



CRAIL CONSERVATION AREA APPRAISAL
and
CONSERVATION AREA MANAGEMENT PLAN



**ENTERPRISE, PLANNING &
PROTECTIVE SERVICES**

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1.0 Introduction & Purpose

1.1 Conservation Areas

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

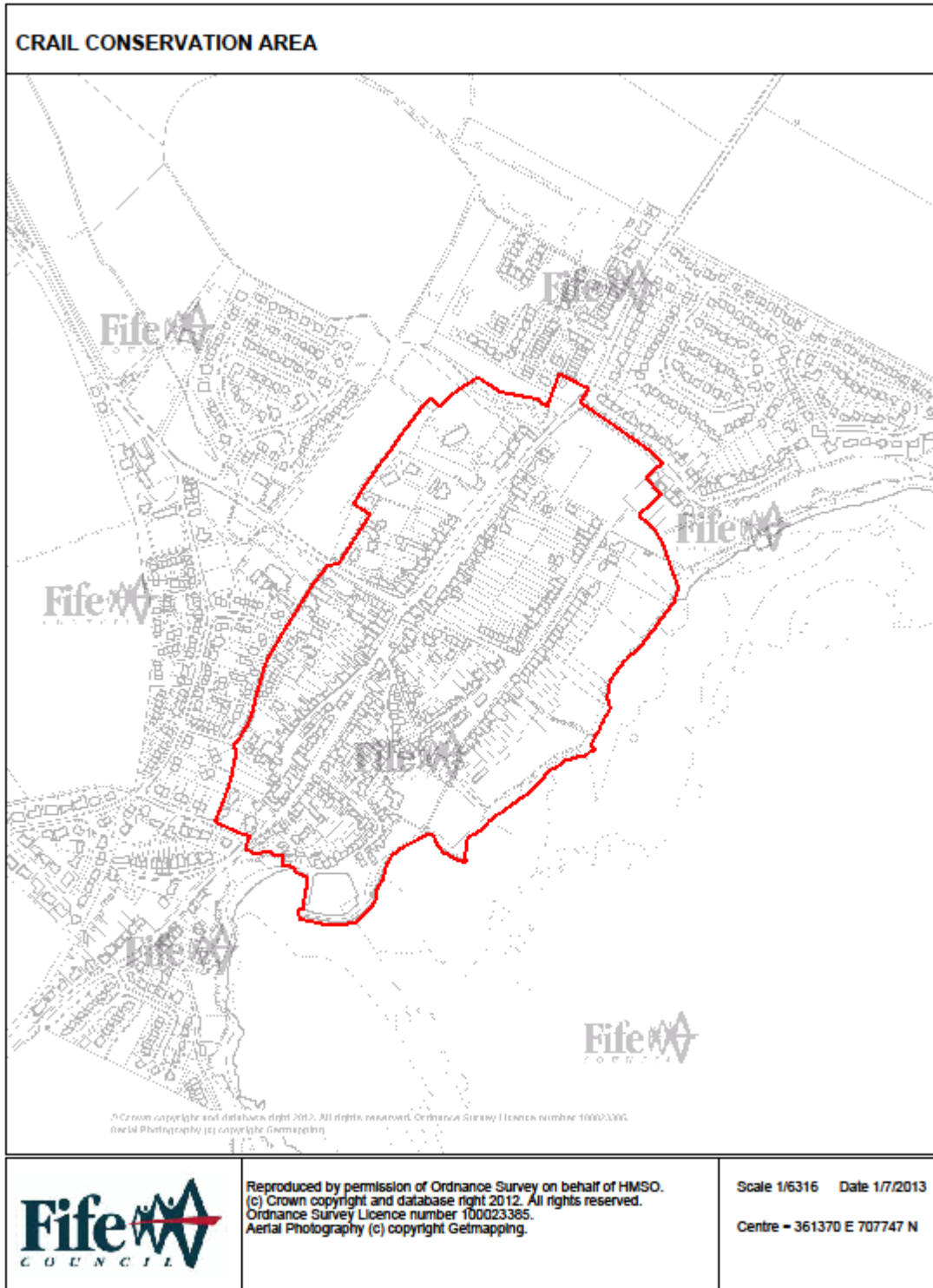
Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit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

1.2 Purpose of this Document

Crail 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



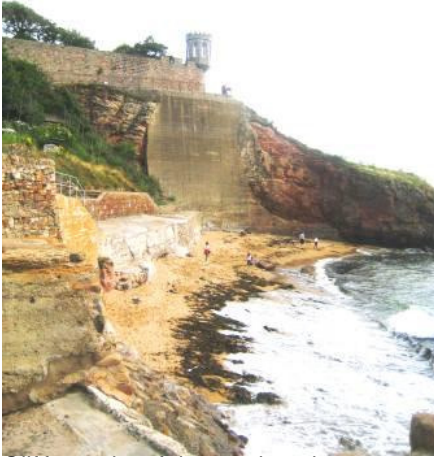
Post 1790 Act turnpike road guide plate at junction of roads to St Andrews and Cupar.



Circa 800 Pictish cross-slab now in Crail Parish Church

Crail is located in the East Neuk of Fife, 16.1km south-east of St Andrews and 6.6km east of Anstruther. The name 'Crail' may derive from a Pictish/Brythonic word related to the Welsh word 'caer' meaning fort, plus the Gaelic word 'ail' meaning rock. A map of 1642 (James Gordon) shows it spelt 'Careill'. This description may relate to the cliff above the harbour which became the site of the medieval castle.

