



**ELIE & EARLSFERRY CONSERVATION AREA
APPRAISAL
and
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &
PROTECTIVE SERVICES**

APPROVED AUG 2012

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1.0 Introduction & Purpose

1.1 Conservation Areas

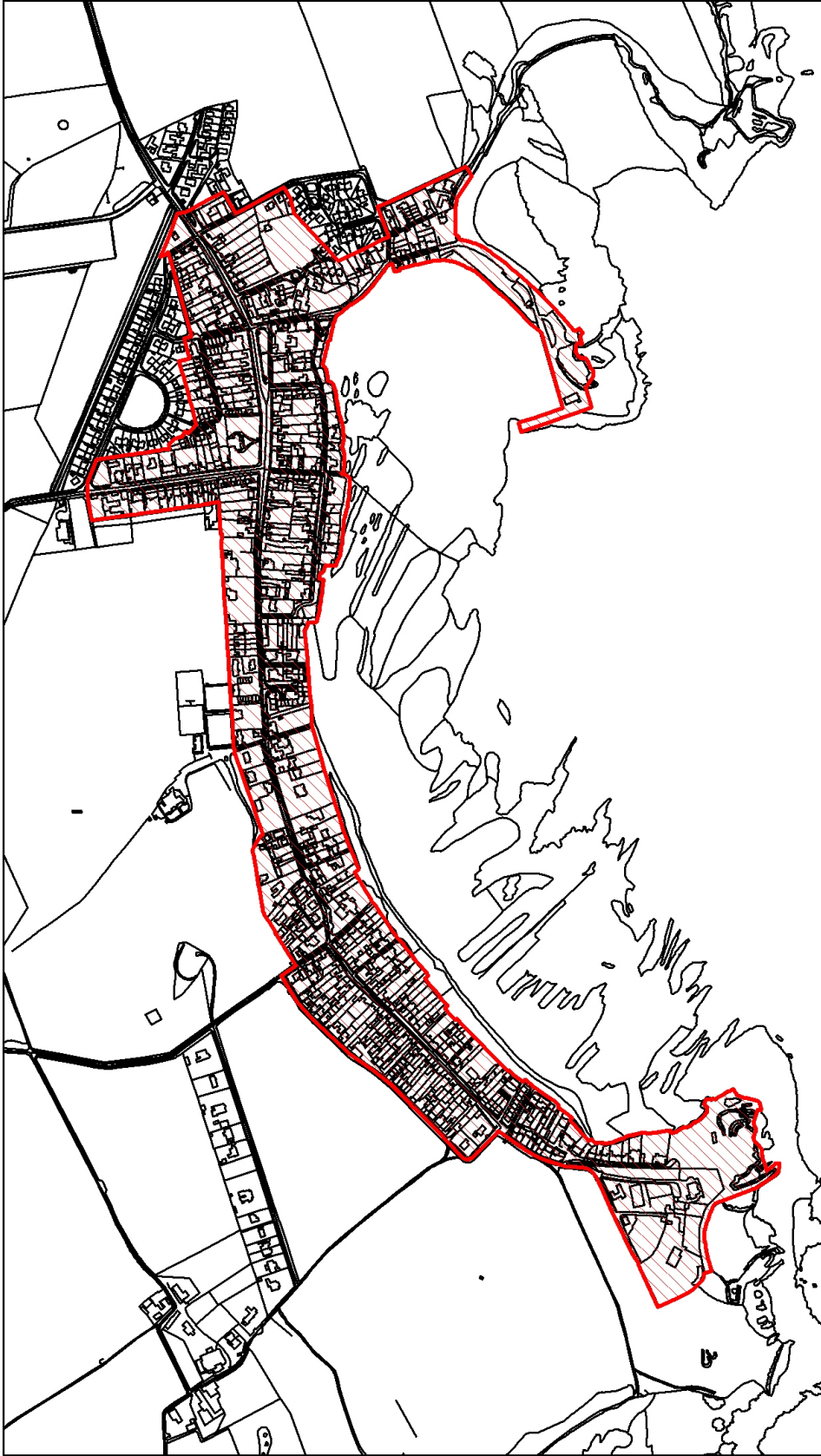
In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of Conservation Areas from time to time. Elie & Earlsferry Conservation Area is 1 of 48 Conservation Areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

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

1.2 Purpose of this Document

Elie and Earlsferry were first designated as a Conservation Area in 1977 and in recognition of the special historical and architectural value of this village. The purpose of this Conservation Area Appraisal is:

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



Scale 1:8,000

ELIE & EARLSFERRY CONSERVATION AREA

2.0 Location, History and Development

2.1 Origins and Development of Settlement

*"...old beyond the
memory of man."*

James VI of Earlsferry in
a royal charter of 1589

Earlsferry pre-dates Elie as a settlement. Its location took advantage of the shortest crossing to and from North Berwick and the natural harbour provided by the wide sandy bay. It is claimed that it got its name from the ancient ferry from North Berwick, used by Macduff Earl of Fife in the 12th century when escaping from Macbeth. Earlsferry's importance as a landing place, particularly for those crossing the Forth from *Northberwic* on pilgrimage to St Andrews, had been firmly established centuries before by Earl Duncan of Fife in the early 11th century. Documentary references suggest that Earlsferry was a significant pilgrimage ferry as early as the 8th century. When the hospital of Ardross was established by the order of Cistercian nuns of North Berwick for the pilgrims, it was built on the Chapel Ness; where the surviving ruined chapel, believed to be all that remains of this establishment, is located. At the beginning of the 13th century, Waldeve, of the family of Merleswain, laird of Kinraig, gave common pasture on the Links of Kinraig to the order. The order subsequently built The Grange and sold it in 1560 to Alexander Wood, Vicar of Largo, and 2nd son of Sir Andrew Wood. The word 'Grange' of Grange House and Farm means a granary of a religious order. It was made a burgh of barony, possibly subservient to the Abbots of Culross, in 1541.

