

WEST WEMYSS CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



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1. Introduction and Purpose

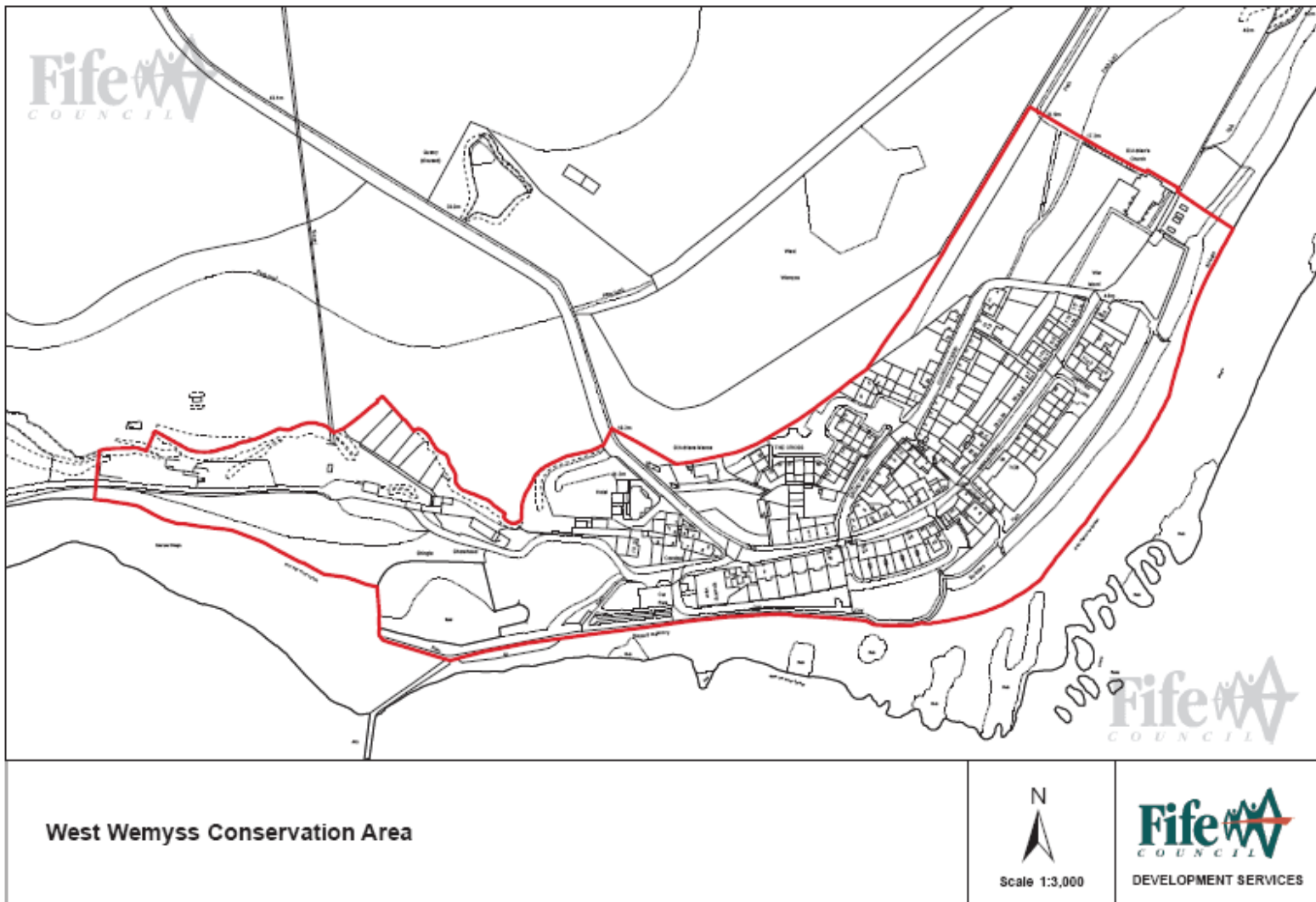
1.1 Conservation Areas

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. West Wemyss 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.



West End, Main Street, West Wemyss. Circa 1900.

It is not intended to restrict new development within the boundary of a Conservation Area, but rather to provide a positive service by way of guidance and example so that any new development integrates successfully with the existing landscape and architectural form. A written description of the West Wemyss Conservation Area Boundaries and a schedule of properties within the boundaries are included in Appendix 1.



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1.2 The Purpose of this Document

The purpose of the West Wemyss Conservation Area Appraisal is:

- To confirm the importance of the designation of the area
- 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

The appraisal provides a useful tool for assisting Development Services in carrying out its development planning and development control functions in relation to this important historic environment.

West Wemyss Conservation Area was originally designated in 1972 by Fife County Council, following publication of a booklet called "Conservation in Fife". In 1985 proposals to extend the area to include the whole village and hinterland were outlined in the "Plan for Conservation of West Wemyss". The plan was approved by Kirkcaldy District Council on 12th February 1985 and the extended area came into effect on 15th March 1985.

In July 1998 Fife Council in partnership with Fife Enterprise, Scottish Homes, the Community Council and Fife Historic Buildings Trust put forward proposals to the Heritage Lottery Memorial Fund for a Townscape Heritage Initiative (THI) along Main Street. Many of the buildings in the village had become vacant and derelict following decades of decline, including 22-36 Main Street, which was the focus of the THI. The THI was approved in 1999 and it facilitated the restoration of 22-36 Main Street between 2000-2001. Shortly thereafter Wemyss Properties Ltd, major land owners in the village, restored 22-34 Main Street, which included the Tolbooth.



