



**DUNFERMLINE CONSERVATION AREA APPRAISAL  
and  
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &  
PROTECTIVE SERVICES**

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# DUNFERMLINE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Prepared by Nick Haynes & Associates

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## **PDF EDITION**

Section and sub-section headings are tagged in the index ([click on the text to navigate to the page](#)). Clicking on the page number at the foot of every page will return the reader to the index. [Hyperlinks to websites outside the document can be activated by clicking.](#)

*Front cover image: Dunfermline Abbey, Palace and Town viewed from Hospital Hill.*

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## 1. 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. Dunfermline Conservation Area is one of forty-eight Conservation Areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations. Conservation Area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit from living in an environment that is one of recognisable value. A map of the boundary is shown on pages 6 and 7, and a list of the streets within the Dunfermline Conservation Area is included in Appendix 1.

### 1.2 Purpose of this Document

The Dunfermline Conservation Area was designated in 2002, following the merger of the Dunfermline Abbey and High Street Conservation Area (part of which was first designated on 25 November 1971) with the Dunfermline Park Conservation Area (originally designated on 9 March 1990).

The purpose of this Conservation Area Appraisal and Management Plan is:

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

## 2. LOCATION, HISTORY AND DEVELOPMENT

### 2.1 Location

Dunfermline, the 'Auld Grey Toun' and ancient capital of Scotland, lies 3 miles (4.8km) north of the Firth of Forth at Limekilns. It is 18 miles (29km) north-west of Edinburgh, 38 miles (61km) north-east of Glasgow, 21 miles (34km) south-east of Stirling, 28 miles (45km) south of Perth, and 30 miles (48km) west of Cupar, the former county town of Fifeshire (distances are by the shortest road route).

The town developed as a royal and ecclesiastical centre in the medieval period, but it also occupied a key strategic position on the trade routes from Stirlingshire and the West to the East Fife ports, and on north-south routes via the narrow crossing point of the River Forth at North and South Queensferry.

The town centre is located on terraces descending the south side of an 80m-high east-west ridge. Carboniferous limestone and sandstone form the underlying geology.

1. *Dunfermline Abbey from Pittencrieff Park.*





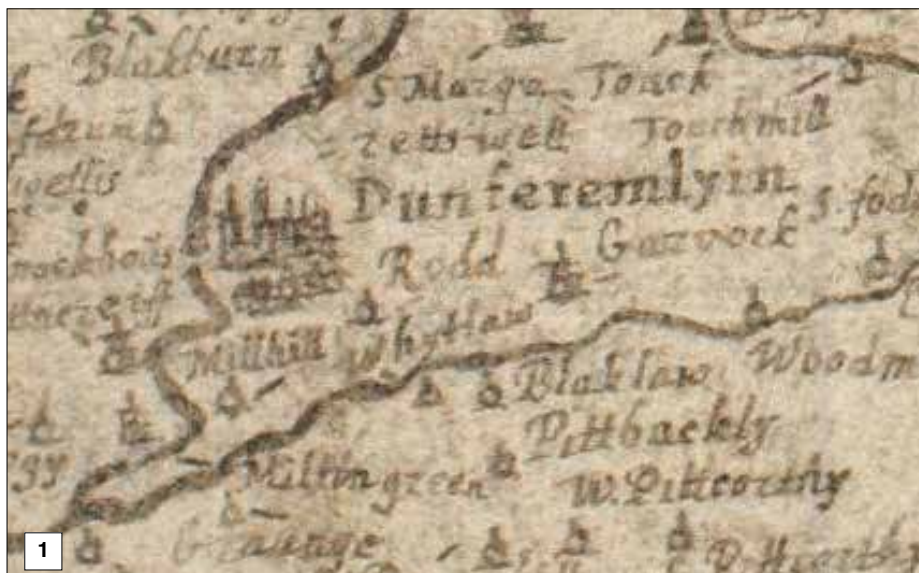
Boundary derived from Ordnance Survey data. Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. All rights reserved. Ordnance Survey Licence number 100023385.





1. *Dunfermline Conservation Area boundary, 2014. Aerial photography © copyright GetMapping plc.*





## 2.2 Historical Development

### 2.2.1 Prehistory

It is thought that the area was densely forested until about 1,000BC, when human activity increased and trees were cleared. In view of the intensive development and redevelopment of the town centre over the centuries, it is not surprising that relatively little evidence of the prehistoric use of the site has come to light. Areas around the town have been much more fruitful for archaeological survivals, particularly for the Neolithic and Bronze Age rather than Iron Age and other later prehistoric periods. The most spectacular of the prehistoric finds within the conservation area was a Bronze Age gold torc, discovered in the parish kirkyard in the

early 19th century. The Romans had a camp to the west at Carnock, and there is believed to have been a Culdee (early Celtic) church here from about 800AD.

Like many aspects of the town's earliest history, there are numerous theories about the origins of the name. 'Dun', probably from the Gaelic 'dùn', suggests an elevated fortification, while 'ferm' is crooked or bent, and 'line' is cascade or pool. The Ferm (Tower) and Lyne Burns meet just south of Neithertown. There have been numerous variants of the spelling including: Dunfermelitane; Dunferlyne; Dunfermelyin; Dunfermelin; Dunfermling; and Dunfermlin.

### 2.2.2 Early History

The 14th-century chronicler, John of Fordun, records that Máel Coluim

mac Donnchada, or Malcolm III, 'Canmore' (Big Head), King of Scots, married Margaret of Wessex in a magnificent celebration at 'a place called Dunfermline, which was then the King's town' in about 1070.<sup>1</sup>

The location and extent of the settlement before Malcolm's arrival is not known, but the king is believed to have been drawn to the area by the rich hunting grounds in the surrounding forests. The remains of what is now known as Malcolm Canmore's Tower, in Pittencrieff Park, are reputed to be Malcolm's lodging, but this is not supported by the archaeological evidence, which suggests a 14th-century date.

Turgot of Durham, Margaret's biographer, records that the queen built a church dedicated to the Holy Trinity at the place where her wedding to Malcolm had been celebrated. Here she established the first Benedictine community in Scotland, based on the model of the English cathedral priory of Canterbury. It seems likely that the settlement increased in size and importance to support the royal residence and flourishing priory. The main focus of the town's development at this period is unclear. It might have occupied an area below the Abbey grounds, now known as Nethertown, from 'Nether Toun' (Lower Town), and the planned upper town is perhaps a later addition.

From about 1128 David I (1124-53), the last of Malcolm and Margaret's three sons to become king, developed the simple priory church, in which his parents and brothers were buried, into a major Abbey.<sup>2</sup> The new Abbey was dedicated for worship in 1150. Between 1124 and 1127 David granted 'unam mansuram in burgo meo de Dunfermlyn' (a toft [plot of land] or dwelling place in my burgh of Dunfermline) to the priory, which suggests that the town had already been granted royal burgh status.<sup>3</sup>

Royal burgh status brought a range of mercantile and economic privileges and obligations. In Dunfermline, as in other royal burghs of David's creation, the status appears to have been accompanied by a town plan that regularised the land holdings into tofts, or burgage plots, and formalised the boundaries and civic spaces. The planner of Dunfermline is not identified, but his layout forms the basis of the current street pattern in the town centre.

1 Skene 1872, p. 200.

2 Barrow 1999, p. 62.

3 Innes 1842, p. 15.





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Like many Scottish planned burghs, the ecclesiastical centre was on the periphery of the town.

Perhaps the earliest plots were laid out on St Catherine's Wynd and Collier Row (Bruce Street), which led north from the Abbey and royal residence, but the main concentration of development was around the Causagait, now the High Street, running west to east. Parallel to the Causagait were two back lanes: Rattou Row/Sculgait/The Backside (now the line of Queen Anne Street) on the north; and Maygate/In-Below-the-Wa's or Foul Vennel (Abbot Street/Canmore Street) on the south side. The tofts were laid out in long, narrow strips off the streets. Most buildings were constructed at the front of the toft facing the street, and measured 22 feet 6 inches (6.9m) in width.<sup>4</sup> The land behind the buildings extended back various distances, and was used for animals, crops and various manufacturing activities.

Dunfermline continued as a major royal centre in the late 13th and early 14th centuries. Numerous royal marriages, christenings and funerals were held in the Abbey church. Already a royal mausoleum, the Abbey became an official place of pilgrimage in 1250 with the canonisation of Margaret. It seems likely that the royal lodgings were

expanded by the addition of an opulent hall during the reign of Alexander III.<sup>5</sup> Some of the monastic complex was destroyed by Edward I of England following his occupation of the town in 1303. Robert the Bruce, who funded reconstruction of the refectory on a magnificent scale, was buried in front of the high altar in November 1329. In the late 13th century, the feudal superiority of the town appears to have transferred from the crown to the Abbey. Through its new ecclesiastical superiors, Dunfermline obtained a monopoly of all trade undertaken across a wide area of south-west Fife, which obliged traders to use the town's market. The market was controlled by the town's 'gild merchants'.

Much of the town's mercantile activity became concentrated in the Causagait, where trading booths were established in front of the dwellings. It was here in the later medieval period that the civic structures came to be built. The tolbooth, which housed the town's weights and measures, and contained the burgh court and jail, stood on the west side of Collier Row, facing along the Causagait. The tron, the town's weighing machine, stood in front, and the market cross was sited at the foot of Cross Wynd. All the main entrances to the town were protected by ports, or gates, where taxes were

<sup>5</sup> Aonghus MacKechnie in Fawcett 2005, pp.112-14.

1. *Dunfermline shown on James Gordon's map of 1642. Although not an accurate depiction of the town, the distinctive shape of the Dunfermline and Nethertown settlements wrapping around the former lands of the Abbey appears to be shown. By kind permission of the Trustees of the National Library of Scotland.*
2. *A later pictogram of Dunfermline, published by Johannes Blaeu in his 1654 'Atlas of Scotland'. Again, the representation is stylised, but a sense of the terraced layers stepping down the hill is clear. By kind permission of the Trustees of the National Library of Scotland.*
3. *Detail of John Slezer's 'Prospect of ye Town & Abby of Dunfermling', one of the earliest detailed views of the town, Abbey and Palace, published in 1693. The view shows the Abbey from the Nethergate, at the foot of what is now St Margaret Street. By kind permission of the Trustees of the National Library of Scotland.*

<sup>4</sup> Dennison in Fawcett 2005, p. 11.





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collected from those who came to trade. The earliest enclosure of the town was not defensive, rather it was probably a ditch and a wooden fence, constructed to mark the extent of the trading privileges. Apart from the Abbey and associated buildings, the royal residence and civic structures, most early buildings were probably constructed of timber and thatched with heather or turf. More sophisticated structures began to replace the early houses in the 15th century, some of several storeys. A notable surviving building of the 15th century is what is now known as **Abbot House**.

The Reformation of 1560 was to have a major impact on the Abbey, which was the third richest monastery in Scotland at the time. The conventual church and its chapels, altars and statues were sacked. By 1563 many of the buildings within the Abbey precinct had become derelict, notably the roofless choir of the Abbey church, and the stones quarried for other purposes in the town. The nave was maintained for worship by the townsfolk, but along Presbyterian lines.

James VI presented the lordships of Dunfermline, Falkland and Linlithgow to Anne of Denmark the morning after their marriage in Oslo on 23 November 1589. He further augmented the gift in 1592 with the remaining lands and revenue of Dunfermline Abbey.<sup>6</sup> The valuable presents created a revived royal interest in Dunfermline and a short-lived

6 Pitcairn 2010, p. 2.



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architectural campaign on new houses for the Queen and her hereditary Bailie and Chamberlain, Alexander Seton, and probably some refurbishment of the existing Palace. The future Charles I was born in the Palace in 1600. Following the union of the crowns of Scotland and England in 1603, James, Anne and their courtiers departed for London, bringing

royal residence at Dunfermline to an end.<sup>7</sup>

### 2.2.3 17th Century

Although the royal residents had departed and the Abbey lay in ruins, the 17th century saw continued development

7 Dennison & Stronach 2007, pp. 30-31.

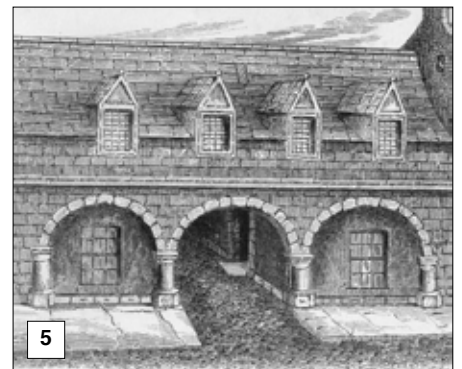




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1. John Slezer's 'Prospect of The Abby of Dunfermling'. This view is from the road west in what is now Pittencrieff Park. By kind permission of the Trustees of the National Library of Scotland.
2. Plan of Dunfermline from General William Roy's Military Survey of Scotland, 1747-55. © The British Library. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).
3. Painting by William Miller of Dunfermline from Pittencrieff Park, 1746. © Fife Council Museums: Dunfermline. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).
4. Detail of a 1766 plan showing the Abbey, Palace, High Street and Pittencrieff House. By permission of Dunfermline Carnegie Library.
5. A demolished arcaded house, probably 17th century, in Douglas Street (from Chalmers 1844). Courtesy of Bert McEwan.



of the town and its surroundings.

Anne of Denmark appears to have contributed to the construction of Tower Bridge in 1611, as her initials adorn the lower arch of the current structure. The bridge was raised to its present level in 1788 to provide better access to the house. Pittencrieff House was built above the bridge for Sir Alexander Clerk of Pittencrieff in about 1635. A further floor was added to the 2-storey house in 1731.

During the 17th century there was an increasing use of stone, particularly in the more prestigious buildings, and for the cellars and lower levels of trading houses. There is some physical and documentary evidence that like Edinburgh, Leith, Glasgow, St Andrews, Dundee, Linlithgow, Elgin and other major burghs, some of the traders' houses were arcaded at the ground floor.

These archways housed trading booths and storage.

Many of the houses and tenements were accessed from external common forestairs that projected into the street. Some of the upper levels of the buildings also projected over the ground floors. Frontages were laid out parallel to the street, sometimes incorporating pends to closes, rather than placing gable ends facing the street. The major fire of 25th May 1624 is said to have started in Rotten Row, and destroyed about three quarters of the town. For speed of rebuilding, timber was again the main component of the replacement structures. However, by the end of the century stone was the predominant building material, with roofs of slate or pantiles.

For a more detailed assessment of

the early history of the town, please see Patricia Dennison's essay *Living in Medieval Dunfermline* in 'Royal Dunfermline' and Patricia Dennison and Simon Stronach's 'Historic Dunfermline: Archaeology and Development' (2007) in the Scottish Burgh Survey series.

#### **2.2.4 18th Century**

By the beginning of the 18th century, the population of the town stood at about 2,000, and the medieval ways of life were rapidly vanishing. As in other major burghs, the Scottish Enlightenment began to have a rationalising effect on the urban landscape and town infrastructure from the mid 1700s. The dilapidated East and Cross Wynd Ports were demolished to improve access and transport in 1752, followed by the Mill Port in 1754 and the West Port in 1780. A number of new streets were created and



others upgraded and regularised: New (Guildhall) Street was formed in 1752 to the west of an existing lane, Christison Hill Lane; the old Rotten Row and Foul Vennel were widened to form 'Back Street' and 'Monastery Wall'; similarly the Common Vennel was widened to form Priory Lane in 1752; the old tolbooth was demolished and Bridge Street constructed over the Tower Burn in 1765-70; Chalmers Street and Pittencrieff Street followed soon after; obstructive forestairs were removed from the High Street in 1772 and Cross Wynd in 1793.

The Statistical Account of 1793 records the efforts made to surface, pave, light, clean and police the streets, and to remove the more noxious activities, such as animal slaughter, from the town centre. Pavements were provided in the High Street and Bridge Street in 1787.<sup>8</sup> Other improvements included street lamps (1752), new water pipes and the supply of public wells.

The building forms were also changing in the 18th century. Again Enlightenment thinking favoured classically-inspired regular frontages, where the windows and doorways were proportioned in relation to the overall dimensions of the building and arranged in evenly-spaced rows. Individual displays were discouraged in order to promote a wider architectural harmony of the civic spaces. A new town house was constructed to the south of the old tolbooth site in 1771. A number of mechanised linen manufactories were beginning to establish in the town centre by the end of the century.

### 2.2.5 19th century

At the start of the 19th century, the population of the town and its suburbs was about 4,500.

In 1811 Parliament passed the Dunfermline Municipal Improvement Act, 'an Act for Paving, Lighting, Cleansing, Widening, and otherwise Improving the Streets of the Burgh of Dunfermline; Increasing the Supply of Water; Extending the Royalty of the said Burgh; and/or other Purposes therein mentioned relative thereto'. The extended burgh now included the old Abbey parklands and the new streets to the west (Bridge and Chalmers Streets) amongst others.

The enhancements and industrial expansion of the late 18th century were carried into the early 19th century. More street improvements followed: Maygate



was widened in 1802; Randolph (South Chapel) Street was created from two old closes in 1800-03; Foul Vennel was upgraded to form two proper streets (Abbot Street and Canmore Street) in 1810-11; and Douglas Street was formed in 1830. Street names were formalised by painting their names on the corners in 1809.

Dunfermline (Upper) Station and goods yard, opened in 1849 by the Edinburgh & Northern Railway, and Dunfermline (Lower) Station, opened in 1877 by the North British Railway and rebuilt in 1890, brought huge transport benefits to the town.

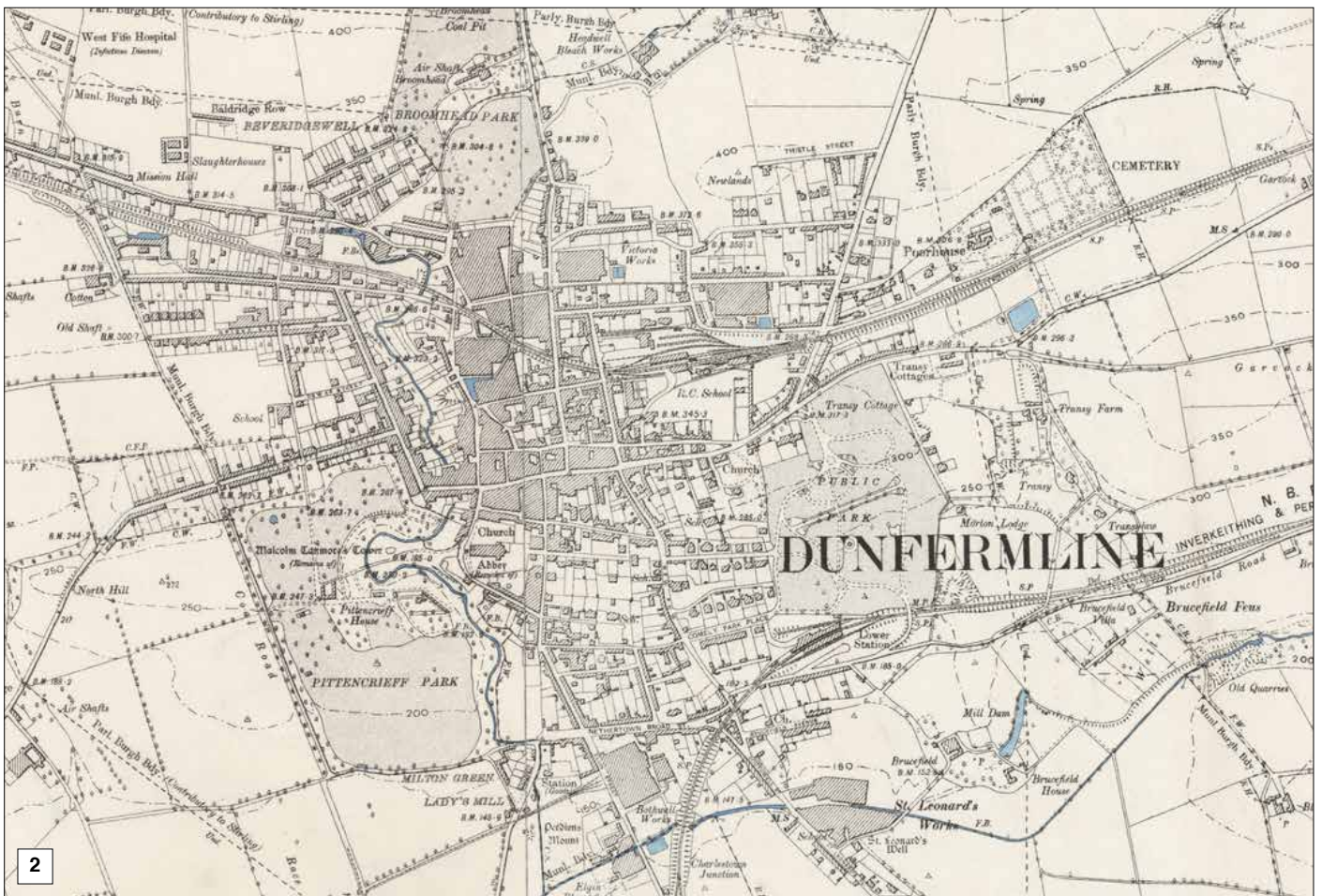
At the outset of the century, classical styles still held fashionable sway, for example at the Guildhall (1807-11), the City Hotel, and the villas of Canmore Street, East Port and Abbey Park Place. Subsequently a much wider range of styles, including baronial and Gothic variations, came to be built throughout the area. A number of the town centre buildings were remodelled or re-built during the course of the century. Numerous old tofts were amalgamated on a relatively small scale, but the ancient pattern of land ownership in the core commercial district kept the distinctive medieval layout of long buildings with narrow street frontages largely intact until the end of the century.

The town's new-found wealth, mainly

1. Detail of a 1771 estate plan of Pittencrieff, Luscar and Clune showing the layout of buildings and plots. By permission of the National Records of Scotland.
2. John Wood's Plan of Dunfermline, 1823. By permission of the Trustees of the National Library of Scotland.

<sup>8</sup> Maclean and Fernie 1793, p. 434.









based on its industrial prowess, particularly in linen manufacture, was reflected in the scale of redevelopment and the quality of the buildings. Churches, banks, offices and shops constructed new premises to service the growing population. A distinctive feature of some of the new shops was the double height of their shopfronts. The upper levels were not usually retail spaces, however, rather well-lit workshops for linen design. The most potent symbol of the town's renaissance was the flamboyant City Chambers of 1877-79, the tower of which vied with the Abbey in the town's skyline.

Very considerable expansion of the town beyond the old centre took place in the second half of the century.

The final years of the century brought increasing philanthropic interest by the

great American steel magnate, Andrew Carnegie, in the town of his birth. He founded the first of his global network of public libraries in Dunfermline in 1881-3. Carnegie's resolve to 'bring into the monotonous lives of the toiling masses of Dunfermline, more of sweetness and light' brought a great many benefits to the town.

### 2.2.6 20th and 21st centuries

One of the largest of Carnegie's gifts to the people of Dunfermline was Pittencrieff House and Park, which he purchased and presented to the town in 1903. The Carnegie Dunfermline Trust was founded in the same year. The Trust took a great interest in the planning of both the town and the park, sponsoring Sir Patrick Geddes, the father of modern town planning in Scotland, to produce his influential 'A Study in City

Development', and the equally eminent Thomas Mawson to draw up 'A Scheme for Pittencrieff Park, Glen and City Improvement' in 1904.

Enormous social and economic upheavals and technological advances in this period brought significant change to the fabric of the town centre. The great linen industry declined after the First World War, as did other industries surrounding the town, such as coal mining. The development of nearby Rosyth as a major shipyard helped sustain the town in the war-time boom periods.

A tram system operated briefly from 1909 until 1937 along East Port, High Street, Bridge Street, Chalmers Street and New Row. Increased car ownership and the introduction of bus services in 1924 quickly generated traffic congestion in the narrow streets of the town centre. Car parks were built on St Margaret Street in the late 1920s to remove some of the on-street parking problems from the town centre. The construction of the Glen Bridge in 1931-2 and widening of Carnegie and Damside Streets in 1934 was intended to relieve pressure on the High Street. Early 20th-century developments in the Commercial Centre Character Area (see page 34 onwards) began to introduce a larger-scale amalgamation of plots, and bulkier structures made their presence felt in the streetscape of the town centre, notably the cinemas and the Woolworth's store on the High Street. The international craze for contemporary Moderne and Art Deco styles found its way into the heart of the town in some of these buildings and others, such as the former gas (4 Canmore Street) and electricity (33 East Port) showrooms.

The Town Council commissioned the architect and planner, James Shearer, to draw up an Advisory Town Plan in 1937, but it was not until after the Second

1. *Ordnance Survey plan of Dunfermline, 1853. By permission of the Trustees of the National Library of Scotland.*
2. *Ordnance Survey plan of Dunfermline, 1895. By permission of the Trustees of the National Library of Scotland.*
3. *The City Chambers viewed from the east along the High Street, 1920s. By permission of the Dunfermline Carnegie Library.*





World War that it was used as a basis for the statutory Town Plan, required under the Town & Country Planning Act of 1947. The primary physical planning problem facing the town at that time continued to be traffic congestion within the old town. Further connections were made to the relief road in the 1960s with the formation of Carnegie Drive from Reform Street to the Sinclair Gardens Roundabout and the sweeping arc of St Margaret's Drive in the late 1980s, which cut through the Public Park.

After the Second World War the pressure for renewal of the retail facilities led to some large interventions in the historic

town centre. A large Littlewood's store, now Primark, was built on the south side of the High Street, and in the 1980s the Kingsgate Centre took shape on the north side. The most recent developments include the expansion of the Kingsgate Centre, the relocation of the bus station to Queen Anne Street, and the demolition of the old Co-op on the High Street.

1. Aerial photograph of Dunfermline from the south, 1932. © RCAHMS (Aerofilms Collection). Licensor [www.rcahms.gov.uk](http://www.rcahms.gov.uk)
2. View from Gallowridge Hill (south-west) towards Dunfermline.
3. View from Waggon Road, Crossford, eastwards towards Dunfermline.
4. Long view from the plateau in front of Pittencrieff House southwards towards the Forth Railway Bridge and the Pentland Hills. The Forth Railway Bridge is to be nominated as a World Heritage Site.





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### 3. CHARACTER AND APPEARANCE

#### 3.1 Setting

Dunfermline is sited on one of a series of parallel east-west ridges that undulate downwards toward the River Forth. The conservation area occupies the ridge and its southern slope.

The undulating area to the south and west of the town is largely undeveloped, comprising arable and grazing lands. The southern and western boundaries of the Pittencrieff House policies are wooded and Pittencrieff Glen is also wooded, providing a soft green edge towards the Abbey and town in views from the south and west. Development to the south of the town is restricted to the hollows between the ridges, effectively hiding buildings in long views.

There is very considerable 20th-century development to the east and north of the town, beyond the conservation area.

#### 3.2 Views

##### 3.2.1 Views to Dunfermline

Buildings in the heart of Dunfermline Conservation Area are widely visible from the surrounding countryside and on the eastern approaches to the town. The most significant historic landmarks on the skyline are the towers of the Abbey and Parish Church, the Guildhall spire, the tower of the City Chambers and the roof and ventilator of the former St Andrew's Erskine Church. Some of the larger and blockish developments of the second half of the 20th century also appear on the skyline and have a negative effect, for example the rear brick extensions of 52-58 High Street and 85-89 High Street. Views from the north are constrained by topography and are therefore shorter.

##### 3.2.2 Views from Dunfermline

The town enjoys long panoramic views westwards and southwards across the River Forth to the bridges, Edinburgh and the Lothians, terminating on the Pentland Hills. Guildhall Street provides a focussed view south from the centre of the High Street. The best panoramic views can be obtained from the New Churchyard, the plateau in front of Pittencrieff House and from the Public Park.

##### 3.2.3 Views within the town

From within the town, there are views east and west along the High Street, taking in the Guildhall spire and tower



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of the City Chambers. The open space around the Abbey allows close views to the building. Some of the views to the Abbey and Palace from Pittencrieff Park are now obscured by trees. To the north, the chimneys of Pilmuir and Victoria Works (outside the conservation area) are widely visible.

### 3.3 Street Pattern, Topography, Orientation and Density

There several distinctive areas of street pattern resulting from different phases of development in the town. The street layout around the Abbey, St Catherine's Wynd, Bruce Street and the High Street probably date from the burgh's royal foundation in the 12th century. The High Street has a herring-bone plan of a broad linear east-west street and long, narrow tofts and closes leading off it at right angles. The alignment of Queen Anne Street and Abbot Street/Canmore Street reflects the old parallel 'back dykes' and vennels of the medieval burgh. A number of old closes survive in the Commercial Centre Character Area.

Development is densely packed around the High Street and towards the former weaving settlement of Nethertown. The Abbey parks were devoid of significant development until the 18th century. New Row, which was once densely developed in places too, sweeps round the eastern side of the former Abbey gardens.

The next phase of significant expansion in the 18th and 19th centuries brought a series of regular, linear streets in gridded layouts on the old Abbey lands and smaller development parcels to the east. Here the density is much lower, with large detached or semi-detached villas in their own grounds.

Finally, the late 19th and early 20th centuries saw a more informal, picturesque approach in the layout of the Transy lands, particularly Transy Grove, which is set out around a circular garden. Pittencrieff Park and the Public Park form open and green 'bookends' to the town.

The hilly topography of the site has also influenced the street pattern. The medieval plan sought to protect the market traders from the prevailing weather by enclosing the trading space along the length of the High Street. The ground slopes upwards to the north of the High Street and downwards to the south, and the street itself declines gently from east to west. The buildings are stepped to respond to these changes in level. The later villa developments have



used the length of the south-facing slope to obtain views and maximise light to the gardens.

### 3.4 Buildings and townscape

#### 3.4.1 Building Types

The conservation area contains a wide variety of building types associated with a significant historic town, including:

- **Ecclesiastical:** Dunfermline Abbey and Parish Church; former St Andrew's Erskine Church; Holy Trinity Episcopal Church; Viewfield Baptist Church; Dunfermline Congregational Church; Gillespie Memorial Church.
- **Civic:** City Chambers; former Guildhall; Dunfermline Carnegie Library; Carnegie Birthplace Museum; Carnegie Statue; former Women's Institute; Mercat Cross.