Earlsferry was made a Royal Burgh by Robert II in 1373. Earlsferry was one of the four small non-functioning royal burghs of Fife, the others being Auchtermuchty, Newburgh and Falkland. After the Reformation it went into decline and relied on fishing and weaving until that in turn declined by the end of the 18th century.

As a ferry port Earlsferry possessed a status of 'sanctuary' ensuring inviolable safe passage to fugitives to at least halfway across the Forth, but situated at the western end of the bay it could only provide a strand and basic piers for landing foot passengers whilst the Elie side of the bay provided deeper water and shelter for larger vessels. Thus when pilgrimage abruptly ended in 1559 the eastern

Wood Haven and the shelter provided by the islet in the bay became more significant as a harbour and Elie grew in importance until, in 1641, it became a parish in its own right.

Though nothing substantial remains of any western harbour, or 'pilgrim's pier', within the bay there was formerly a fishing fleet based at Earlsferry, but this had declined by 1766. It is suggested this occurred because of the gradual burial of the harbour under accumulating sand. This may indeed be a factor as the 'pilgrim's pier' is substantially covered by sand from which it only occasionally resurges.

Elie was created before 1565 by Royal charter out of the lands of the Barony of Ardross, to be "*known by the special name of Elie*". Elie possibly derives its name from 'Ailie of Ardross' ('A Liche' Gaelic for 'out of the sea'), the island on which the Granary is built. Alternatively, 'ey' or 'y' Norse for island. The harbour developed from here in 1582 with a grant from the Convention of Royal Burghs. The port obtained a charter in 1601.



View of Elie from harbour early 1890s. Source: Elie & Earlsferry History Society

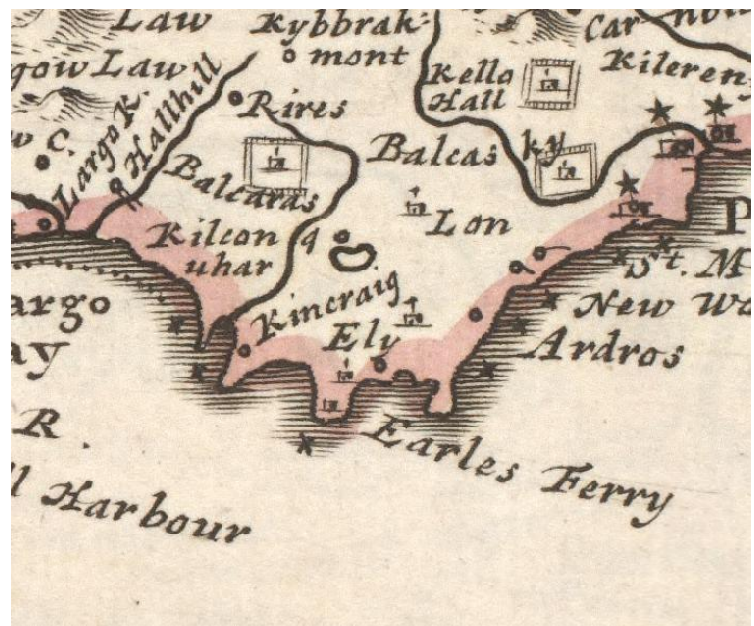
In the 16th century a great storm practically wiped out the whole fishing population. The Statistical Account of Scotland 1791-1799 notes that of the six hundred and twenty people in the parish only eight were fishermen; and that Elie harbour was '*fast going to ruin*', although also it also notes that, '*...vessels of a considerable size are built here*'.

At the same time the Statistical Account comments: '*...the shore...is remarkably well adapted for sea bathing; and is, of late, much resorted to for that purpose*'.



Blau Atlas of Scotland 1654 – Source: National Library of Scotland

The Herman Moll map of 1745 (extract below) appears to show the Chapel, The Grange and Elie Kirk. Earlsferry is two words and Elie has a different spelling.



Herman Moll 1745 – Source: National Library of Scotland

In 1705 Elie is described as '*...an ancient little town of no trade*'. Both burghs were in decline by the 18th

"I never saw so many good houses of people of family and fortune as in this part of Fife"

Sir Walter Scott 1823



1847 notice of ferry sailings.
Source: Elie & Earlsferry History Society

century but enjoyed renewed prosperity as seaside resorts in the late 19th century.

Elie harbour pier was rebuilt and lengthened circa 1855. In the 1870s there were regular steamers to and from Leith (daily) and North Berwick (weekly). Elie was served by ferries as early as the 1820's when steam tugs were waiting in the river to tow sailing ships to Leith. When not busy they started taking passengers on excursions and day trips, this eventually led to paddle steamers built for trade, excursions and day trips.

Elie harbour is tidal so was not such a popular place for boats to visit as passengers had to climb into small boats and be rowed ashore, this was obviously weather dependent. Also the harbour was only available by foot at low water. What changed and made Elie so popular was that the new owner of Elie Estate, Mr Baird, had the harbour rebuilt and the causeway built in the late 1850's as both now stand making the harbour more accessible for trade and pleasure boats.

