

CADHAM VILLAGE



Conservation Area Appraisal and Management Plan

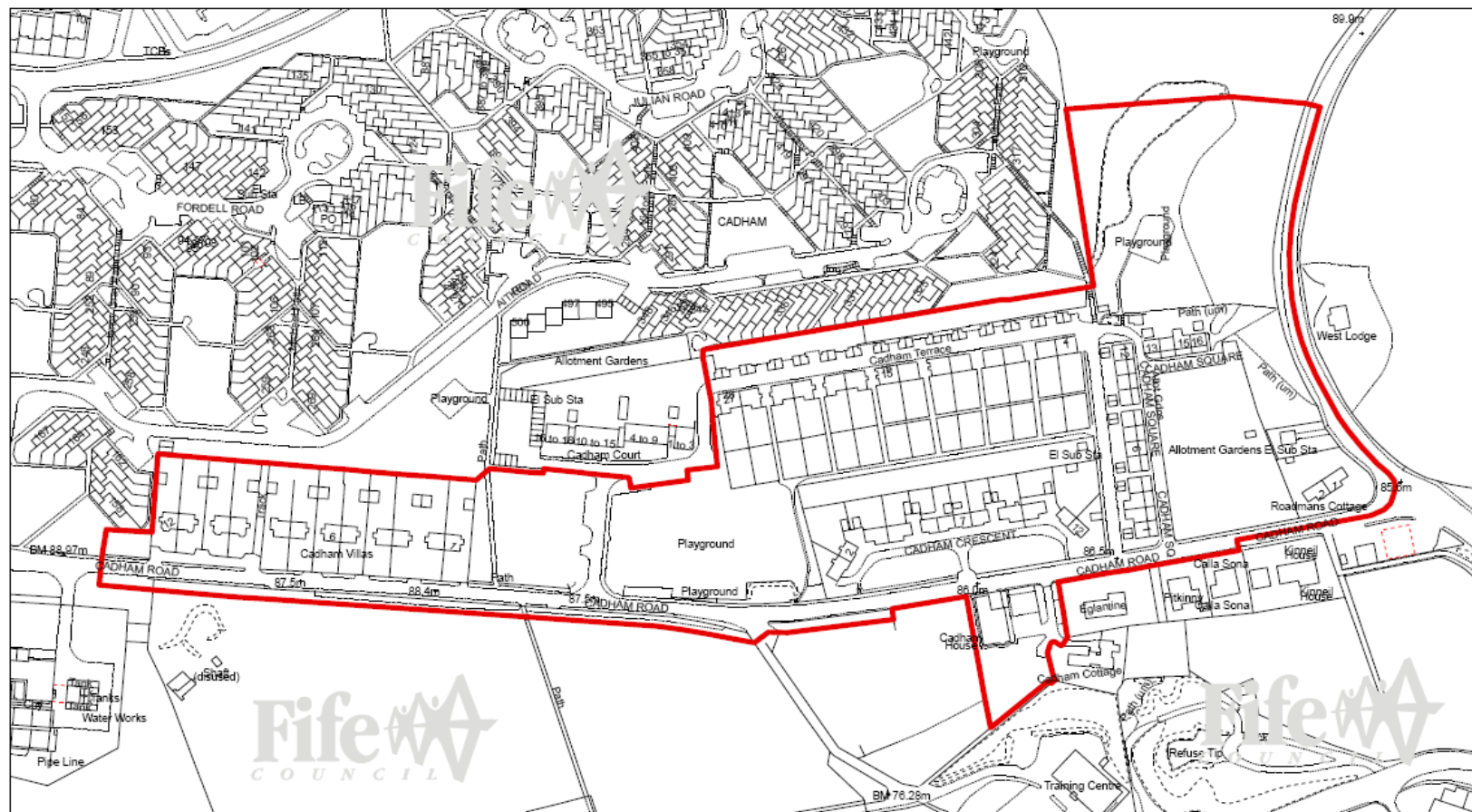


DRAFT CONSERVATION AREA APPRAISAL: CADHAM VILLAGE

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Appendix 1: Cadham Village Article 4 Directions



