



**ABERDOUR CONSERVATION
AREA APPRAISAL
and
CONSERVATION AREA
MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &
PROTECTIVE SERVICES**

OCT 2011

CONTENTS

1.0 Introduction & Purpose

- 1.1 Conservation Areas
- 1.2 The Purpose of this Document

2.0 Historical Development

- 2.1 Origins and Development of Settlement
- 2.2 Archaeological and Historical Significance of the Area
- 2.3 Development of the Area

3.0 Townscape Analysis

- 3.1 Setting
- 3.2 Topography and Street Plan
- 3.3 Listed Buildings
- 3.4 Building Materials
- 3.5 Trees and Landscape
- 3.6 Activity and Movement
- 3.7 Public Realm
- 3.8 Negative Features

4.0 Character Areas

- 4.1 Aberdour Castle and House
- 4.2 High Street and Station Place
- 4.3 Hewitt Place, Livingstone and Park Lane and Wester Public Park
- 4.4 The New Town (Manse Street and Seaside Place)
- 4.5 Shore Road, The Shore and Harbour

5.0 Conservation Management Strategy

- 5.1 Development and Enhancement Opportunities
- 5.2 Boundary Refinement
- 5.3 Planning Policy
- 5.4 Long Term Management
- 5.5 Supplementary Planning Guidance
- 5.6 Article 4 Directions
- 5.7 Grants and Funding
- 5.8 Monitoring and Review
- 5.9 Further Advice
- 5.10 Recommended Reading and Other Resources

Appendix 1: Conservation Area Boundary Description and Schedule Of Streets Within The Conservation

Area

Appendix 2: Listed Buildings Within The Conservation Area

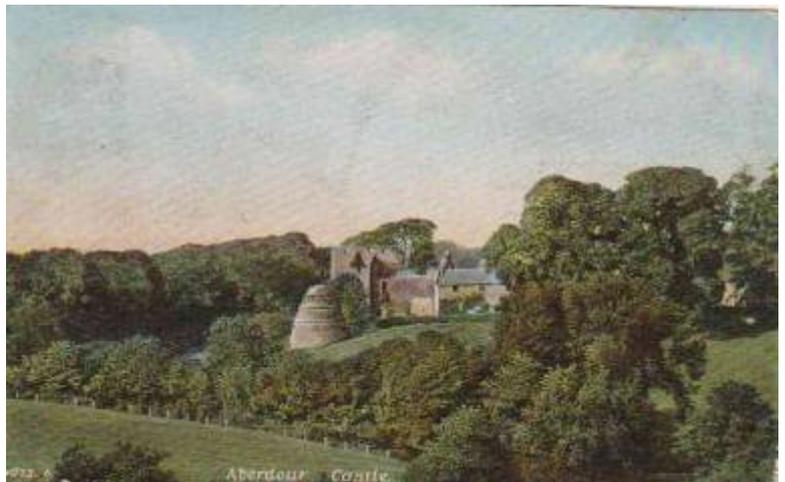
Appendix 3: The Aberdour Conservation Area Proposed
Article 4 Directions

1.0 Introduction & Purpose

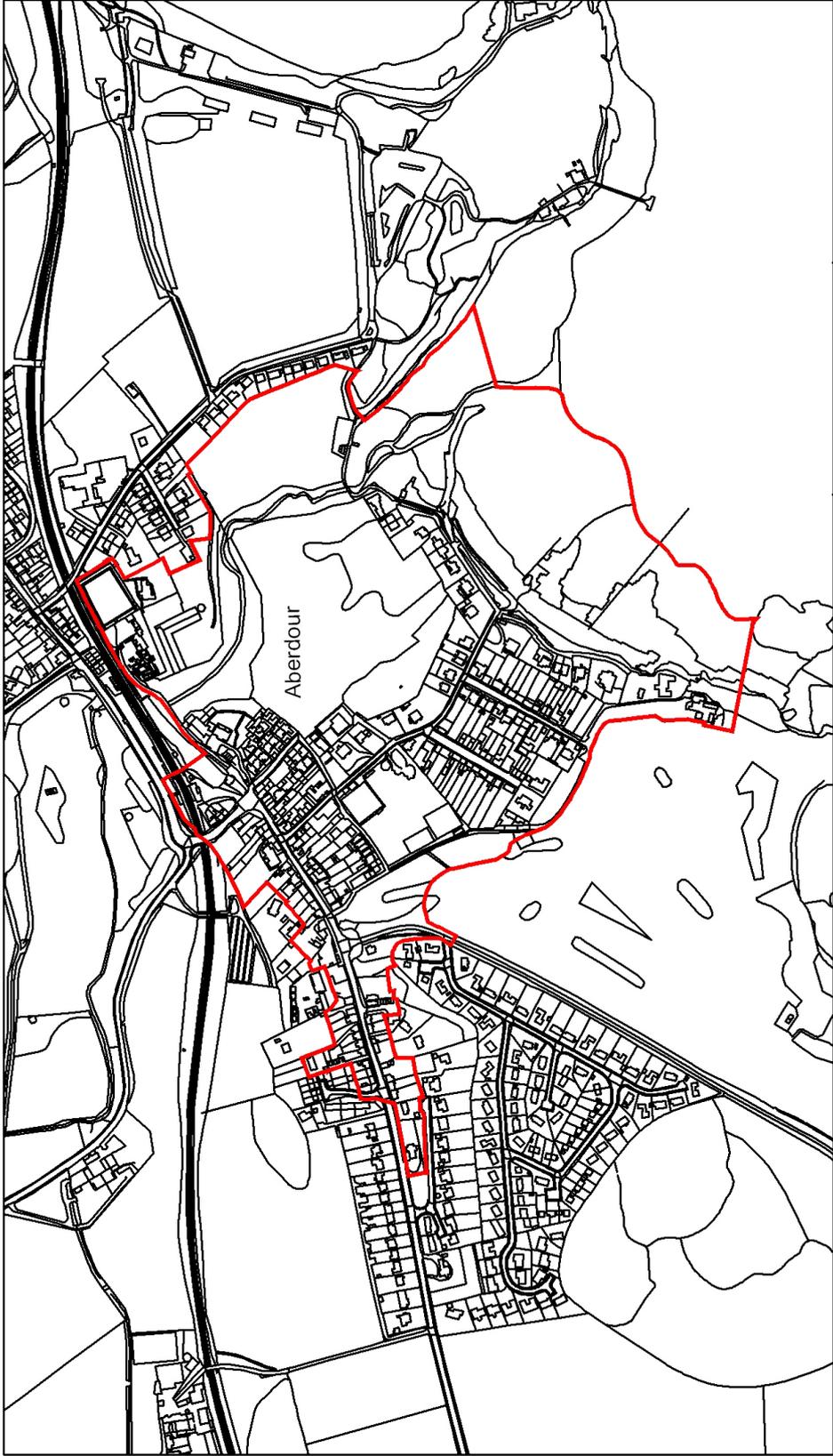
1.1 Conservation Areas

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. Aberdour Outstanding Conservation Area is 1 of 48 Conservation Areas located in Fife. These are all areas of particular architectural or historic value, 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 that is of recognisable value. A written description of the Aberdour Outstanding Conservation Area Boundaries and a schedule of properties within the boundaries are included in Appendix 1.



Postcard of Aberdour Castle and Doocot – c.1900



Scale 1:6.500

ABERDOUR CONSERVATION AREA

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office (C) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings - Fife Council 100023885 (2011).

1.1 The Purpose of this Document

The purpose of the Aberdour Conservation Area Appraisal is:

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

The appraisal provides a useful tool for assisting Development Services in carrying out its development planning and development control functions in relation to this important historic environment.

The Aberdour Conservation Area was designated on 8 January 1985 and extended through the adopted Dunfermline and Coast Local Plan in 2002 to include the designed landscape at Aberdour Castle.

2.0 Historical Development

2.1 Origins and Development of Settlement

The earliest surviving records refer to the barony of Aberdour acquired by Sir Alan de Mortimer in 1126 on his marriage to Anicea, daughter of Sir John Vipont. It is likely that around this time the tower house was built the ruins of which form the oldest part of the castle. The tower is sited on a promontory, with commanding views of the area, the deep ravine of the Dour Burn acting as a natural defence to the east leading down to the naturally sheltered anchorage offered by the mouth of the Dour Burn which was developed into a harbour in the early 18th century to facilitate the shipment of coal and salt.



Engraving of Aberdour Castle Ruins – c.1800

The wester part of Aberdour was gifted by Allen de Mortimer to the Monastery of Inchcolm for the privilege of being buried in the church at the Monastery on Inchcolm, founded by Alexander I in 1123. Following the Reformation in 1560 when the religious life of the canons was terminated the wester part of Aberdour, together with the lands and the barony of Beath were acquired from an Abbot of Inchcolm by Sir James Stewart. In 1611 the former abbey's lands were erected into a secular lordship with the son of James Stewart, Henry, taking the title of Lord of St Colme. On his death the title and lands passed to the Earls of Moray.

For much of its early history Aberdour was two villages separated by the Dour Burn. Wester Aberdour was situated on the edge of the Earl of Moray's Donibristle Estate and Easter Aberdour on the Earl of Morton's Aberdour Castle Estate. Wester Aberdour was created a burgh of Barony in 1501 and Easter a burgh of regality in 1638. Although actually part of Easter Aberdour, the castle is centrally situated between the two. "The Statistical Account of Scotland" completed in 1799 by Sir John Sinclair of Ulbster refers to the village as a single entity situated about a quarter of a mile from the sea, surrounded by rising grounds, except towards the south between the village and the sea where the Account refers to rich corn fields and '*a great number of fine old trees*'.



Aberdour Castle Garden Terraces and Orchard

At the time of the Account (1799) the inhabitants of the village were primarily engaged in the manufacture of coarse linens, seafaring and agriculture. It refers to 23 farms within the parish and 36 hand loom weavers and around 60 sailors within the village. In addition to the manufacture of coarse cloth the village also had an iron forge recently established which manufactured spades and shovels. Local people were also engaged in the harvest of kelp, with 15 tons '*made annually upon the coast and island of Incholm*'. The shipping at the harbour consisted of a few small vessels and one ferry operating between Aberdour and Leith carrying grain at this time.

