



**INVERKEITHING CONSERVATION AREA
APPRAISAL
and
MANAGEMENT PLAN**



ENTERPRISE & PROTECTIVE SERVICES

Reviewed and Approved February 2019

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1.0 Introduction

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. Inverkeithing Conservation Area is 1 of 48 Conservation Areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit from living in an environment that is of recognisable value. Inverkeithing was designated a conservation area in 1985 in recognition of its historical and architectural significance.

1.2 Purpose of the Appraisal

The purpose of the Inverkeithing Conservation Area Appraisal is:

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

2.0 Location, History and Development

2.1 Regional Context

Inverkeithing is a town in the south of Fife situated on a raised terrace overlooking Inverkeithing Bay on the Firth of Forth, by the Forth Bridges. It is approximately four miles from the centre of Dunfermline, and sits in close proximity to its immediate neighbouring settlements of Rosyth to the west, Dalgety Bay to the east, and North Queensferry to the south. The M90 motorway is situated to the immediate west of Inverkeithing, bypassing the town but providing access to Edinburgh 13 miles to the south.

The Conservation Area encompasses only a small part of Inverkeithing's present day settlement envelope, focussing on the historic core of the town, and the remaining rigg pattern (see map; Appendix).

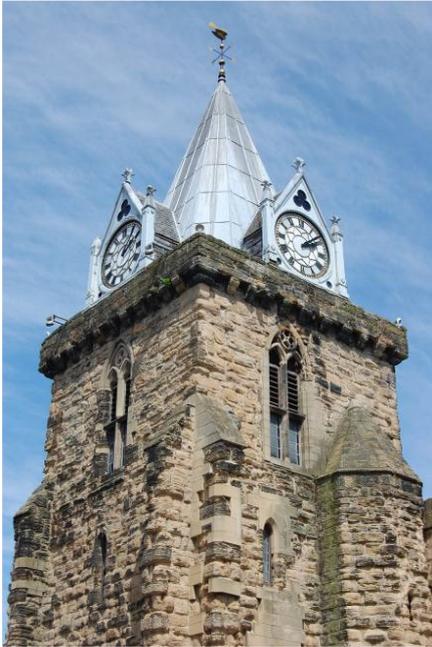
2.2 Topography and Landscape

Inverkeithing is situated on a raised terrace, providing views out across the Bay from the highest point, and sloping down towards the sea. Inverkeithing Bay cuts in to the south of the town, dramatically separating it from the North Queensferry peninsula.

The Keithing Burn which gives its name to the town and parish, flows from Bellknowes to Inverkeithing Bay, to the east of the Conservation Area.

Whilst central Inverkeithing itself is characterised by the density of its urban grain, this is offset by open views on all sides of the town from its higher points; particularly out across the bay from either Friary Gardens or higher up to the west of the High Street.





St Peter's Parish Church tower



The Friary Hospitium



*Inverkeithing Lammas Fair c.1900
(Dunfermline Carnegie Library)*

2.3 Settlement Development

Inverkeithing was one of Fife's first royal burghs, in existence as such by the early 1160s, during the reign of Malcolm IV. Settlement predates this by many years, however, with a church founded here as early as the 5th century by St Erat, a follower of St Ninian. Yet earlier, Agricola (the Roman Governor of Britain), is thought to have established an encampment here in AD 78 – 87.

It is with Inverkeithing's promotion to burgh status, which conferred particular legal and trading privileges on a settlement, that records become clearer for the town. Inverkeithing was a clear choice for the King to grant burgh status, given its strategic location on the coast at the narrowest crossing point of the Forth, with a sheltered bay; ideal to strengthen links with Scotland's key trading partners in the Low Countries, the Baltic, northern France and England. The harbours of Inverkeithing and other Fife burghs in Crail, Kirkcaldy and Kinghorn played a vital role in Scotland's economy at this time. More locally, Inverkeithing's trading hinterland was extensive, taking in the greater part of southern Fife, skirting around Dunfermline.

A Friary was established in Inverkeithing around the mid-14th century, and the upstanding remains may have been the guesthouse or hospitium, but were remodelled as a tenement in the 17th century. The Friary Garden contains other remains of the original complex. This would have acted as a convenient stopping-off point for pilgrims crossing by the Queen's Ferry en route to St Andrews, and would have contributed to the burgh's prosperity.

Although ditches and wooden palisades were a common means of early Scottish burghs distancing themselves from the surrounding countryside - as well as collecting tolls and controlling access - Inverkeithing was one of the few to have four stone "ports" (gates) surrounding its initially small medieval settlement. Stone walls were added in 1557, a remnant of which can be seen on the south side of Roman Road outside the conservation area – the only trace of the medieval walling to remain in Inverkeithing. Up until this time Inverkeithing enjoyed a successful trade in wool, fleece and hides, and was considered a hub of trade for the whole of Scotland. As a thriving medieval burgh Inverkeithing had weekly markets and five annual fairs, of which the August Lammas fair continues today.