- **Commercial:** Post Office; banks and insurance offices in the High Street and East Port.
- **Retail:** the shops of the High Street, East Port and Bridge Street.
- **Residential:** the ruins of Dunfermline Palace; Abbot House; Pittencrieff House; tenements of the High Street; former cottages off the High Street; villas of Abbey Park, Comely Park, Viewfield and Transy; cottages of St Margaret Street.
- **Educational:** former High School; former Lauder Institute.
- **Leisure and entertainment:** Carnegie Hall and Music Institute Alhambra Theatre; the Tea Room and other structures in Pittencrieff Park; band stand in the Public Park; Dunfermline Bowling Club.

Individual buildings are considered in more detail in the Character Areas below.





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In addition to the historic buildings, there are more recent redevelopments, such as the Bus Station, and infill developments.

**3.4.2 Distinctive Architectural Styles and Detailing**

The town possesses one of Scotland's finest surviving Romanesque buildings in the form of the Abbey nave, which dates from the 12th century. From the 17th century onwards, classical design had a major influence on the architecture of Dunfermline. Even quite modest buildings were designed with regular rows of carefully proportioned windows. Some of the earliest surviving classical designs have more vernacular details, such as crowstepped gables and decorative scrolled skewputts.

Later in the 19th century a wider range of revived historical styles were used, such

as Tudor Gothic (St Margaret's House, Dunfermline United Reformed Church), French Gothic (the City Chambers) and Scottish Baronial. A feature of some buildings, notably the City Chambers and Dunfermline Carnegie Library by James Campbell Walker, was to look to the local example of Dunfermline Palace for stylistic details.

Unusual features of the town are the double-height shopfronts in the Commercial Character Area. The upper levels were not intended for display, rather as design workshops for linen goods. The town has a number of shopfronts of this type, and other single storey shopfronts of interest, ranging in date from the 19th century to the 1950s.

Decorative architectural carving is a strong characteristic in the town, with notable examples at the Abbey, City Chambers, former High School,

1. View eastwards from Pittencrieff Park along Bridge Street and the High Street towards the Guildhall spire, showing the varied roofscape.
2. Detail of the 12th-century south-east doorway discovered behind the Wardlaw burial vault of the Abbey in 1903.
3. Detail of the City Chambers.
4. 25 High Street, one of a number of 2-storey shopfronts in the town. When the shopfront was installed in the late 19th century, the upper storey housed a workshop for linen design. This example was recently refurbished as part of the Conservation Area Regeneration Scheme (CARS).
5. Detail of carving on the Andrew Carnegie Birthplace Museum, 1928.
6. Detail of a cast-iron Gothic rainwater hopper and 'barleysugar' downpipe on the City Chambers, 1879.



Pittencrieff House and Andrew Carnegie Birthplace Museum amongst others. Similarly, there is much decorative ironwork, particularly associated with the Pittencrieff Park boundaries.

Rooflines are varied, and dormers, crowsteps, skewputts, chimneys and chimney pots provide a lively profile.

### 3.4.3 Materials

Dunfermline is known as the ‘Auld Grey Toun’ on account of the predominant pale grey local building stone. The earliest buildings are constructed from a cream sandstone. While polished or tooled dressed sandstone provides the main building material, there are some examples of harled older buildings, such as Abbot House and Pittencrieff House. There is very little red sandstone, but some use of red brick, for example at the Alhambra Theatre.

Although the early roofing material of buildings in the town is known to have been thatch, no thatched roofs survive now. The main roofing material is slate, either West or Central Highland, or later imports, and laid in diminishing courses towards the ridge of the roof. Some pantiled roofs are depicted in a mid 18th-century painting of the town, but these are relatively few in number, and even fewer survive now. Chimney pots are mainly of clay, with some of terracotta.

There is a wide variety of window types and different sorts of glass: crown, cylinder, plate, patent plate, stained, painted, etched, drawn flat sheet, and modern float glass. Before 1914 the vast majority of window frames were constructed of timber. Metal frames of various sorts of steel or alloy became popular in the inter-war years.

Similarly outer doors are predominantly made of timber with brass or iron door furniture.

From the 19th century, almost all rainwater goods - rhones, or gutters, and downpipes - were made from cast-iron. More recent replacements, such as plastic or aluminium, rarely have the same characteristics or long-wearing properties.

### 3.4.4 Key Scheduled Monuments, Listed Buildings and Designed Landscape

A number of the most significant structures in the town are identified under ‘Building types’ above, and described in further detail in ‘Character Areas’ below.



The key landmarks that are widely visible and of outstanding archaeological or architectural interest are: Dunfermline Abbey nave and towers (scheduled monument); the Parish Church (listed Category A); the ruins of the Abbey and Dunfermline Palace (scheduled monument); the City Chambers (listed Category A); the former Guildhall (listed Category A); Abbot House (listed Category A); the Louise Carnegie Gates (listed Category A); and Pittencrieff House (listed Category A).

There are 122 statutory list entries for the conservation area, of which 11 items are listed at Category A, 59 items are Category B, and 52 items are Category C.



Much of the area surrounding the Abbey, Palace and St Catherine's Chapel and Almshouse is a scheduled monument, indicating its national importance as an archaeological site. Similarly, the remains known as 'Malcolm Canmore's Tower' and parts of the Abbey wall and Nethergate are also scheduled.

Pittencrieff Park is included on the national Inventory of Gardens and Designed Landscapes for its historical, artistic, architectural, horticultural/arboreal/silvicultural and scenic interest.

### 3.4.5 Spaces

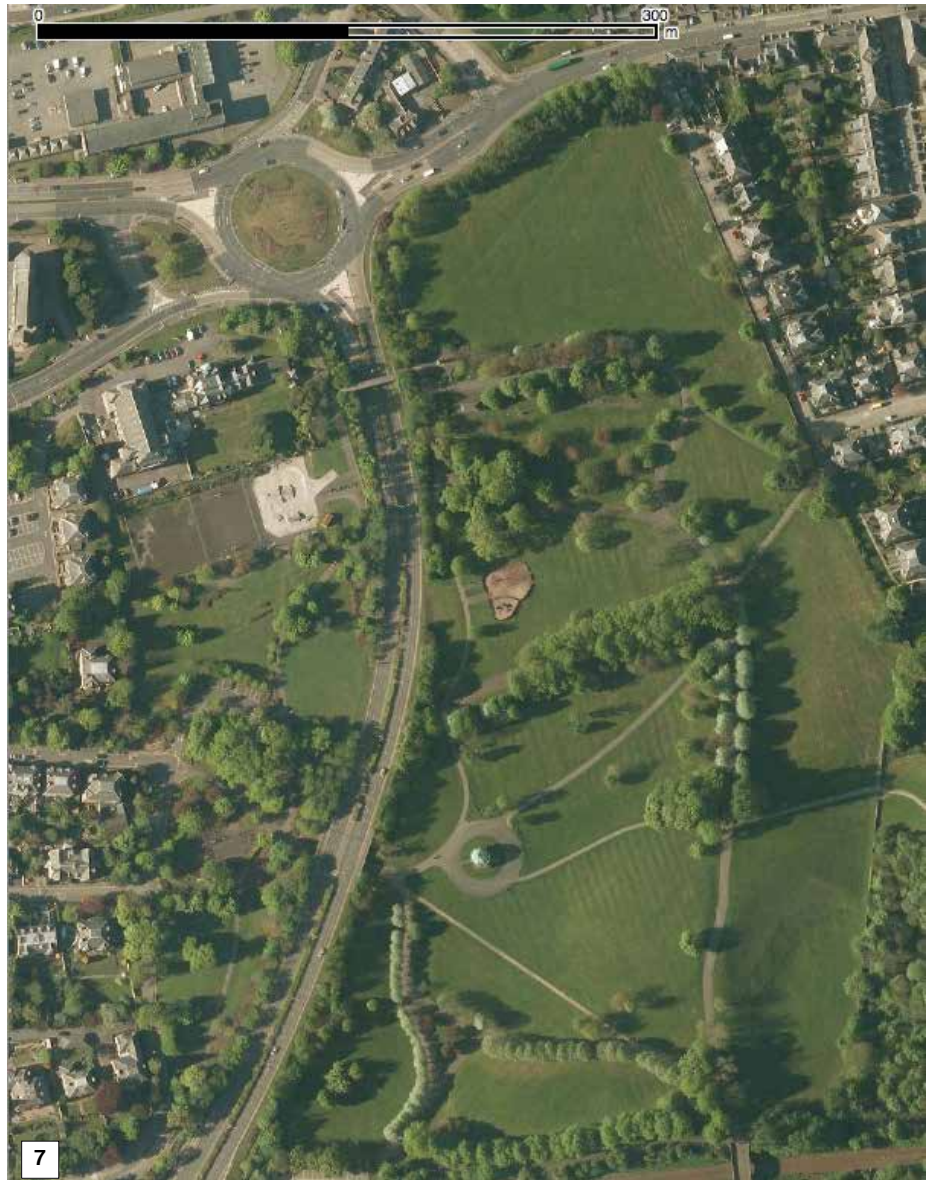
There are two large public parks that adjoin the western and eastern ends of the town centre: Pittencrieff Park to the west and the Public Park to the east. These are described in detail in the Character Areas section below.

There are also significant areas of green space surrounding the Abbey and Parish Church in the form of the Old and New Churchyards and the memorial gardens. The High Street contains the temporary landscaped space created by the demolition of the old Co-op buildings, but otherwise there is little green open space in this part of the town. An area of the Abbey parks around Abbey Park House and to the back of the south side of Abbey Park Place remains largely green and undeveloped as private garden ground. The Dunfermline Bowling Club also provides green open space in this area. The demolitions and reconfiguration of Moodie Street have left some amenity green space around the Andrew Carnegie Birthplace Museum and at the west end of Rolland Street. Further east, the Comely Park villas are set in spacious private gardens.

Apart from green spaces, there are a number of hard-surfaced spaces, mainly associated with car parking and the bus station. At the time of writing [January 2014] there is an outline proposal to create a new City Square on the south side of Bridge Street.

### 3.4.6 Trees and Landscaping

Significant areas of Pittencrieff Park have historic woodland cover, notably the steep sides of the Glen and the southern and western boundaries of the park. These areas are included in the former Nature Conservancy Council's *Inventory of Ancient, Long-established and Semi-natural Woodland* (1987). The parkland around Pittencrieff Park is planted with mature specimen trees,



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dating from its time as a country house estate (before Andrew Carnegie gifted the land as a public park in 1903). Major designers including Patrick Geddes, Thomas Mawson and Robert Lorimer, were involved in the adaptation of the estate to a public park in the early years of the 20th century. Much of the horticultural design and implementation was eventually undertaken by Thomas Whitton, Superintendent of the Glasgow Botanic Gardens. The rock garden in the Glen was planted by the famous alpine specialists, Backhouse of York, and there are also some large specimen trees and shrubs: *Metasequoia*, *Embothrium*, *Cryptomeria* (Japanese Red Cedar) and *Eucryphia*. The Laird's Garden to the east of the house, the Italian Garden to the west, and the Japanese Garden to the north, have their own more intimate characters. Further detail on the trees

1. Detail of the Louise Carnegie Gates.
2. Detail of an early 19th-century window, showing the irregularity, variety and 'sparkle' of crown glass. The roof is slated in a traditional manner using West Highland slates.
3. Detail of a grey sandstone pediment.
4. A rare use of red sandstone in Maygate, incorporating the monogram of the architect Thomas Hyslop Ure.
5. One of several decorative scrolled skewputts in the conservation area. These features appear to date from the late 18th to the early 19th centuries, and are found on symmetrical 3-bay houses. The pattern may be simply decorative, or indicate a profession (in this case the motif could be the border of a linen design).
6. An early 19th-century doorpiece and panelled timber door with brass door furnishings.
7. Dunfermline Public Park. Aerial photograph showing the park bisected by the dual carriageway of St Margaret's Drive. © copyright GetMapping plc.



and landscaping can be found in the separate *Pittencrieff Park Conservation Management Plan* (2011).

The other large area of designed open space is the Public Park on the east side of the town. Here, the most famous gardener and architect of his day, Sir Joseph Paxton, was consulted on the initial layout of the park in 1864-5, but the final plan was drawn up by his assistant, G.H. Stokes, after Paxton's death. The scheme was applied to the northern part of the land in 1866, with the southern area detached for formation of the railway. The design consisted of a serpentine network of paths through open parkland that maximised views out towards the Firth of Forth. The main planted feature was an east-west avenue of common lime trees, allowing a relatively flat and shaded promenade. The construction of St Margaret's Drive in the 1980s truncated some of the original layout and had a negative impact on the amenity of the park and its connecting paths to the town centre.

All trees within the conservation area are protected and permission is required for felling or lopping. There are 10 individual

Tree Preservation Orders within the conservation area, a variety of mature oak, beech, ash, lime, birch, cedar of Lebanon, yew, cypress and holly, all in relation to the grounds of Transylaw House and the former approach to Garvock (Transy) House.

### 3.4.7 Activity and Movement

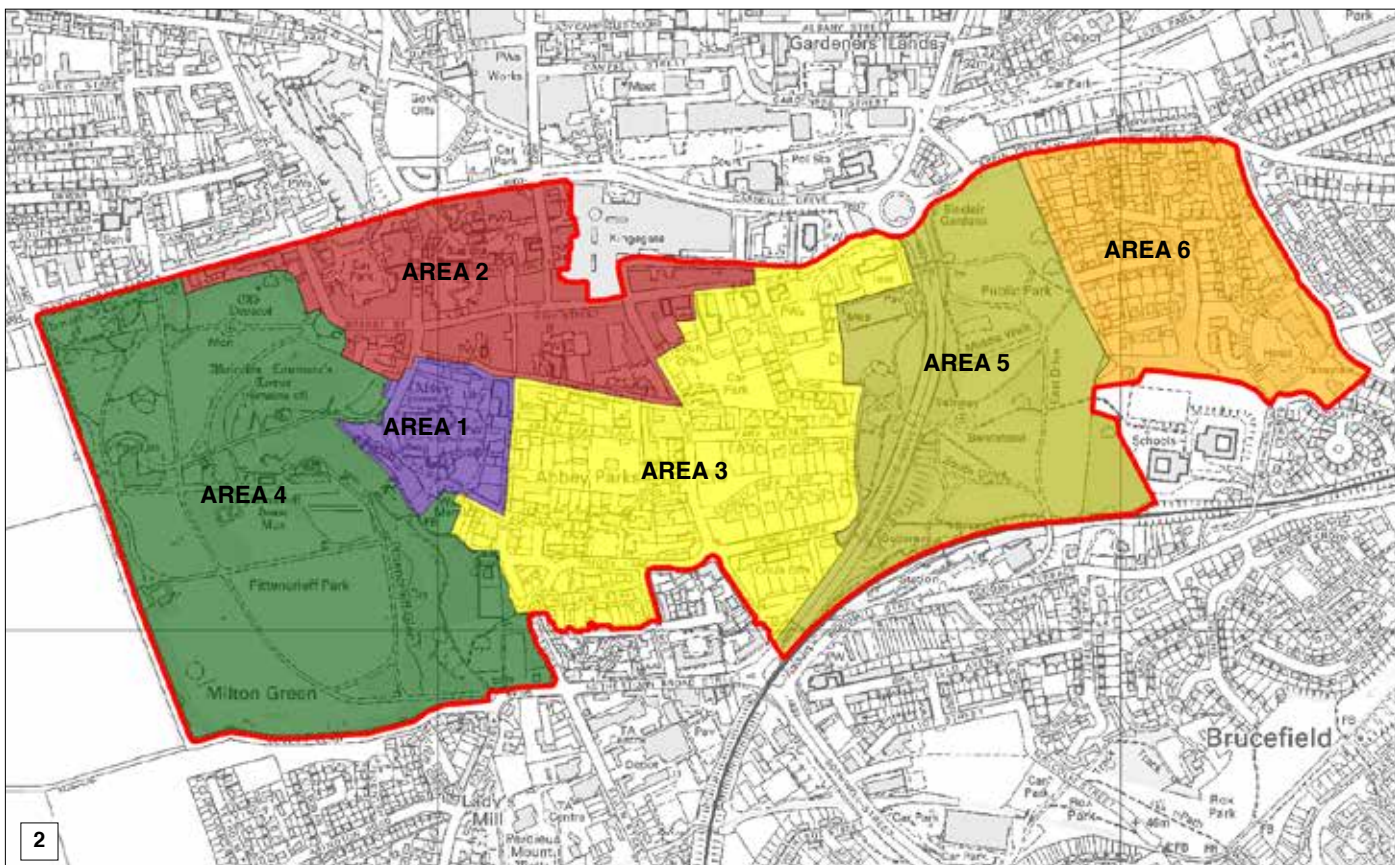
The main centre of activity in the conservation area is the High Street, although this is to some extent dissipated by the Kingsgate Shopping Centre (immediately outside the conservation area). The High Street is a pedestrian zone with limited vehicular access from end-to-end. The bus station and taxi ranks also generate significant activity on Queen Anne Street. Recent improvements to the closes off the High Street as part of the Conservation Area Regeneration Scheme have enhanced north-south pedestrian access. The extension of the Kingsgate has further impacted on the use of the western end of the High Street. Bridge Street in particular has seen reduced footfall. Work is ongoing to plan developments at the west end of the town centre to draw shoppers along the full length of the High

Street and Bridge Street.

Although much vehicle activity is directed via the large expressways around the historic core, there are still considerable numbers of vehicles entering the conservation area to access the town centre services and for car parking.







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#### 4. CHARACTER AREAS

##### Introduction

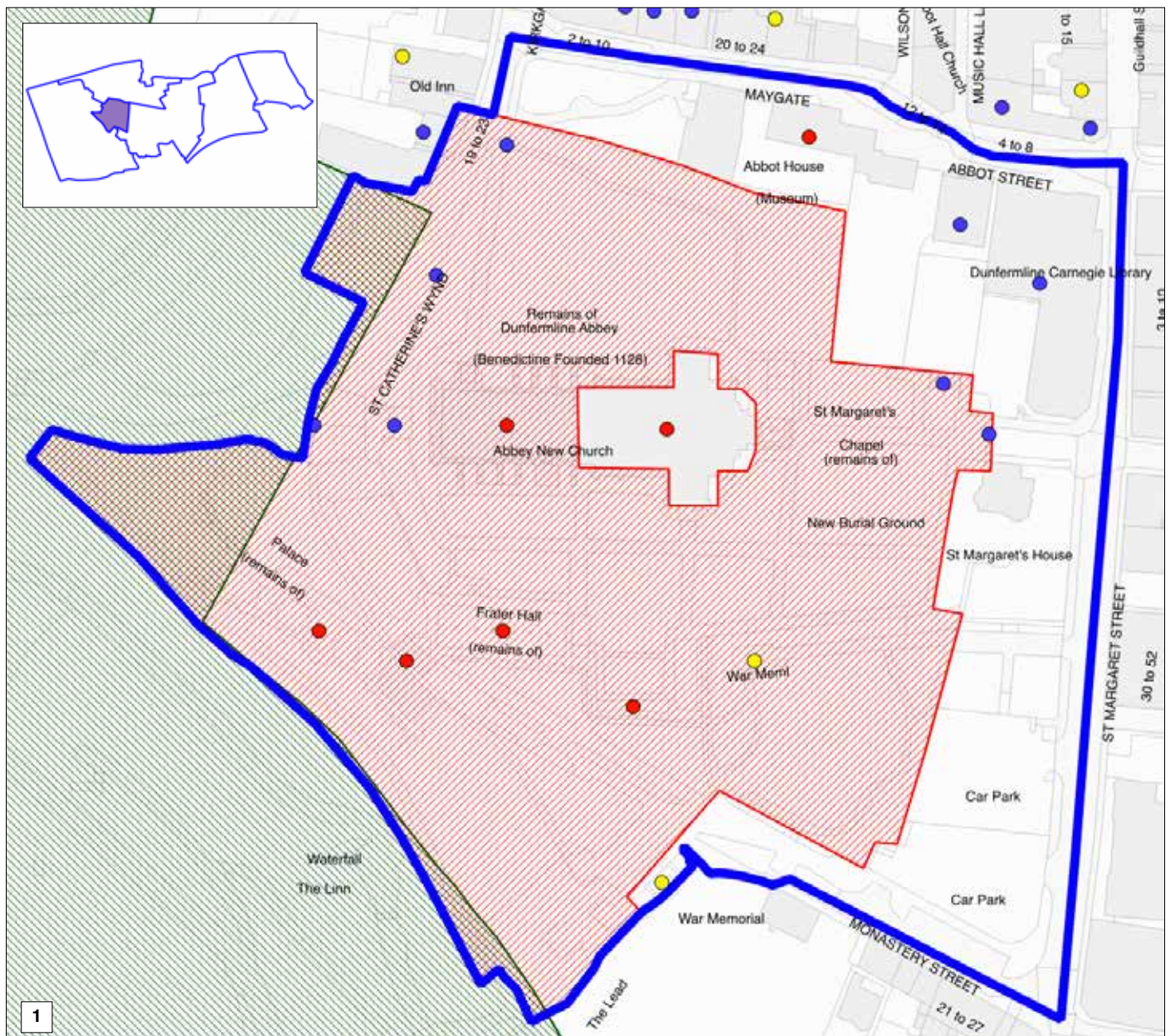
Six distinctive Character Areas have been identified within the Conservation Area:

1. Dunfermline Abbey Precinct;
2. Commercial Centre;
3. Abbey Parks/Comely Park/Viewfield;
4. Pittencrieff Park;
5. Public Park;
6. Transy.

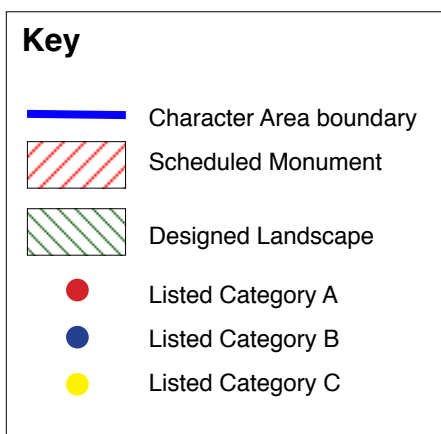
The boundaries are drawn solely for the purpose of describing areas of common characteristics (architectural, historical, and layout) within this appraisal: **they have no administrative, legal or other significance.**

1. The High Street, where activity is concentrated.
2. Map showing the six Character Areas.





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#### 4.1 Dunfermline Abbey Precinct Character Area

##### 4.1.1 Summary

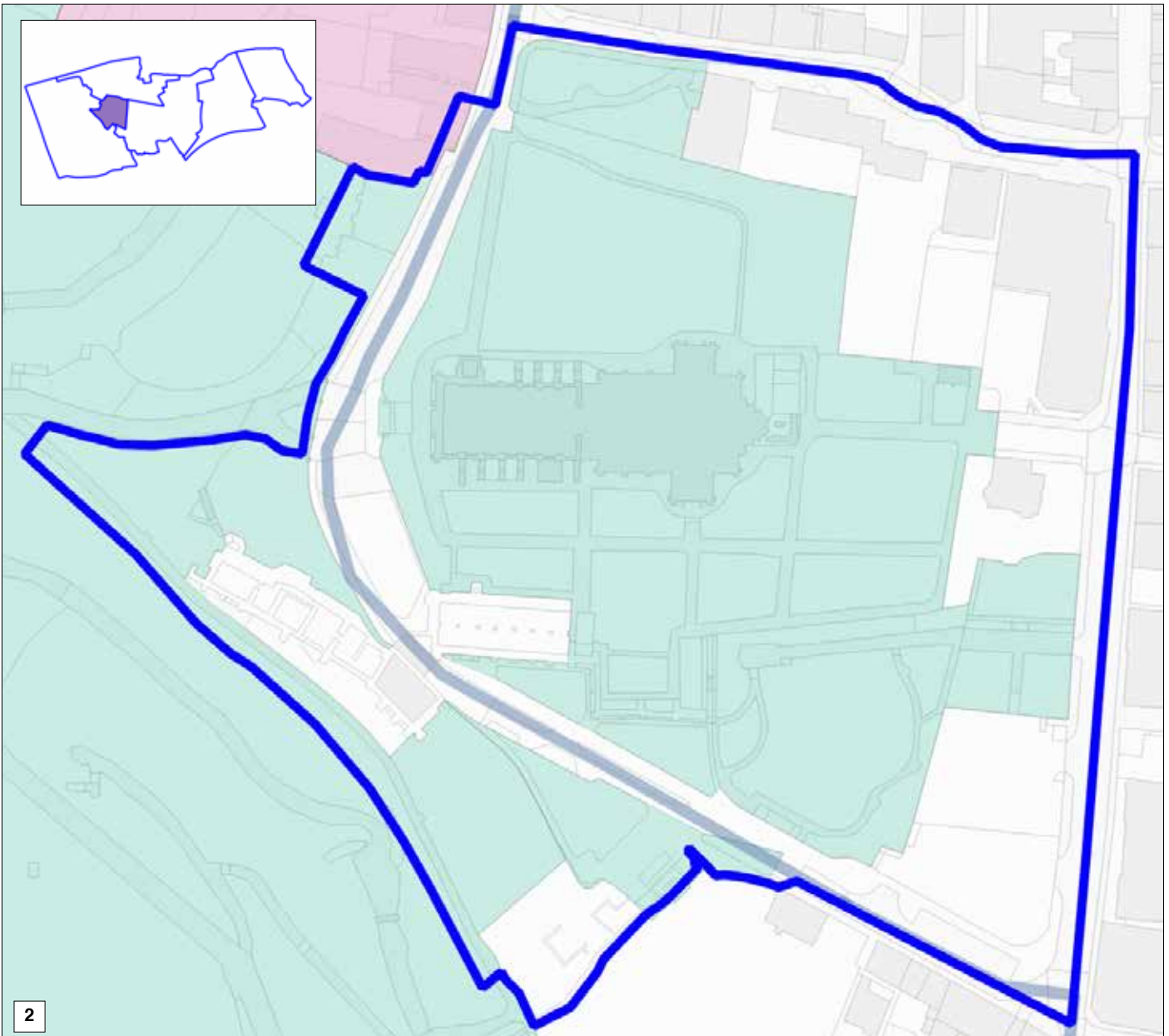
The Dunfermline Abbey Precinct Character Area comprises the ancient ecclesiastical and royal centre of the town.

Major monuments of national and international significance are located in the area: the Romanesque nave of the former Abbey; the remains of the Benedictine monastery, including the Frater House (refectory); the remains of the adjoining royal Palace; the ruins of a structure known as St Catherine's Hospice; and the remains of the Hough Mills. Abbot House, a significant mid to late 15th-century residence, probably

associated with the Abbey, also survives on the Maygate. More recent buildings of interest include the Abbey New Church (1821) and Dunfermline Carnegie Library (1881-3), the first of Andrew Carnegie's 2,509 libraries gifted to various communities around the world.

Much of the area is occupied by the old and new burial grounds, which form the open and green setting to the Abbey. The majority of the area is protected as a scheduled monument. There is also significant archaeological potential outside the scheduled area. A number of structures are both scheduled and listed. Outside the scheduled area the Parish Church and Abbot House are listed at category A. The boundary of the Designated Designed Landscape takes





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in parts of the scheduled areas on the west and southern boundaries of the Character Area.

**4.1.2 Historical Development**

Queen Margaret founded a Benedictine priory within Dunfermline immediately after her wedding to Malcolm Canmore c.1070, importing monks from Canterbury and enlarging the chapel where she had been married as the community’s church. In 1128 her son David I augmented the priory as an Abbey and brought Geoffrey the Prior from Canterbury to be its first abbot. Accordingly, given the community’s elevated status, the church was rebuilt on a much larger scale and consecrated in 1150. Within 100 years the east end had been remodelled to accommodate

the bodies of Malcolm Canmore and St Margaret, who were buried there in 1250. St Margaret’s shrine was possibly modified later.

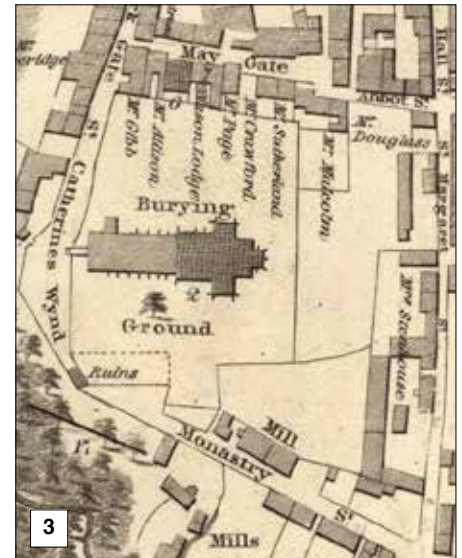
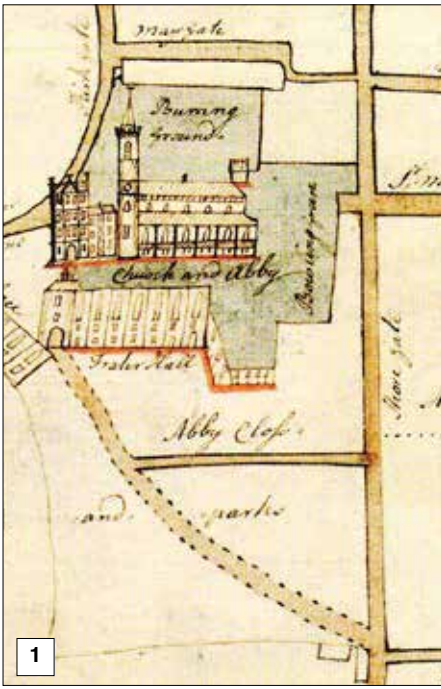
First mention of the monastery buildings is made in 1304, at the time when they were partly destroyed by Edward I during the Wars of Independence. The Palace, then the Abbey guest house and the adjacent kitchen were subsequently rebuilt sometime around 1329. After the Reformation in 1560 the monk’s quarters remained vacant and soon became a quarry.

The Abbey guest house, always a royal residence, was adapted to form a palace for Anne of Denmark, wife of James VI, in 1589. Despite being remodelled twice in the 16th century, it appears to have

**Key**

- Character Area boundary
- Cycle Route
- Protected Open Space
- City Square

1. Plan of heritage designations in the Dunfermline Abbey Precincts Character Area.
2. Plan of other environmental designations in the Dunfermline Abbey Precincts Character Area, as set out in the Dunfermline & West Fife Local Plan (November 2012).



fallen into disuse with the departure of the royal family to London after the Union of the Crowns in 1603. The last recorded major repairs to it were made in anticipation of a visit by Charles I in 1633.