By 1846 when Anderson compiled "A Topographical Dictionary of Scotland", the manufacture of coarse linen had greatly decreased. Manufacturing of '*spades and shovels, and other implements*' at the iron forge continued, and a brick works had been established along with some saw mills. Activity at the harbour had also increased with '*considerable quantities of coal*' being shipped from the harbour with '*several foreign vessels arriving weekly for freights of coal from the mines*'. In addition to the shipment of coal, significant quantities of sandstone and limestone mined at local quarries were also shipped out from the harbour, mainly to supply building materials for Edinburgh.

In the early 19th century Aberdour acquired a "new town" at Manse Street and Seaside Place. By the

1850's the village had also become a popular destination for tourists carried across the Forth from Leith by paddle steamers which ran several times a day during the season from May to October. By the late 19th century most traditional industries were in decline, and the majority of residents came to depend on income derived from summer visitors. The development of hotels and other services is still very much in evidence today with the village remaining a popular destination for visitors although most now arrive by train, car or via the Fife Coastal footpath.

Although excursions over the Forth from Edinburgh to Aberdour are recorded as early as 1826, scheduled services did not begin until 1854 and remained popular into the early 20th century, with services stopping in 1913 for the duration of WWI with reduced services resuming until the outbreak of WWII in 1939. Sporadic ferry services have run over the years since. At its peak two steamers crossed the Forth each day and a deep water pier was constructed around the bay at Hawkhead to accommodate these vessels, the remains of which can still be seen from Shore Road. The popularity of the steamers declined following the construction of the Forth Bridge and the subsequent arrival of the railway to Aberdour in 1890 with a half hour train journey to Edinburgh, a service which continues to this day.

2.2 Archaeological and Historical Significance of the Area

Although the name Aberdour suggests ancient beginnings, being of Celtic origin (*aber* meaning the mouth of a river and *dour* referring to a small stream which flows into the sea), the settlement most likely developed as a result of the castle, natural topography and sheltered anchorage offered at the mouth of the Dour Burn (see below).



To date there has been no Burgh Survey produced for Aberdour, although archaeological excavations were carried out in 1950 and 1977-1980 within the castle grounds. A summary of the historical significance of this part of the Conservation Area is included below. It should be noted that the archaeological potential of the remaining parts of the conservation area is likely to be significant considering the long established association of the villages of Easter and Wester Aberdour with the castle and indeed the encroachment of the village onto the grounds of the castle over the past 200 years.

St Fillan's Church

It is believed that parts of St Fillan's Church date back to at least 1123, possibly even predating the neighbouring Aberdour Castle which itself incorporates a 12th century medieval tower - one of very few surviving in Scotland. The first link between the Church and Castle dates to 1180, with a dispute between William de Mortimer and the Priory of Inchcolm regarding the filling of the chaplaincy of St Fillan's.



St Fillan's Church and burial ground



St Fillan's Church and burial ground



St Fillan's Church burial ground

The church is first recorded as being associated with St Fillan in 1390. Wherever there is a church dedicated to St Fillan a pilgrim's well is to be found nearby (today situated in the garden of a house at Home Park which is outside the conservation area boundaries). The waters of this particular well were reputed to cure eye problems and by 1486 its popularity led to the development of the Hospital of St Martha. The hospital was given to the Church by James, First Earl of Morton, *"to provide shelter for some of the pilgrims which came from far and near to St Fillan's Well"* and handed over to the care of six sisters of penitence of the 3rd Order of St Francis (Rev. R Jonhstone, No date, pg. 17). It continued in the care of the nuns until 1560 when they *"set in feu"* the hospital lands to James, Earl of Morton (J.C.R. Buckner, 1898, pg 3). The hospital soon fell into disrepair and although the exact location is unknown it is believed to have stood outside the conservation area boundaries somewhere behind the old manse in the centre of Easter Village.

The Church fell into disuse in 1790, and by 1796 it

was a roofless ruin. In 1925 local people raised the funds to restore the building, which included the removal of a large tree growing in the chancel arch. The Church held its first service on 7 July 1926, and in 1973 it celebrated its 850th anniversary.

Aberdour Castle

The remains of the oldest part of Aberdour Castle is the roofless 12th century tower house in the north east corner, with parts still lying where they fell in 1844 and 1919. The castle was expanded several times in its occupancy with the first taking place in the fifteenth century when it came into the ownership of the Earls of Morton. This entailed the heightening of the tower house and the construction of a range of service buildings, including a bakehouse and brewhouse which there is still evidence of, around a defended courtyard. Many of the outer defences to the north side of the site dating from this period were lost along with the original entrance to the castle when the railway was built in 1890.



Aberdour Castle, South Elevation



Aberdour Castle Gallery, First Floor



North elevation of Castle Ruins, note railway line in foreground- Early 20th century

In the 1570's the castle expanded eastward, with the construction of the central range built on top of earlier buildings associated with the tower house. This development marked the transformation of the castle to a domestic structure from a mainly defensive one. The second and final move east came in the 1630's with the construction of the L-shaped east range under the Seventh Earl of Morton to provide more modern family accommodation. Today this is the only complete

part of the building.

Outside the castle are extensive gardens. To the east is the walled garden, recorded as being used as a bowling green in 1668, which in part encloses St Fillans Church. During World War II the walled garden was used as a market garden and piggery. The garden is now mainly set to lawn with a path and planted borders positioned close to the walls. It is included in Historic Scotland's Inventory of Gardens and Designed Landscapes.

To the south lie the terraced gardens uncovered during archaeological excavations carried out 1977-1980. Earlier excavations were also carried out around the castle in 1950. In 1961 two terraces were evident in the area which had been in use as a market garden and latterly for sheep grazing. However, 18th century plans suggested that four L-shaped terraced levels had originally existed descending towards the sea. The 1977-1980 excavations uncovered the remains of the original retaining walls along with pottery (now on display in the National Museum of Scotland) dating from the late 16th and early 17th centuries. The pottery finds put the date of construction of the terraces to around the period of the 4th Earl who succeeded in 1548. Three of the walls were reconstructed in 1981, and today the reinstated terraces are covered with grass for ease of maintenance. At the lower end is the orchard originally created in 1690 and replanted in the late 1990's with approximately 70 apple trees in 16 different heritage varieties. At the far end of the upper terrace is the 16th century beehive-shaped dovecot which was renovated in the 1990's.

The demise of the castle began following a fire sometime in the 1680's.

Although plans for full repairs and a major expansion to the north into the inner courtyard were produced, only the east range was restored in 1703, leaving the central and west ranges in ruins. By 1725 the castle was completely abandoned when the Douglas family moved into the neighbouring Aberdour House. Over the next 200 years the east range was used as a barracks and a school until 1924 when the Castle passed into the care of HM Ministry Office of Works (Historic Scotland) where it

has remained ever since.

Beyond the Castle grounds the archaeological potential of the conservation area remains significant, particularly around Aberdour House, the harbour and along High Street where there is known to have been domestic and industrial activity since medieval times.

Aberdour House

Originally known as Cuttlehill House, Aberdour House bears a date lintel of 1672 on the east wing, although the house is believed to date from slightly earlier than this. The house was enlarged by the Earl of Moray in 1715 and the entire Cuttlehill Estate was sold ten years later to the 11th Earl of Morton. Following a serious fire at the Castle the Mortons decided to move to Cuttlehill House at the time changing its name to Aberdour House. In the late 20th century the house fell into disrepair and in the early 1990's it was redeveloped to form 3 flatted apartments. The single storey kitchen wing was demolished and gardens around the house were cleared with the Aberdour House sundial being moved at the time to the Castle grounds. To the SW and NE of the house a small housing development was built. *(Information extracted from the listing description for Aberdour House)*



Aberdour House



Aberdour House



Aberdour Harbour

Aberdour Harbour

There is mention of a port at Aberdour in the 16th century, although this probably refers to the naturally sheltered anchorage afforded by the mouth of the Dour Burn. By 1703 a quay was present at Aberdour for the loading of coal and salt and in 1704 the port was granted by charter to the Earl of Morton. Limestone was shipped from the harbour in the late 18th century from the Earl of Morton's quarries. A plan of 1785 shows the harbour to be a straight projection of about 380ft, however, sometime between the late 18th and early 19th century a curved pier head was added to the harbour. An east pier of about 70ft stood between the main pier and the mouth of the burn which is illustrated on a plan of 1811, a jetty currently occupies its probable position.

A pend built to the most southwesterly point of the pier served as the weigh house. The rear at some



Aberdour Harbour

later date was converted into a fisherman's shiel with a chimney at the rear. During the 19th century the pend and shiel were heightened and completely roofed over to form a single workshop as indicated by the large doors to the E and clubhouse to the W. The workshop was given over to the Navy as a mortuary should the need have arisen during the First World War, although it is noted that it held only one sailor who had accidentally drowned.

In the mid to late 19th century Aberdour became a popular destination for daytrippers travelling from Granton and Leith by steam ship. With the harbour being tidal, a wooden pier was built at Hawkraig Point to service the steamers when the tide was low. About three quarters of the way down the harbour is a wooden sentry box which slightly overhangs the harbour. This is a replacement of a ticket booth for the cross Forth steamer trips, which were noted as operating in 1897. *(Information extracted from the full listing description for Aberdour Harbour)*



29-33 High Street

High Street

Before being rebuilt at the start of the 20th century, 29-33 High Street was very similar to its neighbour No 31 High Street, being a gable fronted house with a central chimney with the main elevation curving around the street corner. At the beginning of the 20th century the shop passed to the hands of the Niven family, who ran a poultry and butcher's shop from the premises until the early 1990's. To the rear of No 29 are the remains of a well and within the courtyard which surrounds No 29 is a stone trough. It is probable that this area was perhaps a steading used for holding animals awaiting slaughter for the butcher's shop. *(Information extracted from the full listing description for 29-33 High Street)*



31 and 33 High Street

2.3 Development of the Area

Three distinct phases of development are evident within Aberdour:

- Medieval
- Post Medieval to Early Modern
- Modern Development

An outline of each is provided below.