By the 16th century, however, trade had begun to decrease, and for the most part of that century Inverkeithing paid less tax than other nearby burghs as a result of its comparative poverty. Political and social instability in the following period, with the dual impact of plague and war, continued to cause Inverkeithing's once considerable prosperity to deteriorate. The Dutch cartographer Joan Blaeu, in his *Nova Fiffae Descriptio* of 1654, mentions Inverkeithing as "formerly a flourishing market",

indicating that the town's prosperity and influence had by this time come to an end.



Inchgarvie from the Forth Bridge

The Battle of Inverkeithing in 1651 was a major turning point in the history of the town. Cromwell's forces occupied Inchgarvie, then crossed the Forth and marched to Inverkeithing to meet the soldiers of Charles II's supporting army, who were heavily defeated in the ensuing battle. General Monk, in charge of Cromwell's army, occupied the district and permitted his soldiers to plunder the town, resulting in many of the flimsier buildings being destroyed by fire. At this time, building in stone was reserved for higher status buildings, and only became more commonplace in the following century.

Daniel Defoe, writing of Inverkeithing in the early 18th century, found it to be a large and populous town, but one which had become somewhat down at heel. By this time, however, industry had become smaller in scale, but increasingly diverse. Lead and coal were mined, with coal exported in substantial quantities. There was an iron foundry, and by the late 18th century the town had a distillery, brewery, tan works, soap works, a salt pan and timber works.



Aerial view of Cruicks Quarry

By the 19th century quarrying, engineering and shipbuilding were major industries in the area, and in 1831 the population is recorded as having leapt by over 600 in a decade due to an influx of labourers employed in the greenstone quarries. These provided material for major works at the time, such as the extension of Leith Pier.

By 1870, engineering and shipbuilding had ceased, and the harbour lost freight traffic to the railways, meaning that for the first time Inverkeithing was not on a through route for freight. The opening of the Forth Rail Bridge in 1890, however, led to a surge in incomers and new building. By 1925, quarrying remained a major operation, and whilst the saltworks, distillery, iron foundry and sawmill were no longer in operation, a successful papermaking industry developed at the harbour, and shipbreaking was also a major employer.



*Inverkeithing Paper Mill c.
(Dunfermline Carnegie Library)*

By the 1950s Inverkeithing had begun to recover from the impact of two world wars, and was a busy, populous town, still benefiting from its location by the rail bridge and, by 1964, the Forth Road Bridge. It is recorded as having 88 shops in 1951, although it was common to travel to Dunfermline or Edinburgh for major purchases such as furniture. Today, it remains a busy satellite town, well-located for travel to various locations. The closure of the papermill in 2003 resulted in the loss of 150 jobs and the large derelict works have since blighted the town, with extensive fire damage in 2010 seeming to rule out the possibility of reuse.

Inverkeithing is a major transport hub, with the station acting as the main rail link in Fife, and the large Ferrytoll park and ride

system connecting it with Edinburgh by bus.



*Thomas W Ward Shipbreakers Yard
(Dunfermline Carnegie Library)*



*Surviving fragment of boundary wall
in the midst of new development*



*Rigg pattern visible on the east side
of the High Street (Dunfermline
Carnegie Library)*

2.4 Physical Development

Inverkeithing's street pattern developed, as with all medieval burghs in Scotland, as the result of deliberate planning. Every aspect of medieval burghal life was rigorously controlled by laws and customs common to each town. The custom of town planning was widespread and had its origins in the way in which the first towns were literally planned and then lined out, resulting in the familiar "rigg" pattern of development with buildings fronting on to the main street and narrow plots of land behind.

As occupants took up residence on a plot, they were required by law to enclose their rigg to offer some minimal form of town defence. By the later medieval and post-medieval periods, this became increasingly to control livestock.

Inverkeithing riggs are recorded as still having been in use in the 1860s, and the remnants of these plot boundaries are still evident. The photograph taken from an aeroplane in the early 20th century of Inverkeithing from above (left), clearly shows the rigg boundaries.

The traditional herringbone street pattern remains, although backlands development has compromised this to some extent. The two "islands" of buildings facing each other at either end of the main section of the street allow for an open central area, traditionally for the market to be held.

Little trace remains of Inverkeithing's town wall and ports. The ports are thought to have been situated in what are now King Street, Hill Street and Hope Street, with the north port opposite



Hill Street. The buildings on the right have since been demolished (Dunfermline Carnegie Library)



Post-war housing to the west of the High Street

the 1970s library. A section of the town wall survives on Roman Road, incorporated into newer development. The toll house on Elgin place was demolished in 1925.

