



**NEWBURGH CONSERVATION AREA APPRAISAL
and
MANAGEMENT PLAN**



**ECONOMY, PLANNING AND
EMPLOYABILITY SERVICES**

Approved Feb 2018

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 or Unlisted Buildings
3.4	Spaces
3.5	Trees and Landscaping
3.6	Activity and Movement
3.7	Views/Vistas
4.0	Public Realm Audit
4.1	Street Furniture
4.2	Signage
4.3	Surfacing
4.4	Information and Interpretation Boards
4.5	Memorials
5.0	Survey of Specific Issues
5.1	Building Materials and Details
5.2	Pends, Closes and Wynds
6.0	Negative Factors
6.1	Unsympathetic Modern Development or Conversion of Buildings
6.2	Replacement Windows and Doors
7.0	Sensitivity Analysis
7.1	Materials
7.1.1	External Renders
7.1.2	Cement Mortars
7.2	Colours
7.3	Alterations and Additions

7.4	Shop fronts
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	Customer Guidelines
10.4	Grants and Funding
11.0	Monitoring and Review
12.0	Further Advice
13.0	Recommended Reading and Other Resources

Appendix 1:	Newburgh Conservation Area Boundary Description and Street Index
Appendix 2:	Listed Buildings within the Conservation Area
Appendix 3:	Existing Article 4 Direction use classes
Appendix 4:	Proposed Article 4 Direction use classes
Appendix 5:	Key Views/Vistas

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. Newburgh conservation area is one of forty-eight conservation areas located in Fife. These are all areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

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

1.2 Purpose of this Document

Newburgh conservation area was first designated in 1972, and re-designated in 1984, in recognition of its special historical and architectural interest. The appraisal aims to:

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



Newburgh Conservation Area



Scale 1:3,500



Economy, Planning &
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2.0 Location, History and Development



Remnants of harbour jetties.



Plaque recording the site of the former 15th century chapel located off the High Street.

The town of Newburgh is located on the south bank of the river Tay, 18.5km south-east by road from Perth. It is probable that there were dispersed clusters of settlement in the area in prehistoric times. A late-Bronze Age log boat was found in the Tay, west of the town, near Carpow, where there was also a Roman legionary fort. There was an Iron Age Pictish hill fort at Clatchard Craig to the south of the town, which was occupied between the 6th and 8th centuries. It was destroyed by quarrying during the late 20th century. And another on Ormiston Hill southwest of the town. A post-10th century, Class III stone cross, the Mugdrum Cross, was found locally. However, the origin of present day Newburgh was as a settlement servicing the nearby Tironesian Abbey at Lindores which was founded in 1178. Newburgh is first mentioned by name in charters, in 1261 by Alexander Comyn, Earl of Buchan and again in 1266, giving leave to the Abbey to hold a weekly market. In the 15th century the Abbey became for a short while an important local cult shine for David Duke of Albany, attracting pilgrims from the region or perhaps diverting them on-route to St Andrews. From the later 15th century there was a chapel on what is now the High Street. St Duthlac Katherine and St Mary Magdalene mentioned in a charter of 1470. It was rebuilt between 1502 and 1513; became a parish church (St Katherine's) in 1622; was demolished and rebuilt in 1832; and finally demolished in the 1960s. The site is now occupied by a modern residential development (St Katherine's Court). A commemorative plaque (left) marks the spot.

Newburgh was elected a Burgh of Barony in 1508/9 and became a Royal Burgh, under a charter granted by Charles I, in 1631. It is shown as a town in its own right, separate from the Abbey, as 'Newbeuch' on a James Gordon map of 1642, and using the current spelling on his map of 1652; on other contemporary maps as 'Newbruch' (Joan Bleau); and 'Newbrough' (Herman Moll).



Modern sculpture of salmon on the site of the former Tayside floor cloths works.



1758 dated panel over door 58, 60 High Street.

The first major period of growth and town building occurred in the 18th century, with the first agricultural and industrial revolutions. The business of the town was initially centered on the river, as a busy port, transferring goods on route to and from Perth and Dundee or importing and exporting produce to and from the Fife hinterland. The Old Statistical Account (OSA), compiled between 1791 and 1799 describes *'The Shore'* as a distinct area located *'...a few yards north of the town'*, where there were three continuous piers. From the late 18th century the town was well known for its salmon fishing.



Extract from Gordon's map of 1642. Source: National Library of Scotland

The conservation area includes much of the town burgh as defined by the line of the Municipal boundary shown on the Ordnance Survey map of 1854, which excludes The Shore area.



Extract from Joan Blaeu 1654 imprint of James Gordon map. Source: National Library of Scotland.

The OSA notes salmon fishing as *'a considerable source of wealth'*. The salmon was sent by ship to London's Billingsgate market packed in ice. A commercial icehouse was built in the town in 1765 by John Richardson of Pitfour, a Perth salmon merchant who developed the trade and made Newburgh a center.



Extract from Timothy Pont map pasted onto later Robert Gordon map 1636-52. Source: National Library of Scotland.

Westwood's Directory for the counties of Fife & Kinross published 1862 notes:

'A considerable trade in grain is carried on, with a weekly fair for corn. The harbour consists of a long pier parallel to the river with 4 jetties at right angles to it. There are 20 vessels belonging to the port, of the aggregate burden of 1256 tons; and one packet is regularly engaged in conveying raw material and manufactured produce between the town and

Dundee. The principal exports are lime, grain and potatoes; while coal, timber and other miscellaneous goods form the imports.'

Groome's Ordnance Gazetteer of Scotland (1882-4) described the harbor as consisting of a long pier parallel to the river, and five projecting piers at right angles to it. The OSA notes that '*until the previous few years*' most of the population were '*husbandmen*' plus other trades, '*but their small portions of land had been bought by Mugdrum so now they had only one occupation*', mostly weaving in the winter and seafaring in the summer months. It was further noted that Perth received '*...its most expert sailors from the district*', and in times of war the Navy. Local boats also went to sea to fish for sprats.



Extract from Ordnance Survey 1st edition Six inch map of 1854. Source: National Library of Scotland.