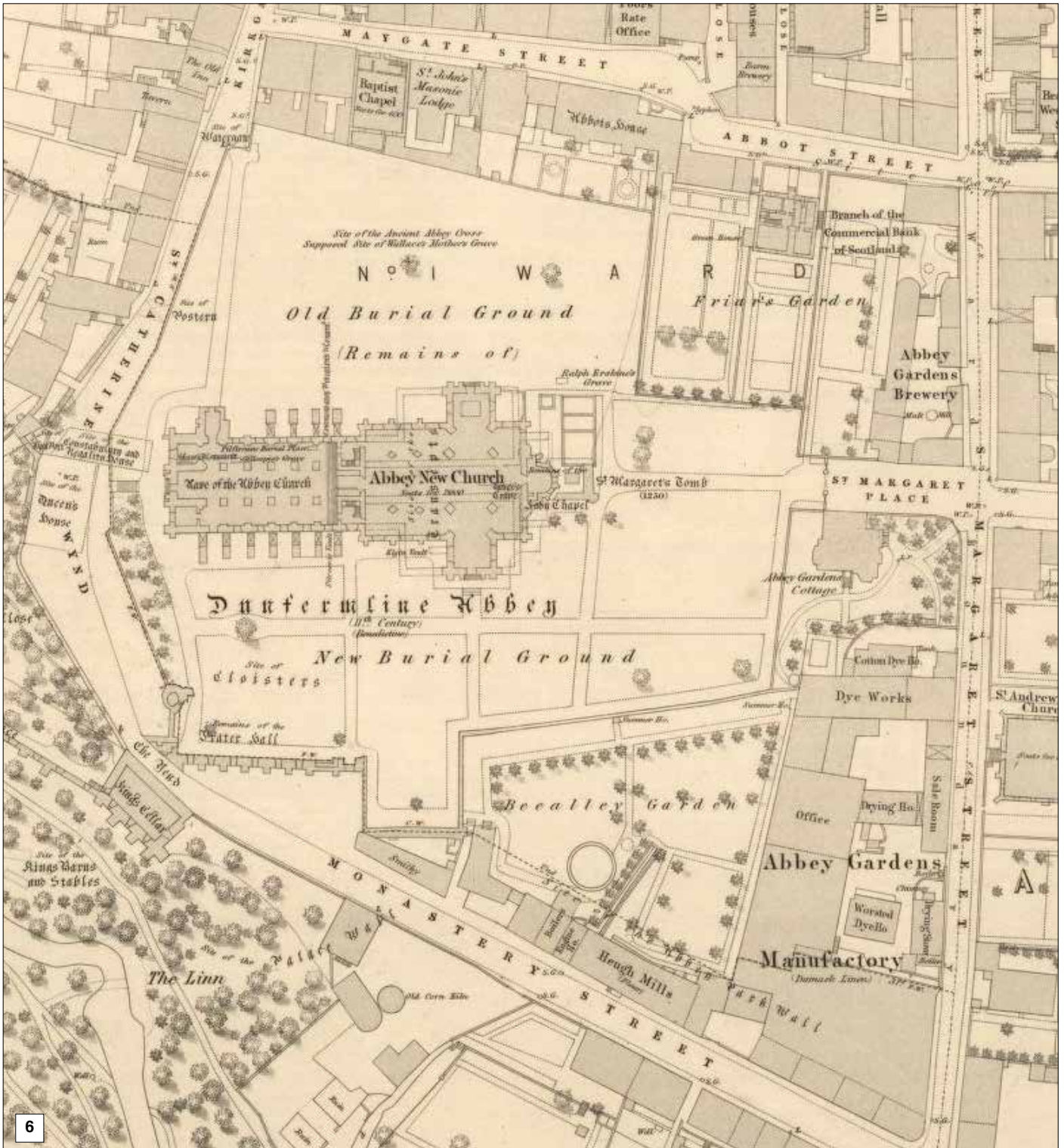
From an early date the area south of Monastery Street had been used for milling, making use of the sharp slope to drive a series of water-powered flour, meal and snuff mills. In the 18th and 19th centuries, further industries built up around the eastern and southern boundaries of the reduced Abbey precincts. These included the Abbey Gardens Brewery, the Abbey Gardens (damask linen) Manufactory and a flour mill. The Maygate and Abbot Street developed in mixed use as houses and tenements mixed in amongst a Baptist chapel, masonic lodge and a branch of the Commercial Bank of Scotland.

The industries on Monastery Street and St Margaret Street continued into the 20th century. The Carnegie Dunfermline Library was added to the corner of Abbot Street and St Margaret Street in 1881-3.

**4.1.3 Townscape Appraisal**

The character of the area is mixed, with the standing buildings dating from the 12th century (the Abbey nave) to the 21st





century (the museum extension to the Carnegie Library) in an expansive green setting comprising the churchyards, municipal gardens and civic spaces. The area is dominated by the ecclesiastical architecture of the Romanesque nave of the Abbey church and William Burn's adjoining new Parish Church of 1821. The area slopes upwards from south to north, and is enclosed by buildings at the north-east corner, but otherwise has visually permeable boundaries with Pittencrieff Park, St Catherine Wynd,

1. Detail of a 1766 plan showing the Abbey and Palace. By permission of Dunfermline Carnegie Library.
2. Detail of a 1771 estate plan of Pittencrieff, Luscar and Clune. By permission of the National Records of Scotland.
3. Detail from John Wood's 'Plan of the Town of Dunfermline', 1823. By permission of the Trustees of the National Library of Scotland.
4. Early 20th century photograph looking north from the Abbey along St Catherine's Wynd and the Kirkgate. The 17th-century crowstepped buildings were demolished

- to open views from Pittencrieff Park to the Abbey. The arched entrance in the foreground is thought to have led to the remains of the chapel and almshouses below. Courtesy of Bert McEwan.
5. Engraving after Samuel Hooper looking from the new Bridge Street towards the Abbey and the back of St Catherine's Wynd. Courtesy of Bert McEwan.
6. Detail of the Ordnance Survey Town Plan of Dunfermline of 1856. By permission of the Trustees of the National Library of Scotland.





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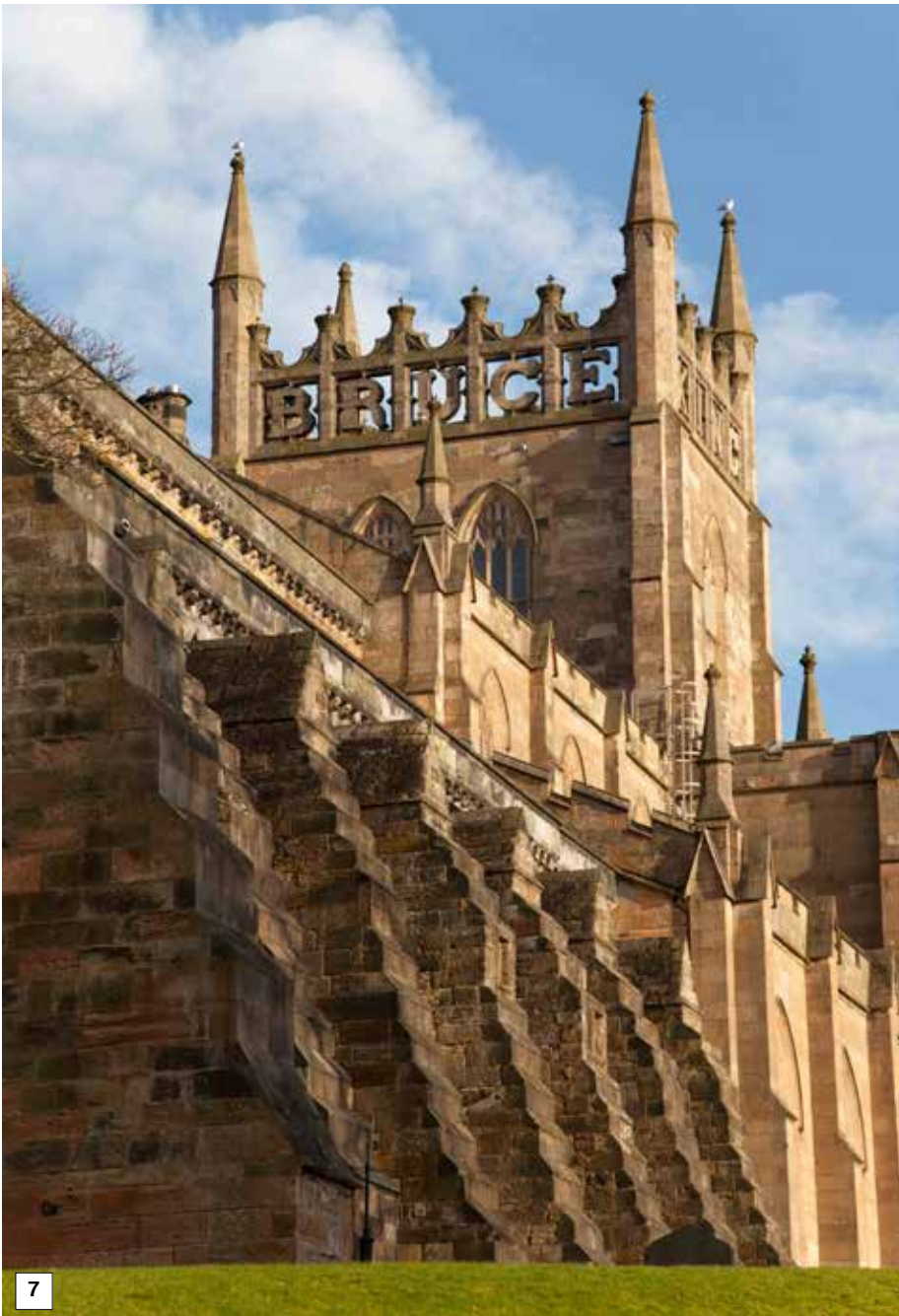
Monastery Street and St Margaret Street. The towers of the Abbey and Parish Churches form key elements of the Dunfermline skyline in views across and towards the town. The significant archaeological remains of the Abbey complex and Palace lie to the south and west of the Abbey church. The former industrial area along Monastery Street and St Margaret Street is now laid out as gardens and car parks.

**4.1.3.1 Dunfermline Abbey Church and Parish Church**

David I's unusually grand Abbey church adopted a standard Christian basilica-plan, essentially the form of an elongated cross, with a rounded eastern end (apse), a tower at the crossing of the wings (transepts) and the nave, and two towers at the west end. Of the building that was dedicated for worship in 1150, only the 8-bay aisled Romanesque nave and west door survive in anything like their original form.

Much remodelling of the church took place in the early medieval period, for example the eastward extension of the mid 13th century to house the remains of St Margaret. The north-western tower and the associated corner of the nave





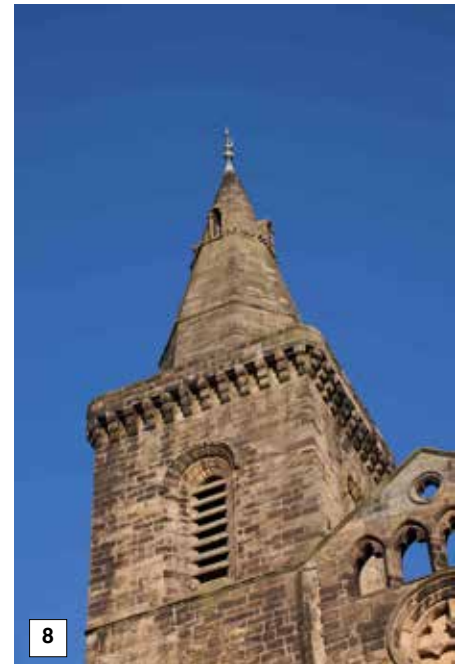
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and porch, were reconstructed in the 15th century. During the Reformation of 1560, the eastern end of the Abbey church, which had previously been reserved for monastic use, was sacked. By 1563 the choir was roofless and even the nave, the remaining public place of worship, was in a dangerous condition. Some repairs were undertaken by the King's Master of Works, William Schaw, in the mid 1590s. In spite of these works, parts of the east end collapsed in 1672, to be followed by the east gable in 1726, the great crossing tower in 1753, and the south-western tower in 1807.<sup>1</sup> Efforts for stabilisation and repair centred on the nave, which was adapted for Protestant

<sup>1</sup> Fawcett 2005, pp. 58-59.

worship after the Reformation. The massive external buttresses were added to shore up the nave aisles in the 1620s. The eminent architect William Stark reconstructed the south-west tower in utilitarian fashion in 1811.

The condition of the nave in the early 19th century prompted considerable discussion about the merits of repairing the existing building, or constructing a new church. Eventually the church heritors opted for a new cruciform-plan church on the site of the old east end of the Abbey church. The new Parish Church was designed in a sympathetic Perpendicular Gothic style by the Edinburgh architect, William Burn, in 1817, and opened on St Andrew's Day in



8

1821.<sup>2</sup> During preparations for the new building, the presumed remains of King Robert I, 'the Bruce', were discovered and re-interred. This event appears to have led Burn to amend the scheme for the ballustrade of the tower, which now bears the words 'KING ROBERT THE BRUCE'.<sup>3</sup>

Although the old furnishings were sold, the old nave was not abandoned. From 1845 the state began to accept responsibility for repair of the nave on behalf of the crown, and a scheme was developed by the Clerk of Works, William Nixon. Robert Rowand Anderson designed new steps and gates at the west entrance to the nave in 1892. A gothic toolshed was constructed by John Houston beside the east entrance gates in 1897. The Abbey church is now in the care of Historic Scotland.

<sup>2</sup> Robin Evetts in Fawcett 2005, p. 211.

<sup>3</sup> Iain Fraser in Fawcett 2005, p. 169.

1. *Dunfermline Abbey Church (right) and Parish Church (left) viewed from the north (Maygate).*
2. *The West Door.*
3. *Toolshed designed by John Houston, 1897.*
4. *Detail of the west gates, designed by Robert Rowand Anderson, 1892.*
5. *East gates and gatepiers, circa 1820.*
6. *Detail of the west steps by Robert Rowand Anderson, 1892.*
7. *View of the Parish Church tower from the south-west. The 1620s stepped buttresses of the old nave are in the foreground.*
8. *The north-west tower, reconstructed in the 15th century.*





#### 4.1.3.2 *Old and New Churchyards and remains of the Abbey complex*

The two conjoined churchyards surround the Abbey and Parish Churches on the north, east and south sides, forming a spacious green context for the buildings and an appropriate setting for the shrine of St Margaret as a place of pilgrimage.

The **Old Churchyard** lies to the north of the Abbey church, and contains mainly 18th- and 19th-century enclosures and memorial stones. At the east end of the Parish Church are the remains of the 1250 feretory chapel (for the relics of saints) and shrine to St Margaret. The **New Churchyard** overlies much of the former monastic complex, including the cloisters, on the south side of the Abbey church.

The substantial remains of the Abbey's refectory, or 'frater hall', and southern gateway stand to the south of the New Churchyard. The most prominent features are the buttressed south wall of the mid 14th-century frater hall and its 2-storey undercroft facing Monastery Street, the great traceried window in the west gable of the refectory, and the 3-storey vaulted gatehouse over the road.

#### 4.1.3.3 *The remains of the Palace*

The Palace remains lie to the south-west of St Catherine's Wynd. Parts of the royal lodgings may date back to time of Malcolm Canmore, but much of what stands appears to date from the Renaissance alterations, probably for James V, in the earlier-mid 16th century. In its heyday, the Palace formed a large courtyard attached to the monastery at its south-west corner.

Now, the most prominent feature is the high south wall of the long, narrow southern range. Working east to west,



this range housed the kitchen, the hall and the living apartments in three distinct units. The topography of the site involved much under-building on the south side, which provides an imposing height to the surviving buttressed wall. A series of large 'cross-windows', or mullioned windows, indicate the former principal apartments. For their period, the windows were very large, and indicate the high status of the building. By 1708 the Palace was so neglected that part of the north wall and the roof collapsed. In about 1734 the north wall was removed altogether.

Antiquarian interest in the Palace gathered pace during the late 18th century. The new proprietor of the Pittencrieff Estate, James Hunt, 'thoroughly overhauled and repaired' the ruins in the spring and summer of 1812, when the Annunciation Stone was discovered (now in the Abbey/Palace

visitor centre). Hunt's ownership of the Palace was disputed by the Crown, who only won the case in 1871 after a very protracted legal case.

#### 4.1.3.4 *Monastery Street*

Monastery Street appears to have been laid out in a broad straight line by William Black, merchant and Clerk of the Regality of Dunfermline, in about 1760, by which time milling and other industries, such as tanning and damask manufacture, were well established in the area. Both sides of the lower end of the street were feued for development (for the south side see Abbey Parks/Comely Park/Viewfield Character Area below). Bigger manufactories sprang up along the north side, below the line of the old Abbey park walls. The largest of these, on the corner of St Margaret Street, was the Abbey Gardens Damask Linen Works, which opened in 1860 and closed in 1928. Currently the site of this factory





is occupied by two car parks and a small public garden.

The smaller industrial buildings have also gone, replaced by an expanded Bealley Garden, laid out in 1947-52 by Shearer & Annan as a garden of remembrance to the fallen of the Second World War. 'Bealley' is possibly a corruption of bailie. The garden has both formal and informal elements in the linear approach to the memorial and the winding perimeter path around the central grassed area.

There is no vehicular access along Monastery Street westwards of No. 11. The pedestrianised area has recently been landscaped and the surfaces upgraded to natural materials to provide a high-quality civic space surrounding the War Memorial and along the frater hall towards the gateway and St Catherine's Wynd. The broad space around the War Memorial narrows as it progresses up the hill towards the Abbey. The sense of a road is maintained by a setted surface along the former route.

The memorial to the dead of the First World War, designed by Taylor and King of Manchester, 1923-25, takes the form of a cenotaph on a podium. As at St Catherine's Wynd (see below), the wrought-iron boundary railings to Pittencrieff Park were designed circa 1909 with panels and cresting of flowing naturalistic forms by the Edinburgh architectural firm, Lorimer & Matthew, and executed by Thomas Hadden & Co. The originals immediately to the west of the Abbey were removed for the War effort in 1943 and replaced by Hadden's in 1950.



#### 4.1.3.5 St Catherine's Wynd

St Catherine's Wynd, sweeping round the west end of the Abbey, is thought to be one of the earliest streets in the town. It once housed the West Port, which, as the name suggests, controlled the main western access to the town from at least 1328 until its demolition in 1780. Development was restricted to the west side of the street by the presence of the Abbey on the east side. The earliest structures appear to have been associated with the Abbey. The remains of a buttressed 14th-century almshouse and chapel dedicated to St Catherine survive below the road level in what is now Pittencrieff Park. In subsequent centuries houses were built along the west side of the street to a point level with the north-west corner of the Abbey church.

1. Saint Margaret's Shrine at the east end of the Parish Church.
2. The south wall of the Palace with the Abbey behind (tree growth now obscures this view). © Crown copyright, Historic Scotland.
3. Monastery Street following renewal of the public realm.
4. Railing to Pittencrieff Park along Monastery Street. Designed by Robert Lorimer and made by Thomas Hadden & Co. This stretch of railings, is rusting badly and in need of repair.
5. The remains of St Catherine's Chapel and Almshouse.
6. The War Memorial, designed by Taylor & King of Manchester in 1923-25.
7. St Catherine's Wynd from the site of Queen Anne's House looking towards the Abbey gateway and remains of the frater hall.



Here too, until their demolition in 1797, were Anne of Denmark's house, which straddled the road in front of the west entrance of the Abbey, and those of the high constable and bailie of the regality. The widening of the street in front of the Abbey is a residual consequence of the Queen's House previously occupying the site.

Following the formation of Pittencrieff Park from 1908, a number of houses along the west side of St Catherine's Wynd were demolished to open up views of the Abbey. As in Monastery Street, the railings and gates to Pittencrieff Park were designed by Lorimer & Matthew, and manufactured by Thomas Hadden & Co. The street surface and pavements were recently upgraded to natural materials, and the lighting renewed. There is no vehicular access beyond the Abbey.

#### 4.1.3.6 *Abbot House and the south sides of the Maygate and Abbot Street*

The north sides of the two streets are considered in the Commercial Centre Character Area (see below). The origins of the Maygate are obscure, but it seems to have developed along the northern precinct wall of the Abbey. Archaeological

investigations at **Abbot House** in 1992-4 revealed 12th- or 13th-century evidence of settlement that appeared to pre-date the formation of the street.<sup>4</sup> The street itself seems to have come into being in the 13th century, skirting around the northern perimeter of the Abbey precinct wall, which formed the southern edge of the street.

The name 'Abbot House' is first recorded in the 19th century, but the archaeological evidence does suggest that the building was constructed as a major residence within the early precinct walls of the Abbey, and therefore may well have provided accommodation for the abbot. This large residence was certainly of some status, and its stone-built construction enabled it to survive the devastating fire of 25th May 1624. In the late 17th century the building was altered and extended. From 1961-63 the building was restored, and between 1992-95 it was converted to a heritage centre. What can be seen today is a large town house which was formerly divided into separate 2-storey tenements with basement and attic space. The crowstepped gabled building features stair towers with corbelled turrets, late 17th-century lean-to extensions to the north and a pink

limewash exterior with sandstone ashlar dressings.

Beyond Abbot House to the east, the street originally narrowed to an 8-foot wide passage variously called the 'Foul Vennel', 'In-Between-th'-Wa's' or 'In-Below-th' Wa's', which described its position running along the north side of the Abbey park walls and the south side of the High Street tofts. The westernmost part of the lane was widened and elevated to 'Abbot Street' in 1811.

The old land ownership has shaped the current plan of the Maygate and Abbot Street, notably the narrow, sharp curve around Abbot House, where the two roads meet. The Maygate has an irregular width, suggesting a piecemeal development over time. Abbot Street has a more standard width, indicating its planned origins.

By the 19th century, the area was attracting a number of civic and commercial buildings. **5-7 Abbot Street** was remodelled by Wardrop & Reid as a branch of the Commercial Bank in 1883. Next-door, on the corner of St Margaret Street is the **Dunfermline Carnegie Library**, the first of Andrew Carnegie's worldwide network of public libraries. The building was designed by the architect responsible for the City Chambers, James Campbell Walker, in 1881-83, and extended by James Shearer in 1914-21 and Stone Design in 1990-93. The Walker building appears to draw on the original Renaissance detailing of Dunfermline Palace for its inspiration. At

<sup>4</sup> Coleman 1996, pp. 75-6.





the time of writing, a major new museum extension, designed by Richard Murphy Architects, is proposed for construction behind the Library in 2014-16. The 1893 warehouse on the corner of the Maygate and St Catherine's Wynd (replacing a Methodist chapel of 1815-6) was demolished in 1993 to open views to the Abbey and form a small public garden.

**4.1.3.7 West side of St Margaret Street**

St Margaret Street was laid out in about 1764, leading up to Guildhall Street (then called New Street) and the Market Cross on the High Street from the Nethergate

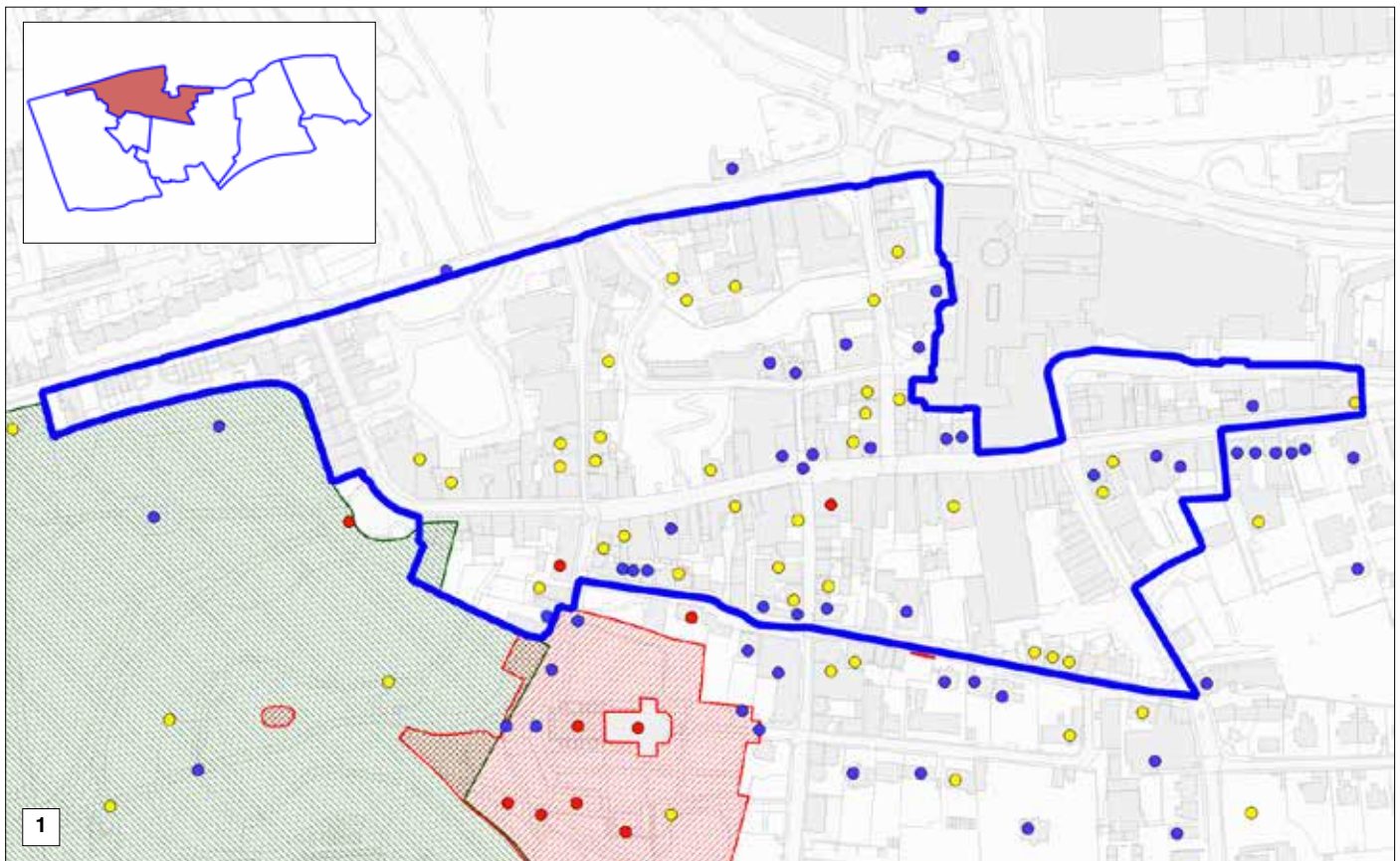
through what was then the Abbey park. Its consistent width and linearity are characteristic of the rational planning of the 18th century. There are fine views up the street to the Guildhall spire and downwards to the River Forth and beyond.

The west side of the street, within the Abbey Precincts Character Area, was mainly industrial until the 20th century, when the industrial buildings were removed to form car parks and a municipal garden. The main exception was Abbey Gardens Cottage (now St Margaret's House), **9 St Margaret**

**Street**, a lone detached house at the east entrance gates to the Abbey, which was designed in a Tudor style by Robert Bonnar in 1841.

1. *Abbot House from the Old Churchyard of the Abbey.*
2. *Motto over the door of Abbot House: 'SEN WORD IS THRALL AND THOCHT IS FRE, KEEP VEILL THY TONGE I COINSELL THE'.*
3. *Abbot House from its garden.*
4. *Dunfermline Carnegie Library, designed by James Campbell Walker in 1881.*
5. *St Margaret's House, formerly Abbey Gardens Cottage, designed by Robert Bonnar in 1841.*





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**Key**

- Character Area boundary
- Scheduled Monument
- Designed Landscape
- Listed Category A
- Listed Category B
- Listed Category C

**4.2 Character Area 2: Commercial Centre**

**4.2.1 Summary**

The Commercial Centre Character Area comprises the ancient High Street and its traditional backlands, along with adjoining trading streets including Kirkgate, Bruce Street, Bridge Street, Chalmers Street, Cross Wynd, Guildhall Street, Douglas/Pilmuir Streets, New Row and East Port.

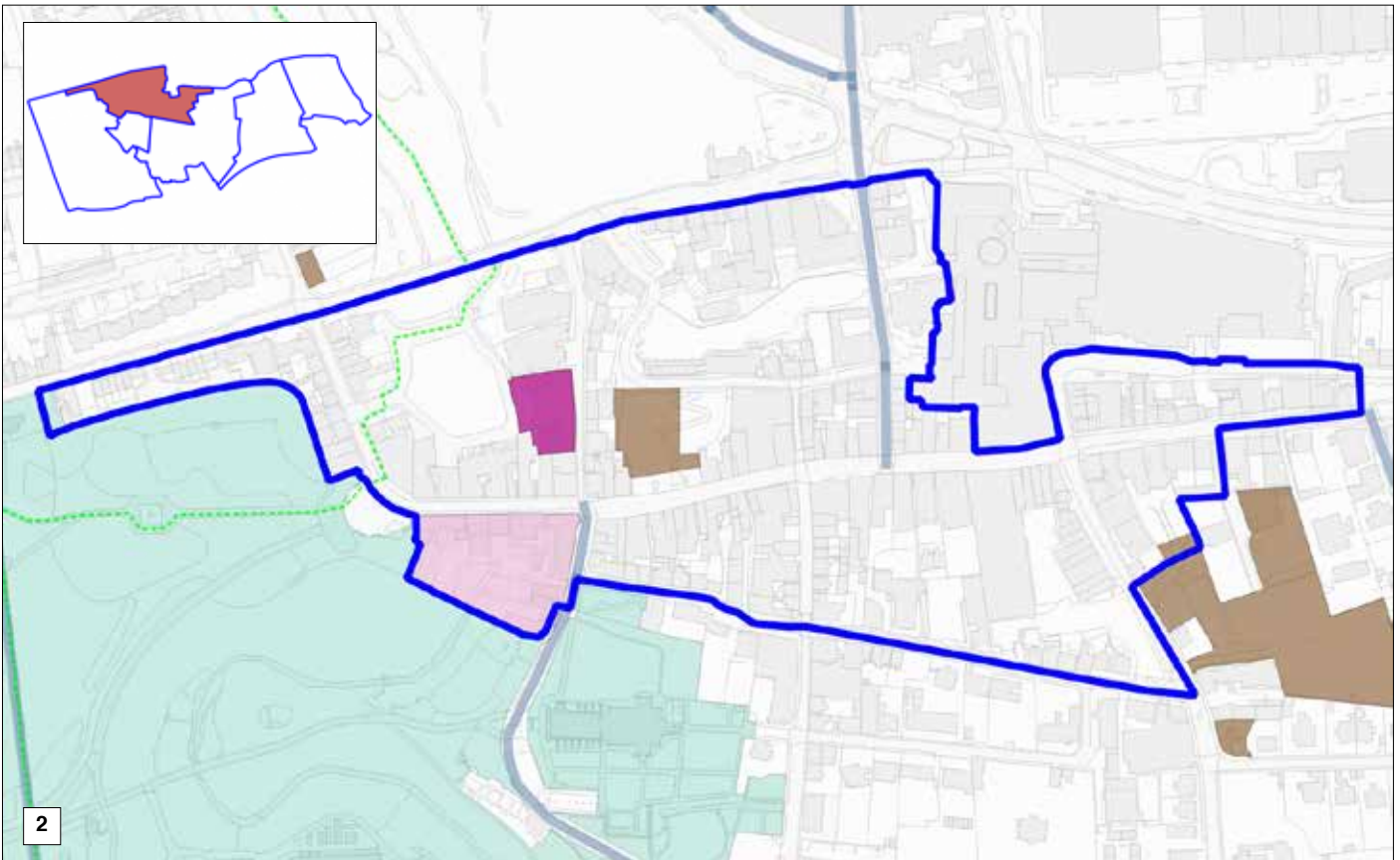
The town's three key historic civic structures are located in the area: the City Chambers with its extravagant French Gothic tower (1876-9); the Guildhall (1807) with its slender spire (1811); and the Mercat Cross (reconstructed 1868; last re-located 1992). There are also a number of significant commercial, retail and leisure and amenity buildings of various dates including banks, offices, shops, showrooms, pubs, workshops and a former cinema.