The Galloway Saloon Steam Packet Company built a wooden pier on what is known by some as the Apple Rock in 1889/90 to allow paddle steamers to use Elie at all states of the tide. This increased the traffic to and from Elie. There would be in the season several boats calling per day and hundreds of people would be landed to spend time in Elie and Earlsferry which boosted the local economy. Elie and Earlsferry would already be busy with holiday makers who had come by train and other transport. People also used to commute each day to Edinburgh for work. At the start of WW1 days trips and excursions ceased and most of the paddle steamers were requisitioned by the authorities to be used as naval boats, minesweepers, packets etc. At the end of the war many had been lost and very few were replaced. The pier on the Apple Rock was used until the mid 1920's, though at nowhere near pre war levels, and was allowed to fall into disrepair.

Boats would call from Leith, Granton, Portobello, Kirkcaldy, Dysart, Largo and boats going between Leith/Granton and Dundee would also call at Elie. There were also day trips from Elie round the Isle of May and out to the Bell Rock Lighthouse.

Elie harbour was also used for the transport of potatoes and to a much lesser extent as a harbour for fishing boats.



Steamer Red Gauntlet approaching Apple Rock, Elie pre-WWI. Source: Alan Provan Collection

The impact of the advent of the railway was also important in the development of Elie & Earlsferry. The 1861 Parochial Directory for Fife & Kinross notes that Kilconquhar station of the East of Fife Railway Company:

'...is within a mile of the village and coaches regularly run to and from the station in connection with the trains'.

The line was subsequently extended to Anstruther and Elie Railway Station opened in 1863, added to in 1900 and reconstructed in 1920. It closed in 1965, a casualty of the Beeching cuts. The extract included in section 2.3 below from the Ordnance Survey map of 1928 clearly shows both Kilconquhar and Elie stations.

2.2 Archaeological and Historical Significance of the Area

Archaeological sites, such as prehistoric enclosures and the shell middens that surround modern Elie & Earlsferry clearly indicate that settlement and prehistoric activity existed very close by. It is most likely that sites of prehistoric remains will lie within the footprint of the conservation area. Indeed evidence of a prehistoric burial has already been found.

Historically Earlsferry is where MacDuff hid in a cave, whilst fleeing MacBeth, before being ferried across to North Berwick. Even in recent times the strategic significance of Elie Bay as a landing place

was recognised and, as well as an overlooking coastal artillery battery, invasion defences of the 20th century can still be seen around the bay with an Auxiliary Unit Operational base being established close by within the grounds of Elie House and a cold war ROC monitoring post just north of Earlsferry.

2.3 Development of the Area

The development of Elie originally centred round the Parish Kirk, in association with adjacent Elie House, and to a lesser extent the harbour. The harbour was never as important as for the other fishing villages or ports along the Forth coast.

Earlsferry was originally a separate settlement centred on the pilgrim's ferry crossing and later the activities of the Grange. As weaving, linen manufacture, coal mining and fishing all declined and the popularity of both Elie and Earlsferry as seaside resorts increased, development and re-development took place linearly along the sea shore and golf links until the two settlements eventually joined up. Prime sites were redeveloped or built on until there was a continuous ribbon of development and the characteristic form of settlement seen today was created. Elie now includes Liberty and Williamsburgh and merged formally with Earlsferry in 1929.



George Thomas Survey of Frith (sic) of Forth 1815 – Source: National Library of Scotland

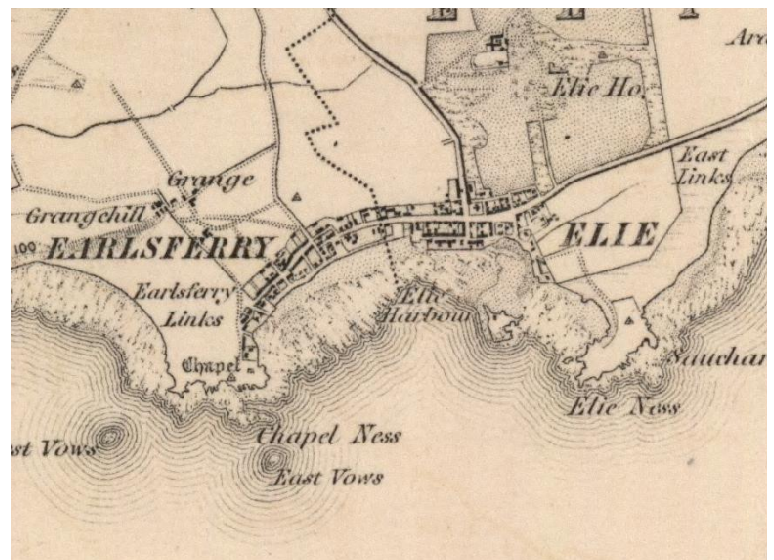
The above George Thomas map of 1815 clearly shows Elie harbour pier and significant buildings

noted at that time include Elie harbour Granary, Elie Kirk, Earlsferry Town House and what must be the Grange. Earlsferry is still two words but Elie has the modern spelling.