22-36 Main Street. Before restoration photo taken c.1997

2. Historical Development

2.1 Origins and Development of Settlement

The development of West Wemyss village and the adjoining lands are inextricably tied with the Wemyss family who have links with the area chronicled as early as the 12th century. The name Wemyss is derived from the “Weems” (i.e. caves) formed in the cliffs in this area. Wemyss Castle, which replaced an earlier building destroyed by fire, is sited on a sandstone cliff overlooking the Firth of Forth and dates initially from the 15th Century. The village was formed to house the workforce to the estate and the relationship between the settlement and the landowners’ residence is striking.

In the 15th century the local economy included the production of salt from pans and the working of coal. In 1511 James IV granted a Burgh of Barony to West Wemyss and with it the privilege to hold two fairs a year. The village, noted for its harbour, was known as the “Haven Town of Wemyss” and operated as a port for a substantial hinterland. In 1590 the Burgh gained notoriety as being the entry point to Scotland of a plague brought in by an English barque, but by 1666 the Burgh had gained in status and was allowed to hold six annual fairs and a weekly market.



Junction of Broad Wynd and Main Street, circa 1900.

The 17th and 18th centuries saw a period of prosperity and West Wemyss was still noted for the export of coal and the production of salt. Seven salt pans were worked in 1790, which reached their peak in 1818 but had experienced rapid decline by 1836. However, coal rose to dominate West Wemyss and the settlement was transformed into an industrial mining village. Coal exports continued to rise and in 1873 a dock was completed, by 1900 a total of 60,000 tonnes was exported annually. Although an extension of the harbour facilities was planned

in 1898 this was never completed and the following period saw the decline in coal exports partly through the development of a modern harbour at nearby Methil. Locally the Lady Emma pit closed in 1904 leaving the Lady Victoria pit to continue in production until 1914, closing 90 years after it opened.