Crail Parish Church, St Mary's, part of which dates from 1160, has a dedication (1243) to Maelrubha of Applecross in Wester Ross, an Irish missionary who preached to the local Picts in the late 7th century and early 8th century. The church contains a Pictish Class III cross slab of circa 800. Another similar cross slab, found nearby at Sauchope, is now in Victoria Gardens. There are Pictish cave wall carvings west of Crail on the seashore SE of Barnsmuir (The Coves). Rude Well, beside the church in Denburn Wood, has ancient religious associations including for baptisms. This bottle-shaped, medieval, well was rediscovered during excavations in 1972. The church obtained collegiate status in 1517 after a successful petition by the Prioress of Haddington. Crail castle, located where Crail House is now, was probably the earliest dwelling in the locality and for a time a royal residence. It later became the manor house associated with the office of constable of Crail but was ruinous by 1563 and only a small remnant of wall remains. Similarly nothing remains of the former town walls and gates or ports. Although claimed, there is no real evidence that Crail was a burgh under David I. It first appears as a burgh in the hands of countess Ada de Warenne, mother of Malcolm IV and William I in 1165 (she is said to have given the monks of Dryburgh a toft of houses in her burgh of Crail) and it fell to the Crown on her death in 1173. Made a royal burgh in 1310, it was one of the largest markets in medieval Scotland. Substantial houses were built for the rich merchants on the north side or as town houses for local lairds or dowagers. However, by the late 18th century the Old Statistical Account is describing a settlement which had seen better days.



Cliff-top site of the now largely disappeared medieval castle.



Entrance to Crail harbour



A carving from entrance to mid-19th century Crail House on site of the former medieval castle and royal residence.

The population had dropped over the second half of the 18th century from 2,173 in 1753 to 1,710. In spite of Crail's earlier period of trading prosperity, exporting wool, mutton, hides and fish, with strong trading links with the Netherlands, economic activity had declined. It notes that coal had been mined to the south-east in former times. Immense quantities of herring had been cured for home consumption and for export in the past but for half a century the fishing had been in decline. This was partly blamed on Dutch overfishing. White fishing (cod and skate) was still good and lobsters were sent to London though only half as many as ten years before. There is no reference to the famous 'Crail Capon' a dried un-split haddock which had been produced in vast quantities and traded for centuries. In 1819, in *A Topical Dictionary of Scotland*, the production of Crail capons was said to have '*almost given up.*'

By 1790 trade had moved to larger towns and there was no manufacture of any consequence, particularly as there was a scarcity of running water to power the mills. Where there were four corn-mills in the past there were now only two, one of which was powered by salt water from a tidal reservoir. Women still spun lint yarn and wove linen. The greatest disadvantage was said to be the '*badness*' of the harbour. '*The whole town bears evident marks of having seen better times.*' Of the two main, parallel streets, the one on the north was wide, '*tolerably well built*', and



Painted panel showing an 18th century mariner with a navigational astrolabe. From the former sailors' loft (Mariners' Gallery) in Crail Parish Church.

paved whilst that to the south, Nethergate, was not paved and had *'fallen greatly to decay'*. As if to add a positive note, it went on to say that *'The credulity of former times with respect of witches is almost extinguished'*.



Crail harbour at the end of the 19th century. Source: CANMORE

The 1845 New Statistical Account of Scotland shows an improvement with a small increase in the population to 1,906 although there were still *'no manufacturers or trade of any importance'*. It notes that the port was not much used other than for the export of agricultural produce and the import of coal.



A 'Crail capon' weathervane on the Dutch style Tolbooth roof.



Gordon 1642. Source: National Library of Scotland

Up to the beginning of the 18th century Crail was a *'great station for the herring fishery'*. Since then the fishing had gradually declined and there were only twelve fishing boats in the harbour. Fishing was restricted to white fish and shell fish, lobsters, crab and some salmon. Again the limitations of the harbour are noted. It is

described as *'small, not very safe and difficult of access to small vessels'*.



Adair Map of coastline 1684. Source: National Library of Scotland



Adair 1684. Source: National Library of Scotland

In 1852 it was noted that the village had *'little trade'* and an *'inconvenient harbour'*. It exported grain and potatoes and imported coal. Sixteen vessels were registered to the port and the village had two streets and two or three lanes. The shore east of Crail was known as Roome Harbour and it was noted that there was potential to create a new harbour there but this was never implemented.



Thomson 1832. Source: National Library of Scotland



Ordnance Survey 1st Edition 1855. Source: National Library of Scotland

The Ordnance Survey 1st Edition 6" map of 1855 shows only one Flour Mill at the west end of Nethergate West with a Mill Dam feeding it. It is shown on a later map as 'Kings Mill'. An early photograph shows what could be the chimney of a pump engine for raising the sea water. The map shows a gas works (also shown in early photographs) located at the harbour near the west pier. The 1861 Parochial Directory lists a James Stewart Corn Miller and a William Johnston Gas - Fitter & Gas Maker. It also lists a J Key - Brewer & Maltster. A surviving building, now in residential use, at 56-60 High Street was the maltings and across the road at 3, 5 Westgate was the former granary, now an apartment building. The map shows ruined salt pans on the coast just south-west of Crail, linked

by a track to the harbour. 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. 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. 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 pans were abandoned.



