



**CERES CONSERVATION AREA APPRAISAL
and
MANAGEMENT PLAN**



**ECONOMY, PLANNING AND
EMPLOYABILITY SERVICES**

APPROVED NOVEMBER 2018

CONTENTS

1.0	Introduction and Purpose
1.1	Conservation Areas
1.2	Purpose of this Document
2.0	Location, History and Development
3.0	Character and Appearance
3.1	Setting
3.2	Street Pattern and Topography
3.3.	Distinctive Architectural Styles, Detailing and Materials
3.4	Orientation and Density
3.5	Key Listed or Unlisted Buildings
3.6	Spaces
3.7	Trees and Landscaping
3.8	Activity and Movement
4.0	Public Realm Audit
4.1	Street Furniture
4.2	Signage
4.3	Surfacing
4.4	Information and Interpretation Boards
5.0	Survey of Specific Issues
5.1	Building Materials and Details
6.0	Negative Factors
6.1	Unsympathetic Modern Development or Conversion of Buildings
6.2	Replacement Windows and Doors
7.0	Sensitivity Analysis
7.1	Materials
7.1.1	External Renders
7.1.2	Cement Mortars
7.2	Colours
7.3	Alterations and Additions
8.0	Buildings at Risk Survey
9.0	Opportunities
9.1	Boundary Refinement
9.2	Article 4 Direction
10.0	Conservation Strategy

10.1	Planning Policy
10.2	Long Term Management
10.3	Customer Guidelines
10.4	Grants and Funding
11.0	Monitoring and Review
12.0	Further Advice
13.0	Recommended Reading and Other Resources

Appendix 1: Ceres Conservation Area Boundary Description and Street Index

Appendix 2: Listed Buildings within the Conservation Area

Appendix 3: Existing Article 4 Direction use classes

Appendix 4: Proposed Article 4 Direction use classes

1.0 Introduction & Purpose

1.1 Conservation Areas

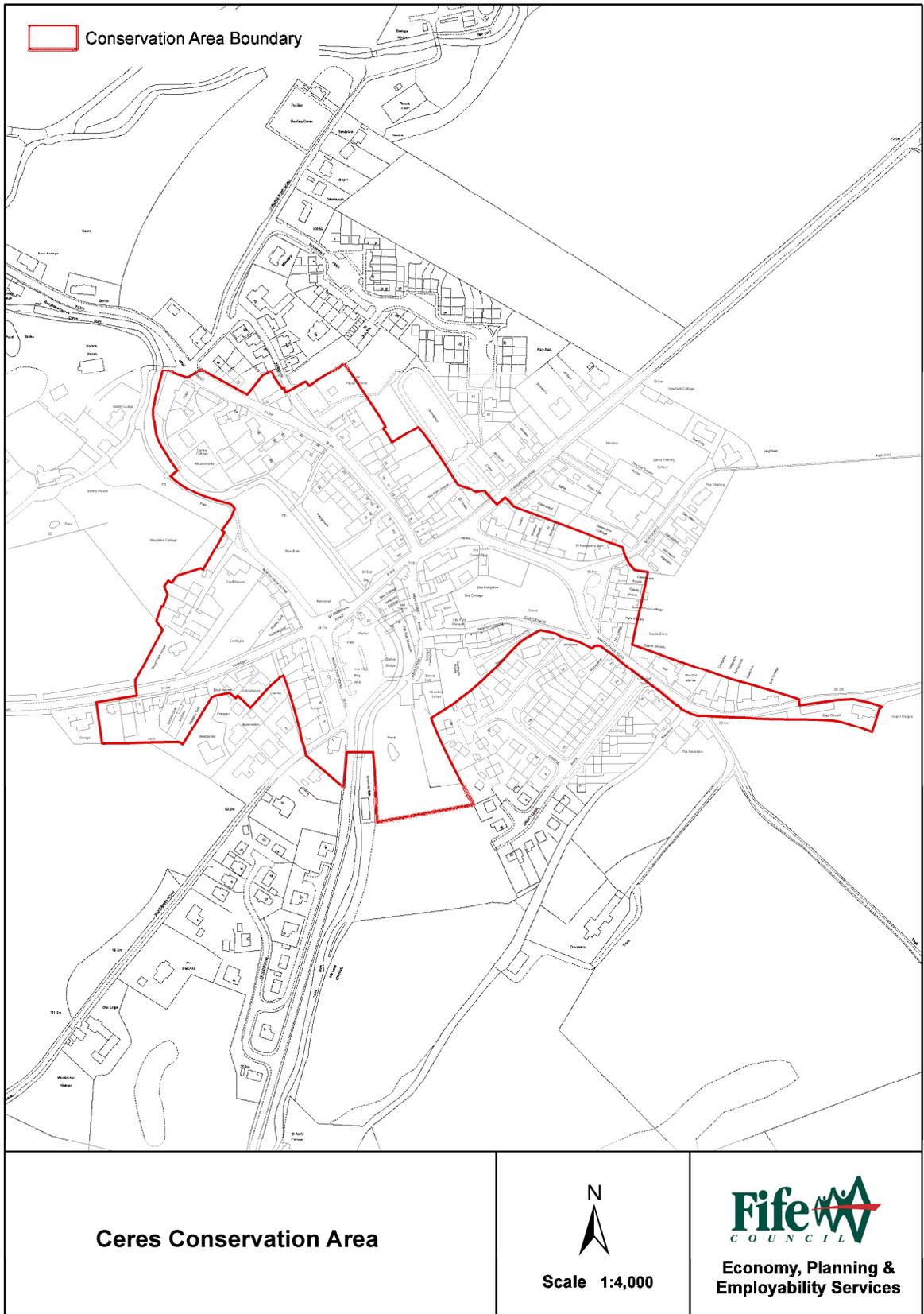
In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Ceres conservation area is one of forty-eight conservation areas located in Fife. These are all areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging and that the unique character of each area is respected. In this way, communities can benefit from living in an environment of recognisable value. A map showing the conservation area boundary is included below and a written description included in Appendix 1.