There was a second period of town growth during the 19th century, in response to the further agricultural and industrial 'improvement'. This included improvements to road and rail communications. *Westwood's Directory for the Counties of Fife & Kinross* published 1862 noted that the town was '*...traversed by the turnpike road from Cupar to Perth, and has a station on the Perth fork of the Edinburgh Perth & Dundee Railway*'. The town had a railway station from 1848 (Edinburgh and Northern Railway) until 1906 when a new, relocated, station was opened, eventually closing in 1955. *Westwood's Directory* in 1862 notes that the linen trade as the chief employer in the town. The Tay Works linen mill operated until the end of the 19th century (shown on 1912 Ordnance Survey map as '*Disused*'). From 1891 the Tayside

Floorcloth Works became the main employer. The same 1912 map also shows extensive tree planting within the burgage plots, probably the fruit orchards for which Newburgh was once well known, now greatly reduced, with few trees left south of the High Street.



View looking north down Hill Road (formerly Heggies Road) towards Laing Museum and Tay, from the railway line.

The population peaked in the mid-1800s, subsequently declined, and has grown little since 1901. The town has currently a population of approximately 2,040 (est. 2004).

3.0 Character and Appearance

3.1 Setting

The setting of the town is a major contributor to its special character and appearance. The High Street, which makes up the main part of the conservation area, is located on a river terrace overlooking the upper tidal estuary of the River Tay. Historically the riverside area, 'The Shore', was closely linked to the rest of the town, which was located inland on the higher ground. 'The Shore' contained much of the commercial and industrial activity of the town during the formative periods of its growth. Housing has now partially replaced these activities. The industrial buildings and most of the evidence of the piers have gone. In its place, the open greenspace and modern housing development to the south have a very a different character and appearance. Although the road plan survives, the historic link between the two parts has gone. As a result, the town appears set back and detached from the river.



General view looking south from the riverside, across the site of the former Tayside Floor Cloth Works.



Above: view of Mugdrum Island and River Tay from the High Street with the former Tayside Works and The Shore in the middle ground, circa 1930.

Below: view from a similar point today (St Katherine's Court).



3.2 Street Pattern and Topography

The historic character of the town is greatly influenced by its street pattern, consisting of the exceptionally long High Street with its distinct linear form and long burgage plots or rigs set at right-angles. Later separate residential 'suburbs' were added, and from the beginning there was a riverside industrial and commercial area. The advent of the railway saw further development south of the High Street, outside the conservation area and burgh town boundary. In the 19th century the rigs were extensively planted with fruit trees and re-planted during WWII. As a result, they have avoided until relatively recently, the accumulation of back-land buildings and the development often seen in more urban burghs. There are also frequent pends and closes leading to rows of mainly cottages set at right angles, located immediately behind the High Street. These buildings, although mostly not included in the statutory list, are important as rare survivors of what would have been a common feature of a typical burgh town plan. All, particularly those to the south of the High Street, should be protected from further changes. The burgage plots have already been extensively encroached upon (prior to Conservation Area being extended in 1984) by modern residential development.



Extract from John Adair map of 1684 showing the simple linear burgh street pattern. Note parish church in centre, and the close relationship with Lindores Abbey to the east. Source: National Library of Scotland



Extract from the 1854 Six inch Ordnance Survey map showing the distinctive burgh street pattern. Source: National Library of Scotland

The Old Statistical Account (OSA), compiled 1791-99, noted:

'The town of Newburgh, consists of one street of considerable length, with small suburbs at each end, and a lane leading towards the shore from its centre.'

And Westwood's *Directory for the counties of Fife & Kinross* published in 1862 that:

'The main part of the Royal Burgh consists of one long street, a range of houses fronting the harbour, and a number of lanes leading down to the shore.'

This street plan is typical of a burgh town. It comprises of a main street (High Street), widened towards the centre to accommodate a market stance; with a mercat cross; a tollbooth or town house; and 'luckenbooths' or a row of shops with facing them on the other side of the street the burgess 'lands'. These being typically large buildings in multiple occupancy, behind which was a 'tenement' of ground stretching back to the 'back dykes' (Shorehead/ Gardens Road) and a lane beyond leading to 'ports' (West Port Road), gates or entrances to the main street. Alexander Laing's writings refer to a mercat cross located near the chapel which pre-dated the now demolished St Katherine's Church. The Old and New Town Houses have been redeveloped.

The topography of the conservation area is generally featureless. There are no rivers, hills or other natural features. The gradient is mostly flat along the High Street, although rising at its westernmost end. To the north and south of the

High Street the ground slopes steeply, downwards to the river, and upwards towards the hill behind. These strong natural features are visible at intervals from within the conservation area and contribute much to its special character. They provide the backdrop when looking both towards and out from the conservation area.

3.3 Buildings and Townscape

3.3.1 Building Types

The conservation area is characterised by a rich diversity of simple vernacular buildings from the 18th century, many extensively re-modelled, and from the following century. These contrast with a number of institutional buildings in more architecturally conscious styles. Most buildings fall within the following broad types:

- Two or three storey houses
- Single storey cottages
- Institutional – e.g. museum, Institute, bank and Town House
- Commercial/retail/industrial
- Hotels
- Modern – detached and terraced

The result of this variety is a highly stimulating streetscape, with considerable interest and richness of detailing. Yet, there is a unifying rhythm created by the relatively standard burgage plot frontage dimensions. This continues at roof level where the constantly changing ridge heights add variety and interest. The cohesiveness is achieved as a result of the limited range of materials, architectural paradigms, heights and plot widths.

3.3.2 Distinctive Architectural Styles, Detailing and Materials

The majority of buildings are of typical 19th century Fife vernacular style. The other remaining fifth are of typical 18th century vernacular style. Not surprisingly, the earlier buildings are located at the historically less desirable western and eastern extremities of the High Street. Many buildings have been remodelled over the centuries. Skews have been smoothed, windows enlarged, new door pieces added, doors and windows created, others blocked up or enlarged; roofs raised and floors added. Many

‘Both the shops and the principal dwelling houses indicate considerable taste and prosperity on the part of the owners.’

Westwood's Directory for the Counties of Fife & Kinross (1862).

‘A great part of it is of recent erection; and even the oldest existing portions have nearly all been rebuilt within the last hundred years.’

Groome's Ordnance Gazetteer of Scotland (1882-4)



Typical style of building, materials and detailing.



