



**ST MONANS CONSERVATION AREA APPRAISAL
and
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &
PROTECTIVE SERVICES**

APPROVED JUNE 2013

CONTENTS

- 1.0 Introduction and Purpose**
 - 1.1 Conservation Areas
 - 1.2 Purpose of this Document
- 2.0 Location, History and Development**
- 3.0 Character and Appearance**
 - 3.1 Setting
 - 3.2 Street Pattern and Topography
 - 3.3 Buildings and Townscape
 - 3.3.1 Building Types
 - 3.3.2 Distinctive Architectural Styles, Detailing and Materials
 - 3.3.3 Orientation and Density
 - 3.3.4 Key Listed and Unlisted Buildings
 - 3.4 Spaces
 - 3.5 Trees and Landscaping
 - 3.6 Activity and Movement
 - 3.7 Character Areas
- 4.0 Public Realm Audit**
- 5.0 Survey of Specific Issues**
 - 5.1 Building Materials and Details
 - 5.2 Traditional Features
- 6.0 Negative Factors**
 - 6.1 Poor Quality Modern Development
 - 6.2 Replacement Windows and Doors
- 7.0 Sensitivity Analysis**
 - 7.1 Materials
 - 7.2 Colours
- 8.0 Buildings at Risk Survey**
- 9.0 Opportunities**
 - 9.1 Boundary Refinement
 - 9.2 Article 4 Direction
- 10.0 Conservation Strategy**
 - 10.1 Planning Policy
 - 10.2 Long Term Management
 - 10.3 Supplementary Planning Guidance
 - 10.4 Grants and Funding
- 11.0 Monitoring and Review**
- 12.0 Further Advice**
- 13.0 Further Reading**
- Appendix 1:** Conservation Area Boundary Description
- Appendix 2:** Listed Buildings within the Conservation Area

Appendix 3: St Monans Article 4 Direction

1.0 Introduction & Purpose

1.1 Conservation Areas

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

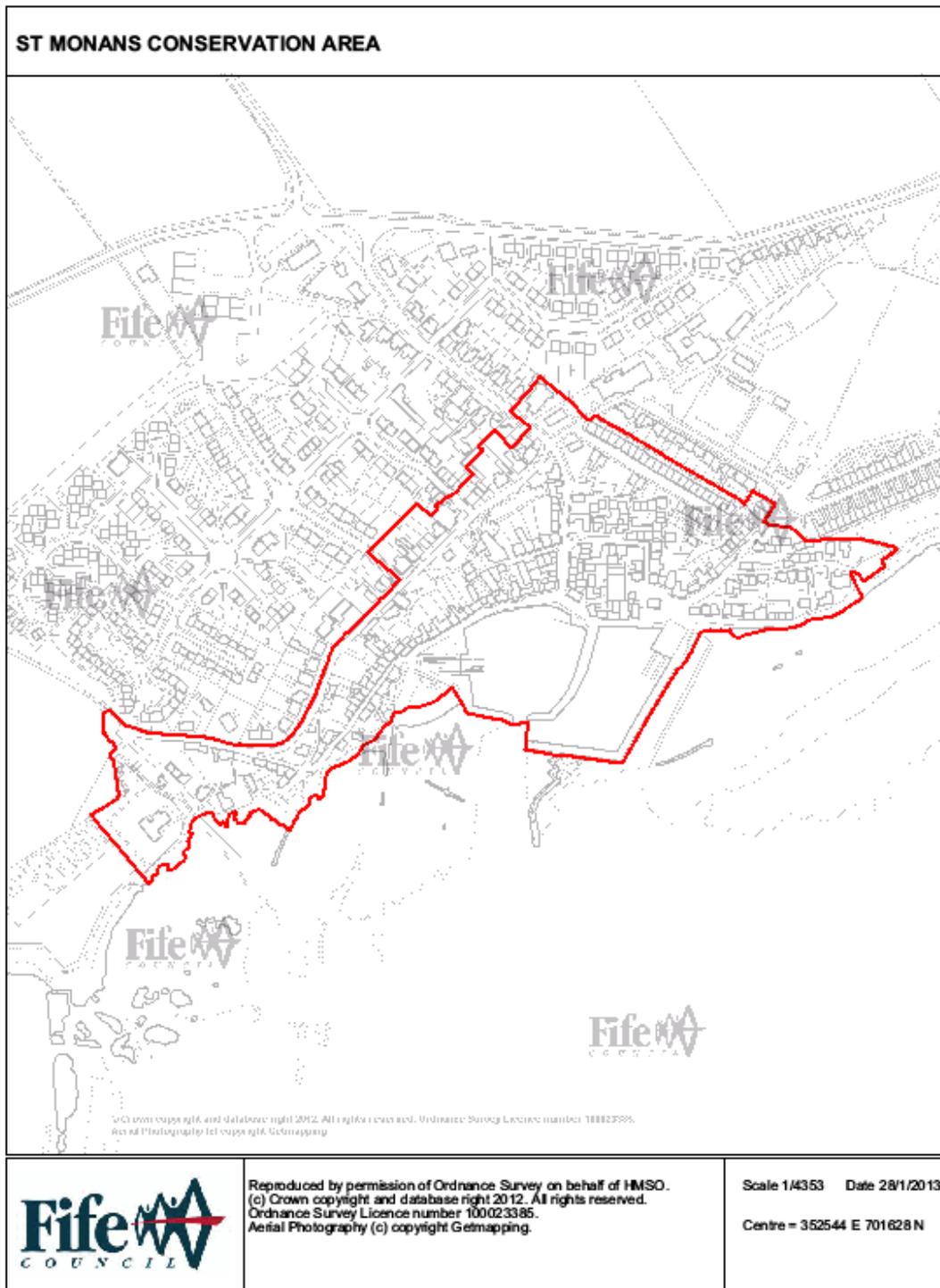
Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit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

1.2 Purpose of this Document

St Monans 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



2.0 Location, History and Development



Above-St Monans Parish Church with the Inverie burn in foreground and Firth of Forth beyond.

Below-view from the cliff-top graveyard looking east towards harbour.



The village of St Monans is located in the East Neuk of Fife, 5km west of Anstruther and 4.2km east of Elie. The original settlement was, according to early sources, known as Inverin, Invery, Inverie, Finvirie, Inweerie, Inverry or even elsewhere Innerny and possibly derived from the Gaelic for at the mouth of a stream. The origin of the present name, St Monans, although similarly there were other spellings ('St Monance' persisting until quite recently), is derived from a 6th century Irish abbot bishop, St Moinenn, from Clonfert who died in 571. One tradition is that he was killed by Vikings there nearby on the Isle of May, and another is that his relics came over with the Scots monks when they originally settled (Vikings are said to have pillaged, plundered and settled in St Monans circa 870). St Moinenn's shrine became a popular destination for pilgrims en route to St Andrews, along with the nearby spring to the east of the village which was said to have wide ranging healing properties. This chalybeate spring, located at East Braes, is shown on early maps as 'St Monan's Well'. In the 17th century, chalybeate, iron rich, water was said to have general health-giving properties and that the local fishermen even washed their nets in the water to strengthen them and bring them luck. The well became polluted by pumped mine water and was eventually abandoned and filled in.