John Thomson's Atlas of Scotland 1832 – Source: National Library of Scotland

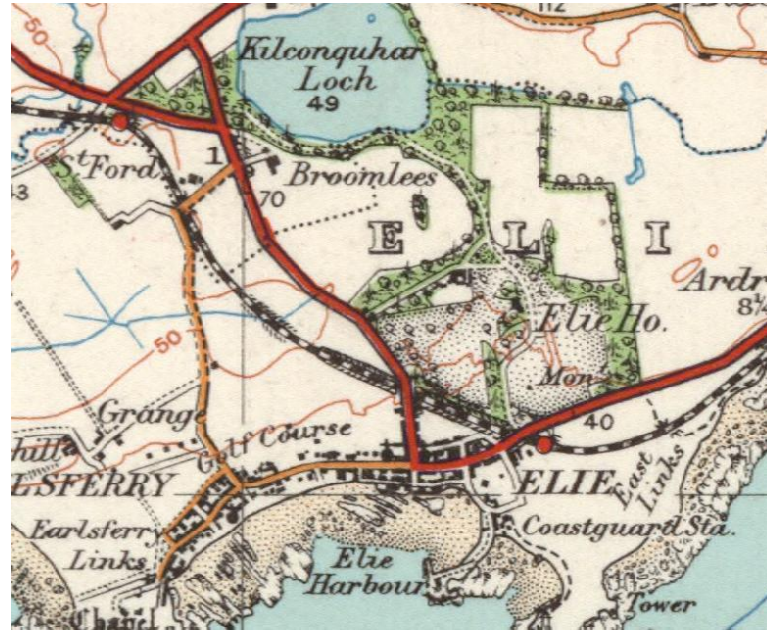
In 1832 John Thomson's Atlas of Scotland notes Earlsferry Chapel as 'in ruins' and shows Elie Kirk. The Grange is also shown together with a 'boiling house' on Elie Ness which is likely a typographical error and should read 'bathing house', the 'Ladies Folly' shown on the 1815 map.



Ordnance Survey County Series 1885 – Source: National Libraries of Scotland

The above OS map published in 1885 shows a

separate islet with no harbour wall or jetty although the harbour was rebuilt and lengthened circa 1855. It also shows, before the construction of the railway line, the close proximity of Elie to the Elie House policies.



Ordnance Survey 'Popular' edition 1928 – Source: National Libraries of Scotland

The 1928 OS map shows Elie & Earlsferry essentially in its current form (they officially merged the following year) with the harbour wall now linking with the islet and pier. Links Road with its houses facing the golf course is also shown. The railway and station became redundant post 1964 as a result of the Beeching Report cuts.

3.0 Character and Appearance

3.1 Setting

Elie is located at the head of Elie Bay, approximately 4km south west of St Monans, 13km east of Leven and 8km south east of Lower Largo, and about the same distance west south west of Anstruther. It is well sheltered from the sea and north winds. It is bounded by the Firth of Forth to its south, by Abercrombie on the east, and Kilconquhar to the north.

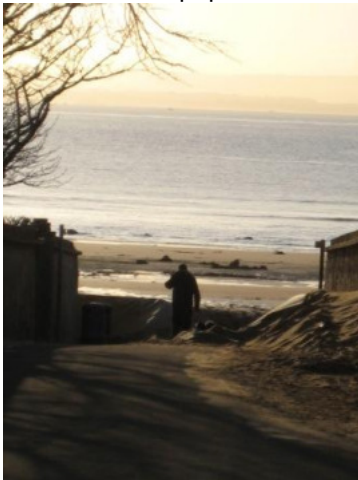
There are no hills and scarcely any rising ground although Largo Law can be seen in the distance to the west. As a result the sky and sea exert a considerable influence on the character of the area. Large expanses of land both east and west of the conservation area are made up of sandy links. The sandy bay, links and wide views along the coast and across the Firth of Forth towards North Berwick are a major contributor to the character of the conservation area.



View looking east toward Elie harbour from Earlsferry Links



View of the sandy beach which makes Elie so popular



View across Firth of Forth towards North Berwick



View across harbour towards the Granary and pier

3.2 Street Pattern and Topography

The street pattern within the conservation area is essentially linear. This is a reflection of the importance of the sandy bay and views rather than the result of any physical barriers restraining expansion inland. The land is flat and featureless. At regular intervals, wynds cross at right angles providing access to the foreshore and links, except at the Terrace, Elie where the rocky foreshore and elevated topography inhibits access.

Commercial and retail activity is centred round the parish church and toll green in Elie with development spreading inland along Park Place and seawards towards the harbour, taking in the Toft. Earlsferry has similarly expanded linearly over time east and westwards from the historic centre marked by the Town House and High Street.

Plots within the original heart of each settlement follow a traditional rigg pattern although this has been confused over the years by later development. The streets and wynds generally follow a grid pattern, the modern development at Lodge Walk being the main exception.

3.3 Buildings and Townscape

3.3.1 Building Types

There is a wide range of building types:

- Mansion Houses – many late 18th century/early 19th century detached two storeys
- Institutional – Town House; School; Church
- Retail and Commercial – now centred on Elie High Street/Toll Green/Bank Street
- Holiday Homes – purpose built villas or former weavers and fishermen’s cottages. Includes former shops converted to residential space
- Retirement Homes and Hotels- purpose built and converted former mansion houses
- Modern infill and new development



Modern infill



Modern detached architect designed house

Most buildings are two storeys, many also with an attic floor. Three storey houses such as on The Terrace are the exception. Similarly single storey cottages such as in Chapmans Place and Rose Cottage in Earlsferry High Street are now in the minority, although in the past may have been much more common. The sky line is broken only by the tower of Elie Kirk and the four storey tower of the Scots Baronial Golf Court. Other buildings exert their presence and importance by rising above their



Former shop now in residential use



Earlsneuk, Chapel Green



36 High Street, Elie



Above and below examples of roof materials and detailing



neighbours such as The Castle on South Street and Earlsferry Town House.