The 'Whinstone Quarry', shown on 1834 Ordnance Survey map, located on the southern edge of the town. Another, Clatchard Craig stone quarry, is also located nearby, to the SE of the town.



Some of the many traditional masonry styles found in the conservation area, using the local grey whin stone.

buildings have changed use many times, prompting sometimes radical alterations. This has resulted, for example, in the loss of many shop fronts. There is great variety within a range of basic building forms, which use a limited range of traditional materials and architectural paradigms.



View looking east down the High Street

Most buildings are comparatively plain with little architectural embellishment or detailing. A few have date stones or marriage lintels but these are the exception. The more ornate buildings stand out in contrast. There are many (22%) fine ashlar buildings, such as the former Commercial Bank. However, half the buildings are constructed in squared or random, whin rubble. This is usually a light grey, with contrasting margins and dressings, in red, buff or blonde sandstone.



Contrasting dark whin masonry with lighter sandstone margins.



A recently exposed gable wall shows the changing roof pitch over time - from thatch, to raised eaves, to slate.



Date stone on rear stair of the former Commercial Bank.

A further 19% still have their traditional lime stucco render, often lined to simulate ashlar. Many, though, have had it removed, often recently. Some are now re-rendered in modern dry-dash cement. 77 High Street (above) is an unusual example of the use of dark whin ashlar masonry with strongly contrasting light sandstone dressings and margins. Note also the small original dormers, in contrast to the later dormers to the left. Many houses have had later, 19th or early 20th century, pairs of large bow or canted dormers added. These can make the architectural composition top heavy. There are isolated examples of surviving single or paired, smaller 18th century dormers. There are few modern additions and any further dormers or roof windows should be resisted.

The OSA (1791-99) notes that;

'Formerly, the generality of houses in Newburgh were low built, and covered with thatch of straw, or of reeds. Of later years, a better style of architecture has prevailed, and, of this day, Newburgh has some pretentions to neatness, in the structures of its houses.'

'Sixty years ago, few of its houses concealed their rafters. At present, scarcely any of them, and none latterly erected, present that naked appearance'.

The steep pitch and detailing of the majority of roofs, such as thack stanes, is a reminder that most building were thatched. The Tay reed beds are within sight of the High Street, although they may originally have had other types of thatch. There is only one thatched building remaining (National Trust for Scotland restored 165-173 High Street below).



165-173 High Street. Restored by the National Trust for Scotland under the Little Houses Improvement Scheme.

The roofing material is now almost exclusively grey slate. Apart from an early 1980s building which replaced the old picture house and public hall, pantiles are restricted to isolated examples on rear back land buildings. The only other red tiled roof on the High Street uses inappropriate Roman tiles.

Door Pieces, Venetian Windows and Forestairs

The fashion for Venetian (Palladian) and round-headed windows is particularly well represented, with examples from the Georgian period and later. The Venetian window with its three sections, the side ones narrower than the round arched central one, was used by Inigo Jones early in the 17th century. A century later, this window was fashionable even in quite modest houses and remained popular in classic architecture. There are also some fine contemporary examples of ornate door pieces, either original or alterations to earlier buildings.

Forestairs are now a rare architectural feature. Providing external access to upper ground or first floors, they were often removed as part of road widening improvements in the 19th century. Although sometimes much altered, examples can still be found in the conservation area, on the south side of the High Street or on side or rear elevations. These should be protected and enhanced where possible.



Above and below examples of Venetian windows and fore stairs.
Above: 194 -196 High Street - late 18th century



32 High Street - early 19th century



81 High Street - 1800



42 High Street c1830



Town House – 1808



Left: 64- 68 High Street - early 19th century
 Right: 165-173 High Street - 18th century
 Below: some examples of fore stairs.



25 High Street c 1870



9 Shuttlefield - 1768



27 High Street 18th century



3.3.3 Orientation and Density

Most building face the street with their longest

elevation. There are generally no forecourts and few gaps between buildings. The impression is of high density development.

3.3.4 Key Listed or Unlisted Buildings

There are 115 statutory list entries for the conservation area (ref. Appendix 2 for full details and photographs). The majority are category C listed (86%); the remainder are category B listed. The following buildings are significant for their key contribution to the special architectural and historic character and appearance of the conservation area.

The George and Abbey Hotels are substantial, imposing buildings, prominently located at the eastern end of the High Street, marking the start of the High Street and conservation area.



Laing Library



Tayside Institute



Lindores Lodge



The George Hotel (above and below) Category B. Dated 1811. Faces and dominates the approach to the High Street from east, the building still retains its imposing pilastered R-doric doorpiece with triglyph frieze, and modillioned cornice.





Former Commercial Bank

However, the addition of heavy dormers and roof windows to the roof slopes and the removal of a chimney head has altered the essential character which focussed on the entrance.

Abbey Hotel formally the Commercial Hotel (above and below) Category B. 18th century, raised to 3-storey early 19th century. Set back from the street and on a corner site. Originally painted stucco with a pedimented and pilastered doorpiece of artisan character. Now looking very different from its 19th century appearance (below), with a name board and without its stuccoed façade and ornate door piece.



165-174 High Street



The **Taybridge** and **Tayview** hotels at the western end of the High Street, though more modest buildings, in a similar way to the George and Abbey hotels, mark the start of the High Street and entrance to the conservation area from the west.



Tayview Hotel



Town House

Tayview Hotel (above) – Category B. Early 19th century. Its large gable wall dominates the view when approaching the High Street from the west. An interesting feature is its rear projecting stair tower with original glazing.



Taybridge Tavern – late 19th century.



Taybridge Tavern

Taybridge Tavern (above and left) – Category B. Early 19th century. It has an unusual narrow classic symmetrical frontage, in ashlar, now painted, with pilasters and a massive pair of twenty-five pane ground floor windows. Located at the foot of Clinton Street as the road starts to rise leaving Newburgh, it closes the view west from the High Street.



81 High Street

Although the High Street now lacks its mercat cross or the former St Katherine's Chapel to provide a focal point for the burgh, the 1808 **Town House** with its imposing entrance and tower is important in providing that function. It also provides a focal point when looking along the High Street. This part of the High Street follows the classic burgh town design, widening at this point, and retaining something of the character of the former market stance. Other surviving institutional buildings are grouped nearby, such as the **Laing Museum** and **Tayside Institute**, former **Commercial Bank** and **Lindores Lodge**.