Medieval Development is most evident around the castle and along High Street which retains its original line and several surviving buildings with medieval origins.

The Category A listed St Fillan's is believed to have parts dating to at least 1123, with later additions including the N transept dated 1608 and the 16th century south aisle and porch.

The oldest part of the Aberdour Castle is the roofless 12th century tower, later extensions to the Category A listed castle took place in the 15th, 16th and 17th centuries. The listing for the castle also includes the garden terraces and boundary walls, dating from the 16th century. Also within the castle policies are the Category A listed castle dovecot and sundial both dating from the 16th century. The Category A listed walled garden, dated 1632, in its listing includes the early 17th century sundial which sits within the centre of the garden resting upon a late 19th century baluster. The angle arched, classically designed Category A listed West gateway with short connecting walls dates from the 17th century.

Moving west, across the Dour Burn and outwith the Castle grounds is the 17th century Category A listed Aberdour House (originally Cuttlehill House). The house also incorporates an early 18th century addition to its principal elevation.

Travelling further west, along the south side of High Street is no 41, a fine Category B listed example of late 17th/early 18th century domestic architecture. The door piece to the main elevation is one of the finest in Aberdour. It is possible that originally the house was more than 1 dwelling, with door and window arrangement changed at a later time to reflect its conversion to a single house. The building may have been thatched originally, as



St Fillan's Church



Aberdour Castle West Gateway



41 High Street in foreground



Dour Cottage



6-7 Livingston Lane



Countess of Moray - 6 Sands Place



Countess of Moray Hospital



2 and 4 Station Place

suggested by the steep pitch of the roof.

The Category C(S) listed property at 55 High Street which follows the old street line can be traced back to 1697. Across the street at 68 High Street is the Category B listed property which dates back to the 1690's, within the garden of the house is a disused forge. The house has a number of 18th century hinges and locks which more than likely would have been made in the nearby forge. The dwelling we see today is made up from 2/3 houses converted most likely in the early 19th century to 1 dwelling place.

The conservation area contains some fine examples of 18th and 19th century buildings and structures.

Both Easter and Wester Aberdour once possessed a number of houses with forestairs. None survive in Easter Aberdour and only three remain in Wester Aberdour. The Category C(S) listed Dour Cottage and the nearby Category B listed 6-7 Livingston Lane both date from the 18th century and have distinctive forestairs. The third such house, "Countess of Moray", is situated further west along High Street at 6 Sands Place (see below). Although the roofs of these buildings are now slated or tiled the steep pitch suggest that they may once have been thatched.

Built as an alms house under the orders of Anne, Countess of Moray, 6 Sands Place was originally intended for 4 aged/ infirm widows of the Moray Estate. It is dated 1713, but its use as an almshouse ceased at the end of the 19th century when a new almshouse was built nearby (the unlisted Countess of Moray Hospital, dated 1898). This Category B listed house was subsequently sold to Dunfermline Council who used it as a coal store. The building became derelict at some time during the 20th century. In 1995 it underwent major restoration to become a single dwellinghouse.

- Aberdour is divided between the old Morton village of Easter Aberdour and the old Moray village of Wester Aberdour. The adjoining Category C(S) listed 18th century properties at No 2 (Rose Cottage) and No 4 (Melville Cottage)



8 Livingston Lane



Aberdour Railway Station



Clocktower and telephone kiosk



Aberdour Boat Club

Station Place are on the boundary of this divide. Just falling into Wester Aberdour, the road turns sharply at the houses and crosses over the railway line into Easter Aberdour. The chamfered arris to the W of No 2 suggests that the road might have continued along a different route before the railway line was built in 1890, passing much closer to No 2. During the 19th century as Aberdour became fashionable as a seaside resort, many of the houses in the town became lodgings for the growing number of visitors. Rooms were rented at No 4 during the summer period. From 1890 the house was acquired by the railway company (the station is located just behind the houses to the NE) and provided accommodation for the large number of workers associated with the station. With the cuts in the Railway network in the 1960s No 4 was sold and ceased to be associated with the station and railway. No 6 was the Station Master's house as late as the 1950s with a path from the rear garden which led directly to the station platform.

Although altered greatly the 18th century Category C(S) listed cottage at 8 Livingstone Lane is one of a small number of surviving 18th century single storey cottages in Aberdour. In the 1950s a couple of buildings including a dairy to the immediate NW of the cottage were demolished to create a car park leaving a large open space in the lane. A line of buildings originally ran continuously along the lane from the High Street to where the lane turns sharply to the SW. The lane takes its name from John Livingston who ran the local dairy in the mid 19th century. The Category C(S) listed house at 5 Livingstone Lane (not shown) which dates from the same period was originally a single storey cottage similar to No 8, but it was extended considerably at some stage to form a 2 storey house.

From the 1840s rail travel from Edinburgh to Fife and beyond became possible with a train being carried across the Firth of Forth by a ferry service operating from Granton to Burntisland. At the start of the 1870s it was decided that a rail bridge spanning the Firth of Forth should be built to provide a direct rail service from Edinburgh to the



Anvil House



Old forge to rear of Anvil House



Aberdour Post Office



East Lodge to former Donibristle Estate

east of Scotland. The Forth Bridge was opened on the 4th of March 1890 which created a 7 mile stretch of rail line between Inverkeithing Junction and Burntisland. Aberdour Station opened for passenger trains on 2nd of June 1890. The line was routed through the heart of Aberdour to accommodate tourists to Aberdour during the summer. It also provided an important transport route for the coal and whinstone from nearby mines and quarries. A goods yard and sidings were located to the E of the station, provision was made for a first class waiting room, and a bookstall was situated in the booking hall. The interior of the main building was renovated in the late 1950s. In 1963 the chairman of the British Railway Board, Lord Beeching, recommended the closure of 2,300 stations throughout the UK. The sidings at Aberdour had already closed by 1961 - a result of the closure of nearby collieries and a reduction in the number of visitors travelling by train - and closure of the goods yard followed in 1964. The station, however, survived and has gone on to win a number of 'Best Kept' and 'Best Station' awards in recent years.

Just outside the rail station are the Category B listed Spence Memorial Clocktower and K6 telephone box, also known as the Jubilee Kiosk, commemorating the Silver Jubilee of King George V. At the time the GPO set up a committee to redesign the telephone kiosk for mass production, with a Jubilee Concession Scheme providing one kiosk for each village with a Post Office. Sir Giles Gilbert Scott was commissioned to design the new kiosk in March 1935 and following approval by the Royal Fine Art Commission the K6 went into production in 1936. The new K6 was constructed from cast-iron and painted Post Office red (in 1924 the same commission had decided on the colour red for the kiosk, as it was "*easy to spot and gave an authoritative and official character.*"). The design of the box was so popular it remained in production until 1968.

The Spence Memorial Clocktower dates to 1910. It was originally sited outside St Fillan's Church Hall, High Street but relocated to its current position in 1919.



The Woodside Hotel

The Category B listed Aberdour Harbour Pier, workshop and club house dates from the early 18th century. The charming Aberdour Boat Club house is the amalgamation of a pend which served as the weigh house and a fisherman's shiel. During the 19th century the pend and shiel were heightened and completely roofed over to form one building.



1,2,3,4 Kirk Cottages

Anvil House dates to the early 19th century. This category C(S) listed building was at one time the local blacksmith's house. The old forge, which is not included in the listing, sits to the rear. The large and imposing aspect of the house within the street denotes the amount of wealth and status that came from being a village blacksmith. A Mr Laird who retired in the 1930's was the last blacksmith to reside here. It was at this time the forge was converted into a workshop.

There has been a post office in Aberdour since the 1st of February 1757. The Post Office has been at its present location in the Category C(S) listed 18th century building at 43-51 High Street since the mid 1930s. The attractive shop front and the George VI letterbox and postage stamp dispenser probably date from this time.



2 and 3 Sands Place

1,2,3 and 4 Kirk Cottages are almost identical houses dating to the 18th century, when they were built to accommodate the Earl of Moray's estate workers. In 1735 the Kirk session bought the houses from the Earl for £330 Scots. In the next year it carried out improvements to the houses. The thackstones to the chimneys indicate that the roofs at one time had a steeper pitch which suggests that they may have originally been thatched. The small casement windows to the rear of no 1 most likely remain from before the 1736 improvements. The porches to the principal elevation were once leaded canopies, but these were enclosed by timber and glazing in 1990s.



4 and 5 Sands Place

Just across the road from Kirk Cottages is an interesting pair of single storey cottages at No 2 and No 3 Sands Place. These are both listed Category C(S) and date from the 17th century. Both have been greatly altered but still retain features typical of a single storey vernacular cottage of the area. Their chimney stacks both show evidence of a



Aberdour Church Hall



St Columba's



Whitehall



Seabank House

thackstone and the roofs are steeply pitched suggesting that at one time the cottages were thatched. The walls to the principal elevation are noticeably thicker at the bottom due to large rubble stones used in the construction of the foundations. On the E gable of No 2 there are the raggles of a former building with a very steep roof pitch indicating that the row of cottages continued, the 1856 Ordnance Survey map shows 1 or 2 further buildings extending down the street. When the rear extension was built onto No 3 it was revealed that the walls of the original cottage contained a mesh like substance of branches and reeds.

The Category C(S) listed house at 4 Sands Place dates from 1795. The adjoining property at No 5 is also Category C(S) listed and it also dates from the 17th century. It was originally a single storey cottage similar to 2 and 3 Sands Place. Both houses follow the original line of the High Street.

The Category B listed Church Hall was built in 1790 as a church to replace the local parish church of St Filans because the Countess of Morton was annoyed that the populace of Aberdour gathered regularly in a place so near to the castle. The church acted as the local parish church from 1790 to 1926 at which time St Filan's was reinstated as the parish church. C Scott Cullen converted this building to be the local parish hall for St Filans. In 1919 the Edinburgh based architect F W Deas was commissioned to design the war memorial which stands to the centre of the principal elevation.