The buildings of the High Street have been redeveloped, sometimes on numerous occasions, it still maintains something of its character as one of Scotland's ancient planned burghs: a sense of protective enclosure to the

main trading space; a herring-bone plan of a broad central east-west street and long, narrow tofts and closes leading off it at right angles; backlands of ancillary buildings, drying greens etc.; the alignment of streets along the old parallel 'back dykes' and vennels; and the location of successor structures close to the original positions of the medieval tolbooth and mercat cross.

Development is densely packed around the High Street, but modest in scale, normally two or three storeys in height. The ground slopes upwards to the north of the High Street and downwards to the south, and the street itself declines gently from east to west. The buildings are stepped to respond to these changes in level. Redevelopment of the High Street, including terracing and dumping of soil, over the centuries has evened out the slope. Unlike many of Scotland's ancient burghs, Dunfermline High Street maintains a relatively standard width throughout its length, not widening significantly for a market place. With the exception of the former Co-op site, which forms a major gap at the north-west end of the High Street, the edges of the street are defined by a consistent building line. Where streets have been created on the south side of the High Street, they offer

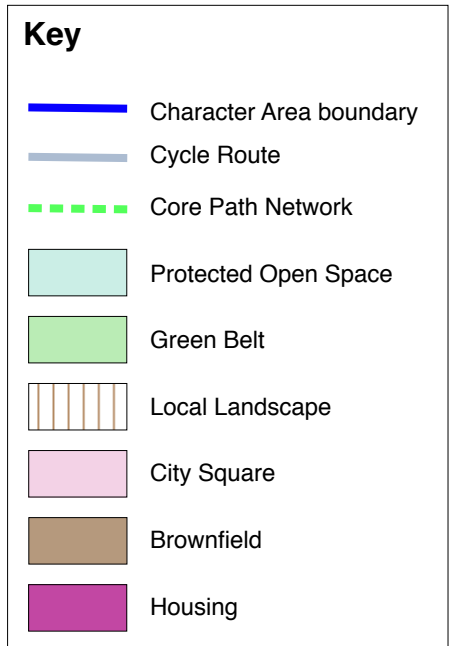




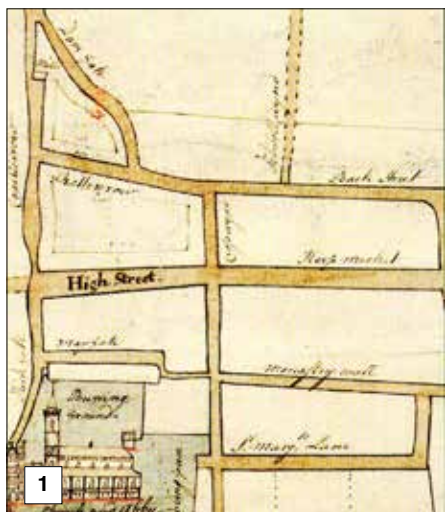
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long views out to the River Forth and the Pentland Hills.

There are a number of buildings protected by statutory listing, mostly at Categories B and C, but the City Chambers and Guildhall are listed at Category A.



1. Plan of heritage designations in the Commercial Centre Character Area.
2. Plan of other environmental designations in the Commercial Centre Character Area, as set out in the Dunfermline & West Fife Local Plan (November 2012).



## 4.2.2 Historical Development

The historical development of this Character Area is largely covered by the general historical development of the Conservation Area as described above (see “Historical Development” on page 8).

## 4.2.3 Appraisal

### 4.2.3.1 Kirkgate

**19-23 Kirkgate** is a fine example of an early 19th century, 3-storey, 3-bay terraced tenement with ground floor shop front. Although dormers have been added (2002), this Category B listed building appears to retain a largely intact early street frontage. It occupies a prominent position in relation to Dunfermline Abbey nave and churchyard. Moving northward along to

**13-15 Kirkgate** is a late 19th century rebuilding of an earlier structure. This 3-storey 5-bay building is reputed to be the oldest hostelry in Dunfermline. The earliest recorded public coach service to Edinburgh started from here in 1806.

Further north at **6 Kirkgate**, is the Category C listed Tappie Toories. The building by Thomas Hyslop Ure dating from 1893 is a rebuilding of an earlier structure. The 3-storey, 2-bay public house is in a free Renaissance style, featuring a narrow Dutch-gabled street elevation.

Further along Kirkgate on the corner with Bridge Street is the spectacular Category A listed **City Chambers** by James Campbell Walker. Built between 1876 and 1879 this L-plan; asymmetrical French-baronial town hall is dominated

by its 6-stage clocktower on the north-east corner. The building features elaborate principal elevations to the north and east with bartizans, ogee and crowstepped gablehead breaking eaves and Gothic detailing. The interior retains its original decorative schemes with elaborately carved ceilings to its principal interior suites its most significant fittings and room suites. The entrance hall with its inlaid polished granite floor and ornately carved timber fireplace; open-well staircase with elaborate wrought-iron balustrade with timber handrail and newel posts of Gothic design opens off to one side. The Council Chamber on the first floor features a hammerbeam roof with pendant bosses and carved brackets, a panelled timber dado and ornately carved timber fireplace, and beautiful pendant copper light fittings are suspended from ceiling.

### 4.2.3.2 Bruce Street

Bruce Street is the ancient route north from the town centre. It has a number of interesting structures including the Category C listed early 19th century 3-storey and attic terraced tenement blocks at **3-13 Bruce Street**. On the opposite side of the street are the Category C listed **8-14 Bruce Street** “Bruce Tavern” and **28-34 Bruce Street**. The Bruce Tavern dates from the late 18th century. The shopfronts were inserted into the building date sometime in the early 20th century. The property at **28-34 Bruce Street** is believed to be an early 19th-century building, however, extensive research on the fabric of the building suggests that it may indeed have older origins which could make it one of the oldest surviving domestic residences within the town.





linear manner, and is lined with mainly 2-storey shops and tenements (a number with large dormers or roof extensions). A large opening has been created in the eastern terrace to allow entry to the car park.

#### 4.2.3.4 High Street

The High Street is aligned west-east and inclines upwards in the same direction. The width of the street varies. The buildings have broad 2- or 3-storey elevations facing the street (rather than gables), and narrow entrances to closes are incorporated into the elevations. The closes originally accessed the backlands of the High Street to the north and south, but now some form connecting paths through to parallel streets.

The most prominent building on the High Street is the **Guildhall** at 81-85 High Street and 4 Guildhall Street.

This Category B listed building by the eminent Edinburgh based architect Archibald Elliot dates from 1805-11. He also designed two of Edinburgh's most significant Greek revival buildings, Midlothian County Hall and Regent Bridge. This important early 19th century public building incorporates classical orders/detailing. The tiered steeple is a local landmark. Originally built as a guildhall and linen exchange it has undergone various changes of use over the years. In 1816/17 it had already become the Spire Inn. It was converted to use as County Buildings (including the Sheriff Court) in 1849-50. The most recent use for part of the building is as a pub.

At the foot of the High Street towards the junction with Bridge Street are a number of old tenements, some of which appear to correspond to the early burgh plot



#### 4.2.3.3 Bridge Street and Chalmers Street

Bridge Street and Chalmers Street, promoted by George Chalmers, the laird of Pittencrieff, were laid out from 1765 to remove traffic from the Pittencrieff estate. Like many urban bridges of the period (for example Edinburgh's South Bridge), the bridge over the Tower Burn was conceived not simply as an engineering structure, but as multi-purpose development with housing, hotel and shops. The bridge itself was completed in 1773, but the accompanying developments took much longer. A new tolbooth was the first completed building, but this was later replaced by the City Chambers. Bridge Street continues

the building line and incline of the High Street in a rigid linear form, before it meets the edge of the Pittencrieff Estate at the Louise Carnegie Gates and turns sharply into Chalmers Street. Like the High Street, the ridge lines of the buildings step down the hill. The original 18th- and 19th-century buildings survive in the street, including the historic **City Hotel** (New Inn). Only No. 19-27, a later 20th-century Brutalist development, detracts from the scale and character.

Several early 19th-century buildings were demolished at the junction with Chalmers Street to form the **Louise Carnegie Gates** as a spectacular entrance to Pittencrieff Park in 1927-8. Chalmers Street continues to the north-west in a

1. Detail of a 1766 plan showing the High Street and surrounding road network. By permission of Dunfermline Carnegie Library.
2. Detail of a 1771 estate plan of Pittencrieff, Luscar and Clune. By permission of the National Records of Scotland.
3. Detail of the Ordnance Survey Town Plan of Dunfermline of 1856. By permission of the Trustees of the National Library of Scotland.
4. View of the High Street looking west from the Guildhall in the 1880s. By permission of Dunfermline Carnegie Library.
5. View towards the Guildhall from the east end of the High Street in the 1920s. A tram track runs along the centre of the setted road. By permission of Dunfermline Carnegie Library.

widths. The fabric of some appears to date back to at least the 17th century. On the southern side there are crowstepped gables of possible 17th-century origin to several buildings within the group at **Nos. 1-59**. There are interesting 2-storey shopfronts at **Nos. 7-9 and 25**. The upper storeys are thought to have been reconfigured with large windows as workshops for linen designers. There is a large and unsympathetic 1960s building at **Nos. 63-71**.

Further east on the north side of the High Street, after the Co-op gap site is a small group of commercial buildings. **No. 38** was designed as for the Clydesdale Bank in 1902 by Baird & Thomson of Glasgow. On either side of the Mercat Cross are two further commercial buildings with rounded corners and turrets to Cross Wynd. **No. 62-64** was largely rebuilt in 1981-2. There is a bulky addition to the rear of the former Woolworth's building (now Pound Stretcher) at **Nos. 52-58**, which is widely visible in views of the town's skyline.

The **Mercat Cross** has been moved and reconstructed on several occasions, most recently to near its original position during the pedestrianisation of the High Street in 1992. The cross itself is a reconstruction of 1868.

On the south side of the High Street between the Guildhall and East Port is another run of shops and tenements, some of which have narrow frontages that suggest they conform to the widths of the old burgage plots (e.g. **Nos. 101 and 105**). There are three very large later 20th century insertions in this block,







again with significant impact on views to the rear of the High Street.

Between Cross Wynd and Douglas Street on the north side are several plain classical tenements and a fine palazzo-style bank at **No. 82**, designed by David Cousin for the British Linen Bank in 1874.

The south-east corner of Douglas Street is occupied by a truncated and remodelled shop that does not match the quality of the Cousin building on

the opposite corner. **No. 104-6** is a very grand pedimented bank building of 1903-6 for the Commercial Bank by the Edinburgh architect, Sydney Mitchell.

#### 4.2.3.5 North side of Maygate

Like the parallel buildings on the south side of the High Street, there may be much older fabric than is first apparent behind the frontages of **Nos. 20-34**. During renovations to 32 Maygate in 1996, the remains of what appeared to be an arcade were discovered. Inside

**No. 12-14 Maygate** is a stone archway that appears to have formed part of the ancient Sanctuary House of the Abbey (where debtors could take refuge).

#### 4.2.3.6 North side of Abbot Street

The large block at **Nos. 2-8**, on the corner with Guildhall Street, was built as parish council offices in an Edwardian Free Style by Muirhead and Rutherford of Dunfermline, 1912.

#### 4.2.3.7 Guildhall Street

Guildhall Street was formed in 1752. It runs parallel to a small lane known as **Christison Hill Lane**, which still survives as a terrace of what appear to be 17th-century cottages. The street opened views from the High Street out to the River Forth and Pentland Hills.

The rooflines of the buildings on Guildhall Street step down the hill to Abbot and Canmore Streets. **No. 12** stands out as a 1960s addition that does not contribute to the otherwise picturesque appearance of the street. The west side of the street contains the old employment office at **No. 11**, which was designed in a 17th-century Scots style in 1935-7.

#### 4.2.3.8 North side of Canmore Street

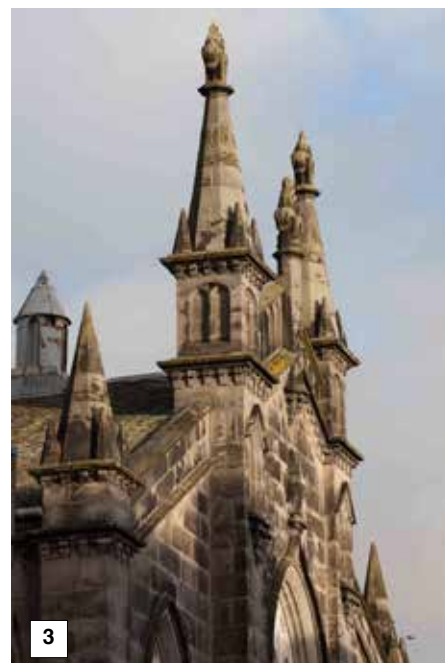
This side of the street contains an interesting mixture of buildings, but is blighted by two large gap sites: one to the east of the United Reformed Church, where St Paul's Church used to stand, which reveal the bulk of the development at 127 High Street; the other at the corner of New Row.

**No. 2** is a fine early 19th-century former villa. The former gas showroom at **No. 4**

1. Part of the old High Street backlands behind 40-42 High Street. The building incorporates an old sculptural pediment.
2. Tower of the City Chambers.
3. Detail of the Mercat Cross, carved in 1868.
4. Sculptural detail of the City Chambers.
5. 25-27 High Street, with former linen design workshops at the 1st floor.
6. 28-34 Bruce Street, thought to be one of the earliest buildings on the street.
7. Detail of the pediment of Sydney Mitchell's former Commercial Bank at 104-6 High Street.
8. 32 Maygate, where remnants of arcading were found during works to the building in 1996. The dark staining on the render indicates where the arches remain underneath.
9. Christison Hill Lane: a row of backland houses, now overshadowed by the rear of 85-89 High Street.



**Canmore Street** was designed in an Art Deco style. The **United Reformed Church** presents a Tudor Gothic front to Canmore Street.



#### 4.2.3.9 *New Row (upper section)*

There is a very large late 20th-century retail development and car park on the west side of the street. The upper end of the east side is less fragmented, but the **former Masonic Lodge** is now in poor condition.

#### 4.2.3.10 *East Port*

The East Port forms the eastern approach to the High Street. The approach begins in the Abbey Parks/ Comely Park/Viewfield Character Area to the east. As the street enters the Commercial Centre Character Area, there are two good commercial buildings on the south side: the Baronial style bank, probably by David MacGibbon of 1873; and the former offices at **No. 15** of the insurance giant, Prudential, designed by their principal architect, Paul Waterhouse, in 1914-16. On the corner with New Row at **Nos. 1-3 East Port** is an Edwardian Baroque commercial building by Andrew Scobie of 1911-12.

#### 4.2.3.11 *Streets to the north of the High Street*

This area is very fragmented by the construction of the Kingsgate Shopping Centre and the bus station. Old connections to the northern part of the town are truncated by Carnegie Drive. Significant buildings include the former **St Andrew's Erskine Church** by David Whyte of 1798-1800, which has a surprisingly prominent position in the town's skyline; the **statue of Ralph Erskine** by Alexander Handyside Ritchie stands beside the church; the **former Women's Institute** of 1911-12 by Archibald Welsh for the



Carnegie Dunfermline Trust at 6-8 Pilmuir Street; and the **Post Office** at 42-44 Queen Anne Street, designed by W.W. Robertson of her Majesty's Office of Works in 1889-90. Queen Anne Street, the former Rotten Row, contains a pair of handsome early 19th-century townhouses at **Nos. 30-32 and No. 34**. Although much altered by the insertion of the expressway, Carnegie Drive, west of Pilmuir Street, contains a terrace of later 19th-century 2-storey tenements and shops.







6



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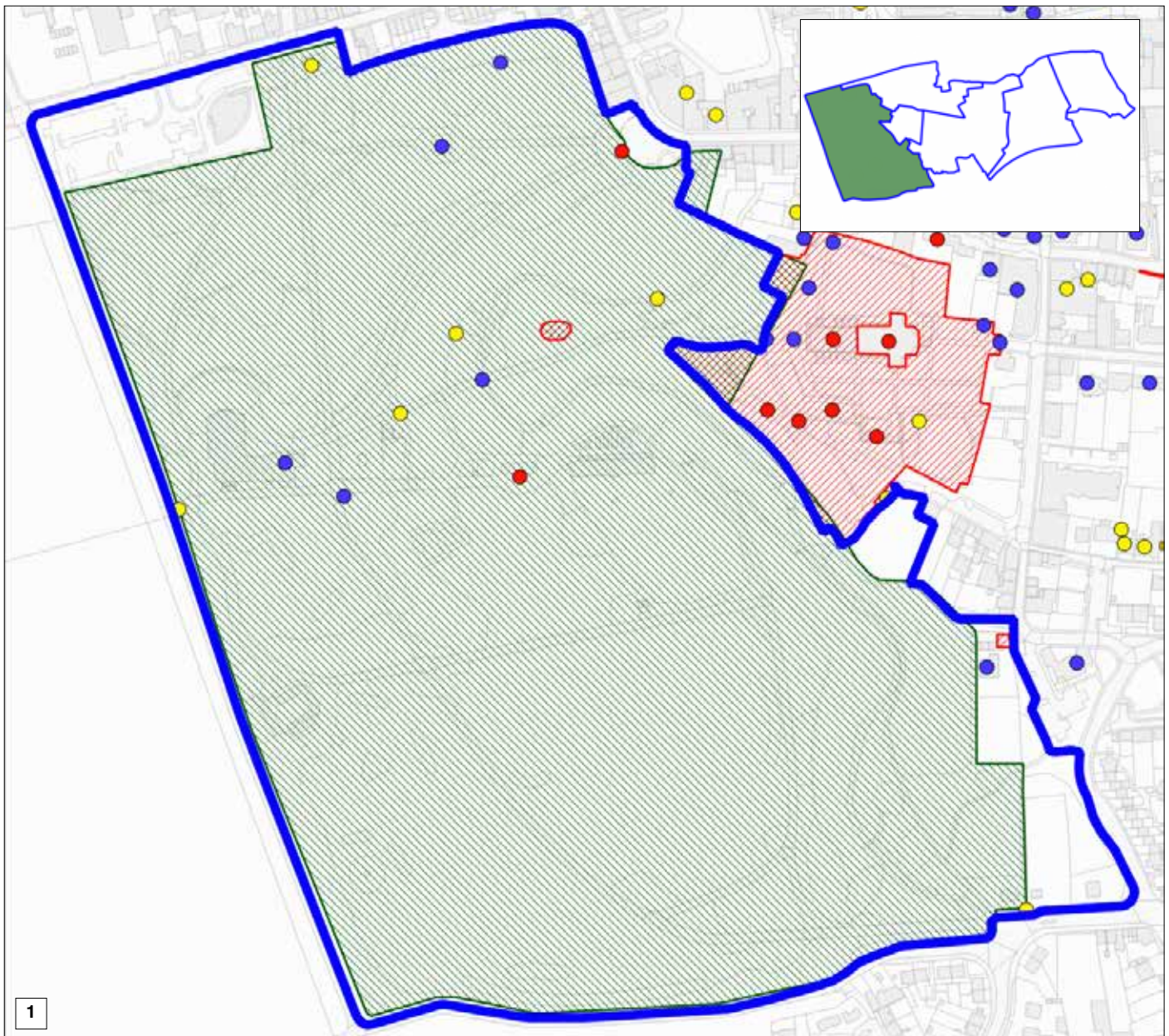
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7







1. The former Parish Council Offices, 2-8 Abbot Street, form a prominent block in Edwardian Baroque style opposite the Dunfermline Carnegie Library.
2. The former Employment Exchange in 17th-century Scots style at 11 Guildhall Street.
3. Detail of the Gothic pinnacles of the Dunfermline United Reformed Church, Canmore Street.
4. The Art Deco former Gas Showroom, Canmore Street, designed by local architect, Robert Henderson Motion, in 1937. Many Art Deco buildings use geometric motifs from pre-modern cultures, such as Aztec, Egyptian and Greek. Here, the design included a sunburst motif for the fanlights, but this does not appear to have been executed. Motion also designed the electricity showroom in East Port.
5. Post Office, Queen Anne Street, designed in a Free Renaissance style with Baronial details by W.W. Robertson in 1889-90.
6. An Edwardian Baroque style bank and office building by local architect and Provost, Andrew Scobie, at 1-3 East Port.
7. The former Women's institute, 6-8 Pilmuir Street, built for the Carnegie Dunfermline Trust as a meeting place for women. It is now a night club. Like a number of buildings in the town, some of the Renaissance detailing reflects that of the remains of Dunfermline Palace.
8. The former St Andrew's Erskine Church, Queen Anne Street, which replaced an earlier meeting house (established by Ralph Erskine) on the site in 1798. The roof is a favoured spot for pigeons to sunbathe.
9. Statue of Ralph Erskine by the notable sculptor, Alexander Handyside Ritchie, 1849. The Rev Ralph Erskine (1685-1752) was one of the founders of the Secession Movement, following his deposition by the General Assembly in 1740.





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**Key**

-  Character Area boundary
-  Scheduled Monument
-  Designed Landscape
-  Listed Category A
-  Listed Category B
-  Listed Category C

**4.3 Character Area 3: Pittencrieff Park**

**4.3.1 Summary**

Pittencrieff Park Character Area mainly comprises the steeply wooded Tower Burn Glen and the open parkland and specimen trees within the former policies of Pittencrieff House.

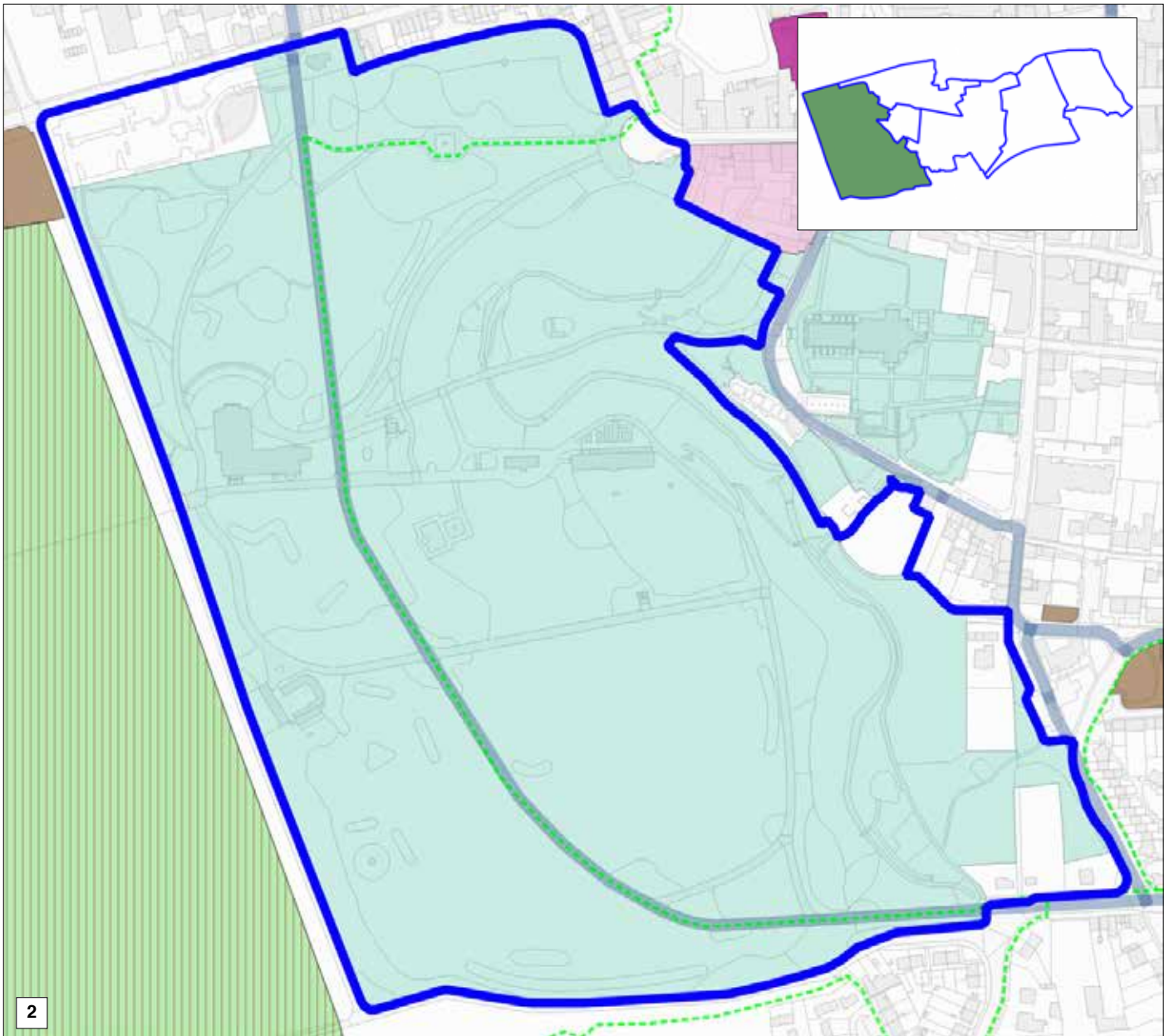
The area forms a green 'bookend' on the western side of the intensively developed town centre, and acts as a broader setting for the Abbey and its precincts. There are long views from the park to the Forth Bridges and beyond to the Pentland Hills. The Pittencrieff estate was presented to the people of Dunfermline by Andrew Carnegie in

1903.

The character of the area is that of an 18th and 19th-century country house parkland landscape adapted for use as a public park. Elements of the earlier country house landscape survive in the layout and some of the structures, but other layers of interest have been created by the 20th-century provision of facilities for a public park.

A large part of the Character Area is designated in the national Inventory of Gardens and Designed Landscapes. It is also designated as Protected Open Space in the Local Development Plan. A separate Conservation Management Plan was prepared for Pittencrieff Park in














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**Key**

-  Character Area boundary
-  Cycle Route
-  Core Path Network
-  Protected Open Space
-  Green Belt
-  Local Landscape
-  Brownfield
-  Housing
-  City Square

2011 in support of a successful funding bid to the Heritage Lottery Fund's 'Parks for People' programme.

The remains of Malcolm Canmore's Tower and the Nethergate of the Abbey are scheduled monuments. There are a number of structures protected by statutory listing, including the Louise Carnegie Gates and Pittencrieff House, which are both listed at Category A.

1. Plan of heritage designations in Pittencrieff Park Character Area.
2. Plan of other environmental designations in Pittencrieff Park Character Area, as set out in the Dunfermline & West Fife Local Plan (November 2012).



### 4.3.2 Historical Development

Throughout the 17th, 18th and 19th centuries the estate of Pittencrieff passed through the hands of a number of private owners who improved and developed their lands. Pittencrieff House was built in 1610 by Sir Alexander Clerk, a former Lord Provost of Edinburgh. A third storey was added to the house in 1731 by Brigadier General John Forbes, who made extensions in 1740 using stone from Dunfermline Palace.

In 1750 Colonel Arthur Forbes purchased the estate and added the Towerhill property to the north. The Coal Road,

which forms the western boundary of the estate, was constructed by Colonel John Forbes, who acquired Pittencrieff in 1759. In 1765 George Chalmers purchased the estate with a view to developing the coal industry. He implemented improvements which included the construction of Tower Bridge in 1780. The 1780 bridge is built above a lower structure dated 1611. The original bridge was built to carry the main road to the west of Dunfermline across Tower Burn. The later structure was built to divert the Stirling to Dunfermline Road away from the vicinity of Pittencrieff House, with the level of the bridge and approach road raised above the earlier structure to provide more level access to the house.