Town House – Category B

John Speed (Newburgh) 1808. Its tower dominates the skyline and streetscape. The main floor is 1.2m above street-level, reached by a balustraded flight of steps which in its present form dates from 1887-8. At first-floor level there is a, then fashionable, Venetian window and, at the next stage, round-headed window.

Laing Museum – Unlisted.

Opened in 1896 after his death and gifted to the town by local historian and benefactor, Alexander Laing. Unlisted, it is an imposing building, set back, with its massive gable wall facing the High Street.

Tayside Institute – Unlisted.

Built in 1923 for the employees of the Tayside Floor Cloth Company. Unlisted. This nine bay, two storey, building dominates its neighbours. Set hard against the pavement line emphasising its presence.

Lindores Lodge - Category B

Dated 1815 on side elevation. Masonic Lodge 106 above former Dempster's Restaurant. Built in an ornate artisan classical style.

81 High Street – Category B

Circa 1800. Imposing Ionic columned doorpiece with enriched frieze, modillioned cornice, projecting forestairs and ornate railings.

165-173 High Street –Category B

18th century. Significant as the only surviving example of a thatched roof. Thatch would have been the dominant roofing up until the late 19th century, using river reed from the nearby reed beds. Restored by the National Trust for Scotland under the Little Houses Improvement Scheme.

No.32 High Street – Category C

Early 19th century. Notable for its 1st floor Venetian windows and Victorian doorpiece.

194 -196 High Street - Category C

Late 18th century. Notable for its Venetian windows at ground and 1st floor.

3.4 Spaces

Within the conservation area there are few public open spaces. These are limited to around the memorials at each end of the High Street, in a back land area where buildings have been demolished, and in front of the St Katherine's Court development. This lack of amenity space has nevertheless helped retain the historic austere character and appearance of the streetscape.



Open space western end of High St.



Open space in front of St Katherine's Court.



A rare landscaped area, off Towerwell, backing onto Tolbooth Close.

3.5 Trees and Landscaping

Trees contribute to the historic character and appearance of the conservation area, both visible within private gardens and along the High Street. All trees in a Conservation Area are protected and consent is needed for any lopping, pruning or felling.



Remnants (above and right) of the once extensive orchards.



Westwood's Directory for the counties of Fife & Kinross published in 1862 notes of Newburgh that: 'Its situation on the Tay is exceedingly pleasant; and, both from its appearance with gardens and fruit trees amongst the house, and from the rich, romantic, gay appearance of its environs, it presents a fine picture to observers, when viewed from either the Tay or from the railway.'

A survey of orchard trees was undertaken on behalf of the Newburgh Orchard Group in 2003. The results can be found in the report: *Taking Stock*:

Newburgh's Orchard Heritage. Report on a Mapping and Stock Survey of Orchard Trees in Newburgh in 2003. http://www.crispinwhayes.com/NewFiles/Newburgh_Survey_2003_Report.pdf



Extract from 6 inch Ordnance Survey 1854 map showing the former extent of the fruit tree planting within gardens. Source: National Library of Scotland

The survey identified 836 trees. Though a few were over 100 years old, generally, they do not live to that age. The majority were between 40 and 100 years old. A large scale planting took place during WWII, mainly of Bramley apple trees. Many trees date from that time. As a result, the report noted, a sharp decline in the number due to deaths, was anticipated over the next two to three decades. Although on private ground, many trees can be seen from the wider conservation area. Such a sharp decline would impact on the special historic character and appearance of the conservation area. The report recommends a programme of selective felling and new planting.



A remnant of the rows of trees which once lined the High Street.



Photograph above shows the trees which lined the High Street in the 19th century.

Photographic evidence and living memory recalls the rows of trees planted each side of the High Street. They have been largely lost, leaving only an isolated survivor and some recent inferior re-planting. Many are damaged or distressed. A programme of proper maintenance, including the reinstatement of missing trees should be implemented if the historic character and appearance is to be protected and enhanced.



Damaged and felled trees

3.6 Activity and Movement

The High Street retains a limited range of shops and businesses, however, the lack of car parks and narrowness, compounded by the on road parking, causes congestion to the detriment of the historic character and appearance of the conservation area. Within the conservation area there is only a five space car park at Tay Street/Lyall Place. Vehicular traffic along the High Street is constant. There is a large car park, serving the park, just beyond the western boundary of the conservation area. However, this is inconvenient for the High Street shops and businesses. The footpaths are narrow and the environment is poor for both people and cars. The Fife Coastal Path passes through the town but bypasses the conservation area to its north.

3.7 Views/Vistas

There are long views, within, across, out of, and towards, the conservation area. These contribute much to its special character. These are shown on the Appendix 4 map and are:



View 1 – Abernethy Road



View 2 – West Port Road



View 3 – West Port Road

1. Abernethy Road looking east towards the Conservation Area (CA);
2. West Port Road looking north within the CA;
3. West Port Road looking north west within the CA;
4. Mason Street looking north out of the CA towards the Tay;
5. Hill Road looking north across the CA towards the Tay, Laing Museum closing the vista and south out of the CA;
6. Cornhill Street looking north out of the CA towards the Tay;
7. High Street west section views both east and west within the CA. Looking east vista closed by Town House steeple;
8. High Street east section views east and west within the CA;
9. Tay Street looking north out of the CA towards the Tay.
10. Cupar Road looking west towards the CA.

On each side of the High Street the largely continuous building line is punctuated at regular intervals by narrow wynds, pends and closes. These produce small scale views which are particularly important character elements. Occasionally a street joins at right angles which allows a longer view of either the river below or the hill above. The large scale views contrast with, and complement, the small scale ones.



View 4 – Mason Street

'It's situation near the firth is exceedingly pleasant; and both from its own appearance, with gardens and numerous fruit trees among its houses, and from the charming aspect of its environs, Newburgh presents



View 7 - High Street



View 7 - High Street west section

a fine picture either to observers going up or down the river, or to observers on neighbouring vantage-grounds. The views, too, from itself and its vicinity are fine. Even to a traveller on the railway, coming up from Ladybank to Perth, the prospects at Newburgh are remarkably striking and diversified, comprising first of a sudden revelation of the whole basin of the lower Tay, and next a close view of Newburgh itself, its upper terrace rising on the S, and the main body nesting below on the N, and projecting into the lake-like expanse of the firth.'
 F H Groome, Ordnance Gazetteer of Scotland (1882-4)



View 10 - Cupar Road



View 9 - Tay Street

Care should be taken in the choice of design and location of street furniture, road signs and lighting to ensure the special character and appearance of these key views are protected. The addition, for example, of motorway scale street lighting in prominent locations (e.g. views 1 and 7 above) can have a negative impact.