There was a royal chapel in the 11th century and written records of building on the site from the reign of Alexander III. It is probable that the original chapel was re-built between 1362 and 1370 by David II. The story goes that this was on returning from English captivity, in thanks for his recovery from a potentially fatal battle arrow wound due to the intervention of St Monan. Another version has it that it was as thanks for surviving a storm at sea crossing the Forth. The church was remodelled by James III in 1471 when he established a Dominican friary. In 1544 it was burnt down by an English army and rebuilt as the parish church of St Monans in 1646. By 1772 it was in a ruinous condition and only partially occupied until its major restoration in 1826-8 by the architect William Burn. A further restoration of the interior was undertaken in 1955.



Bleau 1654. Source: National Library of Scotland



Adair 1684. Source: National Library of Scotland

The local geology (steeply angled synclines) produced natural breakwaters and a deep natural harbour. From the 14th century and into the 20th century St Monans was essentially a fishing village. Centred as it was on the harbour, fishing and boatbuilding had a direct influence on the development and character of the historic village which now substantially comprises the conservation area. From the 16th century until well into the 18th century St Monans had separate fishing and farming communities, the Lower or Nethertown and the Upper or Overtown respectively, the latter located just north of Braehead. A second area of industry was centred on the mines and saltpans to the east of the village. However these communities remained largely separate and there was little direct impact on the development of the character and appearance of the historic village.



Unique local geology -steeply angled synclines near harbour.



General view of East Shore from the harbour.



Gordon early 17th century . Source: National Library of Scotland

St Monans was created a burgh of barony with a free port and harbour on the grant of a charter from James VI to his tenant in chief William Sandilands of St Monans in 1596. The original harbour pier, on site of the current middle one, was built by Baron Newark in the mid-15th century. 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 particularly vulnerable with fish periodically becoming scarce. The dire consequences of this were reported in the mid-17th century. In the next century, the 1799 Statistical Account similarly notes that the fish, particularly haddock, had deserted the local waters and the 'fishers' were threatening to emigrate. Young men traditionally also joined the whaling fleets, returned in the autumn for the herring and then crewed on private ships during the winter. St Monans was for much of this formative period in its development, the poorest of the East Neuk Burghs and the one most dependent on a single industry, namely fishing. Women and girls worked at baiting the lines and making nets. Many of the men and boys were away at sea for much of the year. St Monans, as a consequence, became an isolated community, both socially and geographically.

In 1819 St Monans is referred to as having 'a small but tolerable good harbour', and 'is amongst the most considerable fishing towns in Fife'. In 1837 it is noted as one of the 'principle fishing stations on the East coast of Scotland'. The 1861 Parochial Directory lists thirty-four skippers and notes that an additional forty were added during the herring

fishing. Fife fishermen, including those based at St Monans, were major players in the success of the Scottish herring fishery which, by the late 19th century was the world's biggest. The St Monans economy boomed in the 19th century. Barrels of herrings were even transported by rail into deepest Russia, forming, with potatoes, the staple diet of the peasantry. The Napoleonic Wars pushed up bread and meat prices, and saw demand for fish increase fortuitously at the same time as bumper catches. In 1863 a fishermen's initiative to develop the industry saw investment of £15,000 in enlarging the harbour and the construction of larger fishing boats. A new pier (the Alexandra Pier) was built to the east of the original one. It was started in 1863 and completed in 1865 as it was delayed by the diversion of labour to build the nearby railway. Local freestone was used with a coping of bluestone from a quarry near Inverkeithing.



View of harbour circa 1877. Source CANMORE

In 1877 the old west pier was demolished and a new harbour again surveyed, designed and constructed by lighthouse engineers, brothers, Thomas and David Stevenson. In 1900 there were said to be over one hundred sail boats using the tidal harbour. Finally, in 1902 a new pier was built to the west. However, after the Great War the Scottish fishing industry entered a period of serious decline, reaching crisis in 1929. Further decline followed. St Monans had forty-two boats in 1938; by 1948 it was only seventeen.

Towards the end of the 19th century new housing was built to ease the overcrowding. The numerous infamous street middens with fish offal were a major

public health concern, as were the outbreaks of smallpox, whooping cough and even cholera in 1849. In 1755 the population was 780 but by 1851 it had grown to 1241.

Boat-building and fishing had existed together in St Monans from early in its history. The 1790 Statistical Account notes one boat-builder in the village. For over two hundred years, covering the key period of its development, one company JW Miller & Sons were building boats in St Monans. Established in 1747 they were known for the quality of their fishing boats, which they continued to build until 1888, before moving on to other vessels, closing only in the 1970s. Other local boat-builders were, Walter Reekie (established in 1872); R Reekie; and T Robertson Innes. The latter's yard, remnants of which still survive, was located at the top of what is now Forth Street, and the completed hulls had to be transported on wooden rollers down the hill to the harbour. The influence of these activities on the character and appearance of the village was significant with many sheds and yards located throughout the village, both around the harbour but also inland and even on the Common (or Town Muir). In the 19th century a steam traction engine was employed to transport vessels up the hill.



Plaque (above) built into the wave wall of the harbour west pier reading: "Erected by the Fishermen & Town Council of St Monans 1879". Commemorating the completion of the new Middle and West Piers.

A deceptively old looking reminder of this important former industry is the large slipway in the north-west

corner of the harbour, built for Miller's boatyard only in the 1970s. Deceptive as the associated winch house looks much older with its pantile roof and re-used stone from the former Anstruther railway station.



View of harbour circa 1885. Source CANMORE

Coal had been mined in Scotland since the Middle Ages. Before the 19th century Scottish coal mining was a small-scale industry for the domestic market and mostly based in Fife. Salt production had been an important industry in the Forth Valley since the 13th century. By the 1630s salt pans were a common sight along the south coast of Fife. In 1719 the population of St Monans was categorised in the Town Council minutes as *'feuars, tenants and coalters to the Hon Sir Alexander Anstruther of Newark and St Monans'*. Salt production was for a time a major Scottish industry and the country's third largest export in the 17th century. The locally produced salt unfortunately contained a high level of impurities and so was unsuitable for fish curing.