The Dunfermline-born American industrialist Andrew Carnegie acquired the estate in 1902 from James Maitland Hunt and gifted it with an endowment of £750,000 to set up the Carnegie Dunfermline Trust to bring 'sweetness and light' to the people of his hometown. Carnegie took particular pleasure in gifting the park to the people of Dunfermline. Carnegie's maternal relatives, the Morrison family, had been

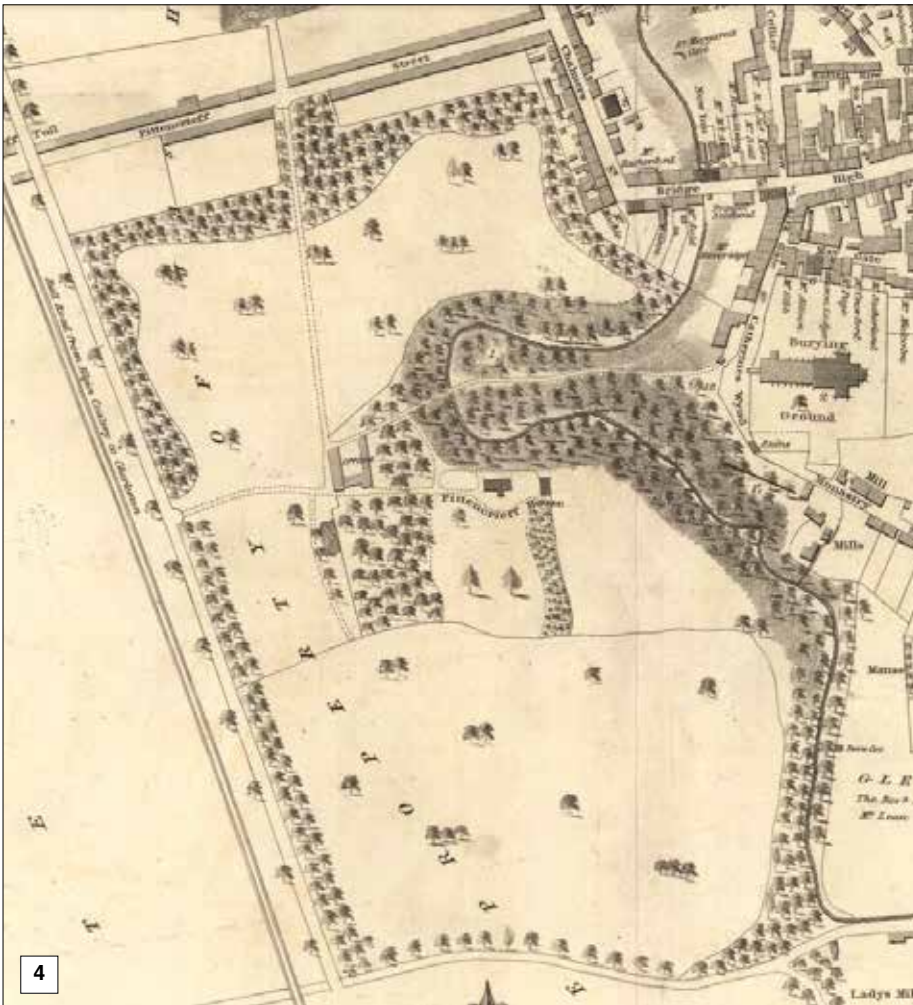
banned from Pittencrieff estate in 1862 (although they later gained the right to public access on the estate after taking their case to the House of Lords).

Thomas Mawson and Patrick Geddes were two key figures in designs for Pittencrieff Park for the Carnegie Trust in 1904. Both extended their plans to include parts of Dunfermline town. Although the Mawson and Geddes plans were acknowledged at the time, and a few of their proposals were implemented at a later stage, the park as it is today was mostly laid out by James Whitton, Superintendent of the Glasgow Botanic Gardens. Messrs Backhouse, the Alpine Specialists of York, carried out the 'large rock work' in 1904 and supplied plans in 1907 for the rock garden.

In 1908 Sir Robert Lorimer was appointed by the Trust to restore Pittencrieff House. A conservatory was also built to his design along the North wall of the Laird's Garden in 1913. The conservatory was replaced in 1973 by the present Floral Hall.

Over the next 20 years further improvements to the park were carried





out, many of these had been put forward in the Mawson and Geddes plans. This included the restoration of the Glen area as suggested by the Mawson plan. Both Mawson and Geddes suggested removal of the glasshouse range along the north-east wall of the Laird's Garden and construction of a grand conservatory along its north wall. Some of the proposals Geddes had suggested that were implemented included the removal of the ha-ha, using the house as a museum (1905), creating a substantial rock garden and also a zoo (1929). The Mawson proposals that were adopted included the provision of an Aviary (1929) and a concert room (Music Pavilion, 1931), a yew walk and a maze.

Other notable features were added to the park over the first half of the 20th century. In 1904 the first Tea House and a temporary bandstand were erected. The sculptor Richard Goulden was commissioned to design the bronze Ambition Fountain in 1908 (later relocated to Carnegie College) and in 1914 the statue of Andrew Carnegie and the fountain in the Music Pavilion, also in bronze.

In 1919 trees were planted to commemorate the death of Andrew Carnegie. The first Tea House was replaced in 1927 by the cafeteria designed by John Fraser, who was also responsible for the adjoining Music Pavilion (1934). The slightly later music hall was designed to blend in with the original cafeteria, both featuring a number of Art Deco features internally and externally.

The magnificent **Louise Carnegie Gates**, at the junction of Bridge Street and Chalmers Street was erected between 1927 and 1929. The Neo-Baroque design by Jamieson and Arnott, with the intricate ironwork by Thomas Hadden, features three pairs of double



1. Detail of the Plan of Dunfermline from General William Roy's Military Survey of Scotland, 1747-55. © The British Library. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).
2. Detail of a 1771 estate plan of Pittencrieff, Luscar and Clune. By permission of the National Records of Scotland.
3. Detail of a 1766 plan showing Pittencrieff House. By permission of Dunfermline Carnegie Library.
4. Detail from John Wood's 'Plan of the Town of Dunfermline', 1823. By permission of the Trustees of the National Library of Scotland.
5. Detail of the Ordnance Survey Town Plan of Dunfermline of 1856. By permission of the Trustees of the National Library of Scotland.



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wrought-iron gates with flanking paired piers set within a large semicircular-plan arrangement. Each of the gates is decorated with wrought-iron flowers, fruit, foliage and scrolls. The central gates incorporate the intertwined initials of Andrew and Louise Carnegie.

In 2008 The Princess Royal opened the new Carnegie Trusts' offices, designed by Page\Park. The building

houses a large stained glass window of exceptional quality, designed by the New York firm of Tiffany Studios. It was commissioned by Carnegie, who had originally intended it for Dunfermline Abbey. However, the secular subject matter was considered inappropriate for the location, and it was never installed in the there. It is one of only four windows by the Tiffany firm in Scotland.

### 4.3.3 Appraisal

Readers are referred to the recent Pittencrieff Park Conservation Management Plan for further details of the character of the Park and its composite elements. Rather than repeating information contained in the existing plan, a selection of images illustrating key elements of the landscape is included here.





1. Current plan of Pittencrieff Park showing its composite elements.
2. 1920s postcard showing the Rustic Bridge and the view of the Abbey, opened up by the removal of a number of buildings in St Catherine's Wynd.
3. Early view of Pittencrieff House after its restoration and conversion by Robert Lorimer as a museum. The old glasshouses of the Laird's Garden can be seen in the background.
4. View of the Rustic Summerhouse in the Japanese Garden, in its original thatched state, before the current shingles.
5. A concert in the 1920s at the Band Stand (now demolished), which stood to the north-west of the Glen Pavilion.
6. View east along the Tower Bridge towards Dunfermline Abbey.
7. The Flower Garden, from a postcard of 1938.

All postcard images on this page courtesy of Fiona Jamieson.









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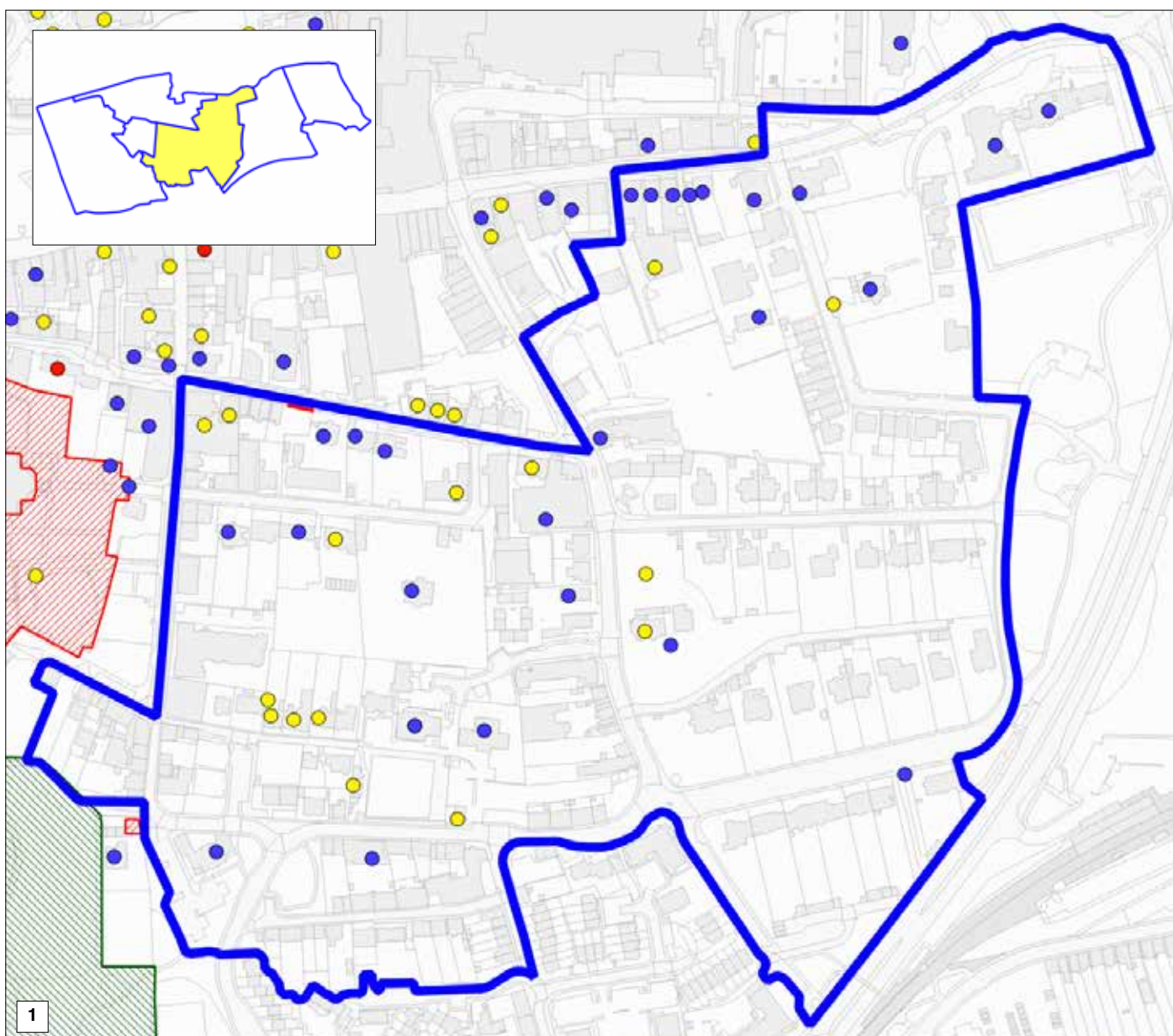
12



13

1. Pittencrieff House.
2. Railings designed by Robert Lorimer and made by Thomas Hadden & Co.
3. View from the lawn to the south of Pittencrieff House towards the Forth Road Bridge and the Pentland Hills beyond.
4. Detail of the armorial panel and motto over the entrance to Pittencrieff House.
5. The cafeteria and music hall, 1926-7 and 1934 by John Fraser.
6. The south entrance gates.
7. View towards Dunfermline Abbey from the lawn to the south of Pittencrieff House.
8. Entrance gates to the Laird's Garden.
9. The doocot of circa 1770.
10. Detail of the town's arms from the Andrew Carnegie Statue by Richard Goulden, 1913-14.
11. The Carnegie Trusts' offices, designed by Page\Park Architects, 2008.
12. The telephone kiosk by John Fraser, 1928.
13. Statue of Andrew Carnegie by Richard Goulden, 1913-14.





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#### 4.4 Character Area 4: Abbey Parks/Comely Park/Viewfield

##### 4.4.1 Summary

The Abbey Parks/Comely Park/Viewfield Character Area is comprised mainly of 19th-century residential, or former residential, properties, either detached or forming part of terraces. There are also some earlier terraces of houses and larger civic and commercial structures, some of which have been adapted for residential use.

The area has a spacious layout and leafy character, deriving from the gardens that surround the residential properties, or extend back behind them. For the mostpart the streets are set out in a





linear east-west arrangement to allow maximum light to the gardens. The layout forms a loose grid pattern between the north-south access streets. There are also remnants of the older, denser layouts in New Row, Priory Lane and Rolland Street.

There is one scheduled monument in the character area: a fragment of the abbey park wall on Canmore Street. A number of properties are protected by statutory listing, all at either Category B or Category C.

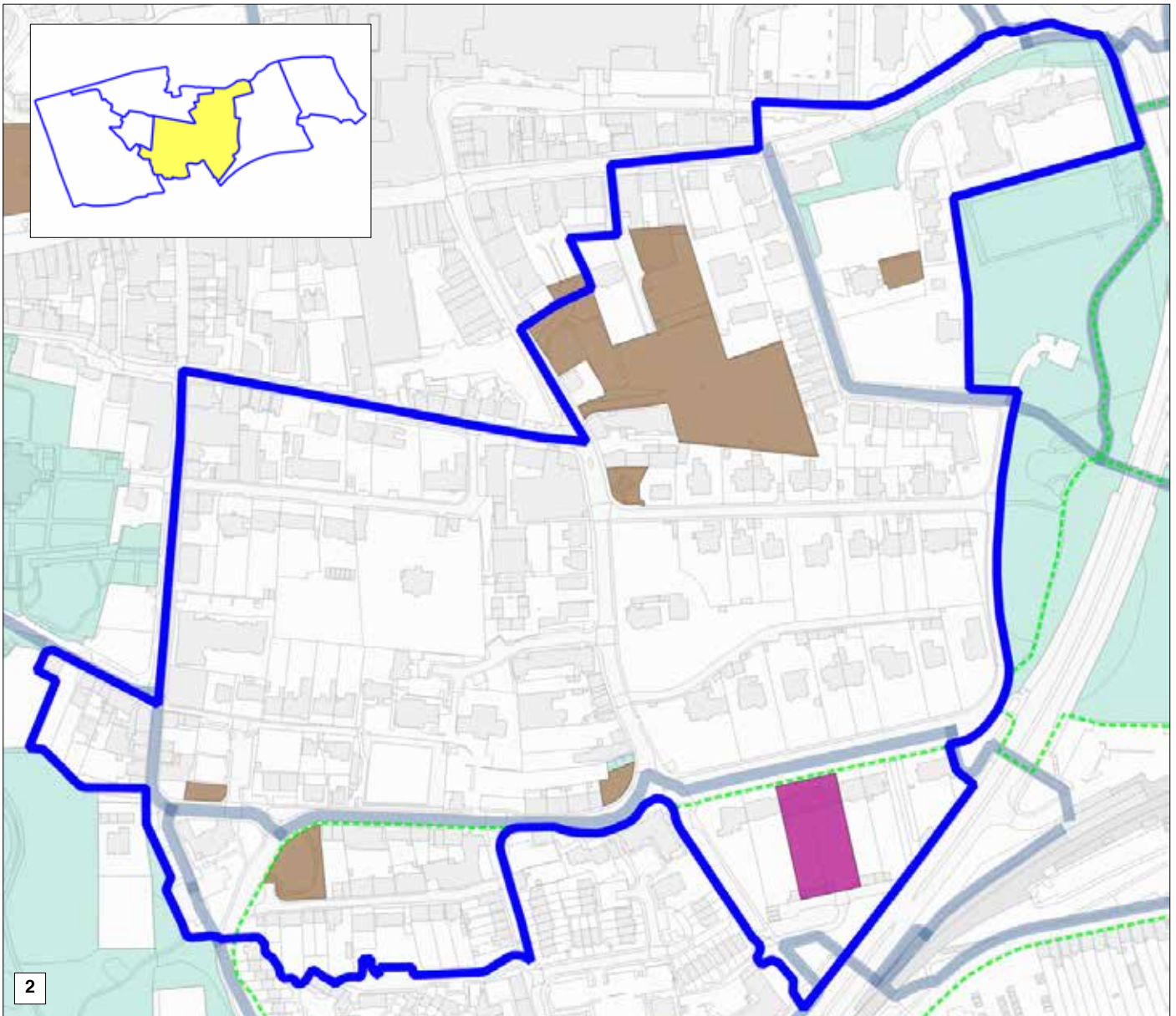
##### 4.4.2 Development History

The area was predominantly created from the three larger land holdings of Abbey Parks, Comely Park House

#### Key

-  Character Area boundary
-  Scheduled Monument
-  Designed Landscape
-  Listed Category A
-  Listed Category B
-  Listed Category C

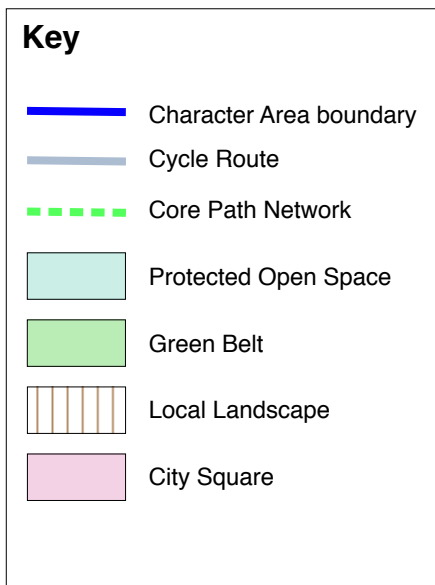




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and Viewfield House. The Abbey Park, stretching from St Margaret Street to New Row has ancient origins, but the other two estates belonged to more recent villas.

In early times, the abbey precincts appear to have stretched eastwards from the abbey to a line parallel to New Row. The boundary on this western side was originally marked by a 2m wide ditch/drain, which was replaced by a masonry wall in the 14th or early 15th century.<sup>1</sup> On the north side, the precinct wall ran along the south side of Abbot Street/Canmore Street. A short section survives above ground in Canmore Street, and further parts appear to be incorporated into the basement of No. 1 Canmore Street, on



1. Plan of heritage designations in Abbey Parks/Comely Park/Viewfield Character Area.
2. Plan of other environmental designations in Abbey Parks/Comely Park/Viewfield Character Area, as set out in the Dunfermline & West Fife Local Plan (November 2012).

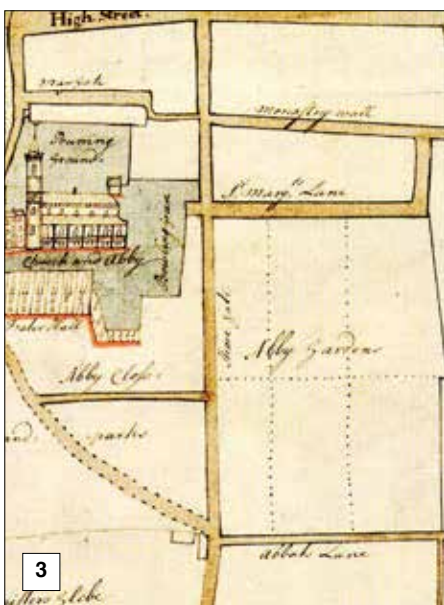
<sup>1</sup> Bridgland in Fawcett 2005, pp. 98-99.



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the corner of St Margaret Street. The southern boundary wall, which ran along the north side of Priory Lane, collapsed in large part in 1738.<sup>2</sup> The layout of the garden are not known with any certainty, but it seems likely that there was an orchard and areas for the cultivation of fruit and vegetables. General Roy's military survey of the town in the early 1750s seems to indicate a large rectangular water feature, perhaps the abbey fish-pond, in the middle of a large walled garden compartment bounded by modernday New Row, Priory Lane and Canmore and St Margaret Streets. At this time the compartment was in use as the town's bleachfield, where fabrics were laid out for natural bleaching by the effects of sun and water. In 1766, when the area is next known to have been mapped, Abbey Park Place had been laid out and the water feature removed. Street improvements in 1837 were undertaken as a scheme to alleviate the plight of unemployed weavers. Buchanan Street, parallel to Abbey Park Place and



5

<sup>2</sup> Henderson 1879, p. 432.





Canmore Street, was opened up at some point between 1789 and 1792. All three streets were laid out with substantial villas in the early 19th century.

In spite of its name New Row has very ancient origins, linking the Nethertown with the East Port of the royal burgh. It skirted round the eastern boundary of the abbey lands, and formed part of the main route from the town to Queensferry via the Spittal Bridge. The name has been in use since at least the 15th century, when burgage plots were laid out.<sup>3</sup> Roy's plan shows more intensive development on the west side of the street than the east. The plots are wider than the earlier burgh tofts.

The southern end of St Margaret Street, originally known as Gibb Street, was opened up in 1771, at about the same time as the adjoining Monastery Street.<sup>4</sup> Moodie Street was begun about a decade later, and named after Provost James Moodie. It contains a number of weavers' houses of late 18th and early 19th-century origin.

**Comely Park House** contains the core of Adam Rolland of Gask's house of 1785, which occupied its own small estate to the east of New Row. Development of Comely Park (Place) with a series of large villas lining a broad avenue began in the 1850s. Park Avenue



3 Dennison and Stronach 2007, pp. 18, 93-4.  
4 Pitcairn 2000, p. 367.

1. *Detail of General Roy's Military Survey of Scotland, 1747-55.* © The British Library. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).
2. *Detail of a 1771 estate plan of Pittencrieff, Luscar and Clune.* By permission of the National Records of Scotland.
3. *Detail of a 1766 plan showing the Abbey gardens.* By permission of Dunfermline Carnegie Library.
4. *Detail from John Wood's 'Plan of the Town of Dunfermline', 1823.* By permission of the Trustees of the National Library of Scotland.
5. *Comely Park in the late 19th century.* By permission of Dunfermline Carnegie Library.
6. *Detail of the Ordnance Survey First Edition Map of Dunfermline of 1856.* By permission of the Trustees of the National Library of Scotland.
7. *Detail of the Ordnance Survey Second Edition Map of Dunfermline of 1894.* By permission of the Trustees of the National Library of Scotland.





followed soon after on a slightly more modest scale.

**Viewfield House** was built as a substantial villa in 1803 by the Provost, James Blackwood. At that time it stood in its own wooded grounds on the outskirts of the town. Thirteen years later the **Commercial School** was constructed on the adjacent plot to the west. **Viewfield Terrace** dates from the 1890s.

#### 4.4.3 Townscape Appraisal

##### 4.4.3.1 Lower St Margaret Street, south side of Monastery Street, top of Moodie Street, Priory Lane and Rolland Street

This quarter was laid out as streets from the 1770s. Some fabric from around this period survives, including parts of the Andrew Carnegie Birthplace, but most of the buildings appear to have been remodelled, or refaced in the later 19th century. Traditionally this part of town was associated with the weaving industry in Nethertown, and the terraces of modest single or 2-storey houses

and tenements reflect their origins as workers' housing.

At the foot of St Margaret Street on the west side stand the remains of the abbey's Nethergate, or 'Nether Yett'. Adjacent is **Old Kirk House**, 1 Moodie Street, the former Abbey Church Manse. This handsome classical 2-storey, 3-bay house dating from 1814-16 is believed to be by Alexander Laing of Edinburgh. It was constructed after 11 years of court action to obtain a manse by the then minister, the Reverend Allan Mclean.<sup>5</sup>

The redevelopment of the lower part of Moodie Street and the reconfiguration of the roads around the **Andrew Carnegie Birthplace and Museum**, 2-4 Moodie Street and 1 Priory Lane, make the historic road layout difficult to perceive. Originally Moodie Street was lined with cottages on both sides from the Nethergate down to Nethertown Broad Street. Now the cottage and museum form a kind of gateway to the historic quarter of the town. The original cottage (together with the adjoining houses) was



5 Chalmers NSA 1844, pp. 896-7



purchased by Andrew Carnegie's wife, Louise, in 1895. The memorial building of 1925-28 by James Shearer was purpose-built to house the museum. The single storey and attic section to the east was originally a house for the curator. The properties were transferred to the care of the Carnegie Trust in 1910.

Much of the north side of Priory Lane, the ancient boundary of the abbey parks, is taken up with the retaining wall of the **Dunfermline Bowling Club**. The distinctive clubhouse, with its verandah, half-timbering and conical tower roof, was designed by Thomas Hyslop Ure in 1895. On the other side of the street, **39 Priory Lane** is the former Masonic lodge by Crawford and Fraser of Dunfermline, dated 1913. This is an advanced design for its date, more typical of Inter-War monumental classicism. The building remains remarkably intact and is particularly notable for retaining its intricately-designed upper windows and its impressive pilastered main hall. Built as a masonic hall it had fallen into disuse by the later 20th century. It is currently in use as the Priory Lane Christian Centre and Link Church. Rolland Street runs parallel to the south of Priory Lane. Here a number of late 18th century houses survive, but in much altered states.

**4.4.3.2 Abbey Park Place, west side of St Margaret Street and south side of Canmore Street**

Although it originally incorporated some factories, such as a candle and soap business, this urban block is laid out with a number of high-status classical villas dating from the late 18th to mid 19th centuries. These include the classical **5 Abbey Park Place**, with Greek Doric columns to the front porch and the original 12-pane sash and case windows. **11 Abbey Park Place** is late 18th century, and of an unusual classical design with crowstepped gables. On the corner at 12 Abbey Park Place is an early 19th-century classical detached villa with an open porch comprising an entablature supported on Tuscan columns to the main elevation. Similar in design to number 5 Abbey Park Place, **13 Abbey Park Place** is of 1860. The former Carnegie Trust Headquarters at **Abbey Park House**, 15 Abbey Park Place, was built in 1819 as an opulent villa in its own substantial grounds. It was soon taken over as a branch office of the Bank of Scotland. Later alterations added bowed bays to the south and west. The eastern end of Abbey Park Place, which was initially developed with a villa and St Andrew's Manse, is now taken up



1. The remains of the Nethergate, St Margaret Street, once one of the gateways to the abbey.
2. 92 St Margaret Street. Probably a late 18th-century weaver's cottage or workshop.
3. 83-89 St Margaret Street and 21-27 Monastery Street.
4. Andrew Carnegie Birthplace, 2-4 Moodie Street. Late 18th-century weavers' cottages. The rest of the Moodie Street cottages have been demolished.
5. Andrew Carnegie Museum. Designed by James Shearer in 1925.
6. 17 Rolland Street.
7. Former Masonic Lodge, Priory Lane. Designed by Crawford & Fraser in 1913.
8. Dunfermline Bowling Club, designed by Thomas Hyslop Ure in 1895.
9. 11 Abbey Park Place. A late 18th-century house designed in an unusual combination of classical style with Scottish vernacular details, such as the prominent roof and crowstepped gables.
10. 5 Abbey Park Place, probably of the 1840s, built in a classical style with a Tuscan-columned doorpiece.
11. 29 Canmore Street, an earlier 19th-century villa.
12. Canmore Street. The scheduled remains of the abbey parks wall, which appears to incorporate elements of earlier structures.
13. A late 18th-century house at 18 St Margaret Street. The gables are ornamented with scrolled skewputts.
14. Detail of the carved scrolled skewputt at 24 St Margaret Street.





**No. 31 Canmore Street** dates from about 1800, but has a later 19th-century extension.

#### 4.4.3.3 Buchanan Street

Buchanan Street is an unusual cul-de-sac off St Margaret Street. It begins on the north side with three early 19th-century villas, **14-18 Buchanan Street**. All are Category C listed. The semi-detached property at **22-24 Buchanan Street** is also C listed. This tenement block dates from the early part of the 19th century, it features a classical pilastered doorcase and retains most of its original sash and case windows.

At the east end of Buchanan Street is a gateway leading to the former High School (**58-73 Skibo Court**) by James A Mercer and F and G Holme which was built between 1883 and 1886. This late 19th-century school building of asymmetrical Scottish Baronial design with crowstepped gables and belltower is Category B listed. It also features an unusual large statue of a cross-legged gargoye by Alexander Neilson of Edinburgh. Originally built as a high school, the building became incorporated into Lauder Technical College in 1958 and was converted into flats in the late 20th century.

Also of interest within the vicinity is the former **High School Lodge**, also designed by Mercer and Holme and dating from the same period as the school. The neighbouring building, the former Lauder College Building (**36-57 Skibo Court**) by H and D Barclay dates from 1897-99 and is also Category B listed. It was altered and extended to rear (N) to form flats in 1995. It is of free Jacobean design which features a projecting central entrance bay with flanking octagonal towers and carved cartouche to centre. The college was built with money donated by Andrew Carnegie and named after his uncle, George Lauder.

#### 4.4.3.4 New Row

New Row was the old link road between



with the bulky modernist **Telephone Exchange** of 1961-4.

The entrance to Abbey Park Place is flanked by two late 18th-century houses, **Nos. 18 and 24 St Margaret Street**, that incorporate carved scrolled skewputt details. These features appear to have been commonplace in Dunfermline at the

end of the 18th century and beginning of the 19th century.

The south side of Canmore Street is also laid out with high-quality early 19th-century classical villas at Nos. 25, 27 and 29. To the west of these villas is the largest remaining stretch of the abbey parks wall, now a scheduled monument.





the royal burgh and Nethertown, winding round the eastern boundary of the abbey parks. The street was laid out for development in the 15th century, and some residual hints of the long narrow burgage plots remain in spite of significant later redevelopment. The street is now fragmented, with much of the upper west side replaced with modern shops and car parking, and various gaps in the once continuous building line, particularly in the middle section. The lower section is more complete, but there are two conspicuous gaps on the west side, one filled by a large advertisement hoarding, and the other at the junction with Priory Lane.

**Comely Park House** is a Category C listed building dating from 1892. The house which sits in extensive garden grounds which contain a number of late 18th and early 19th century outbuildings. The core of the building, a symmetrical 3-bay house, was erected in 1785 following the destruction of an earlier structure in a fire. It appears to have been extended to the north and partly to the east in the earlier to mid 19th century and had further been extended to the east and had a small lean-to added to north by 1892. This was when its roof level was raised slightly and new dormers inserted and the projecting bays added to the principal (south) elevation

and the porch to the west (for Dr W B Dow). At one point in the early 19th century the house belonged to Dr Robert Stenhouse, who, in 1800, carried out the first vaccinations for smallpox. The Comely Park House Sundial within the garden dates from 1786 and is Category B listed.

Across from Comely Park House at **85 New Row** is the Category B listed Wilson's Institution. Dated 1857 the Institution was built as a free school by the Free Abbey Church. Just north is **60 New Row** another Category B listed building which is now The British Legion Club. The former tenement block dates from the late 18th-early 19th century and features crowstepped gables with beaked skewputts.

