



AUCHTERMUCHTY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



**ECONOMY, PLANNING AND
EMPLOYABILITY SERVICES**

APPROVED OCTOBER 2017

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1.0 Introduction & Purpose

1.1 Conservation Areas

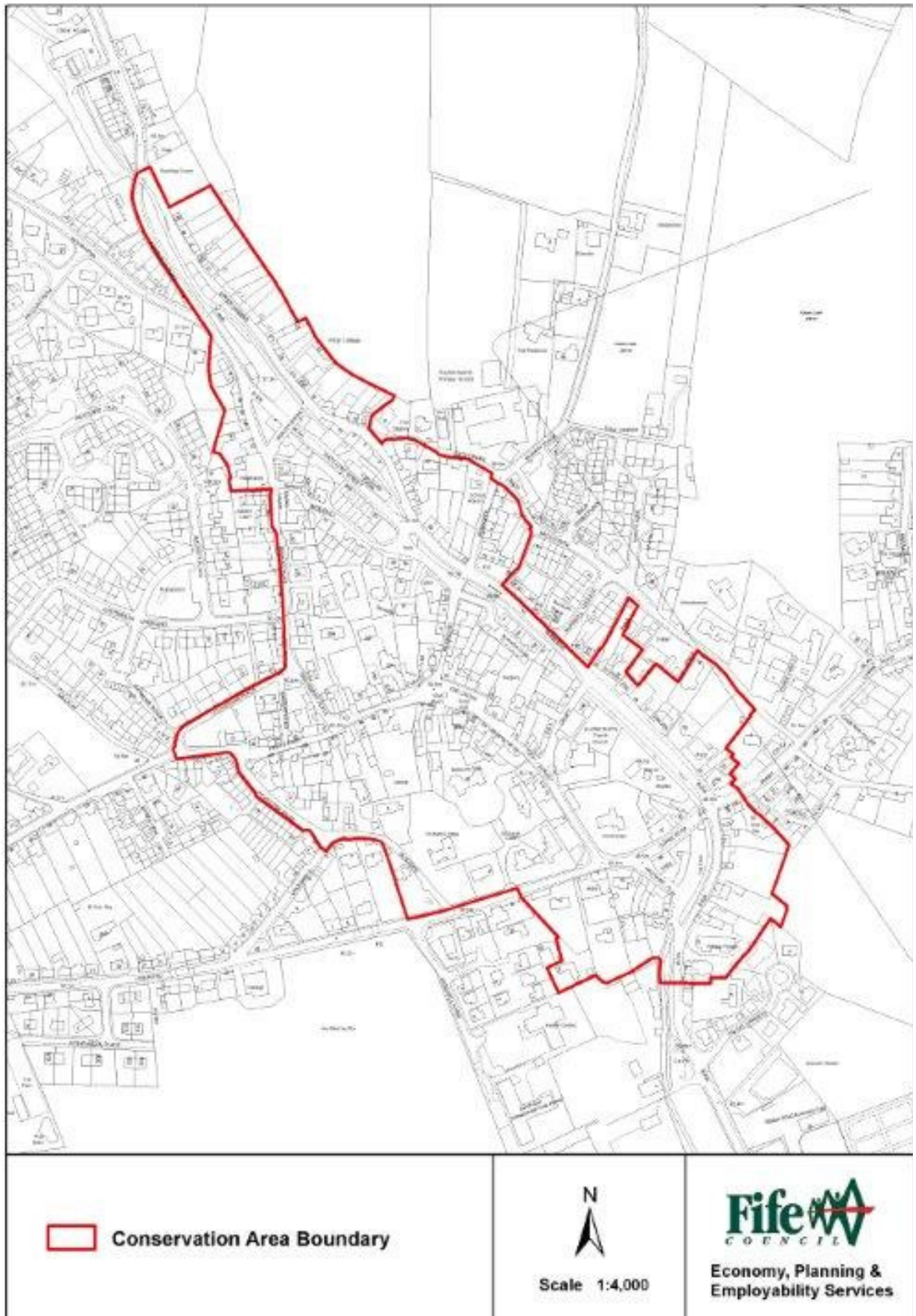
In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Auchtermuchty conservation area is one of forty-eight conservation areas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

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

1.2 Purpose of this Document

Auchtermuchty conservation area was first designated in 1977 and re-designated in 1984 in recognition of its special historical and architectural interest. The appraisal aims to:

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



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2.0 Location, History and Development

Auchtermuchty is located 14 km west of Cupar on the A91. It was constituted a Royal Burgh by James V in 1517. Although referred to in the 17th century as 'Ochtermuchty', 'Ochtermuchtie' or a variety other spellings, the Old Statistical Account (OSA) written 1790s uses the current spelling and notes that 'Auchtermuchty' meant in Gaelic 'the cottage of the king'. Current opinion is that the Gaelic origin of the word is *uachdar* + *muc* + *ada(l)dh*, which means 'upland place of the pigs'. Early maps show the settlement located within an area bounded by a number of natural features; hills to the north; loch to the east; river to the south and smaller tributaries to the west.



Above and below – 17th and 18th century grave markers in the Parish Church graveyard.



Extract from Robert Gordon map of 1642. Note Loch Rosy to east of the town, drained in 1805. Source: Library of Scotland



The 1728 clock continues to mark time from the Town Hall tower.

Described in 1852 as '*... situated on the road from Kinross to Cupar, Fife, 10 miles from the former and 9 from the latter town.*'

Although the site of early, possibly Iron Age, settlement the character of the town today is largely the result of two main periods of growth. The first was in the early 1700s. The Old Statistical Account (OSA) written in the 1790s notes that '*...opinion is that the number of inhabitants within the town has increased at least one half within these 60 years*'. In 1755 there were 1,134 inhabitants and 205 linen manufacturers. The OSA notes that linen

manufacture was the primary industry and also the town held four fairs in the year, the one on 13th June being '*...one of the most considerable in Fife. ...for the sale of black cattle, horse, sheep and wool etc.*' During this period there was a flour mill, a corn mill, and two lint mills. The weighing machine company John White & Son was established in 1715, the first of two foundries to be established in the town.

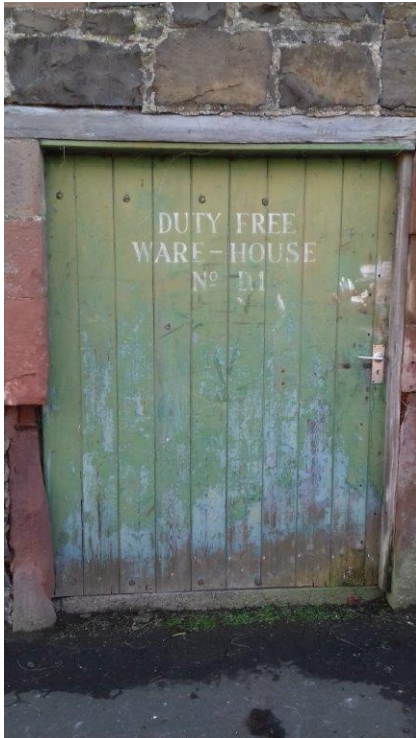


Extract from Robert Gordon map c 1636-52. Source: Library of Scotland.

The second period of growth occurred in the mid-19th century. The New Statistical Account (NSA) written in 1843 reports that in 1841 the town and burgh population was now 2,550. By 1851 it had further increased to 3,704, a 200% increase over the previous century. However the NSA also commented that in 1817 '*a blight came over the manufacturing interest in this parish, which it has never reversed.*' A gazetteer of 1819 notes 468 weavers looms in the town. By 1842 another notes that there were '*above 880 looms in the burgh*'. Pigot's trade directory published in 1837 comments that there was a considerable trade in manufacturing linen and cotton which was the principle business of the town. There were now two public corn mills, a flax mill and a saw mill. Another directory, in 1852, again comments that:

'A considerable trade is carried on here in manufacturing linen and cotton goods for Dunfermline, Dundee and Kirkcaldy houses, and this forms the principle business of the place.'

A distillery was established by Alexander Bonthronne in 1829. Stratheden Distillery was located at the bottom of Bowiehill. The design of the distillery has been described as '*somewhat haphazard*' and



Bonded warehouse on Distillery Street

unusual in that it was located in the centre of the town. Water from the Lovers Pool outside the town was diverted, flowing via a specially constructed aqueduct to the distillery, down a man-made channel. The construction of the channel took two years to complete. Three thousand cart loads of rock were blasted and hewn out to create this lade and to construct its walls. A mill, mash-house and still-house, were built in line along Burnside Street, each powered by their own water mill. A bonded warehouse was built on Distillery Street. The distillery business felt the impact of the Prohibition in the USA from 1920 and ceased production in 1924, closing in 1926. The bonded warehouses were bought by Arthur Bell in 1931 and remained in use with United Distillers until 1989. The maltings remained in use until the 1970s.