Crail railway station on the Anstruther and St Andrews section of the North British Railway line. Source: CANMORE

By the mid-1880s the Ordnance Gazetteer of Scotland notes that Crail has '*of late become a favourite resort for summer visitors*' and that it was to have a station of its own. Crail railway station opened a few years later in 1887, no doubt helping its further growth as a popular resort. The station closed in 1965, like many, following the 1963 Beeching Report. The natural and built heritage continues to attract both visitors and residents.

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, though less so than some of the other East Neuk fishing villages. There are no significant

natural features within the conservation area or visible inland which influence its character and appearance, although there are at least two culverted burns which pass through it largely unnoticed. The coastal setting, with views along the foreshore and across the Forth, including of the landscape beyond, was historically highly significant for trade and from the later 19th century for its picturesque value.

3.2 Street Pattern and Topography

The settlement originally developed round the harbour and market place. It retains an essentially 10th century medieval street pattern with the distinctive rig or burgage plots still evident. Unlike other East Neuk historic fishing villages the settlement is located mainly on the gently sloping ground above the foreshore, without the characteristic concentration of development sandwiched between the escarpment at the back of the raised beach and the sea. Inevitably over the years there has been some quarrying back of rock faces and making up of ground elsewhere which has distorted this natural topography. There is some development immediately around the harbour and spreading up Shoregate, but few links between it and the majority of the village which is located inland on the flatter ground. Hen's Ladder (reconstructed in 2001) historically linked the west end of the High Street with the harbour.



Crail Harbour



Hen's Ladder descending to the harbour from Westgate.



An extract from the Ordnance Survey 1st Edition 6" map of 1855 which shows clearly the medieval rig pattern. Source: National Library of Scotland

The surviving street pattern of certain areas is a major contributor to their special character even if the historic use has changed and buildings have



Brandy's Holme footpath linking Nethergate with foreshore.



Late 19th century photograph - view looking north up Tolbooth Wynd. Source: Crail Museum Trust

been subjected to alteration or addition. Wide Marketgate for example is now very different in character from the busy Medieval marketplace it once was. There are several historic wynds (Tolbooth and Kirk Wynds), features associated with the medieval rig pattern, closes (Butcher's Close) and pends. These add much to the special character of the area. The New Statistical Account of 1845 notes that *'almost every house has a yard or croft belonging to it.'*



West Green pedestrian route



Historic Butchers Close

Historically these pedestrian routes were important and well used. Most are still in use although their character may have changed, quite substantially in some cases. For example early photographs show a narrower Tolbooth Wynd with a burn flowing alongside it. Today the burn is culverted and reappears south of Nethergate alongside the overgrown, though still paved, Brandy's Holm footpath. Though this links Nethergate to the foreshore, a sign for the Fife Coastal Path located where Brandy's Holm joins the Nethergate now diverts walkers away from it. Historically, links with the foreshore would have been more significant. It is hard to imagine how the lifeboat would have been launched from its shed at the west end of the Nethergate. Conversely, some routes, such as on West Green, may be more modern creations. Here an existing passage through a building, from the street to the rear yard, continues to link with later modern development.

3.3 Buildings and Townscape

3.3.1 Building Types



Building types range from classical mansion house to modest vernacular cottage. The most common type being three bay two storey houses such as the example right.



The conservation area as a whole is characterised by a diversity of architectural styles. Modest, no more than three bays, single and two storey 18th and early 19th century domestic vernacular buildings predominate, however. Some areas have concentrations of particular building types. The south side of the High Street and Shoregate still contain many 17th century houses, though most are altered. The High Street and Marketgate include many later buildings from the 19th century and early 20th century.



A few unaltered survivors from the 17th century are scattered throughout the conservation area, though most have been altered. Late 17th century Friars Court is typical East Neuk vernacular. Later 19th century houses often echo the local vernacular in their detailing. 1910 The Priory adopts a more exaggerated national vernacular in its Scots Baronial style. Late 18th and early 19th century The Old Manse and Kirkmay House by contrast use a conspicuously different, classical style.

There is some modern development within the conservation area, either re-development or infill. This is domestic and small scale. In some cases it uses local vernacular paradigms, often though no more than the use of a pantile roof or a white render, in others it makes no attempt to be of its place.

Most of the buildings fall into the following broad types:

- 17th century houses
- 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, over a third with corbie or 'crow-step' gables.



Many buildings have marriage or date stones, sometimes re-incorporated when later re-modelled or rebuilt.



Typical East Neuk vernacular roof detailing: crow step gables; moulded skew-put; pantiles with slate easing courses. Note thackstone on right-hand chimney head.



Typical fore stair feature.

This style was highly influenced by the architecture and building practices of the Low Countries through strong trading and cultural links from the earliest Medieval times. Walls are generally constructed in sandstone rubble, left exposed or sometimes painted, or finished in a modern smooth painted render. Most early buildings are constructed in poor quality sandstone rubble. Larger Victorian houses use local buff sandstone from Craighead Quarry. Blonde sandstone ashlar is used at Kilmany House Hotel. After the mid-1800s squared, snecked rubble sandstone is increasingly used and occasionally ashlar.