In 1790 the Old Statistical Account notes that, at the same time as the fishing was failing and the *'fishers'* threatening to emigrate, a new salt works had been built, houses built and there was an influx of people. As noted earlier, the impact of this on the character and appearance of the fishing village was minimal and the communities were largely separate. The colliery and salt works drew in people from other parts to St Monans and adjoining settlements. In 1606 the status of both colliers and *'salters'* had been basically that of serfs. By 1795 however, when the coal workings were given up before resuming in 1820, colliers were freemen and well paid skilled

workers earning twice the then wage of a labourer. The Newark Coal and Salt Company was set up in 1771 by Sir John Anstruther in partnership with Robert Fall and was a thriving and profitable local industry for about twenty-five years.



View across west harbour towards slipway

Their success had marked the end of a century of economic stagnation in the East Neuk. Between 1772 and 1774 they created nine pans at the newly established St Philip's Salt Works about 0.5km east of the village. These pans are shown on Ainslie's map of 1775. In the 18th century there were deep pits at Coal Farm. In the 1837 New Statistical Account it was noted that there were six seams of coal in the Barony of St Monans. Until 1794 a timber wagon way linked the St Philip's coal mines and salt pans with Pittenweem harbour. All this came to an end in 1823 when the tax on imported salt was lifted allowing cheaper, high quality rock salt from Cheshire to flood the Scottish market. Most of the Fife salt works collapsed shortly after and the St Monans pans were abandoned. Pumping

had stopped in 1803. By the mid 19th century the coal works had also wound down and some of the mining population moved on, some remained as paupers or became agricultural labourers. It was a similar story for the salters. The restored, associated, late 18th century wind engine (St Monans windmill) 0.75 km east of village was used to pump the sea water up to the pans. Today it is an important local landmark and reminder of this past industry. Ainslie's 1775 map had noted another, a 'Fire Engine' or steam driven pump, not the wind engine. By 1853 the OS 1st Edition 6" map shows the nine salt pans and the now ruined 'windmill'. By 1862 the industries of the parish are noted as fishing and agriculture.

St Monance Railway Station opened in 1863 as an intermediate station on the Fife Coast line of the North British Railway. The railway was important for transporting fish catches. Packed in ice they could be transported to markets as far as London. It also made it possible to send damaged nets home for mending. By the latter part of the 19th century women played a major part in the herring industry. They were employed in the curing yards as gutters and packers. In addition to steamers, the advent of the railway allowed these herring 'girls' to follow the fishing fleet each year. The station closed in 1965 like many following the 1963 Beeching Report. Other than the name Station Road and an isolated railway bridge there are few reminders of this important element in the development of the village.

Excessive drinking was noted from its early days as a particularly serious problem associated with the village. In 1790 there were some twelve spirit and ale houses. In the 1837 New Statistical Account it notes that St Monans had 'a very extensive malting and brewing concern'. In 1839 the local minister noted some three breweries and twelve spirit and ale houses. In response to demand from the brewers a Mistress Mackie had a malt barn built in Johnstone's Close. This brewery is significantly one of only a few buildings specifically noted on the OS 1st Edition map of 1855. The 1861 Parochial Directory entry for St Monans notes a 'Mackie, Andrew, Brewer & Malster'. The continuing problems of excessive drinking were such that St Monans was declared a dry village from 1900 to 1947. The Malt Barns became a carpenter's in the



Braehead Evangelical Church.

1930s; then a sailmakers loft; a net factory during the Second World War and is now converted to residential accommodation known as the Maltings. For such a small community St Monans has had a large number of places of worship. An epithet for the village which survived up to recently was the 'Holy City'. In the late 19th and early 20th centuries it included numerous minority groups including the Salvation Army and several branches of the Plymouth Brethren. The Revival Movement was particularly strong in St Monans. The original Free Church on Braehead, became successively a United Free Church; a Church of Scotland parish church; a Congregational Church; and since 1964 the Braehead Evangelical Church. Superstition may have influenced the location of the places of worship, banishing them to beyond the harbour area. Accidentally meeting the minister before setting out to sea could result in a trip being cancelled. Alternatively, it may have been the existing location that influenced the superstition. Similarly, the fishing and farming communities kept quite separate and sight of an escaped pig which was considered unlucky, could cause mayhem in the harbour area. There was no similar problem with the location of the brewery in the heart of the harbour area. The Masonic Lodge on Braehead was erected in 1926 and apart from its primary purpose became an integral part of village life.

The village saw a revival in late 20th century when the population peaked at two thousand and seven people before dropping to one thousand three hundred and seventeen over the next fifty years.



Adair 1703 Source: National Library of Scotland



Moll 1745 Source: National Library of Scotland



Ainslie 1775 Source: National Library of Scotland



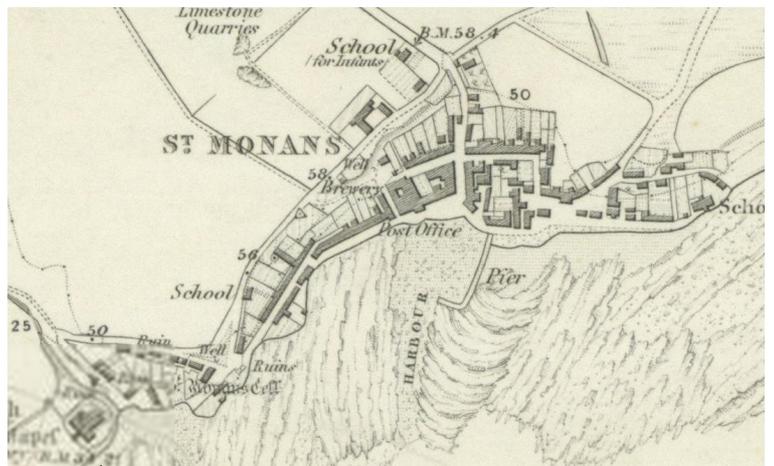
Knox 1828 Source: National Library of Scotland



Thomson 1832 Source: National Library of Scotland



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



OS 6" 1st Edition 1855 Source: National Library of Scotland



OS 1st Edition 1857 Source: National Library of Scotland



OS 2nd Edit 1899 Source: National Library of Scotland



Andersons Fish Merchants, West End

Although there is today very little fishing the link with the sea is still strong with several fish distribution businesses active from premises elsewhere here in the village outside the conservation area. A limited number of fishing and recreational sailing boats continue to use the harbour. Within the conservation area itself there are still a few businesses, including a restaurant, post office, shop and fish merchants, however it is now predominantly residential.