A guide to Inverkeithing produced in 1925 states that "...Many of the buildings bear testimony to the antiquity of the place, although during the last forty years or so, there has been a sad clearing away of many old buildings that gave the streets a character and individuality". Demolition of old tenement blocks and substandard housing was very common around this time, and undoubtedly Inverkeithing's layout was affected to some extent.

New building in the town increased in the late 19th century with the opening of the rail bridge, and the town only then began to expand outside its traditional limits, dictated in previous centuries by the town walls. After 1908 more homes were required for staff at the new Rosyth naval base. The building of tenements to the south of the town stopped with the first World War, and after this, new housing focused on Spittalfield, Fraser Avenue, and more recently Hillfield, Back o' Yards and Spencerfield.

Major changes to the town centre in the post-war period include the demolition of the Grammar School and St Peter's Parish Church School. The war memorial was moved to the empty site, and the gardens developed. Having been moved to Townhall Street from the northern end of the High Street in 1799, the Mercat Cross was moved to its current position at the top of Bank Street in 1974 as it was considered to be causing a traffic obstruction.



The Mercat Cross outside the Town House before it was moved in 1974. The tenement housing immediately behind has since been demolished, replaced in 1965 by traditionally styled tenements by Frank Mears (Dunfermline Carnegie Library)

3.0 Assessment of Significance

3.1 Location and Setting

Inverkeithing Conservation Area is situated on the north coast of the Firth of Forth. This marine setting is visually dramatic, and whilst Inverkeithing Bay at first glance emphasises the settlement's industrial activity, the coastal zone is also of major significance in terms of geology and wildlife, especially bird species. It is designated a Ramsar site,¹ a Site of Special Scientific Interest and a Special Protected Area. The Bay is not in the conservation area, but forms a significant aspect of its setting.

The burgh's location at the narrowest crossing point of the Forth, and with its own sheltered harbour, also contributed to its historical significance as a royal burgh, successful trading port and natural stopping-off point for travellers on the main north-south land route through Scotland.

3.2 Historical Significance

Inverkeithing's historical significance reaches far beyond the confines of the royal burgh. Its importance as an early religious centre associated with St Erat is still evident today at St Peter's church, which today retains an impressive gothic tower: The choice of site for the church displays many of the elements that hint at it as an early church site; for example its position on a raised site, by a water source and close to routes of transport and communication.

Following on from the religious settlement, Inverkeithing was a successful royal burgh in the medieval period, with a large trading hinterland across southern Fife, and trading links in England and northern Europe. The medieval Friary also plays a role in the development of Inverkeithing's significance, and would have built on the importance of the burgh's communication and transport routes due to its strategic location.

The burgh's historical significance also forms part of the early industrial history of Scotland, due to its role as a centre of shipbuilding (and latterly shipbreaking, including the sister ship of the Titanic, the Olympia), as well as the development of a wide variety of further industries.

The history of Inverkeithing is of national, regional and local significance.



Door to Thomson's Lodging with inscribed lintel

¹ Ramsar sites are designated under the Convention on Wetlands of International Importance. The Convention was signed in Ramsar, Iran in 1971 and ratified by the UK government in 1976.



Inverkeithing High Street looking east (Dunfermline Carnegie Library)

3.3 Architectural Significance

The architectural significance of the Conservation Area may be considered under several headings:



The High Street looking east today

Townscape: Inverkeithing is fairly typical of a Scottish medieval burgh in its morphology, and the remaining rig plots are a particularly valuable survival. The herringbone pattern of one main street with vennels or wynds leading off on either side is still evident today in central Inverkeithing. At either end of the wide High Street, an island of buildings face each other, to form an open area.

Although this creates a widened section along the High Street, the street retains its enclosed nature through the continual building line on either side. Whilst the roofline varies, the traditional form of buildings directly fronting on to the pavement is evident throughout the conservation area.



Remains of the Friary Buildings

Key Buildings: The **Friary Hospitium** and associated remains (including vaulted cellars) are of particular significance, as prime urban sites were usually quickly redeveloped after the reformation, making this an unusual survival. Although it is slightly hidden from the main street, it is one of the key buildings in central Inverkeithing that, in combination, illustrate the importance of the settlement over several centuries.

St Peter's Parish Church plays a vital role in the history and townscape of Inverkeithing. The foundations of a Norman church on the site were reused for the 13th century gothic structure, and a tower was added in the 14th century.



