



**PITTENWEEM CONSERVATION AREA APPRAISAL  
and  
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &  
PROTECTIVE SERVICES**

**APPROVED AUG 2013**

## **CONTENTS**

### **1.0 Introduction and Purpose**

1.1 Conservation Areas

1.2 Purpose of this Document

### **2.0 Location, History and Development**

### **3.0 Character and Appearance**

3.1 Setting

3.2 Street Pattern and Topography

3.3 Buildings and Townscape

3.3.1 Building Types

3.3.2 Distinctive Architectural Styles, Detailing and Materials

3.3.3 Orientation and Density

3.3.4 Key Listed and Unlisted Buildings

3.4 Spaces

3.5 Trees and Landscaping

3.6 Activity and Movement

3.7 Character Areas

### **4.0 Public Realm Audit**

### **5.0 Survey of Specific Issues**

5.1 Building Materials and Details

5.2 Traditional Features

### **6.0 Negative Factors**

6.1 Poor Quality Modern Development

6.2 Replacement Windows and Doors

### **7.0 Sensitivity Analysis**

7.1 Materials

7.2 Colours

### **8.0 Buildings at Risk Survey**

### **9.0 Opportunities**

9.1 Boundary Refinement

9.2 Article 4 Direction

### **10.0 Conservation Strategy**

10.1 Planning Policy

10.2 Long Term Management

10.3 Supplementary Planning Guidance

10.4 Grants and Funding

### **11.0 Monitoring and Review**

### **12.0 Further Advice**

### **13.0 Further Reading**

**Appendix 1:** Conservation Area Boundary Description

**Appendix 2:** Listed Buildings within the Conservation Area

### **Appendix 3: Pittenweem Article 4 Direction**

## **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. Pittenweem conservation area is one of forty-eight 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 one of recognisable value. A written description of the Pittenweem conservation area boundaries and a list of the streets within the boundaries are included in Appendix 1.

### **1.2 Purpose of this Document**

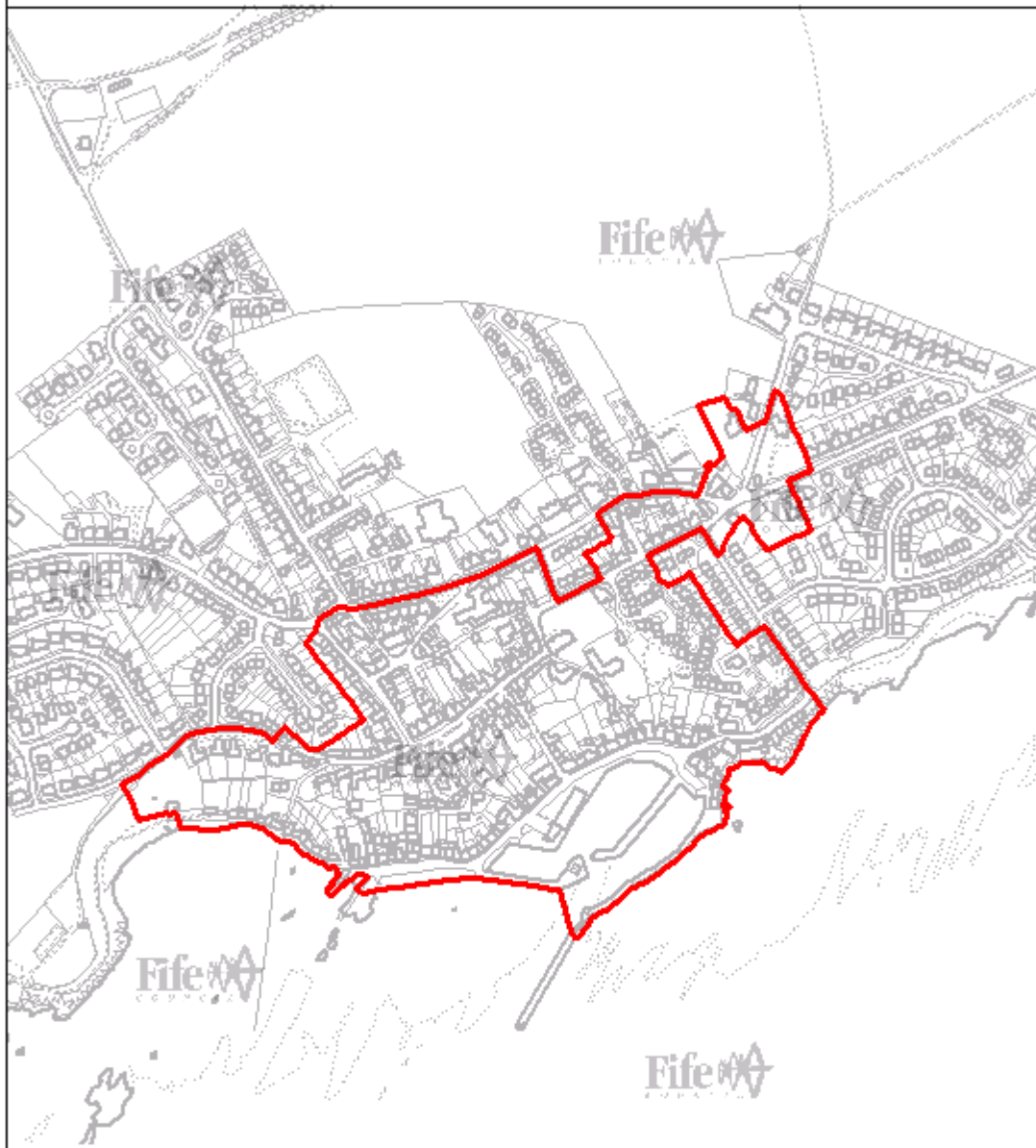
Pittenweem was first designated as a conservation area in 1984 in recognition of the special historical and architectural value of this village. The purpose of this conservation area appraisal is:

- To confirm the importance of the designation of the area and to review the current conservation area boundaries
- 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

# PITTENWEEM CONSERVATION AREA



ht and database right 2012. All rights reserved. Ordnance Survey Licence number 100023385.  
hy (c) copyright Getmapping



Reproduced by permission of Ordnance Survey on behalf of HMSO.  
(c) Crown copyright and database right 2012. All rights reserved.  
Ordnance Survey Licence number 100023385.  
Aerial Photography (c) copyright Getmapping.

Scale 1/5276 Date 22/4/2013  
Centre = 354878 E 702635 N

## 2.0 Location, History and Development



St Fillan's Cave, Cove Wynd



15<sup>th</sup> century armorial panel from priory gatehouse, now on St John's Episcopal Church.

The village of Pittenweem is located in the East Neuk of Fife, 3.4km east of St Monans and 1.9km west of Anstruther.

The name Pittenweem is thought to derive from the Pictish/Scottish Gaelic for 'the place of the cave'. One such cave being St Fillan's cave in the heart of the conservation area. In the Middle Ages Pittenweem Priory, built over St Fillan's Cave, was a small Augustinian monastery linked to that on the nearby Isle of May and the shrine would be a regular stop on the pilgrim route to St Andrews.

