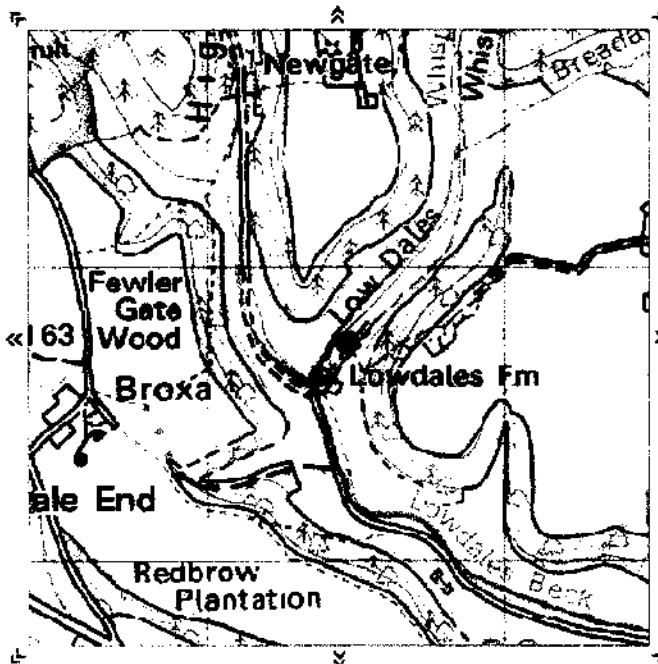
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