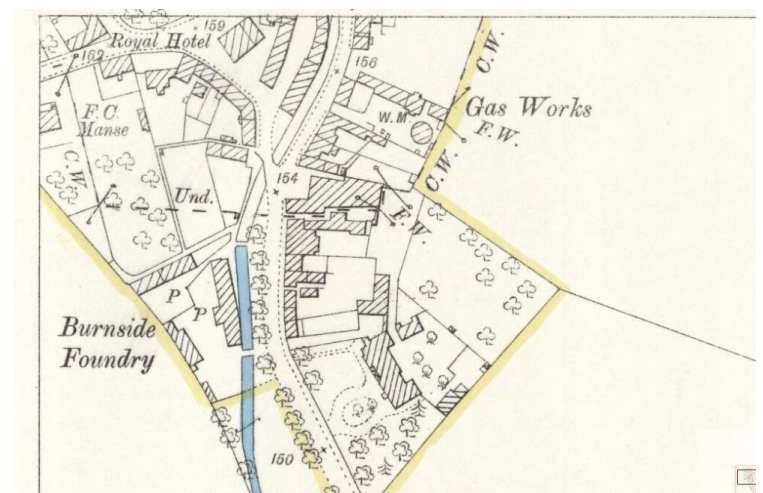
The town was not originally especially well located for communication with the rest of Fife or further afield, however, the OSA in the 1790s notes: *'The roads and bridges are improving and the benefits of the turnpikes will soon be felt by all, though the common people do not acknowledge this as they consider the statute labour a hardship. Repair of the Perth to Kinross road by Auchtermuchty-hill is being considered, which would benefit the town as this route would be 20 miles shorter than going by the Ferry.'*



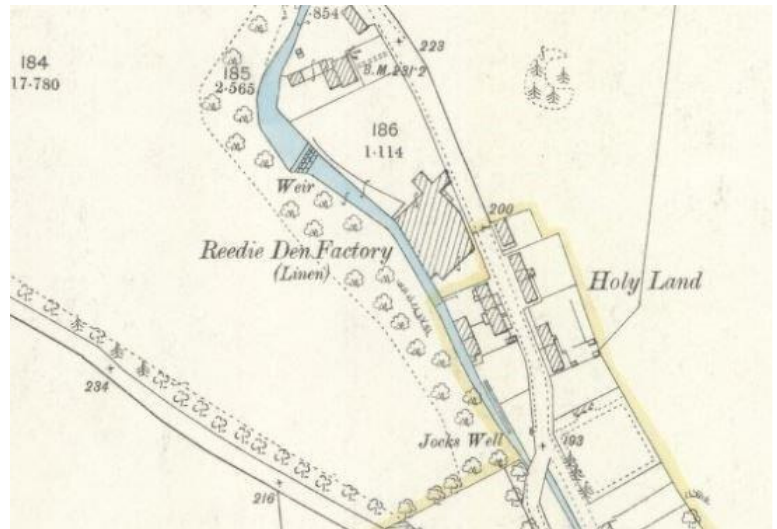
Extract from Taylor and Skinner road survey map of 1776 showing the Edinburgh to Perth road passing to the west of the town. Source Library of Scotland.



Extract from Thompson map of 1827. Shows a tollhouse on the turnpike from Kinross to Cupar, at the parish boundary to the east of the town. Source: Library of Scotland.



Extract from Ordnance Survey map 1895. Burnside Foundry to south of the Conservation Area and the Gas Works. Source: Library of Scotland.



Extract from Ordnance Survey map of 1895 showing Reedie Den Linen Factory to north of the Conservation Area. Source: Library of Scotland.

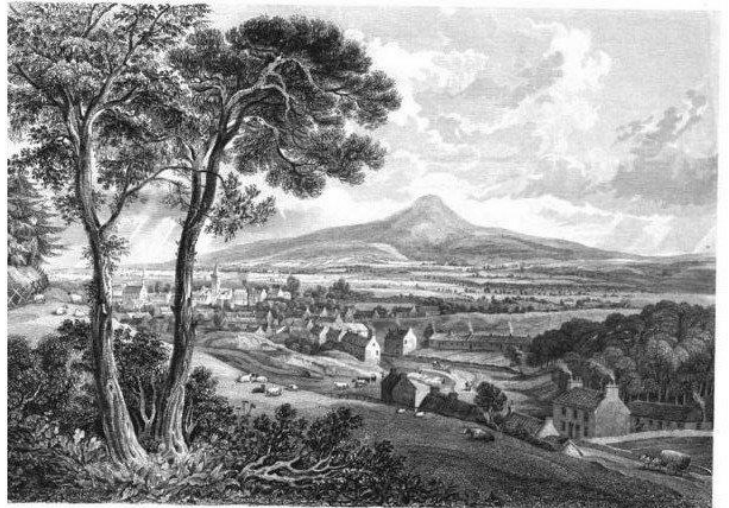
By 1843 the New Statistical Account notes: *'The Stirling to St Andrews road and easternmost Edinburgh to Perth road via Kirkcaldy and Newburgh pass through here – a coach has been running on the latter road for some years now'*.

In the mid-19th century access to a railway considerably improved communications and the transport of goods and materials. The distiller Alexander Bonthron's younger brother, John, one of the first commercial maltsters in Scotland, was instrumental in the construction of the Fife and Kinross Railway. A station was opened by the company in 1857, located just to the south of the town. It closed in 1950. By then the population had declined to 1,831. The population presently has increased slightly to 2,003 at the last census.

3.0 Character and Appearance

3.1 Setting

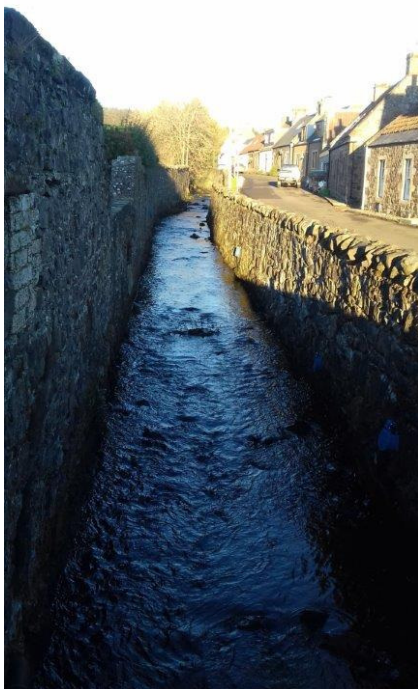
Located on higher ground on the edge of the Pitmedden Forest and overlooking the flat Howe of Fife. The land slopes southwards from the edge of the Ochil Hills. The Lomond Hills can be seen rising steeply further to the south.



Engraving from a *History of the County of Fife*, published in 1840, showing a general view across the town, looking south towards the Lomond Hills.

3.2 Street Pattern and Topography

The original settlement, pre-18th century, was centred on the high ground above the Auchtermuchty burn, terminating at its southern end with the parish church. The street pattern as shown on the John Ainslie map of 1775 shows the later influence of the alternately named Auchtermuchtie or Calsay burn which runs through the town. The burn provided an important source of water for the mills and remains a key feature, although the parallel mill lade is no longer visible. The mill lade branched off from the top weir next to the junction of Mournipea Road and Newburgh Road, re-joining the burn after the Bonthron Distillery Mill Building.



The Calsay burn which runs through the centre of the town.



Extract from John Ainslie map of 1775. The burn provided a NW/SE axis of initial growth from the early 1700s. Source: Library of Scotland.

Substantial masonry walls were constructed to contain the burn and prevent flooding. The considerable cost at the time bankrupted the town council and necessitated the selling off of most of the common. The Ainslie map of 1775 clearly shows the town orientated towards the burn, splitting it effectively in two. Many small bridges are shown and these bridges and walls add much to its special character today.

The toll road between Kinross and Cupar/St Andrews formed the axis for the later 19th century east/west expansion of the town. The Sharp Greenwood and Fowler map of 1828 shows the turnpike road with the town now spreading out along it. Prior to this, east/west movement was along the roads to Broome Brae and the High Road respectively, with some linear development along the High Road.



Extract from Sharp Greenwood and Fowler map of 1828. From the early 1800s the new toll road provided a west/east axis for growth. Source: Library of Scotland.