4.0 Public Realm Audit

4.1 Street Furniture

A gasworks is shown on the 1854 Ordnance Survey map. It is likely that the principle streets such as the High Street had lighting from the mid-19th century onwards. Lighting would probably not originally have extended much further. A relatively large number of the original lamp posts survive, with their gas lanterns replaced with electric ones. These are important reminders and should be retained in-situ if possible. As a guiding principle, the selection of any new 'period' styles of street light off-the-peg should



Historic street light column with later electric lamp addition.

be avoided and instead any replacements should be based on archival evidence and historical research. If no documentation or historic precedent exists, the next best option is to procure high quality inconspicuous street lighting. Street lights with utilitarian steel columns of hollow circular section with simple lanterns are preferable to misleading reproduction 'period' lamps which have no historic precedent and confuse the authentic character of the conservation area. New street lighting should be located to avoid key vistas and views and the frontage of listed buildings. Along the High Street the street lighting is of a size and design more appropriate to a motorway. It is often insensitively located to the further detriment of the conservation area and individual buildings.



Historic post box and telephone kiosk.

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



An unusual dated stone street name sign.

4.2 Signage

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



Historic enamel street name sign.

The existing street signs are mainly of a modern standard design. There is scope for replacing these with new signs of traditional design and materials, to complement the historic character of the area and differentiate it from the surrounding streets. This should tie in with new interpretation panels explaining why the area is a conservation area.

4.3 Surfacing

Newburgh is remarkable for the survival of many areas of historic surfacing. These can be found both along the edges of the High Street and down the many wynds, closes and pends which punctuate it. Street surfaces are significant as the foreground and setting for historic buildings. They also give cohesion and character to the streetscape as a whole. Historic surfaces if present often acquire the patina of time and past activity, and have cultural meaning. They are of their place and usually reflect local geology. Once removed such surfaces cannot easily be replaced (see 4.6 below). The OSA at the end of the 18th century describes:

'The street of Newburgh, which has long been paved with stones, having fallen into disrepair...'



Examples above and below of historic surface treatments.



The photograph above shows the condition of the western end of the High Street in the late 1900s.

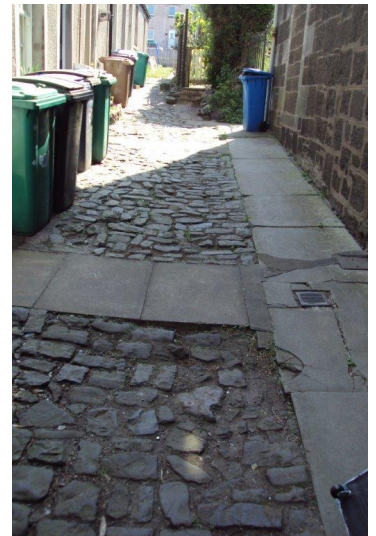
It is probable that, other than the sections of the High Street in front of higher status buildings, many parts would not have had raised pavements. The road surfaces would have been at best composed of compacted stone chippings and dust or clinker, simulated today by bitumen or asphalt with locally sourced fine stone chippings for the surface course. Historically, there may have been cobbled or whinstone spalls or honored strips in front of some buildings and in other high traffic areas. Sett paving was expensive and used selectively for high wear areas such as entrances. Gutters and curbs would, similarly, have been constructed in whin for practical reasons of durability. There are areas of surviving historic surfacing within the conservation area and photographic evidence. Where these historic materials survive these should be protected.



Surfaces throughout the conservation area are, generally, in poor condition with a variety of unsympathetic treatments. New surfaces should complement the character of the majority of the listed buildings in the conservation area. In the conservation area the late 18th/early 19th century is the most representative of surviving buildings. The



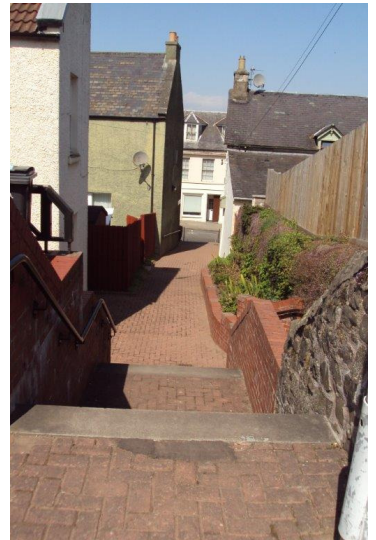
agreement of a palate of appropriate materials and detailing is recommended.



Traditional whin surfacing and paving above and left.



Sympathetic modern surfacing.



Unsympathetic modern asphalt and concrete pavements above.

4.4 Information and Interpretation Boards

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

4.5 Memorials

The conservation area contains some impressive memorials. Two, at the western end, commemorate the dead of the world wars. A third, at the eastern end, commemorates John Livingstone of Musselburgh. This was erected in 1888 by the townspeople of Newburgh in gratitude for the



Livingstone Memorial Fountain

building of a new Town House. Livingstone Street was also named after him. The memorial was moved in 1999 from its original central position on the High Street, near the Town House. Having lost its original context and setting it has lost much of its meaning.



The Victory Fountain WWI memorial



WWII cenotaph memorial

5.0 Survey of Specific Issues

5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Roofs for example, form a significant character element in vernacular architecture. Where historic examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. Materials or components have a limited life. Many will have already been renewed. It may not simply be a case

of replacing like for like or retaining things as they were at the date of statutory listing if they are historically or architecturally inappropriate. 18th century or earlier buildings may currently use materials that were not available when built and whilst for example it is not practical to re-instate what would have been originally thatch in most cases, a more historically contemporary material may help enhance the significance.

The particular mix and diversity of materials can be an important component of the character of an area. However, using similar types of slate, particularly on a single terrace of houses or cottages even though 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. The loss of cans or heads from now redundant chimneys further diminishes the historic and architectural character. The correct use of traditional building materials, methods and detailing can greatly enhance the historic character, as well as protect buildings.