At the east end of Canmore Street is the Category B listed **Alhambra Theatre** by local architect John Fraser. The theatre/cinema dates from 1920-22 and features mock fortifications on the exterior. The interior incorporates Egyptian and Art Deco details throughout. **18-22 New Row** (Buildings at Risk Register) is the former Masonic Lodge, designed by John Houston in 1904. It has a fine carved doorpiece and Art Nouveau leaded windows. Further north at **6-12 New Row** there is a Category C listed building of restrained Edwardian Baroque design by Muirhead and Rutherford dating from 1912.

#### 4.4.3.5 Comely Park and Park Avenue

Comely Park is an exceptionally broad avenue lined with substantial mid-late 19th-century villas in generous garden plots. The villas on the north side are set back from the street to maximise garden light. Most are individual villas, but some are paired. Coping stones for iron railings survive throughout the street, but none of the original railings are intact, and most are replaced with hedges. Nos. **5-7 Comely Park** are currently on the Buildings at Risk Register. The street contains a rare **Edward VIII pillar box**. Very few of the new boxes were installed between the death of King George V on 20 January 1936 and Edward VIII's abdication on 11 December 1936.

1. *The former High School, now 58-73 Skibo Court by James A Mercer & G Holme, 1883-6.*
2. *Wilson's Institution, 85 New Row.*
3. *Former Lauder College, now 36-57 Skibo Court.*
4. *The Alhambra Theatre, New Row, designed by John Fraser in 1920.*



Park Avenue is similarly lined with large villas. Those on the south side are unusual in that the main entrances are on the south side, facing away from the street.

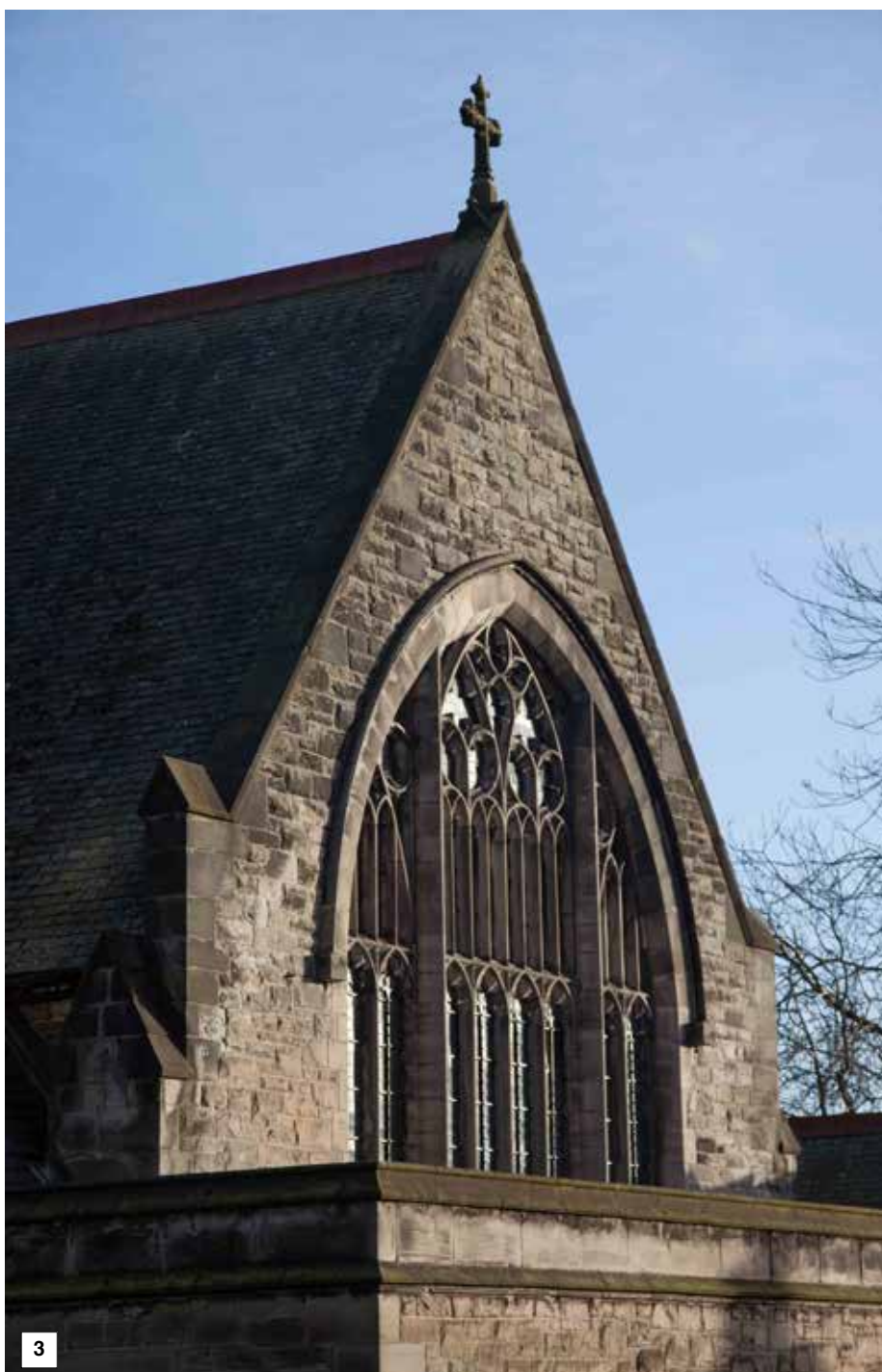
#### 4.4.3.6 Viewfield and East Port

The Viewfield area of the town contains a mixture of older free-standing villas, later 19th-century terraces of houses, and several institutional buildings including two churches and the Carnegie Hall. The disparate land ownership of this area led to a more fragmented layout than the villas of the abbey parks and Comely Park..

Provost Blackwood's grand classical residence of 1803, **Viewfield House**, survives off the East Port, but its once green and spacious setting is now diminished by the surrounding public car park. The neoclassical **gatepiers** remain on East Port.

Accessed from Commercial School Lane leading down from East Port and across from Viewfield House is the former Commercial School at **1-7 Queens Court**. This purpose-built school (now flats) dates from 1816. The Category B listed building is of classical design featuring flanking Doric columns to main entrance. According to Chalmers, it belonged to the fraternity of guildry and was under its patronage and management in 1845. Situated between Commercial School Lane and Walmer Drive to the west is the former early 19th century villa which forms part of Fife Council Housing Service, Walmer Drive. This Category C listed building, situated on the east side of Walmer Drive, is a good example of an earlier 19th-century villa. Although marred by later development, the principal elevation and outline of the building remain intact.

A few doors along at **35-41 East Port** is a handsome pair of classical semi-detached 2-storey tenement buildings dating from the earlier part of the 19th century. The original cast-iron railings with fleur-de-lys finials along the steps and street elevations are intact. The neighbouring detached classical villa, **Century House**, at 43-45 East Port, is of similar design and era. Just along from Century House is the Category B listed **Viewfield Baptist Church** by Peter L. Henderson, which dates from 1882-84, although the extension to the west is of 1949. This unusually planned Church of Gothic Revival design features geometric tracery to principal windows, a shallow gabled porch to north and a fine







4

intact galleried interior. The neighbouring **Holy Trinity Episcopal Church** is also Category B listed. The building is by Robert Rowand Anderson and dates from 1891. The **hall**, also by Anderson was added in 1898. The church is of a fairly simple late Gothic design which features an intricate traceried west window and some fine internal fittings.

To the east of Holy Trinity are the **Carnegie Music Institute** and **Carnegie Hall**. A late 19th-century villa of Gothic Revival design, was purchased by the Carnegie Dunfermline Trust in 1933 as a music institute. Originally called 'Hawthornbank', its name was changed to 'Benachie House' in 1909 when it was acquired by the Robertson family, who carried out various alterations. The Billiard Room extension to the west had been added in 1891 and remodelling of the former conservatory was carried out by Harboure Macleannan of Dunfermline in 1899. He was also responsible for the summer house pavilion to the east in 1900. Later extensions followed after its acquisition by the Carnegie Dunfermline Trust. There are several interesting interior features, which include very high quality Arts and Crafts fittings to billiard room.

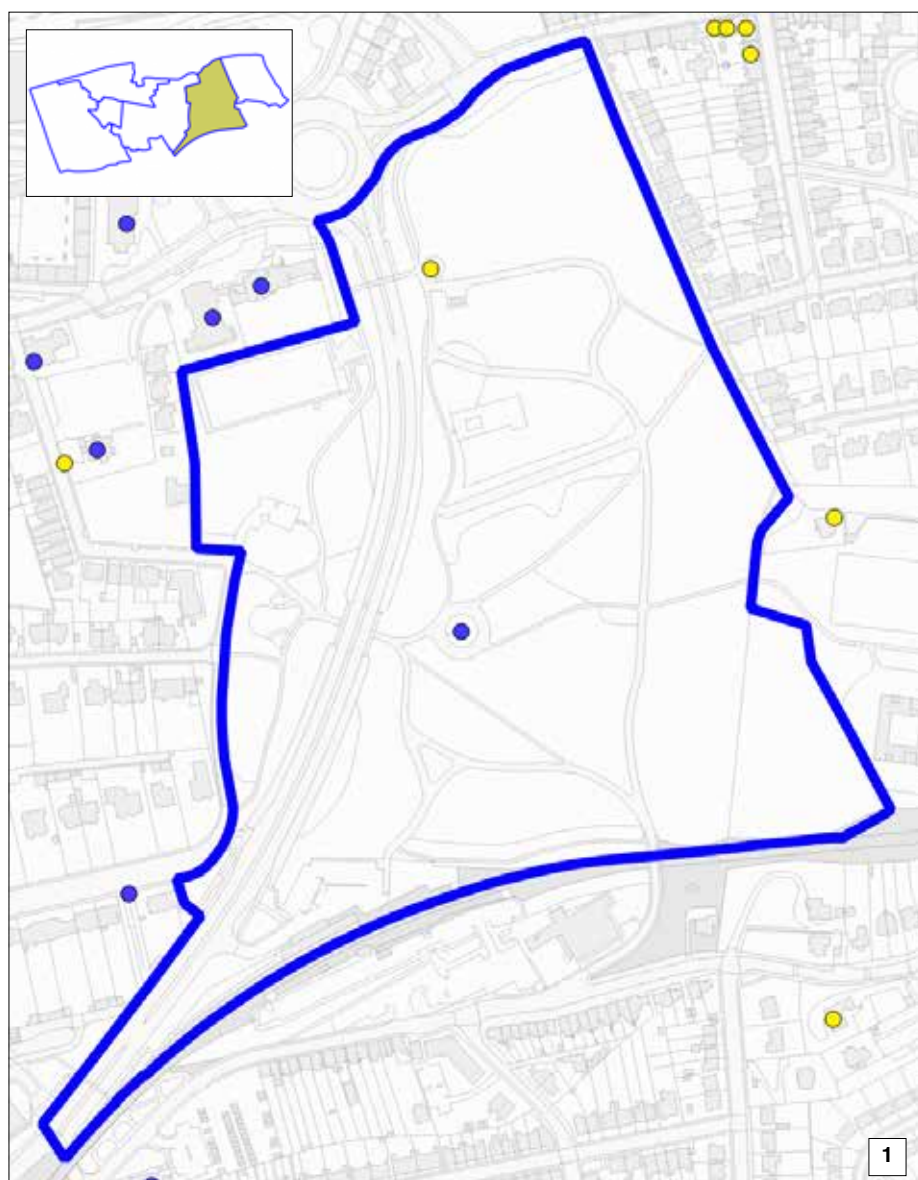
The hall by Muirhead and Rutherford dates from 1933-38. This austere monumental classical design with projecting 3-bay centrepieces is an important 1930s public building retaining most of its original interior fittings. It was erected by the Carnegie Dunfermline Trust, set up by the Dunfermline born millionaire, Andrew Carnegie, and was intended as a more modest version of its famous namesake in New York.



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1. *Century House, 43-45 East Port.*
2. *Peter L. Henderson's Viewfield Baptist Church of 1882-4.*
3. *A detail of the west window at Holy Trinity Episcopal Church, designed by Robert Rowand Anderson in 1891.*
4. *Viewfield House, Viewfield Terrace, built for Provost Blackwood in 1803.*
5. *Carnegie Hall, East Port, viewed from the south (rear). It was constructed in 1933-38 in a monumental classical style for the Carnegie Dunfermline Trust.*





**Key**

- Character Area boundary
- Listed Category B
- Listed Category C



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**4.5 Character Area 5: Public Park**

The Public Park was developed from the lands of Halbank and Brieryhill in the later 19th century. Sir Joseph Paxton, designer of the famous Crystal Palace in London and the greatest gardener and architect/engineer of his day, was consulted on the design in 1864-5, which initially extended south of the current railway line. Paxton’s death in 1865 saw the completion of the project fall to his assistant, G.H.Stokes. The design of sinuous paths was laid out to make best use of the fine panoramic views to the River Forth and the Pentland Hills in the Lothians. An avenue of common lime trees ran across the centre of the park. This was interrupted by the construction of Queen Margaret Drive in the 1970s and 80s, which has had a severe impact

on the layout of the western part of the park, its linkages to the town centre, and the level of noise pollution.

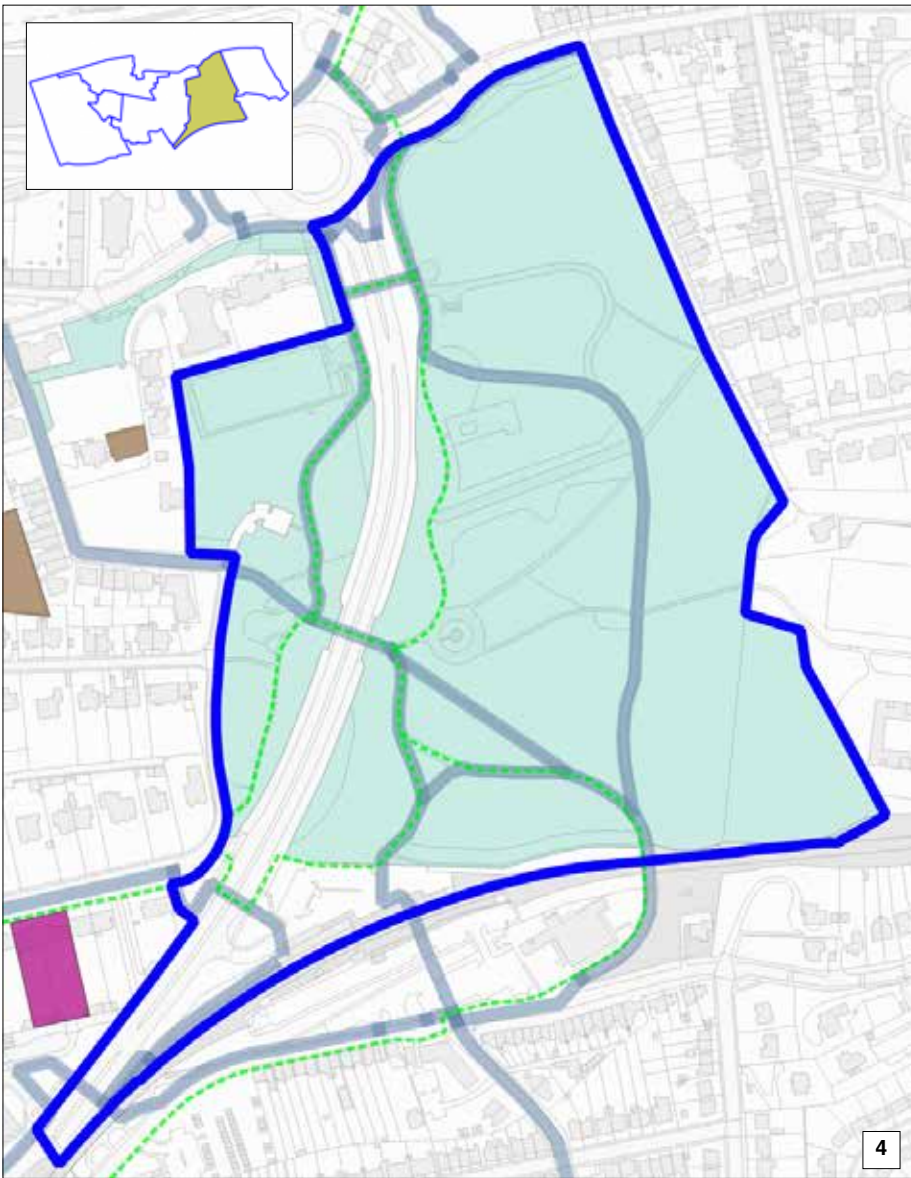
A red granite **municipal drinking fountain** was added by Robert Cameron. The Category C listed fountain was gifted by Provost Donald of Dunfermline in 1887 to replace an earlier one which had fallen into disrepair. The fountain was relocated to its current site when Queen Margaret Drive was built. It has now suffered some vandalism, lost some of the brass lion’s-head water spouts, and is not plumbed in.

Also within the park is the impressive Category B listed **Dunfermline Public Park Bandstand** by Walter MacFarlane and Co. of the Saracen Foundry, Glasgow. Presented by Louise Carnegie on her first visit to Dunfermline in 1887,






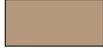
and built in 1888, the cast-iron bandstand features a octagonal copper ogee-roof with decorative finial.

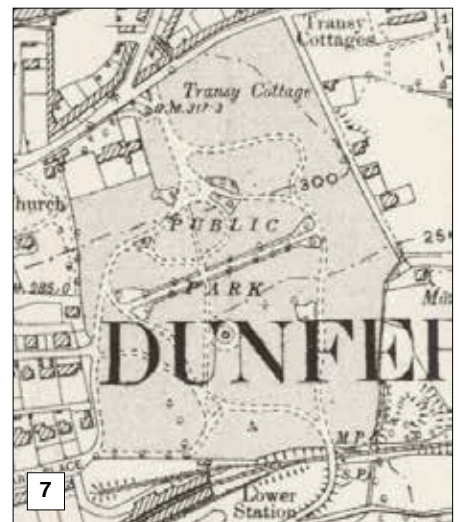
At the foot of the hill, on the edge of the conservation area is **Dunfermline Town Railway Station**, opened in 1890 on completion of the Forth Railway Bridge.





**Key**

-  Character Area boundary
-  Cycle Route
-  Core Path Network
-  Protected Open Space
-  Housing
-  Brownfield



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1. Plan of heritage designations.
2. The Provost Donald Fountain, designed by Robert Cameron, 1887.
3. Bandstand by Walter MacFarlane of the Saracen Foundry Co., Glasgow, 1887-8.
4. Plan of environmental designations.
5. The central lime avenue.
6. Dunfermline Town Railway Station, 1890.
7. Ordnance Survey map, 1895.



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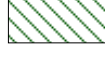



#### 4.6 Character Area 6: Transy

There are no environmental designations for the Transy Character Area in the Local Plan. Ten Tree Preservation Orders (TPOs) apply to individual trees in the Character Area, all in relation to the grounds of Transylaw House and the former approach to Garvock (Transy) House.

The Character Area has three main components: the house and spacious grounds of the **Garvock House Hotel**; the **Park Place/Transy Place/Couston Street/Appin Crescent** planned development of large villas set out along broad streets; and **Transy Grove**, a small inter-War development of cottage-style houses. It contains one Category B listed building (**Garvock House Hotel**) and three Category C listed buildings (the former Co-op Building at **95-101 Appin Crescent** by Andrew Scobie, 1904; **Garvock Hill**, the former north



**Key**

-  Character Area boundary
-  Scheduled Monument
-  Designed Landscape
-  Listed Category A
-  Listed Category B
-  Listed Category C





3

lodge to Garvock House; and **Barum House**, a large Baronial villa of about 1875 at Park Place.

The name 'Transylvania' was first documented in association with this part of Dunfermline in 1781. It means 'beyond the wood', which refers to the ancient Garvock Wood that supplied the timber for rebuilding the town after the devastating fire of 1624. A sasine of 1812 states that the area was to be known as Transy from that date. In the early 19th century the lands to the north of Transy (Garvock) House were developed as a Malleable Iron Works, but this ceased production in 1850.

The Category B listed **Garvock House Hotel** appears on 1856 Ordnance Survey map as 'Transylvania' with a pair of small wings set back and in present form (minus late 20th century addition) with above gateways on 1896 OS Map. This finely constructed villa dates from the earlier part of the 19th century. Although it has been substantially extended it retains its original frontage. It also retains some high quality internal fittings of later/late 19th century date. Until well into the 20th century it was part of the Transy Estate, which also included Transy Farm (demolished). In recent years the land between the house and the lodge on Appin Crescent has been redeveloped as housing.



4

To the west of Garvock House is the small planned development of **Transy** (on land previously known as Couston's Park), which was laid out for feuing to a design by Andrew Scobie in 1886-7.<sup>1</sup> A series of large single and paired villas was subsequently constructed in local grey sandstone. A smaller development of gabled and rosemary-tiled cottage-style houses, set around a circular garden, was planned at **Transy Grove** before the First World War, but development continued into the 1920s.

1 Pitcairn 2000, p. 387.



5

1. *Plan of heritage designations.*
2. *Ordnance Survey map, 1895, before Transy was developed.*
3. *Garvock House, formerly Transy House, listed Category B.*
4. *Garvock House North Lodge, listed at Category C.*
5. *Transy Grove, laid out around a circular garden in the earlier 20th century.*





## 5. PUBLIC REALM AUDIT

### 5.1 Signage and Street Furniture

In general terms the signage and street furniture in the conservation area is not overly cluttered. Lamp-posts and poles serve multiple purposes, for example serving as mounts for parking signs and for small waste bins. While the 1992 refurbishment of the High Street now looks tired and outdated, the street furniture remains robust and serviceable. Items such as benches and bins are well used.

Although the current signage is by and large uncluttered, there is concern amongst businesses and visitor attractions that it does not provide sufficient information for visitors. A Signage Plan for Dunfermline is currently being implemented to improve visitor

information. A small number of digital units that can be easily updated will be installed and new orientation signage fitted throughout the town.

### 5.2 Trade Waste Containers

Large trade waste containers left permanently in the street have an unsightly appearance in some parts of the town, notably just outside the Abbey precincts in St Catherine's Wynd.

### 5.3 Surfacing

The quality of paving and road surfacing in the conservation area varies considerably. The public realm around the abbey and in St Margaret's Wynd was recently redesigned and upgraded to high-quality natural materials in keeping with the setting of the town's major landmark. Similarly, the entrance

to Pittencrieff Park, the Maygate, Kirkgate and Bruce Street have setted road surfaces and sandstone paving from relatively recent public realm improvement schemes. In the case of Bruce Street, the over-run of cars and lorries onto the paving has caused damage.

The High Street was resurfaced in 1992 with a pink brick road surface and gutters with cream-pavioured footwalks on either side. The whole scheme was laid as a single level surface. Like the street furniture, it now looks tired and dated, but it is in relatively sound condition. The paviours continue into East Port with whinstone kerbs, but here the road remains as tarmac.

Cross Wynd appears to have been re-laid using original whin setts. Whin and granite setts also survive at the eastern entrance to the Parish Church and as remnants on the lane at the southern end of Park Place. Elsewhere, the paving and road surfaces are mainly black tarmac.

### 5.4 Information and Interpretation Boards

There are a number of new information/interpretation boards in key visitor





locations around the town (e.g. the car parks at the Andrew Carnegie Birthplace Museum and St Margaret Street, the bus station), but there is some concern amongst local amenity bodies that the historical information is not accurate in all cases.

## 6. SURVEY OF SPECIFIC ISSUES

### 6.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Where examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details.

### 6.2 Street Signs and Street Furniture

A variety of street signs can be found

within the conservation area, ranging from the earliest hand-painted signs of 1809 to cast-iron signs and some enamelled signs of the early 20th century.

A number of interesting letter and pillar boxes, including rare Edward VIII boxes, survive throughout the area.

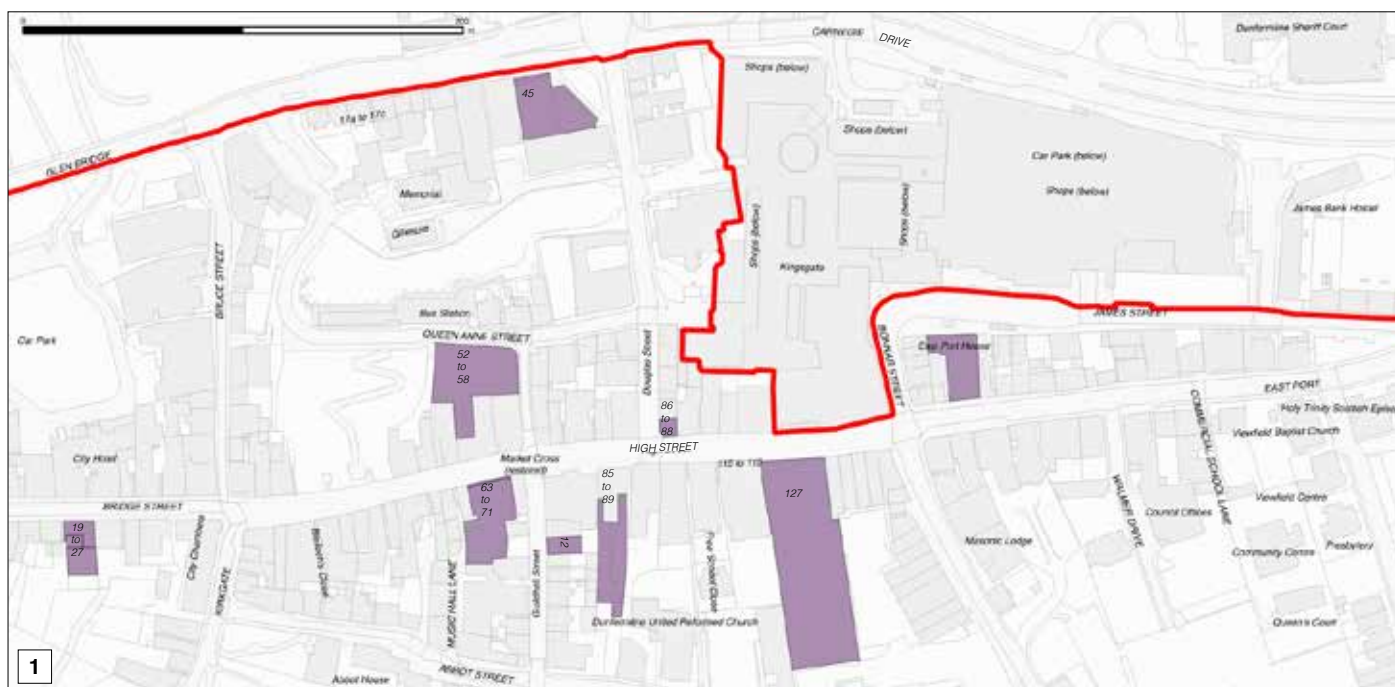
### 6.3 Traditional Features

There are good examples of a wide variety of traditional window glazing patterns in the conservation area. Those represented include 12-pane timber sash and case windows, and lying-panes fashionable in the earlier 19th century.

Where they still exist within the conservation area, historic boundary walls contribute much to its special character. The walls enclosing the backlands of the High Street are a

significant feature. These walls are constructed in sandstone rubble masonry and their proper maintenance and if necessary repair would add much to the quality and character of the conservation area.

1. Unnecessary duplication of sign-posts in Priory Lane.
2. Pink brick pavements dating from 1992 in the High Street.
3. Whin and granite setts at the entrance to the Parish Church.
4. New interpretation board at the bus station.
5. Earlier 19th-century lying-pane windows.
6. 12-pane timber sash and case windows, a fine doorcase and panelled timber door.
7. 12-pane timber sash and case windows.
8. An early 20th-century enamelled street sign at Priory Lane.
9. Early hand-painted street signs, probably dating from 1809, on the south corner of Abbey Park Place and St Margaret Street.



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## 7. NEGATIVE FACTORS

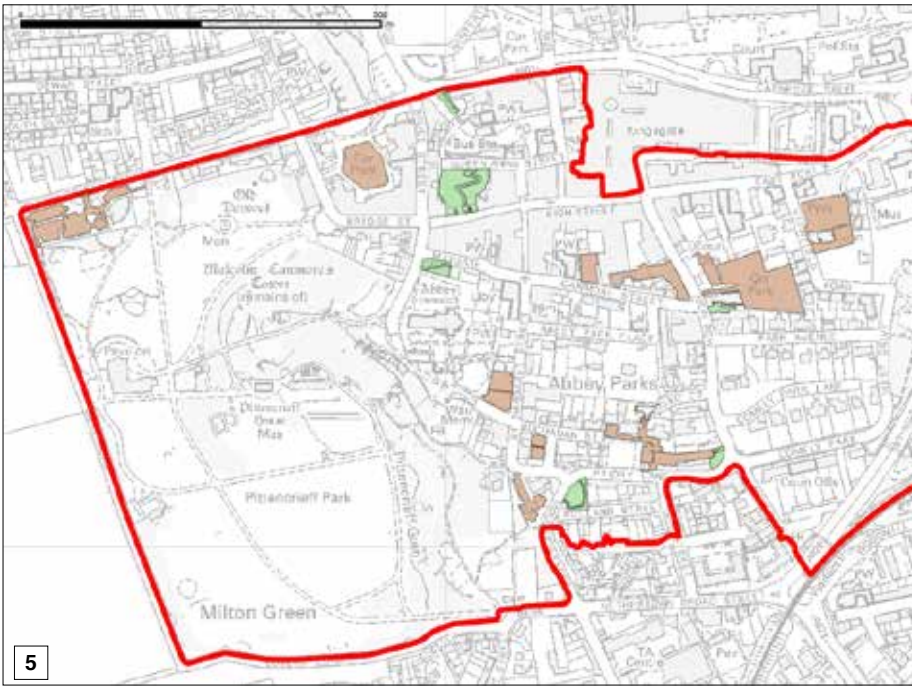
One of the challenges faced by the historic environment, as identified in the Scottish Historic Environment Policy (SHEP) which sets out the Scottish Ministers’ policies for the historic environment, is: ‘...inappropriate change that reduces the cultural significance, or detracts from the appearance or quality of conservation areas.’

### 7.1 Unsympathetic Modern Development

The Historic Scotland publication *New Design in Historic Settings* sets out broad principles and examples to help achieve good design in historic settings. Referring to Scotland’s historic towns it states: “...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the ‘DNA’ of a place – how it has come down to us today and what were the key factors that have influenced its current form. It is important to stress that this process of analysis does not only describe what currently makes up a place – the form, layout and materials used – but it also involves understanding how its individual elements were created and why they took the form they did. Getting behind the appearance of a place is crucial to understanding and







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appreciating the linear patterns of development within a historic burgh, a planned neo-classical suburb or a 20th-century new town. Each place has its own character and its own story to tell.”