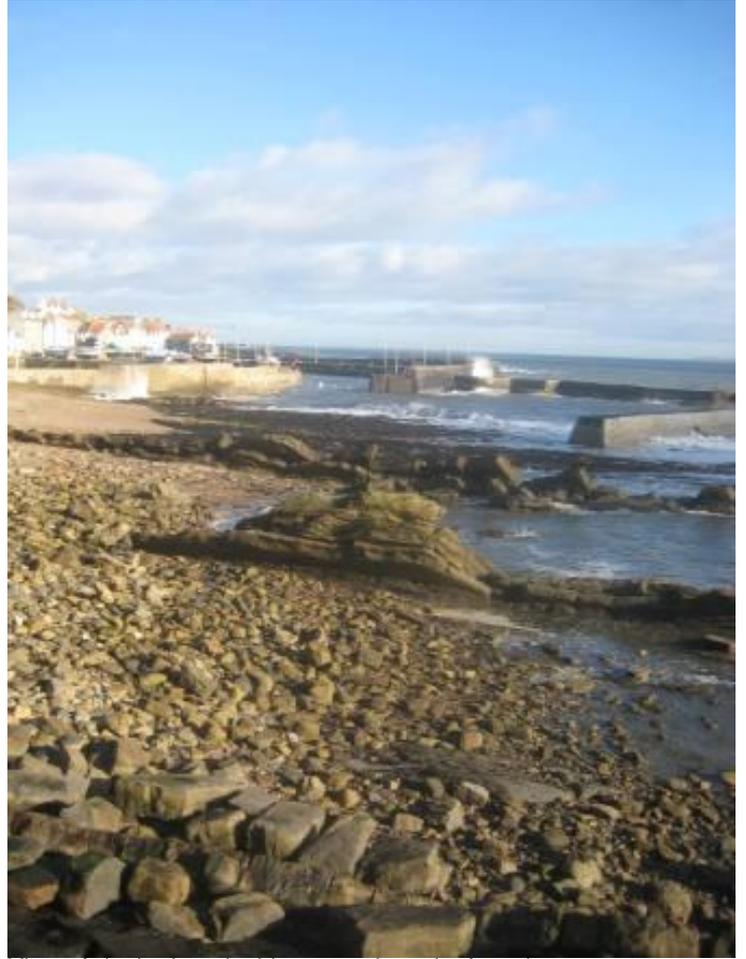
3.0 Character and Appearance

3.1 Setting

The coastal setting of the conservation area is a major influence on its special character and appearance.



General view inland from harbour.



View of the harbour looking east along the foreshore.



Early 19th century category B listed former parish school on the easternmost edge of village as shown on OS 1st edition map. Note the restored wind engine for the former salt pans in distance.

The rocky foreshore forms the boundary to the south and the top of the escarpment, the back of a geological 'raised beach', that to the north. As a result of this natural feature the rest of the village outside the conservation area is mostly obscured from within it.



Views southwards across the Firth of Forth.

Similarly there are no visible natural features inland which influence the character and appearance of the conservation area. The coastal setting with views along the foreshore and across the Forth, including of the landscape beyond, are the dominant influences.

3.2 Street Pattern and Topography

Most buildings within the conservation area are orientated towards the harbour and foreshore. The street pattern is essentially linear reflecting this. The topography is a major factor in the development and historic character of the conservation area. The steep escarpment, rising up behind the foreshore, limits development to terraces of houses following the contours, parallel to the foreshore. The former common to the NE and route to it (Forth Street); the main route inland (Station Road) and the area adjacent to the first harbour pier (Virgin Square) have all influenced the street pattern, pulling it in those directions.

Numerous wynds run from the foreshore and harbour inland and uphill. These are important historic features which add much to the character of the conservation area.



Above and below – examples of the various historic wynds.



Extract from Ordnance Survey 1st Edition map of 1855 showing street pattern. Source: National Library of Scotland



West Shore – the linear street pattern following the foreshore.

3.3 Buildings and Townscape

3.3.1 Building Types

- 18th and 19th century cottages
- 18th and 19th century houses
- Ecclesiastical buildings
- Other non-domestic buildings
- Modern infill and re-development

3.3.2 Distinctive Architectural Styles, Detailing and Materials

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

The dominant roofing material (72%) in the conservation area as a whole is a traditional clay pantile. Generally red pantiles are used, although the less common blue/grey pantile can be seen on a few roofs. For buildings fronting the harbour the percentage of pantiled roofs increases to 91%. Similarly, 30% of all roofs use slate, however, in George Terrace it is 100% and almost 60% along Braehead. Other roofing materials seen are asbestos cement corrugated sheeting, modern red concrete tiles and plain red Rosemary tiles.

Slate easing courses can be seen on a number of



Typical mixture of traditional materials and finishes, adding diversity and interest. . Note unsympathetic PVC-u window to right-hand window and non-traditional brilliant white modern masonry paint left-hand cottage; and the rebuilt brick chimney head.



Forestair - 4 West Shore



Converted boat store and sail loft at East Shore.

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



Pantiles, crow-stepped gable, skew-put and thackstone.

George Terrace, built in 1890, is notable for its different architectural style, details and materials. The masonry is squared snecked sandstone rubble for the main, road elevations. The roofs are slate and the rear wash houses are brick (materials more readily available after the arrival of the railway in 1883). The wash houses though have pantile roofs perhaps for better ventilation.

Architectural ornamentation is on the majority of buildings minimal and confined to raised door and window margins or the occasional moulding or carved skew-put. Chimneyheads are similarly plain.



Contrasting old and new slate easing courses to pantile roofs.



Shuttered concrete wave wall along West End.



Some have thackstones, a reminder that they would originally have been thatched. This is an important detail which is usually lost when chimneyheads are re-built or removed. Some roofs have managed to avoid the addition of rooflights or dormer windows although many have seen the addition of these later features.



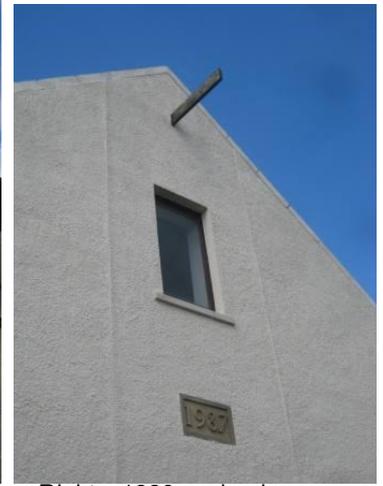
Unlisted 5 Braehead is a fine example of cherry coked whin rubble masonry skills.