The Category C(S) St Columba's Episcopal Church which is of criciform-plan with gothic detailing was built by the Moray family in the 1830's as a place of worship for the Donibristle estate workers and their families. During World War I and World War II the congregation was particularly strong, as many service families with Anglican roots lived in the Aberdour area.

The Category C(S) listed Whitehall at 22 Shore Road is named after its first resident Dr George White, the local doctor in Aberdour. Set within extensive grounds it is one of the larger and more impressive houses in the village, which highlights the status and wealth held by the village doctor at



8-22 High Street



Recent infill development north side of High Street

the time. The door to the NW elevation was used as the patient's entrance from the time the doctor would consult from home. Dr George White's daughter, Mary, wrote a book entitled 'Beauties and Antiquities of Aberdour' detailing Aberdour and its environs in 1862.

Although converted to 3 flats in the late 20th century the Category B listed Manse at 18 Manse Street is another example of the more sizable properties within the village. The house, attributed to Robert Burn, was built in 1803 after Reverend William Bryce the minister for the parish church at the time complained vehemently about the setting and conditions of the accommodation he was living in. The land and surrounding area which the house was built upon was acquired by the 11th Earl of Morton in 1725 and lies to the S of the village next to the coastline. It was developed between late 18th and late 19th centuries and appears on maps of this date as 'New Town'. In a letter to the Earl of Morton Bryce notes that the reason for relocating was also due to the fact that the old manse "was in the heart of a dirty village", highlighting that the 'New Town' was envisaged as being an improved neighbourhood.



Edwardian semi-detached villas (red roof) flanked by mid 20th and early 21st century houses overlooking the harbour

The Category A listed Seabank House is attributed to Thomas Hamilton and is in the vein of the bold classical manner he favoured in the 1830s. Hamilton had already visited Aberdour in 1826 when he was asked by the Earl of Morton to design a steeple for the local parish church on the High Street which was never executed. Seabank House

was built as the dower house to nearby Fordell Castle for the Henderson family. It is one of the largest and most impressive houses in Aberdour and dominates the shoreline with its prominent position and monumental appearance. The 1841 census records that a Miss Henderson was in residence with 9 servants in attendance, which included a footman. The house became disassociated with the Henderson family in the mid 19th century. During the late 19th and part of the 20th century the house was a hotel offering accommodation to the large number of tourists who came to Aberdour, the stretch of shoreline running immediately to the SE ensured its popularity. The house is now owned privately.

20th Century Development -

There is a high concentration of historic buildings throughout the conservation area and opportunities for modern development have been limited. The earliest examples are the unlisted villas on Shore Road and the block of flats at 8-22 High Street which date to the early 20th century. These mixed Edwardian and Jacobean styled buildings incorporate many interesting features including balconies, rosemary tile clad roofs and multi-pane timber sash and case windows.

The most extensive area of redevelopment in recent years is the cramped infill housing development by Aberdour House at Hewitt and Telny Place and onto Livingstone Lane. Although the design of the properties is sympathetic to the surrounding vernacular architecture, the layout and plot sizes are not, with too many housing units crammed into this former area of open space.

Individual houses with distinctive architecture detailing and styles are dotted throughout the conservation area. These generally enhance the overall quality of the area adding visual points of interest to the townscape. These include infill developments on High Street, the corner of Manse Street and the Shore Road, and along Seaside Place, Shore Road and The Shore.

3.0 Townscape Analysis

3.1 Setting

Aberdour is situated on the south east coast of Fife overlooking the Firth of Forth. Aberdour Parish is situated between the historic burgh of Burntisland and Dalgety Parish with the new town of Dalgety Bay built on the grounds of Donibristle Estate originally belonging to the Earls of Moray.

3.2 Topography and Street Pattern

The topography of the area is vastly influenced by its coastal location. As in most coastal towns, the main relief of the area slopes towards the coastline. The oldest part of the village is concentrated around the castle and along High Street (the A921). The conservation area covers Wester Aberdour which has developed southwards towards the shoreline, with the harbour being present at the mouth of the Dour Burn since the 17th century. The New Town followed in the 19th century at Manse Street and Seaside Place. The east side of Shore Road en-route to the harbour was developed in the late 19th and early 20th century. The ground rises to the north, with Shore Road providing access to the New Town and Harbour making a fairly steep descent down, towards the Forth.

The older development on the upper part of the conservation area follows the original line of the road through Wester Aberdour, with a decline from the west travelling along High Street towards the castle. High Street is a long and narrow passage, historically noted for being in a constant state of poor repair. The village spread southwards towards the sea giving way primarily to more generously proportioned and structured street layout in the “New Town” which consists of Seaside Place and Manse Street.

The inter-relationship of the buildings in their massing is an important townscape feature that adds to the character of the area. For instance, when travelling from the west along High Street the vista is controlled by the tight medieval urban form which has influenced all development since. This has been further compounded to the north by the natural ridge the village encroaches upon and the main east coast railway line which has been cut into the ridge to the north which runs parallel to High Street.

The gradual decline of Shore Road leads down to Black Sands and Aberdour’s historic harbour. From

the shore views can be seen to Inchcolm Island and across the Forth Estuary as far as Edinburgh and the Lothians with the Pentland Hills evident on a clear day.

Some of the most significant landmarks within the conservation area include St Fillan's Church, Aberdour Castle, The Clock Tower, Aberdour West Parish Church Hall and War Memorial, East Lodge Gates, St Columba's Church, Aberdour House, the Obilisk, Aberdour Harbour and Boat Club. This list is by no means conclusive as many more outstanding examples can be found throughout the area.

3.3 Listed Buildings

The distinctive merit of the conservation area is confirmed by the number of buildings and structures listed as being of Architectural or Historic Interest. In total there are **44 listings** within Aberdour Conservation Area. This includes **9** Category A, **19** Category B and **16** Category C(S) listings. Details for each of the listings within the area are provided in Appendix 2. The majority of unlisted buildings contribute positively to the character of the conservation area.

3.4 Building Materials

Materials in the built form are mostly traditional: buildings of stone with pantile or slate roofs, harled and painted render. Rosemary roofing tiles have been used on some of the Edwardian buildings, with good examples of this at Shore Road. The main unifying elements, other than the setting and the form and proportion of the buildings, are the use of timber sash and casement windows (often with astragals) together with the restricted use of finishing materials. Slate and natural clay pantiles dominate, and the pantile clad roofs often incorporate a slate easing course. Walling is most often constructed of uncut or coursed rubble, in some instances stucco rendered and painted. The original render which would have coated some of the buildings has been stripped to expose the stonework beneath, while others have been given dry or wet dash finishes. There are a few buildings where exposed, finely dressed sandstone is used.

Walling and chimneys are constructed of uncut or

coursed rubble that has occasionally been patched and cement rendered, although these most certainly would have been dressed with a lime render. Finer masonry construction became popular during the 18th century, with main elevations often being faced with finely cut ashlar blocks, the side and rear elevations most often continued to be constructed of rubble and lime render was applied to these walls to provide protection and a more uniform appearance. Thackstones are evident near the base of the chimney stacks on some of the older properties which suggests that some of these may have originally accommodated a thatched roof.

Locally quarried sandstone was used in the original walls. On some of the 19th century buildings ornate cast iron railings are used as a boundary treatment.

3.5 Trees and Landscape

There are large areas of public and semi-public open spaces within the conservation area. The largest area is the designed landscape which surrounds Aberdour Castle and Aberdour House. This includes St Fillans Church and burial ground; the castle garden terraces, walled garden and orchard; densely wooded areas around Cuttlehill, and open fields with the Dour Burn running through to the harbour. The public park is located within the centre of the conservation area and is the largest area of open public space within the settlement. To the west, just outside the conservation area, is Aberdour Golf Course, and to the east, again outside the conservation area, is Hawk Craig point leading to Silversands beach.

Within the more densely developed historic core of the settlement land is at a premium in places, yet there are attractive areas of open space for the public to enjoy. These include landscaped areas around Station Place, and indeed at the railway station itself. The other most significant areas are formal and informal public spaces around the harbour, along Shore Road and Backsands beach.

The private grounds of the villas concentrated along Manse Street, Seaside Place and along The Shore account for a large percentage of the conservation area. Their grounds comprise of areas of

landscaped gardens with mature trees and ancillary buildings.

All trees in the conservation area are protected from felling or lopping.

3.6 Activity and Movement

The A921 coastal route passes through the town. This main arterial route runs through the conservation area from the west along High Street. This forms part of the Fife Coastal Tourist Route, which links Aberdour to Dalgety Bay, Burntisland and the surrounding areas. In addition Aberdour Railway Station is on the east coast main line. Although it is only local Fife Circle services that stop here there is a half hourly service available for most of the day.

High Street and Shore Road are the busiest roads in the town for traffic, with main bus routes running along High Street and a steady flow of visitors travelling to Black Sands beach and the harbour particularly during the warmer months. Other routes around the town tend to be less dominated by traffic, and by far the easiest way to get around the town is on foot. Main Street (Easter) is just as busy as High Street because one leads into the other and by far the busiest place in the village in the summer months is Silver Sands where hundreds of cars have to be accommodated.

The conservation area is relatively permeable to pedestrian movement, with the coastal footpath running along the shoreline and around Hawk Craig point to Silversands Beach and beyond.

3.7 Public Realm

Paving Materials

It is likely that the earliest public paths and road surfaces would have been formed from the residue of local mining and construction industries. Hardcore comprising of many different materials will have been used to stabilise the surfaces adjacent to buildings. Overtime the formalisation of roads and pavings would certainly have been improved with the introduction of dry bound macadam surfaces, which consisted of a mix of crushed and rolled stone laid with a high dust content. Indeed this surface may



Historic surfaces on Manse Street

well form the base for some of the modern “blacktopped” roads within the area. Where traffic was most intense roads most certainly would have been constructed from more robust stone setts, with drainage channels formed from setts at the sides of the roads. It is possible that the earliest setts would have been sandstone, with much more robust whin setts being introduced later. By the late 19th century many pavements were laid with granolithic concrete with whin kerbs.