There is a marked contrast between the closely packed houses directly fronting the streets with no forecourts and those set back, often within large plots and detached.

3.3.2 Distinctive Architectural Styles, Detailing and Materials

Architectural styles range from modern minimalist and pastiche traditional/vernacular, to examples of many of the popular building styles of the last three centuries.

There are large detached Victorian villas and institutional buildings. The former Queens Hotel in Elie High Street is built in an idiosyncratic free Renaissance style and Dunreggan House, Park Place, Elie is in a Victorian Scots Baronial style as is the south front addition to 17th century Wynd House in Rankeillor Street, Elie. Golf Court, Bank Street, Elie is another example of several large Victorian Scots Baronial style mansions. There are also many examples of more modest detached 18th century and early 19th century mansions.

Masonry comes in many traditional styles and materials. Sandstone predominates and ranges in colour and quality from pale ashlar through to dark ochre/red rubble. There are several good examples of whinstone rubble with contrasting blond sandstone dressings. This is used to dramatic effect in the Gothic and John Currie styled 1860s villas, (Rosemary and Kingscroft) in the High Street, Elie. Even within a single terrace there can be great variety in masonry treatment within a similar building form. Rankeillor Street for example has traditional lime washed harl, exposed black whinstone rubble, squared red sandstone rubble next to squared blonde sandstone rubble. The row of houses of similar type and age in School Wynd by contrast are mainly painted modern render now.

Roof coverings are a mixture of traditional pantile or Scots and Welsh slate. Care needs to be taken not to introduce alien features such as exposed wide lead watergates at skews where simple lime mortar fillets would have been traditional.



Rosemary, High Street, Elie



Wynd Lodge, Elie



Stair House, Earlsferry



7 Rankeillor Street, Elie

The majority of buildings are plain with symmetrical fenestration patterns and ornamentation is restrained, often no more than the picking out of margins in contrasting stone or paint colours. Skews are mainly straight. However, there are plenty of exceptions which are more noticeable for that reason and add to the diverse character of the area. Earlier buildings are more likely to have irregular fenestration and the corbie stepped (crow stepped) gables typically used on 18th century and early 19th century cottages and seen in the centres of both Elie and Earlsferry.

Windows in many cases where possible are designed to take advantage of the sea views and light, with first floor oriel bays a characteristic feature. Elsewhere windows tend to be relatively small, no doubt a reflection of the, at times, extreme maritime climate. Many windows have over time been added or enlarged usually when buildings have been adapted to become holiday or retirement homes, often existing windows then becoming bi- or tri-partite. Although this has generally been done in a sympathetic manner, care needs to be taken not to introduce alien styles or materials, designs or proportions, such as imposing a large Georgian bow window on to a weaver's cottage.

18th century Stair House in Earlsferry High Street is notable for its rare forestair. 18th century Kenilworth at 42 High Street is similarly a rare example of an older style of building with its gable wall facing the street, although a number of later houses have gable or gablet features. Wynd Lodge, formerly Paisley's Inn, in Rankeillor Street, Elie, is another 18th century building which presents a gable wall to the street.

The use of colour is generally restrained. Black and white predominates. External woodwork is almost exclusively modern high gloss white. There are a few exceptions where historically more accurate dark colours are used such as the green window frames at Rose Cottage, Earlsferry High Street. The use of colours for masonry should be restricted to a limited palate of natural earth and stone tinted off whites. 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.

Unless stone is of poor quality or already harled or rendered, masonry should not be painted. Guidance is available in the Fife Council publication *Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas* available online on www.fifedirect.org.uk.

3.3.3 Orientation and Density

A large proportion of the buildings are orientated with their main elevations towards the sea taking advantage of the views and the south facing aspect. The orientation of some of the older cottages relates to older, pre-holiday resort weaving and fishing activities associated with the foreshore and may be at right angles to the sea, or relate to the links or the coastal path to Largo. Elsewhere, along Links Road houses face the golf course. In the historic centre of Elie buildings face the green and Parish Church or line the coastal through-road or link with the harbour.

Development is generally high density along the respective road or sea frontages although behind there are often the traditional rigg plots or areas of garden ground. There are only a few surviving examples of buildings presenting their smaller gable elevations to the street or in rows with their smaller gable walls orientated seaward.

Outside the historic cores and occasionally within, development is often to a much lower density. Buildings, such as the many Victorian mansions, occupying sometimes quite large plots.

3.3.4 Key Listed and Unlisted Buildings

There are 168 listed or scheduled buildings or structures in the conservation area. 26% are Category B; 73% Category C(S) and one, The Castle, South Street, Elie, Category A. The Chapel, Chapel Green, Earlsferry is Category B listed and also a Scheduled Monument.



Elie Parish Church

The Castle, South Street, Elie

Category A

17th century with probably late 16th century stair tower. In addition to its historic and architectural significance, as reflected in the listing category, it is



West House, South Street, Elie



The Castle, South Street, Elie



Wynd House, Rankeillor Street, Elie



Warehouse, Elie Harbour



The Chapel, Earlsferry

a landmark building within the conservation area adding much to the special character.

Elie Parish Church

Category B

The original building opened 1639. It occupies a prominent site in the heart of the village surrounded by its historic graveyard with listed memorial and session house as well as its symbolic significance.