The unusual local geology, with its steeply angled synclines (skerries), created natural breakwaters. The earliest harbour, 'Boat Haven', was little more than a tidal jetty off Rockvillia at the end of Mid Shore. The first record of Pittenweem as a port is in 1228. The present harbour is medieval in origin. A stone pier (East Pier) was built c1600; a west pier (now the centre pier) in 1724 and the south pier in the 19<sup>th</sup> century. Pittenweem was created a burgh of regality in 1452; a burgh of barony in 1526; and a royal burgh in 1541.



Extract from Gordon Map of 1642. Source: National Library of Scotland

In 1540 the Priory derived revenue from 'the poor fishers living in the burgh' however until the mid-19<sup>th</sup> century general trade was more important. Herring had been fished on the Forth from medieval times. From the 17<sup>th</sup> century there was off-shore great-line fishing for white fish; with herring fishing in the autumn and spring. The industry was particularly



The unusual local geology (above and below) at Rockv illa, Mid Shore, with its steeply angled synclines creating natural breakwaters.



West Hav en pier, Mid Shore.

vulnerable with fish periodically becoming scarce. In 1845 it is noted that 'a considerable trade is carried on in herring fishing and curing, and white fishing'. Fife fishermen, including those based at Pittenweem, were major players in the success of the Scottish herring fishery which, by the late 19<sup>th</sup> century was the world's biggest. Barrels of herrings were even transported by rail into deepest Russia, forming, with potatoes, the staple diet of the peasantry. The Napoleonic Wars pushed up bread and meat prices, and saw demand for fish increase fortuitously at the same time as bumper catches and the economy boomed. From a total population of 939 in 1751, this doubled in the century between 1792 (1,157) and 1881 (2,119). These population statistics, which probably do not capture the true numbers, are indicative of the high levels of occupation in the 18<sup>th</sup> and 19<sup>th</sup> centuries. In common with other similar villages, Pittenweem would no doubt have suffered in the 18<sup>th</sup> century from overcrowding and the various associated public health problems of the day. An outbreak of cholera in 1866 was supposedly the result of pig stys contaminating the wells and piped water was made available by 1874. In the relative boom times of the 19<sup>th</sup> century the south harbour pier was built and many of the houses rebuilt and new areas developed.



The former late 18<sup>th</sup> century granary (left) and new fish market (right).

The Granary building at the harbour was built in the late 18th or early 19th century. In 1861 the Parochial Directory lists exports of potatoes and grain and imports of salt for fish curing, wood and





Turnpike road way marker on James Street

coal. Pittenweem is said to be 'an extensive fish-curing station' and eleven fish curers are listed. The majority of the workforce is noted as employed in sea related activities. Eighteen boat owners and skippers are listed with the note that an additional thirty are skippers during the Lammas herring fishing; there are nine ship masters (six being also boat owners) and a further five boat owners listed.



Bleau 1654 (based on Gordon). Source: National Library of Scotland

Pittenweem had two coal mines, one inland at Easter Grangemuir and the other at Pathhead, on the coast between Pittenweem and St Monans. Coal had been mined in Scotland since the Middle Ages. Before the 19th century Scottish coal mining was a small-scale industry for the domestic market and mostly based in Fife. Salt production had been an important industry in the Forth Valley since the 13<sup>th</sup> century. By the 1630s salt pans were a common sight along the south coast of Fife. The Newark Coal and Salt Company was set up in 1771 by Sir John Anstruther in partnership with Robert Fall and was a thriving and profitable local industry for about twenty-five years. Between 1772 and 1774 they also created nine salt pans at the newly established St Philip's Salt Works west of the village.

From 1770 the harbour was expanded by Sir John Anstruther to export the coal and salt produced, with a timber railed wagon-way link with Pittenweem harbour. All this came to an end in 1823 when the tax on imported salt was lifted allowing cheaper, high quality rock salt from Cheshire to flood the Scottish market. Most of the Fife salt works collapsed shortly after and the St Philip's pans were abandoned. By the mid-19<sup>th</sup> century the coal works had also wound down.



Moll 1745. Source: National Library of Scotland

Until 1794 a timber wagon way linked the St Philip's coal mines and saltpans with Pittenweem harbour. This timber railed horse-drawn wagon-way linked the coal-mines and saltpans at St Philips to the west, with the port at Pittenweem. A combination of the contours of the land and the obstructive tactics of Sir Robert Anstruther who owned intervening land in the town, dictated the route. This route is remembered in the so named 'Waggon Road'. It approached from the north down what is now New Grange Crescent, formerly known as Rope Walk (the long straight stretch of track being used, after it was abandoned, for making ropes - possibly using the flax grown extensively in Fife for the important linen industry). It then continued, avoiding various plots owned by Sir Robert Anstruther, to skirt the Priory immediately to the NE, before emerging between numbers 5 and 7 East Shore at the Coal Pier built by Sir John Anstruther in 1771 (demolished early in the 20<sup>th</sup> century).



Ainslie 1775. Source: National Library of Scotland



Thomson 1832. Source: National Library of Scotland



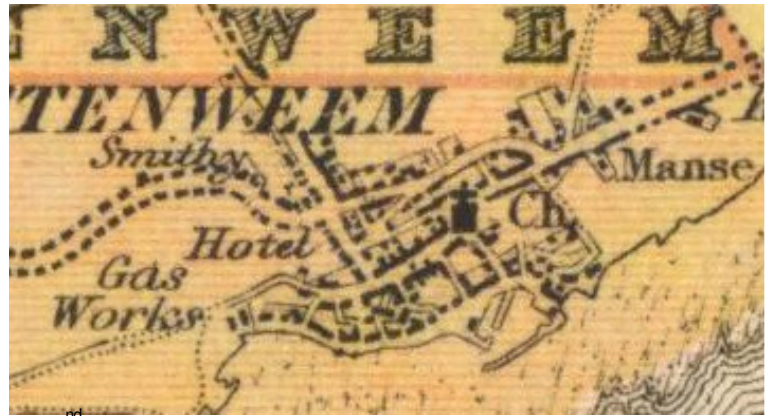
Sharpe Greenwood & Fowler 1828. Source: National Library of Scotland

The Ordnance Survey 1<sup>st</sup> Edit of 1853 shows a gasworks located on the Western edge of the village.



OS 1<sup>st</sup> Edition 1857 Source: National Library of Scotland





OS 2<sup>nd</sup> Edit 1899 Source: National Library of Scotland



OS 3<sup>rd</sup> Edit 1906. Source: National Library of Scotland

The railway was important in the development of Pittenweem. From 1863 Pittenweem had its own railway station on the Thornton and Anstruther section of the North British railway. The station closed in 1965, one of many closures following the Beeching Report. The railway was important for transporting fish catches. Packed in ice they could be transported to markets as far as London. It also made it possible to send damaged nets home for mending. By the latter part of the 19th century women played a major part in the herring industry. They were employed in the curing yards as gutters and packers. In addition to using steamers, the advent of the railway allowed larger numbers of these herring 'girls' to follow the fishing fleet each year.