1.2 Purpose of this Document

Ceres conservation area was first designated in 1984 (extended in 1987) in recognition of its special historical and architectural interest. The appraisal aims to:

- confirm the importance of the designation of the area and to review the current conservation area boundaries
- highlight the significance of the area in terms of townscape, architecture and history
- identify important issues affecting the area
- identify opportunities for development and enhancement
- stimulate interest and participation in conservation issues amongst people living and working in the area
- provide a framework for conservation area management



2.0 Location, History and Development

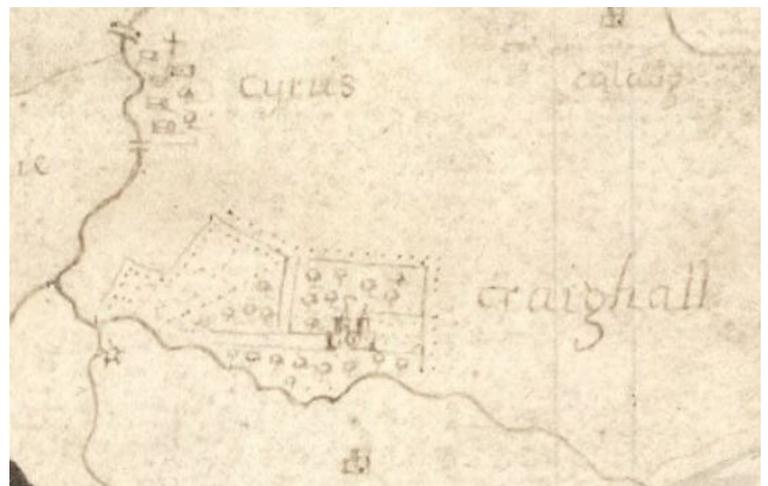
The village of Ceres is located approximately 5 km SE of Cupar, 13km SW of St Andrews. Early documents, from 14th century, refer to Sires, Sires, Syreis or Syrais, and on 17th and 18th century maps to Cyres, Cyrus or Ciris. By the 19th century it had settled on the current spelling. The name is thought to mean 'Place to the west; or westward-lying place', from the Gaelic *siar* 'west' plus the locational ending *-es* which is common in east Fife. Westward being in relation to St Andrews.



17th century Weigh House, High Street prior to restoration. Source: Canmore canmore.org.uk



Weigh House detail.



Extract from John Adair map of 1684. Source: National Library of Scotland.



15th century effigy **above** in Ceres Parish Church vestibule, from the previous church on the site.

Ceres was made a burgh of barony in 1620 under the control of the Hopes of Craighall (see John Adair map extract above). The Old Statistical Account (OSA) in 1793 alludes to the improving influence of the agricultural revolution, within the previous thirty years much having been done in the way of enclosing land. Fifty years previously there had been twenty flocks of sheep (200 sheep per flock) but now there were only two. It had instead become a centre of trade and manufacture: cattle, horses, corn, flax, linen, coal and lime; with two annual fairs, including the county cattle market. The OSA notes the population of the parish in 1755 as 2,540 and that within the last thirty years more than thirty houses had been built in the parish and '...in the village a good many new ones erected'. There was enough work to keep fifteen local masons employed. This increase was due in most part to the growth in the local weaving and winding industry. In 1793 there were one hundred and thirty-eight looms in the parish; and eight hundred weavers and winders. The



Details **above and below** from the Provost monument on the High Street.



New Statistical Account (NSA) notes that since 1831 there had been '*...a great increase in the number of the people and that the population...must now be about 3000 at least*'.

By 1845, according to the NSA, there were three spinning mills and seven to nine hundred people employed in weaving dowlas and sheeting. Although the village was once an important centre of the linen industry, the parish was severely affected by the changes in the middle of the 19th century with a rapid population decline from 2,833 in 1851 to 1,545 in 1901. By contrast, the present population is around 969 (2011 census). The 1854 Ordnance Survey 6 inch 1st Edition map shows the 'Bridge-end Bleachfield' but a directory in 1862 notes that there was now only one bleachfield in active operation, located at St Anne's.



The photographs above and below of Main Street in the mid-19th century show increasing dilapidation, reflecting the declining population and employment. Source: Pinterest.com



Main Street

The NSA notes in the parish that:
'The number of inns may be about twenty-five. Their corrupting influence has not hitherto been very



The **above** outbuilding of the former Brand's Hotel on the High Street, is dated 1744 and 1776, and was a beer store in 19th century but originally a meal mill.

general.'

A directory at the time shows three vintners in Ceres, including two inns. There was a brewery, Kirkland Brewery, on the NW edge of the village between the kirk and the manse. Westwood's Directory of 1862 lists Thomas Stewart as a Brewer and Maltster, as well as a Seedsman and Gas Works Manager. In 1866 the directory lists William Sharp as the Gas Works manager. The gas works was located outside the conservation area at Bridge End. Nothing remains of the brewery although there are two inns, late 18th/early 19th century Medrum's Hotel (category C listed) at the end of Main Street and the late 18th/early 19th century Ceres Inn (category B listed) at the junction of St Andrews and Main Street.

The religious life of the village is reflected from the 16th or 17th century in the parish church. In addition to the present 1806 dated parish church which replaced an earlier church, the OSA in the 1790s notes that in addition to the four hundred and eighty-one families who attended the Established Church there were Dissenters. Eighty families belonged to the Associated Congregation of Antiburgher Seceders and had their own meeting house (1744). Twenty eight additional families belonged to other dissenters including the next largest group (25 families), the Presbytery of Relief. The NSA in 1837 refers to two meeting houses for the Presbytery of Relief (86 families each) and by 1865 in addition to the two United Presbyterian Churches (East and West) there was a Free Church (1843). The 1897 Relief Meeting House (category B listed) on Anstruther Road was converted to the current Memorial Hall with the addition of a porch in 1920.

Education, similarly, was a significant part of village life from at least 1631 when a school master was employed. The OSA notes that in addition to the parish school there were several private schools. The NSA notes one parochial school and one secession school, plus three contribution school; two female schools and one or two private schools. Surviving educational buildings include: the former parish school at 33 Main Street, (category B listed) late 18th century and repaired in 1829; and the former Hugh Birrell 1850 Ceres Academy Headmaster's House (category B listed) on St Andrews Road, just outside the conservation area. The list description adds: *'The Tudor-style academy*

by Robert Hutchison (dated 1836) is now embedded in modern additions.' The NSA refers to the new school house being built in 1836 and adds:

'It is a very handsome building, and far surpasses the common structure of school-houses. The extension is elegantly finished, and the interior in harmony with the outward appearance.'

3.0 Character and Appearance

3.1 Setting



Ceres Burn

The setting is rural, surrounded by small fields, woods, hills and glens. Ceres burn, which flows through the village from SE to NW, has influenced its historic development and continues to influence its present character. Barbieri's 1857 Directory says of the burn that it:

'...though usually harmless and insignificant, often swells suddenly, after heavy rains, and carries bridges, grain and surface land all before it, to the great injury of the farmer.'