West House, South Street, Elie

Category B

Late 18th century but much altered. Significant for its dominant corner location and fenestration.

Wynd House, Rankeillor Street, Elie

Category B

17th century with a Victorian Scots baronial south front.

Warehouse, Elie Harbour

Category B

18th century although recently converted to residential use, it is significant for its part in telling the story of the early development of Elie.

The Chapel

Category B and Scheduled Monument

Although a re-built shell it is again important in telling the story of the early development of Earlsferry. It occupies a prominent landmark position on the western headland of bay and marks the westward extent of the conservation area.



Town Hall, High Street, Earlsferry



St Michael's and All Saints Episcopal Church

Earlsferry Town Hall

Category B

Built 1864-74, designed by John Currie. Mini Scots Baronial. It provides a focal point for Earlsferry

Elie Episcopal Church, Rotten Row

Unlisted

Designed and erected by architects Speirs & Company in 1905 it was moved to its present location in 1923. Although extensively rebuilt following a fire in 1953 it is a rare example of this type of pre-fabricated corrugated iron building.



The Terrace, Elie

3.4 Spaces

In addition to the sandy expanses of the beaches and links, the views inland and out to sea which surround the conservation area help give the conservation area much of its special character. There are also a number of important open spaces within it. Both Elie and Earlsferry are fortunate in having several quality public spaces. Elie harbour pier and Chapel Green at the west and eastern ends of the conservation area respectively both allow 360 degree views. The Terrace provides views over the harbour and Toll Green valuable public space off Elie High Street. The value of the Kirk graveyard as a public space is also recognised.



Toll Green, Elie

3.5 Trees and Landscaping

There are few spaces within the public realm for trees or landscaping in the conservation area.

Elie Toll Green has many small trees and there are many others located within private gardens. Particularly in Liberty and Links Place, there are many large mature trees which can be glimpsed and add character to the conservation area. All trees within the Conservation Area are protected and permission is required for felling or lopping.

3.6 Activity and Movement

Vehicular through-traffic within the conservation area is concentrated along the A917 coastal road. This passes through Park Place and Elie High Street east to St Monans and the East Neuk villages and west to join the A915 and onwards to Lundin Links and Leven. The other streets in the conservation area are relatively narrow and mainly used only for access by residents. Activity and



View south down School Wynd

movement is highly seasonal.

At peak visitor times there is considerable activity and congestion with very limited parking available.

Pedestrian movement is concentrated mainly to and from the beaches, around the harbour and in Elie High Street. The Golf House Club and the Sports Centre are also popular destinations generating activity and vehicular movement within the conservation area.

3.9 Character Areas

There are six main character areas within the conservation area, namely:

High Street, Earlsferry - characterised by its high density mix of residential, retail, commercial and institutional buildings.

The Toft, Elie – the proximity to the harbour and beach gives this area its distinctive character.

Williamsburgh, Liberty, Links Place – characterised by the large often detached mansion houses set back from the road and within grounds.

High Street, Elie – characterised by its high density mix of residential, retail, commercial and institutional buildings.

Park Place, Elie – although containing a wide mixture of 19th century architectural styles including several high quality individual buildings it is united by the apparent width of Park Place.

South Street – characterised by its large often three storey residences which exploit their commanding position overlooking the harbour.

4.0 Public Realm Audit

4.1 Signage



Examples of signage clutter

Signage clutter in some places detracts from the special character and appearance of the conservation area. Existing historic signage should be retained wherever possible in preference to replacement or duplication with modern versions. Rationalisation by using combined signs or sharing a single post may be an acceptable alternative.

4.2 Street Furniture

Lighting 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 elegantly designed, with classical mouldings and other intricate details which complimented the local architecture. A few such examples remain in Earlsferry, although most have been replaced through the 20th century with more utilitarian steel columns of hollow circular section which is devoid of ornamentation. These modern lamp standards are purely functional and contribute little to the character of a conservation area.



Original cast iron lighting column in Earlsferry,



Traditional style cast iron lamp adjacent to entrance to Elie Parish Church



Contrasting styles of bus shelter design



Modern lighting column



Quality modern seating and landscaping



The unique 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 precedents, next best option is to procure high quality street furniture to compliment the architecture and character of the conservation area.

There are two bus shelters on Elie High Street of contrasting style and quality. One, recently completed, is architect designed and built by public subscription with a sympathetic use of traditional materials and designed to be of its place. The other is a modernist, off the shelf version, of poor quality although it at least avoids pastiche. Due to the sensitive location of the latter, adjacent to the listed Session House and the main entrance to the Parish Kirk, it detracts from the historic character of the area.

There is seating provided within each of the public spaces in the conservation area. The quality and styles vary.

Bicycle racks and rubbish bins are often located in conspicuous locations where the quality of design and materials used can have a negative impact on the character and appearance of the conservation area.

4.3 Surfacing



Concrete paving slabs and wet poured panels

A wide mixture of materials and techniques are used for surfacing the footpaths and other areas of the public realm.

Some materials such as concrete do little to enhance the historic character of the area. The condition in many areas is also poor with numerous instances of damage and disrepair which detract from the historic character of the conservation area.

Materials and styles used should be from a limited pre-agreed range to ensure they enhance the character of the conservation area.

4.4 Information and Interpretation Boards

Elie & Earlsferry conservation area has two information and interpretation boards, both well designed and located, on Elie Toll Green and at the harbour respectively.