A History of the County of Fife published in 1840 describes the town plan as consisting of the intersection at right angles of the public roads from Cupar to Kinross and from Kirkcaldy to Newburgh, with a third principle street parallel to Newburgh Road. The remainder was made up of 'a great many narrow and irregular lanes intersecting and connecting these main streets in different directions'. The layout was noted as 'haphazard'. A gazetteer in 1846 similarly describes the town as: 'irregularly built, consisting of several ill formed streets and lanes of houses of mean appearance, though intermixed with some of more modern and

handsome character, with neat gardens attached.'
This remains its essential character of the conservation area.

Although lacking major topographical features, the town has many small scale changes of gradient. The ground slopes gently uphill to the north where the gradient starts to increase sharply rising towards the Ochil Hills and Auchtermuchty Common and to the NE. It falls steeply again towards the SW edge. The ground slopes gently up each side from the burn. As a result, it no doubt proved difficult to superimpose the usual burgh plots on the town and a medieval street pattern survives in places, particularly round the oldest part of the town, the High Street. The result is the 'haphazard' layout noted in the 1840 gazetteer quoted above.

3.3 Buildings and Townscape

3.3.1 Building Types

The conservation area is characterised by its rich variety of building types. Most fall within the following broad categories:

- Two storey vernacular houses
- Single storey vernacular cottages
- Detached villas/houses and manses
- Industrial – incl. mill and brewery related
- Commercial/retail including hotels
- Ecclesiastical – churches (formerly 9 no.) and halls
- Modern – detached and terraced

3.3.2 Distinctive Architectural Styles, Detailing and Materials

Slater's Directory in 1852 noted:

'Auchtermuchty is irregularly built. Many of the houses are thatched and low, but the greater proportion are of a superior appearance.'

The town was once as famous for its thatched roofs as for its many hand looms. At the time the survey for this appraisal was undertaken there were six buildings in the conservation area noted in their statutory list descriptions as being thatched or partly thatched. These represented a large proportion of the few surviving examples of thatched buildings in



19th century contrasting dark whin stone with blonde sandstone margins and grey slate roof.



18th century stepped gable, rubble masonry and pantiles.



Stair to rear of 44 High Street.

Fife. Today none in the conservation area remain thatched and only one survives in the town (11 Bow Road). The dominant roofing material is now slate, however, raised skews, steep roof pitches, and the survival of thackstane details on many buildings are reminders that they were previously thatched.



Typical traditional slate roofs.

The prevalence of tally slates and Scottish (blue or black) slates rather than pantiles suggests that many buildings remained thatched until relatively late. Off the main streets and towards the western end of the High Street there are small clusters of red pantiled roofs.



Scottish slate on Macduff House. Whin rubble masonry, probably missing an original harl.

The earliest surviving buildings are of a typical Fife 18th century vernacular style with random rubble walls, crow-stepped (corbie) gables, and pantiled roofs, occasionally (on modern re-roofing) with exaggerated, over-deep, slate easing courses. For



Particularly rich vernacular detailing including a scrolled skewputt at 39 Burnside.

these earlier buildings the masonry is generally poor quality whin rubble with raised window and door margins, probably indicative of being originally harled. Chimney heads are often sandstone ashlar (some now re-built in brick) and generally copes and cans (buff) are plain. There is only one surviving examples of a forestair which would have been a feature of many 18th century buildings. The conservation area as a whole has been largely spared the harmful addition of modern dormers or roof windows. There are some good examples of 18th and 19th century dormers which whilst later additions still add to the special historic and architectural interest.



Late 18th century Orchard Cottage, High Street with railed and cast-iron pillared forestair.

However, the majority of buildings are from the second, 19th century, period of growth. These are constructed in better quality squared whin masonry, with sandstone margins and slate roofs. Skews are plain and raised. Chimneys are in the gable walls. Many earlier buildings were re-modelled during this period to give a 19th century appearance.

There are exceptions to these two basic vernacular architectural types which stand out by contrast. Modern buildings, both contemporary and earlier 20th century, such as the 1925 Cooperative Society Building, show little sense of place.

Whinstone

There are many examples of highly skilled whinstone masonry work, often on relatively modest vernacular buildings. The quality is exceptional and the skills demonstrated outstanding. The masonry

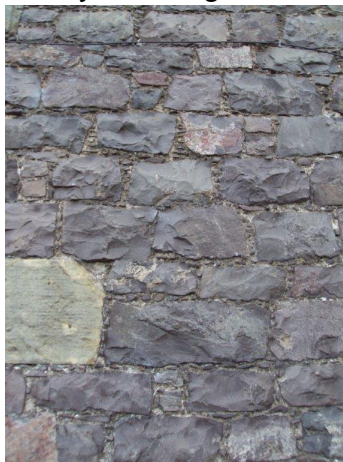


Example above of regular squared block, tightly jointed whin masonry.



Snecked rubble masonry with its mixing of snecks, risers and levellers.

takes the form of both squared and random rubble, sometimes with tight ashlar width joints, or using cherry caulking or ladder pinnings (galleting).



Whin masonry with the characteristic extensive use of pinnings (galleting) - cherry caulking (left) and ladder pinnings (right).



Example above right of whin laid to courses, using random sized and shaped units yet with ashlar tight joints, all exhibiting the highest craftsmanship. Red sandstone ashlar quoins (left) unusually, as most are plain, droved and broached.

Gated pends and industrial doors

There are many gated pends and industrial doors set within rows of otherwise domestic style buildings. These characteristic features are important reminders of the formerly highly mixed uses of these areas during the 18th and 20th centuries. Every effort should be made to retain these features. The rich diversity and mix of retail and industrial with residential uses is a characteristic of the conservation area.



Sympathetic new and original examples (above and below).



Contrasting examples of pend doors. Above left retains its original doors, the other has an inappropriate modern version.



Examples (above) of timber sliding industrial doors.



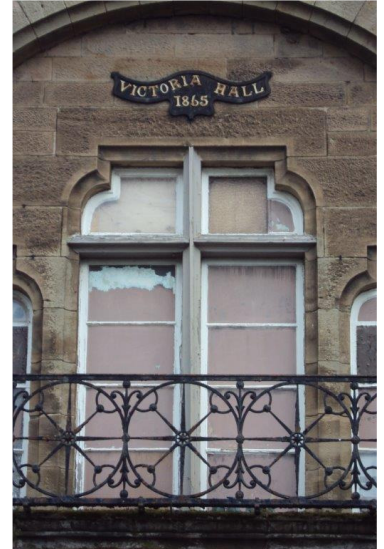
1773 date stone rebuilt into gable wall at 7 Kilnheugh.

Date stones

Typical of Fife vernacular buildings, architectural ornamentation is minimal and confined to occasional scroll or plain skew-puts, or stepped (corbie) gables. Doors and window margins may have chamfered inner edges (as below). However, there is widespread use of simple date stones and lintels mainly from the 18th century, often re-inserted into later buildings, the tradition extending into the 20th century.



1762 date stone (rebuilt into 24 High Street, inscribed 'Renewed 1904')



Left 1925 dated Cooperative Building, High Street.
Right 1865 dated Victoria Hall, Burnside.

Boundary walls and bridges

There are many historic boundary walls, burn walls and bridges from the 18th and 19th centuries. Some, of special historic interest, are statutory listed. They are constructed in whinstone rubble like the majority of buildings, and where present, similarly have contrasting sandstone margins. Together they provide an important unifying network connecting the buildings and spaces. Subjected to weathering from all sides, missing the original protective harl in many cases, they are particularly vulnerable to lack of maintenance and require urgent attention. They contribute much to the special character and appearance of the conservation area.



Examples above, below and right of some of the many unlisted walls and bridges.



Bondgate boundary wall.



Gladgate boundary wall - 18th century category C listed.



An example of a simple 18th century shop front.

Shop fronts

The conservation area has not seen the demands of modern multiple-retailers result in the removal of or remodelling of 18th and 19th century shopfronts. These historic shop fronts are generally simple in design, with a variety of plain facades, fascia boards or more ornate painted wooden facades. Common to many small rural towns they have suffered from social and economic changes and obsolescence due to changes in retailing. Few shops still remain in retail use although some retain their original shop fronts. Most have been converted to residential use with the loss of their essential



'Old' Cooperative Building with 1920s style shop front.



'New' Cooperative Store, High Street.

character and appearance.



18th century simple style shop front with enlarged windows and minimal signage.

The few traditional shopfronts which remain add variety and interest to the streetscape. They contribute much to the special historic character and appearance. These shopfronts should wherever possible be retained and the pressure to remove them, following the change to residential use, resisted.