Its water historically provided the power for numerous local mills. An early meal mill, survives as the southern outbuilding of the former Brand's Hotel on the High Street. A 1775 map shows 'Traises Mill', later spelt 'Teassesmill', up-stream just south of the village. Others, close-by, using a lade or 'lead' to feed the mill were: Chalmers Mill, up-stream; and Ceres Mills (for 'corn, lint, etc') at Kilhill, down-stream. Other mills, shown on 1820s and mid-1800s maps, included Baltully Mill to the west, and further afield, starting with Pitscottie flax mill, the numerous flax spinning and corn mills to the east along Dura Den (Blebo - flax; Lydox - corn and spinning; Yoolfield - flax; Nydrie - corn; Dron - corn; Dairsie - corn). The OSA (1793) says of Ceres burn that there are: *'...a good many trouts'* but now less than there were due to:

'...ochre waters' from coal mines and '...a great quantity of lint, steeped annually into the burn itself or in the rivulets which fall into it'.

The NSA (1837) notes that there were:

'...once a good many trout in Ceres burn but there are now very few'.



17th century humpbacked Bishop's Bridge. Source: Pinterest.com

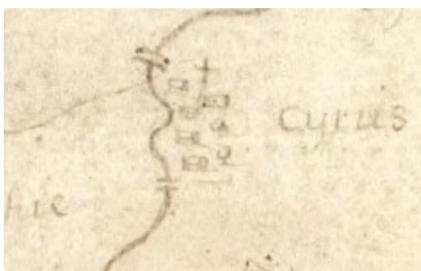


Bishop's Bridge

The NSA notes 'a very old and narrow bridge over this water', referring to the Ceres Burn. The 17th century Bishop's Bridge allowed a safe crossing throughout the year and was an important focal point.

3.2 Street Pattern and Topography

Webster's 1819 Directory notes of Ceres that 'The new road from St Andrews passes through it'. Westwood's Directory of 1862 describes the village as being on the old road from Cupar to Largo where it crossed the road from St Andrews to Kennoway, '...the chief parts forming streets alongside of these roads, with a few lanes running off at right angles'. Bridgend to the NW of the conservation area is described as a continuation of Ceres separated only by the burn. The Bridge-End suburb developed beyond the river crossing to the north, just outside the parish boundary. From 1831 a new bridge replaced the Bishop's Bridge and altered the street pattern accordingly, taking traffic away from the High Street. Castlegate (aka the Gollop), similarly,



Extract from John Adair map of 1684. Showing bridges to the north and south of the village. Source: National Library of Scotland.

became less significant with the decline of Craighall, which by 1828 is shown on a map as 'In ruins'.



Extract from John Ainslie map of 1775. Source: National Library of Scotland.



The 'new' 1831 Ceres bridge.



Extract from Ordnance Survey 6 inch 1st edition map of 1854. Source: National Library of Scotland.

Groom's Directory 1882-4 notes that Ceres: '*...consists of the town proper and the north-western*

suburb of Bridgend, the former old, the latter modern; and comprises several streets, some good houses, and a neatly kept green’.

The settlement follows a low edge from the Bishop’s Bridge to the manse with the two main routes crossing at its centre. The main Street drops down steeply to Bridge End, as does the ground each side of the Ceres Burn. Otherwise it is largely flat and featureless.

3.3 Distinctive Architectural Styles, Detailing and Materials

The conservation area is characterised by a diversity of simple vernacular buildings from the 18th century, some later re-modelled, and from the 19th century. These contrast with a few higher status buildings in more architecturally conscious styles. Most buildings fall within the following broad types:

- Two storey houses
- Single storey cottages
- Modern – detached and terraced



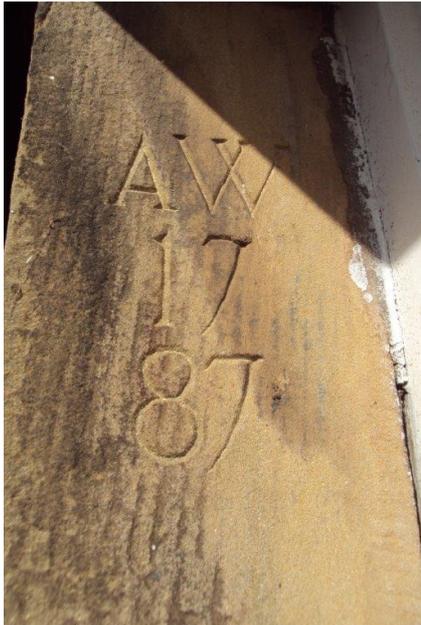
1744 date stone High Street



17th century carved skew-put High Street

The OSA notes that there is plenty of freestone in the parish which is *‘not difficult to be wrought’* and that it *‘abounds with’* whinstone. It further notes three limeworks. There were previously, in 1828, two limekilns, nearby, at Craighall one of which used stone in its construction from the by then abandoned Craighall castle, (built in 1637, demolished in 1957). The NSA (1837) again notes this and several quarries for building and roads, including one at Pitscottie, *‘...to which many of the feuars in Ceres have free access in building their houses’*. The building stones in the conservation area are as a result mainly a mixture of local sandstone or whin, ashlar or rubble, with sandstone dressings.

There is an equal mix of slate and pantiled roofs, the former being used more on the higher status buildings. The pantiles for the roofs would no doubt have been supplied from the mid-1800s from the near-by Cupar-Muir, Brighton or Trafford Bank Works. Otherwise, and certainly prior to this, the majority of common vernacular buildings would have had thatched roofs as indicated by the prevalence of steep roof pitches and thack stanes.



Dated door jamb at Schoolhill junction with Anstruther Road.



1733 dated lintel Anstruther Road



Above and below examples of typical building materials, masonry and architectural paradigms.



Above and below examples of typical building materials, masonry and architectural paradigms.



Typical of Fife vernacular buildings, there is little ornamentation. Most common are date stones in the form of lintels or skew puts. Twelve listed buildings and a bridge have date stones. In the High Street there are examples of dated marriage stones, with

initials and dates of 1707, 1722 and 1758. Mid-19th century category C listed 54 Main Street exceptionally, particularly for such a modest building, has a fine pair of carved stone panels depicting masonic insignia in one and weavers tools in the other. Elsewhere, isolated architectural embellishments survive such as the carvings on the 17th century carved skew put left half way up the raised High Street elevation of Burnview; and the 17th century Weigh House panel.