From its peak in 1881 (2,119), the modern day population is now less at 1,600 (2006). The village has also expanded from its historic core which largely makes up the conservation area. Today it is Fife's only working fishing harbour with regular commercial fish auctions.





Pittenweem railway station. Source: CANMORE

### **3.0 Character and Appearance**

#### **3.1 Setting**

The coastal setting of the conservation area is a major influence on its special character and appearance. The rocky foreshore forms the boundary to the south and the top of the escarpment, the back of a geological 'raised beach', the central spine to the north. There are no significant natural features within the conservation area or visible inland which influence its character and appearance. The coastal setting with views along the foreshore and across the Forth, including of the landscape beyond, provide the dominant influences.

#### **3.2 Street Pattern and Topography**

Pittenweem conservation area comprises the whole of the village of Pittenweem as shown on the Adair map of 1684. The buildings and layout are essentially as recorded on the Ordnance Survey 1<sup>st</sup> Edition map of 1857 and 6<sup>th</sup> Edition map of 1853.

The historic village had two centres; the market place located on the top of the escarpment; and the harbour along the water's edge. This basic form is that indicated on Adair's map of 1684 which shows these two main streets with what must be Water Wynd linking them. Houses were built to the front of standard burgage plots (aka rigs). Beyond the conservation area the historic street pattern is



Cove Wynd



High Street looking west.

distorted later in the early 19<sup>th</sup> century by development spreading northwards inland along Charles Street, towards the new railway station and along James Street, the new east/west coastal route link.



Adair 1684. Source: National Library of Scotland



OS 6" Map of 1896. Source: National Library of Scotland

Later development spread along James Street and Charles Street in the early 19<sup>th</sup> century. James Street, a former turnpike road east/west coastal route, forms the northern boundary of the conservation area. Charles Street, with its regular building plots, stretches inland north of the conservation area. Within the conservation area numerous intersecting cross wynds link the High Street and the harbour areas and create a grid pattern. These are important historic features which add much to the character of the conservation area.

Buildings within the conservation are consequently orientated mainly towards these two parallel axes, namely, the harbour and foreshore; and the High



Coleman's Wynd

Street with the Market Place at its centre. The latter street follows the top of the escarpment (the back of an ancient raised beach) and terminates at its eastern-most end with the parish church and the priory built over St Fillan's cave, and the former Tollbooth and mercat cross. This distinctive topography is therefore a major factor in the development and historic character of the conservation area.

South Loan forms the main link from the coastal road to the High Street and market. A loan was a common route through private property to and from an area of common land or some other 'public' place. The distinction between this and a right of way was that the loan was itself common land and not just a right of use. This loan could have historically formed a holding area at the termination of the main inland routes to the market place.



Kirk Wynd

The turnpike system was only adopted in Fife at the end of the 18<sup>th</sup> century. However, William Roy's military survey of 1747 shows two main routes converging on the area at the top of South Loan and Tollcross. The older east west coastal route appears to have passed through Routine Row/Backgate before exiting westwards at West Braes and continuing close to the foreshore. A newer toll road joined at Tollcross and followed the route of the current main road. James Street probably served as an early by-pass taking traffic away from the congestion of the High Street/market area to link with the new toll road heading westwards and the main route to the agricultural hinterland inland. Historically two inland routes have influenced the street plan of the settlement, Charles Street at the top of South Loan being the more significant, linking as it does with the former railway station. The second starts at the junction with Milton Road to the east. Abbey Wall Road which links directly with the harbour also joins at this point. This junction of several routes created an eastern gateway to the village with its grouping of substantial early 19<sup>th</sup> century buildings including the parish manse and St Margaret's farm. The adjacent area known as New Grange could reflect the former presence of a granary connected with the priory, as 'grange' historically meant a granary of a religious order.



The historic village street plan extends inland, north of the conservation area, along Charles Street. The Anchor Inn, formerly the Station Hotel (42 Charles Street), and a collection of former station buildings (51 Charles Street—the Old Station, stables and Winslow) are reminders that Pittenweem had from the mid-19<sup>th</sup> century its own railway station.



The Gylie aka Ghostie Wynd

### 3.3 Buildings and Townscape

#### 3.3.1 Building Types

- 16<sup>th</sup> and 17<sup>th</sup> century houses
- 18<sup>th</sup> and 19<sup>th</sup> century cottages
- 18<sup>th</sup> and 19<sup>th</sup> century houses
- Ecclesiastical buildings
- Other non-domestic buildings
- Modern infill and re-development

#### 3.3.2 Distinctive Architectural Styles, Detailing and Materials

The majority of buildings are built in the characteristic 'East Neuk vernacular' style, with pantiled roofs and raised gable skews, some with corbie or 'crow-steps'. Walls are generally constructed in sandstone rubble, left exposed or sometimes painted, or finished in a modern smooth painted render.

The dominant roofing material (67%) in the conservation area as a whole is a traditional clay pantile. Generally red pantiles are used, although the less common blue/grey pantile can be seen on a few roofs. 32% of roofs are slated. Other roofing materials seen are asbestos cement corrugated sheeting, modern red concrete tiles and plain red



Above and below-traditional clay pantiles with slate easing course and crow-stepped gable.

Rosemary tiles. Slate easing courses can be seen on a number of pantile roofs. This detail is a feature of many vernacular buildings in Fife. The function is not known for certain but was probably to provide better rain and wind protection over the eaves and wall heads. Another benefit would have been to spread and slow the rain water run-off from the pantile roof to allow it to be better caught in the gutters.

Architectural ornamentation is, on the majority of buildings, minimal and confined to raised door and window margins or the occasional moulding or shaped skew-put. Chimney heads are similarly plain. Some have thackstones, a reminder that they would originally have been thatched. This is an important detail which is usually lost when chimney heads are re-built or removed.



Characteristic crow-stepped gables.



Sail hoists: Above left-28 Mid Shore Above right- Modern warehouse Water Wynd



Below left - Early 19<sup>th</sup> century 28 Mid Shore. Below right -1935 University Terrace







Traditional design of fishermen's houses- with ground floor workshop/sail loft and later dormer with gantry and hoist to attic floor sail store. Example below with fore-stair.



Harbour sea wall. Early form of mass poured concrete. Note shuttering lines and tar coating.

Some roofs have managed to avoid the addition of roof-lights or dormer windows although many have seen the addition of these later features. In the late 19<sup>th</sup> century when fishing gear became bulkier, the roof space was utilised and a single dormer window and hoist installed. Many of these survive and this traditional local detail continued into the design of new housing built by the council in the 1930s in the west in University Park and later around St Adrian's Road and Braehead Road to the east.

A relatively high percentage (8%) of the listed buildings has fore-stairs. This would have been a more common feature in the 18<sup>th</sup> and early 19<sup>th</sup> century. Those that survive are significant reminders of this increasingly rare architectural feature. Living accommodation would often have been on the first floor with a boat store and workshop and sail store on the ground floor. The fishing improvements of the mid-19<sup>th</sup> century saw boats increase in size, the harbour extended and nets got larger. The roof space was used to store these larger nets and dormer windows with associated hoists and gantries added or built into new ones from that time.