The dominant roofing material (67%) in the conservation area as a whole is a traditional clay pantile. Generally red pantiles are used, although

the less common blue/grey pantile can be seen on a relatively high, 13% of roofs. With the exception of a few concrete or Rosemary tile roofs, the remainder of roofs are slated using mainly Scottish and some Welsh slate. Most roofs have managed to avoid the addition of roof-lights or dormer windows. Slate easing courses can be seen on a large number (48%) of pantile roofs. This detail is a feature of many vernacular buildings in Fife. The original function is not known for certain but was probably to provide better rain and wind protection over the eaves and wall heads. Another benefit would have been to spread and slow the rain water run-off from the pantile roof to allow it to be better caught in the gutters. Early photographs of Crail from the end of the 19th century show a number of buildings with as much as half their roofs from the eaves up covered in slates. This was perhaps a frugal response to improving the weather-proofing of the most vulnerable lower half using slate, post the arrival of the railway which provided greater access to slate.

Architectural ornamentation is, on the majority of buildings, minimal and confined to raised door and window margins or the occasional moulding or shaped skew-put. Chimneyheads are gable apex located with plain buff cans and copes. There are a few carved skew-puts, decorative panels, or a former pediment, insets and a relatively large number of dated marriage lintels (over twenty) but otherwise very little ornamentation. As a result, windows and doors assume greater prominence and importance in the overall design.

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

3.3.3 Orientation and Density

Crail conservation area comprises most of the village of Crail as shown on the Ordnance Survey 1st Edition 6" map of 1855. Some 'improvements' were carried out in the first half of the 19th century. The New Statistical Account notes, that:

'At one period the thoroughfares seem to have been considerably interrupted by houses projecting upon them at right angles here and there; but these have been mostly bought up by the corporation and removed; so that there are very few towns of its size in which more spacious streets are to be found.'

Wide streets are certainly still a characteristic feature of the conservation area. Development is packed tightly along these wide streets and inward looking, turning its back on both the sea and surrounding land. The elevation and gradient of Castle Street and Shoregate give them an open, low density character. Similarly around the harbour buildings look towards the open space of the harbour basin.

3.3.4 Key Listed and Unlisted Buildings

There are 229 statutory list entries for the conservation area. Just over half (55%) are category C listed, 9 are category A listed and the rest (41%) are category B including one Scheduled Monument (Mercat Cross). This ratio of categories is significant and reflects a number of factors; age and rarity, any close historical associations and architectural or historic interest. Most buildings are 18th and 19th century, of a modest common vernacular type, often altered and without any close historical associations. This is reflected in the high proportion of category C listings. Almost as many are category B listed often reflecting their greater age and rarity. There is a relatively high proportion of buildings of national or international importance (category A listed). Apart from the 16th century Priory doocot and nearby former nunnery walls, these are all located in the two historic centres of the village, the harbour, itself A listed, and Marketgate, with the Tolbooth at one end and the parish church at the other. Located between these two on the Marketgate (although located close to the tollbooth until 1887) is the early 17th century mercat cross, which is also a Scheduled Monument. These nationally and internationally important buildings and structures are surrounded by a particularly high concentration of category B and C listed buildings. This results in a strong cumulative impact on the character and appearance of the conservation area and provides a historic context and setting for these focal buildings.



Tolbooth and Town Hall, Marketgate.



Crail Parish Church, Marketgate.



Parish churchyard walls and gravestones



The Golf Hotel, 4 High Street



35 Shoregate (The Custom House)

Crail Harbour

Category A listed

Medieval in origin. Much altered. These changes however, including those by Robert Stephenson, add much to its significance. It is important both as a major character element but also in telling the story of the subsequent development of Crail as port and market.

The Tolbooth and Town Hall, Marketgate

Category A listed

16th century tower with later additions. Replacing the earlier Town House and at the commercial heart linking High Street and marketplace. As with the harbour, it is important both as a major townscape element and in telling Crail's story.



Crail harbour

35 Shoregate (The Custom House)

Category A listed

Late 17th century

A significant reminder of the historic importance of sea trade and the harbour.

The Golf Hotel, 4 High Street

Category A listed

Early 18th century

This building occupies a prominent position, near the Tolbooth at the junction of the Marketgate, and High Street on the Anstruther to St Andrews Road.

Crail Parish Church

Category A listed



16th century Priory doocot, off Nethergate

Originally Romanesque c. 1160 with remains of a chancel of that date. It was the scene of one of John Knox's fiery sermons and is the spiritual counterfoil to the commercial side of historic Crail with its at one time controversial Sunday market.

Parish churchyard walls and gravestones

Category A listed

The space, enclosing walls and structures contained within it are important in their own right. Additionally they contribute much to the special character and appearance of the conservation area, provides the setting for the parish church.

Priory doocot, off Nethergate

Category A listed

Significant for not only its value as a landscape feature but also as a reminder of the religious establishments of the 16th century which are, save for some boundary walls, no longer evident.

Friar's Court, 9 Marketgate

Category A listed

In addition to its recognised national or international importance this building is an important reminder of the trading wealth created in the 17th century.



Friar's Court, 9 Marketgate

Kirkmay House Hotel, 7 Marketgate

Category A listed

Built in 1817 this is an imposing building. Its presence is emphasised not just by its size and set back from Marketgate but also its contrasting, classical style of architecture.



Kirkmay House, 7 Marketgate

3.4 Spaces

There are several significant areas of public and private open space within the conservation area. These individually and collectively contribute much to its special character. The conservation area is unusual in that along most of its periphery it contains natural or semi-natural greenspace or other natural open space. This not only helps define the historic area but exerts a strong influence on its character. In addition, within the conservation area the wide streets and harbour create important public spaces.