3.4 Orientation and Density

Most buildings are orientated with their longest elevation to the main roads or other features such as Bow Butts, although, some earlier buildings present the gable wall. The density is low. Buildings are detached or in short rows, with some back-land development, and long plots.

3.5 Key Listed or Unlisted Buildings

There are fifty-four statutory list entries for the conservation area (ref. Appendix 2 for full details and photographs). 63% are category C listed; 30% category B and 7% (4nr) category A listed.

The following buildings are noteworthy for their particular contribution to the special architectural and historic character and appearance of the conservation area.



Museum including the Weigh House



Lindsay Vault (above)

Category B. A rare example of a building from 17th century. Formerly attached to the previous church.



Parish Church and Session House to right.

Parish Church (below left)

Category B. Rebuilt early to mid-1800s. When originally built, it was located outside the village. It provides an important landmark on its elevated site.

Session House (below left)

Category B 1868. Together with the parish church, vault and graveyard, it makes an important group of buildings, each adding context and setting.

Fife Folk Museum including Weigh House (left)

Category A listed. 17th and 18th centuries. This collection of buildings at the historic heart of the village had a major restoration undertaken in 2003/4 and new visitors centre added in 2014. The sympathetic addition does much to revitalise the building and enhance the conservation area without loss of its special interest.



St John's Masonic Lodge

St John's Masonic Lodge (below left)

Category A listed. Built in 1765. Bought by the Central and North Fife Preservation Society in 1964 and restored through the National Trust for Scotland 'Little Houses Scheme'.



Bishop's Bridge (above)

Category A listed. 17th century. Historically an important all year crossing point leading to the High Street, heart of the village, at the intersection of the N/S and E/W routes. It is part of a group which includes two other category A listed buildings.

Southern outbuildings of the former Brand's Hotel High Street (below left)

Category A. Dated 1744 and 1776. A beer store in the 19th century but originally a meal mill. The crow-



18th century outbuildings of former Brand's Hotel.

stepped gable to Ceres Burn is a significant feature.

Croft House (below)

Category C. 1910. One of the largest buildings in the conservation area. Overlooking and dominating Bow Butts, its untypical Jacobean architecture, nevertheless, includes a stepped corbie gable.



Main Street:

- 17-19** Category B mid-19th century with G/F shop
- 15** Category B mid-19th century rebuilt in the early 19th century.
- 54** Category C mid-19th century with interesting carved panels.
- 33** Category B late 18th century former parish school.



War Memorial Hall, Anstruther Road (above)

Category B 1798 former Relief Meeting House.

3.6 Spaces



Ceres Burn with Bow Butts to the left.



Play park beside the Ceres Burn opposite Bow Butts.

Bow Butts is a large area of open green space in the centre of the village. Currently maintained by Fife Council as a park/playing field, this open space has been used by the community for centuries. It includes the Ceres burn and opposite bankside and play park.



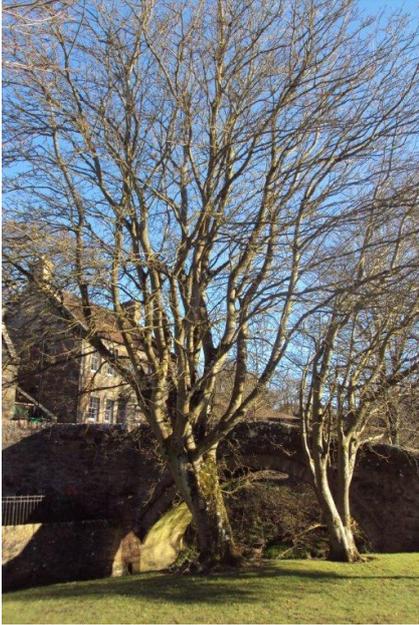
Bow Butts pre-1910. Source: Pinterest.com

It is said to have been the site of annual games since the battle of Bannockburn in 1314. The former charter gave the right to hold a market and fair on 24th and 25th June. Barbeiri's 1857 Gazetteer notes that it had by then lost its charter. Though the market no longer takes place, games continue to be held annually on the last Saturday of June. Bogwell, the site of the market, is now a public car park.



Castlegate park.

Another large area of amenity greenspace is located to the north of Castlegate. This park is currently owned by Fife Council and used as a play area but has been undeveloped, previously used as grazing, since at least the 1800s.



Mature trees beside Bishop's Bridge.

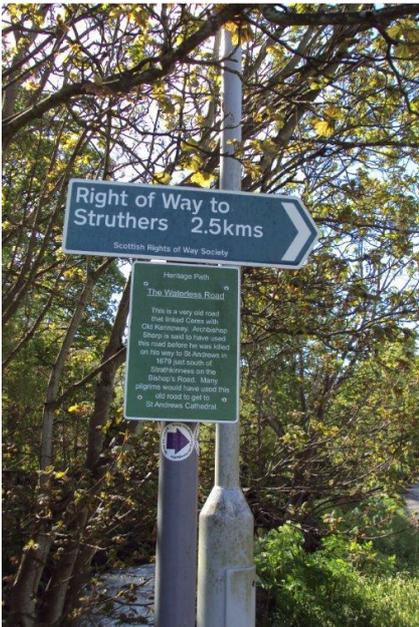
3.7 Trees and Landscaping

There are many mature trees within the conservation area which add much to the special character. There are no individual Tree Preservation Orders, however, all trees within the conservation area are protected and permission is required for felling or lopping. Trees of particular note are:

- **St. Johns Lodge** - large mature oak to the rear, very prominent.
- **The Cross** - large very prominent sycamore (although some pruning work has raised the crown, reducing its appeal).
- **North Croft dykes Bow butts** - large mature sycamores line the park, high landscape feature and with trees behind within the grounds of Baltilly house make an attractive back drop.
- **Trees lining BB939** - a line of mixed species lending themselves to an attractive feature to one of the main access roads to Ceres.

3.8 Activity and Movement

Core paths and a cycle way pass through Ceres, including the Pilgrim Way which approaches the Abbots bridge from the SW along the Waterless Road and Woodburn Road. Another important historic route is that north along Moor Road, leading to Cupar.



Signposting for a core path and to the Waterless Road, part of the Pilgrim Way.



The footbridge and path to the south of Bow Butts.

The roads from Cupar and between St Andrews and Kennoway remain busy routes. Pedestrian traffic is light and concentrated mainly round the Museum/High Street, Main Street shops and the school on St Andrews Road. Fife core path and cycle routes also pass through, generating some limited activity and movement.