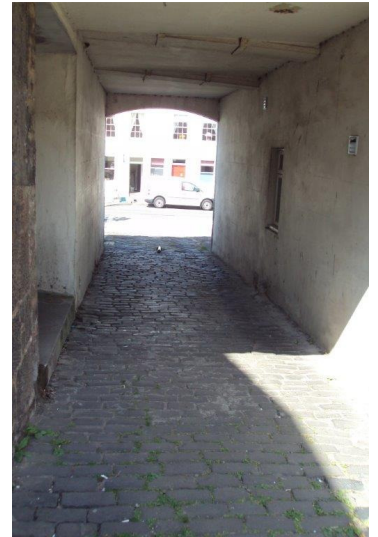
5.2 Pends, Closes and Wynds



Above and below: stone threshold to a pend and paving showing the patina of time and wear.

The rows of cottages set at right angles to the north and south sides of the High Street, although mostly not included in the statutory list, are important, rare survivors of what would have been a common feature of a burgh town plan. All, particularly those to the south of the High Street, should be protected from any changes to their essential character.

The pends, closes and wynds also contain some of the best surviving examples of historic surfacing in Fife. These have acquired the patina of time and past activity, and have cultural meaning. Once removed such surfaces cannot easily be replaced (see 4.3 above).



Examples above and below of the many historic pends, closes and wynds.



6.0 Negative Factors

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

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

6.1 Unsympathetic New Development or Conversion of Buildings



Example of a conversion showing some sensitivity to the vernacular architecture, although the additional bay unbalances the classic symmetry.



The above conversion and below new development have insensitive alien fenestration.



1981 redevelopment on site of 1888 town hall.



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

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

Much of the modern redevelopment and conversion along the High Street has been unsympathetic, without apparent consideration of the special architectural and historic character of the buildings or the area.



Left, above and below: examples of modern redevelopment within the High Street.



6.2 Replacement Windows and Doors

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



Historic glass in the stair window of a c1840 building.



Contrasting original and replacement windows.

The above example shows to the centre replacement windows with over wide astragals and inappropriate 'horns'. Contrast this with the original windows at first floor to the right-hand building. Even where windows have been replaced with, for example, traditional style timber sash and case ones, the detailing may be inappropriate and still



Typical Victorian sash and case window.

give a modern appearance. For example 'trickle vents' for double glazed windows are not a traditional feature and should be concealed if possible or avoided. 'Horns' on sash windows are similarly not traditional on multi-pane windows, which did not need this additional joint strengthening feature (allowing a full tenon joint), prior to the use of float glass in the mid-19th century. Where historic glass survives this is significant and should be protected, particularly during building works, and retained.

Similar considerations as for windows should be applied to the choice of doors. In addition, inappropriate ironmongery, including letter boxes, or glazed panels can have a significant impact.



Contrasting door styles, above and left, of an original and an adjacent replacement door. Above right is an example of an exception where door glazing can be appropriate.



Fife Council Planning Customer Guidelines *Windows in Listed Buildings and Conservation Areas* are available online on www.fifedirect.org.uk.

There is additional guidance in their following publications:

- *Guide for Practitioners 3: Conservation of Timber Sash and Case Windows Historic Environment Scotland 2002;*
- *Looking After Your Sash and Case Windows Historic Environment Scotland 2003;*
- *Historic Environment Scotland Policy Guidance for Windows in Listed Buildings and Conservation Areas.*

7.0 Sensitivity Analysis

7.1 Materials

7.1.1 External Renders

A large proportion of buildings were originally harled, either with a rough finish or a more refined stucco. Many have lost this significant architectural and historic aspect of their character. Also, a building will have lost its first line of defence against the elements. Possibly this is less important as the stone is predominantly whin in the conservation area.



Removal of original stucco render.

The building above, half of a pair, has recently lost its stucco render and been repointed in a cement mortar. A traditional lime mortar and wash would have helped protect the masonry, particularly, the softer sandstone dressings and margins from the now accelerated decay. Other buildings have had external renders removed to reveal what is mistakenly believed, due to the quality of the masonry work, to be the original masonry surface.

7.1.2 Cement Mortars

Modern cement mortars and renders have been inappropriately used on traditional masonry buildings throughout the conservation area. There is also widespread use of modern film-forming masonry paints. These types of paint and mortar are harmful from a technical viewpoint as they trap moisture within the masonry and accelerate decay. In addition to trapping moisture, cement-rich



An example of typical failure of modern cement render applied to a traditional masonry wall.

mortars and renders do not absorb moisture either directly or through drawing it from the less porous adjacent stone to allow it to freely dissipate over a large surface area. Instead the adjacent stone will absorb a greater proportion of the moisture. Depending on the location it may also absorb run-off from adjacent surfaces. The combined result will be the accelerated decay of the stone. This is less an issue with whin stone but the softer sandstone margins have to work harder and will suffer greater weathering. Aesthetically such paints and mortars are historically inappropriate and neither protect nor enhance the special character of either buildings or the area. Lime based paints and mortars should be used or breathable liquid silicate (mineral) paints. Traditional lime mortars, harls and colour washes should be used rather than wet dash modern cement renders, mortars and masonry paints.

Contrast the character and appearance of the above original masonry (below) with the adjacent example (below left) repointed in a modern cement.



Cement mortar used for repointing.



Original lime mortar pointing.

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



An example of the visual impact of inappropriate re-pointing.

7.2 Colours

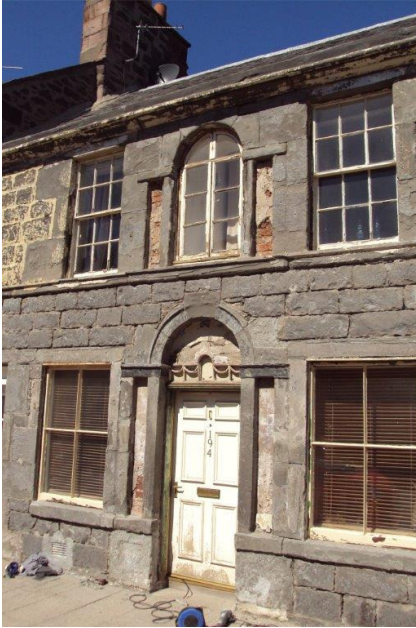
The choice of colour can greatly affect the character of a historic building or area. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character and appearance of the area. Within the conservation area brilliant white, which was not historically available, is widely used for external renders, windows and other woodwork.