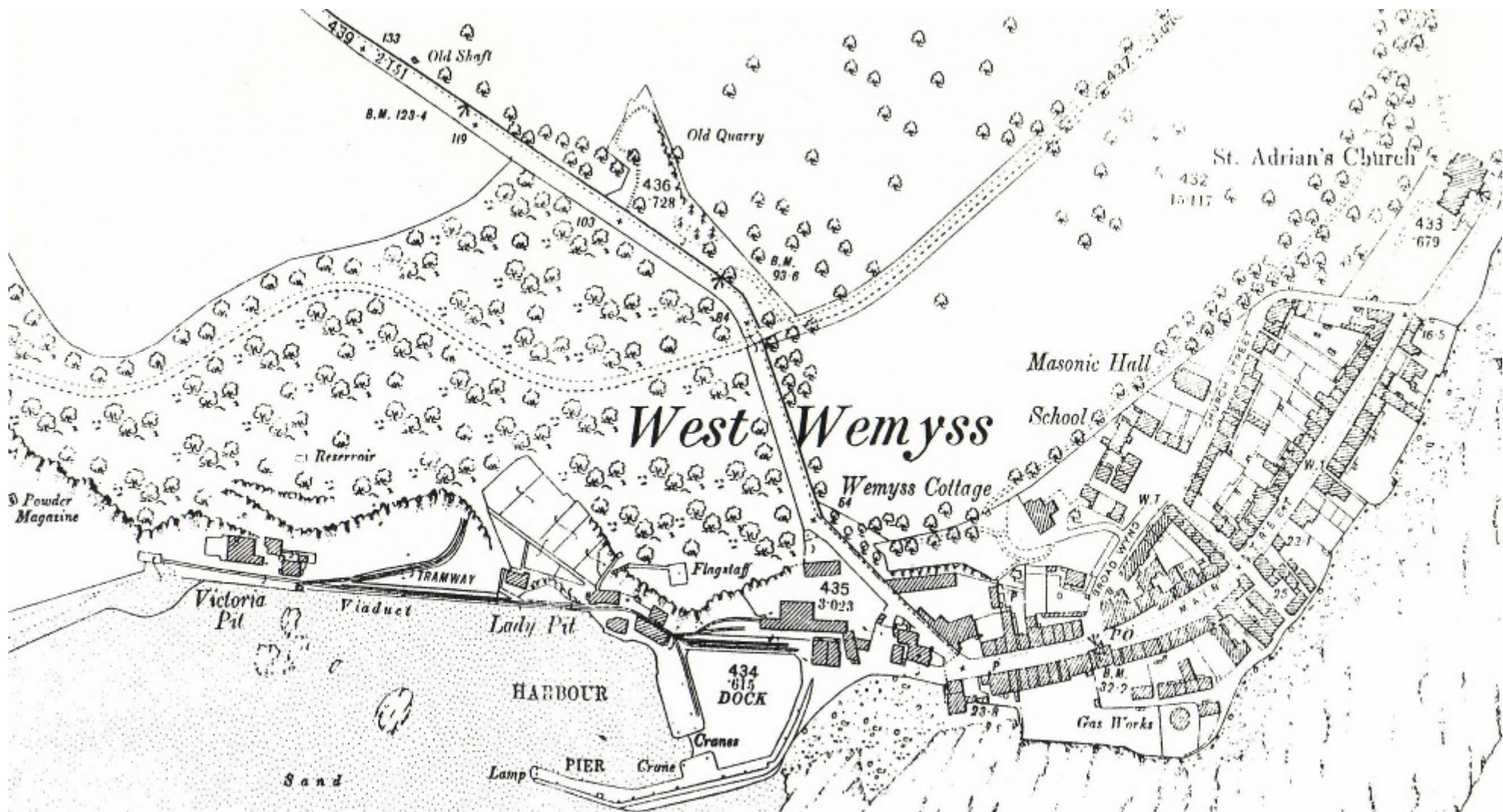


Inner harbour mid 20th century. Infilled in 1964.

The 20th century saw a continued decline in local coal mining and today there is little evidence of either of the two pits or the earlier salt pans. By the 1960's the export of coal had ceased, the entrance to the harbour silted up and the harbour area became neglected. Declared a health hazard the inner dock to the harbour was filled in during 1964 with rubble from demolished houses in Church Street.



View of village taken from outer harbour - 2009.



West Wemyss Ordnance Survey Plan 25" 1894 Fifehire – Not to scale

2.2 Archaeological and Historical Significance of the Area

The village of West Wemyss is situated on the coast just to the west of Wemyss Castle, about 1 mile from the Leven/Kirkcaldy Road. It is a settlement of some antiquity and indeed it was a burgh of Barony at one time, its Charter having been granted by James IV in 1511. The “raison d’etre” for the village can be seen in its old name, “Haven Town of Wemyss” indicating that at one time it was the main port of the area.

The archaeological potential of the area is to date untested. However, archaeological findings in other Fife medieval coastal burghs suggest that the overall archaeological potential of the village is significant.



West Wemyss harbour area. Engraving dated 1840.

2.3 Development of the Area

Three distinct phases of development are evident within West Wemyss:

- Medieval Development
- Post Medieval to Early Modern
- Modern Development

An outline of each is provided below.

Medieval Development

Although West Wemyss was created as a Burgh of Barony in 1511 the earliest surviving development within the village is concentrated to the west, around the **harbour** and to the western most fringe of the settlement the walls and ruins of **Chapel Garden**. The garden incorporates the Category B listed 16th century ruins of a 4-storey and

garret, rectangular plan house with a round stair tower. It also includes the sea wall and towers which also date to the 16th century and square plan Wemyss burial enclosure with modern wall and gatepiers flanking decorative wrought-iron gates by Robert Lorimer, however, the burial grounds also incorporate earlier fabric including an inset stone reading “EMW 1670” and a 17th century sundial. Also within the boundaries of the seawall is a small single storey 3 bay rectangular plan house which dates to the early 19th century. It should be noted that the Chapel Garden, towers and cottage do not fall within the conservation area boundaries, but do fall within the Designed Landscape which surrounds the village.

The Category B listed harbour dates to 1621. Originally a fishing and mercantile harbour with a flourishing salt trade, the harbour was extended between 1872-3 at a cost of £10,000 to accommodate to the flourishing coal trade. During the early years of the 20th century 60,000 tonnes of coal per year were exported from the Lady Victoria and Lady Emma collieries. The inner basin was largely infilled in 1964. Today the older section, the outer harbour, is used by small fishing vessels.



West Wemyss harbour with the Chapel Garden ruins, seawall and towers evident in the background – 2009.

Post Medieval to Early Modern

The majority of development within the village today dates to the 18th and 19th centuries. This includes the Category B listed early 18th century **Tolbooth** on **Main Street** and the terraces of 2 storey houses to either side of Main Street which date between the 18th and into the mid-19th century. The Tolbooth replaces an earlier Tolbooth first mentioned in 1586, although its exact site is unknown. The present Tolbooth was built by David 3rd Earl of Wemyss, it had cells at ground floor with entrances in the pend which have since been sealed. The tower was converted from a pigeon loft to clock tower in 1901.

The terraces of mainly Category B listed houses either side of Tolbooth were those renovated through the West Wemyss Townscape Heritage Initiative and by Wemyss Properties between 2000-2003.



The Tolbooth and the flanking terraced houses during renovation in 2002-3.



Main Street looking west - 2009

In addition to the properties mentioned above examples of 18th and 19th Century buildings can be found throughout the village, many are listed. This includes a selection of Category B listed properties at **Coxstool**, including the castellated former coffee house and reading room with round corner turrets and 1st floor balcony, single storey cottages, tenements and ancillary buildings with infilled brick arches of the former pit pony stables.



Properties at Coxstool in foreground – 2009.



*The Category C(s) listed Manse built in 1895
Photograph taken in 2002*

Other fine examples of 18th and 19th century domestic buildings can be seen at **Shorehead**, the **Manse** (above) and at **The Cross, Broad Wynd, Burns Wynd** and **Narrow Wynd**. The only ecclesiastical building within the settlement is the Category C(s) listed **St Adrians Church** built in 1895. The graveyard opened in 1703 and has a variety of 18th, 19th and 20th century monuments.