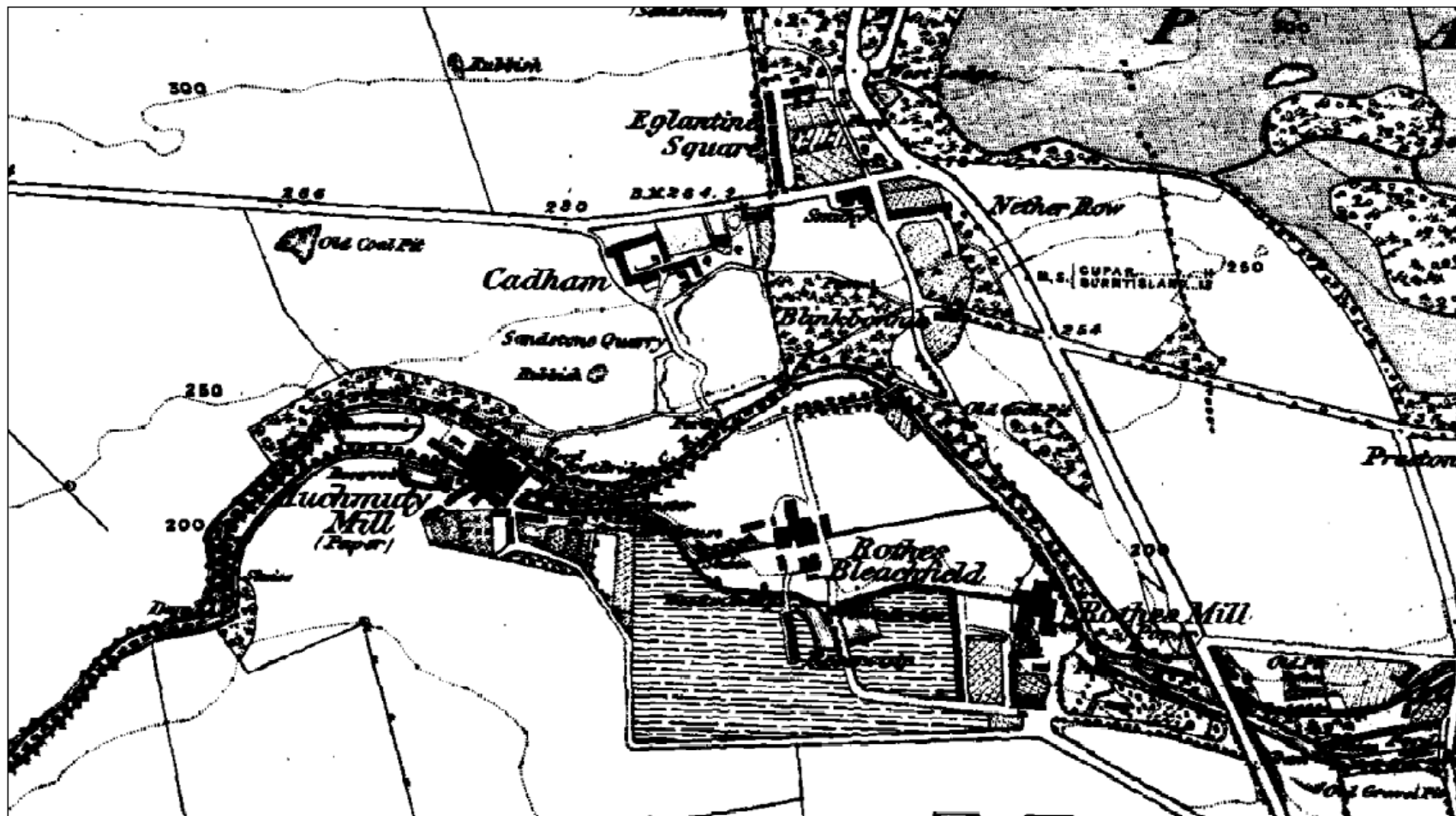
**Cadham
Conservation Area**



Scale 1:2,500



DEVELOPMENT SERVICES



CADHAM VILLAGE,
FIFE



1:4,878

Fife
COUNCIL
ARCHAEOLOGICAL UNIT

1. Introduction and 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. Cadham Village Conservation Area is 1 of 48 Conservation Areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit from living in an environment that is of recognisable value.

1.2 The Purpose of this Document

Conservation Area Appraisals are a non- statutory form of planning guidance recommended as part of an ongoing system of management for new and existing conservation areas. This Appraisal and Management plan has been prepared according to the most recent guidance in Planning Advice Note 71: Conservation Area Management.

The purpose of the Cadham Village 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

2. Historic Development

2.1 Origins and Development of Setting

The village of Cadham, now enclosed by Glenrothes New Town, was developed by Tullis Russel Limited, paper manufacturers based at the Auchmuty and Rothes Mills on the River Leven. The Mills were established in 1809 by Robert Tullis after Napoleon's blockade of Britain had affected the supply of paper to his family's printing and publishing business. The company remains at the original premises in Glenrothes, but has further branches in England and South Korea, and is now considered one of the leading independent paper manufacturers in Europe.