Examples of the tarred walls seen throughout the conservation area.

In many conservation areas mass concrete is an alien modern intrusion. In Pittenweem however, it is part of the range of traditional materials and techniques. The use of shuttered mass concrete was a response to the particular demands of constructing maritime structures including lighthouses and is seen around the coast of Scotland. Shuttered concrete wave walls can be seen at the harbour.

The tarred sea wall at 1-19 West Shore is a listed structure. Many other tarred walls, either to wynd/boundary walls or to ancillary buildings or gable walls, survive. Tar was readily available and a cheap form of both decoration and weatherproofing walls. It was historically a characteristic feature of Pittenweem and other East Neuk fishing villages. Coal tar was produced from the local coal and gas works and was also used for example to caulk boat decks.

### 3.3.3 Orientation and Density

Pittenweem conservation area comprises the whole of the old fishing village of Pittenweem as shown on the Ordnance Survey 1<sup>st</sup> Edition map of 1855.

Buildings are generally packed tightly in terraces. Where there is a wide street, the open harbour or foreshore in front or development follows an elevated ridge, the density feels low. In other areas the narrow street or tight grouping of buildings gives an impression of crowding.

### 3.3.4 Key Listed and Unlisted Buildings

There are 194 statutory list entries for the conservation area. The majority (62%) are category C listed, 7 are category A listed and the rest (34%) are category B. One category B list entry, the Mercat Cross, is also a Scheduled Monument. This ratio of categories is significant and reflects a number of factors; age and rarity, any close historical associations and architectural or historic interest. Most buildings in spite of their age are of a modest common vernacular type, much altered and without any close historical associations and this is reflected in the high proportion of category C listings. Notwithstanding, the high concentration of these buildings results in a strong cumulative impact on the character and appearance of the conservation area.



18 East Shore

There are a relatively high proportion of buildings of national or international importance (7 category A listed). These and the following are important due to their impact on the character and appearance of the conservation area.

#### **18 East Shore** Category A listed



4-5 The Gyles

Reputedly 1686, perhaps very early 18th century. Located round the old harbour, together with 4-5 and 7 The Gyles and Gyles House, these buildings form an important group of very early buildings which help tell the story of the settlement's merchant seafaring history.

#### **4-5 The Gyles**

Category A listed

Dated 1597, rebuilt late 17th century.



The Priory Gatehouse

#### **Gyles House**

Category A listed

1626 and later, large sea-captain's house.



Gyles House



Kelly Lodge

#### **The Priory**

Category A listed

Transferred from Isle of May and established here in the 13th century; present buildings surrounding inner close comprise west range (the Great House) 16th century, partly remodelled 17th century and S end rebuilt as Town Hall 1821 with early Victorian porch added later.

#### **The Priory Gatehouse**

Category A listed

15th century, SW outshot added 17th century and further alterations later.

#### **Kelly Lodge, 23 High Street**

Category A listed

Built as the town house of the Earls of Kelly circa 1590 and later. There are architectural detail





Pittenweem Parish Church

similarities with Kelly Castle. Much rebuilt and restored 1969-71 by the National Trust for Scotland.



The Priory

### **Pittenweem Parish Church**

Category A listed

1588, 4-storey tower with vaulted basement (originally the tolbooth) and stair turret, ashlar bell-chamber with balustraded parapet and stone spire added c 1630.



Pittenweem harbour

### **Pittenweem Harbour**

Category B listed

The harbour has been extensively repaired in modern times with inappropriate concrete and cement which has reduced its significance. However, it has examples of various periods of

harbour construction and is a vital component in the story and special character of the conservation area.

### 3.4 Spaces

There are few areas of open spaces within the conservation area. The largest areas of grassed open space are just beyond the conservation area at West Braes and Glebe Park. They provide views and context for the conservation area on the coastal path approaches from West and east directions respectively.



Beach at West Shore.



Public open space off High Street.



Public open space at West Braes.



Site of the former gas works at West Shore.

There are few areas of public space within the conservation areas, the main ones are on the High Street and at West Braes. Otherwise a sense of space is provided by the elevated views of the sea from numerous points. There are public benches along the harbour front at West Shore which encourage people to enjoy the harbour views.



Outwith the conservation area the rocky foreshore with its small sandy beach along its southern boundary is available for public use.

### 3.5 Trees and Landscaping

There are no significant trees or landscaped areas either on public or private ground which influence the character of the area. There are no individual Tree Preservation Orders however all trees within the conservation area are protected and permission is required for felling or lopping.

### 3.6 Activity and Movement

Activity and movement within the conservation area is centred mainly on the harbour and the fish market and the High Street and the routes between. Particularly in the summer, with the arrival of seasonal visitors and residents, both areas can get very busy with high levels of pedestrian and vehicular traffic. Visitor numbers are further boosted annually during the Pittenweem Arts Festival. Activity around the harbour varies with the fishing and landing times and can be relatively quiet at other times. Activity and movement in the High Street area is more consistent throughout the day. The busy main A917 coastal road passes through the village (James Street) and forms the northern boundary to the conservation area. The Fife Coastal Path runs through the southern perimeter of the conservation area. The Path is a seventy eight mile trail from the Forth Bridges to the Tay Bridges passing the Fife Coastal Villages and many Nature Reserves.



Fife Coastal Path western approach at West Braes.



Signs for the Fife Coastal Path



Mid Shore looking east from foot of Water Wynd.

Vehicular traffic is constrained by the narrow roads and limited mainly to access for residents and the harbour related activities. There is no through traffic. Limited parking within and outwith the conservation area encourages pedestrian movement.

### **3.7 Character Areas**

There are two main character areas and other smaller character areas which together give the conservation area its special character. Most contain a similar mixture of 18<sup>th</sup> and 19<sup>th</sup> century buildings.



General view along High Street looking east.

- Harbour- West, Mid and East Shores including the Gyles
- High Street/Market Place
- Parish Church Manse, Parish Church, Priory, RC Church
- Routine Road

## **4.0 Public Realm Audit**

### **4.1 Street Furniture**

Lighting and other street furniture can be an important component in enhancing the distinctiveness and character of a building or conservation area. Original cast iron columns for gas and electric lighting from the 19<sup>th</sup> century were often elegantly designed, with classical mouldings or other intricate details which complemented the contemporary local architecture.



Example of the surviving late 19<sup>th</sup> century specially made cast-iron street lamp standards now with modern lamps.



Example reproduction Victorian style street lamp.

In Pittenweem conservation area unusually some historic street lighting has survived. Some has been replaced through the 20<sup>th</sup> century with the current more utilitarian steel columns of hollow circular section, some with modern lamps or others with ornate reproduction lamps. The different styles of reproduction lamps have no historic precedent and contribute little to the authentic character of the conservation area. The colour of light and brightness can also affect the night-time character of the conservation area though this was not assessed as part of the appraisal.



'Heritage' range PVC litter bin and planters. Note Victorian style street lights in background and the traditional pillar post box.