Modern Development

There are a variety of structures dating from this period. This includes the category C(s) listed war memorial at **Croftamorie** dating from 1920 and the Category B listed **Belvedere Hotel** built in 1927 by Wemyss Estate as a miner's institute. It ceased to function as such in 1952 and it was purchased by Wemyss Properties in 1978 and converted to a hotel in 1986. At the time of writing (2009) it was closed for refurbishment.



Windows boarded over on the Belvedere Hotel - 2009

Less architecturally sensitive 20th century developments include residential properties along **Main Street** and **Church Street**.



Development dating from 1960's at Church Street – 2009



These photographs illustrate 1970's and 1980's local authority residential developments on Main Street - 2009

The most recent development within the village includes a significant number of new houses built in 2005 at the Cross, on the site of the former school. Unlike the 20th century local authority developments within the village (above) these houses, built by Wemyss Properties, adopt a more sensitive approach, displaying details seen in the more traditional vernacular buildings within the village.



Recent residential development at the Cross – 2009

3. Townscape Analysis

3.1 Setting

West Wemyss is situated on the south east coast of Fife, between the villages of Dysart and East Wemyss. The site utilised by the village is a narrow coastal margin between the shore line and the old drift line. This means that the site constricts the urban fabric imposing a limited street layout. This basically comprises a street running parallel to the sea with the harbour at the western end. The later development utilises the steep slope to the north of the main street and this makes for steep gradients and compact development.

3.2 Views and Vistas

Given the coastal location spectacular framed views across the Forth are offered from the pends by the Tolbooth and from Croftmorie and Burns Wynd. Panoramic vistas are offered from various points in the village across the Forth to the Bass Rock and beyond to the Lothians. To the north east Largo Bay stands out, and to the south-west Dysart and Kirkcaldy can be clearly seen.



View towards Largo Bay from the play park on Main St – 2009



Framed view across the Forth towards the Lothians from Burns Wynd -2009

3.3 Topography and Street Pattern

The size of the village and its street layout is severely constrained by the topography and basically comprises of the Main Street which runs parallel with the line of the foreshore, terminating in its western end with the harbour and more inconclusively at the eastern end with St. Adrian's Church. Three streets, Broad Wynd, Narrow Wynd and Croftamorie all lead to a focal point known as The Cross. The Cross today is an open space which gives access to housing on the former site of the school which closed in the 1960's and was demolished in the 1990's. For a period The Cross contained the entrance to the Castle from the village and also linked to the church.



Rooftop view taken from the foot of Burns Wynd up towards The Cross - 2009.

3.4 Building Styles

The village was formed to house the workforce to Wemyss Estate and the links to the estate still predominate to this day with the Estate retaining ownership of most of the land and many of the properties within the village. Indeed, the village is a very rare surviving example of a planned, estate burgh and it still retains a strong visual cohesion. Architectural details, such as arches and balustrades, materials and colours all conform to a traditional style which has evolved in the Wemyss villages. The Tod family, who worked as architects and factors for three generations to Wemyss Estate, ensured a continuity of approach and consistency of design in all the building work in the village in recent history.



East Elevation at The Cross - 2009

There is a uniformity of design, regarding the form and proportion of the buildings. These properties have a strong vertical emphasis and consist of steep pitched roofs, tall chimneys, coupled with a solid façade normally of three bays width into which vertically proportioned doors and windows have been formed. The doorway is often centrally placed and occasionally entrance is on first floor level, access being detailed between these buildings, the most notable being provided by an outside stair. There is some variation in detailing between these buildings. The most notable being the contrast between skewed and crow stepped gables, chimneys located on the wallhead (gablets) as opposed to the gable, the application of raised window margins, the use of pedimented or wallhead dormers and the occasional use of 'intrusive' features such as a crenellated parapet.



Broad Wynd, Church Street late 19th century

Fife Coast Vernacular is the most common architectural style and properties are primarily domestic, mostly terraced and two storeyed. The Main Street is flanked by a near continuous row of houses on each side and the development which utilise the steep slopes to the north is terraced but stepped across the contours. A sense of urbanity is created by the narrow streets, terraced development and the continuous building line which lies hard on the heel of the footpath. A notable feature, however, are the wynds which allow glimpses of the sea tightly framed by buildings. The hard townscape is reinforced by the virtual absence of trees and shrubbery within the actual village.



Front Elevation: South side of Main Street - 2001



Rear Elevation of Main Street - 2009

The Tollbooth is of particular note, which because of its antiquity, location and appearance is the focal point and landmark of the village.

This structure dates from the beginning of the 18th century and basically consists of a two storey oblong main block, with a lofty bell tower projecting towards the street. A forestair built against the tower gives access to the upper storey and adjacent is a vaulted pend, which contains the sealed entrance to the cells and provides access to the shore. The structure itself is formed of harled rubble and is pantiled.

The map extracts show there has been virtually no change in the size of the village since 1855. The extent of physical change is however masked as there have been considerable re-building programmes, such as the Coxstool, after the great storm in the late 19th century, or the new houses built at The Cross. More obvious changes have occurred with the addition of the substantial Victorian red sandstone buildings with vernacular detailing at St Adrian's Church (1895) and the Manse (1895) which stands on an outcrop overlooking the gateway into the village. The Belvedere Hotel, originally built as a Miners Institute in 1927 and re-opened in 1979 as a hotel, features a raised turret, Dutch style curvilinear gable, classical columns and portico as well as vernacular finishes.