Few of the forestairs, which many of the 18th and 19th century buildings would have had, survive, making those that do of particular significance. In 1851 it was noted that there were between twenty and thirty in the burgh. There are less than ten today (including three along West Shore). Living accommodation would often have been on the first floor with a boat store and workshop and sail store on the ground floor. In the late 19th century when fishing gear became bulkier, lofts were utilised and hoists installed. Few of these survive, but this traditional local detail continued into the design of the 1930s new housing in Gourley Crescent built by the council. There is even a reminder of this characteristic local feature in the architecture of the school which has a corresponding gable projection.

In many conservation areas mass concrete is an alien modern intrusion. In the St Monans however, it is part of the range of traditional materials and techniques. The harbour West pier was constructed using an early example of shuttered mass concrete. This was a response to the particular demands of constructing maritime structures including



Rare extant projecting hoist gantry on the gable of 4 and 5 Mid Shore.



Left - 1930s net hoist gable gantries. Right – 1980s school.

lighthouses and is seen elsewhere around Scotland where the herring fleet also operated. Shuttered concrete wave walls can be seen along West End and the harbour front.

3.3.3 Orientation and Density

St Monans conservation area comprises the whole of the old fishing village of St Monans as shown on the Ordnance Survey 1st Edition map of 1855. It also includes the area of later Victorian (1890) expansion housing to the north-east at George Terrace and further later development along Braehead. Most buildings are orientated towards the historic harbour. Buildings either face the harbour or are arranged in terraces behind, up the escarpment slope and along the ridge at the top. From this original central core development has spread east and westwards, terminating to the west with St Monans parish church and to the east at the former parish school, 15 East Shore.

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

3.3.4 Key Listed and Unlisted Buildings

There are 102 statutory list entries for the conservation area. The majority (67%) are category C listed, one is category A listed and the rest category B. This ratio of categories is significant and reflects a number of factors; age and rarity, any



St Monans Church

close historical associations and architectural or historic interest. Most buildings in spite of their age are of modest common vernacular type, much altered and without any close historical associations and this is reflected in the high proportion of category C listings. In spite of this, the high concentration of these buildings results in a strong cumulative impact on the character and appearance of the conservation area. Again, as reflected in the ratio of list categories, there are few outstanding buildings. However, the following are important due to their impact on the character and appearance of the conservation area.

St Monans Church

Category A listed

In addition to its importance as a building, as reflected in the category A listing, this building is significant for its contribution to the story of the origins and development of the village. Due to its size, architectural style and prominent position it adds much visually to the character of the conservation area even though located on its western-most edge.



Parish Church Hall, Station Road

Parish Church Hall, Station Road

Category B listed

Also located on the edge of the conservation area, though to the north, this modest relatively modern building (1913) is significant for its Sir Robert Lorimer design and vernacular detailing.



St Monans Harbour

St Monans Harbour

Category B listed

The significance of the harbour cannot be overstated. Not only is it important in the story of the development of the fishing and boat-building village but it continues to visually provide the conservation area with its focus and identity. Although the structure is architecturally modest it incorporates from a harbour engineering viewpoint various interesting features. Its sensitive maintenance and repair is essential to protect this (ref. Buildings at Risk section of this appraisal).

The Dolphin, 4 West Shore

Category B listed

This is important as a good example of its type. It has a range of Fife vernacular features. Although it has had dormers added and the colour scheme is



The Dolphin 4 West Shore

inappropriate it still retains the now rare extant forestairs. It was also one of the first of a number of houses in the conservation area to be restored under the National Trust for Scotland Little Houses Scheme. It further influences the character of the conservation area due to its central position within the harbour-front.

4 and 5 Mid Shore

Category B listed

Although renovated in the early 1970s this substantial 18th century house retains much of its original character. It occupies a prominent position on the harbour front with both front and gable walls highly visible. There are some interesting details such as the gable hoist gantry and the central-step skews.



4 and 5 Mid Shore

4, 5 and 6 East Shore

Category C listed

This late 18th century former Relief Meeting House was heightened as a house in the mid-19th century. It has been substantially renovated and some of the significance diminished by the addition of rooflights, the application of render and blue colour of half only of the front elevation and treatment of the former boat store. However, it still retains a number of interesting and now rare features.



4, 5 and 6 East Shore



19 Forth Street

19 Forth Street

Category B listed

The significance of this 18th century house has been slightly diminished by the re-built brick chimney

heads, the unsightly vent pipe projecting through the front roof slope and the render painted in a modern pink colour. It is still a good representative exemplar for its type.

3.4 Spaces

There are a number of areas of greenspace within the conservation area, maintained by Fife Council. These include the St Monans church graveyard, small parcels adjacent to roads and natural/semi natural space such as along the Inverie burn. The main areas of greenspace within the conservation area follow the edge of the top of the escarpment. This ground is too steep to build on and is mainly grassed with occasional public benches, positioned to enjoy the sea views across the Forth towards North Berwick.

Other small parcels of privately owned ground consequently provide precious spaces for a tree or bench. The area around the former winch house at the top of the slipway at West Shore has been embellished by the community by the addition of unusual items such as discarded footwear and planting to provide visual interest.



Rare parcels of open space at the heart of the conservation area.



Parcel of amenity space at junction of Station Road and East Street



Green-space at Braehead



Amenity ground – part of escarpment near Inverie Burn

There are public benches along the harbour front at West Shore which encourage people to enjoy the harbour views. Outwith the conservation area the rocky foreshore along its southern boundary is publically accessible, though its rocky character limits its use.



Rocky foreshore and harbour

3.5 Trees and Landscaping

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



Natural/semi natural green-space along the Inverie burn



Parcel of landscaped ground in front of 2-6 East Street.

The steep escarpment which forms the backdrop to the area is generally undeveloped and provides a rare opportunity for limited landscaping and tree planting.

In the western part of the conservation the Inverie burn cuts through from north to south, providing a

valuable green corridor. It has a significant influence on the character of this part of the conservation area.

3.6 Activity and Movement

Activity and movement is centred on the harbour, particularly in the summer with the arrival of seasonal visitors and residents. The busy main A917 coastal road by-passes the village and the main commercial and social activities take place outwith the conservation area.



Rose Street on route of Fife Coastal Path through conservation area.



Way marker (left) and signposting for the Fife Coastal Path.



Marker for the Fife Coastal path at St Monans church.

Vehicular traffic is constrained by the narrow roads and limited mainly to access for residents and the harbour-related activities. There is no through traffic. Limited parking within and outwith the conservation area encourages pedestrian movement. The Fife Coastal Path runs through the southern perimeter of the conservation area. The Path is a seventy eight mile trail from the Forth Bridges to the Tay Bridges passing the Fife coastal villages and many nature reserves.