New interventions in historic settings do not need to look ‘old’ in order to create a harmonious relationship with their surroundings. It is usually best not to try to replicate traditional vernacular features or introduce new ones which risk ending up as pastiche. The orientation, building line and density, proportion of garden ground, treatment of boundaries, building scale and mass, fenestration patterns, colours, materials and architectural paradigms used should be sympathetic and reflect the character of the place

even if the building is clearly new.

Within the conservation area there are modern, post-war examples of both infill and redevelopment. Older examples make no attempt to be ‘of their place’ and others try hard to look traditional. Of more recent examples, Andrew Carnegie House, the Carnegie Trust offices designed by PagePark Architects, best reflect the principles in *New Design in Historic Settings*: while clearly modern, the Trusts’ offices are harmonious with their surroundings.

**7.2 Gap Sites and Car Parks**

There are a number of gap sites within the conservation area, where buildings

1. *Map of unsympathetic later 20th-century developments. The buildings shown occupy prominent positions and have particularly noticeable negative effects on the appearance and quality of the conservation area through inappropriate height, massing, form, materials or orientation. There are other examples of 20th-century development that could be considered as unsympathetic to their context, but the examples shown here are the most prominent.*
2. *86-88 High Street. This low, flat-roofed block makes a poor corner building, where a taller structure of high-quality design would help to articulate the junction of the two streets.*
3. *12 Guildhall Street. The flat-roofed design and aggregate panelling of this building has a negative impact on the setting of the adjoining Category A listed Guildhall and the stepped, gabled roofline of the other buildings in the street.*
4. *127 High Street. The tall, blockish form of this 1970s development contrasts with the lower surrounding gabled properties that step down the hill in the backlands of the High Street. The rectilinear profile of this building stands out as a negative feature in long views to the town’s skyline.*
5. *Map of gap sites and surface car parks.*
6. *Viewfield House, Viewfield Terrace, where the former garden ground of this fine early 19th-century villa is in use as a car park*
7. *Gap site at the foot of the High Street on the north side, where the old Co-op building stood. The site has temporary landscaping and a footpath leading to the new bus station*

have been demolished, but not replaced. These gaps disrupt the continuity of the building lines in streets where they occur, creating a fragmentary effect to the urban form.

### 7.3 Replacement Windows and Doors

Windows and doors play an important role in defining character, particularly in vernacular architecture where they are dominant elements. Inappropriate replacements can easily adversely affect this. The opportunity should be taken whenever possible to re-instate inappropriate windows and doors with well-designed traditional timber sash and case windows or solid panelled doors. The introduction of a new architectural element such as a dormer window or roof lights can have an adverse effect, specially if the materials, design or scale is not appropriate. There are for this reason Fife Council design guidelines on replacement windows available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk). Even where windows have been replaced with traditional style timber sash and case ones the detailing can be inappropriate and detract from the significance. For example 'trickle vents' for double glazed windows are not a traditional feature and should be concealed if possible or avoided. Horns on sash windows are not a traditional feature of multi-pane windows which did not need this additional joint strengthening feature (allowing a full tenon joint) prior to the use of plate glass in the mid-19th century.

### 7.4 St Margaret's Drive

The construction of St Margaret's Drive has had a major negative impact on the layout, amenity and linkages (to/from the town centre) of the Public Park. Although the Public Park remains an important green space, the dual carriageway through the western side of the park has contributed to its decline in usage and condition.

## 8. SENSITIVITY ANALYSIS

### 8.1 Materials

There are many examples of the use of modern cement mortars and renders on traditional masonry buildings, including listed buildings, throughout the conservation area. There is also widespread use of modern film-forming masonry paints. Both types of 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 and do not protect or enhance the special character of either buildings or the area. Good examples of the use of traditional lime mortars can be seen on Abbot House and Pittencrieff House. Other examples of inappropriate modern materials used in the conservation area are plastic (PVC-u) soil and vent pipes, sometimes also protruding through the front roof slopes of listed buildings; plastic rainwater goods and concrete roof tiles.

### 8.2 Colours

Choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white, which was not historically available, is widely used for external renders and windows. Off whites are more appropriate for both and certain dark colours may be acceptable for windows as having a historic precedent. External woodwork was not traditionally

varnished and is therefore not an appropriate finish. The use of colour should be restrained as intense colours were historically not generally available. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character of the area. Primary colours should be avoided for doors and for picking out margins although strong traditional colours in deep shades are acceptable for doors. The use of black for contrasting door and window margins is often considered traditional though there is no historic evidence. Unless stone is of poor quality or is already harled or rendered, masonry should not be painted. Modern film-forming paints





1. An over-large box dormer forms a dominant feature on this early 19th-century villa.
2. The first floor windows of this early 19th-century villa have been replaced with PVC-u windows with thick frames and astragals (glazing bars) sandwiched between the sheets of double-glazing. The effect is clumsy compared to the original type of window shown in Figure 1. The ground floor windows are timber, but probably replaced in the later 19th century with then fashionable plate glass.
3. Replacement double-glazed windows can have a deadening and flattening effect in comparison to the variety and sparkle of old glass.
4. Hard cement mortar has caused the softer sandstone masonry blocks to erode.
5. This painted frontage shows signs of trapped moisture at the bottom right hand side of the image, where the paint is starting to flake off.
6. Previous painting of the ground floor of this former villa has exacerbated stone decay.
7. Poor quality shopfronts, where fascia signage overlaps architectural details and various designs do not reflect the regularity of the classical design of the building above the shops.

should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. An added benefit of lime-based paints is they produce a less uniform, more natural, traditional looking finish.

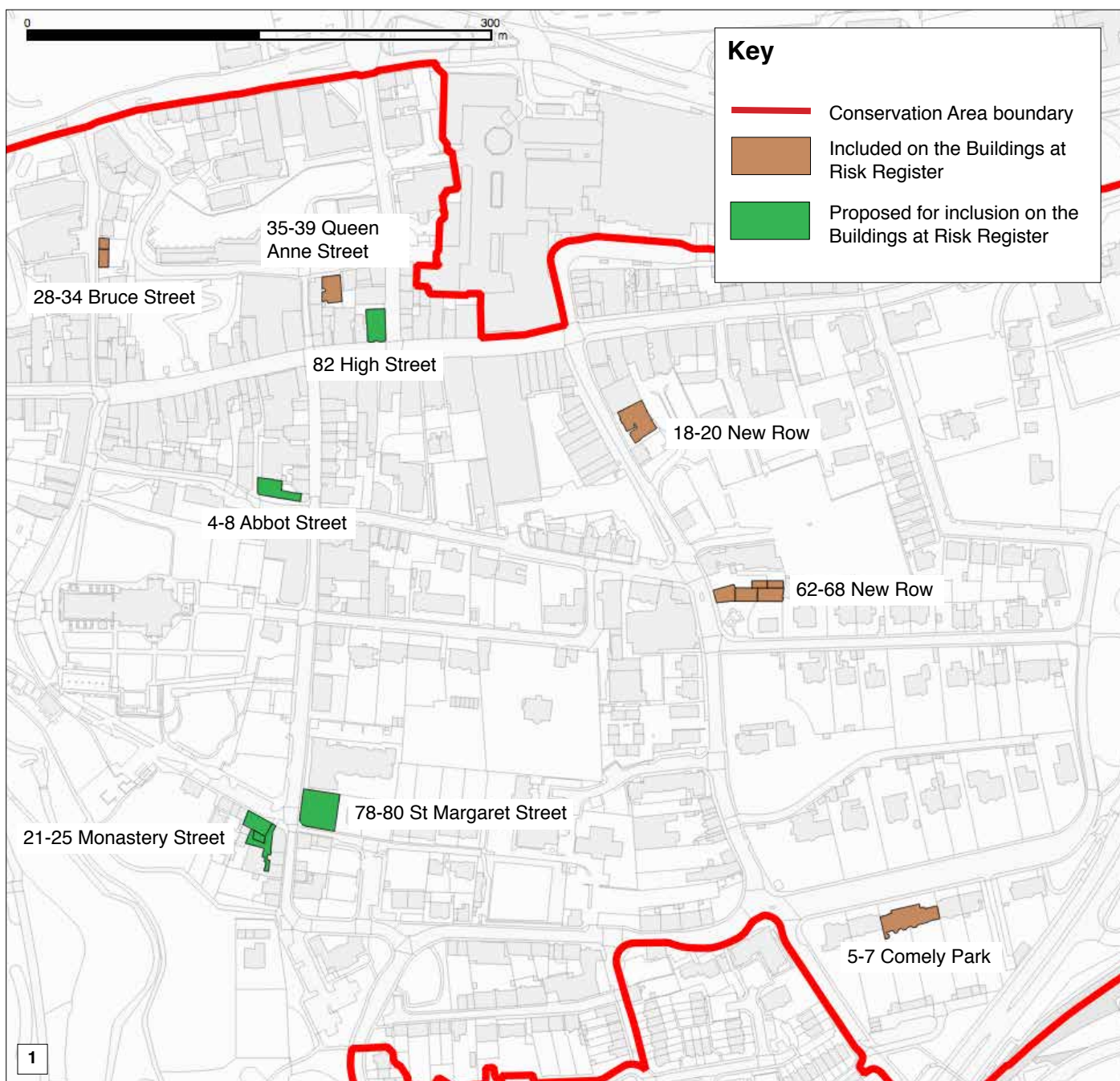
Fife Council has produced guidelines on painting the exterior of buildings in conservation areas which sets out the basic principles which should be followed. Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas is available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk).

### 8.3 Additions and Alterations

The introduction of a new architectural feature or addition to a listed building should be avoided if there is no historic

precedent or evidence for it. A major extension or addition to a building, or the introduction of a new feature such as a dormer window may harm the special character of the building and the area. On a smaller scale, solar panels, satellite dishes and even TV aerials, which are clearly modern intrusions, diminish the historic character.

Replacement shopfronts require particular attention to ensure that they are in keeping with the building and maintain its architectural integrity. Fascia boards should not normally stretch across shop units, and should tie in with other units in the same block.



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## 9. BUILDINGS AT RISK REGISTER

The Buildings at Risk Register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) on behalf of Historic Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be at risk. Various degrees of risk are included on the register, from serious structural problems to vacant properties that are simply in need of occupation or a new use. The Register

is updated regularly, and includes both listed and unlisted properties.

At the time of writing there are 6 items within the current conservation area that included on the Register. Of these the former St Andrew’s Erskine Church in Pilmuir Street is considered to be no longer at risk. The remaining properties are:

- 28-34 Bruce Street
- 5-7 Comely Park
- 18-20 New Row (Masonic Lodge)
- 62-68 New Row
- 35-39 Queen Anne Street

In addition, a number of further properties could be considered for inclusion on the Register on account of being unoccupied and showing obvious need of maintenance/repair:

- 4-8 Abbot Street
- 82 High Street
- 21-25 Monastery Street
- 78-80 St Margaret Street





1. Map of existing and proposed inclusions on the Buildings at Risk Register.
2. 28-34 Bruce Street.
3. 62-68 New Row.
4. 18-20 New Row.
5. 35-39 Queen Anne Street.
6. 5-7 Comely Park.
7. 78-80 St Margaret Street.
8. 82 High Street.
9. 21-25 Monastery Street.
10. 4-8 Abbot Street.



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## 10. OPPORTUNITIES

### 10.1 Introduction

There are a number of agencies and bodies involved in promoting the regeneration of Dunfermline town centre and other parts of the conservation area. Several initiatives have been undertaken, and more are ongoing, or in preparation. There is a City Centre Regeneration Steering Group, led by Fife Council.

The refurbishment of the City Chambers marks the end of a successful 5-year Conservation Area Regeneration Scheme in Dunfermline, promoted by Fife Council with financial support of £850,000 from Historic Scotland. The scheme concentrated on improvements to shopfronts and upgrading of the High Street and Bruce Street closes.

Work has just begun on a 2-year, £1.6m, 'Parks for People' regeneration scheme for Pittencrieff Park, funded by the Heritage Lottery Fund, Carnegie Dunfermline Trust and Fife Council. A £1m extension to the Glen Pavilion has recently been completed. The Heritage Lottery Fund has also awarded £2.8 for the construction of a new contemporary museum and art gallery beside the Dunfermline Carnegie Library.

A Business Improvement District (BID) was established in Dunfermline in 2009. Dunfermline Delivers is the company responsible for achieving the objectives of the BID. There is strong recognition that the town's heritage has an important role to play in regeneration and the health of the town's economy.

### 10.2 Promotion of awareness of the conservation area

There are numerous ways in which the existence of the conservation area could be better promoted and celebrated. Doors Open Day events in September every year present an excellent opportunity to encourage awareness and access to historic buildings in the conservation area. Interpretation boards and other media (for example smart phone applications) could also be used to provide enhanced information about the area. Links with other pilgrimage towns and centres through initiatives such as Scotland's Churches Trust's 'St Margaret Pilgrim Journey', can also help to raise awareness of the town's heritage.

### 10.3 Protection of long-distance views, skyline and setting

Sections 3.1 and 3.2 of this Appraisal identify the skyline features, settings and long-distance views that are integral to the appearance and character of Dunfermline Conservation Area. Protection of the historic landscape setting of the town is a key consideration of this Management Plan and the *Dunfermline & West Fife Local Plan* (adopted November 2012). Skyline features, settings and views of Dunfermline are protected through the provisions of the *Fife Structure Plan 2006-26*, Policy ENV5, and the *Dunfermline & West Fife Local Plan*, including Policies E1, E2, E3, E4, E7, E8, E11, E12, E17 and E19.

In addition to the existing provisions, the *Fife Structure Plan 2006-26* designated a Dunfermline Green Belt and a long term boundary for the Local Landscape Area

in order to preserve the character of the town, its setting and views to and from its historic core. This will prevent urban coalescence to the west and south-west of Dunfermline and direct planned growth to the most appropriate locations over the next 20-40 years.

### 10.4 Promotion of repair and maintenance of properties

Dunfermline Delivers actively monitors the condition of buildings in the BID area on a quarterly basis, and offers organised maintenance services. The company also works to encourage new uses for vacant properties, and markets town centre opportunities to businesses. This pro-active approach is beginning to address long-standing issues of dereliction and lack of repair and maintenance.

Extension of this approach beyond the BID area would be beneficial.

### 10.5 Continued programme of improving the public realm

Significant improvements to the public realm in the conservation area have been made in recent years, particularly around the Abbey and the High Street closes. While the High Street refurbishment of 1992 remains serviceable, it would be desirable to upgrade the surfaces and street furniture of the main shopping streets including the High Street, Bridge Street and East Port to a similar quality in line with the recommendations of the Dunfermline Public Realm Masterplan and Streetscape Guide.

### 10.6 Enhancement of landscape and open spaces

A separate conservation management plan was prepared for Pittencrieff Park in 2011. A number of issues identified in the plan are now being addressed as part of the approved scheme for the park funded by the Heritage Lottery Fund. The programme of works includes repairs to





the path network and bridges, improved park lighting and signage, restoration of key landscape features (the Laird's Garden, Japanese Garden and Sandstone Rock Garden) and repair of the glasshouses, Louise Carnegie Gates, the Summer House, telephone kiosk, doocot and statue of Andrew Carnegie.

The other major open space in the conservation area is the Public Park. Although much degraded by the construction of St Margaret's Drive in the 1980s, the Public Park is still a valuable green space with interesting historical roots in a design by Joseph Paxton. The layout remains largely intact on the east side of St Margaret's Drive. However, vandalism and road noise are problems, links to and from the town centre are uninviting, many of the hard surfaces and items of park furniture are tired, and the overall design now has a very unresolved and truncated appearance. An improvement group has been formed between Fife Council, the Community Council and Carnegie Dunfermline Trust to address the numerous condition and amenity issues. A working action plan has been written and extensive community consultation has taken place.

### 10.7 Archaeology

A large part of the conservation area has significant archaeological potential in relation to the Abbey and medieval development of the town. A detailed assessment of the archaeological potential is set out in *The Scottish Burgh Survey: Historic Dunfermline* (2007).

Since the publication of *National Planning Policy Guideline 5* and *Planning Advice Note 42* in January 1994, archaeological issues have become a material consideration in the planning process. This guidance makes it the responsibility of the developer to ensure that archaeological remains are dealt with in an appropriate manner.

Where a development is expected to

have an adverse impact on archaeology this may be dealt with in one of three ways:

- Planning permission may be granted subject to a condition requiring a scheme of archaeological work to be carried out
- The planning decision may be deferred pending the results of an archaeological evaluation
- In exceptional cases, permission may be refused on archaeological grounds

It is essential to seek advice from the Archaeological Unit of Fife Council as early as possible before submitting a planning application. This can save time, money and avoid problems at later stages.

### 10.8 Redevelopment of gap sites and temporary surface car parks

A gap site audit called *Mind the Gap* was undertaken in 2006. Further action to improve or remove gap sites is needed.

Some gap sites have been converted to car parks, which in several cases perpetuate the unfinished and temporary appearance of the site. In other cases, the garden grounds of substantial villas have been converted to surface car parks to the detriment of the setting of the buildings and the conservation area more generally. There is no doubt that the surface car parks are well used, and that there is a need for a reasonable distribution of parking throughout the town, but if some parking can be offset by new nearby facilities, then there would be a strong conservation benefit in redeveloping the car parks for other uses.

The largest and most prominent gap site is that created by the demolition of the old Co-op buildings on the north side of the High Street. A development brief for this site has been prepared by Fife Council, with the intention that new high-quality buildings and landscaping will repair the urban form in the short to medium term. The preparation of development briefs for other sites may draw attention to their condition and encourage their redevelopment as positive assets to the conservation area.

There are also proposals to consolidate some of the surface car parks into a multi-storey car park on the site of the existing Walmer Drive Car Park.

With regards to the heritage benefits, it would be extremely desirable to reinstate at least some green setting to Viewfield House by removing the surrounding car park there. The gap sites on Canmore Street and at the corner of Canmore Street and New Row have been converted to car parks, and again it would be desirable to repair the fragmentary appearance of this ancient and interesting street.

### 10.9 Promotion of sympathetic, high-quality, new development

The *Dunfermline Urban Design Framework* sets out a vision for creating an attractive and vibrant town centre. The aim is to promote higher development quality in the town. The *Framework* forms Supplementary Planning Guidance, and is a material consideration in determining planning applications.

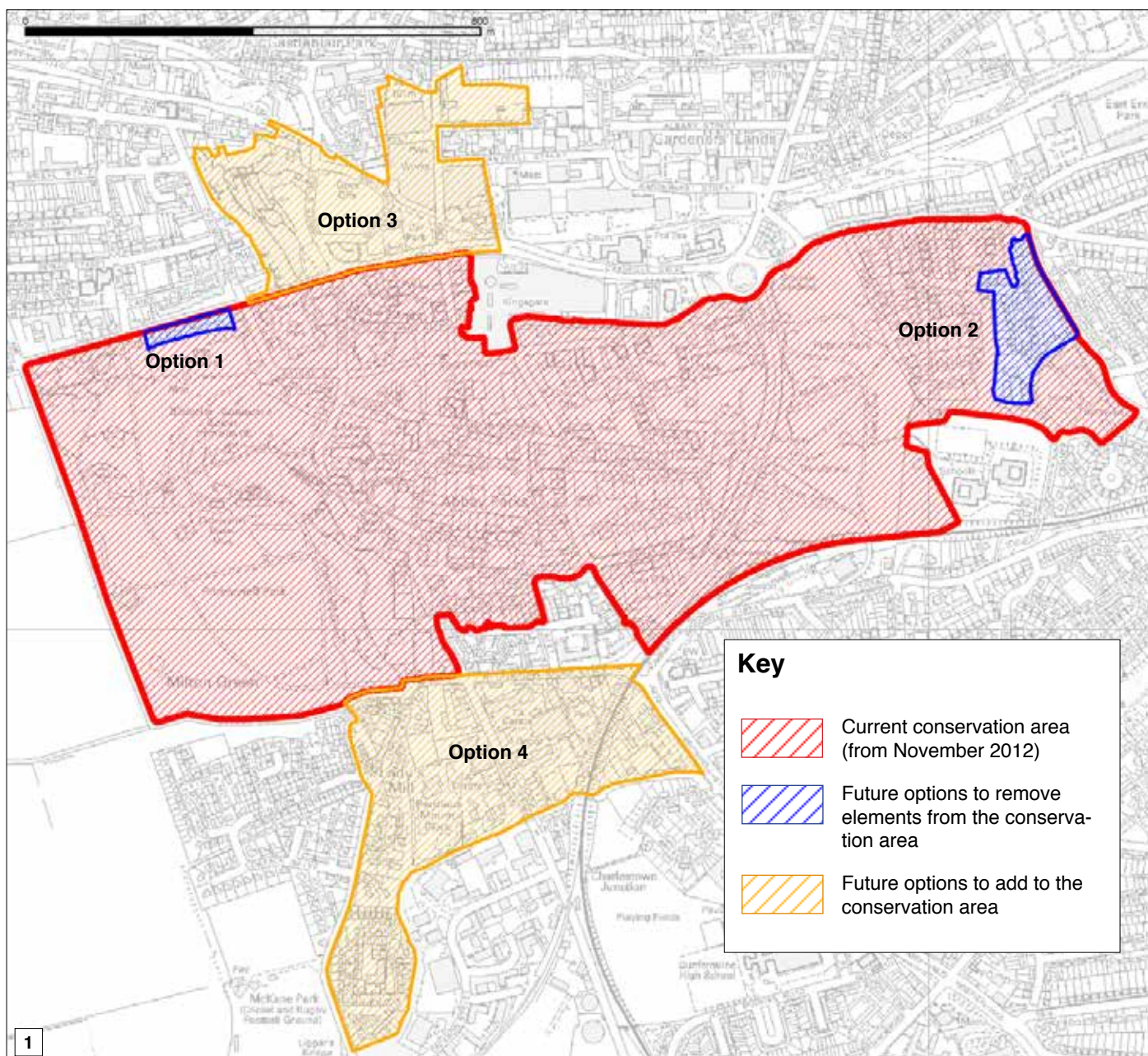
Historic Scotland's *New Design in Historic Settings* provides further useful guidance on the design of contemporary buildings in conservation areas. Where new developments are proposed in or around the conservation area, it is recommended that the principles included in *New Design in Historic Settings* are made available to applicants, and applied where possible.

Over time, as opportunities arise, it would be desirable to replace the buildings identified as having a negative impact on the conservation area with new buildings meeting the design considerations set out in the *Framework* and Historic Scotland guidance.

### 10.10 Improved arrangements for storage of trade refuse

An off-street bin corral is being created for the large containers currently located beside the Abbey gates on St Catherine's Wynd. Further measures to remove permanent large bin storage on the streets in the town centre should also be considered.

1. *Map of the Dunfermline BID area.*
2. *A leaking downpipe and vegetation are likely to cause damage to the building.*
3. *Artwork installed as part of the Dunfermline Conservation Area Regeneration Scheme (CARS) in Free School Close in 2011.*



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### 10.11 Boundary Refinement

The Dunfermline Conservation Area was designated in 2002, when the Dunfermline Abbey and the High Street and Dunfermline Park Conservation Areas were merged. The boundary of the area was not reviewed at the time of the amalgamation. However, the boundary was reviewed during the development of the Dunfermline & West Fife Local Plan, and the current conservation area boundary was adopted with the rest of the Local Plan on 16 November 2012. There were two reductions in the extent of the conservation area at this time: removal of the whole of the Kingsgate Shopping Centre, the north side of

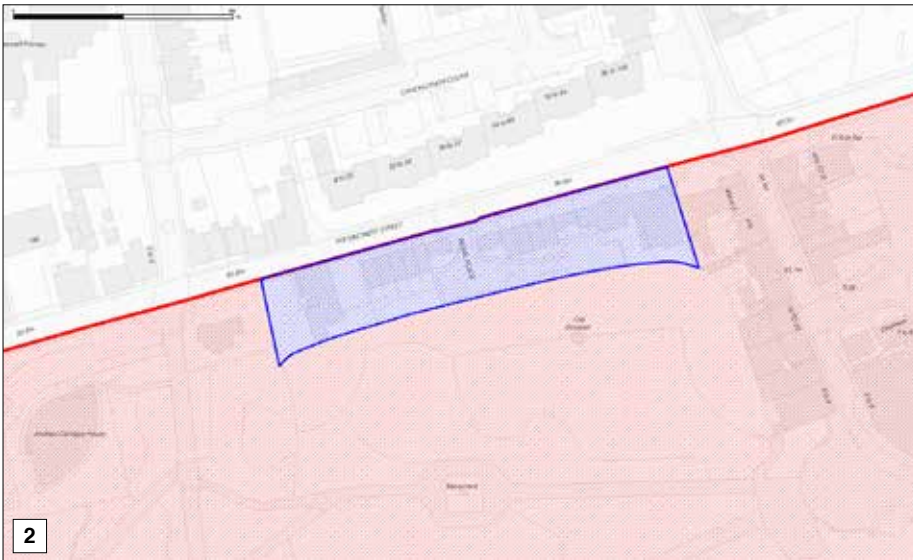
James Street and St Margaret’s Roman Catholic Church; removal of the area of new development to the north of New City House on Nethertown Broad Street, south of Rolland Street and Priory Lane, east of Moodie Street and west of New Row.

In view of the recent revision of the conservation area boundaries, it is not proposed to undertake further amendments in the immediate future. Fife Council is beginning work on a new Local Development Plan for the whole of Fife, which will replace the three existing Local Plans, including the Dunfermline & West Fife Local Plan. The Dunfermline Conservation Area boundaries will be considered as part of the new Local

Development Plan process. This process includes widespread local public consultation.

During the course of preparation of this appraisal and management plan, several boundary amendments were suggested by local amenity groups. Three of these suggestions are included here as options for consideration during the next review of the boundaries. The fourth suggestion covered a large area to the south of Nethertown Broad Street, which is not considered appropriate for further investigation in the new Local Development Plan.

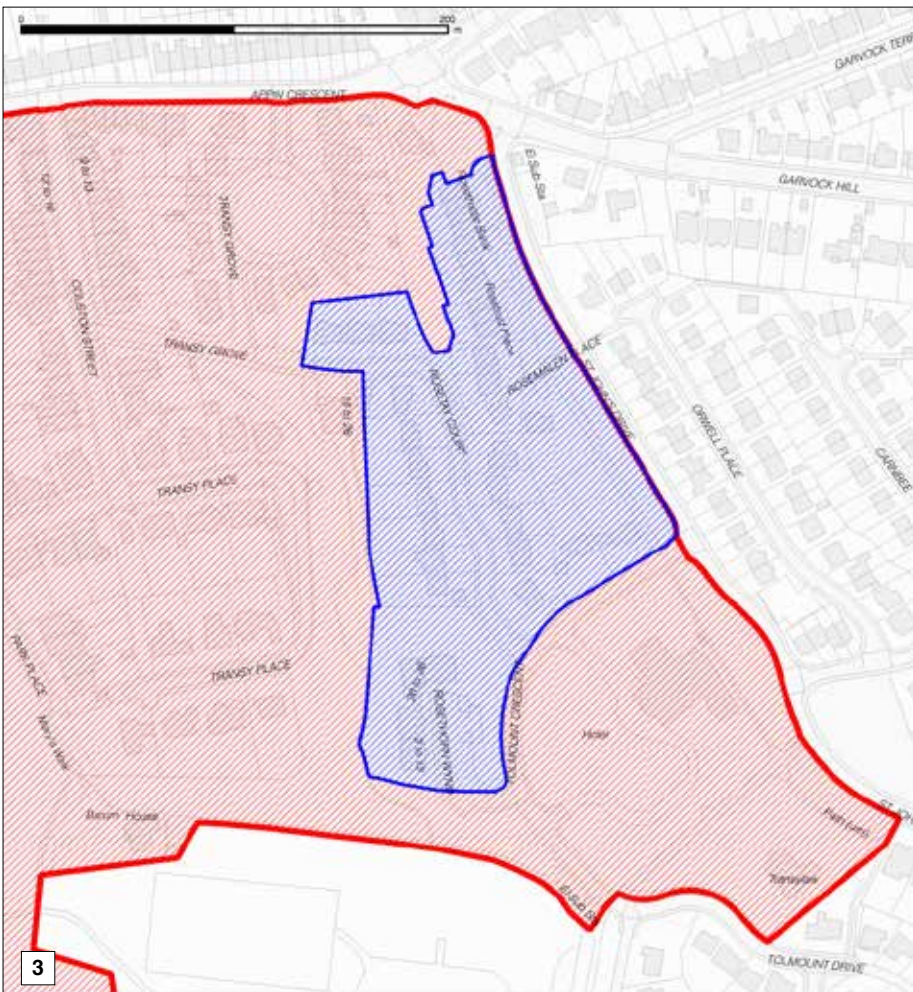




**Boundary Option 1: Pittencrieff Street/ Segal Place**

This option proposes to omit 1-14 Segal Place, which is a very recent development, and 57, 59 and 61 Pittencrieff Street, which do not contribute positively to the conservation area. All these properties lie outside the old boundary of the Pittencrieff House policies, which are marked by a high rubble wall. The revised boundary would still maintain a strong edge along the Pittencrieff boundary wall, and exclude more recent developments that are not an essential to maintaining the historic interest and character of the conservation area.