Information and interpretation board at the harbour



Information and interpretation board at the Toll Green

5.0 Survey of Specific Issues

5.1 Building Materials and Details

5.1.1 Street Signs

A distinctive feature of the conservation area is the prevalence of surviving historic street signs. These simple hand painted signs seen throughout the conservation area add much to the character and sense of place.



Typical historic street sign

5.1.2 Traditional Features

There are many traditional or historic items within the public realm or visible to the public which are not statutorily protected yet contributes to and enhances the special character of the conservation area.

Examples include: a post box and telephone kiosk; a cast iron former drinking fountain; an armorial panel; ornamental railings.



Ornamental railings



Armorial panel



Traditional cast iron post box and former drinking fountain at Toll Green

6.0 Negative Factors

6.1 Poor Quality Modern Development



Modern 'Scots Baronial'

Any new development within the conservation should protect and enhance where possible its special character. It should be of its place and be sympathetic to adjoining buildings and the area as a whole. Within the conservation area there are examples of new development which is of good quality and takes account of these principles. There are also some examples which are at best bland, others which introduce alien designs or materials and others which are pastiche.

7.0 Sensitivity Analysis

7.1 Materials

There are examples throughout the conservation area of modern cement mortars being used on traditional masonry buildings. This includes for both pointing and renders. There is also extensive use of modern film forming masonry paints, both applied to modern cement renders and directly on to the whin and boulder rubble. These paints and mortars are inappropriate from a technical viewpoint as they trap moisture within the masonry and accelerate decay. Also aesthetically they are historically inappropriate.

There are examples of traditional cast iron rainwater goods being replaced in modern plastic with a resulting adverse effect on character and appearance.

7.2 Replacement Windows and Doors



Modern dry dash render and cement slurry over sandstone masonry



Upvc windows, doors, gutters and downpipes.

Within the hierarchy of the elevation of a traditional vernacular building windows and doors play an important role in defining character. Replacements can easily adversely affect this. There are for this reason Fife Council design guidelines available on replacement windows.

Within the conservation area there are examples of windows and doors being replaced with alien designs and materials (e.g. pvcu, aluminium or fully glazed doors). The opportunity should be taken to re-instate vertical timber sash and case windows as well as timber panelled doors. The introduction of new architectural elements such as a porch can have an adverse effect if material, design or scale is not appropriate.

7.3 Colours

Colour can have a great influence on the character of a building or area.

Within the Elie & Earlsferry conservation area, the palate of colours used for windows and walls is largely limited to white or pale neutral natural stone or earth based shades. Off whites rather than modern brilliant white are generally recommended for both window frames and walls although dark colours are acceptable as they were historically often used for windows. However, colours such as orange or pink have no historic basis and are considered inappropriate.

Primary colours similarly should be avoided whether for doors or for picking out margins although strong colours in traditional deep shades are acceptable for doors and black for contrasting window or door margins.

Fife Council has produced guidelines on painting the exterior of buildings in conservation areas which sets out the basic principles which should be followed.



Modern brilliant white masonry paint and window frames, primary yellow door and orange painted pantiles.

7.4 Maintenance and Repairs



Blocked gutters



Whin sets Park Place

The exposed coastal location and maritime climate can accelerate the effect of weathering and increase the risk of storm damage or flooding. The risk can be increased by the absence of resident owners with buildings left vacant for periods of the year. Buildings can be at increased risk from damage due to the lack of prompt attention to relatively minor wants of repair or basic maintenance.

A Fife Council Planning Information leaflet, *Conservation Areas Materials and Maintenance*, is available.

8.0 Buildings at Risk Survey

There are no entries for Elie and Earlsferry conservation area on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland. There are two entries, including Grange House, noted for Earlsferry but these fall outside the conservation area.

The Scots Baronial style 1864 addition to the RBS branch in Bank Street is vacant and has been for some time. There is concern within the local community that it is neglected and increasingly at risk.

Major repairs are currently in hand to 1890 built 41-47 High Street to remedy defective decayed masonry. The coastal location accelerates the weathering of masonry generally. It is particularly important to ensure that buildings are properly maintained and repaired to ensure this is not further exacerbated.

There are very few surviving examples of traditional surfaces. Where they exist they are therefore important in helping inform the future choice of appropriate surface treatments for the public realm. Appropriate materials and detailing helps to enhance the special character of the conservation area.

9.0 Opportunities

9.1 Boundary Refinement

There are no proposals to refine the Elie & Earlsferry conservation area boundary. The Conservation Area boundary, first designated in 1977, was extended in 2002 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 in the light of the recent changes introduced by the The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011.

Details of the Elie & Earlsferry 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 compliment 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
- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Finalised St Andrews and East Fife

- Local Plan (2009)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook

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

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

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

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

10.2 Long Term Management

The policies contained within the Finalised St Andrews and East Fife Local Plan provides a continuing commitment to regeneration and enhancement of the built heritage up until 2021. The plan contains policies which support ongoing preservation/enhancement in East Fife, including Elie & Earlsferry. 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 Elie & Earlsferry 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 Elie & Earlsferry 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

Town House
1 Wemyssfield
Kirkcaldy
KY1 1XW

Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

The following are recommended:

The Fringes of Fife. (ed), Geddie, J., W & R Chambers, Limited: Edinburgh.

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

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

The Coast of Fife – A Heritage Guide. Martin, P. (1996), Fife Council, Glenrothes.