St Adrians Church - 2009

Since the Second World War the main features, apart from the rehabilitation programme begun with Happie's Close in 1948, has been due to the building of council houses at three periods (the last of which was in 1980) and the restoration of derelict properties along Main Street between 2000-2003. The village has also had some selective demolition of buildings such as Salmond Terrace in 1981 and the school in the 1990's. Also significant are the infilled harbour area and

the number of lock-up sites, perhaps a reflection of the lack of possible on-site parking provision.



Housing built on site of former school in 2005. Photo taken 2009.



*View of Coxstool and Belvedere Hotel
across infilled inner dock - 2009.*

3.5 Listed Buildings

The distinctive merit of the conservation area is confirmed by the number of buildings listed as being of architectural or historic interest. In total there are 24 listings which cover individual and groups of buildings within the area. This includes 10 Category B and 14 Category C(S) listings. Summary details for each of the listings and details of important unlisted buildings within the area are provided in Appendix 2.

3.6 Building Materials

The main unifying elements, other than the setting and the form and proportion of the buildings, are the use of timber sash and casement windows (often with astragals) together with the restricted use of finishing materials. Natural clay pantiles predominate, many of which are glazed, and sometimes the pantile roofs incorporate a slate easing course. Slated roofs are few. Walling is constructed of uncut or coursed rubble, intended to be rendered with the traditional lime harl. In two cases only, the Manse and St Adrian's Church, exposed red sandstone is used.



Church Street – 2009.

Walling and chimneys are constructed of uncut or coursed rubble and locally manufactured brick, intended to be rendered with a traditional lime harl. Masonry construction became popular during the 18th century. This was accompanied by exploitation of Fife's plentiful limestone to produce lime for mortar and harling, which was applied to rubble walls to provide protection and adornment.

Locally quarried red, cream and grey sandstone masonry was used in the original walls. The local stone is very soft and friable and as a result much of the south (shore) facing elevation had been patched with local “Wemyss” brick, manufactured from coal workings waste, during restoration works carried out in the 1930’s. This also included cement rendering and the addition of curving forestairs on the south elevation. These were removed and replaced during the 2000-2001 restoration works. Modern “Wemyss” bricks manufactured at the nearby Methil Brick Works were used to form a uniform ‘skin’ over the badly damaged friable and salt contaminated masonry on the south (shore) elevation to apply the lime render onto.

From as far back as the 14th century coal mining was important in the village. By the mid 18th century a basin and new dock had been built to cope with increased demands from the Continent for coal and salt.



Roofing and Chimney Details, Burns Wynd – 2009

3.7 Trees and Landscape

The hard townscape of the settlement is reinforced by the virtual absence of trees and shrubbery within the actual village. There are no significant areas of open space within the built up area of the village, although some relief is offered around the harbour and along the coastal footpath and around The Cross and at the small play park next to Burns’ Wynd on Main Street. While dense woodland and cliffs frame and enclose the village to the north, the southern parameters of the village provide a sense of almost infinite open space with areas of open aspect at the Harbour, Coxstool, Shorehead and along the foreshore forming part of the Fife Coastal Footpath.



Open area of ground to the rear of Main Street on the Fife Coastal Footpath looking west, with the dense woodland which surrounds the village to the north evident in the background - 2009

Significant landmarks within the area include the Tolbooth, at the centre of Main Street, The Cross, St. Adrian's Church, to the east, and the Harbour area to the west. However, the most striking feature is the natural setting of the village. Its south facing foreshore offers spectacular views across the Forth towards the Lothians and also accommodates a particularly attractive stretch of the Fife coastal footpath, while on its northern edge it is enclosed by sandstone cliffs and an extensive area of woodland, which form part of the Wemyss Castle Policies Designed Landscape. The coastal strip is also designated as a Site of Special Scientific Interest (SSSI).

3.8 Activity and Movement

The village is sited at the end of a road and as such the impact of traffic within the village is limited. There is some pressure for resident car parking, given the confined historic street layout, topography and limited open space around most of the properties within the village. Otherwise the public car park sited on the infilled section of the inner dock to the harbour provides adequate parking for some residents and visitors to the village.

The Fife Coastal Footpath runs along the southern boundary of the village, on the section between Dysart and East Wemyss. This is a particularly well walked route which offers spectacular scenery as well as a welcome place to rest at West Wemyss. Extensive landscape treatments have been carried out along this part of the coastline as part of the coastal defence works in 2000-2001.

3.9 Public Realm

It is likely that a period of investment in civic improvements occurred in the early 19th Century, when important road surfaces were laid in setts and pavements were formed using whin kerbs and surfaced in stone flags, gas lighting was installed and street trees planted in many Fife towns. Photographic evidence of Victorian West Wemyss shows defined footpaths and solid paving surfaces along Main Street, Broad Wynd and Church Street as illustrated on pages 2 and 15. Small unit coursed stone paving appears to extend to the footpaths and the carriageways and footways are likely to have been laid in graded gravel.



Burns Wynd seating area – 2009.

An audit of the existing streets reveals that little remains of Victorian street surfaces, apart from the road kerbs that are predominantly whin and traces of irregular flagging evident on some of the pends in the village. Stone boundary walls of varying heights are an important feature which contributes to the character of the historic townscape. The most attractive of which is the badly eroded boundary wall between the village and Wemyss Castle policies along Croftmorie.