19th century more elaborate shop front.



An example above of a converted former (butchers) shop.



Ornamental window sill railings

Ironwork

There is a wealth of external ironwork in the conservation area, perhaps a legacy of local foundry skills. This has been added to in modern times with some very skilled and artistic examples in contrasting styles (see examples left and below). Both old and new add character and interest. Many, such as the Parish Church gates on Burnside, are in poor condition and need early attention.



Parish Church graveyard gates.



Contrasting styles of old and new (top right) metal gates and lamp bracket (bottom right).



3.3.3 Orientation and Density

Many buildings are orientated towards a physical feature such as the burn or to the A91 main road. Most are presented with the longer elevation to the road in a continuous building line. Others, generally older, may be gable fronting. The resulting impression is of high density with most houses arranged in rows with no forecourts. In all areas there are exceptions, which stand out as a result, set in large grounds or with forecourts. A gazetteer in 1846 describes the town as: *'irregularly built, consisting of several ill formed streets and lanes of houses of mean appearance, though intermixed with some of more modern and handsome character, with neat gardens attached.'*

This is still the essential character, with most buildings fronting the streets and lanes, and some others set back in garden grounds. Those which face each other across the burn, and similarly but to a lesser extent across the market square, seem less densely arranged as a result.

3.3.4 Key Listed and Unlisted Buildings

There are 83 statutory list entries for the conservation area (ref. Appendix 2 for full details and photographs). The majority are category C listed (66%); the remainder category B listed. The listings include a wide variety of types of built heritage and include a graveyard, bridges, walls and a war memorial.

The oldest building is category B listed **Macduff House**, extensively re-modelled in the 18th century though the core of which is dated 1597.

Slater's Directory in 1852 notes:

'There is a good substantial mansion in the town which was once the residence of the Thane of Fife.'

This is presumably Macduff House. It occupies the highest ground but the Town Hall with its tower and spire has more architectural presence.

The associated, 18th century, doocot within its grounds is also B listed.



Town House



33 Cupar Road



Madras House.



Macduff House

The early 18th century category B listed **Town Hall** at The Cross dominates the skyline and historic centre of the town and includes a clock and bell tower. It is significant both architecturally and historically.



8 Gladgate

The former **maltbarn and kiln** behind 21 High Street is an important reminder of the Stratheden Distillery founded in the town in 1829. Category B listed it is vacant and at risk.

Georgeville, High Street (below) is a substantial early 18th century and category B listed overlooking what was the market square.



33 Cupar Road is a category C listed rare three storey late 18th century building on a prominent site with the burn flowing along its east gable wall.

There are other buildings of interest which whilst unlisted contribute to the special character and appearance of the conservation area, such as Arts & Crafts style 8 Gladgate and the late 19th century former school, Madras House.

3.3.5 Character Areas

There are two main character areas.

High Street

The old High Street occupies the high ground above the Auchtermuchty Burn. It is centred on The Cross and the war memorial. The street stretches in a curve, typical of medieval settlements, up the hill from the parish church, ending at the junction with Pitmedden Wynd. The original market area for the town, the site of its former mercat cross is indicated with a dated stone set in what is still an open area but now used for car parking.



Marker (dated 1827) for site of mercat cross near war memorial on High Street.



The war memorial and town hall.

The buildings, in the common late 16th and 17th century pattern, are generally set hard against the pavement or road, following a continuous building line, punctuated in places by pend openings. Some buildings between Parliament Place and Kilnheugh are set back from the road behind low stone walls with ashlar copes. Pavements are narrow and not always continuous. The mix of two storey 18th and 19th century buildings, sloping land and undulations in street width and direction (and therefore building line) creates a varied and informal streetscape out with The Cross. Whilst generally vernacular in design, a number of properties show considerable quality of construction and understated architectural embellishment. Most roofs are slated (80%). One has modern cement tiles and the remainder are traditional red clay pantiles. Around The Cross only one building is pantiled (former Queen's Hotel). Thack stanes, indicative of former thatch, are still evident on over 20% of roofs. Very few buildings have dormer windows (10%) and most of these are traditional Georgian or Victorian additions. Stepped corbie gables survive on some of the 18th century buildings (11%), sometimes lost following the re-modelling of front elevations but left unchanged to the rear.

Bare whinstone is the dominant masonry type (60%), but the remainder, particularly at The Cross where it is almost 100%, have painted render, both smooth and rough, or wet dashes, as well as the less sympathetic modern dry dash. Some un-rendered masonry is painted. With a few notable exceptions, woodwork is generally painted in modern brilliant whites and metalwork black.

Throughout the conservation area architectural features are usually unpainted if the walls are unpainted. The painting of margins in different colours from the wall is rare (although there is evidence of historic precedent) and unpainted contrasting blonde or buff sandstone margins dominate. A small number (4%) have red sandstone margins.

There are a few remaining shop fronts. Most are simple and traditional in design, being a mixture of plain facades with enlarged windows and fascia boards or more ornate painted complete wooden facades of a later 19th century style. A couple to the southern end, accentuated by their colourful if inappropriate paint schemes, are more ornate and unique. To the west end of the High Street the new and old Cooperative buildings add their unusual character to the varied streetscape.

Burnside

The Auchtermuchty/Calsay Burn dominates the eastern side of the conservation area. It bisects the town on a north west to south east axis. Enclosed by whin rubble walls and spanned by several simple rubble bridges, this is the most important physical feature in the settlement. To the north of the town, by Upper Greens, the walls around the burn are lower and trees and greenspace create a more open rural character to the townscape.



Burnside

Developments to the eastern side of Burnside (built at the base of and into a south west facing slope that comes down towards the Burn) date largely from the industrial growth of the 18th & 19th centuries. The wide mix of building types and uses give this area a particular character. Industrial premises mix with houses, commercial uses, and public buildings. The buildings are still generally built hard against and fronting the road, the exceptions being the more public properties such as the Bank of Scotland and the former Old United Free church. A strong building line is evident at Upper Greens, but the undulating building line follows the burn.

Again in areas such as Upper Greens and Bondgate the footpath is not continuous. While not related to a medieval street pattern it was common for there to be no footpaths in rural towns and villages and in areas where workers housing was dominant. Two

storey buildings, with a mix of single storey properties, is the norm.

Of the many industrial premises originally alongside the Burn (to the north and south of the central section) few remain. Most have been redeveloped. The new housing at Distillery Street is one example, just outside the conservation area. Remaining is part of the former Granary and the part of the Engineering Works at Station Road as well as the warehousing at Bowiehill. The modern warehousing is of no architectural or historic interest but is included in the conservation area to protect the setting of the surrounding areas. The remaining stone built industrial buildings are an important part of Auchermuchty's built heritage. Their construction and detailing is similar to and harmonious with the general character of the conservation area.



Part of the former granary (left) remaining derelict after completion of the new development (right).

Upper Greens, is a row of terraced three bay cottages and houses, separated by the small, narrow unenclosed plots in front, from the road. Over the road and adjacent the burn is a grassed area with trees, of more open character. Some of this area has been lost to car parking. Bare stone walls are less common. Many buildings are rendered or painted and there are numerous inappropriate additions and alterations degrading the historic character and appearance.

Along the upper part of **Burnside** there are groups of buildings which although not listed retain much of their original historic character and appearance. They are of high group value and should be

protected and enhanced where and whenever possible.

Orchard Flat has a mix of uses: houses; hotels and commercial/industrial. Two former hotels (Hollies and Royal) remain fronting **Low Road**. However, the burn, its rubble walls, common architectural paradigms and materials create a unified townscape. Materials consist generally of dark slate and whinstone, with blonde sandstone dressings. The building line is continuous and buildings have no forecourts. Almost all walls and details are unpainted. South of the Low Road some large detached villas remain in their undeveloped grounds surrounded by high rubble walls.



Groups of unlisted buildings of architectural or historic interest (above and below).