High Street looking east c.1900

Old photographic records for the whole of Fife indicate that the use of granolithic concrete for the construction of footways dates back to at least the late 1870's, indeed neighbouring Burntisland appears to have had granolithic paved footways at this time. The above photograph suggests that Aberdour certainly had formalised footpaths with whin kerbs at this time. Evidence suggests that the footpaths most likely would have been constructed of granolithic concrete, although there is little evidence of this today as most footpaths are now paved in blacktop with coloured stone chips incorporated into the mix. However, the robust whin kerbs survive.

Modern materials creeping into more frequent usage include concrete block paviors (used extensively around Aberdour House), concrete slabs and pre-cast concrete kerbs. Red turr is used in informal situations (Aberdour Castle). Traditional surfaces survive in small fragments throughout the conservation area, with the best examples found along Seaside Place and Manse Street, with large stone flags and small sections of horonized and

cobbled paving still in evidence.

Furniture

Evidence of street furnishings prior to the use of photography is difficult to find. Old pictures of Aberdour and neighbouring settlements suggest that furniture where it did occur was basic and utilitarian. Hand-rails were simple unembellished wrought iron, unless they had a more civic role e.g. around a church, where they might be cast iron and highly ornamental. Posts would be timber or stone and cast iron bollards, where they existed, were based on traditional patterns. The harbour areas were “fitted” with basic industrial quality furnishings, all functional.

Early public street lighting was gas, lanterns supported on cast iron columns. Lighting patterns remained remarkably constant for many years. However, from the sixties onwards there has been constant renewal and updating and the range and form of light fittings became extensive.



The Shore

Given the development of the village as a tourist destination from the mid-19th century photographic evidence suggests that the provision of street furniture would be a consideration especially in areas where people were expected to congregate, such as the railway station and around the harbour area. Indeed, a photograph of the Regatta Day during the 1930's shows people sitting on what appear to be wooden benches with concrete supports and lined along cast iron railings which separated the West

Promenade from Shore Road and Blacksands Beach. The iron railings are long gone, presumably removed during the war, and today Shore Road and West Promenade are furnished with simple timber benches and a mixture of plastic and metal bins with low timber barriers running along the roadside.



Public seating area at the east end of High Street

3.8 Negative Features

The extent of loss, intrusion and damage in the area is moderate, although there are a number of negative features which adversely affect the overall historic character of the area. This includes:

- Unsympathetic infill developments at Livingstone Lane
- Incremental changes to the historic fabric (eg. replacement windows, exposed cabling, satellite dishes, cement renders, etc)
- Dereliction and disuse of buildings (the garage 88 High Street)
- Poorly maintained public realm particularly along sections of Manse Street and Seaside Place and the area around the harbour (please note these areas may be privately owned)

4.0 Character Areas

In general the qualities of the conservation area are defined by the size and form of buildings, street

widths, enclosures of spaces behind large stone walls and a number of very significant trees. Plot sizes tend to vary, some long and narrow whilst others are extremely small. A few properties have very generous plots whilst others are tightly squeezed into the smallest of spaces. In the older parts of the settlement most properties have a narrow street frontage, generating the morphology typically associated with the small coastal towns and villages of Fife. Within the New Town plots tend to be wider, as with the streets. Later developments along the shore line are constricted by the steep topography and limits of their location. Many of the frontages are filled with high stone walls to provide protection against coastal winds, which also further contribute to the distinctive character of the area. These areas each have an identifiable character; a result of history, building form, and present day usage. The character of each area is described below:

4.1 Aberdour Castle and House

The character of this area is very distinctive from the rest of the conservation area as it incorporates the designed landscape in which Aberdour Castle and House are situated. The Castle was built on a steep hill to the east of the Dour Burn above its estuary and the harbour. Originally the designed landscape covered a much greater area than it does today, with the Aberdour House policies being incorporated into the estate in 1725. The area covers some 15ha today. The Castle and its grounds which are managed by Historic Scotland are open year round to visitors. Aberdour House is in private ownership, with its setting compromised somewhat in recent years with the small housing development adjacent at Hewitt and Telny Place onto Livingstone Lane.

The components of the designed landscape which constitute the character of this area are as follows:

- **Architectural features** – including the Castle, gateways, walled garden, boundary walls, church, doocot, Aberdour House, sundial and the Obelisk.
- **The parkland** - including open spaces and trees with many dating from the early 1800's, with those along the burn dating from c.1850. The orchard was laid out in the late 1990's.



South elevation of Castle



Reconstructed Terraces

- **The terraces** – which have been reconstructed and laid out in grass for maintenance purposes.
- **The Walled Garden** –The garden is laid out with broad herbaceous borders around a lawn with a central sundial, it covers an area of around an acre surrounded by 12’ high walls. There are also several bee-boles within the walls.

4.2 High Street and Station Place

This character area is dominated by the main arterial route (A921) which generally follows the route of the medieval road through the settlement. The road carries through traffic along the coastal and is generally engineered to modern standards, taking a sharp dog leg turn at Station Place where it crosses over the railway line, deviating from the original line of High Street. The buildings along the route are mixed in age, function and quality ranging from the 17th to 20th century, although most face onto and are set hard against the pavement line, although there are a few distinctive properties that are set gable end to the pavement (e.g. 6 Sands Place, 31 & 33 High Street) or have a small area of garden ground to the front (e.g. Kirk Cottages, Woodside Hotel, Station Place).



High Street – looking west



East side of Station Place looking South

The character of the area is greatly enhanced by the irregular heights and varied building materials and fenestration of the buildings, ranging from single storey terraced cottages to three storey buildings found in this character area. The western end of the area is mostly residential, towards the centre it becomes more commercial with hotels, shops a garage and the church hall. At Station Place the area gives way once again to more residential properties and the railway station and car park. Key buildings within this character area include Aberdour Railway Station, Clock Tower, Aberdour Church Hall, the Woodside Hotel, the former East Lodge and gateway to Donibristle Estate and St Columba’s Church.

4.3 Hewitt Place, Livingstone and Park Lane and Wester Public Park

Hewitt Place (incorporating Telyn Place) is a recent addition to the settlement. Although the scale and proportions of these small residential houses are



Aberdour House, Hewitt Place



5-8 Livingstone Lane



South facing aspect of Park Lane

generally in keeping with the general character of the area the site they occupy is overdeveloped in comparison to the rest of the conservation area. The development also it infringes upon the setting of the Category A listed Aberdour House at the expense of the designed landscape. Where this section of Livingstone Lane once had an open east facing aspect over the designed landscape it is now enclosed by this development. This has compromised the outlook and aspect of two of the most characterful properties to be found within this area – the single storey cottage at 8 Livingstone Lane and the adjoining forestairs property at 6-7 Livingstone Lane.

There is also a small public carpark discretely situated midway on the west side of the lane on the site once occupied by a dairy. The Lane takes a 90° turn westward at No 5 with a variety of mid to late 20th century buildings overlooking it. The Cedar Inn on the corner at the junction with Shore Road terminates the lane and is the most interesting of the properties to be found on this section of the lane.

Continuing in an eastward direction, crossing over Shore Road, Livingstone Lane gives way to Park Lane where there is an interesting selection of late Victorian and early 20th century villas and flatted dwellings with small front gardens which all enjoy an open south facing aspect over the well appointed Wester Aberdour public park. The park also incorporates the village bowling green, a well used tennis club and modern play park. There are a number of mature trees on the fringes of the park, but to the west, just outwith the park there is a very small section of woodland, once part of the Donibristle Estate which forms the west boundary to the conservation area on this section. Park Lane takes a sharp 90° turn north towards High Street, with a slight bend in the route. High stone walls running along each side create a sense of enclosure and visual interest is created by the framed views provided at either end of this section of the lane.

4.4 The New Town (Manse Street and Seaside Place)

The tight morphology found in the older parts of the settlement, focused around High Street, give way to more generously proportioned streets in the New Town, focusing around Manse Street and Seaside Place. These two wide streets have residential properties on either side which display a variety of architectural styles, building materials and detail finishes. Most have frontages tight to the pavement line, with the exception of the north side of Seaside Place where almost all of the properties are set back with small to medium sized gardens to the front. A few of the cottages have been extended upwards and some of the villas have small cottages built within the back gardens. These would play host to the property owners during the summer months when they would let their properties out to visitors during Aberdour's heyday as a seaside resort. Sections of historic honerised paving survive in front of some of the properties. There are also a few garages set within the rear gardens of the south facing properties on Seaside Place that are accessed from the east end of Manse Street.



Manse Street



Manse Street



Seaside Place



Seaside Place



West facing aspect of Shore Road,

4.5 Shore Road, The Shore and Harbour

As the popularity of the village grew so did the demand for land, giving way to development at the foot of Cuttlehill, along the route of Shore Road. In the late Victorian era large villas were built into the lower slope on the west facing side of the hill, with steep terraced gardens being formed to the rear. Development progressed around the foot of the hill, eastward towards the harbour in the Edwardian era, with these properties overlooking the short

steep terraced gardens



South facing aspect of The Shore, looking east towards the harbour



Eastward view towards the harbour and Hawkraig Peninsula

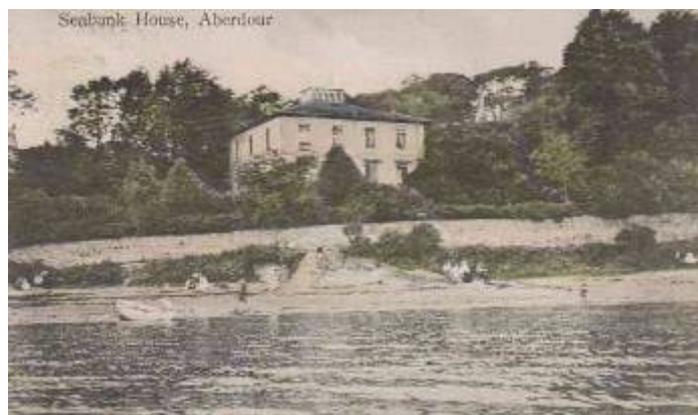


Westward view from the harbour towards the Black Sands and The Shore

landscaped esplanade, Blacksands beach and almost infinite vistas across the Forth. In the later part of the 20th and early 21st century further houses were inserted to the easternmost point of the Cuttlehill landfall.