Boundary wall between the village and Wemyss Estate grounds, Croftmorie - 2009

The footpaths within the village are predominantly surfaced with concrete paving slabs but there are areas of asphalt and coloured brick paving around the playpark on Main Street. A variety of paving materials have been used along Burns Wynd and the harbour area, including honerized paving, cobbles, setts, concrete slabs and asphalt with coloured stone chips; the overall condition varies and the end result is less than visually pleasing.



A mixture of paving surfaces on Main Street, by the playpark - 2009.



Yorkstone paving detail Main Street - 2009.



The infilled inner dock area and main public car park- 2009

Recent streetscape improvements were carried out the south side of Main Street as part of the West Wemyss Townscape Heritage Initiative. Yorkstone paving slabs and whin kerbs were used on Main Street in front of the restored properties, whilst traditional sandstone walls were built to the rear of the properties with a mixture of asphalt and gravel surfaces laid. Gates were constructed from timber and painted in traditional muted colours. To the rear; gardens and an access road were laid out as well as the construction of coastal defence works.



Rear of Main Street looking west prior to coastal defence works and Townscape Heritage Initiative restorations – Photo taken c.1997



The Coastal Footpath and Coastal defence works looking east – 2009.

The Fife Coastal Footpath runs along the southern edge of the village and extensive coastal protection works were carried out along this stretch of coastline in 2000-01. New walls were constructed of concrete with blond and red sandstone. Various materials were used to lay footpaths, including coloured brick pavers and asphalt with coloured stone chips.

Street lighting columns vary in design from the mundane standard lighting columns found within the village to two different types of reproduction lamps along the coastal footpath, swan neck lanterns and Windsor lamps. Timber park benches are dotted around the village, some with concrete uprights others with cast metal. There is very little municipal planting, where there is planting it tends to be in raised beds of natural stone rubble construction. There are a couple of abandoned concrete planters on Burns Wynd.

Bollards are of cast iron with two types found in the village, at the main car park next to the harbour and by the play park off Main Street. There are very few litter bins in the village. The ones that are there are of cast metal construction and dated 1991. There are a variety of boundary treatments ranging from rubble stone walls, mentioned previously, to cast metal railings, brick walls and timber fences. As the village is on situated a steep slope there is very little garden ground for most of the houses within the core and what open space exists is often neglected due to a lack of access.



View of village taken from the Manse - 2009

3.10 Negative Features

The extent of loss, intrusion and damage in the area is significant, with a number of negative features adversely affecting the overall historic character of the area. This includes:

- Unsympathetic infill local authority housing on Main Street
- Unsympathetic infill local authority housing on Church Street
- Incremental changes to the historic fabric (eg. replacement windows, exposed cabling, satellite dishes, cement renders, etc)
- Dereliction and disuse of buildings
- Poorly maintained public realm



Poor quality public realm on Main Street. The 1980's phone kiosk, UPVc doors and windows and satellite dish erode the overall quality of the area.

4. Character Areas

West Wemyss developed as a planned estate village, serving Wemyss Castle policies. With a few individual exceptions, the general uniformity of the architecture through out the village reads as a single entity which does not allow for definitive character areas.

5. Conservation Management Plan

5.1 Development and Enhancement Opportunities

There are no specific development or enhancement opportunities identified for West Wemyss within the Draft Kirkcaldy and Mid Fife Local Plan – October 2008. However, there are many small scale streetscape and landscape enhancement opportunities evident around the village. Suggested areas include:

- Surfacing of Croftmorrie, currently an unmade path
- Refurbishment of Burns Wynd, leading from The Cross down to Main Street. Including planting and lighting.
- Open area of ground on Main Street next to the play park. Resurfacing and landscape treatment is recommended. Replacement of the 1980's telephone kiosk with a traditional K6 Gilbert Scott Jubilee Edition phone kiosk is also recommended.

5.2 Boundary Refinement

There are no proposals to extend or alter the West Wemyss Conservation Area boundaries. The original Conservation Area was designated in 1972. Following a review in 1985 the Conservation Area boundaries were extended to encompass the whole settlement and the area was subsequently granted Outstanding Status in 1986.

5.3 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 2008
 - Scottish Planning Policy (Historic Environment) – 2009
 - Planning Advice Note 71: Conservation Area Management – 2005
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- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
 - Fife Council Kirkcaldy Area Local Plan – Adopted March 2003
 - Mid Fife Local Plan – to be adopted 2011
 - Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
 - Fife Council Urban Design Guidelines
 - Fife Masterplans Handbook
 - Fife Council Design Guidance Notes - Various

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". Although the Structure Plan has no specific policy relating to built heritage it does recognise the importance of Fife's historic environments and for the need to preserve and enhance these environments. Once again the Structure Plan puts the emphasis upon the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The Kirkcaldy Area Local Plan (March 2003) provides the main policy framework for West Wemyss. It is this statutory framework which will ensure, also, that all the 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:

- Policies BE8 to BE13, covering Conservation Areas, alterations and extensions to listed buildings, demolition of listed buildings, setting of listed buildings, window policies and changes of use of listed buildings;
- Proposal 2 directs that Article 4 Directions for Conservation Areas will be updated and revised within the Plan period (Completed 2005);
- Proposal 3 directs that Conservation Area appraisals will be undertaken within the Plan period, leading to Conservation Plans, provide design guidance and draw up a schedule of required improvements for the building stock and streetscape; and
- Proposal 4 indicates that the rehabilitation and repair of historic buildings at risk will be promoted.