4.0 Public Realm Audit

4.1 Street Furniture

A traditional post box (left) on Main Street enhances the historic character and appearance of the conservation area. By contrast, this character can easily be diminished by the casual use of 'heritage' furniture from a catalogue. Street furniture can have a negative impact due to its poor quality or insensitive siting. Unfortunately, there is the often seen clutter of signs or other such items. If any street furniture is needed in the future it is best to procure high quality items to complement the architecture and character of the conservation area.



Traditional wall mounted post box in Main Street (George VI 1936-1952).



Above left: Poorly sited, inappropriate 'period' design street lighting on the High Street.



Above right: Poorly sited, visually intrusive street light of inappropriate design, adjacent to a listed memorial and in a prominent position.



Clutter of signs, bollards and a telephone kiosk at the centre of the conservation area.

There is no evidence of Main Street or High Street historically having street lighting. There was a gas works at Bridge End possibly serving the new suburb. There is a historic street light column nearby at 33 Main Street and one, probably relocated, now within the Ceres Inn garden. Elsewhere, on the High Street, there are the remnants, attached to

buildings, of what were probably oil lamps. Old photographs show no such lighting on Main Street.



Historic wall mounted streetlight columns at 33 Main Street (left) and Ceres Inn (right).

If no historic precedent exists, the best option for any future replacements would be to procure high quality, inconspicuous, street lighting. Street lights with utilitarian steel columns of hollow circular section with simple lanterns are preferable to misleading reproduction 'period' lamps which have no historic basis and confuse the authentic character of the conservation area.



High Street remnants of what were probably oil lamps.



4.2 Signage

Historic street name signs contribute to the special character of the conservation area and should be retained where possible. The existing street signs are of a modern standard design. There is scope for replacing these with new signs of traditional design and materials, to complement the historic character of the area and differentiate it from the surrounding streets. This could tie in with any new interpretation panels, improved street furniture and public realm resurfacing.

4.3 Surfacing

Little visible historic surfacing survives in Ceres. There is a remnant, of whin setts and gully, in one of the closes off Main Street. Street surfaces are significant as the foreground and setting for historic buildings. They also give cohesion and character to the streetscape as a whole. Historic surfaces if present often acquire the patina of time and past activity, and have cultural meaning. They are of their place and usually reflect local geology. Once removed such surfaces cannot easily be replaced. This remnant is, therefore, a significant reminder and should be protected.



The sympathetic treatment of the short section of the High Street joining the three category A listed buildings and Bishop's Bridge.



A remnant of surviving traditional whin setts and gully.

Surfacing within the conservation area is a mixture of styles and materials which generally does little to enhance the historic character of the conservation or setting of listed buildings. The exception is the sympathetic treatment of the short section of the High Street joining the three category A listed buildings and bridge. The agreement of a palate of

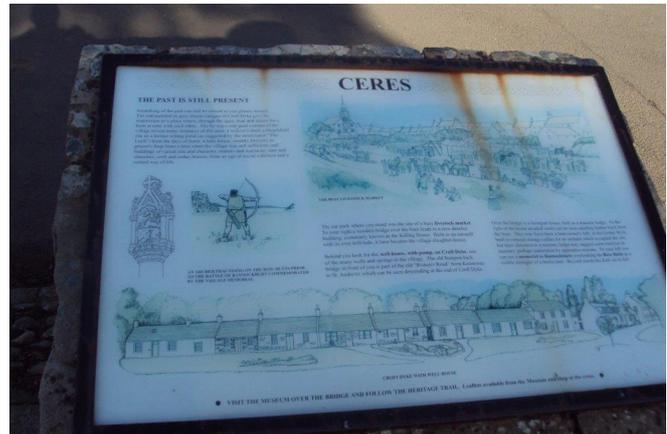
historically complementary traditional materials to be used for all future surfacing within the conservation area is recommended. The most sympathetic surfacing compatible with modern vehicular traffic, for example, would be hot-rolled asphalt with rolled-in chippings, consistently sourced from a local quarry. This would also help differentiate the conservation area from surrounding streets.

4.4 Information and Interpretation Boards

There are three tourist information boards in the Bogwell car park. These provide some general historical information but do not refer to the historic buildings or the conservation area. The Fife Folk Museum has produced a Ceres Heritage Trail leaflet which is available from the museum, which refers to many historic buildings.



A Kingdom of Fife Millennium Cycle Way information board in Bogwell car park.



Information board in Bogwell carpark.

There are no other interpretation or information boards, or any other signage to indicate that a conservation area exists or to explain what is of special architectural or historic interest. These are recommended.

5.0 Survey of Specific Issues

5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Roofs for example, form a significant character element in vernacular architecture. Where historic examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. Materials or components have a limited life. Many will have already been renewed. It may not simply be a case



Renewed clay pantiles.

of replacing like for like or retaining things as they were at the date of statutory listing if they are historically or architecturally inappropriate.

The particular mix and diversity of materials can be an important component of the character of an area. However, using similar types of slate, particularly on a single terrace of houses or cottages even though in different ownership, helps enhance their architectural and historic identity. Similarly, too great a variety of chimney can or ridge or skew treatments may have an adverse impact. The loss of cans or heads from redundant chimneys further diminishes the historic and architectural character. The correct use of traditional building materials, methods and detailing can greatly enhance the historic character, as well as protect buildings.

6.0 Negative Factors

One of the challenges faced by the historic environment, as identified in the Scottish Historic Environment Policy (SHEP) which sets out the Scottish Ministers' policies for the historic environment, is:

"...inappropriate change that reduces the cultural significance, or detracts from the appearance or quality of conservation areas."

6.1 Unsympathetic New Development or Conversion of Buildings

The Historic Environment Scotland publication ***New Design in Historic Settings*** sets out broad principles and provides examples to help achieve good design in historic settings. Referring to Scotland's historic villages it states:

"...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the 'DNA' of a place – how it has come down to us today and what were the key factors that have influenced its current form. It is important to stress that this process of analysis does not only describe what currently makes up a place – the form, layout and materials used – but it also involves understanding how its individual elements were created and why they took the form they did."

Getting behind the appearance of a place is crucial to understanding and appreciating the linear patterns of development within a historic burgh, a planned neo-classical suburb or a 20th-century new town. Each place has its own character and its own story to tell.”