3.4 Spaces

Although lacking large open public spaces, there are many small spaces within the conservation area. These are largely modern creations and notwithstanding their amenity value do not enhance



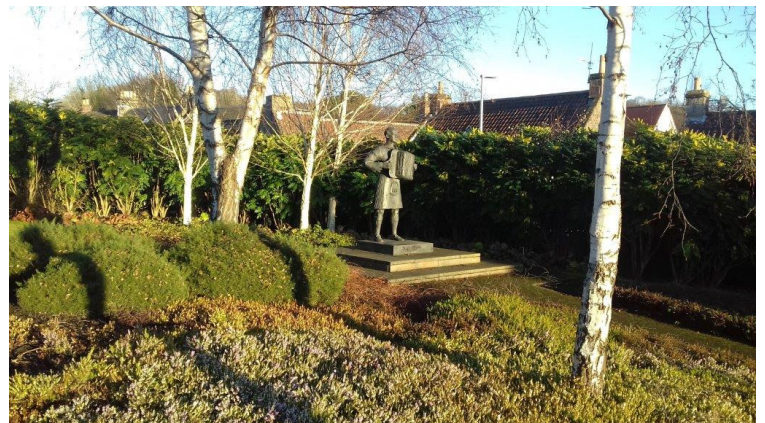
Under-utilised greenspaces beside the burn at Upper Greens (above and below).



the historic character of the area. The burn continues to exert a strong influence, particularly where it is more visible to the northern end of the conservation area. There the associated open space as it flows past Upper Greens creates an important area of informal greenspace, giving a rural character to an otherwise hard urban landscape. Where street corners have been landscaped and provided with seating, the positive effect can easily be diminished by clutter with bins, signage or other items.



A landscaped corner on the High Street near Parliament Place.



Quality landscaping at Upper Greens, including sculpture of local celebrity Jimmy Shand.



The landscaped corner of Cupar Road/Burnside.

3.5 Trees and Landscaping



Some of the many mature trees within gardens. These at the foot of Gladgate.

The areas around Orchard Close and in the grounds of the Manse and Parish Church containing mature trees are important contributors to the character of the conservation area. The row of trees down the eastern side of Burnside is valuable visually and softens the townscape adjacent the burn. Generally, the townscape is hard, as historically found in Scottish towns, the streets being traditionally used as working spaces. It is likely that a number of the 18th and 19th century cottages originally had small gardens to their front, typical of rural towns, but these have been lost to later pavements. Where there are gardens these tend to be hidden behind high rubble walls which present a hard edge to the street.

3.6 Activity and Movement

The busy A91 (Cupar Road) passes through the southern part of the conservation area, avoiding the High Street and vehicular pressure on the medieval street plan. The frequent changes in direction of the High Street and its narrowness in places inhibits traffic flow. Limited parking spaces, particularly near much frequented shops (e.g. the Cooperative Store), causes further congestion. The positive effect is that it has avoided unsympathetic alterations to cope with vehicular traffic, allowing the area to retain much of its historic character. By contrast, the



The Fife Millennium Cycleway

negative impact of the busy Cupar Road can be seen where buildings front the highway without intermediate forecourts or garden ground. Burnside and the road north to Newburgh and south to Falkland intersects Cupar Road. Vehicular traffic is much lighter and the greater distances between facing buildings serves to dissipate the impact of traffic on the character of the area.

The Fife Millennium Cycleway passes through the conservation area on the quieter Falkland/Newburgh road though it does not generate much movement or activity. There is relatively little pedestrian movement, mainly limited to periodic movements to and from the school and concentrated round the two general stores in the High Street and Burnside respectively.

3.7 Views/Vistas

Views and vistas within, across, out of, and towards a conservation area can contribute much to the special character. The internal views within the Auchtermuchty conservation area are almost all short, providing glimpses of buildings or the surrounding countryside. The topography of the town means that there are no panoramas but views of the distant Lomond hills can be seen from the area around the Cross. An exception is the long views looking north and south along Burnside.



The view looking northwards along the tree lined wide central section of Burnside.



The Town Hall spire can be seen from many viewpoints, rising above the roofs. It provides a key central focal point for the town.

While there are high status buildings, including the Parish Church and the Town Hall, there is no single focus to the conservation area. The town's character relies on the varied mixture of buildings and building lines. Even buildings such as the Town Hall do not have a formal setting, relying instead upon their architectural presence to make them stand out from surrounding properties.

4.0 Public Realm Audit

4.1 Street Furniture

The town had a gas works from the mid-19th century, located in the southern part of the conservation area, as shown on the Ordnance Survey map of 1895. An 1862 gazetteer lists a gas manager (there is a listed mid-19th century Gasworks House on Burnside). Another gazetteer in 1857 notes that the town *'is lighted with gas'*.



Inappropriate 'period' lighting column and luminaire.



Contrasting original lamp post (above left) with a later swan neck addition on conversion to electricity, and (above right) an appropriate new lighting column and lantern.

It is likely therefore that the principal streets such as the High Street had lighting from the mid-19th century. Lighting would not have extended much further. A few of the original lamp posts survive with their gas lanterns replaced with electric ones. These are important reminders and should be retained in-situ if possible. However, as a guiding principle, the selection of any new 'period' versions off-the-peg should be avoided and instead any replacements should be based on archival evidence and historical research. If no documentation or historic precedent exists, the next best option is to procure high quality



Once common, a now rare water pump has survived (above), built into the wall of category C listed early 19th century 38 Madras Road, is shown on the Ordnance Survey map of 1893.



Metal bollard.

inconspicuous street lighting. Street lights with utilitarian steel columns of hollow circular section with simple lanterns are preferable to misleading reproduction 'period' lamps which have no historic precedent and confuse the authentic character of the conservation area.



A historic post box, surviving as still in use even though the post office it was attached to has been converted to a house. However, the future of the telephone kiosk, although still in use, is less certain.



Though not strictly street furniture, historic items such as a public water pump, a metal bollard, a telephone kiosk, or a post box can add much to the special character and appearance of the public realm. Conversely, the historic character of a conservation area can easily be diminished by the casual use of ersatz 'heritage' furniture from a catalogue. Street furniture can also have a negative impact due to its poor quality or insensitive siting. Examples are litter or re-cycling bins, a bus shelter, or seating. It is best to procure high quality street furniture to complement the architecture and character of the conservation area.

4.2 Signage

Historic street name signs, such as the example below, contribute to the character of the conservation area and should be retained where possible. The provision of new signs in a similar style would help define and differentiate the conservation area from surrounding streets.



Cluster of road signs

The existing street signs are in a mixture of styles and materials, many in very poor condition or even missing. By definition signs need to be noticeable, particularly to the drivers of moving vehicles. Care should, however, be taken to design and locate signs to ensure that the negative visual impact on the historic character of the area is minimised. Clusters of road signs at key junctions (as above left) currently detract from this character.



Historic street name sign.

4.3 Surfacing

Street surfaces are significant as the foreground and setting for historic buildings. They also give cohesion and character to the streetscape as a whole. Historic surfaces if present often acquire the patina of time and past activity, and have cultural meaning. They are of their place and usually reflect local geology. Once removed such surfaces cannot easily be replaced.



Surviving physical evidence for historic road surfacing and gutter detailing.

It is probable that other than isolated sections in front of higher status buildings most roads would have not had raised pavements. The road surfaces would have been at best composed of compacted stone chippings and dust or clinker, simulated today by bitumen or asphalt with locally sourced fine stone chippings for the surface course. Historically, there may have been cobbled or whinstone spalls or horonized strips in front of some buildings and in other high traffic areas. Sett paving was expensive and used selectively for high wear areas such as entrances. Gutters and curbs would have been constructed in whin for practical reasons of durability. There is little visible surviving historic surfacing within the conservation area, although there are physical clues and photographic evidence.



Madras Road looking south towards High Street. Still retaining some of its historic character and appearance.

Where historic materials survive these should be protected.



Junction of Pitmedden Wynd and High Street. Photographic evidence for appropriate surfacing. Source: Canmore archive

Surfaces throughout the conservation area are generally in poor condition with a variety of unsympathetic treatments. New surfaces should complement the character of the majority of the listed buildings in the conservation area. In the conservation area there is no single dominant period although late 18th/early 19th century is the most representative of surviving buildings.

4.4 Information and Interpretation Boards

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

There is some historical information about the town on a panel next to the Cycle Tavern promoting the Fife Millennium Cycleway which passes through the conservation area.

5.0 Survey of Specific Issues

5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Roofs for example, form a significant character element in vernacular architecture. Where historic examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or



Although using clay pantiles, the modern detailing (lack of gaps or vertical edges) results in a roof of non-traditional character.

details. Materials or components have a limited life. Many will have already been renewed. It may not simply be a case of replacing like for like or retaining things as they were at the date of statutory listing if they are historically or architecturally inappropriate.



Note new development above with gable wall to road. Design includes pantiles and an over deep slate easing course but not a raised skew which is traditional.