3.9 Character Areas

There are numerous small character areas which together give the conservation area its identity. Most (except George Terrace) contain a similar mixture of 18th and 19th century buildings. It is the associated features, whether natural or man-made, which give each of the main ones their distinctive character, namely, St Monans Church on Burnside and the western most end of Braehead; and St

Monans Harbour on the West and East Shores. Other groups of buildings or streets have their own individual character. It is this small scale mix and the variety which adds much to the special character of the conservation area.

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.



Examples of some of the different traditional styles of benches, some using PVC, .seen in the conserv ation area.



"Heritage range" lamp on a tall modern steel column and PVC-u waste bin.



Signage along West Shore. An example of the good multiple use of signs and columns to reduce clutter and impact on the historic character.

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 complimented the contemporary local architecture.

In St Monans conservation area any historic street lighting there may have been has been replaced through the 20th century with the current more utilitarian steel columns of hollow circular section some with modern lamps or others with ornate reproduction lamps (see left and below). There are at least half a dozen different designs within the conservation area, some of which are in disrepair. The styles range from tall modern minimalist style ones round the harbour and on Station Road to ornate reproduction Victorian ones. The different styles of reproduction lamps have no historic precedent and contribute little to the authentic character of the conservation area. The colour of light and brightness can also affect the night-time character of the conservation area, though this was not assessed as part of the appraisal.



Examples (above, below and left) of the many different styles of street lamps found in the conservation area.



Other items of street furniture which have an impact are benches and litter bins. The historic quality of a

conservation area can be diminished by the casual use of ersatz “heritage” furniture from a catalogue. The selection of any “period” item off-the-peg should be based on archival documentation or other historical research. If no documentation or historic precedent exists, the next best option is to procure high quality street furniture to complement the architecture and character of the conservation area.

The use of a different, recognisable style of street signage which is of good quality and appropriate design can enhance the conservation area and help draw attention to the special significance of the area.



Examples of the different forms of street signage seen within the conservation area.

4.2 Surfacing

Street surfaces are significant as the foreground and setting for historic buildings. They also give cohesion and character to the streetscape as a whole. Historic surfaces acquire the patina of time and past activity, and have cultural meaning. They are of their place and usually reflect local geology. Once removed such surfaces cannot easily be replaced, so it is vital they are maintained, whilst taking account of the modern needs of the street. A considered approach should be adopted so that the special character is not unnecessarily 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 St Monans conservation area this is predominantly late 18th and 19th century. Historically there may have been,



Re-laid sets and new bollard. Set in cement with much wider than traditional joints.



Slipway next to Inverie Burn (the nearby remains of what could be a former associated jetty or pier are revealed at low tide). The slipway is at risk of storm damage and loss. The mono-slab, Category B listed bridge in the background has recently been lifted and damaged by storm waves.

if anything, cobbled or whinstone spalls or horizontal strips in front of buildings. Settpaving was expensive and used selectively for high wear areas.



Extant examples of traditional whin sets.

The historic character of the conservation area could be greatly enhanced by choosing designs and materials which are less urban and formal.



Heavy accumulation of tar on slipway associated with former boatbuilding.

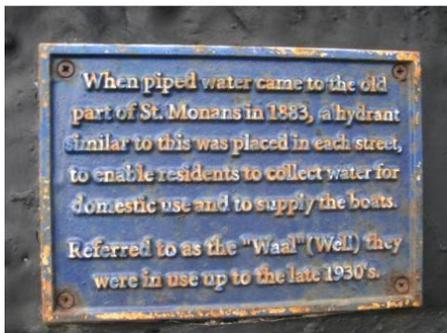


Modern concrete block pavements laid in a herringbone pattern.

Old photographs show soft edges without gutters and raised kerbs (using set channels instead) and this would be appropriate in most areas. Similarly the use of an agreed palate of historically sympathetic and complementary materials would enhance the special character of the conservation area. Cobbles and compacted stone chippings using locally sourced sandstone or whinstone would provide a more sympathetic historic setting for buildings. There is presently a wide variety of pavement surface treatments used in the conservation area. 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.

4.3 Information and Interpretation Boards

There is a conservation area information board at the corner of East Street. The text and images are badly faded and illegible. There is nothing else to indicate that the village is a conservation area, to explain to visitors, residents or the many people who walk through on the Fife Coastal Path, why the area is of special architectural and historic interest or to provide any information.



A rare source of information. This cast iron plaque provides information about the water hydrants which used to be a feature of the streetscape.



Conservation area interpretation board left with community notice board to right

A local heritage trust maintains the St Monans Heritage Collection at 5-7 West Shore. This collection is open to the public at certain times and periods of the year. It includes many old photographs of the historic village and artefacts

relating to St Monans' history, particularly the formerly important fishing industry.

5.0 Survey of Specific Issues

5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Where historic examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. For example inappropriate treatment of a slate easing course can unwittingly change the character of a building. This applies as much to repairs as for new work.



Surviving materials and details, as for doors above, are valuable in informing the appropriate choice of design.



Mixture of traditional red pantiles with 20th century Rosemary plain tiles used on an early 18th century Category B listed building in Virgin Square

Surviving materials and details, as for example the door seen above left, are valuable helping inform the appropriate choice of design. The tenement above left, now in different ownerships, shows different designs of door, colour scheme and a

variety of door furniture. If a letter slot, not contemporary with the building, is needed for example it can be disguised as illustrated on the door shown above (p34, top left).

5.2 Traditional Features

There are a wide variety of traditional features which add much to the historic character and appearance of the conservation area yet may not be protected by any statutory listing and therefore potentially at risk. For example, in common with many similar fishing villages there was a public barometer mounted on the wall of one of the houses in Virgin Square. It has disappeared in recent memory leaving just a shadow in the wall render where it was fixed. Some of these features such as a sea mine collecting box or a mooring ring enhance the maritime character of the area. Others, such as a post box, the streetscape setting for the nearby buildings. Other features, such as a decorated and dated door lintel, add architectural or historic interest.



A former sea mine used as collection box for the Shipwrecked Mariners Society. Once much more common they are now rarely seen.



Early 20th century George V (or possibly George VI) letter box.



New carved stone panels on left 19 Forth Street and right 5-7 West Shore

A number of traditional looking new features have appeared on listed buildings in recent years. These can be sympathetic and enhance the character and appearance of the building and the conservation area without detriment to their historic or architectural significance. Great care however needs to be taken and any prospective future additions assessed on their own merits. Whilst they may be sympathetic, any new additions should not confuse or mislead the reading of this significance. Original fabric and any new addition to the building



Detail from a door lintel in Rose Street (unlisted Rose Cottage)

should be clearly distinguishable.