The architectural paradigms and materials used in the design of the **above** High Street building are unsympathetic and detract from the special character and appearance of this area of high significance within the conservation area. The detrimental impact is amplified by the addition of a satellite dish and PVCu windows and door.



Europa Nostra Award in 1985 for Ceres Folk Museum, for “the admirable restoration and adaptation through voluntary dedication of the 17th century Weigh House and adjoining cottages as a Folk Museum”.



Fife Folk Museum

Fife Folk Museum **above** benefited from a major restoration in 2003/4 and a new visitors’ centre was added in 2014. This sympathetic addition does much to revitalise the building and enhance the conservation area, without loss of its special interest.



Fife Folk Museum sympathetic new annex building.

By contrast, 1 Main Street **below**, category C listed, early 19th century, was 'remodelled 1971' and has lost most of its architectural and historic interest. The grey coloured cement render and aluminium windows has further compounded the damage.



1 Main Street

6.2 Replacement Windows and Doors

In vernacular buildings, windows and doors have proportionally a greater influence on their special historic and architectural character and appearance. Modern double glazed windows can have an adverse impact if the detailing is inappropriate. Large gaps between the panes of glass affect the reflective and refractive characteristics. Trickle vents, 'horns', glazing beads, wide frames and metallic spacers between panes can all give a modern appearance.

Fife Council Planning Customer Guidelines *Windows in Listed Buildings and Conservation Areas* are available online on www.fifedirect.org.uk.

There is additional guidance in their following publications:

- *Guide for Practitioners 3: Conservation of Timber Sash and Case Windows Historic Environment Scotland 2002;*
- *Looking After Your Sash and Case Windows Historic Environment Scotland 2003;*
- *Historic Environment Scotland Policy Guidance for Windows in Listed Buildings and Conservation Areas.*



Although a modern building the **above** Pend House, off the Main Street, is of a sensitive vernacular design. The original detailing included traditional multi-pane timber sash and case windows. These have recently been replaced with inappropriate PVCu windows to the detriment of both the building and the conservation area.



Modern replacement door of inappropriate design and finish.



Contrasting glazing patterns – original right and modern replacement left.

7.0 Sensitivity Analysis

7.1 Materials

7.1.1 Concrete Roof Tiles

A number of buildings have been re-roofed in modern times using concrete roof tiles. These are inappropriate and should be replaced with slates or clay pantiles, as appropriate, at the first opportunity.



Contrasting traditional Scottish slates left with modern concrete tiles to right. The 1972 statutory list description only refers to pantiles.

7.1.2 Cement Mortars

Modern cement mortars and renders have been inappropriately used on traditional masonry



Modern cement render applied to a traditional listed weaver's cottage.

buildings throughout the conservation area. These types of mortar are harmful from a technical viewpoint as they trap moisture within the masonry and accelerate decay. In addition to trapping moisture, cement-rich mortars and renders do not absorb moisture either directly or through drawing it from the less porous adjacent stone to allow it to freely dissipate over a large surface area. Instead the adjacent stone will absorb a greater proportion of the moisture. Depending on the location it may also absorb run-off from adjacent surfaces. The combined result will be the accelerated decay of the stone. This is less an issue with whin stone but the softer sandstone margins have to work harder and suffer proportionally greater weathering.

Aesthetically such mortars are historically incorrect and neither protect nor enhance the special character of either buildings or the area. Traditional lime mortars, harls and colour washes should be used rather than wet dash modern cement renders, mortars and masonry paints.

Even where masonry has been repointed using lime mortar great care needs to be taken not to damage the stone arises when preparing joints and over-widening them. The combined effect if the mortar used is also over-white due to poor workmanship or use of the wrong type of lime can be, despite good intentions, to dramatically change the special character and appearance of the building.

7.2 Paints and Colours

There is widespread use of modern film-forming masonry paints. As indicated above, these types of paint are harmful from a technical viewpoint as they trap moisture within the masonry and accelerate decay.

Also, the choice of colour can greatly affect the character of a historic building or area. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character and appearance of the area. Within the conservation area brilliant white, which was not historically available, is widely used for windows. Off-whites (not creams) are historically more appropriate. Finishes would also have been softer and not the modern high gloss/ high sheen finishes generally used. Certain dark colours may

be more appropriate for windows, having a historic precedent. Colours should be restrained as intense colours were historically not generally available.

Primary colours should be avoided for doors although strong traditional colours in deep shades are acceptable. Modern wood stains and varnishes are historically inappropriate and should not be used for external woodwork. Unless stone is of poor quality/durability or harled or rendered, masonry should, generally, not be painted. Door and window margins are, fortunately, mostly still unpainted. Ashlar should never be painted. If the case is made for painting masonry, modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. Lime based paints are preferable as they produce a less uniform, more historically authentic finish.

Fife Council has produced guidelines on painting the exterior of buildings in conservation areas which describes, with examples, the basic principles which should be followed. This publication *Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas* is available online on www.fifedirect.org.uk

7.3 Alterations and Additions

The introduction of a new architectural feature to a listed building should be avoided if there is no historic precedent or evidence for it. An addition such as a porch, a dormer window, roof window or French window may harm the special character of the building and the area. For example, modern roof windows introduce an alien architectural element, indicative of modern loft conversions, which fundamentally changes the historic character of the building and area.

Roofs are, proportionately, highly significant in simple vernacular buildings, often representing over half the visible elevation area. When the buildings are also single storey, the negative impact is amplified. Historic Environment Scotland guidance, *Managing Change in the Historic Environment. External Fixtures*, warns of the potential, cumulative, detrimental effect of such incremental damage caused by relatively small scale but inappropriate additions. Historic Environment

Scotland guidance, *Managing Change in the Historic Environment. Extensions* is relevant and should be followed.



The cart shed arch, part of a listed building, **above left**, has been infilled with unsympathetic panelling and windows. These do not allow the original function and meaning to be read and understood, to the detriment of the building and conservation area. The porch, **above right**, has been added to a traditional building in the most significant High Street part of the conservation area. Although using traditional materials, it is an inappropriate modern architectural feature with patently modern double-glazed windows of non-traditional design and detailing.

7.4 Shopfronts

The NSA in 1837 notes that:

'The town of Cupar is so near to Ceres, that there are few shopkeeper or venders of any commodities in the latter place.'