Marketgate was once a busy market place. Today whilst it still has the mercat cross and is overlooked by the Tolbooth, it no longer serves its original purpose. Areas previously used for the market are now used for car parking. Numerous trees have been planted over the past century. Most traffic avoids it, passing between St Andrews and Anstruther along the main coastal road. The result is that it has a tranquil almost park-like character. Hidden at the eastern end of Marketgate is Denbum Wood, a semi-natural area of broadleaf woodland. Adjacent and to the north of both are the large graveyards of Crail parish church. Just beyond its northern boundary is a strip of semi-natural broadleaf greenspace linking it with the Beech Walk public park to the west outside the conservation area.



Fields adjacent to Kirk Wynd



Roome Bay



Rig gardens adjoining foreshore.



Coastal path



Harbour pier



Denburn Wood

At the ends of Marketgate and Nethergate, east of Kirk Wynd, is an area of farm and parkland. This land is owned by Crail Preservation Society and managed with the express intention of maintaining its rural character. This green-space in turn adjoins the Roome Bay greenspace which is owned by the Common Good. This in turn links with the foreshore and The Fife Coastal Path, linking westwards with the harbour and another park at Castle Garden. The combined effect is that the conservation area is almost entirely surrounded by public or private green-space. The exception is a section between St Andrews Road and Anstruther Road and the harbour and beaches which occupy the SW corner.



Beech Walk

The houses along Nethergate have exceptionally long rig plots which terminate at the foreshore. In

most cases only the ground near the house is used and large areas are semi-natural, roughly mown or used as allotments. The combined result is to separate the houses and village from the sea shore and to create a broad, semi-natural, strip along its southern boundary.

Another significant open area within the village is the wide Nethergate with its extensive tree planting which opens up further around the former school creating a strong sense of space. The High Street itself is similarly relatively wide and the slightly higher elevation of the buildings on the north side further helps create a sense of space.

Elsewhere, a sense of space is provided by the elevated views of the sea from certain points. Outwith the conservation area the foreshore with its small sandy beach to the south-west is available for public use.

3.5 Trees and Landscaping

Although there is little formal landscaping within the conservation area and private garden ground is largely out of sight behind houses, there are significant trees and landscaped areas both public and private, which influence the character of the area.



Denburn Wood – mixed semi-natural woodland.



New tree planting on High Street

There are no individual Tree Preservation Orders however all trees within the conservation area are protected and permission is required for felling or lopping.



Mature trees along Nethergate.



Trees planted post-1890s on Marketgate.

3.6 Activity and Movement

Activity and movement within the conservation area is centred mainly on the harbour and shore, the High Street and the routes between. Particularly in the summer, with the arrival of seasonal visitors and residents, these areas can get very busy with high levels of pedestrian and vehicular traffic. Visitor numbers are further boosted annually during the Crail Festival. Activity around the harbour varies with the fishing and landing times and can be relatively quiet at other times. Activity and movement on the High Street is more consistent throughout the day.



Fife Coastal path by-passing Brandy's Holme.



General view looking NE along High Street.

The busy main A917 coastal road passes through the village and northern part of the conservation area. The Fife Coastal Path runs through the

southern perimeter of the conservation area. The path, a seventy eight mile trail from the Forth Bridges to the Tay Bridges, links the conservation area with other Fife coastal villages and nature reserves. Other than the A197, vehicular traffic is limited mainly to access for residents and the harbour related activities. Limited parking within and outwith the conservation area encourages pedestrian movement.

3.7 Character Areas

There are distinct character areas, as listed below, which together give the conservation area its special character.

- High Street/St Andrews Street/West Gate
- Westgreen
- Shoregate/King Street/Harbour
- Castle Street
- Rose Wynd/St Clair's Wynd
- Rumford
- Nethergate
- Marketgate

4.0 Public Realm Audit

4.1 Street Furniture

Lighting and other street furniture can be an important component in enhancing the distinctiveness and character of a building or conservation area. Original cast iron columns for gas and electric lighting from the 19th century were often elegantly designed, with classical mouldings or other intricate details which complemented the contemporary local architecture. In 1845 the New Statistical Account of Scotland notes that Crail had gas street lighting. In the conservation area any original street lighting has been replaced since with the current more utilitarian steel columns of hollow circular section, some with modern lamps or others with ornate reproduction lamps. The different styles of reproduction lamps have no historic precedent and contribute little to the authentic character of the conservation area. Crail is fortunate in that it appears that some examples of the original street lamps from the mid-19th century may have survived. Though not in their original locations, these could serve as templates should similar street lamps be re-instated. Street lamp designs are also evident in photographs from the late 19th century.



Surviving examples of historic street lamps (above and below).



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



On Marketgate.



Examples (above and below) of some of the various 'period' and other lamp styles in the conservation area.



On Westgate.

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 design and quality of seating varies considerably throughout the conservation area



Examples of some of the various 'period' and other lamp styles in the conservation area.



A bench and shelter feature provided by Crail Preservation Society.



Examples above and below of some of the many styles of benches to be seen in 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 clearly taking account of the modern needs of the street. A considered approach should be adopted so that the special character is not unnecessarily lost. New surface treatments should be sympathetic with the age of the majority of the listed buildings in the conservation area. In the case of Crail conservation area this is late 18th and 19th century.