Having secured improvements to historic areas, enhanced interpretation of important townscape and historic features through the provision of signage, guides and leaflets is advocated by Proposal 5 of the Local Plan. This interpretation provision will be guided by Fife Council's "Fife Interpretation Strategy".

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

5.4 Long Term Management

The Draft Mid-Fife Local Plan issued in October 2008 will be adopted by 2011. This plan will replace the Kirkcaldy Area Local Plan 2003. The policies contained within the replacement plan provide a continuing commitment to regeneration and enhancement of the built heritage up until 2021. The plan contains policies which support ongoing regeneration in West Wemyss. A list of relevant policies and proposals is outlined below:

- 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 E11 Protection of Orchards and Riggs
- Policy E12 Ancient Monuments and Archaeological Sites

Although the plan is designed to cover a 10 year period it will be reviewed after 5 years, allowing for any future developments which may come forward for the village and surrounding area.

5.5 Supplementary Planning Guidance

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

- Windows in Listed Buildings and Conservation Areas
- Display of Advertisements
- Creating Better Places – The Fife Urban Design Guide

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.

5.6 Article 4 Directions

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 Article 4 Directions (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.

Details of the West Wemyss Conservation Area Article 4 Directions are provided in Appendix 3.

5.7 Grants and Funding

The West Wemyss Townscape Heritage Initiative (THI) was completed in 2004. There are no further grant schemes available or planned for West Wemyss in the foreseeable future.

5.8 Monitoring and Review

Monitoring of grant aided projects delivered through the West Wemyss THI is being carried out on an annual basis as a condition of this grant until 2014.

5.9 Further Advice

For general advice and advice on grants contact:

Planner (Built Heritage)	Historic Scotland
Fife Council Development Services	Longmore House
Town House	Salisbury Place
1 Wemyssfield	Edinburgh
Kirkcaldy	EH9 1SH
KY1 1XW	Telephone: 0131 668
Telephone: 08451 555 555 473 742	8600

5.10 Recommended Reading and Other Resources

The following books, reference library and websites are recommended:

- Gifford, J, 1988 "**The Buildings Of Scotland – Fife**", Penguin Books, London
- Pride, G.L, 1999 "**The Kingdom of Fife – An Illustrated Architectural Guide**", Inglis Allen, Edinburgh
- Ordmand, D (Ed), 2000 "**The Fife Book**" – Birlinn Ltd, Edinburgh
- Martin, P, (1996) "**The Coast of Fife – A Heritage Guide**", Fife Council, Glenrothes.

Contact **Kirkcaldy Central Reference Library** to view an extensive digitised photo archive which covers many parts of Fife. Appointments are necessary to view the collection. Photos are available on request.

www.fifedirect.org.uk The Fife Council website offers general information on listed buildings and conservation areas.

www.historic-scotland.gov.uk The Historic Scotland Website is good for general advice on maintaining listed buildings but it also provides full listing details of all of Scotland's listed buildings.

www.scran.ac.uk The Royal Commission of Ancient and Historic Monuments of Scotland website is good for general background information and photographs.

APPENDIX ONE

Description of Conservation Area Boundaries

Starting at the foreshore to the west of the harbour, the boundary traverses the vehicular track, turns at right angles (at grid point NT 3294 1272) and follows in a general eastward direction following the cliff line. At a point to the rear of Shorehead, the boundary turns north-eastwards whereby it crosses the public road and entrance to the village. The boundary continues in a north-easterly direction to include the Manse, former school site and the properties at The Cross. The line continues in a north-easterly direction to incorporate a small area of woodland whereby, at grid point NT 3294 7194, it turns at right angles to include the Church and continues in a south-easterly direction until it traverses the foreshore and is terminated.

Property Schedule

All properties within the village are including in the West Wemyss Outstanding Conservation Area.

Please note that the Category B listed Chapel Garden, towers and cottage fall out with the village envelope and are not included within the Conservation Area.

APPENDIX 2

Item No.	Address	Description and Listing Category	
33	Belvedere Hotel & 1-2 & 5-11 (incl) Coxstool, ancillary buildings with boundary walls	Dated 1927; converted to hotel 1986. 2-storey T-plan former Miners Welfare Institute with Doric-columned loggia (now filled), shaped gables and diminutive belvedere. Coxstool buildings late 19 th century (some rebuilt) also converted to hotel accommodation in 1986. Harled with stone margins, String and eaves courses.	B
34	5 Broad Wynd with boundary walls	Earlier 19 th century. 2-storey, 3-bay, rectangular-plan, piend roofed house. Dry-dash with painted stone margins.	C(s)
35	1 & 2 Burns' Wynd & Main Street	Earlier to mid 19 th century incorporating earlier fabric. 2-storey, 4-bay crowstepped house with gable to Main Street. Harled with painted margins.	C(s)
36	3 Burns' Wynd	18 th century, possibly incorporating earlier fabric, heavily restored and converted to electricity sub-station. Small 2-storey former house with gable to street. Harl with stone margins and quoins.	C(s)
37	4,5 & 6 Burns' Wynd	Earlier to mid 19 th century, renovated 1998. 3-storey, 3-bay, rectangular-plan, piend-roofed tenement with anchoring buttresses. Harled with painted margins.	C(s)
39	3 & 4 Coxstool with boundary wall	Rebuilt 19 th century. 2-storey, 4-bay house with forestair. Harled with stone margins.	B
40	12 & 13 Coxstool with boundary wall	18 th century, possibly incorporating earlier fabric; renovated late 19 th century. 2-storey and attic, 3-bay merchants' house. Harled with stone margins and quoins.	B
41	War Memorial, Croftamorie	A Stewart Tod, 1920, incorporating gatepiers dated 1703. Classical style war memorial with segmentally-pedimented raised centre tripartite mural and flanking gatepiers and arrowhead railings.	C(s)