Those few shops which survive are, therefore, proportionately more significant in contributing to the special historic character and appearance of the conservation area. These take the simplest, earliest shop form, having no more than enlarged ground floor windows, with minimal signage, either a small board or painted directly onto the masonry. Once a common feature of shops but now rare, surviving retractable awnings can add much to the traditional character and appearance of individual buildings and the streetscape. Detailed guidance on shop front design can be found in the Fife Council publication *Shop Front Design Guidelines* available



Main Street mid-C19th shop with traditional retractable sun awnings.

online on www.fifedirect.org.uk.

8.0 Buildings at Risk Survey

There are no buildings in the conservation area on the Buildings at Risk Register for Scotland maintained by Historic Environment Scotland. However, it is noted that the category C listed, 1756 dated, former weavers' cottage at North Croftdyke (below) appears vacant and neglected. Although wind and water-tight and secured, it could be at risk.



Ceres burn bank retaining walls.



Former weaver's cottage at North Croftdyke

Though not a building, the burn-bank masonry walls adjacent to Bowbutts (left) are in a very poor condition with collapsed sections and now requires urgent attention.

9.0 Opportunities

9.1 Boundary Refinement

There are no proposals to refine the Ceres conservation area boundary. The existing conservation area boundary, designated in 1995, is still appropriate and does not need any further modification in light of any major development proposals or significant changes in architectural or historical interest in the area.

9.2 Article 4 Direction

In order to properly ensure that the character of a conservation area is not affected by inappropriate alteration or development, additional controls are

generally used by making what is known as an Article 4 Direction (Article 4 of the Town and Country (General Permitted Development) Scotland, Order 1992). Article 4 Directions are in place in all existing conservation areas in Fife and they can be varied according to the particular needs and character of an area.

Although the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 widened the scope of permitted development, it also included text recognising that many development rights did not apply to conservation areas. These changes made many of the Council's Article 4 Directions obsolete because the majority of householder development in conservation areas will now automatically require planning permission under the terms of the Order.

However, in the 2012 Amendments to the Order, the exemption of conservation areas from permitted development have not been included against every type of development. Some small scale developments such as flues or those with a floor area of less than 1msq have become permitted development with no caveats about conservation areas. While the impact of these developments would normally be minimal, in a conservation area they could still detract from the setting of historic buildings or the overall historic townscape.

Therefore it is proposed to maintain several of the Article 4s in Fife's Conservation Areas to maintain a suitable level of protection from detrimental development. Appendix 4 sets out the Article 4s which it is proposed are maintained across all the Conservation Areas in Fife. The proposal is therefore to remove all Article 4 Directions and then simultaneously designate them

10.0 Conservation Strategy

10.1 Planning Policy

The policies contained in this management strategy complement the conservation area appraisal, and comply with:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979

- Town and Country (General Permitted Development) (Scotland) Order 1992
- Historic Environment Scotland Policy Statement, June 2016
- Scottish Planning Policy – 2014
- Planning Advice Note 71: Conservation Area Management – 2005
- Approved TAYplan (2017)
- FIFEplan Local Development Plan 2017
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Making Fife's Places Planning Policy Guidance 2015

TAYplan, through Policy 9: Managing TAYplan's assets, C. Safeguarding the integrity of natural and historic assets, aims to ensure that Local Development Plans ensure responsible management of natural and historic assets including townscapes, archaeology, historic buildings and monuments. A consideration of all assets will form part of the 'place-based' approach in Policy 2 to ensure the benefits of historic assets are maximised, by incorporating and enhancing them.

FIFEplan – Local Development Plan 2017. Planning Policy is currently being updated through the production of a Local Development Plan for the whole of Fife. Policy context is provided in:

Policy 1 – Policy Principles

Policy 14- Built and Historic Environment

While the above Local Plan policy framework provides the Development Control context to secure ongoing preservation/enhancement of the area in a sensitive manner, and to secure that preservation/enhancement in the long-term, the Local Plan also places great importance on the benefits which regeneration initiatives can provide.

10.2 Long Term Management

The policies contained within Local Development Plan 2017 provide continuing commitment to regeneration and enhancement of the built heritage. Fife Council takes enforcement action against unauthorised development. This is further supplemented by the use of urgent and full repair notices that are most commonly applied under

Building Regulations legislation. Where necessary the Council is also committed to the use of Compulsory Purchase to secure the repair or redevelopment of buildings and sites.

10.3 Customer Guidelines

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines that supplement the adopted policy framework and provide general and specific guidance and set design standards for conservation areas. Relevant Planning Customer Guidelines from the series include:

- Windows in Listed Buildings and Conservation Areas
- Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas
- Shopfront Design Guidelines

10.4 Grants and Funding

There are no grant schemes available or planned for Ceres conservation area in the foreseeable future. Limited grants may be available from Historic Environment Scotland for listed buildings in need, such as buildings at risk, and these are assessed competitively. Historic Environment Scotland support for conservation areas is channelled through local authorities and target those conservation areas that are most in need of regeneration. Refer to <http://www.ffhb.org.uk/> for other potential sources of funding.

11.0 Monitoring and Review

There are currently no formal monitoring programmes in place for Ceres conservation area. It will be reviewed annually on an informal basis by one of Fife Council's Conservation Officers. Policies relating to the Conservation Area will also be reviewed at five year intervals with the production of the relevant Local Plan.

12.0 Further Advice

For general advice contact:

Conservation Officer
Fife Council
Economy, Planning and Employability Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY
Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

Gifford, J. (1988), *The Buildings of Scotland – Fife*, London: Penguin Books

Lamont-Brown, R. (1988), *Discovering Fife*, Edinburgh: John Donald Publishers Ltd

Omand, D. (2000) (ed), *The Fife Book*, Edinburgh: Birlinn Ltd

Taylor, S. and Markus, G. (2008), *The Place-names of Fife*, Glasgow: Shaun Tyas

Pride, G.L. (1999), *The Kingdom of Fife – The Fife Book. An Illustrated Architectural Guide*, Edinburgh: Inglis Allen