Historically there may have been, if anything, cobbled or whinstone spalls or honored strips in front of buildings. Settpaving was expensive and used selectively for high wear areas. Similarly, only the main street would have had a raised pavement. The 1790s Old Statistical Account notes of the two main, parallel streets, the one on the north was wide, tolerably well built, and paved whilst that to the south, Nethergate, was not paved. Late 19th century photographs show many streets and wynds with soft edges without gutters and raised kerbs (using set channels instead) and this would be appropriate in these areas. Similarly the use of an agreed palate of historically sympathetic and complementary materials would enhance the special character of the conservation area.



Mixtures of pink stone chippings, with concrete brick paving adjacent to traditional whinstone curbs, gutter setts and asphalt road (High Street).



Concrete pavement



Extant historic drainage channel and surface treatment. Next to 17th and 18th century retaining wall at Shoregate.



Cobble pavement



Mixture of materials and (High Street/Tolbooth Wy nd).



Extant traditional flagstone pavements.



Shoregate late 19th century . Note paved strip to first building on left. Source: CANMORE

There are examples of many different materials and designs used in the recent past. There are fortunately also surviving historic examples which could help inform the choice of more complementary and sympathetic treatments for public hardscaped areas, including roads and footpaths.

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



Historic uniform treatment of Marketgate. Completely open with the mercat cross dominating the space. Note the recently planted trees in the photograph above (c1890). The road is demarked only by the change of camber and sett side drainage gulleys.
Source: CANMORE



Stone chippings on Marketgate and simple low picket fence correspond with old photographs but not the brilliant white finish is not traditional.

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

4.3 Information and Interpretation Boards

There is little to indicate that the village is a conservation area, or to explain to visitors, residents



Harbour notice board

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. The notable exception is a conservation area information board attached to the gable wall of the Tollbooth. There are general notice boards in the harbour at the eastern end of Shoregate and on the High Street but they contain no built heritage information.



High Street notice board



Tollbooth information panel

Crail is fortunate in having its own Museum and Heritage Centre at 62 and 64 Marketgate which is an excellent source of information and potential support in the promotion of a greater understanding of the value of Crail's built heritage.

4.4 Street Name Signs



Examples above and below of some of the more legible street name signs.

Within the conservation area there are various styles of street name sign. These are of poor quality, generally in poor repair and do nothing to enhance the special character of the conservation area. There do not appear to be any surviving examples of historic street signs to either restore or to act as templates for the manufacture of replacements. Any new signs should preferably be of a style different from the rest of the village, be of good quality and of an appropriate design to protect and enhance the special character and give the area a cohesive identity.



Missing signs on Kirk Wy nd.

4.5 Signage

Multiple or unnecessary signs concentrated in certain locations detract from the historic character and appearance of the conservation area. It may be possible to avoid the use of signs or to better use a single board for multiple signs. If a sign is essential, care should be taken regarding location, design, type, colours, materials, and the size, used. In this way it may be possible to avoid having an adverse visual impact on key vistas or views or on important listed buildings or structures.



Signage detracting from category B listed building and conservation area. Note neglected traditional street sign.



Signage detracting from listed building and conservation area as a whole.



Poorly located signage.

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. Materials or components have a limited life and many therefore 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.



Historically and architecturally inappropriate plain Rosemary tiles (left)



Example of traditional grey pantiles.



Example of traditional red pantiles.



Examples of the different roof tiles and detailing above and left. Note traditional grey pantile left and modern imitation above.

Some buildings have been re-roofed for example with imported English Rosemary plain clay tiles, concrete pantiles or imitation grey pantiles. A relatively high proportion (13%) of pantiled roofs have grey rather than the more common red clay pantiles. The traditional grey pantile was the result of firing a specific type of local clay. The modern imitation seen on several roofs, sometimes described as a 'Victorian Braised Blue,' is produced by removing oxygen during the firing process. The tile produced is not a good match for the traditional historically locally produced one. Surviving traditional doors are valuable in helping to inform the appropriate choice of design for new replacements.

The particular mix and diversity of materials can be an important aspect of the character of an area. However, using similar types of slate or

pantile particularly on a single terrace of houses or cottages even though they are in different ownership helps enhance their architectural and historic identity. Similarly, too great a variety of chimney can or ridge or skew treatments may have an adverse impact.



Examples (above and below) from within the conservation area of appropriate traditional styles for doors.



The loss of chimney cans or heads from now redundant chimneys further diminishes the historic and architectural character. 18th century or earlier buildings may use materials that were not available when built and whilst it is not practical to re-instate what would have been originally thatch in many cases, a more historically contemporary material may help enhance the significance. The 1861 Parochial Directory entry for Crail includes a thatcher (James Watson) and there would have no doubt been plenty of thatched roofs still to keep him busy. A pantile roof was often cold and draughty and some thatched roofs have been found to have a pantile base layer for rain proofing. The greater availability of pantiles due to Crail's coastal location and vulnerability of thatch

to wind damage no doubt resulted in its earlier use compared to inland settlements. The first pantile works in Scotland was started just along the coast to the west at Kirkcaldy in 1714 and would have made pantiles more available.

5.2 Traditional Features

A wide variety of traditional features still survive which add much to the historic character and appearance of the conservation area. Many are protected by an associated statutory listing but not all are recognized and valued.



Historic rig walls are important features of the historic environment e.g. Tolbooth Wynd above



St Clair's Wynd wall



Re-built chimney head in brick and render but retaining thackstane detail.