Off-whites (not creams) are historically more appropriate. Pigments for lime-washes for walls may have been derived from a range of animal, vegetable or mineral sources, provided that they were alkali resistant. Natural earth pigments and even lamp black may have been used in the past as they were cheap and readily available. Natural impurities in the local limestone used for producing the slaked lime for the lime-wash would have produced various off-whites, but not the brilliant whites seen today. Finishes would also have been softer and not high gloss/ high sheen finishes. The example below left shows the unsightly appearance of peeling modern film-forming masonry paint and the negative impact of using a historically inappropriate colour scheme and materials. Certain dark colours may be more appropriate for windows, having a historic precedent.



Above and below: examples of historically inappropriate colour schemes





Paint removed from the whin masonry



Painted ashlar 32 High Street



Peeling modern film-forming masonry paint.



Above: examples of historically inappropriate colour schemes

External woodwork was not usually varnished and so is not generally an appropriate finish. In exceptional cases poorer quality external woodwork may have been painted to simulate a high quality hardwood. It may, in these exceptional cases be acceptable to use external varnishes if supporting evidence can be provided. Colours used should be restrained as intense colours were historically not generally available.



Evidence of former historic paint finishes and colours.

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



Contrasting black and white colour scheme.

often seen.

Unless stone is of poor quality/durability or harled or rendered, masonry should generally not be painted. Ashlar should never be painted. However, of the almost a quarter of the total buildings in the High Street which have sandstone ashlar masonry, 21% have been painted. Stucco should also generally not be painted and, of the 19% of buildings with traditional stucco, 30% have been painted.



Paint removed from ashlar masonry.

If the case is made for painting masonry, modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. Lime based paints produce a less uniform, more historically authentic finish. Since statutory listing over 20% of the total buildings have been painted. In most cases painting the masonry is inappropriate, as is the 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

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 new feature such as a garage door, a dormer

window or a roof window may harm the special character of the building and the area. Many earlier building had dormers added during the 19th century, however, unlike many conservation areas the Newburgh has seen relatively few new roof windows or dormer windows. These are indicative of modern loft conversions and fundamentally change the historic character of the building and area. Roofs are proportionately highly significant architectural elements in simple vernacular buildings.



Multiple satellite dishes.



The above example shows the cumulative negative impact of multiple, relatively small scale, alterations and additions (i.e. inappropriate paint scheme; modern style windows and roof lights; modern style door).

Historic Scotland guidance *Managing Change in the Historic Environment. External Fixtures* warns of the potential cumulative detrimental effect and incremental damage which can be caused by

relatively small scale inappropriate additions. Individual satellite dishes have appeared on front roof slopes of buildings in the High Street. Multiple satellite dishes cover the front elevation of a c1800 house and former granary to the side elevation of category C listed 81 High Street.

7.4 Shopfronts

A wide variety of traditional shop front types are represented in the High Street, from the ornate to the plain. The simplest, earliest forms have no more than enlarged ground floor windows, with minimal signage often painted directly onto the masonry. Others have a high ratio of glazing and features such as integrated sun awnings and fascia boards.

A few examples of hanging signs or applied lettering survive. These are evocative of past retail or commercial uses. If possible such historic signage should be retained. If they must be lost then they should be recorded to help inform the choice of new signage.

Once a common feature of shops but now rare, surviving retractable awnings can add much to the traditional character and appearance of individual buildings and the streetscape.



Historic projecting sign bracket.



Traditional shop front with integral sun awning.



An example above of a traditional retractable shop awning.

Detailed guidance on appropriate shop front design can be found in the Fife Council publication *Shop Front Design Guidelines* available online on www.fifedirect.org.uk.



Examples above and left of the wide range of traditional shop fronts.

8.0 Buildings at Risk Survey

There is only one building in the conservation area on the Buildings at Risk Register maintained by Historic Environment Scotland:

- Tayview Bar 230 High Street

1-3 High Street is noted as formerly at risk but with 'restoration in progress', although there appeared to have been no work to the western annex for some time. Similarly, there appeared to be building work on-going at the vacant Tayview Bar, although there had been no application for Listed Building Consent.



Tayview Bar



'Restoration in Progress' at 1-3 High Street

Within the conservation area there are other buildings in poor condition. A few appear to be also vacant, therefore at greater risk and potential candidates for the register.

9.0 Opportunities

9.1 Boundary Refinement

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

9.2 Article 4 Direction

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

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

However, in the 2012 Amendments to the Order, the exemption of conservation areas from permitted development have not been included against every type of development. Some small scale developments such as flues or those with a floor area of less than 1msq have become permitted development with no caveats about conservation areas. While the impact of these developments would normally be minimal, in a conservation area they could still detract from the setting of historic buildings or the overall historic townscape.

Therefore it is proposed to maintain several of the Article 4s in Fife's Conservation Areas to maintain a suitable level of protection from detrimental development. Appendix 4 sets out the Article 4s which it is proposed are maintained across all the Conservation Areas in Fife. The proposal is therefore to remove all Article 4 Directions and then simultaneously designate them

10.0 Conservation Strategy

10.1 Planning Policy

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

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

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

The St Andrews and East Fife Local Plan (2012) provides the existing adopted policy framework and

is a material consideration in any development proposals for the village. In summary, this framework is as follows:

- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality - Design
- Policy E5 Housing Development and Open Space
- Policies E7 to E9, covers Conservation Areas, Listed Buildings and Demolition of Listed Buildings
- Policy E10 Protection of Orchards and Riggs
- Policy E13 Street Furniture

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

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

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

10.2 Long Term Management

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

10.3 Customer Guidelines

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

- Windows in Listed Buildings and Conservation Areas
- Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas
- Shop Front Design Guidelines

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

10.4 Grants and Funding

There are no grant schemes available or planned for Newburgh conservation area in the foreseeable future. Limited grants may be available from Historic Scotland for listed buildings in need, such as buildings at risk, and these are assessed competitively. Historic Scotland support for conservation areas is channelled through local authorities and target those conservation areas that are most in need of regeneration. Refer to <http://www.ffhb.org.uk/> for other potential sources of funding.