Other items of street furniture which have an impact are benches and litter bins. The historic quality of a conservation area can be diminished by the casual use of ersatz "heritage" furniture from a catalogue. The selection of any "period" item off-the-peg should be based on archival documentation or other historical research. If no documentation or historic



precedent exists, the next best option is to procure high quality street furniture to complement the architecture and character of the conservation area.



Examples of the various styles and materials used for public seating  
Left PVC used on harbour front and right better quality all timber version in one of the wynds.

## 4.2 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 acquire the patina of time and past activity, and have cultural meaning.



Examples of the use of original traditional whin setts and kerbstones with modern paving slabs.



Late 19<sup>th</sup> century photograph of the Gyles. Source CANMORE

They are of their place and usually reflect local geology. Once removed such surfaces cannot easily be replaced, so it is vital they are maintained, whilst taking account of the modern needs of the street. A considered approach should be adopted so that the special character is not unnecessarily



Surviving original whin sets (Routine Row)



Modern resurfacing using traditional style whin horonising (Water Wynd).



Late 19<sup>th</sup> century photograph of the High Street. Source CANMORE

lost.

New surface treatments should be sympathetic with the age of the majority of the listed buildings in the conservation area. In the case of Pittenweem conservation area this is predominantly late 18<sup>th</sup> and 19<sup>th</sup> century. Historically there may have been, if anything, cobbled or whinstone spalls or horonized strips in front of buildings. Sett paving was expensive and used selectively for high wear areas. Similarly the main street only would have had a raised pavement.



Hardscaped area on the High Street resurfaced using a mixture of paving and sudo setts/horonizing using non-indigenous stone types.

Photographs from the late 19<sup>th</sup> century show many streets and wynds with soft edges without gutters and raised kerbs (using set channels instead) and this would be appropriate in these areas. Similarly the use of an agreed palette of historically sympathetic and complementary materials would enhance the special character of the conservation area.





Surviving paving to harbour pier built c1600.

Cobbles and compacted stone chippings using locally sourced sandstone or whinstone would provide a sympathetic historic setting for buildings. There is presently a variety of pavement surface treatments using modern and traditional materials and designs seen within the conservation area. The historic character of the conservation area could be further enhanced by choosing designs and materials which are less urban and formal.

For roadways the most historically sympathetic surfacing compatible with modern vehicular traffic would be hot-rolled asphalt with rolled-in chippings consistently sourced from a local quarry. Kerbs should preferably be in local whinstone. Away from the main streets, the historic character of the conservation area could be greatly enhanced by choosing designs and materials which are less urban and formal.

### 4.3 Information and Interpretation Boards

There is no conservation area information board. There is nothing to indicate that the village is a conservation area, to explain to visitors, residents or the many people who walk through on the Fife Coastal Path, why the area is of special architectural and historic interest or to provide any information. There are 'blue plaques' on some buildings and an old sign for St Fillan's cave but no supporting information.



### 4.4 Street Signs



Above and below examples of the surviving historic street name signs.



Commemorative 'Blue plaque' and one of many styles of street name signs seen in the conservation area.





Within the conservation area there are numerous surviving examples of historic street name signs. These hand painted signs add much to the character and should be protected, maintained and used in preference to replacement additional signs wherever possible. Where new signage is necessary, the use of a different, recognisable style of street signage which is of good quality and appropriate design can enhance the conservation area and help draw attention to the special significance of the 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. Where historic examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. For example an inappropriate design of door can unwittingly adversely affect the character. Surviving materials and details, as for example the doors below, are valuable in helping to inform the appropriate choice of design.



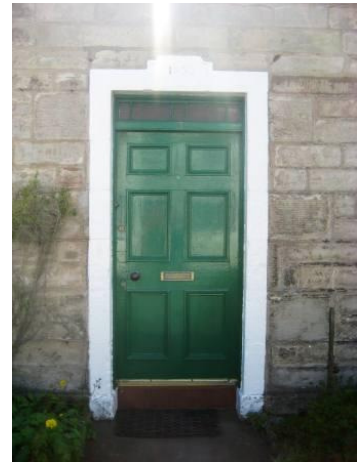
An example from within the conservation area of a style of traditional cottage door which may have been common. Note blocked former glazed panels.



Examples above and below taken from the conservation area of appropriate traditional door designs.



Inappropriate modern Rosemary plain roof tiles on a listed building within the conservation area.



## 5.2 Traditional Features

A wide variety of traditional features still survive which add much to the historic character and appearance of the conservation area yet may not be protected by any statutory listing and therefore potentially at risk. For example, in common with many similar fishing villages there were poles and lines on the foreshore for drying the fishing nets. Some of these survive but are in a poor condition.



Rare surviving poles for drying fishing nets



Photograph of the Gyles late 19<sup>th</sup> century showing drying fish nets on poles. Source: CANMORE



New addition to front of 11-12 Mid Shore.

There are examples throughout the conservation area of salvaged and re-introduced pieces of ornate masonry to other buildings. Some traditional looking new features have appeared on listed buildings in recent years. These can be sympathetic and enhance the character and appearance of the building and the conservation area without detriment to their historic or architectural significance. Great care however needs to be taken and any prospective future additions assessed on their own merits. Whilst they may be sympathetic, any new additions should not confuse or mislead





1627 date stone on stair tower at rear of early 19<sup>th</sup> century 39 Mid Shore.



Dated 1670 pediment set into house Brown's Close reconstructed 1812.



Scout Hall, Backgate.



1532 date stone now on 1882 part of the Parish Church.

the reading of this significance. Original fabric and any new addition to the building should be clearly distinguishable.



1621 date stone set in gable wall of early 19<sup>th</sup> century house 27 James Street.

Even where a building or structure is listed important traditional details may not be recognized. At the shore end of the outer harbor pier some paving stones have numbers engraved in them. Due to ignorance of their significance these are now randomly scattered, but once were an essential part of the operation of the busy fish market. The stones were placed in numerical order at the quayside running outwards from the shore.



At the shore end of the outer harbour wall some of the paving stones have numbers engraved in them.

The first fishing boat to return with its catch placed

its haul alongside stone number one, the second boat at stone two and so on. When the market opened, the fish was sold in strict order of landing. This traditional feature is in danger of disappearing when sets are lifted and re-laid or even lost when maintenance and repairs works are undertaken.



1590 date stone now on rear of 19-21 High Street after the building was re-fronted early in 19<sup>th</sup> century.

## 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 Modern Development

The Historic Scotland publication ***New Design in Historic Settings*** sets out broad principles and 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*



19 Bruce's Wynd





Back Gate Cottage, Routine Row



Petrol filling station, James Street



Health Centre, Routine Row



The Old Yard, 38 High Street

*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.”*



67 Abbey Wall Road

New interventions in historic settings do not need to look ‘old’ in order to create a harmonious relationship with their surroundings. It is usually best not to try to replicate traditional vernacular features or introduce new ones which risk ending up as pastiche. The orientation, building line and density, proportion of garden ground, treatment of boundaries, building scale and mass, fenestration patterns, colours, materials and architectural paradigms used should be sympathetic and reflect the character of the place even if the building is clearly new.