Historic rig and other boundary walls are important elements of Crail's medieval street plan. Often substantial walls they nevertheless need regular maintenance. They may be at risk for example due to lack of maintenance. The wall shown top left has open joints to its cope; the once protective harling and white-wash is mostly missing; and the base courses have lost their mortar leaving them saturated and rapidly decaying. Splash-back from the adjacent pavement and winter salt will have accelerated the damage.

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

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 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."



A selection (above and below) of modern development within the conservation area.



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.



Potential future re-development site?

6.2 Replacement Windows and Doors

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

Even where windows have been replaced with traditional style timber sash and case ones, the detailing may be inappropriate and detract from the significance. For example 'trickle vents' for double glazed windows are not a traditional feature and should be concealed if possible or avoided. 'Horns' on sash windows are not a traditional feature of multi-pane windows, which did not need this additional joint strengthening feature (allowing a full tenon joint), prior to the use of plate glass in the mid-19th century. Similar considerations need to be applied to doors where inappropriate ironmongery



PVC-u double glazed windows with non-traditional 'horn' detail.

or glazed panels can have a significant impact on the character and appearance.



Non-traditional fully glazed door.

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

6.3 Shopfronts

The historic character and appearance of the conservation area can easily be adversely affected by the use of modern corporate style shopfronts and signage. Also the use of unsympathetic modern colours and materials, for example high gloss vinyls or aluminium, can have an adverse impact. Within the conservation area shop front fascia and signage is generally historically and architecturally appropriate for both the individual building and the area. Fascia boards are limited to small ones, usually positioned over the shop door. Traditionally



Above, below and below-right examples from the conservation area of appropriate traditional shop-fronts.

lettering was also applied directly to the original wide masonry band course or as individually cut and fixed letters or painted directly onto the stone. Colours and text should be traditional and content restricted usually to just name and business.



Note above left the remnants of original lettering painted directly on to the masonry (C. SIM – DRAPER). 1862 Parochial Directory notes under Drapers a Mrs Alexander Sim.



Late 18th century building on the High Street, reconstructed in the mid-19th century.



2 High Street photograph from early 1900s. Source: CANMORE

The Statutory List description for the late 18th century building, above and above left, notes that the front of was reconstructed in the mid-19th century. It appears from a late 19th century photograph (above) that there may have been

further alterations to the shop-front, including the current unsympathetic ones (above left).

Fife Council has published Shop front Design Guidelines which are available online on www.fifedirect.org.uk.

6.3 Views /Vistas

Due to their length and width, there are significant vistas along the main streets. The elevation and steep gradient of others creates some significant views. The views across the Forth and along the coast from the harbour area and piers are particularly important. The quality of these can easily be compromised by parking infrastructure, signage and street furniture.

Key views and vistas are:

- views looking towards and across the harbour, for example from Hen's Ladder
- views along the coast, for example from Castle Walk
- vistas along the High Street and Marketgate



View of harbour and beyond to North Berwick from Hen's Ladder.



Extensive views along shore and across Firth of Forth from Castle Walk.



View along High Street looking SE.

7.1 Materials

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



Accelerated decay of masonry due to effect of introducing modern cement mortars.



Cement mortars used on category A listed harbour pier.



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. Lime based paints and mortars should be used or breathable liquid silicate (mineral) paints.

In addition to trapping moisture cement-rich mortars and renders do not absorb moisture either directly or through drawing it from the less porous adjacent stone to allow it to freely dissipate over a large surface area. Instead the adjacent stone will absorb a greater proportion of the moisture. Depending on the location it may also absorb run-off from adjacent surfaces. The combined result will be the accelerated decay of the stone.



Left-Recently re-pointed gable wall using cement mortar. Right- similarly re-pointed gable showing signs of accelerated decay of stone and increasing concentration of moisture towards base (see detail above left).

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

Another example of the inappropriate modern materials in the conservation area, though fortunately much less common, is the use of



Painted carved stone panel on the Customs House, Shoregate. Below unpainted in a late 19th century photograph. Source: CANMORE.



Cement render and modern film forming masonry paints can trap moisture and result in greater run off onto adjoining stonework. This can cause accelerated decay of stone beneath and adjacent.

concrete roof tiles.



In the example above, the eaves overhang may protect the carved stone pediment, however, there may still be some run off and accelerated stone decay along the edges. It may also be vulnerable to any additional moisture from gutter defects.



In example above, the modern film forming masonry paint may be trapping moisture and resulting in the accelerated decay of the



already faint carving on the marriage lintel.



Modern concrete roof tiles used on an early 19th century category B listed cottage.

7.2 Colours



Certain dark colours may be more appropriate for windows, having a historic precedent as below.



Photographs taken towards the end of the 19th century show a high proportion of the buildings with unpainted masonry or harling. Those that are painted appear to be whitewashed. The choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white, which was not historically available, is widely used for external renders, window and woodwork. Off-whites (not creams) are historically more appropriate. Pigments for lime-washes for walls may have been derived from a range of animal, vegetable or mineral sources, provided that they were alkali resistant. Natural earth pigments and even lamp black were commonly used in the past as they were cheap and readily available. Natural impurities in the local limestone used for producing the slaked lime for the lime-wash would have produced various off-whites, but not the brilliant whites seen today. Finishes would also have been softer and not the high gloss/high sheen finishes common today.

Certain dark colours may be more appropriate for windows, having a historic precedent. External woodwork was not usually varnished and so is not generally an appropriate finish within the Crail conservation area. 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



Two architecturally different buildings with overlapping colour scheme.

varnishes if supporting evidence can be provided.