11.0 Monitoring and Review

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

12.0 Further Advice

For general advice and advice on grants contact:

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

Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

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

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

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

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

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

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

Hayes, C.W. (2003), *Taking Stock: Newburgh's Orchard Heritage. Report on a Mapping and Stock Survey of Orchard Trees in Newburgh in 2003.*
<http://www.crispinwhayes.com/NewFiles/NewburghSurvey2003Report.pdf>

Pinfold, K.L. (2011), *Newburgh A Historic Trail*, 2nd Edition

Proudfoot, E. (2004), *The Picts and the Early Medieval Period*

APPENDIX 1

BOUNDARY DESCRIPTION FOR NEWBURGH CONSERVATION AREA

Commencing at a point at the south east corner of subjects lying to the south of Number 11 Mugdrum Place thereafter continuing north along the eastern boundary of said subjects to the point where it meets the southern boundary of Number 11 Mugdrum Place; thence west along the northern boundary of the aforementioned subjects; thence north following the eastern boundary of lands lying to the west of numbers 7 to 11 Mugdrum Place to the point where it meets the northern boundary of Number 7 Mugdrum Place; thence east following said boundary and the southern boundaries of Numbers 1 to 4 Mugdrum Place and subjects lying to the east of Number 1 Mugdrum Place; thence east crossing Hill Road and following a line lying approximately 50 metres south of the front building line of Numbers 69 to 111 High Street for some 150 metres from the western edge of Hill Road; thence south for some 30 metres along the eastern boundary of subjects lying to the rear of Number 69 High Street; thence east following a line lying approximately 70 metres south of the front building line of Number 5 to 67 High Street for some 196 metres to the point where it meets the eastern boundary of lands belonging to and lying to the rear of Number 5 High Street; thence north along said boundary for some 38 metres; thence east across subjects lying to the south of Number 1 High Street following a line approximately 18 metres south of the front building line of Number 1 High Street to a point on the centre line of the road leading south from Cupar Road towards Mount Pleasant; thence north along said centre-line for some 8 metres; thence east and north east diagonally across subjects lying to the north of Guthrie Lodge to a point on the northern boundary of said subjects some 40 metres east of the western boundary of said subjects; thence north across Cupar Road to the point where the western boundary of Glenluie for some 30- metres and continuing north north west along the eastern boundary of Taygrove, Tay Street to a point on the centre-line of Lyall Place; thence west along said centre-line for some 36 metres to the point where Lyall Place meets Tay Street; thence south along the centre-line of Tay Street for some 76 metres; thence west initially along the northern boundary of Numbers 1 to 6 Tay Street and continuing following a line lying approximately 30 metres north of the front building line of Numbers 6 to 26 High Street to a point on the centre-line running north of land belonging to and lying to the rear of Numbers 24 and 26 High Street; thence north west and west following latterly the boundary of Numbers of Numbers 50 to 68 High Street to the point where the northern boundary of Numbers 66 and 68 High Street meets the eastern boundary of Number 70 High Street; thence north along latter said boundary; thence west along the northern boundaries of Numbers 70 and 82/84 High Street to a point where the northern boundary of Numbers 82/84 High Street meets the eastern boundary of subjects lying to the east of Numbers 9 to 15 Cornhill Street; thence north along said boundary and across Shorehead to its northern edge; thence west following said edge and the northern edge of Gardens Road; thence south along the eastern boundary of the public park; thence south west along the north western boundary of subjects to the north west of West Port Road and Numbers 4 to 11 Shuttlefield Street; thence south east along the western boundary of Number 11 Shuttlefield Street; thence continuing south east along the eastern boundary of subjects lying to the north of Shuttlefield Street directly to the south of the public park; thence west across Shuttlefield Street to the point where its southern edge meets the western boundary of land lying to the north of the bowling green; thence south along said boundary and the western boundary of the bowling green to a point on the centre-line of Abernethy Road; thence south-west along said centre-line for some 26 metres; thence south east across Abernethy Road and following the eastern boundary of Woodlands, Woodriffe Road crossing Woodriffe

Road to a point where the southern edge of said road meets the northern edge of the railway embankment; thence east along the edge of the railway embankment for some 76 metres to a point on the centre-line of Clinton Street; thence north along said centre-line for some 22 metres; thence east following initially the southern boundary of Number 11 Clinton Street and lands belonging to the Congregational Church and thence continuing east along the southern boundaries of lands belonging to and lying to the rear of Numbers 147 to 231 High Street and on to the point of commencement.

STREET INDEX:

Appleyard
Back Manse
Clinton Street
Cornhill Street
Cupar Road
Gardens Road
High Street
Hill Road
Mason Street
Reef Mog
Shorehead
Shuttlefield Street
Tay Street
Tower Well
West Port Road
Woodriffe Road

APPENDIX 2

LISTED BUILDINGS IN THE CONSERVATION AREA

APPENDIX 3

EXISTING ARTICLE 4 DIRECTION USE CLASSES

Newburgh Conservation Area was first designated in 1972 and re-designated in 1984. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 19th February 1993 (approved by Scottish Office on 25th October 1993).

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

Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe or sludge main or associated apparatus.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 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	Development by Telecommunications Code	To protect the townscape from indiscriminate installation of

Class 67	Systems Operators	telecommunications equipment.
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APPENDIX 4

PROPOSED ARTICLE 4 DIRECTION USE CLASSES

Class 3D

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

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

Class 6C-

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

Class 6D

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

Class 6E-

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

Class 6F

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

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

Class 6M

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

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

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

Class 7

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

Class 8

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

Class 10

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

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

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

Class 11

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

Class 12

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

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

Class 13

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

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

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

Class 20 - Land drainage works

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

Class 23

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

Class 24

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

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

Class 28

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

Class 30

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

Class 38- Water undertakings

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

Class 40- Electricity undertakings

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

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

- (3) Development is permitted by this class subject to the following conditions:—
- (a) where demolition of the building is urgently necessary in the interests of safety or health the developer shall, as soon as reasonably practicable, give the planning authority a written justification for the demolition;

**APPENDIX 5:
KEY VIEWS/VISTAS**