To the west is The Shore, a private road accessing a series of very large villas situated behind a protective stone sea wall. These include the former Seabank Hotel (now a private residence) and Seaside Cottage, both dating from the earlier part of the 19th century. The other villas date from the later part of the 19th century, with the exception of Westray on the westernmost point of the conservation area which is a mid to late 20th century addition.

The harbour predates all other development in this character area. Nestled around the mouth of the Dour Burn, with natural shelter being provided by the steep and densely wooded Hawkraig point to the east, outside the conservation area. The early 18th century harbour has great appeal, with activity to be found year round. The inherent charm of the harbour area is further enhanced by the variety of buildings situated around it, not least of all the irregularly shaped whitewashed Boat Club building (its rustic simplicity standing in stark contrast to the smart villas overlooking it) and the compact and beautifully designed 2 storey “Quay Gallery” – an extremely successful reworking of an earlier structure. The footpath which winds around the mouth of the harbour to Hawkraig is impossible to resist, reinforcing the enduring appeal of Aberdour for visitors to the village.



Seabank House late 19th century

The overwhelming feel of the area is one of enduring

affluence.

5.0 Conservation Management Strategy

5.1 Development and Enhancement Opportunities

There are no specific sites or policies relating directly to Aberdour contained in the current local plan for the area. However, there is scope for significant streetscape enhancements along the main areas of footfall running throughout the conservation area.

5.2 Boundary Refinement

The current boundary was extended in 2002 and there is no further proposal to either extend or refine the boundary at present.

5.3 Planning Policy

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

- Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Ancient Monuments and Archaeological Areas Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environmental Policy (SHEP) – October 2008
- SPP 23 Planning and the Historic Environment – 2008
- Planning Advice Note 71: Conservation Area Management – 2005
- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Fife Council Dunfermline and The Coast Local Plan – Adopted April 2002
- Draft Dunfermline and West Fife Local Plan (December 2009)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines

- Fife Masterplans Handbook
- Fife Council Design Guidance Notes – Various

The Fife Structure Plan seeks to safeguard Fife's heritage and natural environment by encouraging the re-use of buildings of historical or architectural interest; prioritising the use of brownfield sites for housing or other appropriate development; and encouraging development which would assist in urban regeneration. Policy SS1: Settlement Development Strategy puts the onus upon Local Plans to focus future development within existing settlements, and amongst other things the policy states that "the Council will have regard to the protection of built heritage or natural environment". Although the Structure Plan has no specific policy relating to built heritage it does recognise the importance of Fife's historic environments and for the need to preserve and enhance these environments. Once again the Structure Plan puts the emphasis upon the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The Dunfermline and the Coast Local Plan (April 2002) provides the main policy framework for Aberdour. The first policy contained in the Plan sets the tone for the document. Policy S1 indicates that Fife Council will ensure that all development proposals are undertaken in a manner which is consistent with the principles of sustainability. The Local Plan provides the framework which will secure, for the long-term. It is this statutory framework which will ensure, also, that all the improvements are carried out in a fashion most appropriate to the sensitive and imaginative conservation of the area. In summary, this framework is as follows:

- Policies BE8 to BE14, covering Conservation Areas, alterations and extensions to listed buildings, demolition of listed buildings, setting of listed buildings, window policies and changes of use of listed buildings and Historic Gardens and Designed Landscapes;
- Proposal PR4 indicates that Fife Council, in partnership with communities, will prepare conservation plans for Conservation Areas in the Local Plan Area.
- Proposal PR7 directs that Article 4 Directions

for Conservation Areas will be updated and revised within the Plan period;

- Proposal PR8 states that Fife Council will promote the rehabilitation and repair of historic buildings at risk
- Proposal PR9 indicates that Fife Council will promote interpretation of important townscape and historic features of the built environment;
- Proposal PR15 states that Ancient Monuments and Archaeological sites and their settings will be protected and conserved in-situ.
- Proposal PR16 makes provision for the promotion and interpretation of ancient monuments and archaeological sites.
- Proposal PR17 directs that provision for archaeological investigation and recording will be required in certain circumstances and that developer funding may be sought to help facilitate such work.

Provision of interpretation as outlined by Proposals PR9 and PR16 of the Local Plan will be guided by Fife Council's "Fife Interpretation Strategy".

5.4 Long Term Management

The Draft Dunfermline and West Fife Local Plan (December 2009) replaces the Dunfermline and Coast Local Plan (April 2002) and the West Fife Villages Local Plan (October 2002). The policies contained within the replacement plan provide a continuing commitment to regeneration and enhancement of the built heritage up to 2018.

A list of relevant policies is outlined below:

- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality – Design
- Policy E5 Housing Development and Open Space
- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings
- Policy E10 Protection of Orchards and Riggs
- Policy E11 Historic Gardens and Designed Landscapes
- Policy E12 Ancient Monuments and

Archaeological Sites

- Policy E24 Tree Preservation Orders

The Local Plan illustrates development boundaries up to 2026 consistent with the Fife Structure Plan. Detailed 10 year allocations commencing from 2011 are provided alongside a strategic development framework and thereafter masterplan.

5.5 Supplementary Planning Guidance

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines which 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
- Display of Advertisements
- Creating Better Places – The Fife Urban Design Guide
- Shopfront Design
- Painting the Exterior of Listed and Un-Listed Buildings in Conservation Areas

Fife Council also takes enforcement action against unauthorised development. In particular, it has a track record of ensuring that the quality and attractiveness of historic buildings and areas are not eroded by unauthorised or inappropriate 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.

5.6 Article 4 Directions

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 Article 4 Directions (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.

The Aberdour Outstanding Conservation Area was designated on 8 January 1985 and extended in 2002 as part of the adopted Dunfermline and Coast Local Plan. Article 4 Directions under the Town and Country (General Development) (Scotland) Order 1981 cover the original conservation area. It is proposed to replace these Directions with the Article 4 Directions outlined in Appendix 3 which will apply to the whole conservation area.

5.7 Grants and Funding

There are no grant schemes available or planned for Aberdour Conservation Area in the foreseeable future. Limited grants may be available from Historic Scotland for listed buildings in need, such as buildings at risk, and these are assessed competitively. Historic 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>

5.8 Monitoring and Review

The Conservation Area appraisal will be periodically reviewed in keeping with long term management agenda set out for the Local Plan which covers the area, as outlined in Section 5.4.

5.9 Further Advice

For advice on conservation areas and listed buildings contact:

Planner (Built Heritage)
Enterprise & protective Services
Town House
2 Wemyssfield
Kirkcaldy
KY1 1XW
Telephone: 08451 555 555 ext.47 69 98

5.10 Recommended Reading and Other Resources

The following books, reference library and websites are recommended:

- **Drumm, P. 2009** "A Nice Little Place by the Sea – The Story of Aberdour’s Maritime Past", **Syntax, Edinburgh**
- **Gifford, J, 1988** "The Buildings Of Scotland – Fife", **Penguin Books, London**
- **Pride, G.L, 1999** "The Kingdom of Fife – An Illustrated Architectural Guide", **Inglis Allen, Edinburgh**
- **Buckner, J.C.R 1898**, "Rambles in and around Aberdour" **Dunfermline, N. Clark and Son.**
- **Extract From: 'Aberdour - Anderston', A Topographical Dictionary of Scotland (1846), pp. 23-45. URL: <http://www.british-history.ac.uk/report.aspx?compid=43416>**
- **Chisholm, J, 1855** "Handbook to Aberdour and Environs – Historical, Legendary and Descriptive" No details of publisher provided.
- **Rev. R. Johnstone (No Date)** Aberdour Past and Present , **J.B Mackie and Co, Journal Office, Dunfermline**

Contact **Dunfermline Reference Library** to view an extensive photo archive which covers many parts of Fife.

www.fifedirect.org.uk The Fife Council website offers general information on listed buildings and conservation areas.

www.historic-scotland.gov.uk The Historic Scotland Website is good for general advice on maintaining listed buildings but it also provides full listing details of all of Scotland’s listed buildings.

APPENDIX 1:

Conservation Area Boundary Description and Schedule of Streets within the Conservation Area

Commencing on the north east corner of Aberdour Castle walled garden the conservation area the boundary follows the outer limit of the walled garden in a southerly direction until meeting the north west corner of the boundary wall to number 1 Hawcraig Road, it then turns sharply west following the outer limit of the access path to St Fillans Church until it reaches the most easterly boundary wall of the cemetery grounds, it then travels in a southerly direction until reaching the boundary lines of properties at Home Park. The boundary then travels in a southerly direction following the rear garden boundaries of the houses along Hawcraig Road, until reaching No 35 Hawcraig Road, it then travels in a westerly direction following the footpath down towards the harbour, upon reaching the harbour it follows the east side of the bay, along the high tide line of Hawcraig Point to the mouth of the harbour, turning west the boundary line follows the low tide mark in a westerly direction across Blacksands beach until reaching the point where Aberdour Golf Club overlooks the shore. The boundary turns north, including the Golf Club House, and continuing in a northerly direction following the wester most boundaries of properties along The Shore, Seaside Place and Manse Street which coincide with Aberdour Golf course. Upon reaching the area of woodland which runs parallel with the golf course the Wester Aberdour Public Park and Park Place, the boundary then follows the western limit of the woodland until reaching the public footpath to the rear of properties at Dovecot Park, The boundary cuts across the entrance to Dovecot Park and then follows the rear boundaries of East Lodge and properties on Manse Place, Sands Place, High Street to boundary line between St Columba's Church and McLauchlan Rise in a westerly direction. Upon reaching the west most boundary wall to St Columba's Church the boundary again turns north until reaching the south side of Inverkeithing Road where it turns east to the Countess of Moray Hospital when it turns north crossing over Inverkeithing Road to follow the centre line of St Colme Crescent until reaching the point which coincides with the rear boundaries of Westland Cottage, which faces onto High Street, the boundary then travels in an easterly direction along the rear boundary of the properties facing High Street, until reaching the Church Hall where the boundary turns sharply north to include the grave yard to the rear of the hall, then moving in an easterly direction the boundary follows northern most boundaries to the properties on High Street and continuing in a easterly direction to include all properties at Station Place until reaching the footpath on the south side of the railway station it continues in an easterly direction until the point where the pedestrian footbridge crosses over the railway line where it turns sharply south until reaching the northern boundary to the castle grounds. At this point the boundary line follows the northern boundary of the castle grounds, along the north wall to the walled garden until reaching the north west corner of the walled garden where it concludes.