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 East Neuk of Fife: Its History and Antiquities. Wood, Rev. A. (1887), (ed), Thomas & Archibald Constable: Edinburgh

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 AND SCHEDULE OF STREETS WITHIN THE CONSERVATION AREA

Commencing at a point at the south east corner of the pier (OS Grid ref NT 4920/9956) and continuing thereafter along the southern and eastern sides of the pier to the point where it meets the shore; thence east along the southern boundary of Braehead Cottage, The Toft; thence south east for some 42 metres along the HWMOST; thence north east for some 20 metres to a point on the centre line of the road leading from Wadeslea to the shore; thence north west along the centre line of the road leading from Wadeslea to the shore; thence north west along the centre line of the road until the point where it meets Wadeslea; thence south west along the centre line of Wadeslea to the point where it becomes Admiralty Lane; thence north west along the eastern boundaries of numbers 1 to 6 The Toft to the point where they meet the south eastern boundary of properties in Lodge Walk; thence north east along the southern boundaries of subjects in Lodge Walk to the south eastern corner of the boundary of number 27 Wadeslea to a point on the centre line of Wadeslea; thence north west along Wadeslea to the centre of the access road to Wadeslea Cottage; thence along the centre line of the said access road to a point opposite the eastern boundary of Wadeslea House; thence north west along the said boundary and continuing across the High Street; thence north west some 50 metres along the southern boundary of the disused railway; thence south west along the centre line of North Street to the point where it meets Woodside Place; thence north along the centre line of Woodside Place for some 10 metres; thence west along the northern boundary of lands belonging to the Hall; thence north and west along the northern boundaries of The Haven, Jesmond, Torphichen, Loseberry, Murrayfield, number 10, and Colombo House, all Kirkpark Road and number 22 The Vennel; thence north west along the southern boundary of number 22 Woodside Crescent and the eastern boundary of number 24 The Vennel; thence west along the northern boundary of number 26 The Vennel to the point where it joins the eastern boundary of The Elms, Park Place; thence north along the eastern boundaries The Elms, Treetops, Pantiles, Courtland and Dunreggan, all Park Place, to the point where they meet the southern edge of Woodside Road; thence north west along the said edge until the point where it meets Park Place; thence continuing north west across Park Place; thence west and south following the boundary wall of Elie Primary School; thence south following the boundaries of numbers 43 to 19 Park Place; thence west following the northern boundaries of numbers 9 and 11 Bank Street, the Bank, The Golf Hotel and The Park, all Bank Street and Claremont, Norwood, Glenmore, Craigie Villa, Forestville, Marine Park, Marionville and Rockcliffe, all Links Place; thence south west along the northern boundaries of Mount Struan, Inveralian, the Rectory and Episcopal Church, Rotten Row, thence west along the boundary wall to the north of Cavel Place to the point where it meets the centre line of Ferry Road; thence north along the said centre line to the point where it meets the centre line of Links Place; thence south west and south east along the centre line of Links Place to the point where it meets the centre line of Chapel Green Road; thence south along the said centre line to the point where it joins the northern edge of the access road to Sea Tangle, Quarries Cottage and Craigforth, all Chapel Green Road; thence north west along the northern edge of the said access road to the point where it joins the boundary wall of Craigforth, Chapel Green Road; thence south west along the said wall to its south west corner; thence south east along the said wall to its south west corner; thence south east along the said wall to its south eastern corner and straight across the grass track to the old wall; thence east along the said wall to its end; thence south along the railings; thence continuing round the edge of the headland until the point where it meets the south eastern corner of the boundary of Chapel Green House, Chapel Green Road;

thence north along the sea wall to the east of Chapel Green House, Chapel Green Road; thence north along the sea wall to the east of Chapel Green House, The Deck House, St Georges Lodge, The Den, White Cliffs, Easter Carrick and Wester Carrick, all Chapel Green Road; thence north east along the southern boundaries of properties on the shore, crossing Glovers Wynd, Castwell Wynd, Cross Wynd, Ferry Road and Seward Lane to the point where the shoreline meets the HWMOST; thence following the HWMOST to the rear of properties in South Street, The Terrace and The Toft; thence round the harbour and pier to the point of commencement.

STREET INDEX

Admiralty Lane
Admiralty Square
Allen Place
Bank Street
Boat Wynd
Cadgers' Wynd
Castwell Wynd
Cavel Place
Chapel Green Lane
Chapel Green Road
Chapman's Place
Cross Wynd
Ferry Road
Fountain Road
Glovers' Wynd
High Street, Earlsferry
High Street, Elie
Hycroft
Kirkpark Road
Liberty
Link Court
Link Place
Links Road
Lodge Walk
Marine Park
North Street
Park Place
Rankeillor Street
Rotten Row
Sahara Park
School Wynd
Seward Lane
South Street
Stenton Row
Telfer Wynd
The Terrace
The Toft
The Vennel

Wadeslea: nos. 27, 28, 29 and
Wadeslea House
Williamsburgh

APPENDIX 3

THE ELIE & EARLSFERRY ARTICLE 4 DIRECTION

The Elie & Earlsferry Conservation Area was originally designated in 1984 and re-designated in 2002. The Article 4 Direction under the Town and Country (General Development) (Scotland) Order 1992 was approved on 6th January 2003.

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

Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe or sludge main or associated apparatus.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwelling houses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 35	Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings.	To protect the harbour against development which may compromise its listed status and the adjoining Site of Special Scientific Interest to meet with the EU Birds Directive criteria.
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.