42	West Wemyss Harbour	1621. Ashlar and rubble wet dock by J & A Leslie, 1872-3, infilled 1964. Small tidal harbour with pier to S and jetty projecting to SW. Inner and outer harbours divided by quay to E with slipway to infilled inner harbour. Large coursed sandstone blocks to wharfs and pier.	C(s)
43	1-9 (odd) Main Street with boundary walls	Early 19 th century, altered early 20 th century. 2-storey, 6-bay tenement with entrances to rear. Harled with stone margins. Stone mullions.	C(s)
44	57 Main Street	Early 19 th century altered late 19 th century. 2-storey, 3-bay, crowstepped house linked to NE with Nos 59 and 61. Harled with painted margins.	B
45	59-61 Main Street	Early 19 th century. 2-storey, 2-bay pair of crowstepped houses linked to SW with No 57. Harled with painted margins.	B
46	65 Main Street	Earlier 19 th century. 2-storey, 3-bay house in irregular terrace. Harled with painted margins. Eaves cornice and blocking course.	C(s)
47	67-69 Main Street	Earlier 19 th century. 2-storey and attic, 3-bay house with shop at ground in irregular terrace. Harled with painted margins. Eaves cornice and blocking course. Stone mullions.	C(s)
48	Wemyss Arms, Main Street	Early 19 th century. 2-storey, 3-bay former public house on corner site. Harled with painted margins. Ashlar quoin strips.	C(s)
49	2-20 (even) Main Street	Early 19 th century with later alterations. Altered. Terrace row of 5 plain 2-storey, 3-bay salters' and colliers' houses forming uniform design. Restored and rendered by Wemyss Properties in 2002.	B
50	22-36 (even) Main Street	Early 19 th century. A Stewart Tod alterations to rear circa 1940. Terraced row of 4 uniform 2-storey, 3-bay houses. Lime harled. Restored through the West Wemyss Townscape Heritage Initiative (THI) in 2001.	B

51	38 & 40 Main Street	Late 18 th century. 2-storey, L-plan former skipper's house in irregular terrace, with crowstepped gable to rear. Harled. Eaves course. Restored through the West Wemyss THI in 2001.	B
52	42-52 (even) Main Street	Mid to later 19 th century. Terraced row of 3 2-storey houses with ground floor shops. Painted stucco with stone margins. Full-width fascia. Restored through the West Wemyss THI in 2001.	C(s)
53	Tolbooth, Main Street	Early 18 th century possibly incorporating earlier fabric. 2-storey 3 bay tolbooth with narrow clock tower and pend in regular terrace. Harled rubble with stone margins to 1 st floor. Restored through the West Wemyss THI in 2001.	B
54	Manse with boundary walls	Alexander Tod, 1895, possibly incorporating earlier fabric, with Robert S Lorimer staircase. 2-storey, 3-bay, L-plan crowstepped former manse with crowstepped pediments and round stair tower. Red sandstone rubble with raised and stugged ashlar margins, and quoin strips. Deep base course to S. Stone mullions.	C(s)
55	Building to rear of Wemyss Arms, 1b Narrow Wynd	Early 19 th century. Small row of 2-storey, rectangular-plan houses converted to flatted dwelling with restaurant (now closed), on falling ground. Harled with stone margins. Eaves lintel course.	C(s)
56	Shorehead with boundary walls	Mid to later 18 th century. Single and 2-storey, 5-bay, rectangular-plan house with timpani gable. Harl and rubble with stone cills.	B
57	St. Adrians Church with boundary walls, graveyard and monuments	Designed by Alexander Tod, 1890. 18 th century graveyard. Cruciform-plan, plain gothic-detailed church with 3-bay aisleless nave with dividing buttresses and tri-lobe tracery rose window. Red sandstone rubble with dressed ashlar quoins and rock-faced margins. Pointed-arch and round openings. 3-stage coped buttresses; stone mullions.	C(s)

APPENDIX 3 - THE WEST WEMYSS CONSERVATION AREA ARTICLE 4 DIRECTIONS

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

Part 11 Class 29	Development authorised by any order made under section 14 or 16 of the Harbours Act 1946 (a).	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 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 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland Act 1987 (b); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 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 37	The use of any operational land by statutory undertakers in respect of dock, pier, harbour, water transport, canal or inland navigation undertaking the spreading of dredged material.	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 13 Class 43A	To allow permitted development rights to East of Scotland Water for development consisting of the erection, construction and maintenance in relation to their statutory functions.	To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment.

Made under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992
Effective from 18 November 2005