Schedule of Streets within the Conservation Area

- West End Cottages – all properties
- Kirk Cottages – all properties
- St Columba's Church
- Sands Place (Including Countess Moray's Hospital) – all properties
- Sandhaven
- Claverhouse Cottage
- East Lodge
- 2-84 High Street (all even numbers)
- 1-97 High Street (all odd numbers)
- Station Place – all properties

- Aberdour Railway Station
- Elm Row
- Aberdour House
- Hewitt Place – all
- Telny Place - all
- Aberdour Castle – all buildings/ruins
- St Fillan’s Church
- Livingston Lane – all properties
- Plark Lane – all properties
- Shore Road – all properties
- Aberdour Bowling Club Pavillion
- Aberdour Tennis Club
- Aberdour Golf Club House
- Manse Street – all properties
- Seaside Place – all properties
- The Shore – all properties
- Aberdour Boat Club
- The Quay Gallery

APPENDIX 2:

LISTED BUILDINGS WITHIN THE CONSERVATION AREA

Item No.	Address	Summary Description and Listing Category	
1	Aberdour House	17 th century house with early 18 th century addition to principal elevation. 7 bays to principal elevation, 8 bays to rear; rectangular plan, advanced central section. Rendered, long and short quoins, moulded eaves course.	A
2	Aberdour House entrance gateway including connection walls with terminating obelisks	18 th century with later alterations. Pair of large, ashlar, square-plan, fluted gatepiers; banded rustication, moulded, corniced cap surmounted by ball finial. Flanking rebuilt connecting rubble walls to N and E, coped, ashlar long and short quoins to angle, surmounted by small, squat obelisk.	B
3	Aberdour Castle including garden terraces and boundary walls	12 th -17 th century series of connected buildings; roofless 12 th century trapezoidal-plan ruined tower house to NW, heightened 15 th century; cubical ashlar to ground floor, ashlar elsewhere. Remains of 16 th century single storey L plan service wing incorporating brewery and backhouse set to SW of tower, well to NE. Roofless 16 th century 3-storey L-plan range incorporating ruined turnpike stairtower to SE of tower house; random rubble with ashlar long and short quoins, moulded stone surrounds to openings, relieving arches set above windows, remnants of moulded, stepped string course to NE and SE elevations. 17 th century 2 storey 6 bay rectangular-plan range advanced to E of 16 th century range; squat wing at centre, stair tower set flush to S; random rubble with ashlar long and short quoins, stone roll-and-hollow moulding to windows and doorways at ground floor, stone double roll and hollow mouldings to window margins at 1 st floor, cavetto eaves cornice. Fragmentary remains of inner courtyard wall running from NW stair tower to fragmentary remains of former circular-plan tower to far NW, modern single storey toilet block and kitchen adjoining at far NE.	A And Scheduled Monument
4	Aberdour Castle Dovecot	16 th century, renovated 1990's. Circular beehive dovecot. Coursed rubble rising in 4 stages. Rat course to 1 st stage, rat course/alighting ledge to remaining stages. Small entrance to N, weather table supported by square corbels above. Interior, walls built in converging rings, circular opening to roof. Five steps down to stone floor, foundation for potence visible, stone nesting boxes to full height, central flight hole.	A

5	Aberdour Castle sundial (formerly at Aberdour House)	16 th century. Corniced, square plan, ashlar pedestal with carved faces borne on four balls resting on square-plan over circular pavement.	A
6	Aberdour Castle walled garden with sundial	Dated 1632. Large square plan walled garden to NE of Aberdour Castle. Random rubble walls with pyramidal coping, wall to NW rebuilt 1890. Doorway to outer wall at upper terrace, moulded stone doorpiece with cornice surmounted by broken ogee pediment with ball, curvy strapwork to tympanum with decorated cartouche, Douglas heart emblem at centre. Central doorway to NE at entrance to church lane; moulded stone doorpiece with heavily moulded cornice, broken pediment with finials, dated 1632 central monogram "WAM" (William and Anne {Earl and Countess of} Morton) surmounted by carved coronet within pediment, carved star without. Inserted doorway of 1740 at courtyard to SW outer wall with moulded stone surround. Modern openings to SW inner wall set between terrace and courtyard doorways. Modern, rendered, flat roofed store set to angle at SW/SE walls. Blocked openings to former summerhouse set into wall at E corner. Sundial: early 17 th century facet-headed sundial to centre of garden; 8 faced truncated pyramid surmounted by globe resting on late 19 th century baluster. Weathered, carved detailing to each face with gnomon, repaired with render in parts.	A
7	Aberdour Castle West Gateway	17 th century. Angle-arched classical gateway with short connecting walls. Pair of ashlar piers with raised vertical margins to SW elevation. Corniced impost, ashlar arch with voussoirs, central keystone surmounted by moulded cornice. Plain elevation to NE; coursed sandstone. Random rubble to short connecting walls, pitched ashlar wall head with rounded ridge.	A
8	Aberdour Kirk, St Fillans (Church of Scotland) including graveyard and boundary walls	12 th century small church with later additions, un-roofed 1790, restored 1925-26. 12 th century rectangular-plan nave with square-plan chancel, small squat N transept dated 1608 and 16 th century S aisle with porch. Cubical ashlar to original church, ashlar to N transept, squared rubble elsewhere. Bellcote to W gable. Graveyard and boundary walls; small graveyard surrounding church enclosed by random rubble boundary walls incorporating high garden walls of Aberdour Castle with triangular copes to N and W (a doorway to the far right of the W wall leads from the graveyard to the castle terrace). Lane to NE lined with collection of early 18 th century finely carved headstones with shaped pediments.	A

9	Aberdour Railway Station including shelter, footbridge and signal box	1890. Single storey and attic 7 bay U-plan station building (ticket office and waiting room) with outshot. Squared, necked, rockface stone with similar pink long and short stone dressings to window margins and arisies, painted cills. Chamfered base course. Shelter: single storey 3-bay shelter to far NW platform. Squared, snecked, rockface stone with similar pink long and short stone dressing to window margins and arises, painted cills. Chamfered base course. Full height central opening with flanking windows, centred windows to side elevations. Pitched slate roof, ridge tiles, elongated stack to rear of NW. Foot bridge: painted cast and wrought iron footbridge to NE linking SE and NW platforms. 4 decorative columns supporting landings at either side of platforms; fluted base with decorated Doric capitals. Lattice work to balusters. Modern replacement steel risers. Signal box: raised single storey with basement, 3-bay square-plan signal box to far NE.	B
10	Cuttlehill, Aberdour House Obelisk	1744-45. 40 foot high ashlar obelisk prominently located to crown of Cuttlehill. Square stone base, square-plan pedestal; moulded base, cornice to upper section surmounted by obelisk.	B
11	Dour Cottage	18 th century with 1970s alterations and additions. 2-storey, 3-bay, forestaired rectangular plan house, extension to rear. Rear built into bank gently sloping to SE. Rendered.	C(S)
12	Harbour Pier including workshop/club house	Early 18 th century, extended 19 th century. Irregularly shaped pier. Coursed and uncoursed dry rubble pier, rubble secured with pinnings to S pierhead. Later coped, rubble parapet to W. Tarmac to pier surface. Steps within pier to S, N and NE. Workshop and Clubhouse built up from SW pier (former weigh house), un-coursed rubble with later brick wallhead, various openings, irregular shaped roof; green corrugated sheeting. Brick and timber 1960's toilet block to far W	B

13	27, 29, 31 and 33 High Street with boundary walls, bee boles, well and trough in courtyard to rear.	Group of 3 buildings comprising of 18 th , 19 th and 20 th century buildings; No.33 to NW street corner elevation, Nos 27/31 adjacent left at NW street elevation and No 29 to rear at SE. No 33; Early 20 th century, 2-storey, 3-bay curved (former butcher's) shop built on corner site. Raised stucco panels with recessed decorative geometric designs flanking bays at ground and 1 st floor, raised margins at 1 st floor and eaves course. Nos 27/31 dated 1731; 2-storey, 2-bay gable end house to NW street elevation divided into shop at ground with harling to 1 st floor to principal elevation of Nos 27,31 and 33. Later covered court between advanced gables of Nos 31 and 25 with covered stair leading to No 27. No 29; earlier 19 th century 2 storey, 3 bay square plan house with single storey outshot to SE elevation attached to rear of Nos 27/31. Random rubble to SW and SE elevations with long and short droved ashlar at window openings and quoins, rendered to NE elevation.	B
14	41 High Street	Late 17 th /early 18 th century. 2 storey, 3 bay rectangular plan house with single storey outshots to rear. Rendered, painted stone margins to openings, architrave to door, moulded eaves course.	B
15	43,45,47,49,51 High Street including rear outbuildings	18 th century with later alterations. 2 storey with attic, 4-bay (post office to ground floor), rectangular-plan house with 3 storey, 3 bay early 20 th century tenement attached to rear. Rendered, stone margins to openings.	C(S)
16	55 High Street	1697. Altered 2 storey, 3 bay rectangular plan house (formerly a shop) with 2 single storey extensions to rear. Rendered, painted stone surrounds to openings.	C(S)
17	57 High Street	Small 18 th century with late 20 th century alterations and additions. 2 storey, 3 bay square-plan house with rear addition creating L plan. Rendered, plain surrounds to openings.	C(S)
18	73,75 High Street including adjoining arch	Earlier 18 th century. 2 storey, 3 bay rectangular-plan house. Rendered, painted stone margins, painted base course to principal elevation.	C(S)
19	28 High Street, Church Hall including graveyard and boundary wall	1790. Single storey, 4-bay, rectangular plan church hall (formerly parish church) with modern single storey extension to NE and NW elevations. Coursed, tooled stone with cherry-cocking to SE elevation, render to remaining elevations. Raised polished ashlar margins to openings with raised impostes and keystones. Long and short polished ashlar to quoins. Base course, eaves course, moulded eaves cornice. FW Deas World War I and II Memorial to centre of principal elevation. Domed bellcote to SW gable.	B