The village was built largely in the 1920s, in close proximity to the works and reserved for selected workers. While there were existing company houses in the vicinity, particularly at Woodside, the village represents a significant departure from what had gone before, in that it comprised the creation of a planned "garden suburb". It was also a departure in terms of land use, in that the village was comprised only of housing and open space with no other uses such as retail.

Cadham Farm was leased by Tullis Russel in 1887 from the Balbirnie Estate and a total of 122 acres were purchased in 1919. This purchase of farmlands also included various buildings including a steading, the newly built Cadham House and various cottages, most notably the farm cottages around Eglantine Square, then known as Balbirnie Square.

The housing at Eglantine Square was complemented by the completion of Cadham Crescent in 1921, followed by the terrace which was built in two phases. The late 1920s also saw the completion of the villas and therefore the planned village layout of 68 dwellings. In 1936 the cottages in Eglantine Square were altered and it became Cadham Square.



Cadham Square

In this form the settlement remained a distinct village until eventually being incorporated into Glenrothes New Town during the town's growth in the 1970s.

The purpose of the village was to house key workers in close proximity to their workplace. The Square was reserved for the lower-paid workers but the villas, which are deliberately physically separated from the remainder of the village, are of a superior standard and were reserved specifically to house managers, chief engineers and other senior staff. The other houses were allocated to shift workers or those required to be on call, such as foremen, machine operators and firemen.

This integral relationship between workplace and housing persisted until 1981 when Tullis Russell pursued a policy of selling houses to sitting tenants. The company ended its direct connection with the village in 1983, with remaining properties being transferred to the Staff and Employee Pension Funds. The provision of a wide range of alternative housing within the New Town and increased personal mobility meant that the village was no longer vital for employees of the firm.

2.2 Archaeological and Historical Significance of the Area

As can be seen in the Ordnance Survey map of 1854, prior to the development of the village in the early 20th century the area was mostly farmland. Cadham House, on the opposite side of Cadham Road from the village, was built in 1887 on the site of a steading and workers' rows, linked to the Rothes Estate. The 1854 map on p. 4 illustrates the proximity of the site to the River Leven and its associated industrial sites.

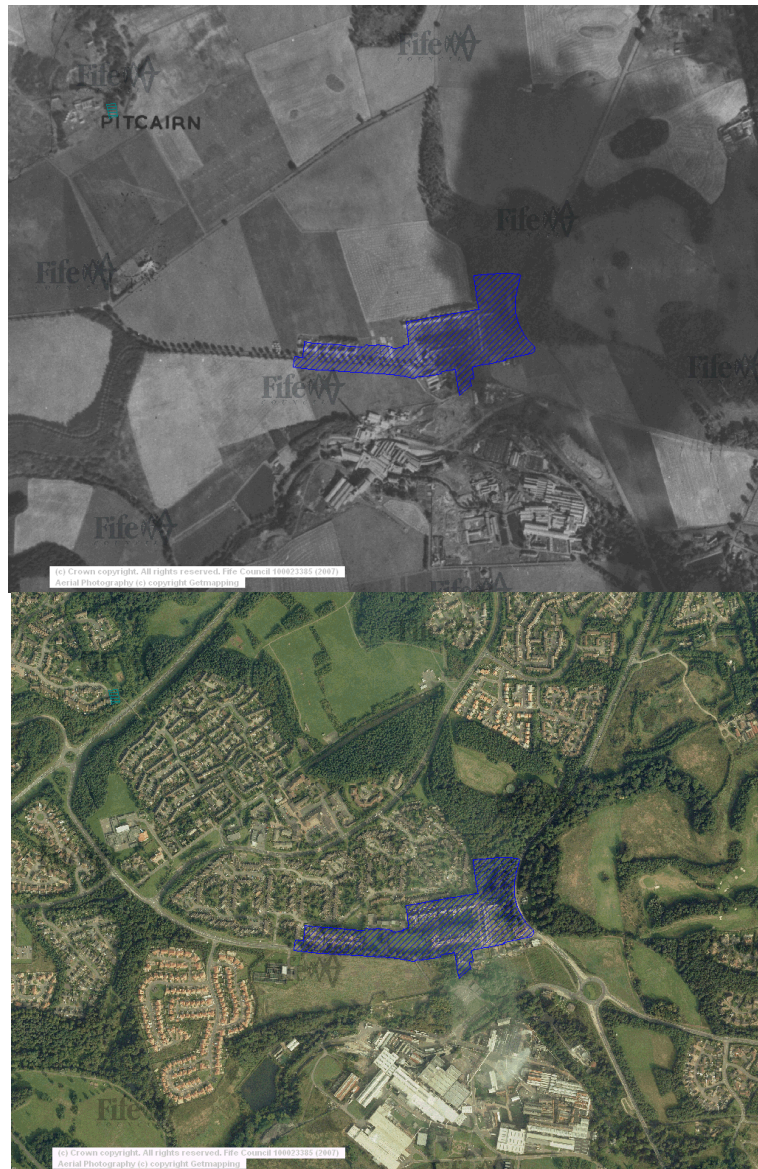
The worker's settlement as seen at Cadham is by no means unique, as illustrated by the earlier workers' housing near what is now Cadham House and the pre-existing cottages in Cadham Square (then known as Eglantine Square). Fife is largely comprised of urban settlements associated with industry, with, in 1901, only 4.5% of the population being employed on the land. There are a number of single-industry settlements throughout the region, based on core production areas such as textiles, coal and lime. Nearby West Wemyss, for example, grew up around the salt industry, before becoming a coal port in the 19th century, with Coaltown of Wemyss built in the 1890s as housing for the Wemyss Estate miners. Cadham, therefore, was built following a long tradition of such settlements in the surrounding area.