Left Mooring ring at West Shore harbour-front. Right painted skewput at 1 and 3 Forth Street

6.0 Negative Factors

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

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

6.1 Unsympathetic Modern Development

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

"...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the 'DNA' of a place – how it has come down to us today and what were the key factors that 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



Above and below: a selection of examples of modern residential development within the conservation area.



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



6.2 Replacement Windows and Doors

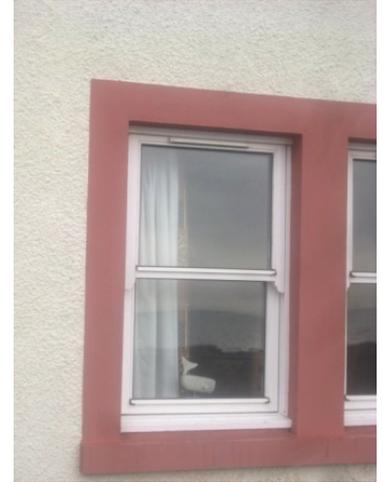
Windows and doors play an important role in defining character, particularly in vernacular architecture where they are dominant elements. Inappropriate replacements can easily adversely affect this. The opportunity should be taken, whenever possible, to re-instate appropriate windows and doors, using well-designed traditional timber sash and case windows or solid panelled doors. The introduction of a new architectural element such as a dormer window or roof lights can have an adverse effect if the materials, design or scale is not appropriate.



Even where windows have been replaced with traditional style timber sash and case ones, the detailing can be inappropriate and detract from the significance. For example ‘trickle vents’ for double glazed windows are not a traditional feature and should be concealed if possible or avoided. ‘Horns’ on sash windows are not a traditional feature of



multi-pane windows, which did not need this additional joint strengthening feature (allowing a full tenon joint), prior to the use of plate glass in the mid-19th century. Fife Council published design guidelines on replacement windows are available online on www.fifedirect.org.uk.



Left and above – examples of PVC-u windows and doors in the conservation area. Non-traditional: high gloss brilliant white finish; frame proportions; features (e.g. trickle vents and 'horns'); detailing (glazing beads); glazed doors.

6.3 Views /Vistas



St Monans church as seen from harbour pier.



Typical view over the rooftops of the conservation area.

The views inland and along the coast from the harbour area and piers are particularly important. Any development along the skyline which follows the escarpment ridge exerts a strong visual impact. Views, looking west and east along the foreshore and across the Forth are similarly important. The parish church and the restored saltpans wind-

engine provide respective focal points for these views.

The conservation area can be looked down on from Braehead and George Terrace. Consequently, the roofscape created by buildings has a strong influence on the character and appearance of the conservation area.

7.0 Sensitivity Analysis

7.1 Materials

Modern cement mortars and renders have been inappropriately used on the majority of traditional masonry buildings, including listed buildings, throughout the conservation area. There is also widespread use of modern film-forming masonry paints. Both types of paint and mortar are harmful from a technical viewpoint as they trap moisture within the masonry and accelerate decay. Also aesthetically they are historically incorrect and do not protect or enhance the special character of either buildings or the area.

Other examples of the inappropriate use of modern materials in the conservation area are plastic (PVC-u) rainwater goods and concrete roof tiles. Modern concrete roof tiles have been used on a listed mid-19th century cottage below. Contrast these (far left) with the old clay pantiled middle roof and the new pantiles on the third roof with a non-traditional ridge treatment. All three should have a similar character and appearance to the middle cottage.



Plastic rainwater goods.



Modern concrete roof tiles far left roof.

7.2 Colours

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

Historically, on some of the more modest buildings and structures, there is even evidence that walls may have appeared black from the application of a limewash containing lamp black, possibly even mixed with tallow. The benefits would have been to better weatherproof walls and to disguise the patchy smoke grime from the many industrial and domestic fires which polluted the coastline.

The choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white and other colours, which were not historically available, are widely used for external renders, window and door margins; quoins and woodwork. Off-whites (not creams) are better for windows although certain dark colours may be more appropriate, having a historic precedent. Pigments for lime-washes may have been derived from a range of animal, vegetable or mineral sources, provided that they were alkali resistant. Lamp black and natural earth pigments were commonly used in the past as they were cheap and readily available. Natural impurities in the local limestone used for producing the slaked lime for the lime-wash would have produced various off-whites, but not the brilliant whites seen today.





Examples above and below of some of the many non-traditional colours used throughout the conservation area.



Rubble boundary wall painted in 'pitch' black and later over-coated with a lime-wash.

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

The colours used should be restrained as intense colours were historically not generally available.



Seaward facing cottage wall with remnant of heavy uniform coating of black lime-wash with a white lime-wash later coating



Examples above of some of the many non-traditional colours used throughout the conservation area.

Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character of the area. For example, blue, which was available as a lime resistant colour derived from French ultra marine only from the 1830s, could be argued to be a historic colour. It would however not enhance the 18th century character of a building built before it was available. In the same way a 'heritage' colour



Much altered, originally late 18th century, house, East Shore. The different treatment of the two halves of the external masonry further confuses its historic character.

does not automatically mean it is suitable for all architectural periods or types of building.

Primary colours should be avoided for doors and for picking out margins although strong traditional colours in deep shades are acceptable for doors. The use of black for contrasting door and window margins is often considered traditional although there is no historic evidence.



Unless stone is of poor quality or is already harled or rendered, masonry should not be painted. Modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. An added benefit of lime based paints is they produce a less uniform, more natural, traditional-looking finish.

In painting or otherwise finishing the main elevation of a building care should be taken not to treat parts in different ownership differently. The finishes should unite and enhance the architectural whole in a single finish or colour scheme. In a number of instances within the conservation area this has not been done to the detriment of the character of both building and the area.

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

7.3 Alterations and Additions

The introduction of a new architectural feature or addition to a listed building should be avoided if there is no historic precedent or evidence for it. A major extension or addition to a building, or the introduction of a new feature such as a dormer window or roof-light may harm the special character of the building and the area.



Examples above and following page of the impact on the character and appearance of large building additions.



A number of listed buildings within the conservation area have substantial additions which have significantly diminished their original 18th or 19th century character and appearance. A large number of listed buildings within the conservation area, many built in the 18th century such as 4 West Shore, appear to have had dormer windows added since listing. On a smaller scale, solar panels, satellite dishes and even TV aerials, which are clearly modern intrusions and diminish the historic character, can be seen throughout the conservation area. Even the addition of a new porch needs to be treated with care to ensure that it is sympathetic and appropriate.