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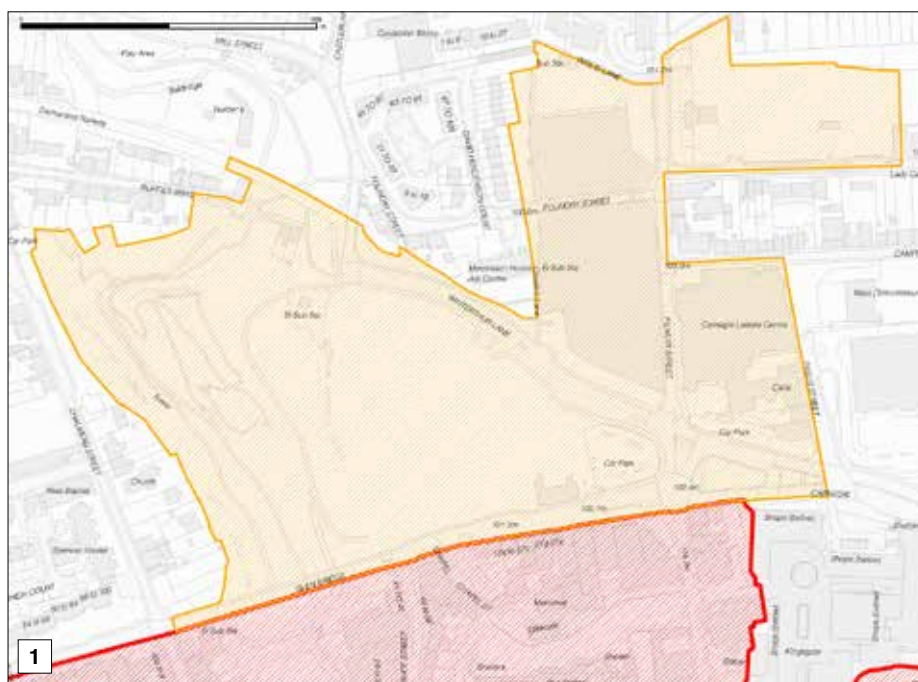
**Boundary Option 2: Rosethistle Bank, Rosebud Place, Rosemalen Place, Rosetay Court, Rosethorn Wynd, Tolmount Crescent**

This option proposes to omit an area of new development from the conservation area. Rosethistle Bank, Rosebud Place, Rosemalen Place, Rosetay Court, Rosethorn Wynd and Tolmount Crescent are all new streets laid out over the former grounds of the Transy Farm Steading and the drive to Garvock (Transylvania) House. Garvock House and its immediate grounds survive intact, and are proposed to remain in the conservation area.

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1. Map of existing conservation area and future options for boundary amendments.
2. Boundary Option 1.
3. Boundary Option 2.





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**Boundary Option 3: Glen Bridge/ Carnegie Drive, Winterthur Lane, Cousin's Lane, Foundry Street, Pilmuir Street, Inglis Street, Inglis Lane and Lady Campbell's Court**

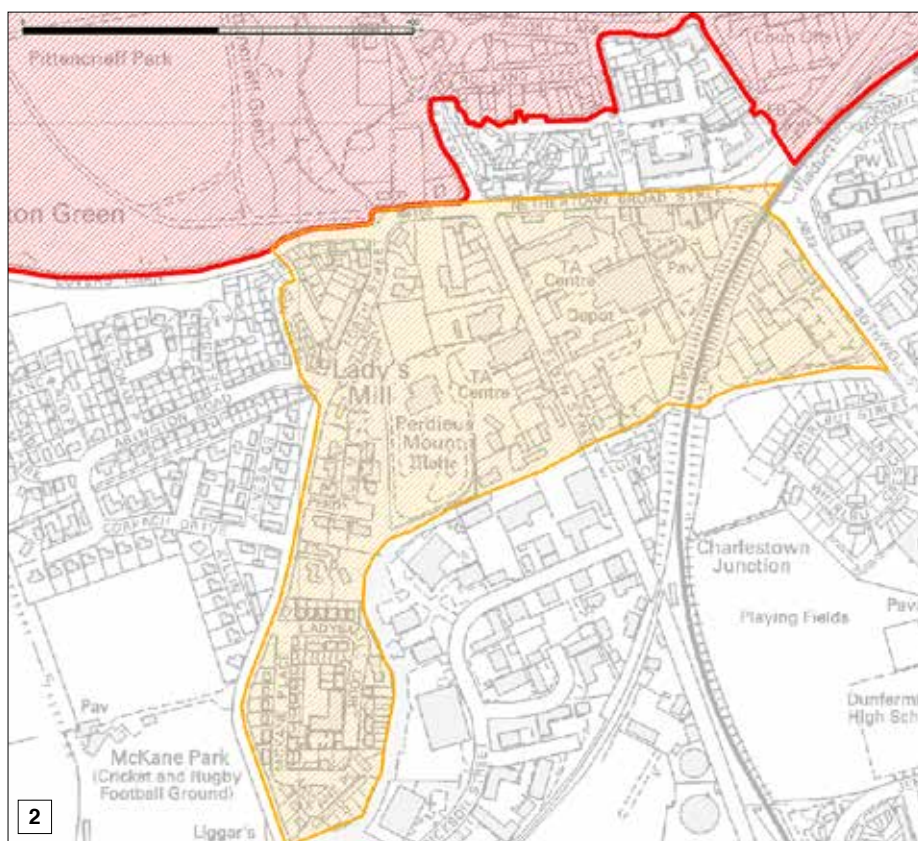
This boundary option proposes to extend the northern boundary of the conservation area to **include** the Glen Bridge (listed Category B), the former Fire Station (Category B), the old Buffie's Brae Railway Viaduct (Category B), the former Pilmuir Works (Category A), the remains of the Victoria Works (Category B), the Carnegie Clinic (Category B) and the Carnegie Leisure Centre (Category B). Also proposed for inclusion are the Upper Glen and the currently undeveloped site of the Canmore Linen Works on Bruce Street.

This area contains a number of listed buildings of regional and national significance, which form an important part of Dunfermline's industrial heritage and character. Further consideration of this area should take into account the protection provided by the existing statutory listings, and if conservation area status is appropriate, whether the industrial character of the area is best recognised in a separate conservation area, or by extension of the existing Dunfermline Conservation Area.

There are potentially other smaller options within the proposal, for example including only an individual item, such as the Glen Bridge, or smaller groupings, such as the Glen Bridge, Upper Glen, Buffie's Brae Viaduct and former Fire Station, or the Pilmuir and Victoria Works and the Carnegie Clinic and Leisure Centre.

**Boundary Option 4: Elgin Street, Forth Street, Lady's Mill, Perdieus Mount**

This option proposes to **include** Elgin Street, Forth Street, Lady's Mill and Perdieus Mount. Although the area includes a scheduled monument (Perdieus Mount) and four listed buildings (part of the Bothwell Street Viaduct, Grange Bridge, the former Nethertown Railway Bridge and the Dell Farquharson Community Leisure Centre), and has some archaeological potential, the area contains much new development and has a fragmentary development pattern, unlike the existing conservation area. It is not proposed to recommend this area for further consideration in the new Fife Development Plan.



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## 10.12 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 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 covering Dunfermline Conservation Area needs to be updated to conform to the new boundaries of the area from 12 November 2012. Amendment of the Article 4 Direction will be kept under review, particularly following the recent changes in permitted development rights set out in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 which came into force on 6 February 2012. Further amendments and refinements are now proposed to the non-domestic elements of the General Permitted Development Order (GPDO) and the impact of these will similarly be assessed.

Details of the Dunfermline Conservation Area Article 4 Direction are included in Appendix 3.

## 11. CONSERVATION STRATEGY

### 11.1 Planning Policy

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

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environment Policy (SHEP)(2011)
- SPP Historic Environment (2010)
- Planning Advice Note 71: Conservation Area Management (2005)

- Approved Tayplan (2012)
- Adopted Dunfermline and West Fife Local Plan (2012)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook

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

The Dunfermline and West Fife Local Plan (2012), replacing the Dunfermline and Coast Local Plan (April 2002) and the West Fife Villages Local Plan (October 2002), provides the main policy framework for the Dunfermline and West 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 E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality-Environmental Impact
- Policy E4 Development Quality-Design
- Policy ES 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 E11 Historic Gardens and

- Designed Landscapes
- Policy E12 Ancient Monuments and Archaeological Sites
- Policy E24 Tree Preservation Orders

The Local Plan illustrates development boundaries up to 2026 consistent with the Fife Structure Plan. Detailed 10 year allocations commencing from 2011 are provided alongside a strategic development framework and thereafter masterplan. Integral to the master plan, will be the development of a Light Rail Transport/Bus Rapid Transport system and the provision of additional employment land. Strategic development proposals also include the delineation of the Dunfermline Green Belt which will provide a long term edge to the City and protect the views to and from the historic core.

### 11.2 Supplementary Planning Guidance

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines which 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
- Shopfront Design

Specific adopted Supplementary Planning Guidance for Dunfermline, includes the:

- Dunfermline Streetscape Guide
- Dunfermline Urban Design Framework

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

1. *Boundary Option 3.*
2. *Boundary Option 4.*

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.

### **11.3 Grants and Funding**

Following the end of the successful Conservation Area Regeneration Scheme (CARS) in August 2012, there are no longer grant schemes available for Dunfermline Conservation Area. Consideration will be given to seeking funding under the Heritage Lottery Fund's successor scheme to the Townscape Heritage Initiative.

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 [www.ffhb.org.uk](http://www.ffhb.org.uk) for other potential sources of funding.

## **12. MONITORING AND REVIEW**

There are currently no formal monitoring programmes in place for Dunfermline 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 Fife Local Development Plan.

## **13. FURTHER ADVICE**

For general advice and advice on grants contact:

Planner (Built Heritage)  
Fife Council  
Enterprise & Protective Services  
Kingdom House  
Kingdom Avenue  
GLENROTHES  
KY7 5LY  
Telephone: 08451 555 555 (X476998)



## 14. RECOMMENDED READING AND OTHER RESOURCES

### 14.1 Books

BARROW 1999

G W S Barrow (ed.), *The Charters of David I: The Written Acts of David I King of Scots, 1124-53* (Woodbridge, 1999)

BEVERIDGE 1917

Erskine Beveridge, *The Burgh Records Of Dunfermline Transcribed From The Original Manuscript Volume Courts, Sasines, Etc. 1488-1584* (Edinburgh, 1917)

CHALMERS 1844

Peter Chalmers, *Historical and Statistical Account of Dunfermline*, 2 vols (Edinburgh and London, 1844) (links to archive.org: [Vol. I](#); [Vol. II](#))

CHALMERS NSA 1844

Peter Chalmers, 'Statistical Account of Dunfermline' in *New Statistical Account of Scotland* (Edinburgh, 1834-45)

COLEMAN 1996

Russel Coleman, 'Excavations at the Abbot's House, Maygate, Dunfermline' in *Tayside & Fife Archaeological Journal*, Vol. 2 (Fife, 1996), pp. 70-112 (link to [tafac.org.uk](#))

DENNISON & STRONACH 2007

E Patricia Dennison and Simon Stronach, *The Scottish Burgh Survey: Historic Dunfermline* (Dunfermline, 2007)

DUNBAR 1999

John Dunbar, *Scottish Royal Palaces: The Architecture of the Royal Residences during the Late Medieval and Early Renaissance Periods* (Edinburgh, 1999)

FAWCETT 2005

Richard Fawcett (ed.), *Royal Dunfermline* (Edinburgh, 2005)

GIFFORD 1988

John Gifford, *Buildings of Scotland: Fife* (London, 1988)

HENDERSON 1879

Ebenezer Henderson, *The Annals of Dunfermline and Vicinity from the Earliest Authentic Period to the Present Time, A.D. 1069-1878* (Glasgow, 1879) (link to [openlibrary.org](#))

HOWARD 1995

Deborah Howard, *Scottish Architecture from the Reformation to the Restoration, 1560-1660* (Edinburgh, 1995)

INNES 1842

Cosmo Innes (ed.), *Registrum de Dunfermelyn* (Edinburgh, 1842) (link to [archive.org](#))

MACLEAN AND FERNIE 1793

Alan MacLean and John Fernie, 'Statistical Account of Dunfermline' in *The Statistical Account of Scotland 1791-99*, Vol. 13 (written 1793; published Edinburgh, 1799), pp. 428-80.

MCEWAN 1998

Bert McEwan, *Dunfermline: Our Heritage* (Dunfermline, 1998)

MCEWAN 2004

Bert McEwan, *Dunfermline: The Post-War Years* (Dunfermline, 2004; revised edition 2009)

MCEWAN 2009

Bert McEwan, *Your Guide to Dunfermline* (Dunfermline, 2009, reprinted 2011)

MCKEAN 2008

Charles Mckean, *Understanding the Scottish Burgh* (Dundee, 2008) (link to [www.dundee.ac.uk](#))

PITCAIRN 2000

Sheila Pitcairn, *A History of the Old 'Fitpaths' and Streets of Dunfermline, Then and Now* (Dunfermline, 2000)

PITCAIRN 2010

Sheila Pitcairn, *Dunfermline's Quatercentenary 1610-2010: Mortification of £2,000 Scots for Grammar and Music Schools* (Dunfermline, 2010)

PRIDE 1999

Glen L Pride, *Royal Incorporation of Architects in Scotland Illustrated Architectural Guide: The Kingdom of Fife* (Edinburgh, 1999)

RCAHMS 1996

Royal Commission on the Ancient and Historical Monuments of Scotland, *Tolbooths and Town-Houses: Civic Architecture in Scotland to 1833* (Edinburgh, 1996)

SKENE 1872

William F Skene, *John of Fordun's Chronicle of the Scottish Nation* (Edinburgh, 1872)

### 14.2 Reports, Plans and Guides

Yellow Book, Ryden, Gillespies, McLean Hazel, *Dunfermline City Centre: Vision, Strategy & Framework for Action* (2004)

Inside Farrar, *Dunfermline Streetscape Guide* (2007)

Inside Farrar, *Dunfermline Urban Design Framework* (2008)

Inside Farrar, *Dunfermline City Centre Public Realm Masterplan* (2010)

### 14.3 Websites

Andrew Carnegie Birthplace Museum:

[www.carnegiebirthplace.com](http://www.carnegiebirthplace.com)

Dunfermline Auld Grey Toun: [www.dunfermlineauldgreytoon.com](http://www.dunfermlineauldgreytoon.com)

Dunfermline Delivers: [www.dunfermline-delivers.com](http://www.dunfermline-delivers.com)

Dunfermline Heritage Community Projects: [www.dunfermlineheritage.org.uk](http://www.dunfermlineheritage.org.uk)

Fife Council: [www.fife.gov.uk](http://www.fife.gov.uk)

National Library of Scotland: [www.nls.uk](http://www.nls.uk)

People of Medieval Scotland: [www.poms.ac.uk](http://www.poms.ac.uk)

Royal Commission on the Ancient & Historical Monuments of Scotland

(RCAHMS): [www.rcahms.gov.uk](http://www.rcahms.gov.uk)

Royal Dunfermline: [www.royaldunfermline.com](http://www.royaldunfermline.com)

ScotlandsPlaces: [www.scotlandsplaces.gov.uk](http://www.scotlandsplaces.gov.uk)

Scotland's Churches Trust, Pilgrim Journeys: [www.scotlandspilgrimjourneys.com](http://www.scotlandspilgrimjourneys.com)

## **APPENDICES**

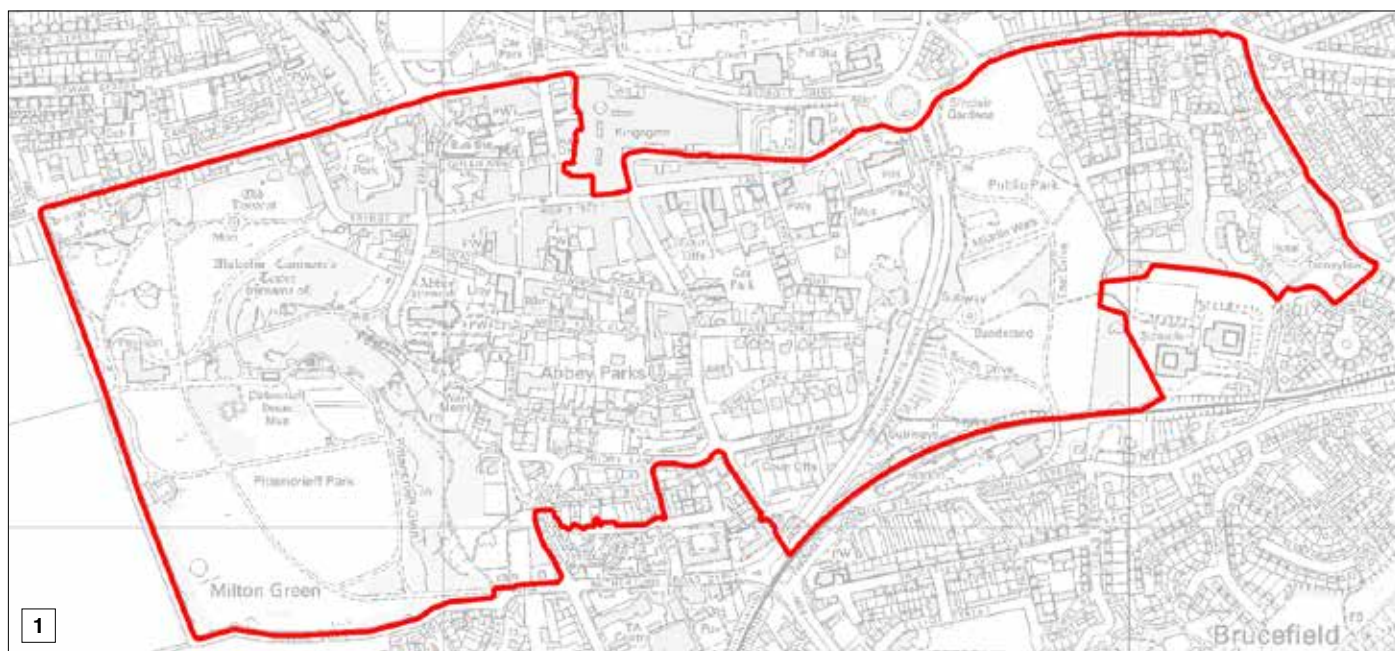
**APPENDIX 1: CONSERVATION AREA BOUNDARY AND SCHEDULE OF STREETS**

**APPENDIX 2: SCHEDULED MONUMENTS AND LISTED BUILDINGS**

**APPENDIX 3: ARTICLE 4 DIRECTIONS**



## 15. APPENDIX 1: SCHEDULE OF STREETS



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### 15.1 Schedule of Streets

- Abbey Park Place
- Abbot Street
- Appin Crescent (part: odd nos.)
- Blleloch's Close
- Bonnar Street (part: even nos.)
- Bridge Street
- Bruce Street
- Buchanan Street
- Canmore Street
- Carnegie Drive (part: odd nos.)
- Chapel Street
- Coal Road (part: east side)
- Comely Park
- Comely Park Lane
- Commercial School Lane
- Couston Street
- Cross Wynd
- Douglas Street
- East Drive
- East Port (all except St Margaret's R.C. Church)
- Free School Close
- Guildhall Street
- High Street (all except Kingsgate Centre)
- James Street (part: odd nos.)
- Kirkgate
- Lovers' Loan (part: north side)
- Mary's Walk
- Maygate
- Milton Green (part: north side)
- Monastery Street
- Moodie Street (part: west side)
- Music Hall Lane
- New Row
- Park Avenue
- Park Place
- Pittencrieff Street (part: south side)
- Priory Lane (all except Haldane House, Priory Court)
- Queen Anne Street
- Reid Street (part: odd nos. 15-25)
- Rolland Street
- Rosebud Place
- Roseholly Close
- Rosemalen Place
- Rosetay Court
- Rosethistle Bank
- Rosethorn Wynd
- Segal Place
- Skibo Court
- South Drive
- St Catherine's Wynd
- St John's Drive (part: south side, Appin Crescent to Transylaw House)
- St Margaret Street
- St Margaret's Drive
- Tolmount Crescent
- Transy Grove
- Transy Place
- Viewfield Terrace
- Walmer Drive
- West Drive
- West Nethertown Street (part: north side)
- Wilson's Close

1. Dunfermline Conservation Area boundary (from November 2012)

**16. APPENDIX 2: SCHEDULED MONUMENTS, LISTED BUILDINGS AND DESIGNATED DESIGNED LANDSCAPE****16.1 Scheduled Monuments**

HS Index No.	NAME	Type
5287	Malcolm Canmore's Tower	Secular
9276	Dunfermline, stretch of abbey precinct wall on Canmore Street	Ecclesiastical
9279	Dunfermline, remains in Pittencrieff Glen to north-west of abbey church	Ecclesiastical
9285	Dunfermline, Heugh Mills, NW of The Lead, Pittencrieff Park	Industrial
90116	Dunfermline Abbey, abbey, palace, gatehouse and graveyard	Ecclesiastical
90339	Dunfermline Abbey, Nether Yett	Ecclesiastical

**16.2 Listed Buildings**

HB Num	Address	Category	Group Cat
25960	Dunfermline Abbey, Nave	A	A
25961	Dunfermline Abbey, New Abbey Parish Church, Church of Scotland	A	A
25963	Dunfermline Abbey, Gatehouse	A	A
25965	Dunfermline Abbey, Remains of Palace and Kitchen	A	A
25967	Pittencrieff Park, Tower Bridge	B	
25968	Pittencrieff Park, Pittencrieff House, including Parapet Wall to North	A	
25970	Pittencrieff Park, Statue of Andrew Carnegie	B	
25971	Pittencrieff Park, Dovecot	B	
25972	Pittencrieff Park, Louise Carnegie Memorial Gateway, including Detached Lamp Standards, junction of Bridge Street and Chalmers Street	A	
25973	3 Bridge Street, City Chambers	A	
25974	32-36 (Even Nos) Bridge Street	C	
25975	26-30 (Even Nos) Bridge Street	C	
25976	13-15 (Odd Nos) Kirkgate, The Old Inn	C	
25977	2-18 (Even Nos) Maygate	B	
25978	21 Maygate and Abbot Street, Abbot House, including Gateways and Decorative Ironwork to East and West	A	
25979	Abbot Street, Central Library	B	
25980	5-7 (Odd Nos) Abbot Street	B	
25982	2 Canmore Street	B	
25983	4 Canmore Street, former Burgh of Dunfermline Gas Department	C	
25984	6 Canmore Street, Dunfermline Congregational Church, including Boundary Wall	B	
25985	25 Canmore Street	B	
25986	27 Canmore Street	B	
25987	29 Canmore Street	B	
25988	24-32 (Even Nos) Canmore Street	C	
25991	33 Canmore Street, Alhambra Bingo Hall	B	
25994	15 Abbey Park Place, Abbey Park House, including Gateway, Boundary Wall, Railings and Lamp Standards	B	
25995	5 Abbey Park Place, including Boundary Walls	B	
25996	11 Abbey Park Place	B	
25997	26-28 (Inclusive Nos) Guildhall Street	C	



HB Num	Address	Category	Group Cat
25998	11 Guildhall Street, former Employment Exchange Building	C	
25999	81-85 (Odd Nos) High Street and 4 Guildhall Street, former Guildhall	A	
26000	7-9 (Odd Nos) High Street	C	
26001	25 High Street	B	
26002	125 High Street	C	
26003	High Street, Market Cross to North of Guildhall Street	B	
26004	66 High Street	B	
26005	60-64 High Street, Clydesdale Bank	B	
26006	38 High Street	C	
26007	82 High Street and 1 Douglas Street	B	
26008	100 and 102 High Street	B	
26009	104-106 High Street	B	
26010	1-3 (Odd Nos) East Port, former Bank of Scotland	B	B
26011	15 East Port, former Prudential Assurance Offices	B	
26012	25-27 (Odd Nos) East Port	B	
26013	35-41 (Odd Nos) East Port, Including Railings	B	
26014	43-45 (Odd Nos) East Port, Century House	B	
26015	44-46 (Even Nos) East Port, Robins Cinema	B	
26016	1-7 (Inclusive Nos) Queen's Court, Former Commercial School	B	
26017	East Port, Holy Trinity Episcopal Church	B	
26019	Viewfield Terrace, 3-8 (Inclusive Nos) Viewfield House	B	B
26020	60 New Row, British Legion Club (Front Building)	B	
26021	85 New Row, Wilson's Institution	B	
26022	New Row, Comely Park House, including Boundary Wall, Walled Garden and Outhouses to North	C	
26023	New Row, Comely Park House Sundial	B	
26026	2-4 (Even Nos) Moodie Street and 5 Priory Lane, Andrew Carnegie Birthplace Memorial, including Boundary Walls And Railings	B	
26027	Priory Lane, Former High School Lodge, including Gateposts And Boundary Wall To South/South-East	C	
26028	1 Moodie Street, Old Kirk House (Former Abbey Church Manse), including Gateway and Boundary Wall	B	
26032	30-32 (Even Nos) Queen Anne Street, including Railings and Gatepiers to West	B	
26033	34 Queen Anne Street	B	
26034	42-44 (Even Nos) Queen Anne Street, Head Post Office, including former Stable Yard and Boundary Wall	B	
26035	Queen Anne Street, former Saint Andrew's Erskine Church, including Boundary Wall	B	
26037	Chapel Street, Gillespie Memorial Church (Church of Scotland), including Boundary Wall and Gatepiers to West	C	B
26038	6-8 (Even Nos) Pilmuir Street, former Women's Institute	C	
26062	St John's Drive, Garvock House Hotel, including Boundary Wall And Gatepiers	B	
26063	Garvock Hill (corner of Appin Crescent), former North Lodge to Transy Estate, including Railed Wall and Gatepiers to North and East	C	
26065	East Port, Carnegie Music Institute	B	
26066	East Port, Carnegie Hall, including Boundary Wall and Steps to North	B	
26067	Pittencrieff Park, Telephone Kiosk to West of Pittencrieff House	B	
26068	3-13 (Odd Nos) Bruce Street	C	
26069	28-34 (Even Nos) Bruce Street	C	
26070	5-11 (Odd Nos) Douglas Street	C	

HB Num	Address	Category	Group Cat
26071	16-18 (Even Nos) Douglas Street	C	
43886	33 East Port	B	
45589	St Margaret's Drive, Dunfermline Public Park, Bandstand	B	
45590	St Margaret's Drive, Dunfermline Public Park, Drinking Fountain	C	
46287	8-14 (Even Nos) Bruce Street, including The Bruce Tavern	C	
46876	13 Abbey Park Place	C	
46877	12 Abbey Park Place	C	
46878	2-8 (Even Nos) Abbot Street	B	
46879	95-101 (Odd Nos) Appin Crescent and 2-6 (Even Nos) Couston Street, former Dunfermline Co-Operative Building	C	
46881	Bothwell Street Railway Viaduct	B	
46882	14-18 (Even Nos) Buchanan Street, including Outhouse To NW	C	
46883	22-24 (Even Nos) Buchanan Street, including Outhouse To NW	C	
46886	1 Canmore Street, St Margaret's Hotel	C	
46887	7 Canmore Street	C	
46888	31 Canmore Street	C	
46889	12 Chapel Street	C	B
46891	Comely Park, to North West of Nos 13-15, Edward VIII Post Box	B	
46892	Douglas Street, The Commercial Inn	C	
46893	Dunfermline Abbey, Entrance Gateways and Boundary Walls And Railings, including Toolhouse, to Abbey Nave and New Church	B	A
46894	Dunfermline Abbey, Remains of Dorter and Reredorter Ranges	A	A
46895	Dunfermline Abbey, Remains of Frater Range	A	A
46896	5-7 (Odd Nos) East Port, including East Port Bar	C	B
46901	58-64 (Even Nos) East Port, Lorne House	C	
46902	East Port, Pair of Gatepiers to West of Carnegie Hall at NT 0952 8751	C	B
46903	East Port, Viewfield Baptist Church, including Hall	B	
46910	5 Guildhall Street, Somewhere Else	C	
46911	23 Guildhall Street	C	
46913	53 And 55 High Street	C	
46914	78-80 High Street	C	
46916	6 Kirkgate, Tappie Toories	C	
46920	26-28 (Even Nos) Maygate	C	
46921	Monastery Street (South Side), World War I Memorial	C	
46922	Monastery Street (North Side), World War II Memorial	C	
46924	6-12 (Even Nos) New Row	C	
46926	Park Place, Barum House	C	
46930	Pittencrieff Park, Bridge To West of Tower Bridge	C	
46932	Pittencrieff Park, East Gateway, St Catherine's Wynd, including Boundary Wall	B	
46933	Pittencrieff Park, Footbridge over Tower Burn at NT 0884 8733	C	
46934	Pittencrieff Park, Music Pavilion and Cafeteria, including Terraced Seating to North	B	
46935	Pittencrieff Park, Pittencrieff Lodge and Gateway (Pittencrieff Street)	C	
46936	Pittencrieff Park, South East Gateway, West Nethertown Street	C	
46940	Pittencrieff Park, Summerhouse to North of Tower Bridge	C	
46941	Pittencrieff Park, West Gateway, Coal Road	C	
46942	39 Priory Lane, former Masonic Lodge	B	
46943	Priory Lane, Dunfermline Bowling Club Pavilion, including Boundary Wall	C	



HB Num	Address	Category	Group Cat
46944	Queen Anne Street, Statue of Ralph Erskine to South of former St Andrew's Erskine Church	B	
46950	1-57 (Inclusive Nos) Skibo Court, former Lauder Technical College	B	
46951	58-73 (Inclusive Nos) Skibo Court, former High School, including Gateway to Buchanan Street	B	
46953	Walmer Drive (East Side), Former Villa to South of and forming part of Fife Council Housing Service	C	
49094	19, 21, 23 Kirkgate	B	

### 16.3 Designated Designed Landscape

Name	Reason for Inclusion on National Inventory	Date of inclusion
Pittencrieff Park	Gifted to the people of Dunfermline by Andrew Carnegie in 1903, the layout and features of Pittencrieff Park have included design work by Patrick Geddes, Thomas Mawson and Robert Lorimer.	1987

## 17. APPENDIX 3: ARTICLE 4 DIRECTIONS

The provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 now apply throughout the current Dunfermline Conservation Area. The effect of the 2011 Order is to restrict permitted development rights for certain types of development within the area. For further information, please consult the Fife Council website: [www.fifedirect.org.uk](http://www.fifedirect.org.uk).

Article 4 Directions still apply to parts of the conservation area. These Article 4 Directions are now out of date. The need for amended Directions will be reviewed at the earliest opportunity.

The Article 4 Directions, dated 8 July 1981, require planning permission for the following classes of development in the former conservation areas of Dunfermline:

Dunfermline Abbey Conservation Area - Classes I, II, (1 and 2), XII

Dunfermline Town Centre Conservation Area - Classes I, II (1), XII

Class I of the Town and Country Planning (General Development) (Scotland) Order 1981 was subsequently replaced by Classes 1-6 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. Class II (1 and 2) of the 1981 Order was replaced by Classes 7-9 of the 1992 Order, and Class XI of the 1981 Order was replaced by Class 31 of the 1992 Order.

### Classes of Development under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992

Class	Description of Class Use	Requirement for Class Use
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.
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.
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.
Class 4	The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Class 5	The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil.	To protect the historic fabric, special character and visual amenity of the area.
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.
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.
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.
Class 9	The stone cleaning or painting of the exterior of any building or works.	To protect the special character and fabric of an historic building.
Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road of 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.







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