Due in part to the relatively recent date of most of the buildings in Cadham, aside from the altered farm cottages of what is now Cadham Square, the area within the Conservation Area boundary is not known to contain vulnerable archaeological deposits.

2.3 Development of the Area

There are three layers of development in Cadham, that of its original status as a farming settlement; its expansion into a planned workers' village, and finally its incorporation into the wider area of Glenrothes. The pattern of growth can

be seen by comparing the images below. What is of primary interest here, and the reason for the designation as a Conservation Area, is the planned village. As stated in section 2.1, the workers' settlement was developed largely in the 1920s. Although Cadham is no longer separate from the new development of Glenrothes, it remains a distinct settlement due to its carefully planned layout. It was designated a Conservation Area in May 1985.



Comparison of aerial photographs of 1940 and 2006 (with Cadham Conservation Area outlined in blue) show how the area has evolved from a small, self-contained village, now encompassed by Glenrothes New Town.

3. Townscape Analysis

3.1 Setting

Cadham is situated in Central Fife, in the north-east of Glenrothes. Originally a distinct village, it has been incorporated into Glenrothes New Town through the surrounding new development.

3.2 Topography and Street Pattern

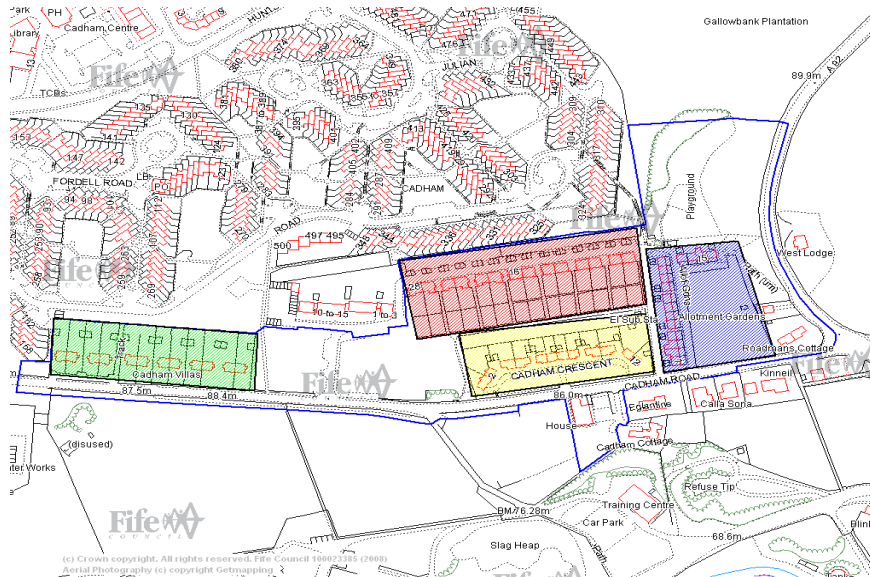
The site occupied by the village is gently sloping with a southerly aspect. To the south of Cadham Road at the edge of the Conservation Area the ground begins to dip steeply towards the River Leven and this affords parts of the village, particularly the villas at the western end, an open aspect with a commanding view over the valley.



View across River Leven from Cadham Road

The character of Cadham essentially consists of two major elements, namely the architectural qualities of the houses and the setting, particularly the framework of mature trees. This integration of different elements of the townscape is particularly successful in Cadham and is reminiscent of many attempts of this period to create “garden suburbs”. The objective of these planned developments was to provide a better living environment through the provision of housing closely integrated and in harmony with nature.