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

8.0 Buildings at Risk Survey



Above and below - Wash house out buildings at rear of George Terrace houses circa 1890



Armorial panel over front door at 26 Forth Street

There are no buildings in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission (RCAHMS) for Historic Scotland,

There are, however, buildings or structures of historic or architectural merit which, whilst not on the register, are potentially at risk. For example, the house at 26 Forth Street appears to be that shown on the OS 1st Edition map of 1857. It is externally largely as built but in a poor condition. Particularly disfiguring is the PVC-u pipe-work which has been added recently to the north-west corner of the building. There is an unusual armorial panel over the front door which warrants investigation and may add significance to the building.

Part of the special character and appearance of the conservation area is the result of its mix of different types of building reflecting past activities even though they may now be obsolete. An example is the stable. In converting such a building to residential use the pressure is to add domestic materials and design elements to give it the character and amenities of a house. As a consequence much of the original character may be lost. There are other reminders of past, now obsolete, uses which add character which may be vulnerable to loss. For example, behind George Terrace, built circa 1890, there are rows of two storeys brick-built wash houses with storage rooms above. These storage rooms were, it is said, sometimes lived in when the best rooms in the house were let to visitors in the summer. These unusual buildings with social history significance are in generally poor condition and at risk.



Harbourmaster's office East Pier.



A damaged remnant of the wave wall to the west harbour pier of 1877 constructed using an early shuttered concrete technique



A rare reminder of the former boat-building industry .



26 Forth Street

There is an important remnant of the old harbour wall to the west of the west harbour winch house. The Category B listed pier, built in 1878, appears to be an early example of the use of shuttered mass concrete using beach pebbles for its aggregate. Based on photographic evidence, much of the landward end of the wave wall has already been lost and what remains should be repaired and suitably protected.



Yard and stable building at end of West Street. Probably those shown on OS 1st Edition of 1855.

Given the importance of ship-building in the development of and in forming the character of the conservation area, few physical reminders remain. The last surviving shed, off Virgin Square, is presently under consideration for re-development. In the more built up areas just the footprints now

remain where sheds used to stand. On the waterfront their disappearance is less noticeable, until the same scene is compared with old photographs. The major change in the character and appearance of the harbour area then becomes evident. The harbourmaster's office at the East Pier, although a modest building, is a valuable reminder of the historic harbour-related activities. Similarly a boat building yard or stable yard and buildings are important reminders of past activities.



Former T Robertson Innes boat yard at top of Forth Street

9.0 Opportunities

9.1 Boundary Refinement

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

9.2 Article 4 Direction

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

not to require renewal although this will be kept under review, particularly following the recent changes in permitted development rights set out in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 which came into force on 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 St Monans Conservation Area Article 4 Direction are provided in Appendix 3.

10.0 Conservation Strategy

10.1 Planning Policy

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

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environmental Policy (SHEP) – October 2011
- SPP Historic Environment – 2010
- Planning Advice Note 71: Conservation Area Management – 2005
- Approved Tayplan (2012)
- Adopted St Andrews and East Fife Local Plan (2012)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook

The Fife Structure Plan seeks to safeguard Fife's heritage and natural environment by encouraging the re-use of buildings of historical or architectural interest; prioritising the use of brownfield sites for

housing or other appropriate development; and encouraging development which would assist in urban regeneration. Policy SS1: Settlement Development Strategy puts the onus upon Local Plans to focus future development within existing settlements, and amongst other things the policy states that “the Council will have regard to the protection of built heritage or natural environment”. The Structure Plan recognises the importance of Fife’s historic environments and for the need to preserve and enhance these environments. The emphasis is on the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The St Andrews and East Fife Local Plan (2009), replacing the St Andrews Area Local Plan of 1996, provides the main policy framework for St Andrews and the East Fife area and is a material consideration in any development proposals within the Local Plan boundary. It provides the statutory framework which will ensure, also, that any improvements are carried out in a fashion most appropriate to the sensitive and imaginative conservation of the area. In summary, this framework is as follows:

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

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

10.2 Long Term Management

The policies contained within the Finalised St Andrews and East Fife Local Plan provides a continuing commitment to regeneration and enhancement of the built heritage up until 2021. The plan contains policies which support ongoing preservation/enhancement in East Fife, including St Monans. 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 St Monans 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 St Monans conservation area. It will be reviewed annually on an informal basis by one of Fife Council's Built Heritage Officers. Policies relating to the Conservation Area will also be reviewed at 5 year intervals with the production of the Local Plan which covers St Andrews and the East Fife area.

12.0 Further Advice

For general advice and advice on grants contact:

Planner (Built Heritage)
Fife Council
Enterprise & Protective Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY

Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

The following are recommended:

St Monans. History, Customs and Superstitions. Fyall, A. (1999), The Pentland Press Ltd, Durham

What to see in St Monans. A guided Walk. Martin, P. (2000), Printed and published by author

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

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

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

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

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

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

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

APPENDIX 1

BOUNDARY DESCRIPTION OF ST MONANS CONSERVATION AREA

Commencing at the south west corner of the St Monans Church boundary wall and thereafter east along the high water ordinary spring tide line, around the seaward periphery of the harbour to a point on the line opposite the pathway which leads from the shore to Forth Street; thence along the centre-line of the said path to a point where it crosses Forth Street and the junction of George Terrace; thence north east, north west and south east along the boundaries of numbers 35 and 37 Forth Street; thence north west along the boundaries of lands belonging to and lying to the rear of Numbers 1 to 24 George Terrace to a point on the centre-line of the road running between Station Road and Hope Place; thence along the said centre-line for some 14 metres; thence north along the eastern boundary of subjects lying between the Gospel Hall and the Town Hall; thence north west and south west along the boundary of lands belonging to the Church Hall, Station Road to a point on the centre-line of that road; thence along the said centre-line for some 14 metres; thence south west along the boundary running between Numbers 32 and 34 Station Road; thence north west and south west along the eastern and northern boundaries of lands belonging to Numbers 5 to 9 Braehead, crossing King David Street continuing north west and south west along the eastern and northern boundaries of lands belonging to the Congregational Church and Numbers 10 to 20 Braehead to a point on the western edge of Queen Margaret Street; thence along the said edge for some 44 metres to a point where Queen Margaret Street meets Braehead; thence along the centre-line of Braehead to its western extremity where it turns south west across the St Monans burn to the eastern boundary of the field on the west side of the burn; thence south and west along this boundary until the point where it meets the north west corner of the Church boundary and thence to the point of commencement.

APPENDIX 2

LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA

APPENDIX 3

THE ST MONANS ARTICLE 4 DIRECTION

The St Monans 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 19th February 1993 (approved by Scottish Office 25th October 1993).

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwelling house.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 2	Any alterations to the roof of a dwelling house including the enlargement of a dwelling house by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 9 Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.

Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe or sludge main or associated apparatus.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwelling houses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 35		
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.