Generally colours used should be restrained as intense colours were historically not generally available. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character of the area. 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 does not automatically mean it is suitable for all architectural periods or types of building.



Inappropriate non-traditional colour scheme Marketgate.

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 harled or rendered, masonry should not be painted. Modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. An added benefit of lime based paints is they produce a less uniform, more historically accurate finish. In painting or otherwise finishing the main elevation of a building care should be taken not to treat parts in different ownership differently. The finishes should unite and enhance the architectural whole in a single finish or colour scheme. Fife Council has produced

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

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 garage door, dormer window or roof-light may harm the special character of the building and the area. Fortunately Crail conservation area appears to have avoided the mass addition of dormers from the late 19th century onwards which has diminished the architectural and historic integrity of buildings elsewhere. In other East Neuk fishing villages many ‘dormers’ are mid to late 19th century additions with associated hoist gantries inserted to provide access to the roof space sail lofts. They usually appear as one per building and were either built into new houses or added to earlier ones during the mid-19th century herring fishing boom. Crail did not share in this boom, due to its inadequate harbour and limited scope for improvement, and this feature is conspicuously absent.



Past insertion of garage doors to a category C listed early 19th century former school.



Past insertion of dormer windows.



Category C listed 18th century (1749) house on Marketgate with modern double garage inserted prior to date of listing.



Examples of satellite dishes visible within the conservation area. Modern metal garage door on Marketgate.

On a smaller scale, satellite dishes and even TV aerials, which are clearly modern intrusions and diminish the historic character, can be seen

throughout the conservation area. Similarly, additions such as security alarm panels, hanging baskets, porches or carriage lamps need to be considered carefully to ensure that they are historically appropriate and do not adversely affect the historic or architectural character.

8.0 Buildings at Risk Survey

There is only one building in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland, a former life-boat shed with adjacent garden walls at Nethergate West.



A former early 19th century maltings at 56-60 High Street. The residential conversion has retained little of its historic or architectural character.



Former coach house sliding door retained (later traditional style door and windows inserted).



Listed mid-19th century former lifeboat shed at Nethergate West. Unlawfully partially demolished.

There are some buildings and structures within the conservation area which are of significance and at risk but are not included in the statutory list. They have some protection by virtue of their inclusion in the conservation area and the Article 4 Direction which removes certain permitted development rights.

Part of the special character 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, such as maltings. 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.



Queen Victoria Jubilee Commemorative drinking fountain off Marketgate.

There are other reminders of past, now obsolete uses or activities which add character which may be vulnerable to loss. Public water hydrants were once a familiar part of the street scene. The example (left below) on the High Street is a rare survival and was probably in use up to 1930s when mains water arrived. The Queen Victoria Jubilee Commemorative drinking fountain off Marketgate similarly does not have any individual statutory protection.



Public water hydrant on High Street.



Corrugated iron clad building (modern roller shutter door)



West Green

9.0 Opportunities

9.1 Boundary Refinement

There are no proposals to refine the Crail 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 Crail Conservation Area Article 4 Direction are provided in Appendix 3.

10.0 Conservation Strategy

10.1 Planning Policy

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

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient

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

The Fife Structure Plan seeks to safeguard Fife's heritage and natural environment by encouraging the re-use of buildings of historical or architectural interest; prioritising the use of brownfield sites for housing or other appropriate development; and encouraging development which would assist in urban regeneration. Policy SS1: Settlement Development Strategy puts the onus upon Local Plans to focus future development within existing settlements, and amongst other things the policy states that "the Council will have regard to the protection of built heritage or natural environment". The Structure Plan recognises the importance of Fife's historic environments and for the need to preserve and enhance these environments. The emphasis is on the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The St Andrews and East Fife Local Plan (2012) provides the main policy framework for St Andrews and the East Fife area and is a material consideration in any development proposals within the Local Plan boundary. It provides the statutory framework which will ensure, also, that any improvements are carried out in a fashion most appropriate to the sensitive and imaginative conservation of the area. 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 Crail. 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 Crail 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 Crail conservation area. It will be reviewed annually on an informal basis by one of Fife Council's Built Heritage Officers. Policies

relating to the Conservation Area will also be reviewed at 5 year intervals with the production of the Local Plan which covers St Andrews and the East Fife area.

12.0 Further Advice

For general advice and advice on grants contact:

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

Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

The following are recommended:

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

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

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

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

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

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

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

APPENDIX 1

BOUNDARY DESCRIPTION FOR CONSERVATION AREA

Commencing at Lemonth House in the south west and following a north north east line along the lane; Thence following Bowling Green Place across into St Andrew's Road and then into Beech Walk; Thence continuing along Beech Walk to a point on the northern side of Denburn Wood; Thence east south east and parallel to Denburn Wood to the electrical transformer, and also including the School house property; Thence following the south side of Roomebay Avenue until Avon Cliff cottage; Thence the boundary follows the line of the gardens of Ravenscraig and Double Dykes cottages, south south east to the coastal path; Thence following the coastal path south west passed Maggie Inglis Hole and Crail Harbour; Thence north along the Harbour pier and north west to include the properties up to number 26 West Gate; Thence north west, following the road passed the Blessed Trinity Catholic church to Lemonth House.

APPENDIX 2

LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA

APPENDIX 3

THE CRAIL ARTICLE 4 DIRECTION

The Crail Conservation Area was first designated in 1984. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 19/02/93 (approved by Scottish Office 25/10/93).

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

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