The particular mix and diversity of materials can be an important component of the character of an area. However, using similar types of slate or pantile particularly on a single terrace of houses or cottages even though they are in different ownership helps enhance their architectural and historic identity. Similarly, too great a variety of chimney can or ridge or skew treatments may have an adverse impact. 18th century or earlier buildings may currently use materials that were not available when built and whilst for example it is not practical to re-instate what would have been originally thatch in most cases, a more historically contemporary material may help enhance the significance.

The loss of cans or heads from now redundant chimneys further diminishes the historic and architectural character. The correct use of traditional building materials, methods and detailing can greatly enhance the historic character, as well as protect buildings.

6.0 Negative Factors

One of the challenges faced by the historic environment, as identified in the Scottish Historic Environment Policy (SHEP) which sets out the

Scottish Ministers' policies for the historic environment, is:

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

6.1 Unsympathetic New Development or Conversion of Buildings



New development above on site of former granary. Residual historic building in background left derelict.



Examples above and below of new development showing no sense of place. Contrast with adjacent historic bonded warehouse.



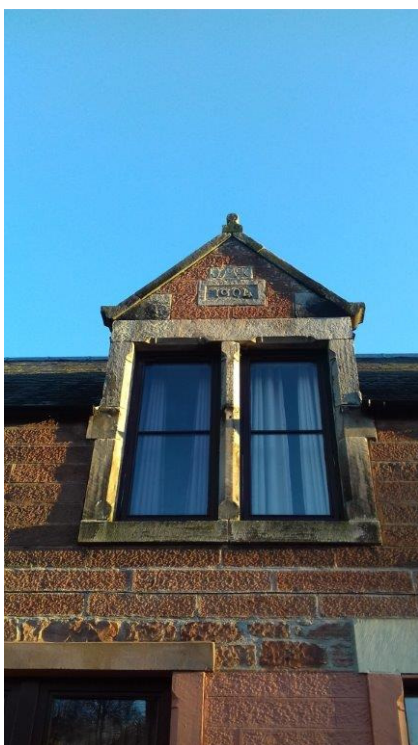
A 2001 development incorporating a façade retention from the former John White & Son factory.

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

"...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the 'DNA' of a place – how it has come down to us today and what were the key factors that have influenced its current form. It is important to stress that this process of analysis does not only describe what currently makes up a place – the form, layout and materials used – but it also involves understanding how its individual elements were created and why they took the form they did. Getting behind the appearance of a place is crucial to understanding and appreciating the linear patterns of development within a historic burgh, a planned neo-classical suburb or a 20th-century new town. Each place has its own character and its own story to tell."

Within the conservation area the demolition of obsolete and derelict buildings, and low density areas of former industrial uses, have provided opportunities for new development. Similarly, large garden grounds have provided opportunities although this can adversely affect the context and setting of buildings and the urban grain.

Without exception these new buildings do nothing to enhance the special character and appearance of the conservation area. They are not sympathetic or 'of their place'. Façade retention can be useful if the new building to which it attaches still has the character of the original building.



A 1909 former garage building above. Constructed around an earlier 18th century core. Stugged pink granite contrasting with smooth blonde sandstone. Restrained ornamentation. Distinctive yet sympathetic.



A derelict former industrial site between Distillery Street and Bowiehill.



New development within the grounds of a historic building (Manse).

Post-1918, non-vernacular development, has similarly been of indifferent architectural quality, often it seems consciously designed to be conspicuous in the streetscape. There are future opportunities for new development and these should follow the appropriate design guidance referred to above.



Early 20th century Cooperative Society Building on High Street.

6.2 Replacement Windows and Doors

Windows and doors play an important role in defining character, particularly in vernacular architecture where they are dominant elements. Inappropriate replacements can easily adversely affect this. The opportunity should be taken whenever possible to replace inappropriate windows and doors with appropriately designed traditional timber windows or solid timber plank or panelled doors.

Even where windows have been replaced with, for



An example of the cumulative negative impact of the accumulation of historically inappropriate detailing: trickle vent; wide applied astragal and frame; glazed panel; letter box; door colour.



Examples (above and right) of some of the many inappropriate replacement windows and doors in the conservation area.

example, traditional style timber sash and case ones, the detailing may be inappropriate and still give a modern appearance. For example 'trickle vents' for double glazed windows are not a traditional feature and should be concealed if possible or avoided. 'Horns' on sash windows are similarly not traditional on multi-pane windows, which did not need this additional joint strengthening feature (allowing a full tenon joint), prior to the use of float glass in the mid-19th century. Similar considerations should be applied to the choice of doors where inappropriate ironmongery, including letter boxes, or glazed panels can have a significant impact.



Fife Council *Planning Customer Guidelines Windows in Listed Buildings and Conservation Areas* are available online on www.fifedirect.org.uk. There is additional guidance from Historic Scotland: *Guide for Practitioners 3: Conservation of Timber*

Sash and Case Windows Historic Scotland 2002; Looking After Your Sash and Case Windows Historic Scotland 2003; and Historic Scotland Policy Guidance for Windows in Listed Buildings and Conservation Areas.

7.0 Sensitivity Analysis

7.1 Materials

7.1.1 Thatch

An 1837 trade directory notes that many of the houses in Auchtermuchty were thatched. Another about the same time lists two thatchers, plus two slaters and two masons.



The only surviving thatched roof in Auchtermuchty, at 11 Bow Road just outside the conservation area.



Cupar Road. A late 19th century view typically showing the majority of buildings thatched. Source: Canmore archive.

A survey of Auchtermuchty was undertaken in the mid-1970s as it still had a high concentration of thatched buildings (40 no.) and an active resident thatcher. The Conservation Area was designated in 1977. Since then all but one have been lost, although the statutory list descriptions for ten buildings (currently being amended) still note that they are thatched or partially thatched: Ramleh, 49 High Street; 4 Gladgate; Strathview 28 High Street; The Bield, 52 High Street; Westford, 25 Upper Greens; Bonskeid, 2 Newburgh Road; 6, 6a Orchard Flat; Brae House, The Cross; and Brig House, Eden Place.

4 Gladgate features as an illustration in Historic Environment Scotland's TAN (Technical Advice Note) 4, *Thatch and Thatching Techniques*. It includes an illustration of its V-shaped timber gutter fitted to an adjustable bracket. This was a rare and important detail. Traditionally gutters were for collecting water rather than for protecting the



A fire insurance mark on Georgeville, High Street. With so many thatched buildings fire must have been a constant risk. The 'curfew' bell in the Town House tower is still rung at 20:05 every day calling all to cover their fires. A wise precaution against untended fires when buildings were thatched.

building. This adjustable bracket allowed for readjustment after thatching and to allow access for thatching work. Simple gutters were also installed over a door lintel of a single storey house to discharge water to each side. Photographs in the Canmore archive show the turf substratum exposed on the roof, another valuable detail lost.



Cupar Road. Thatched cottage with archetypal architectural features. Note turf sub-stratum and ridge. Source: Canmore archive.

Located just outside the conservation area, 11 Bow Road alone survives. It was re-thatched in 1991 in reed with a heather ridge, but after 25 years it is overdue for re-thatching. The question is whether it will like all the others be re-roofed in slate or pantiles, in spite of 50% grants available under Historic Environment Scotland's Thatched Houses Maintenance Scheme.



4 Gladgate looking as it did when described in the 1970s statutory listing. Source: Canmore archive.

Although the grant scheme only supports rethatching an existing thatched building and not its reinstatement where already lost, any future reinstatements of thatched roofs should be actively supported.

7.1.2 Inappropriate modern cement mortars

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



Example above left of the dramatic impact of inappropriate re-pointing.

Aesthetically such paints and mortars are historically incorrect and neither protect nor enhance the special character of either buildings or the area. Lime based paints and mortars should be used or breathable liquid silicate (mineral) paints. Traditional lime mortars, harls and colour washes



A fine example of cherry caulking and possibly original pointing mortar (above). Contrast this with inappropriate re-pointing (below), even though pinnings have been retained and the mortar is possibly lime based.



should be used rather than wet dash modern cement renders, mortars and modern masonry paints.

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



The above example (Upper Greens) shows the inappropriate use of modern Portland cement to patch repair 19th century stucco. The list description notes that it was also painted. Also note the inappropriate modern design and material (PVCu) of the front door.



All the key character elements of the above cottage, on a prominent corner site, have been lost, although the core historic building remains. Note: concrete roof tiles; cement dry-dash render; PVCu casement

windows; satellite dish; plastic rainwater goods; loss of chimney cans; modern glazed and varnished door. The modern cement dry-dash render to building and boundary wall has typically failed, revealing the original masonry.