Within the conservation area there are modern, post-war examples of infill, re-development and new development. Some make no attempt to be ‘of their place’ and others try too hard to look traditional. The better examples reflect the principles in ***New Design in Historic Settings*** and whilst clearly modern are harmonious with their surroundings.

## 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 well-designed traditional timber sash and case windows or solid panelled doors.

The introduction of a new architectural element such as a dormer window or roof lights can have an adverse effect if the materials, design or scale is not appropriate. Even where windows have been replaced with traditional style timber sash and case ones, the detailing can be inappropriate and detract from the significance. 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 not a traditional feature of multi-pane windows, which did not need this additional joint strengthening feature (allowing a full tenon joint), prior to the use of plate glass in the mid-19<sup>th</sup> century. Fife Council published design guidelines on replacement windows are available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk).



Examples above and left taken from within the conservation area of the many different inappropriate styles of modern replacement doors and windows.



### 6.3 Shopfronts

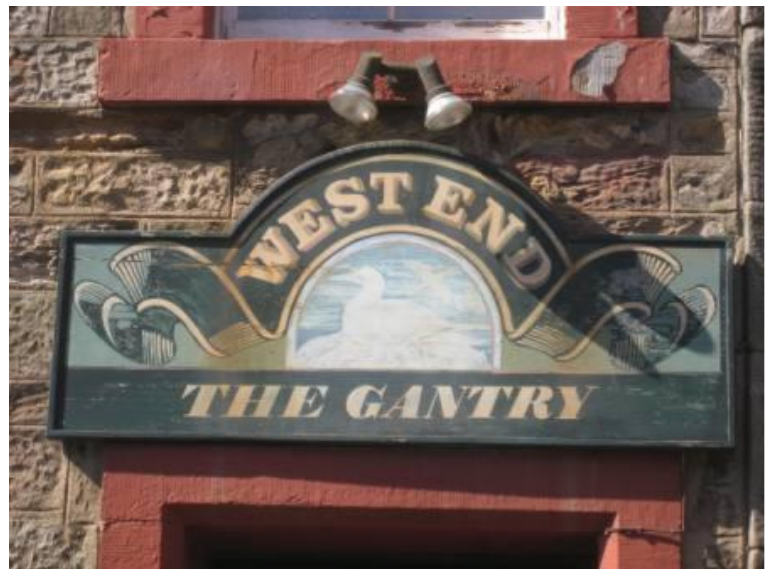
The historic character and appearance of the conservation area can easily be adversely affected by the use of modern corporate style shopfronts and signage. Also the use of unsympathetic modern colours and materials, for example high gloss vinyls, can have an adverse impact. Fife Council has published Shop front Design Guidelines available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk).



Examples in the High Street of appropriate signage lettering styles.



Example above of multiple signage; modern materials, fonts and logos.



Examples above and left from the conservation area of traditional hand-painted sign writing.

Within the conservation area shop front fascias and signage are generally appropriate for the individual buildings and the area and follow the principles set out in the guidelines. In particular fascia boards are limited to small ones, often positioned over the shop

door. Elsewhere lettering is applied directly to the original enlarged masonry band course or as individually cut and fixed letters or painted directly onto the stone. Colours and lettering should be traditional and text content restricted to usually just a name and the type of business.



A rare surviving example of hand painted traditional sign writing at 46/48 High Street. And below a more recent example from South Loan.



### 6.3 Views /Vistas

The views inland and along the coast from the harbour area and piers are particularly important. Views, looking west and east along the foreshore and across the Forth are similarly important.

Other key views and vistas are:





View looking west along the coastline.



View across harbour out to sea.

- the many views looking south across the rooftops towards the sea, often down the wynds;
- the vista along the High Street culminating with the parish church.



Left- Vista looking down the High Street culminating with the Parish Church. Right- View across the roof tops towards the sea. Often down the wynds which run down hill from the High Street. toward the harbour.



View across the Firth of Forth towards the Isle of May and beyond to North Berwick.

## 7.0 Sensitivity Analysis

### 7.1 Materials

Modern cement mortars and renders have been inappropriately used on traditional masonry buildings, including listed buildings, throughout the conservation area. There is also widespread use of modern film forming masonry paints. Both types of paint and mortar are harmful from a technical



NTS Little Houses Improvement Scheme

viewpoint as they trap moisture within the masonry and accelerate decay. Also aesthetically they are historically incorrect and do not protect or enhance the special character of either buildings or the area.



As in the above example of the use of traditional lime mortars, these should be used in preference to modern cement rich mortars which are both technically and visually inappropriate.

Many houses were restored in the 1960s under the National Trust for Scotland's Little Houses Improvement Scheme. Although the scheme was valuable in helping save many buildings, conservation good practice has changed and things would now be done differently in many cases. In particular traditional lime mortars, harls and colour washes would be used rather than the extensive use of wet dash modern cement renders and mortars and the use of brilliant white modern masonry paints.

Other examples of the inappropriate use modern materials in the conservation area are plastic (PVC-u) rainwater goods and concrete roof tiles.



Routine Row – illustrating the negative visual impact of using modern ordinary Portland cement for re-pointing a traditional rubble masonry wall. Note also the trickle vents for the double glazed windows.



Abbey Wall Road – removal of chimney cans, capping off flue, and introduction of a balcony style gable wall window; half glazed front doors and use of brilliant white modern masonry paints gives this renovation the character of a modern development.



## 7.2 Colours

Photographs taken towards the end of the 19<sup>th</sup> century show a large proportion of the buildings around the harbour with unpainted masonry or harling. Those that are painted appear to be whitewashed. Today many of the buildings are painted with modern masonry paints in a variety of colours.

The choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white and other colours, which were not historically available, are widely used for external renders, window and door margins; quoins and woodwork. Off-whites (not creams) are better for windows although certain dark colours maybe more appropriate, having a historic precedent. Pigments for lime-washes may have been derived from a range of animal, vegetable or mineral sources, provided that they were alkali resistant. Lamp black and natural earth pigments were commonly 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.



Non-traditional colour scheme.



Weathered off-white mat finish masonry being re-painted with brilliant white gloss modern masonry paint.



Blue would have been available in the late 19<sup>th</sup> century but unlikely to have been used on this listed building on Mid Shore.

Historically, on some of the more modest buildings and structures, on pends and wynds, there is evidence that many walls would have been black from the application of a limewash containing lamp black or tar. The benefits would have been to better



A traditional limewash in a traditional colour but inappropriate for this listed early 19<sup>th</sup> century building on Mid Shore.



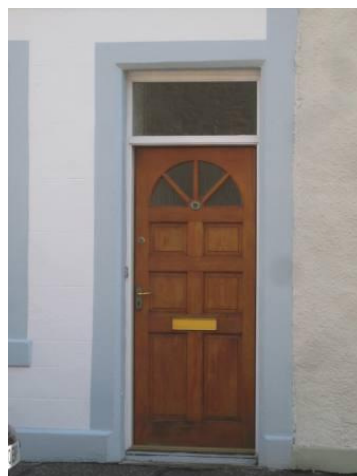
A traditional lime wash on a late 16<sup>th</sup> century category A listed building on the High Street. The choice of an appropriate colour should be research based.

weatherproof walls and to disguise the patchy smoke grime from the many industrial and domestic fires which polluted the coastline.