As mentioned in section 2.3 it is split into two main sections, separated by a large open area. On the western side of the area are the Villas, a row of larger houses with extensive gardens, fronting directly on to Cadham Road. The bulk of the housing is to the east of this, consisting of Cadham Crescent closest to the main road, behind which is Cadham Terrace, accessed from a road at the rear. To the east again is Cadham Square, accessed directly from the main road. Each of these architecturally distinct, though roughly contemporary, developments has a different layout.



Plan showing the four distinct architectural character areas within the Conservation Area

3.3 Building Styles

Detailed analysis of the different phases of development reveals a surprising variety in terms of design and the spaces around the buildings. Whilst the shape and form differs, the integration within the landscape is largely achieved through careful massing of the buildings together with restricted finishes – namely slate roofs and buff-coloured harling. In addition, certain features are repeated throughout the village, most notably steep-pitched and shaped roofs, tall chimney stacks and grouped or singular timber sash and case windows, separated by timber mullions. In general, the houses today are subdued, low-key in terms of colouring and well-integrated into the surrounding landscape.

Cadham Square

This L-shaped group of 16 houses grouped into terraces of four units are clearly indicated on the 1854 Ordnance Survey map. In 1936, the character of these traditional stone cottages was dramatically altered through the raising of the wallhead, the addition of mansard roofs complete with dormer windows and the enlargement of existing window openings to accommodate bipartite sash and case windows. Garaging with rear access was also provided. These alterations, whilst extensive and resulting in an unusual architectural form, are still successful owing to the comprehensive nature of the change and the use of sympathetic materials, slate and buff coloured harl to blend with the dressed sandstone. The character of the cottages however, is heavily dependent on the uniformity and the repetition of basic elements. The rear garaging has been extensively altered in many of the properties by, for example, incorporation into the house as an extension. The original roofing material of the garages is now failing, and has been replaced with slate or other materials.

Cadham Terrace

The change in house type reflects the two phases of development. The Terrace contains the only original flatted properties grouped four in a block. The appearance is of semi-detached houses rather than the traditional tenement block. The Terrace also has grouped allotments to the front with no rear gardens originally planned. The houses feature attractive paired garages, harled with hipped roofs. Unity between the two phases is largely provided by the similarity in mass and the use of steep pitched slated roofs and harling. However, the variation in shape and form is considerable, with four blocks comprising of hipped roofs, with grouped bay windows to articulate the façade whereas the latter three blocks are gabled with two storey projecting wings.



Cadham Terrace, with allotment gardens in foreground



Hipped roof garages for Cadham Terrace

Cadham Crescent

The Crescent is markedly different in character. Each of the 12 houses contains a more traditional rear garden but to the front they are integrated by a communal (in appearance) grassed space. Two basic house types are utilised and alternated, with the larger type being effectively adapted to form a short terrace at the centre of the composition. The houses themselves are full of architectural interest with steep pitched roofs, interspersed with gablets and swept dormers to the rear, tall chimneys and fine detailing. Of particular note is the use of exposed brickwork on the base course and its use in ornamentation on the gables and chimneys. The windows are astragalled and the use of a simple hood moulding gives added emphasis to the doorways.



Cadham Crescent, showing the larger central houses and front garden area



Exposed brick base course and ornamental brick at the gable in a smaller house type

Cadham Villas

The six semi-detached houses are of a superior size and set within large gardens to the front and rear. Although three house types are used, uniformity is again achieved through use of slate and harling, common roof pitch and the use of the bay window as a device to break up the facades. Common features include attractively detailed side entrance porches and paired double garages with hipped roofs.



The central type of semi-detached villa



An example of the villas furthest to the west showing side porch and garage to the rear

Cadham House

Cadham House itself was newly built when Tullis Russel leased the farm land from Balbirnie Estates in 1887. Although not part of the planned village, it is contained within the Conservation Area. The building is not listed and has been substantially and unsympathetically altered in recent years.



Cadham House, situated on the south side of Cadham Road

3.4 Listed Buildings

There are currently no listed buildings within the Cadham Village Conservation Area boundary. The value of the area comes primarily from its

planned layout and the setting as a whole. However, its status as a Conservation Area should ensure that the buildings are adequately maintained and protected.

3.5 Building Materials



Original door and inappropriate replacement Sash and case windows in Cadham Square on the right in Cadham Terrace

As noted in section 3.3 the value of Cadham Conservation Area is reliant to a significant extent on the repetition and continuity of architectural details and use of materials. Although the architectural styles differ slightly throughout, these differences appear as variations on an architectural theme, with continuity achieved through judicious use of colouring and materials. The main unifying elements are slate and buff-coloured harling, but equally important is the repetition of the original design of timber sash and case windows and doors. Although the original designs can be seen on some of the buildings in each street, many have been replaced. A number of replacements replicate the traditional window design, but this is not always the case and there are many examples of inappropriate replacement doors and windows.

3.6 Trees and Landscape

Trees and landscaping play a significant role in the character of Cadham, and the key green spaces and tree groups are illustrated in the diagram below. All of the distinct housing areas are set against a backdrop of mature trees which, save for the Square and the Road, were deliberately planted as shelter to the north of the houses and to act as a visual screen between parts of the housing development and include over a hundred individual specimens of Beech and Scots Pine, with Sycamores grouped to the east and Larch to the west. There are also a number of English Oaks. The planting to the rear of Cadham Terrace now also serve as a buffer between the village and new development to the north, and the area behind Cadham Square, formerly a quarry and now Gallowbank Plantation, also contributes to the peaceful environment.



Avenue of mature trees along Cadham Road

The importance of trees in the layout is particularly noticeable in the Crescent and Villas which front on to the mature avenue of trees along Cadham Road. This near continuous canopy of trees is provided by an avenue of irregularly spaced sycamore trees, and a row of horse chestnuts at Cadham House. This means that the A911 (Cadham Road) appears as a country road enclosed by trees, in direct contrast with the wide roads and set back landscaping of Glenrothes New Town.

An interesting and central feature is the allotment gardens, which by virtue of being grouped together and located to the front of some of the properties, play a dominant role in the layout and which contribute to the feeling of spaciousness.

Cadham is also characterised by the large open area between the Villas and the remainder of the village. Previously a field, the now landscaped space was deliberately planned to achieve a degree of spatial segregation. Although the impact is lessened somewhat by the introduction of Cadham Court (not contained within the Conservation Area boundary), it still provides an unusually large public space with an open aspect overlooking the valley and the avenue of mature trees along Cadham Road.

The L-shaped layout of Cadham Square left space for further allotment gardens, now largely open lawn, planted in places and with some space given over to parking. Cadham Crescent housing is set within small gardens to the front and rear. Cadham Villas, on the other side of the large open space, are set back from the road by an open landscaped area and small front gardens, with larger gardens to the rear.

Each of the distinct developments within the village has its own form of green space, contributing to the “garden suburb” style. The overall effect is attractive, spacious, low-density development with a rural atmosphere belying its urban setting.

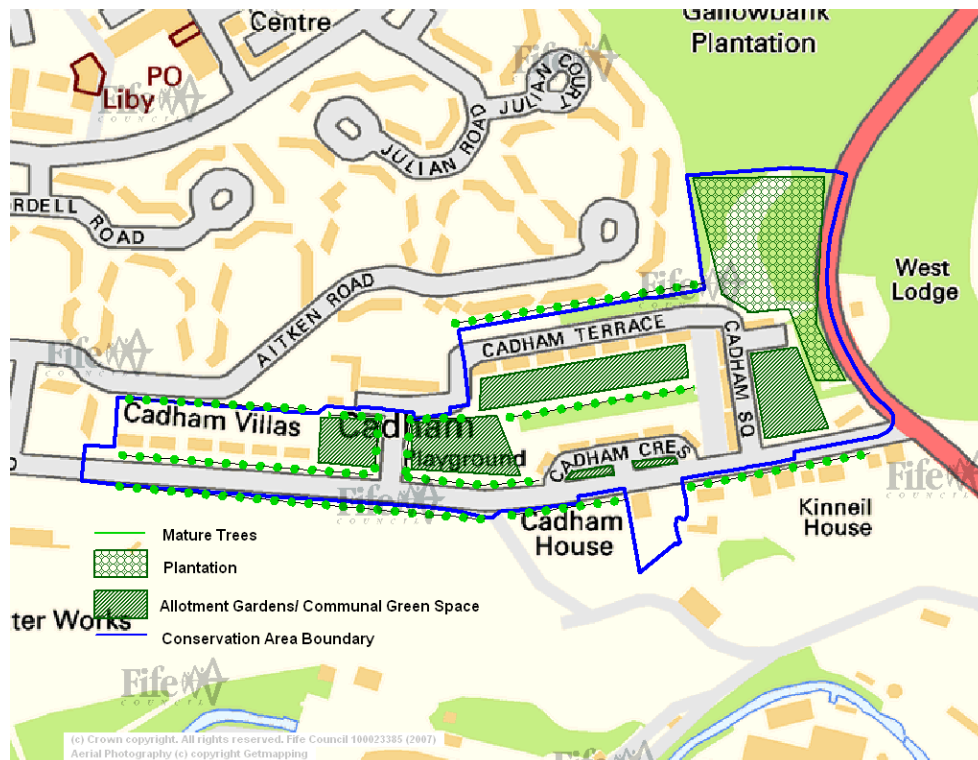


Diagram showing main areas of trees and green space within the Conservation Area

3.7 Activity and Movement

The main entrance to the area is by the road bisecting the open space in front of Cadham Court, and there is a large parking area here. Cadham Villas can be accessed directly from the main road, as can Cadham Square, with Cadham Terrace separated from the main road. Parking is not a particularly significant issue, as the majority of the properties have either driveways or garaging. The road running towards the main road between Cadham Square and Cadham Terrace has bollards at the main road, allowing the road to be used only as rear access to the houses on the west side of the Square.

Cadham Road (the A911) connects to the A92 and can be busy with fast-moving traffic. The layout of Cadham means that it provides access only to the village itself, meaning that roads in are used only by residents and for access. Due to controlled traffic access throughout combined with the shelter provided from the mature trees and the extensive green space, Cadham retains a secluded environment in spite of its proximity to a main road.

3.8 Public Realm

The main public spaces in Cadham are the allotment gardens in the centre of Cadham Square and the large landscaped space in front of Cadham Court. This space has two benches situated on the north side looking towards the road, which are poorly maintained and appear to be largely unused. A notice board at the main entrance route has recently been removed. This could be replaced in future with an interpretation panel, including information about the conservation area.



Park bench in need of repair/ maintenance



Notice board at main entrance to Cadham Village. Recently removed, this could be replaced with up to date interpretation.

Street surfaces are in places damaged and badly patched and repaired. There is pavement on only one side of Cadham Road, although this may be considered adequate as there is very little pedestrian activity here. The bus stop on the south side of Cadham Road could be improved, as there is restricted space for standing away from the road. Towards the east side of the open grass area is pedestrian access in the form of a brick walled area and steps leading from the pavement. There is a need to repair/ remove this feature due to a significant lean and damage to the wall, and poor design causing rubbish and dead leaves to accumulate opposite the steps. Flooding is also an issue here.



The picture above illustrates that there is adequate provision for storing wheelie bins neatly, although it is not always used.

Pedestrian access to Cadham Terrace (right) is in poor repair and causes the accumulation of leaves and debris in the space opposite the steps.



The provision for garages and parking throughout means that there is adequate space for wheelie bins and these should not present a visual or physical intrusion.

3.9 Negative Features

The presence of Cadham Court is a negative feature in the Conservation Area, as this development has done little for the architectural harmony of the village. At best it has not interfered with the open space, and the mature trees in front of the development soften its immediate visual impact.



Cadham Court is not in the Conservation Area, but visually intrudes on the area

Overall, the properties in each section of the village are well-maintained, as are the trees and green spaces, but a further negative is the loss of visual continuity through the use of inappropriate replacement windows and doors, as mentioned in section 3.5. Article 4 Directions were put in place in 2005, which should ensure that due consideration is given to the character of the Conservation Area and the individual property when windows and doors are being repaired or replaced. Where the original sash and case or casement windows remain, repair should be investigated. Where this is not possible, reinstatement of the original design of window (in timber for sash and case) will be specified.

As mentioned in section 3.3.1 a number of the original garages are in poor repair. It is apparent that some have significant damage to the roof, allowing for water ingress and eventual further decay. These small hipped-roof outbuildings are integral to the character of the area and should be retained intact where possible.

4 Conservation Management Strategy

4.1 Management Plan

Following on from the issues highlighted in the preceding sections a number of development and enhancement opportunities can be outlined for the conservation area.

Architectural Features and Building Materials

The appraisal has illustrated that the value of Cadham Village as a conservation area is reliant on repetition of architectural features and building materials. It is vital, therefore, that in order to maintain this unique character, exterior changes to properties are monitored to ensure their appropriate nature. This refers to all works covered by the 2005 Article 4 Direction (Appendix 1).

In order to retain the special character of the area at the time of designation the following guidelines should be adhered to:

- Windows and external woodwork should be in white
- Original window openings should be retained
- Dormer extensions will not be allowed
- Existing porches should be retained
- Gardens should be enclosed by timber fences, for which planning permission should be sought

Retention of existing fabric will be encouraged in houses and ancillary buildings integral to the overall design of the area such as garages, porches and sheds. Where replacement is necessary, appropriate design and materials will be specified. Where windows need to be replaced, a like-for-like replacement of the original design (casement or sash and case) will be specified. Sash and case windows should always be timber. For further information on windows please see Fife Council's *Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas*.

Residents will be made aware of the need to apply for planning permission when carrying out works to the outside of buildings other than straightforward small-scale repairs and maintenance.

Trees and Landscaping

Trees and green space are of particular importance to the character of Cadham conservation area. The planning authority must be given notice of any work to be carried out to trees such as felling or lopping. Any development to properties should not impinge or have a negative affect on the characteristic landscaping of Cadham's communal and private green space.

Public Realm

As has already been identified, there are a number of issues relating to a need for public realm improvements in Cadham, such as badly maintained street furniture and patch repairs to the street surface. Opportunities for public realm enhancement and additional sympathetic street furniture will be investigated. The benches within the area will be repaired and maintained as

appropriate, and pedestrian access to Cadham Terrace will be reviewed and repairs carried out as necessary. Improvements will be carried out to the bus stop on the south side of Cadham Road, and street surfaces will be maintained and repaired following the installation of utilities/ services.

Interpretation

Fife Council is committed to producing interpretation panels or boards for all conservation areas as part of the Fife Signage Strategy. Interpretation will be produced for Cadham Village outlining its heritage significance.

4.2 Planning Policy

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

- the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
 - the Historic Buildings and Ancient Monuments Act 1953
 - Town and Country (General Permitted Development) (Scotland) Order 1992
 - Historic Scotland Scottish Historic Environment Policy - 2008
 - Scottish Planning Policy (Historic Environment) – 2008
 - Planning Advice Note 71: Conservation Area Management – 2005
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- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
 - Fife Council Glenrothes Area Local Plan – Adopted March 2003
 - Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
 - Fife Council Urban Design Guidelines
 - Fife Council Design Guidance Notes - Various

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

The Glenrothes Area Local Plan, adopted in March 2003, will be superseded in 2009 by the updated Kirkcaldy and Mid Fife Local Plan. The existing Local Plan for the area pays due attention to the three Conservation Areas within

the Plan area; namely Cadham, Leslie and Markinch. The Plan specifies that Conservation Area Appraisals should be prepared for each area, as well as Article 4 Directions put in place. Policy BE9 further states:

Development proposals within Conservation Areas and designated extensions will be required to make a positive contribution to the character and appearance of the area. They should be compatible in terms of setting, design, finish, density, scale, massing and use of authentic replacement elements.

4.3 Supplementary Planning Guidance

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
- Display of Advertisements
- Creating Better Places – The Fife Urban Design Guide

Fife 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 repairs 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 and redevelopment of buildings and sites.

4.4 Article 4 Directions

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

The combined effect of conservation area status and an Article 4 Direction is that the following type of work will require planning permission or Conservation Area Consent:

- Any alteration to the exterior of a building, including windows, doors, walls, roof, chimneys, paint work and rainwater goods
- Any extensions to buildings, including canopies, porches, conservatories, car ports, whether or not they are at the 'back of' the building
- Erection of satellite dishes or C.B. aerials
- Construction of any walls or fences
- Formation of major areas of hard surfacing on garden ground
- Demolition of buildings or structures (with certain exemptions)

- Works affecting trees e.g. felling, lopping or pruning
- Article 4 Directions also generally cover some work undertaken by Local Authorities and Statutory Undertakers (e.g. gas, electricity).

Details of the Cadham Conservation Area Article 4 Directions are provided in Appendix 1.

4.5 Monitoring and Review

Policies relating to the Conservation Area will be reviewed at five year intervals with the production of the Local Plan covering Cadham.

4.6 Further Advice

For advice on conservation areas and listed buildings contact:

Planner (Built Heritage)
Development Services
Town House
2 Wemyssfield
Kirkcaldy
KY1 1XW
Telephone 08451 555 555 ext.47 37 42 or 47 38 16

APPENDIX ONE: CADHAM VILLAGE CONSERVATION AREA ARTICLE 4 DIRECTIONS

The Cadham Village Conservation Area was designated in 1985, and Article 4 Directions under the 1981 GDPO cover the area in Use Classes I (1,2,3); II(1,2); XI, XV (4,5) and XX. The following Article 4 Directions under the 1992 GPDO updated and replace the previous Directions for the area in 2005.

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 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	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain	To protect the special character, fabric and layout of an historic building and the surrounding area in

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