7.2 Inappropriate colours

The choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white, which was not historically available, is widely used for external renders, windows and other woodwork. Off-whites (not creams) are historically more appropriate. Pigments for lime-washes for walls may have been derived from a range of animal, vegetable or mineral sources, provided that they were alkali resistant. Natural earth pigments and even lamp black may have been used in the past as they were cheap and readily available. Natural impurities in the local limestone used for producing the slaked lime for the lime-wash would have produced various off-whites, but not the brilliant whites seen today. Finishes would also have been softer and not high gloss/ high sheen finishes.



Inappropriate colour scheme with no historic precedent.



Appropriate use of a strong traditional colour in a deep shade.



Inappropriate colour scheme with no historic precedent.

Certain dark colours may be more appropriate for windows, having a historic precedent. Photographic evidence shows many windows were painted in dark colours. External woodwork was not usually varnished and so is not generally an appropriate finish. In exceptional cases poorer quality external woodwork may have been painted to simulate a

high quality hardwood. It may, in these exceptional cases be acceptable to use external varnishes if supporting evidence can be provided. Colours used should be restrained as intense colours were historically not generally available. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character of the area. Primary colours should be avoided for doors and for picking out margins although strong traditional colours in deep shades are acceptable for doors. The use of black for contrasting door and window margins is often considered traditional although this would have had a very different appearance to the modern intense high gloss blacks and whites so often seen.



Traditional dark green used above.

Whin stone masonry should never be painted. There may be evidence for emphasising of the contrast between the dark whin and light sandstone by lime-washing the sandstone margins, or lighter whinstone contrasted with black margins. Unless stone is of poor quality/durability or harled or rendered, masonry should generally not be painted. Modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. Lime based paints produce a less uniform, more historically authentic finish.

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

on www.fifedirect.org.uk



Inappropriate painted whin rubble masonry.



Evidence for past painting of sandstone margins (white left, black right).

7.3 Inappropriate alterations and additions

Historic Scotland guidance *Managing Change in the Historic Environment. External Fixtures* warns of the potential cumulative detrimental effect and incremental damage which can be caused by relatively small scale inappropriate additions. The introduction of a new architectural feature or addition to a listed building should be avoided if there is no historic precedent or evidence for it.

An extension or addition to a building or the



Examples above, below and right include: concrete roof tiles; roof windows; cement render; cement pointing; box dormers; modern style iron railings and gate; UPVc modern style windows and doors; plastic rainwater goods; cables; hanging baskets; trellis; carriage lamp; name sign; security camera/lighting; T.V aerials; vent pipes; meter box; modern plant varieties.

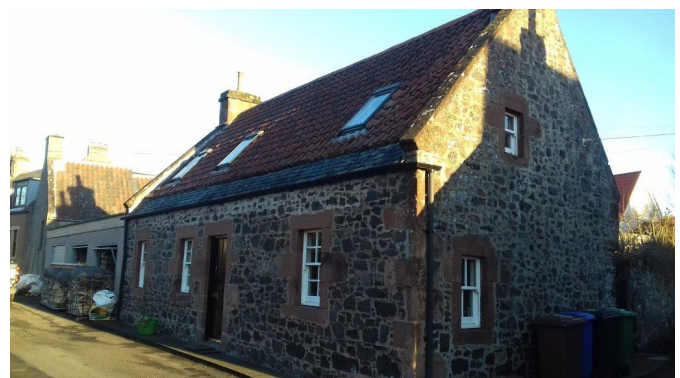


introduction of a new feature such as a garage door, a dormer window or a roof window may harm the special character of the building and the area. Unlike many conservation areas the town has seen relatively few roof windows or dormer windows inserted. These are indicative of modern loft conversions and fundamentally change the historic character of the building and area. Roofs are proportionately highly significant architectural elements in simple vernacular buildings.



The negative cumulative impact of the accumulation over time of relatively small inappropriate alterations can be well illustrated in Upper Greens. Although the buildings are not listed, inclusion in the conservation area and the existence of Article 4 Directions should have provided protection.

The building below was still thatched in the 1970s at the time of its statutory listing. Although the new roof is traditional in character, in spite of an over deep new slate easing course, the row of modern style roof windows diminishes the special architectural and historic interest of the building.



The example below has a good traditional Victorian fascia behind the inappropriate modern one. Further additions such as PVCu windows; a satellite dish; and a modern door, have had a significant cumulative negative impact on the special historic and architectural character and appearance of the building and area.



Modern fascia superimposed on traditional shop front.



A pair of shop fronts (left original). The right-hand one with an over deep fascia board and carriage lamps added.

The above examples illustrate how easily the special architectural and historic character and appearance of a traditional shop front can be destroyed by inappropriate alterations. Detailed guidance on appropriate shop front design can be found in the Fife Council publication *Shop Front Design Guidelines* available online on www.fifedirect.org.uk.

8.0 Buildings at Risk Survey

There are six buildings in the conservation area on the Buildings at Risk Register maintained by Historic Environment Scotland:

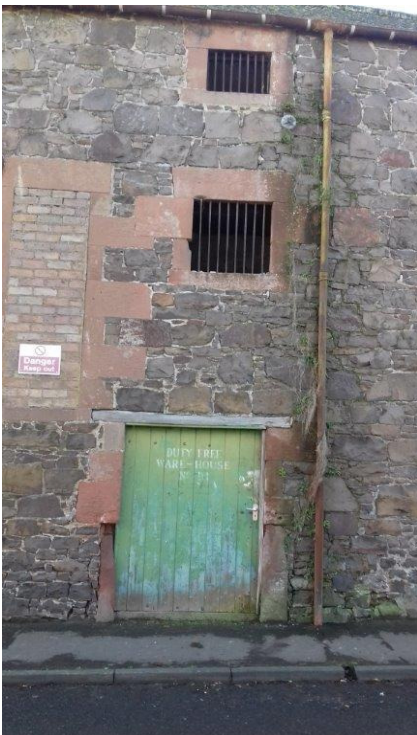
- Duty Free Warehouse, No.2 Distillery Street
- 54 High Street
- 37 (part of) Cupar Road
- MacDuff House Doocot, High Street
- Old United Free Church, Burnside
- Bonthron Distillery Mill Building, 6 Burnside



54 High Street (right of pair)



37 Cupar Road (above). Roof recently removed due to its dangerous condition.



Duty Free Warehouse, Distillery Street



Bonthron Distillery Mill Building, 6 Burnside (left). Old United Free Church, Burnside (right)

Additional buildings at risk include:

- Malt barn and kiln behind The Cross 21 High Street
- 77 Burnside
- 43 Upper Green



77 Burnside (former pub)



Former malt barn and kiln behind The Cross 21 High Street



Macduff House doocot (left) 43 Upper Green (right).

Buildings to watch include:

- Victoria Hall, Burnside
- Town Hall, The Cross
- Macduff House, High Street

9.0 Opportunities

9.1 Boundary Refinement

There are no proposals to refine the Auchtermuchty conservation area boundary. The existing conservation area boundary, designated in 1984, is still appropriate and does not need any further modification in light of the absence of any major development proposals or significant changes in architectural or historical interest in the area.

9.2 Article 4 Direction

In order to properly ensure that the character of a conservation area is not affected by inappropriate alteration or development, additional controls are generally used by making what is known as an Article 4 Direction (Article 4 of the Town and Country (General Permitted Development) Scotland, Order 1992). Article 4 Directions are in place in all existing conservation areas in Fife and they can be varied according to the particular needs and character of an area.

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

However, in the 2012 Amendments to the Order, the exemption of conservation areas from permitted development have not been included against every type of development. Some small scale developments such as flues or those with a floor area of less than 1msq have become permitted development with no caveats about conservation areas. While the impact of these developments would normally be minimal, in a conservation area they could still detract from the setting of historic buildings or the overall historic townscape. Therefore it is proposed to maintain several of the Article 4s in Fife's Conservation Areas to maintain a suitable level of protection from detrimental development. Appendix 5 sets out the Article 4s

which it is proposed are maintained across all the Conservation Areas in Fife. The proposal is therefore to remove all Article 4 Directions and then simultaneously designate them

10.0 Conservation Strategy

10.1 Planning Policy

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

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environmental Policy (SHEP) – October 2011
- Scottish Planning Policy – 2014
- Planning Advice Note 71: Conservation Area Management – 2005
- Approved TAYplan (2012)
- Adopted St Andrews and East Fife Local Plan (2012)
- FIFEplan Proposed Local Development Plan 2014
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Making Fife's Places Planning Policy Guidance 2015

TAYplan, through Policy 3: Managing TAYplan's Assets, aims to ensure that Local Development Plans ensure responsible management of natural and historic assets including townscapes, archaeology, historic buildings and monuments. TAYplan also prioritises the re-use of previously developed land and buildings (particularly listed buildings).