APPENDIX 1

BOUNDARY DESCRIPTION FOR CERES CONSERVATION AREA

Commencing at a point to the north west corner of the land attached to 56 Main Street, thence south east along Main Street following the northern boundary of land attached to properties east of No.56 for a distance of 70 metres thence north east across the road along the northern boundary of 33 Main Street, thence south east and north east for some 58 metres to the north east corner of land attached to Ceres Parish Church, thereafter south east along the north eastern boundary of land attached to 29 Main Street for some 76 metres thence north east to the north eastern corner of land attached to those properties of the north side of Main Street to a point at the north western corner of land attached to St. Anns, thence south east along the northern boundary of the said land to St. Andrews Road, thence south east across the road and along the north eastern boundary of land attached to 'Almar' Windsor House etc., to Schoolhill Road, thence south east across the road and east along the northern boundary of properties north of Summerfield Cottage to the north east corner of said land,

thence south along the eastern boundary of said land for a distance of 55 metres, thence east along the northern boundaries of properties on the north side of Anstruther Road to Anstruther Road thereafter along Anstruther Road for a distance of 14 metres thence south east across Anstruther Road to the most northerly point of the property, Dargus, thence east along the north eastern boundary of said property for a distance of 38 metres thence south along the eastern boundary of said property thence west along the southern boundary of said property to Anstruther Road thence west along Anstruther Road for a distance of 150 metres to its junction with Castlegate, thence west along Castlegate for a distance of 50 metres, thence south west along land attached to the dairy to the south west corner of land east of Mason's Lodge, thence along the orchard vaults walls in a southerly, westerly and final northern manner to the north-western corner thence west across the road and south of the Lodge, thence across the road and north along the western boundary of land attached to properties east of Bog Well, for a distance of 50 metres, thence west for a distance of 14 metres to the south eastern boundary of Crossview thence south west along said boundary for a distance of 40 metres thence west along the southern boundaries on the south side of Craigothie Road, known as The Loch thence north along the eastern boundary of Loch Garage to the Craigothie Road thereafter north across the tree belt for a distance of 5 metres to the northern boundary of the said tree belt, thence north east along the western boundary of said property to the footpath, thence north east across the bridge and south west following the northern bank of the Cres Burn for some 64 metres to the south west corner of land attached to No. 56, thence north east along the boundary of the land attached to No. 56 to the point of commencement.

APPENDIX 2

LISTED BUILDINGS IN THE CONSERVATION AREA

APPENDIX 3

EXISTING ARTICLE 4 DIRECTION USE CLASSES

Ceres Conservation Area was first designated in 1984 and extended in 1987. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 19th February 1993 (approved by Scottish Office on 25th October 1993).

Use Class	Summary Description of Use Class	Requirement for Use Class
Part 1 Class 1	The enlargement, improvement or other alteration of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 2	Any alterations to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 6 Class 18	Agricultural Buildings and Operations	
Part 9	The carrying out on land within the boundaries of a private road or private way of works required for	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.

Class 27	the maintenance or improvement of the road or way.	
Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 32		
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.

APPENDIX 4

PROPOSED ARTICLE 4 DIRECTION USE CLASSES

Class 3D

The erection, construction, maintenance, improvement or alteration of any deck or other raised platform within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.

(The Order permits development under Class 3D for structures that are under 3m in height and less than 4msq in area. It is proposed to extend the exemption from permitted development to all such structures).

Class 6C-

The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a dwellinghouse or building containing a flat.

Class 6D

The installation, alteration or replacement of a ground source heat pump within the curtilage of a dwellinghouse or building containing a flat.

Class 6E-

The installation, alteration or replacement of a water source heat pump within the curtilage of a dwellinghouse or building containing a flat.

Class 6F

The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse or building containing a flat.

(In the case of Class 6C-F the permitted development is allowed on all except the principle elevation. It is proposed to remove the permitted development for any elevation).

Class 6M

The extension or alteration of an industrial building or a warehouse for the purpose of either or both—

(a) the generation (including cogeneration) of energy from burning biomass;

(b) the storage of biomass

including works for the installation, alteration or replacement of a flue forming part of the biomass equipment.

Class 7

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class 8

The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Classes 3E or 7.

Class 10

Development consisting of a change of use of a building or land to a use within Class 1 (shops) from a use;

- within Class 2 (financial, professional and other services);
- for the sale of hot food for consumption off the premises;
- within Class 3 (food and drink); or
- for the sale or display for sale of motor vehicles.

(2) Development is not permitted by sub-paragraph (1)(c) of this class if the change of use is of a building whose total floor area exceeds 235 square metres.

Class 11

Development consisting of a change of use of a building or land to a use within Class 2 (financial, professional and other services) from a use within Class 3 (food and drink) or a use for the sale of hot food for consumption off the premises.

Class 12

Development consisting of a change of use of a building or land to a use within Class 4 (business) from a use within—
(a) Class 5 (general industrial); or
(b) Class 6 (storage or distribution).

Class 13

(1) Development consisting of a change of use of a building or land to a use within Class 6 (storage or distribution) from a use within—
(a) Class 4 (business); or
(b) Class 5 (general industrial).
(2) Development is not permitted by this class if the change of use relates to more than 235 square metres of the floor area in the building.

Class 20 - Land drainage works

The carrying out of any works required in connection with the improvement or maintenance of watercourses or land drainage works.

Class 23

The extension or alteration of an industrial building or a warehouse.

Class 24

- (1) Development carried out on industrial land for the purposes of an industrial process consisting of—
- (a) the installation of additional or replacement plant or machinery;
 - (b) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus; or
 - (c) the provision, rearrangement or replacement of a private way, private railway, siding or conveyor.

Class 28

- (1) The carrying out of any works for the purposes of inspecting, repairing or renewing any sewer, main, pipe, cable or other apparatus, including breaking open any land for that purpose.

Class 30

- (1) The erection or construction and the maintenance, improvement or other alteration by a local authority of—
- (a) any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity on land belonging to or maintained by them, being building, works or equipment required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
 - (b) street furniture required in connection with the operation of any public service administered by them.

Class 38- Water undertakings

- (1) For the purposes of water undertakings development of any of the following descriptions—
- (a) the laying underground of mains, pipes or other apparatus;
 - (b) the installation in a water distribution system of a booster station, valve house, meter or switch-gear house;
 - (c) the provision of a building, plant, machinery or apparatus in, on, over or under land for the purpose of survey or investigation;
 - (d) any other development carried out in, on, over or under the operational land other than the provision of a building but including the extension or alteration of a building.

Class 40- Electricity undertakings

- (1) Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of—
- (a) the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;
 - (b) the installation or replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;

- (c) the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;
- (d) the extension or alteration of buildings on operational land of the undertaking;
- (e) the erection on operational land of the undertaking of a building solely for the protection of plant or machinery; and
- (f) any other development carried out in, on, over or under the operational land of the undertaking.

Class 70- A building operation consisting of the demolition of a building.

(3) Development is permitted by this class subject to the following conditions:—

- (a) where demolition of the building is urgently necessary in the interests of safety or health the developer shall, as soon as reasonably practicable, give the planning authority a written justification for the demolition;