Pitch black masonry walls now painted in brilliant white modern masonry paints.

External woodwork was not usually varnished and so is not generally an appropriate finish within the Pittenweem conservation area. In exceptional cases poorer quality external woodwork may have been painted to simulate a high quality hardwood. It may in these cases be acceptable to use external varnishes if evidence can be provided.



Examples of the inappropriate use of non-traditional modern varnishes on external woodwork.

The 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. For





A 'traditional' but inappropriate colour used for this listed 17<sup>th</sup> century building at the Gyles.



Modern wet dash render taken over window margins and a non-traditional colour scheme. Note also black double glazing strips.

example, blue, which was available as a lime-resistant colour derived from French ultra marine only from the 1830s, could be argued to be a historic colour. It would however not enhance the 18<sup>th</sup> century character of a building built before it was available. In the same way a 'heritage' colour does not automatically mean it is suitable for all architectural periods or types of building.

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 there is no historic evidence.

Unless stone is of poor quality or is already harled or rendered, masonry should 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'. An added benefit of lime based paints is they produce a less uniform, more natural, traditional looking finish.

In painting or otherwise finishing the main elevation of a building care should be taken not to treat parts in different ownership differently. The finishes should unite and enhance the architectural whole in a single finish or colour scheme.

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. The Fife Council publication *Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas* is available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk)

### 7.3 Alterations and 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. A major extension or addition to a building, or the introduction of a new feature such as a dormer window or roof-light may harm the special character of the building and the area.





A satellite dish on James Street.

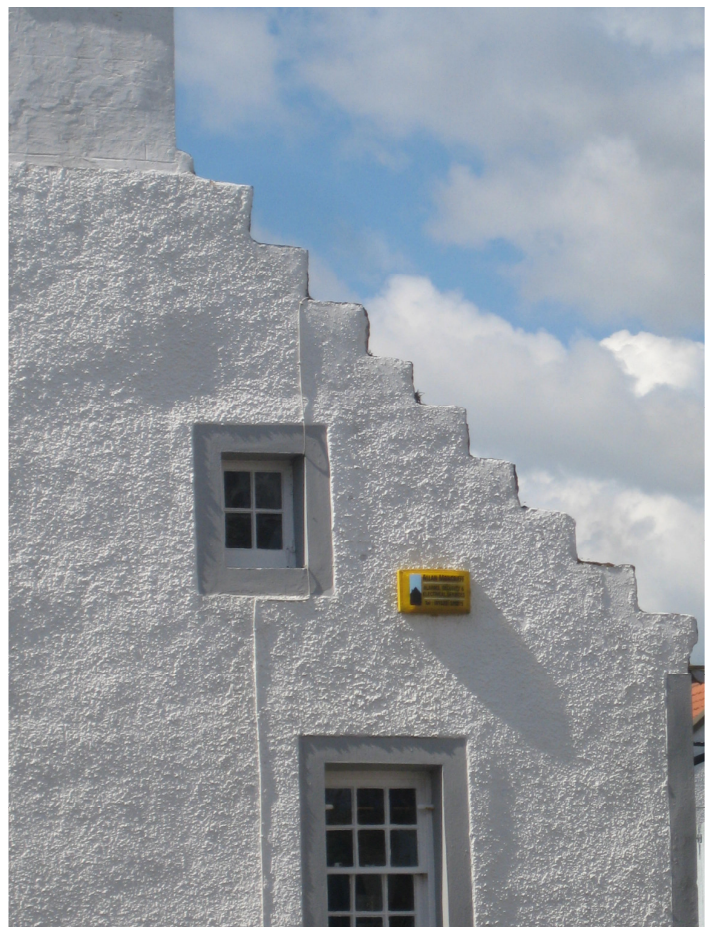


Porch canopy on a listed building in Bruce's Wynd. Note also inappropriate half glazed door and coach lamp.



Modern dormer windows added to a listed building at Bruce's Wynd

Many listed buildings within the conservation area have additions which have diminished their original character and appearance. Many houses originally constructed without dormer windows, built in the 18<sup>th</sup> century, appear to have had ones added since listing.



A security alarm added to a prominent gable wall on the High Street.

Some 'dormers' are mid to late 19<sup>th</sup> century additions with associated hoist gantries providing access to the roof space sail lofts and usually appear as one per building. These generally add to the significance of the building. Care should be taken to retain and if possible enhance the true original character and appearance of these features.

On a smaller scale, solar panels, satellite dishes, hanging basket brackets, spot and reproduction carriage lamps and even TV aerials, which are clearly modern intrusions and diminish the historic character, can be seen throughout the conservation area. Even the addition of a new porch needs to be treated with care to ensure that it is sympathetic and appropriate. Similarly, security alarm panels and even hanging baskets should also be located with care.

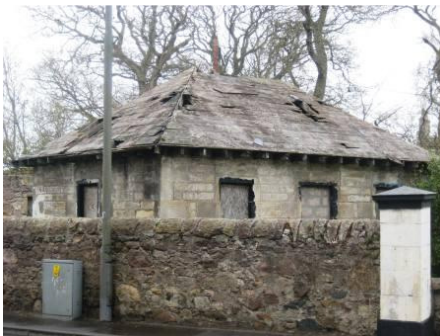
Great care needs to be taken to ensure that any alterations or additions do not harm the special character and appearance of buildings and the conservation area. Some may even enhance the special character.

## **8.0 Buildings at Risk Survey**

There are two buildings in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland, St Margaret's Farm Buildings, James Road and the Roman Catholic Church Gatehouse, 1 a Milton Place.

There are also buildings or structures of historic or architectural interest which, whilst not on the register, are potentially at risk.

Part of the special character and appearance of the conservation area is the result of its mix of different types of building reflecting past activities even though they may now be obsolete. An example is the stable. In converting such a building to residential use the pressure is to add domestic materials and design elements to give it the character and amenities of a house. As a consequence much of that character may be lost. There are other reminders of past, now obsolete uses which add character which maybe vulnerable to loss. For example a former sawmill and fish curing premises (now a Council store). These



Roman Catholic Church Gatehouse





School Wy nd



Unlisted bothy on Water Wynd.



Unlisted probably 18<sup>th</sup> century building at western end of Routine Row shown on OS 1st edition map of 1853 (above and below).



unusual buildings with social history significance are in generally poor condition and at risk.



St Margaret's Farm buildings

Routine Row still retains an interesting concentration of 18<sup>th</sup> and 19<sup>th</sup> century industrial, storage or manufacturing buildings mixed with small contemporary cottages. The bakery is clearly still in sympathetic use and the others similarly appear to be still maintained and used, even if only for storage. The special character of this area is, however, being eroded by unsympathetic modern intrusions such as the medical centre and new residential development.

With less demand for local shops there is often pressure to convert former ground floor shops to residential use and to replace the shop windows with domestic style ones. This can not only change the character and appearance of the building but also results in a loss of diversity within the street scene and similar loss to the conservation area.

Incremental, often small scale, changes over a period can have a substantial cumulative negative impact. Often chimneyheads and cans are removed when they become redundant and need maintenance and repair.





Unlisted 19<sup>th</sup> century building on Routine Row.



Unlisted entrance gate piers and wall and former gas works buildings. Shown on OS 6" map of 1853 at 21 West Shore located on western edge within the conservation area.



Remnant of priory wall at Abbey Wall Road. Just outside the conservation area and unlisted and with no statutory protection. Sections have been demolished recently .



Below - associated unlisted sea wall and wharf adjacent to former gas works outside the conservation area at West Shore, shown on 1853 OS 6" map.



Unlisted former post office at 24 High Street



Unlisted Boy ters/Council Store St Adrian's Road. Buildings are shown on this site on maps from mid-19<sup>th</sup> century onwards including a fish curing premises and sawmill.



Unlisted Scout Hall on Backgate. Formerly a 'shambles' a slaughter house; the South School in 1852 and a Picture House in 1920s. Shown on OS 6" map of 1853.

## 9.0 Opportunities

### 9.1 Boundary Refinement

There are no proposals to refine the Pittenweem 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. The current Article 4 Direction is considered to be sufficiently up to date not to require renewal although this will be kept under review, particularly following the recent changes in permitted development rights set out in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 which came into force on 6<sup>th</sup> February 2012. Further amendments and refinements are now proposed to the non-domestic elements of the General Permitted Development Order (GPDO) and impact of these will similarly be assessed.

Details of the Pittenweem Conservation Area Article 4 Direction are provided in Appendix 3.

## **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
- Town and Country Planning (Scotland) Act 2007
- 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
- SPP Historic Environment – 2010
- Planning Advice Note 71: Conservation Area Management – 2005
- Approved Tayplan (2012)



- Adopted St Andrews and East Fife Local Plan (2012)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook

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". The Structure Plan recognises the importance of Fife's historic environments and for the need to preserve and enhance these environments. The emphasis is on the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The St Andrews and East Fife Local Plan (2009), replacing the St Andrews Area Local Plan of 1996, provides the main policy framework for St Andrews and the East Fife area and is a material consideration in any development proposals within the Local Plan boundary. It provides the statutory framework which will ensure, also, that any 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:

- Policy E7: Conservation Areas
- Policy E8: Listed Buildings
- Policy E9: Demolition of Listed Buildings

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

## **10.2 Long Term Management**

The policies contained within the Finalised St Andrews and East Fife Local Plan provides a continuing commitment to regeneration and enhancement of the built heritage up until 2021. The plan contains policies which support ongoing preservation/enhancement in East Fife, including Pittenweem. A list of relevant policies and proposals is outlined below:

- Policy B5 Tourism and Hotel Developments
- 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 E12 Ancient Monuments and Archaeological Sites
- Policy E13 Street Furniture
- Policy E27 The Coast
- Policy C8 Footpaths/Cycleways/ Bridleways

Although the plan is intended to cover a 10 year period, it will be reviewed after 5 years, allowing for any future developments which may come forward for the settlement and surrounding area.

## **10.3 Supplementary Planning Guidance**

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines and Information leaflets 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 Outside of Listed Buildings and Unlisted Buildings in Conservation Areas
- Shop Front Design Guidelines
- Conservation Areas – Materials and Maintenance

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.

#### **10.4 Grants and Funding**

There are no grant schemes available or planned for Pittenweem 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.

#### **12.0 Monitoring and Review**

There are currently no formal monitoring programmes in place for Pittenweem 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 5 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:

Planner (Built Heritage)  
Fife Council



Enterprise & Protective Services  
Kingdom House  
Kingdom Avenue  
Glenrothes  
KY7 5LY

Telephone: 08451 555 555 (X476998)

### **13.0 Recommended Reading and Other Resources**

The following are recommended:

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

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

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

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

**Around North East Fife.** Pearson, J.M. (2004), (ed), Levenmouth Printers: Buckhaven

**The Place-Names of Fife**, Vol. 2; Taylor, S. (2008), Shaun Tyas, Donington

**Fife: Pictorial and Historical**, Vol.II; Millar A.H. (1895), A Westwood & Son, Edinburgh and Glasgow

## APPENDIX 1

### BOUNDARY DESCRIPTION FOR CONSERVATION AREA

Commencing at a point BM 19.11 (no.54540242) thereafter east following the HWMOST along West Shore and the sea wall across the harbour mouth and continuing along the HWMOST to the point where Abbeywall Road curves away towards East Shore; thence north following the western edge of Abbeywall Road to its junction with the southern boundary of Number 14 Abbeywall Road; thence following the southern boundary of Number 14 Abbeywall Road and thence north following the rear boundaries of Numbers 1 to 14 Abbeywall Road to the point where the western boundary of Number 1 Abbeywall Road meets the Marygate; thence diagonally across the Marygate to the south west corner of Number 16 Marygate; thence east along the northern edge of the Marygate to a point opposite where Abbeywall Road meets the Marygate; thence south east along the southern boundary of lands belonging to the Abbey Lodge for some 48 metres; thence south east along the western boundary of subjects lying to the west of the Manse; thence north along the eastern boundary of the Church of Christ the King to a point on the eastern edge of Milton Road; thence south south west along the said edge for some 30 metres; thence south west across Milton Road and on for a total of 28 metres; thence north west, west and south east along the boundary of the Hermitage; thence continuing south east, south west and south south west to a point on the southern edge of James Street at the north eastern corner of the cartilage of the public house; thence west to the north eastern corner of the cartilages of Numbers 49 to 51 James Street; thence south following the eastern boundary of the cartilage of Number 49 to 51 James Street to its junction with the cartilage of 15 Marygate; thence west following the northern boundary of Number 12 to 15 Marygate; thence south following the eastern boundary of Number 8 and 9 Marygate; thence west along the northern edge of Marygate to the point where it meets Lady Wynd; thence north along the eastern edge of Lady Wynd to the point where it meets James Street; thence west crossing Lady Wynd following the southern edge of James Street to the point where it meets South Loan; thence south east crossing South Loan and continuing along the northern boundary of the public house to the point where it meets the rear boundary of Numbers 3 and 4 University Terrace; thence south east along the western boundaries of Numbers 8 to 30 South Loan; thence south west along the northern boundary of Number 61 High Street and subjects lying to the west thereof to the point where they meet the northern edge of the High Street; thence west to the point where the said edge meets the south west corner of Number 5 West Braes and thence south east, east and south to the point of commencement.

## **APPENDIX 2**

### **LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA**



## APPENDIX 3

### THE PITTENWEEM ARTICLE 4 DIRECTION

The Pittenweem Conservation Area was first 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 19/02/93 (approved by Scottish Office 25/10/93).

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwelling house.	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 dwelling house including the enlargement of a dwelling house 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 dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, 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 dwelling house or within the curtilage of a dwelling house.	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 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 dwelling houses; 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 by statutory undertakers for the purpose of dock, pier, harbour, water transport, canal or inland navigation 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 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.