The St Andrews and East Fife Local Plan (2012) provides the existing adopted policy framework and is a material consideration in any development proposals for the village. In summary, this framework is as follows:

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
Policies E7 to E9, covers Conservation Areas, Listed Buildings and Demolition of Listed Buildings
Policy E10 Protection of Orchards and Riggs
Policy E13 Street Furniture

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

FIFEplan – Local Development Plan 2014. Planning Policy is currently being updated through the production of a Local Development Plan for the whole of Fife. When adopted in 2017 this will replace the St Andrews and East Fife Local Plan (2012). Policy context is provided in:

Policy 1 – Policy Principles
Policy 14- Built and Historic Environment

10.2 Long Term Management

The policies contained within Local Development Plan 2014 and the adopted St Andrews and East Fife Plan provide continuing commitment to regeneration and enhancement of the built heritage.

10.3 Customer Guidelines

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

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

- Shop Front Design Guidelines

Fife Council takes enforcement action against unauthorised development. This is further supplemented by the use of urgent and full repair notices that are most commonly applied under Building Regulations legislation. Where necessary the Council is also committed to the use of Compulsory Purchase to secure the repair or redevelopment of buildings and sites.

10.4 Grants and Funding

There are no grant schemes available or planned for Auchtermuchty 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/> for other potential sources of funding.

11.0 Monitoring and Review

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

12.0 Further Advice

For general advice and advice on grants contact:

Conservation Officer
Fife Council
Economy, Planning and Employability Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY

Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

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

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

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

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

Hume J R (1976) **The industrial archaeology of Scotland, 1, Lowlands and Borders.** London

Watson. M (2013) **A Guide to the Industrial Archaeology of Tayside: Dundee, Angus, The Mearns and North Fife**
Association for Industrial Archaeology Conference in Tayside

Historic Environment Scotland **Thatch and Thatching Techniques: A guide to conserving Scottish Thatching traditions** Technical Advice Note (TAN) 4

Historic Environment Scotland **The Archaeology of Scottish Thatch** Technical Advice Note (TAN) 13

Society for the Protection of Ancient Buildings (2016) **A Survey of Thatched Buildings in Scotland**

Turner Simpson. A and Stevenson. S (1981) **Historic Auchtermuchty: the Archaeological Implications of Development (Scottish Burgh Survey)** Glasgow University

APPENDIX 1

BOUNDARY DESCRIPTION FOR AUCHTERMUCHTY CONSERVATION AREA

Commence outside the Bowling (Green) Club, Newburgh Road, at a point opposite the bridge, at the most north-westerly point of the Bowling Green. Continue south along the western boundary of the bowling green, east along the southern boundary for 40m; south along the rear boundaries of 51/53 – 11 Upper Greens, west along the southern boundary of 11/13 Upper Greens to the road, south along the front of the Fire Station for 20m then east to Back Dykes and continue along the west and south sides of Back Dykes for some 160m to 16 Back Dykes then south-west following the north west side of the footpath between the boundaries of 16 Back Dykes and 67 Burnside to Burnside (Newburgh Road). Continue south-east along the front of properties numbered 63/65-41 Burnside. Between 41 and 39, Burnside follow the south east side of Andrew Johnstone Close, continue along the north and east boundaries of No 39 Burnside; on the southern boundary continue for 24m then west for 22m along the southern (rear) boundaries of “Keros” and “Dabet”; then south west; south & north east around land belonging to the John White factory and returning to Back Dykes along the north west boundary of the church. Continue south along the south-west side of Back Dykes to the north-west boundary of No 2 Back Dykes, and continue along this boundary to the north-east boundary of No 21 Burnside and 31 Cupar Road. Continue along the north-east and south-west boundary of 31 Cupar Road to the north east boundary of 19 Burnside (Hall). Continue around the east corner of the Hall for 6m then cross over the A91 (T) Cupar Road in a south east direction to follow the eastern boundary of the electricity sub-station and the south-west boundary of 7 – 2 Lomond Court. Continue south along the rear boundaries of 13 – 7 to the northern boundary of 11 Calsay Gardens and west for 10m around the rear of 7 Burnside. Then south-west for 60m along the western boundary of 9 & 7 Calsay Gardens, and west following the northern boundary of 9 Station Road and the southern boundary of 17 Station Road. Cross over Station Road and the Auchtermuchty Burn and follow the west bank of the burn, northwards for 24m to the southernmost point of land belonging to 2/4 Orchard Flat, then west for 85m along the southern boundaries of 2/4 Orchard Flat, 40 Cupar Road, and 4 & 6 Low Road. At the south west boundary of 6 Low Road, cross Low Road and go west along the northern side of the road for 60m to the south west point of No. 1 Low Road. North along the western boundary of No. 1 Low Road to Gladgate. From Gladgate continue in a northerly direction along the south and west side of Pitmedden Wynd, west along the southern side of High Street for 45m, east along the north side of Lochiebank Place, north along the west side of Madras Road to the southern boundary of Westlands. Follow the southern and western boundaries of Westlands, and continue along the western rear boundaries of 32 – 40, Madras Road and 2/4 Newburgh Road. Continue north along Newburgh Road to the point of commencement.

STREET INDEX:

Arnott Street
Back Dykes (4, 18, 20 only)
Bondgate
Bowiehill
Burnside (excluding 41 – 65 odd)
Burnside Court

Cupar Road (31, 34, 35, 36, 37, 38 & Old Manse only)
Distillery Street
Gladgate (excluding 3)
High Street
Kilnheugh
Low Road (2, 4, 6 only)
Madras Road (excluding 18 – 28 even)
Newburgh Road (2, 3, 4 only)
Orchard Court
Orchard Flat
Parliament Place
Pitmedden Wynd (even only)
Station Road (17, 19, 21 only)
Croft
The Cross
Upper Greens

APPENDIX 2

LISTED BUILDINGS IN THE CONSERVATION AREA

APPENDIX 3

EXISTING ARTICLE 4 DIRECTION USE CLASSES

Auchtermuchty Conservation Area was first designated in 1977 and re-designated in 1984. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 19th February 1993 (approved by Scottish Office on 25th October 1993).

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

	operations, requisite for the purposes of agriculture within that unit.	
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 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe or sludge main or associated apparatus.	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 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	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

Class 41		methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.

APPENDIX 4

PROPOSED ARTICLE 4 DIRECTION USE CLASSES

Class 3D

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

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

Class 6C-

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

Class 6D

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

Class 6E-

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

Class 6F

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

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

Class 6M

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

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

(b) the storage of biomass

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

Class 7

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

Class 8

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

Class 10

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

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

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

Class 11

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

Class 12

Development consisting of a change of use of a building or land to a use within Class 4 (business) from a use within—

- (a) Class 5 (general industrial); or
- (b) Class 6 (storage or distribution).

Class 13

(1) Development consisting of a change of use of a building or land to a use within Class 6 (storage or distribution) from a use within—

- (a) Class 4 (business); or
- (b) Class 5 (general industrial).

(2) Development is not permitted by this class if the change of use relates to more than 235 square metres of the floor area in the building.

Class 20 - Land drainage works

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

Class 23

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

Class 24

(1) Development carried out on industrial land for the purposes of an industrial process consisting of—

- (a) the installation of additional or replacement plant or machinery;
- (b) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus; or
- (c) the provision, rearrangement or replacement of a private way, private railway, siding or conveyor.

Class 28

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

Class 30

(1) The erection or construction and the maintenance, improvement or other alteration by a local authority of—

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

Class 35 - Dock, pier, harbour, water transport, canal or inland navigation undertakings.

(1) Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings, required—

- (a) for the purposes of shipping; or
- (b) in connection with the embarking, disembarking, loading, discharging or transport of passengers, livestock or goods at a dock, pier or harbour, or with the movement of traffic by canal or inland navigation or by any railway forming part of the undertaking.

Class 38- Water undertakings

(1) For the purposes of water undertakings development of any of the following descriptions—

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

Class 40- Electricity undertakings

(1) Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of—

- (a) the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;
- (b) the installation or replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;
- (c) the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;
- (d) the extension or alteration of buildings on operational land of the undertaking;
- (e) the erection on operational land of the undertaking of a building solely for the protection of plant or machinery; and
- (f) any other development carried out in, on, over or under the operational land of the undertaking.

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

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

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