20	36 High Street	18 th century. 2 storey, 3 bay rectangular plan house. Rendered, exposed curb stone to base running along principal elevation.	C(S)
21	68 High Street	1690's with later re-working. 2 storey, 3 bay rectangular plan house with modern extensions to rear. Rendered, painted stone margins to openings, spur stone to far left.	B
22	70 High Street, Anvil House	Early 19 th century. Plain 2 storey, 3 bay rectangular plan house with modern addition to rear. Tooled random rubble, long and short surrounds to openings, painted stone margins, long and short quoins to arises.	C(S)
23	East Lodge including screen walls, gates, gatepiers and railings, High Street	J Maitland and Wardrop, 1870. 2 storey, 3 bay rectangular plan gate lodge to former Donibristle Estate with advanced porch and rear outshots. Coursed stugged ashlar, droved arises, base course, mullioned windows, overhanging bracketed eaves, decorative bargeboards to all gables. Pair of gatepiers to entrance with pedestrian gates flanked by further gate piers, quadrant railings, reverse quadrant screen wall with terminating piers, boundary walls.	A
24	K6 Telephone Kiosk at Clock Tower, High Street	Sir Giles Gilbert Scott, 1935; produced 1936-1968. Standard K6 telephone kiosk comprising 3 sides of lying-pane glazing (8 high) with narrow margin lights (one glazed side with cup handle aligned with 4 th pane forming door) and a blind cast iron panel to rear holding telephone and shelf. Rectangular glass opal with TELEPHONE in black lettering to each side with vent below and central embossed crown surmounting; rising into 4 segmental-headed pediments terminating in a saucer dome. Cast-iron, painted Post Office red.	B
25	The Woodside Hotel, High Street	1872. 3 storey, 3 bay rectangular plan hotel with central entrance tower flanked by single storey and attic and 2 storey and attic wings to west and east respectively. Tooled, coursed ashlar to principal block, base course, raised chamfered window margins, polished ashlar long and short quoins to arises, eaves course to tower. Red sandstone ashlar to ground floor and margins of east wing with harled upper floor; harled walls with sandstone ashlar margins and details to west wing and Doune Hall.	B
29	St Columba's Church (Episcopal Church), Inverkeithing Road	1830s. Squat cruciform-plan gothic chapel, with bellcote. Snecked, coursed, tooled stone. Long and short droved ashlar to arises and window margins. Base course, eaves course. Pointed hoodmoulds to openings with stops.	C(S)

30	1,2,3,4 Kirk Cottages, High Street	18 th century with later alterations. A row of 4 near identical. 3 bay, 2 storey rectangular plan houses, rear single storey extension to each. Rendered, painted stone margins to openings.	B
31	5 Livingston Lane, Glenelm	18 th century with later alterations. Originally single storey cottage later altered to 2 storey, 2 bay, rectangular plan house. Rendered, stone margins to openings.	C(S)
32	6,7 Livingston Lane	Early 18 th century. 2 storey, 4 bay rectangular plan forestaired house, workshop at ground floor. Rendered, painted stone surrounds to openings, moulded surrounds at ground floor. Random rubble and slaister pointing to rear.	B
33	8 Livingston Lane	18 th century with later alterations. Single storey, 4 bay, rectangular plan cottage with modern flat roofed rectangular plan extension to SW. Rendered, painted stone margins to windows. Curb stone to N.	C(S)
40	7,9,11 Manse Street	Late 18 th century row of 3 adjoining houses. Central 2 storey, 2 bay square plan house with flanking 2 storey, 3 bay rectangular plan houses. Harled, painted stone margins to openings; exposed random rubble to SE and SW elevations.	B
41	Woodlea, 13 Manse Street	Late 18 th century. 2 storey, 3 bay rectangular plan house. Rendered, painted stone margins to openings, base course.	B
42	The Manse, 18 Manse Street	Robert Burn, 1803. 2 storey and attic, 3 bay rectangular plan house (former manse) with setback single storey, single bay wings. Coursed rubble, droved long and short margins to openings, droved quoins. Base course, segmental arches to 1 st and 3 rd bay ground floor windows, moulded cornice, parapet with raised central section.	B
43	Verona Cottage, 3 Sands Place, High Street	17 th century with later alterations. Single storey, 4 bay rectangular plan cottage, late 20 th century extension to rear. Rendered, painted stone margins.	C(S)
44	5 Sands Place, High Street	17 th century with later additions. 2 storey, 3 bay, rectangular plan house. Rendered, painted stone margins to openings.	C(S)
45	2 Sands Place, High Street	17 th century with later alterations. Single storey, 3 bay rectangular plan cottage with adjoining L plan late 20 th century extension to E and S. Rendered, painted stone margins.	C(S)

46	4 Sands Place, High Street	1795 with later alterations. 2 storey, 2 bay, square plan house with late 20 th century rectangular plan extension. Snecked stone, long and short surrounds to openings, quoins to original house. Extension; rendered, raised margins to openings.	C(S)
47	Countess of Moray, 6 Sands Place, High Street	Dated 1713, with later alterations, renovated 1995. 2 storey, 4 bay, rectangular plan forestaired house. Rendered, dressed and chamfered stone surrounds.	B
48	Seaside House including railings, 1 Seaside Place	Early 1820s with late 20 th century alterations. Basement and 2 storey, 3 bay rectangular plan house. Principal elevation; droved ashlar, base course, band course between storeys, eaves cornice, small parapet with raised central section. Rear elevation; coursed grey sandstone, raised margins with long and short surrounds to openings and quoins, eaves course with cornice. Random rubble to gables.	B
49	Clachaig including boundary wall with post box, 2 Seaside Place	Later 19 th century. 2 storey, 3 bay rectangular plan house. Principal elevation; ashlar with raised long and short quoins. Base course, moulded architraves to openings, pilastered box window to 3 rd bay, cast-iron cresting to window cills, pronounced eaves cornice. Tooled, snecked rubble elsewhere.	B
50	St Helen's, 4 Seaside Place	Later 19 th century. 2 storey, 3 bay rectangle plan house. Canted, chamfered double height window to 3 rd bay, lugged architraves to windows at 1 st and 2 nd bays. Ashlar with raised long and short quoins, base curse and eaves cornice at principal elevation. Droved, sneaked rubble elsewhere.	C(S)
51	Forth House, 10,12,14,16 Seaside Place	Late 18 th century with later alterations. 3 storey and attic, 3 bay rectangular plan tenement with rear square plan stair tower. Rendered, painted to ground. Painted stone window surrounds, raised ashlar vertical margins, eaves course.	B
52	Whitehall including boundary walls and gatepiers, 22 Shore Road	1860's. 2 storey and attic, 3 bay rectangular-plan house. Principal elevation; droved and stugged squared stone with ashlar base course, band course and eaves cornice, paterae, droved ashlar lintels surmounted by decorative, slightly raised overmantles to all openings (apart from dormers) chip-carved with anthemion and palmette motifs. Canted ground and 1 st floor windows to 1 st and 3 rd bay. Tooled, snecked, squared rubble to other elevations.	C(S)

53	Seabank House including boundary walls, Shore Road	Thomas Hamilton, 1831. 2 storey and basement, 3 bay, rectangular plan classical villa with imposing Doric portico and overhanging eaves. Squared coursed tooled stone. Ashlar base course, band course and eaves course. Raised and chamfered ashlar window margins, long and short surrounds to openings, raised ashlar vertical margins.	A
54	2 and 4 Station Place, Rose and Melville Cottages	18th century. 2 adjoined houses, No 2 Rose Cottage to NE, No 4 Melville Cottage to SW. No 2; symmetrical, 2-storey, 3-bay rectangular-plan house. No 4; asymmetrical, 2-storey, 2-bay double-plan house with chamfered arris to far W corner. Render to both, painted stone margins to openings of No 2.	C(S)

Please note that the above details are summaries and condensed versions of the statutory listings for these buildings. Full listing details are available online at the Historic Scotland website www.historic-scotland.gov.uk

APPENDIX 3:

The Aberdour Conservation Area Proposed Article 4 Direction

The Aberdour Conservation Area was originally designated on 8 January 1985 and subsequently extended in 2002. Article 4 Directions under the Town and Country (General Development) (Scotland) Order 1981 cover part of the area in Use Classes I (i); II (ii). It is proposed that the following Article 4 Directions under the 1992 GPDO update and replace the existing Directions for the area.

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 4	The provision within the cartilage of dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse.	To prevent indiscriminate loss of garden ground that may compromise the overall character 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 2 Class 9	The stone cleaning or painting of the exterior of any building or works.	To prevent indiscriminate stone cleaning or painting to buildings within the area.
Part 9 Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 11 Class 29	Development authorised by any order made under section 14 or 16 of the Harbours Act 1946 (a).	To protect the harbour against development which may compromise its listed status and the adjoining site of Special Scientific Interest to meet with the EU Birds Directive criteria.
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 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 35	Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings.	To protect the harbour against development which may compromise its listed status and the adjoining Site of Special Scientific Interest to meet with the EU Birds Directive criteria.
Part 13 Class 37	The use of any operational land by statutory undertakers in respect of dock, pier, harbour, water transport, canal or inland navigation undertaking the spreading of dredged material.	To protect the harbour against development which may compromise its listed status and the adjoining Site of Special Scientific Interest to meet with the EU Birds Directive criteria.
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 13 Class 43A	To allow permitted development rights to East of Scotland Water for development consisting of the erection, construction and maintenance in relation to their statutory functions.	To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment.