



**CELLARDYKE CONSERVATION AREA APPRAISAL
and
MANAGEMENT PLAN**



**ECONOMY, PLANNING AND
EMPLOYABILITY SERVICES**

APPROVED JUNE 2015

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1.0 Introduction & Purpose

1.1 Conservation Areas

In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Cellardyke 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 map showing the conservation area boundary is included below and a written description of the Cellardyke conservation area boundaries is included in Appendix 1.

1.2 Purpose of this Document

Cellardyke 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



Scale 1:3,500

Cellardyke Conservation Area

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2.0 Location, History and Development

Cellardyke is located in the East Neuk of Fife, 16km south-west of St Andrews and 6km west of Crail. It adjoins Anstruther Easter to its west.

Part of Kilrenny parish, Cellardyke is closely associated historically with the village of Kilrenny located just over a kilometre inland. It was for a long time referred to as 'Nether Kilrenny' and was historically important as the harbour for Kilrenny. The New Statistical Account in the 1840s refers to Cellardyke as a town and Kilrenny as a village. An early map (1642) shows it as 'Silver Dyke'. It was also known as 'Siller dykes'. This became anglicised to Cellar dyke(s). In the Old Statistical Account in the 1790s it was said that the name derived from the range of cellars along the foreshore for preparing fish for exportation. Another more likely version claimed that it was from the fish scales on the fishing nets sparkling in the sun making the dykes appear silver. Early spellings are inconsistent and various can be found on maps and in documents. To add to the confusion the harbour has also been long referred to, in charters for example, as 'Skin-fast haven'.



Extract from Taylor & Skinner's Road Survey map of 1776 showing 'Cellar Dykes' linked to the turnpike road.
Source: National Library of Scotland

Fishing has been central to Cellardyke's identity from early times. A Charter in 1222 refers to an agreement between the monks of Dryburgh and the Augustinian Canons of St Andrews allowing their respective fishermen to use each other's harbours without levies, other than payments to their own parish church. Fishermen would have taken advantage of any natural features whether burn or creek. The local geology with its steeply inclined rocky synclines (skerries) would have given some natural protection. In 1452 there is a reference to the Bishop of St Andrews building a home near to a sheltered creek known as Skinfast haven. It is claimed that the first harbour was built by Dutch stone masons at that time. In the mid-16th century the local laird built a pier to improve the landing. Completed in 1579, the Scottish Parliament granted him hereditary tenure and subsequently the right to all profits from it. A Charter from the Archbishop of St Andrews conferred on the lands of Kilrenny the status of a Free Burgh of Regality and the right



Kilrenny Coat of Arms on Town Hall.
“Semper Tibi Pendiati Hamus” – translates “May a hook always hang for you”.

to hold a weekly market. An associated tollbooth and jail was built some time later in 1642. The surviving column of the mercat cross of same date, a Scheduled Monument, can be seen against the replacement Town Hall built in 1883 on Tollbooth Wynd, at the eastern end of James Street. But by 1843 the New Statistical Account notes that neither Cellardyke (Kilrenny Nether) nor Kilrenny had their own market. The settlement grew from the 17th century onwards with improvements in the harbour and fishing. Other documents such as the Old Statistical Account in the 1790s and contemporary Directories provide further snapshots of Cellardyke during these formative periods in its development. By the 1790s there was a turnpike road along the coast between Anstruther and Crail and between Anstruther and St Andrews but still only two or three miles of statute labour roads within the parish. The Old Statistical Account describes a settlement in severe decline in the late 18th century. The population, heavily reliant on fishing, had decreased over the previous thirty years as fish stocks had become depleted. Within living memory there had been fifty large fishing boats employed during the summer herring fishing season, but now the fishery was '*miserably decayed*'. Herring had been fished on the Forth from medieval times. From the 17th century there was off-shore great-line fishing for white fish; with herring fishing in the autumn and spring. The industry was however particularly vulnerable to fish periodically becoming scarce.



The main outer pier of Cellardyke's harbour, Skinfast Haven

In 1819 Webster's Topographical Directory of Scotland notes that:

'The coast is one continuous ridge of rocks, with 2 small creeks, where boats are perfectly secure at the port of Cellardykes, the harbour of Kilrenny.'

An earlier more prosperous time during the 17th and early 18th centuries had marked the first significant phase of Cellardyke's development. However, Webster's Directory further notes that:

'The town has decreased very much since the Union, and particularly since the decay of the fishing on the coast. It is now a paltry village'

A second phase of major growth started in the mid-19th century. This included new building in response to overcrowding and public health concerns. There were cholera outbreaks in both 1832 and 1849. The New Statistical Account in 1840s commented that the population was crowded closely together and that *'fever is often prevalent.'* It further noted that there were now about one hundred large herring fishing boats in the summer. The harbour was considerably improved in 1829. In 1898 further improvements were made following major storm damage. The west pier was extended using early mass concrete. The Board of Trustees had advanced loans to the town for the improvement of fisheries which was spent on building new quays.



The outer pier showing the rebuilt part to the right.

The harbour improvements in 1829 extended the outer pier and built out a short pier from the bulwark. This short pier was removed by 1854 and the present stone pier built. The great storm of 1898

destroyed half the long outer pier which was rebuilt in stone blocks and cement and the west pier extended using early concrete. New housing was built in the 1860s in East and West Forth Street and Ellice Street. Westwood's Parochial Directory of 1862 states that *'it is one of the most important fishing stations in the County.'* And that the bulk of the adult male population were fishermen. The occupations and businesses listed in the directory support this image of a village dominated by fishing. 2 boat builders; 2 boat chandlers; 56 boat owners and skippers plus an additional 115 skippers during the Lammas herring fishing; 4 oil cloth manufacturers; 2 shell fish agents; 3 ships masters; 9 fish curers; 1 cod liver oil manufacturer; 1 sail maker and 1 fishery officer.

The new fishermen's' housing built in 1860s and 70s at East and West Forth Street and Ellice Street incorporated gantries for hoisting nets into the roof space stores. The new houses on Rodger Street just outside the conservation area were specifically designed and built for fishermen and included, unusually, forecourts for temporarily setting down of nets and gear and large outhouses to the rear which, in addition to coal stores, wash houses and accommodation, provided fishing gear storage. Fixed external rear hoists were used for the nets, but sliding dormer beams were more common.

In the 1881 census there were ten times as many Cellardyke fishermen as in Anstruther Wester and Easter combined. In the mid-19th century a new harbour was built in Anstruther to be known as the Union Harbour to signify that it was to serve both Anstruther and Cellardyke fishermen. From 1863, Cellardyke also benefited from Anstruther's new railway station. Fife fishermen, including those from Cellardyke, were major players in the success of the Scottish herring fishery which, by the late 19th century was the world's biggest. Like other East Neuk fishing villages, the Cellardyke economy boomed in the 19th century. Not only did the number of fishing boats increase but also their size. The majority of these larger boats now operated from the new Anstruther harbour. It was the usual practice for boats to go north to Peterhead and Wick but some remained and fished successfully locally. Herring was also fished for short periods in the winter and autumn. The rest of the time there was white fishing

and as many as thirty boats went out daily. The small harbour would have been at capacity and it is noted that *'as the harbour is intended merely for fishing boats no ships or foreign vessels are allowed to enter it.'* References are made to extensive fish curing, smoking haddock and pickling cod, which was exported to Glasgow, Liverpool and London. 'Fish Curing Sheds' are shown on the 1895 Ordnance Survey map, located on the foreshore, on the NE edge of Cellardyke. Great quantities of 'wilks' were also sent to the London market.

In the 1790s there had been as many as twenty-four small breweries in Cellardyke. In the 1840s there were fourteen houses licenced for selling spirits and several others licenced only for the sale of porter, ale and beer.



'Silverdyck' James Gordon 1642. Source: National Library of Scotland



'Silverdyks' John Adair 1684. Source: National Library of Scotland



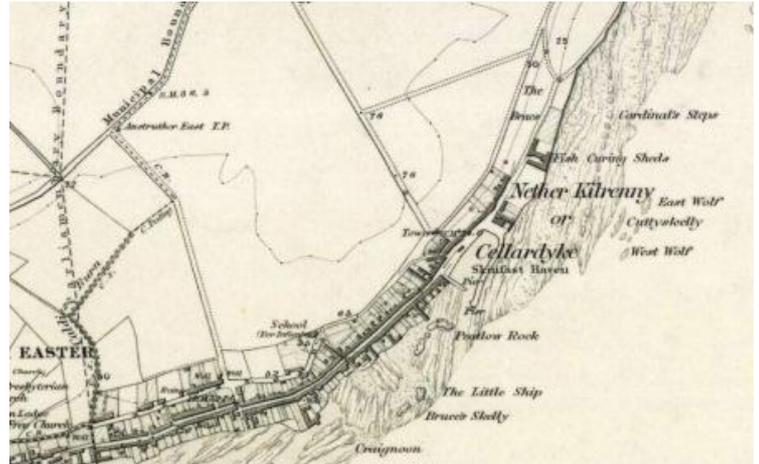
'Cellar Dykes' John Ainslie 1775. Source: National Library of Scotland



'Cellardykes' Sharp Greenwood & Fowler 1828. Source: National Library of Scotland



'Cellardykes' John Thomson 1832. Source: National Library of Scotland



'Cellardyke' Ordnance Survey 1st Edition 6" 1854. Source: National Library of Scotland

After the Great War the Scottish fishing industry entered a period of serious decline, reaching crisis in 1929. In 1930, in addition to fishing there was still a range of trades and businesses operating in Cellardyke, but now only one licenced house. Four cooperages with fish processing continued in business. Fishing remained the main industry until WW II, after which many fishing boats were sold following de-requisitioning from the Admiralty. Subsequently most Cellardyke fishermen fished from other ports, such as Aberdeen or Peterhead, This was increasingly great line fishing or with the new local seine net fleet, mostly based in Pittenweem.

3.0 Character and Appearance

3.1 Setting





Steps at the NE edge of the conservation area at the Braes show well the steep gradient.

The coastal setting of the conservation area is a major influence on its special character and appearance. There are no significant natural features visible within the conservation area or inland which influence its character and appearance. The unusual local geology, with its steeply angled synclines (skerries), created natural breakwaters. The settlement grew around the first harbour which took advantage of one of these. The rocky foreshore, whilst outside the conservation area, is a significant character feature.



Sea walls protecting the made up land at the SW end of the conservation area.

3.2 Street Pattern and Topography



Typical view along the main street.

An escarpment (brae) forms the back to a narrow geological raised beach. The narrowness of this strip of land and relative steepness of the brae dictated the basic form of the early settlement. Cellardyke conservation area comprises most of the village of Cellardyke as shown on the Ordnance Survey 1st Edition 6" map of 1855. From the first harbour created round a natural creek, development spread westwards over time to eventually join up with Anstruther Easter. In the 17th century there was not the present road access between Cellardyke and Anstruther along the foreshore. Carts had to climb to the Braehead (roughly East Forth Street) and then drop down to the harbour along Shore Wynd. New ground was made-up over time along the rocky western foreshore giving rise to some massive sea walls. The need to be near to the new harbour at Anstruther became increasingly important during the 19th century. Westwood's Parochial Directory of



Characteristic stepped access to foreshore.



Characteristic pend and wynd climbing up brae.



Characteristic wynds providing access to foreshore.

1862 notes that Cellardyke *'consists of one main street, running along the shore...'* From this still basically linear street pattern with a single main street, Cellardyke also expanded inland with the new development of East and West Forth Street following the top of the Brae. Urquhart Wynd and Tolbooth Wynd provided the main links between these two parallel streets. Dove Street (formerly known as Pigeon Park Lane) was squeezed tightly behind Shore Street in the early 19th century.



The above extract from Greenwood's map of 1828 shows the distinct linear pattern of the settlement with links up the Brae and with the foreshore. Source: National Library of Scotland



The above extract from the OS map of 1855 shows this characteristic street pattern in more detail. Source: National Library of Scotland

Wynds provided cart and pedestrian access at regular intervals to the foreshore and up the brae. The present Town Hall is the site of the original tolbooth which included the jail. Historically the main route inland converged on this area via Tolbooth Wynd and it was and remains significant. Some maps also show a link between the coastal (turnpike) road and the harbour at Braehead. It is more likely that the main routes were initially



Junctions of West Forth Street and Tolbooth Wynd.

eastwards towards Kilrenny via Kilrenny Mill and later westwards towards Anstruther Easter.



Extract (above) from the OS map of 1893 shows in addition to East and West Forth Street, Ellice Street, School Road and Dove Street shown on the 1855 map, the recently added Rodger Street.

Source: National Library of Scotland

The conservation area terminates to the NE at the Braes, traditionally the area where fishing boats were drawn up for storage and maintenance, and near the public bathing pools. Caddies Burn (a possible derivation of 'Culdee's') shown on the OS 6" map of 1854, now Burnside Terrace, marks the SW extent of the conservation area and was formerly the Parliamentary parish boundary. A lack of forecourts and continuous frontages to most of the development within the conservation area, combined with few open spaces, means that road junctions and cross roads assume a greater importance in the streetscape. In turn they add more to the character of the area. An example is the junction of West Forth Street and Tolbooth Wynd.

3.3 Buildings and Townscape

3.3.1 Building Types

The conservation area as a whole is characterised by a diversity in form but from a limited range of types of building. Most buildings date from the two main periods of prosperity and growth in the 18th and 19th centuries respectively. Two storey, three bay houses predominate.

Most of the buildings fall into the following broad types:

- 18th and 19th century cottages
- 18th and 19th century houses and tenements



Backlands sail loft and store



Three storey tenement with attic.



Two storey 18th century house

- Other non-domestic buildings
- Modern infill and re-development

A characteristic feature is the survival, though under threat, of substantial numbers of fishing lofts and stores. No shops still trade although the change to residential use has retained the retail character in some cases.

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, over a third with corbie or 'crow-step' gables. This style was highly influenced by the architecture and building practices of the Low Countries through strong trading and cultural links from the earliest medieval times.

Walls are generally constructed in sandstone rubble and left exposed although sometimes painted, or finished in a modern smooth painted cement render.



Rough rubble masonry left contrasting with snecked squared rubble right with its mixture of risers, levellers and snecks. Note characteristic traditional pantile roof with a slate easing course.



Examples of traditional red pantile roof, stepped-gable and thackstone.

A few later buildings, mainly non-domestic, post the arrival of the railway to Anstruther, are constructed in red brick masonry. On some front elevations sandstone masonry units may be squared and of similar dimensions, on most it is much more irregular. Most early buildings are constructed in poor quality local sandstone rubble. There is some surviving slaister or harl pointing where the flush pointing extends over the face of most of the stone units leaving only the largest bare. It is likely that this style of finish was common on these poorer quality sandstone rubble buildings.



Examples of traditional fore stairs (John Street).

There is evidence of a continuing vernacular tradition of finishing these snecked mortar joints with horizontal scratched imitation joints. Some later mid-19th century buildings adopted the then fashionable snecked style of masonry using better quality imported sandstone and there are some good examples.



Example from the conservation area of traditional 'slaister' or 'harl pointing'.



Examples from the conservation area (above and below) of dated marriage lintels.



The dominant roofing material (82% in the main part of the conservation area surveyed- John, James and George Streets, Shore Street and Harbour Head) is a traditional clay pantile. Generally red pantiles are used, although the less common blue/grey pantile can be seen on a few roofs (1%). With the exception of a few concrete or Rosemary tile roofs, the remainder of roofs (16%) are slated using Scottish and some Welsh slate.

Most roofs have managed to avoid the addition of roof-lights or dormer windows. In the late 19th century when fishing gear became bulkier many lofts were utilised and dormer windows with hoists installed. Many still have the dormers but few of these hoist gantries survive. Such lofts continued into modern times, being included for example in the design of the social housing just outside the conservation area on Toll Road. Another unusual local feature is the large transom light over the front door which extends to the roof eaves. This feature, found on a number of buildings, may be a solution to the obsolete door opening following the removal of an earlier fore stair.



Welsh Bangor heather coloured slate roof.

Slate easing courses can be seen on a significant number (31%) of pantile roofs. This detail is a feature of many vernacular building in Fife. The original 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



A rare dated skew-put (James Street).



Massive transom light in place of a forestair door.

caught in the gutters.

A relatively high percentage (9%) of the listed buildings has fore-stairs. More have had them removed in the past and they would have been much more common in the 18th and early 19th century. Those that survive are therefore significant reminders of this increasingly rare architectural feature.

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. A few have a dated skew or marriage lintel, either still in situ or incorporated from an earlier building. Chimney heads are generally gable apex located with plain buff cans and copes. As a result of this lack of ornamentation, windows and doors assume greater prominence and importance in the overall design.



Oilskin factories off western end of James Street (one of four in Cellardyke in 1866) built using imported brick post arrival of railway in 1863.

3.3.3 Orientation and Density

Most buildings are orientated north-east/south-west, following the shoreline and packed in tight terraces. The buildings in Toft Terrace, Urquhart Wynd and Ellice Street step up the brae at right-angles, still in tightly packed terraces. At Tollbooth Wynd they are able to take advantage of the more level ground. All along the main street the buildings on the seaward side are at a lower level though this slope is disguised by the modern road surface which cuts

across historic door and window levels. A lack of forecourts and the continuous frontages to most of the streets within the conservation area creates an illusion of high density. However, behind most are back-lands which stretch either up the brae or down to the foreshore. Most have a rich mix of traditionally constructed buildings but the character remains essentially low density. At the rear of many plots there are often substantial fishing gear stores and workshops which are an important element of the character of the conservation area.

3.3.4 Key Listed and Unlisted Buildings

There are 49 statutory list entries for the conservation area. This represents only a small proportion (15%) of the total number of buildings in the conservation area. Just under a third (29%) are category B listed, and the rest are category C. There is also one Scheduled Monument, the Mercat Cross. This ratio of categories is significant and reflects a number of factors; age and rarity, any close historical associations and architectural or historic interest.



Non-listed 1883 Town Hall closing the vista looking east down James Street.



Category B listed harbour.

Most buildings are 18th and 19th century, of a modest common vernacular type, often altered and without any close historical associations. This is reflected in the high proportion of category C listings and low proportion of all buildings listed. There are few exceptional buildings or structures. The un-listed late 19th century Town Hall is significant for its contrasting Scots baronial style, scale and presence in the streetscape, and for its historic significance.

The category B listed harbour is the other. It is architecturally and historically significant and is also a major character element in the conservation area.

3.4 Spaces

There are very few areas of public and private open space within the conservation area. There are three small parking areas serving James, John and George Street sections respectively of the main street.



One of only three small public parking areas (SW end of George Street)



Benches and information board at Harbour Head.

The open areas of the harbour waterfront and piers including the pumping station at the rear of Harbour House, allow views across the harbour and SW along the foreshore towards Anstruther.

3.5 Trees and Landscaping

There is little formal landscaping within the conservation area and private garden ground is largely out of sight behind houses. There are no significant trees or landscaped areas either public or



Garden off George Street, created on site of former tenement.

private, which influence to any great extent the character of the area. There are some small grassed areas at the eastern end of East Forth Street; at Harbour Head and at the top of Urquhart Wynd. There are small landscaped areas with planted beds at the junction of East Forth Street and Shore Street and along George Street. Whilst these do not add to the historic character of the conservation area they are no doubt much appreciated for their amenity value.



Planting and benches at corner of East Forth Street and Shore Street on site of former buildings.

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 which during the summer can become congested with visitors. Otherwise there is very little through traffic. Vehicular traffic along the main street is minimal and largely for local access. Parking within the conservation area is limited to the three small parking areas and on-street parking along the narrow streets. The Fife Coastal Path runs through the conservation area. The path, a seventy eight mile trail from the Forth Bridges to the Tay Bridges, links the conservation area with other Fife coastal villages and nature reserves.

3.7 Character Areas

Certain parts of the conservation area have their own distinctive character (see Appendix 5 descriptions). These are:

- Harbour and surrounding properties
- The Toft
- George, James and John Streets
- West and East Forth Streets
- School 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 19th century were often elegantly designed, with classical mouldings or other intricate details which complemented the contemporary local architecture. In the conservation area any original street lighting has long been replaced 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 'period' lamps have no historic precedent and contribute little to the authentic character of the conservation area.



Above and below – modern 'period' street lamps.



Above-late 19th century view of Shore Street. Note street light and public water hydrant. Contrast with view from a similar point. Note buildings in centre mid-ground now demolished. Source: CANMORE



An example of an original street lamp post may have survived from the mid-19th century located at the western end of Braehead. Historic street lamp designs are evident in photographs from the late 19th century. There was a gas works nearby in Anstruther Easter.



Left: Later lamp on an early, possibly gas, lamp column located at end of Braehead.

Right: Modern, plain, elegant, unobtrusive street lighting.



Bench outside the Town House.

The colour of the light and its brightness can also affect the night-time character of the conservation area though this was not assessed as part of the appraisal.

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



An example of the many cast-iron bollards protecting buildings along the main streets

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.



Accumulation of street furniture and other items at corner of Tollbooth Wynd and James Street, including just out of shot, a satellite dish. This is historically a highly significant part of the conservation area.

4.2 Surfacing



Modern concrete block paving above.

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. 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 clearly taking account of the modern needs of the street. A considered approach should be adopted so that the special character is not unnecessarily 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 Cellardyke conservation area this is late 18th and 19th century. Historically, there may have been, if anything, cobbled or whinstone spalls or honored strips in front of buildings and in other high traffic areas. Sett paving was expensive and used selectively for high wear areas. Similarly, only the main street would have had a raised pavement.

The historic character of the conservation area could be further enhanced by choosing designs and



Mixture of old and new materials and methods.



Harbour slipway constructed of whin sets with sandstone margin.



Traditional stone chipping and adjacent tar painted walls on Braehead.

materials which are less urban and formal. Late 19th century photographs show many streets and wynds with soft edges without gutters and raised kerbs (using sett channels instead) and this would be appropriate in these areas. The use of an agreed palate of historically sympathetic and complementary materials would enhance the special character of the conservation area. There are fortunately surviving examples of historic surfacing which could help inform the choice of complementary and sympathetic treatments for public hardscape areas, including roads and footpaths.



Left-traditional whin sets. Right-traditional rough stone slab paving.



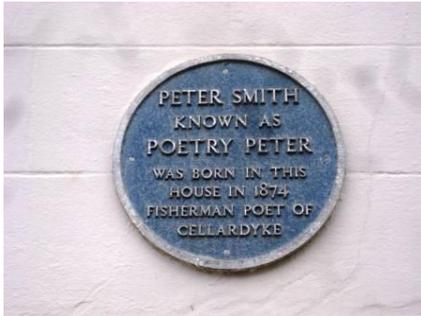
Left-whin horonising and cobbles. Right- traditional road gully detail.

Cobbles and compacted stone chippings using locally sourced sandstone or whinstone would provide a sympathetic historic setting for most buildings. 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

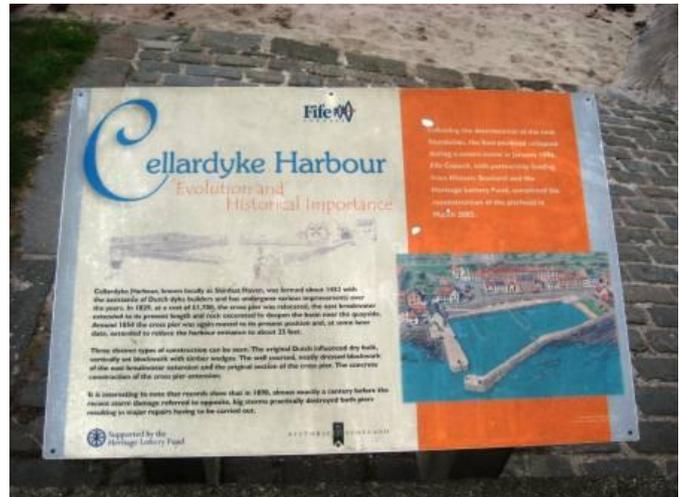
There is a board at the harbour with information explaining the historic evolution of the harbour. There are blue plaques on a couple of buildings noting famous former residents. However, there is nothing to indicate that the village is a conservation area or to explain to visitors, residents or the many people who walk through on the Fife Coastal Path, why the area is of special architectural and historic interest.



Example 'Blue plaque'



Western 'Gateway' to the conservation area.

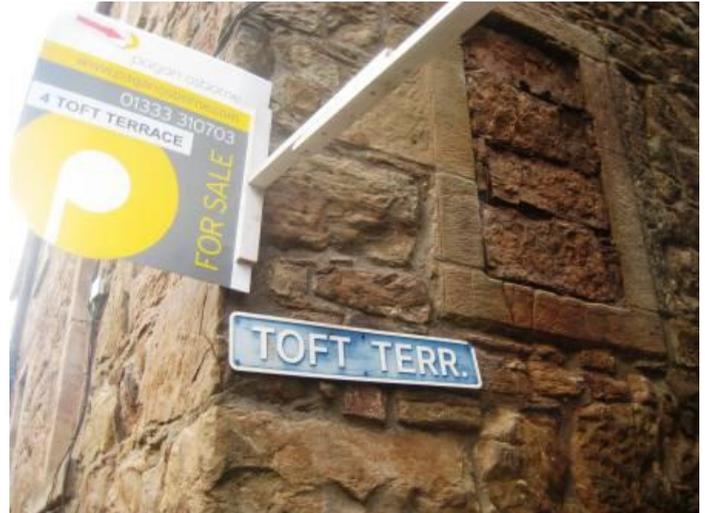


Information board located at the harbour.

4.4 Street Name Signs

Within the conservation area there are various styles of street name sign. These are generally of poor quality, often in poor repair and do nothing to enhance the special character of the conservation area.

There are unfortunately no surviving examples of historic street signs to restore or to act as templates for the manufacture of replacements. Any new signs should preferably be of a style different from the rest of the village, be of good quality, of an appropriate design to protect and enhance the special character and give the area a cohesive identity.



Typical street sign

5.0 Survey of Specific Issues

5.1 Building Materials and Details



Modern cement roof tiles on an 18th century cottage.

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Roofs form a dominant character element in vernacular architecture and they are particularly visible within the conservation area due to the sloping topography. Where examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. Materials or components have a limited life and many will have already been renewed. It may not simply be a case of replacing like for like or retaining things as they were at the date of statutory listing. Some buildings have been re-roofed for example with plain Rosemary clay tiles or modern concrete tiles.

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



Above - synthetic fibre-cement roof slates used on a late 19th century category B listed building.



Rosemary plain clay roof tiles on a 19th century cottage.

The loss of chimney cans or heads from now redundant chimneys further diminishes the historic and architectural character.



Category C listed 19th century store with brick rear gable wall. One roof slope has had the pantiles replaced since listing with modern grey concrete tiles.



Contrasting appearances of traditional roof tiles to right with the modern versions to left.

There was historically a strong Dutch influence on building styles, materials and practices. This combined with the greater ease of transport of pantiles due to Cellardyke's coastal location, vulnerability of thatch to wind damage and relative affluence, no doubt prompted their earlier use here compared to inland settlements. The first pantile works in Scotland was started just along the coast to the west at Kirkcaldy in 1714.

The correct use of these traditional building materials and methods can greatly enhance the historic character, as well as protect buildings.



Contrasting methods of construction used on harbour piers. Above Outer Pier open vertical jointed wedged masonry (mid-15th century) and below West Pier early shuttered mass concrete (late 19th century).



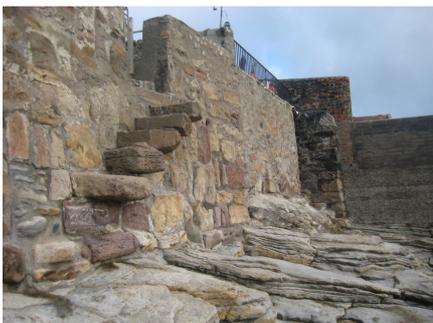
Contrasting imitation traditional roof left with authentic example right. Note reduced roof pitch, uniform tile form, colour and texture, narrow slate easing course width; enlarged proportions of gable steps; absence of chimney cans. And a satellite dish and TV ariel.



Examples of non-traditional skew cope detailing. Left-lead sheet encasing the gable skew cope. Right-row of slates over tile /skew junction.

5.2 Traditional Features

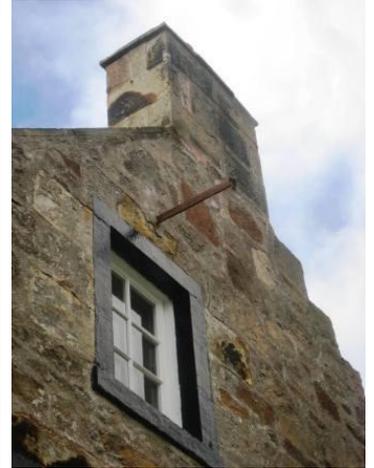
There are surviving examples of a wide variety of traditional features which add much to the special character and appearance of the conservation area. Some are protected by an associated statutory listing but many are not and are at risk of being lost. These include: sail loft hoist gantries; net drying poles; stone steps to the foreshore; a traditional hand-painted house number; a charter bole; and a former public well.



Stone steps from wynd to foreshore



Former fishing net drying poles on the foreshore. Others survive in private gardens.



Above left -re-incorporated timber former fishing gear hoist gantry over a dormer window. Above right-unusual metal former fishing gear hoist gantry over a gable wall window.

There is little evidence now of the many wells shown on the first Ordnance Survey map. Most drinking water before the introduction of mains water was drawn from these wells. The surviving one in Urquhart Wynd (also known as “Screw Wynd”) is therefore significant. These in turn were replaced by public water hydrants though none survive.



Traditional style hand painted house number



Traditional red pillar post box, cast at the Carron foundry Stirlingshire. Note post 1955 use of Crown of Scotland.



Above left - George V wall post box. Note Tudor Crown. Right –one of two classic K6 Jubilee telephone kiosks, this one at the harbour and far left a classic pillar box cast in the Carron Foundry.

The once ubiquitous traditional red telephone call box is in most places now redundant and its survival as a traditional element of the historic streetscape at risk. There are fortunately still two examples of the classic K6 Jubilee version in the conservation area. Made in the Saracen and Carron Foundries in Glasgow and Falkirk respectively, the example on James Street with its Tudor Crown appears to pre-date the introduction of the Crown of Scotland in



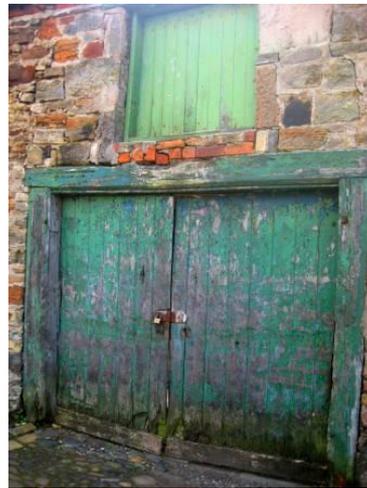
Former public well at top of Urquhart Wynd

1955 as on the one in Shore Street. Both remain in use and are therefore maintained, as are fortunately the George V wall post box and a pillar post box, which should help ensure, though not guarantee, their survival.

At Cellardyke's harbour the public barometer, which may have dated from the mid-19th century, has unfortunately disappeared and only the housing and plinth remains as a reminder. In 1857 the Board of Trade gave Rear Admiral FitzRoy permission to issue public barometers to the most exposed and least affluent fishing villages in Great Britain and Ireland to warn of approaching storms. Before this, in 1850, David Milne Home had issued Aberdeen, Peterhead and a number of other places in Scotland with public barometers.



Charter-bole in garden wall



Left-rare surviving example of an original fisherman's gear store door
Right-location of former public barometer at harbour

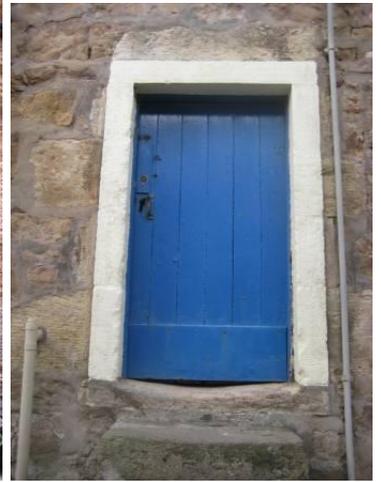


Rare surviving example of an original yard pend door



Example of a thackstane detail at base of chimney head

Within the conservation area many chimney heads still have thackstones, usually an indicator that they would once have been thatched. This is an important detail which is often lost when chimney heads are re-built or removed.



Surviving examples, as above, of early or original door styles are valuable for informing the choice of historically appropriate replacement doors on similar buildings.

6.0 Negative Factors

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

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

6.1 Unsympathetic Modern Development



Above and below - examples of some of the many different styles of modern development within the conservation area.



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 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."

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 many 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.



Contrasting original traditional stepped gable to left with modern version to right. Below same building viewed from the foreshore.



Above and below- a new building which incorrectly uses 'traditional' features and modern materials including PVCu windows and door.



Architecturally confusing piecemeal use of traditional vernacular features. Note modern porch, fenestration, garage and absence of chimneys.

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 timber plank or panelled doors.



Non-traditional style glazed door.



Above and left-examples from the conservation area of inappropriate non-traditional styles of door



Non-traditional window design with imitation Crown glass and 'horns'.

Even where windows have been replaced with traditional style timber sash and case ones, the detailing may 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 float glass in the mid-19th century. Similar considerations need to be applied to doors where inappropriate ironmongery or glazed panels can have a significant impact on the character and appearance.

Fife Council has published design guidelines on replacement windows which are available online on www.fifedirect.org.uk



Above, below and left- examples from the conservation area of inappropriate non-traditional windows (design, proportions, detailing, materials)



6.3 Shop fronts

The historic character and appearance of the conservation area can easily be adversely affected by the use of modern corporate style shop fronts and signage.

Also the use of unsympathetic modern colours and materials, for example high gloss vinyl or aluminium, can have an adverse impact. Within the conservation area the few examples of shop front fascia and signage are generally historically and architecturally appropriate for both the individual building and the area.

Fascia boards should be limited to small ones, usually positioned over the shop door. Traditionally lettering was also applied directly to the original wide masonry band course or as individually cut and fixed letters or painted directly onto the stone. Colours and text should be traditional and content



Traditional appearance of bar fascia with simple sympathetic lettering.

restricted usually to just name and business.
Fife Council has published Shop front Design Guidelines which are available online on www.fifedirect.org.uk



Above and left – examples of former shops now in residential use.



Massive sea walls at western end of George Street.

6.3 Views /Vistas

Views and vistas within, across, out and towards the conservation area are limited due to the topography and density of development. There are glimpses of the sea and beyond down the access wynds to the foreshore. There are similarly views across the rooftops and beyond in some places. Due to the rocky foreshore and limited access views inland are experienced less. They are nevertheless very distinctive and exert a strong influence on the character due to the combination of rocks, sea walls, steps, and adjoining buildings.

From the harbour it is possible to look east and westwards along the foreshore and these views are particularly significant. The high wave walls to the



Views from and along the foreshore.



View from harbour west pier towards the Isle of May.

harbour piers restrict the views to glimpses through the harbour mouth or from the West Pier.

Key views and vistas are:

- views looking towards and across the harbour
- views along the coast
- vista along James Street ending in Town Hall
- views of foreshore down access wynds
- Views of Isle of May from harbour and brae head



View looking west from the harbour



View over the roof-tops from top of wynd on John Street looking toward the Isle of May.



Views across harbour.



Views along the main street.



7.0 Sensitivity Analysis

7.1 Materials



Example above of the adverse effect of cement mortar on masonry.



Modern cement used on the category B listed Cellardyke harbour

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. These types of paint and mortar are harmful from a technical viewpoint as they trap moisture within the masonry and accelerate decay. In addition to trapping moisture, cement-rich mortars and renders do not absorb moisture either directly or through drawing it from the less porous adjacent stone to allow it to freely dissipate over a large surface area. Instead the adjacent stone will absorb a greater proportion of the moisture. Depending on the location it may also absorb run-off from adjacent surfaces. The combined result will be the accelerated decay of the stone. Also aesthetically they are historically incorrect and do not protect or enhance the special character of either buildings or the area. Lime based paints and mortars should be used or breathable liquid silicate (mineral) paints.

Skinfast Haven, Cellardyke's category B listed harbour has developed in stages with corresponding distinct styles of construction. It is vital to understand the technology of each to ensure that different parts are maintained and repaired correctly. For example, the oldest, inner section of the main outer pier has an open jointed masonry with timber wedges to keep it so. Sections of masonry have, however, been pointed in modern cement. Elsewhere an inappropriate style of pointing with liberal use of pinning stones has been



Coloured cement mortars used in attempt to imitate rubble masonry (George Street).

used. The functional efficiency of the structure as well of the historic integrity and significance has as a result been compromised and diminished.



Above examples of the use of modern cement render on traditional sandstone rubble masonry (left) and pointing mortar (right).



PVCu rainwater goods and soil pipes.



Modern concrete roof tiles on above left-hand roof. Contrast with traditional pantile roof to right.



Modern and enlarged windows and dry-dash render.

Some 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 of modern materials in the conservation area are concrete roof tiles and PVCu

rainwater goods and soil pipes.

7.2 Colours

Photographs taken towards the end of the 19th century show a high proportion of the buildings with unpainted masonry or harling. Those that are painted appear to be whitewashed. The choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white, which was not historically available, is widely used for external renders, windows and other woodwork. Off-whites (not creams) are historically more appropriate.

Pigments for lime-washes for walls may have been derived from a range of animal, vegetable or mineral sources, provided that they were alkali resistant. Natural earth pigments and even lamp black 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. Finishes would also have been softer and not the high gloss/ high sheen finishes common today.



Example of use of a traditional dark colour for external woodwork.



Modern varnish applied to a traditional panelled door.



Examples of a non-tradition colours used on doors

Certain dark colours may be more appropriate for windows, having a historic precedent. External woodwork was not usually varnished and so is not generally an appropriate finish within the Cellardyke conservation area. In exceptional cases poorer quality external woodwork may have been painted to simulate a high quality hardwood. It may, in these



Remnants of a former black and white colour scheme (tar and whitewash) on a building with eaves latterly raised and used as a pig sty.



Traditional tar painted sea wall above.

exceptional cases be acceptable to use external varnishes if supporting evidence can be provided.

Generally 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.



Example of a non-traditional colour scheme.

Blue was available as a lime- resistant colour derived from French ultra-marine from the 1830s. It would however not enhance the 18th 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 this would have had a very different appearance to the modern intense high gloss blacks and whites so often seen.



Contrasting examples of use of rich colours. Above left a non-traditional style door in a non-traditional colour. Right—an original door painted in a rich traditional colour and far left remnants of original paintwork in a similar colour.



Insensitive paint treatment.

A characteristic feature of Cellardyke, in common with other East Neuk fishing villages, is the use of tar as a masonry finish. Tar was readily available as a by-product of gas production and traditionally used in boat construction. It was also used to weather-proof sea walls and other exposed masonry. It was a cheap way to freshen-up high traffic areas such as wynd and pend walls.

Unless stone is of poor quality or 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 historically accurate finish.



Evidence of past colours and decorative finishes

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. This publication *Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas* is available online on www.fifedirect.org.uk



Traditional tar painted yard wall.

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. An extension or addition to a building or the introduction of a new feature such as a garage door, dormer window or roof-light may harm the special character of the building and the area.



18th century category C listed cottage. Modern dry-dash render removed and pantiles added



18th century category C listed cottage. Paint removed from masonry and dormers added.



Prominent gap site between Dove Street and Shore Street at heart of picturesque harbour area. Note satellite dishes (and row of rubbish bins).

Fortunately Cellardyke conservation area appears to have avoided the mass addition of dormers from the late 19th century onwards which has diminished the architectural and historic integrity of buildings elsewhere. As in other East Neuk fishing villages



18th century category B listed house with the harl removed, and a second dormer complete with replica net hoist gantry added.



Satellite dishes - on building opposite Town Hall and below.



many of the 'dormers' are mid to late 19th century additions with, originally, associated hoist gantries inserted to provide access to the roof space sail lofts. Fixed external hoists were sometimes used for the nets, but sliding dormer beams were more common. Usually seen as a single central dormer per unit they were either designed as part of new houses or added to earlier ones during the mid-19th century herring fishing boom.



Conspicuous multiple modern vents on traditional pantile roof

On a smaller scale, satellite dishes and even TV aerials, which are clearly modern intrusion diminish the historic character and can be seen throughout the conservation area. Similarly, additions such as security alarm panels, roof vents, hanging baskets, porches or carriage lamps need to be considered carefully to ensure that they are historically appropriate and do not adversely affect the historic or architectural character.



Traditional cottage with imitation stone cladding, dry-dash render, enlarged windows, PVCu door, modern sky-light, concrete roof tiles.

For example the significance of the traditional net loft dormer, including a hoist gantry, above left is diminished by the addition of a modern balcony; modern window and sky-lights and satellite dish. The chimney cans have also been lost. Note the different refractive characteristics of the original cylinder or crown glass compared to the modern float glass used to re-glaze the dormer.

8.0 Buildings at Risk Survey

There is only one building in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland, un-listed 4 Dove Street.

However, there are many other buildings and structures within the conservation area which are of significance and at risk. Not included on the register or on the statutory list, they still have some protection by virtue of their inclusion in the conservation area and the Article 4 Direction which removes certain permitted development rights.

Part of the special character of the Cellardyke conservation area is due to its mix of different types of building. These reflect historically significant past uses even though they may now be obsolete, such as as shops, net lofts, barking sheds or wash houses. The former oilskin factories on James Street are a reminder of the four such businesses operating in 1866. If converting a building to another use such as residential the pressure is to add materials and design elements to give it the corresponding character and amenities. As a consequence much of the original character may be lost.

For example, 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. Another example is along East Forth Street where the former fishermen's' sheds have had modern metal doors and PVCu rainwater goods added and generally so altered that they retain little of their original character. New garages have been built alongside and houses altered in

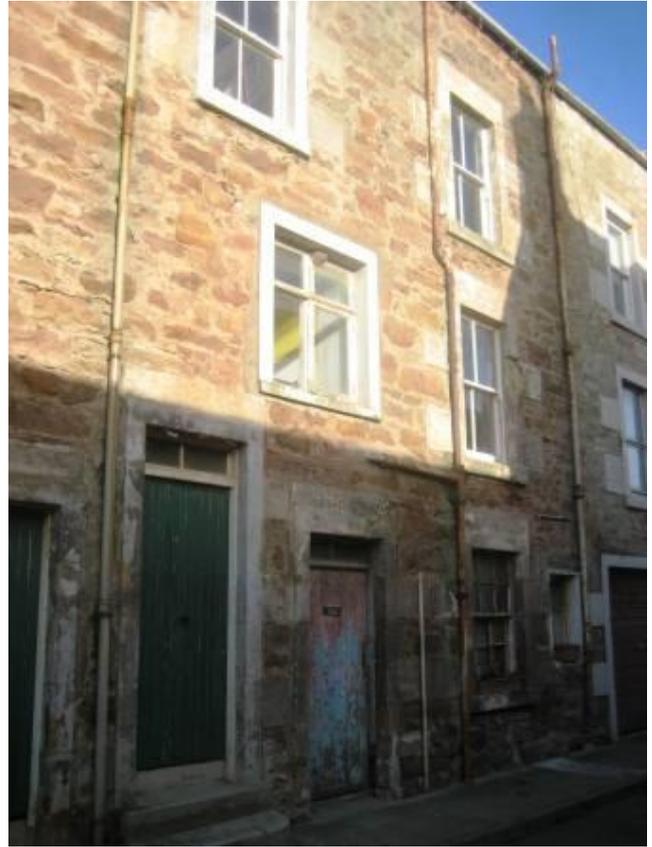


Former stores and workshops along School Road and East and West Forth Streets (above and below).





such a manner as to destroy any historic character. A similar process can be seen along West Forth Street and School Road. In each of these areas the buildings and the historic character of the streets as a whole have been significantly diminished by such inappropriate development.



4 Dove Street on national Buildings at Risk Register.



Full planning permission has been granted to convert and extend the above property fronting School Road into a substantial two-storey house (Ref. 08/01914/EFULL)



Former oilskin factory at western end of James Street.

Before the availability of modern synthetic materials in 1950s removed the need, 'barking' the fishing nets was a routine activity (every few weeks during the fishing season). An outbuilding contained the furnace used to boil up a mixture of tar creosote and water, contained within a copper pot situated in the furnace's stone structure would have once been common. Originally oak or birch bark, then cutch from the east, and then alum or creosote was used to preserve the linen or hemp and later cotton nets. Creosote would have been a by-product of the local gas works in Anstruther Easter.



Remnants of former barking house-furnace flue and copper pot (right).



Former shop on John Street now in residential use.

Other outbuildings such as wash houses may similarly become redundant, neglected and if no alternative use found eventually demolished or removed. Wells and public water hydrants were once a familiar part of the street scene. The well at the top of Urquhart Street is a rare surviving reminder.

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

9.0 Opportunities

9.1 Boundary Refinement

It is recommended that consideration is given to extending the conservation area to include the houses along the top of the brae (see Appendix 4 map) which are visible from the harbour in order to control any potential changes in appearance which may have an adverse impact on the character and

appearance of this particularly significant part of the conservation area. There are no other proposals to refine the Cellardyke conservation area boundary. The existing conservation area boundary, designated in 1984, is still otherwise 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 6th 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 Cellardyke 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 (2012) 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. This framework is:

- 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 Cellardyke. 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 Cellardyke 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 Cellardyke 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 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

Kilrenny and Cellardyke, Harry D Watson, H
D,(1986) John MacDonald, Edinburgh

APPENDIX 1

BOUNDARY DESCRIPTION FOR CELLARDYKE CONSERVATION AREA

Commencing at a point at the south east corner of the pier and thence north east along the east side of the pier following the coast line where it meets the north eastern boundary of Sea Braes, Shore Street; thence north east along said boundary crossing Shore Street and continuing along the north eastern boundary of 34 The Braes, Shore Street; thence south east along the southern side of Braehead and East Forth Street to a point midway between numbers 25 and 27 East Forth Street; thence north crossing East Forth Street and continuing along the eastern boundary of the curtilage of Number 24 East Forth Street, thence west along the northern boundary of lands belonging to Numbers 10 to 24 East Forth Street and the northern boundary of the curtilage of the engineering works; thence continuing west across Toll Road along the centre line of School Road to a point where School Road meets Burnside Terrace; thence south along the centre-line of Burnside Terrace and Caddie's Burn to a point where it meets the coast; thence east and north east following the high water mark of the ordinary spring tide to a point where the coast line meets the pier and thence south east and east along the south side of the pier to a point of commencement.

APPENDIX 2

LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA

APPENDIX 3

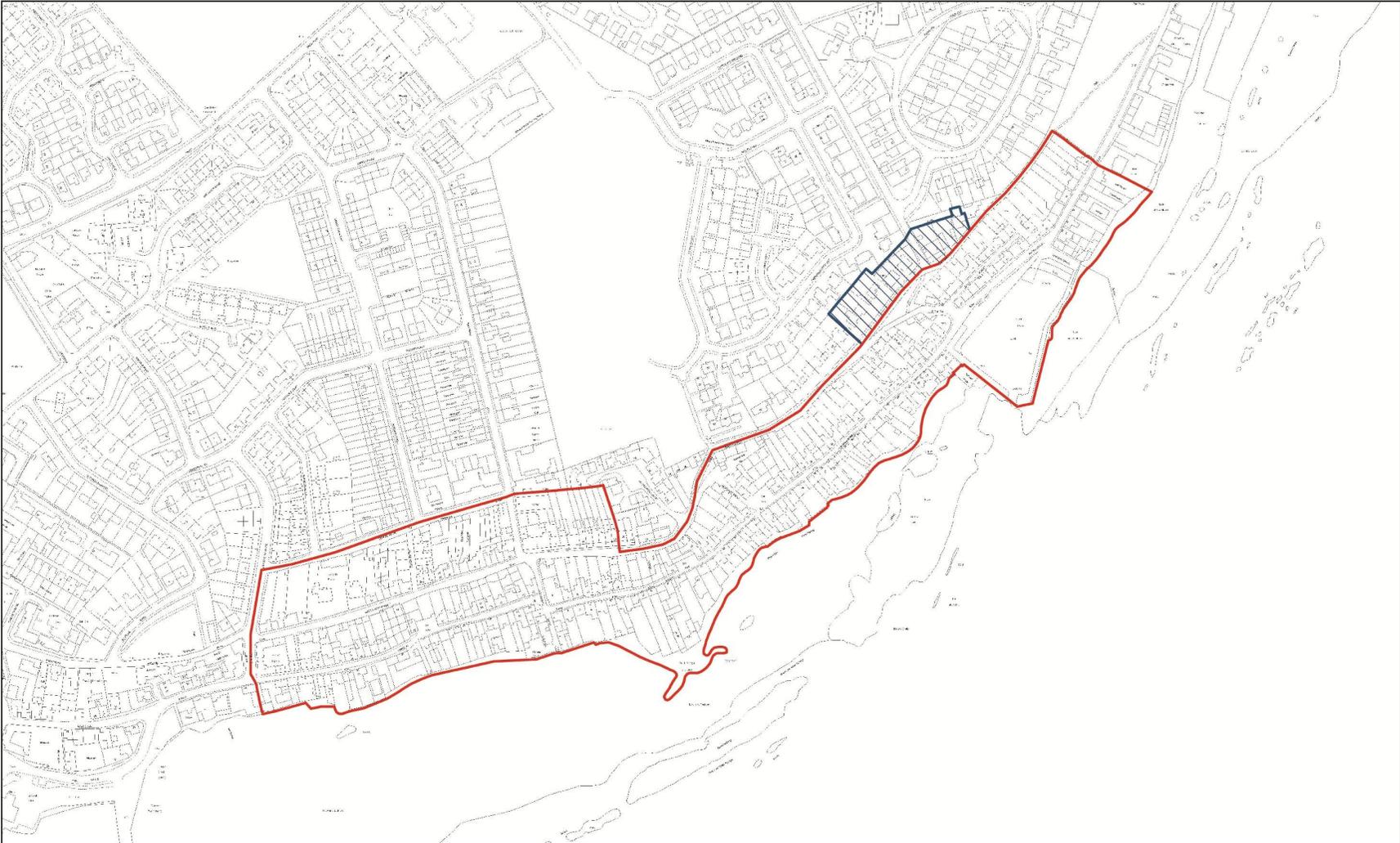
THE CELLARDYKE ARTICLE 4 DIRECTION

The Cellardyke 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	The carrying out by a roads authority on land outwith but	To protect the historic fabric of the area and ensure the replacement and repair of such areas

Class 31	adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	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 form indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.

APPENDIX 4
PROPOSED CONSERVATION AREA EXTENSION



Cellardyke Conservation Area

-  Existing Conservation Area Boundary
-  Proposed Extension to Conservation Area

N
Scale 1:3,000



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APPENDIX 5: Character areas descriptions

1. Harbour and surrounding buildings

Characterised by:

- tightly packed rows and terraces
- buildings orientated towards harbour basin
- sense of enclosure reinforced by stepping down from Shore Street with wide 'drying green' and large retaining/harbour walls and high wave walls to harbour piers and narrow harbour entrance
- enclosure punctured by four routes in/out: east/west along foreshore; to sea through harbour entrance; up escarpment/inland;
- visually foreshortened mass of Dove and Shore Street buildings concentrated against steep escarpment
- impact reinforced by some substantial buildings: 4 bay, 2 storey plus attic 3 and 4 Harbour Head; 9 and 4 bay 10 Shore Street; 6 bay, 2 storey plus attic 22 and 24 Shore Street; heightened 31 Shore Street
- contrasts with the few remaining single storey cottages such as 26 Shore Street and 2 Harbour Head
- mix of traditional building materials and methods: some slate but mostly pantile; exposed sandstone masonry and harled/smooth render
- mix of 18th and 19th century vernacular buildings. Plain architectural detailing. Relatively few stepped gables
- demolition of a building to east of 3 Shore Street in the past has provided valued amenity space but by opening up this corner but has altered the historic character. Similarly a gap site has been created between Shore and Dove Streets although this is detracting from the amenity of the area.

2. The Toft

Characterised by:

- buildings orientated at right-angle to the foreshore, stepping up the steep escarpment

- resulting in terraces linked by steps
- houses face range of traditional store/workshop out-buildings
- buildings are a mix of substantial 2 and 3 storey 3 bay houses some with attics; mix of 18th and 19th century architecturally plain vernacular buildings.

3. George, James and John Streets

Characterised by:

- tightly packed terraces each side of narrow streets
- dense rows intersected by access wynds at right-angles leading down to the foreshore and up escarpment
- three similar streets link along the foreshore
- slight curves and dog-legs at intersections allows facades to be seen.
- importance of intersections
- few gable ends to street-assume greater visual impact (e.g. 56 John Street) and provide variety
- glimpsed views of the sea
- to seaward side: buildings step down from the road, the surface of which has built up over the years to cut across former door and window openings; long plots of garden ground to the shore ending with sea walls
- mix of traditional materials and methods; and of 18th and 19th century plain 2 store, 3 bay vernacular buildings. Relatively few stepped gables for example.
- historic character changed by modern gap sites from demolished buildings -now used as car parking or amenity ground

4. West and East Forth Streets

Characterised by:

- Linear development following top of the escarpment
- splits into east and west sections

West section:

- all within the conservation area
- rows of fishermen's stores to the seaward side contrasting with more substantial tenements to the landward side
- narrow street with high density development to the landward side and low density to the seaward side. Two detached villas in garden ground break up the otherwise uniform mass of tenement frontages. Includes some extant steading buildings pre-dating westward expansion of village
- some mid-19th century houses
- some out-buildings belonging to houses in Area 3 above

East section:

- both to the sea and landward sides the buildings are low density open grain development
- fisherman's stores at intervals or small groupings along seaward side within conservation area
- both sections contain a mix of traditional materials and methods – higher percentage of slated roofs (60%) to the landward side and almost exclusively pantiled to the seaward side

5. **School Road** (seaward side only is in the conservation area)

Characterised by:

- low density mix of fishermen's stores, workshops and outbuildings. Different character to landward side which is comprised of later developments, orientated at right-angles creating a low density character and includes the substantial school building.