The category A-listed 17th century Fordell's Lodging



The 19th century Queen's Hotel



9 Townhall Street, part of Frank Mears' 1965 infill tenements

Extensive fire damage in 1825 meant that the structure was reduced to the height of its lower window sills and rebuilt, although the tower survived. Consolidation work was carried out to the tower over 12 years from 1980-1992, and today the church is the most significant land mark in the town centre.

As well as the Friary and church, other high-status buildings remain within the conservation area as evidence of Inverkeithing's historical significance, including **Fordell's Lodging**, **Thomson's Lodging**, and the **Town House**, all of which are category A listed. Rosebery House is thought to be Inverkeithing's oldest building. In spite of its unprepossessing appearance at present, details on the rear elevation date it to the 16th or 17th century, with the rear crowstepped wing a slightly later addition. Although it appears Georgian due to alterations in the 17th and 18th centuries, the monopitch lean-to roof is an unusual feature.

Nineteenth Century: Some of the most prominent buildings along Inverkeithing's main street date from the 19th century, including a number of the public houses and hotels. Most notable among these is the High Victorian Queen's Hotel, the white render and black painted dressings and margins of which contribute to its visibility. It acted as a posting inn until the early 20th century, providing horses and carriages for various uses. Also prominent is the Central Bar, an early 19th century 6-bay tenement and public house. 10 Bank Street forms a pair with 54, 56 High Street which is of a similar date and design, and faces it across the former market place. Both are early 19th century square plan town houses with dormers and later shopfronts.

Twentieth Century: Inverkeithing's streetscape has been significantly altered throughout the course of the 20th century. Its 20th century buildings range from the bland infill on the High Street, to John Ross McKay's 1934 bank building at 35 High Street. Just outside the conservation area boundary, the former library of 1971 (Frank Mears) is an example of modernist architecture in the burgh which hasn't been successful as a library, although it was listed in 2003 as a good example of a late-modern public building, as was Inverkeithing High School. Within the conservation area, Frank Mears' 1965 tenements on Bank Street are a successful intervention, minimising the impact of the loss of the 17th and 18th century tenements on the street.

3.4 Archaeological Significance

Given the long history of settlement, trade and industry in the town it is most likely that archaeological evidence remains below ground in the central burgh area that constitutes the conservation area, and the rigg pattern is of

particular importance. The area of the medieval burgh is an Archaeological Area of Regional Importance (see Appendix)

4.0 Character and Appearance

4.1 Setting

4.1.1 Assessment of the landscape and surroundings

Inverkeithing is defined by its relationship to the firth and the closely-contained town centre. Although it is situated on a raised terrace, it is protected by higher ground to the north and east, and separated from neighbouring settlements by a buffer zone of green open space and woodland.

The close proximity of neighbouring settlements is not immediately apparent from within the conservation area, although the open aspect of the surrounding area can only be glimpsed from either end of the High Street area, given the traditional enclosed nature of the architectural form here.

4.1.2 Significance of views into, across and from the Conservation Area

Viewed from across the Bay, Inverkeithing appears as an unremarkable settlement linked to the harbour and its associated industries. The architectural significance of Inverkeithing can only really be appreciated on the immediate approach to, or within, the town centre. Its enclosed nature prevents its landmark buildings being easily visible from any distance. The main landmark of St Peter's tower is not in itself particularly high, but is situated on a raised point and is visible on the immediate approach to the town centre. The sloping town centre and its open surroundings can be viewed clearly from the approach along Ferryhills Road from North Queensferry.



Inverkeithing from across the Bay

Key views out of the conservation area are from the west of the high street out to farm- and woodland to the east, and the Bay to the south. Inverkeithing's historic buildings add interest to the skyline, in particular the octagonal ogee roof of the Town House, and the tower of St Peter's.



View across neighbouring woodland to the Forth and Arthur's Seat, from the rear of the Queen's Hotel. The roof of the Town House is visible in the centre.

Within the town centre, interest is created through enclosed views along narrow streets off the High Street, for example along Bank Street, with the mercat cross at one end and the town house at the other. This has been compromised to an extent by development within the riggs in the plots behind houses.

4.2 Activity and Movement

The main axis of activity is along the High Street. Most of Inverkeithing's shops and public buildings are along this route and many people arrive by car so on-street parking is required. At peak times the through traffic can be extremely busy. Inverkeithing acts as a small regional shopping centre, with several small specialist shops, banks, a post office etc. In recent years the variety of shops has decreased, with an increasing incidence of second hand shops and pound shops. It remains a bustling town centre, however, and the Civic Centre acts as a local council office, library and café. It also houses some of the museum collection after it closed in 2005, having been in the Friary. The activity levels are in direct contrast to North Queensferry in particular, and also Dalgety Bay, both primarily residential.

Inverkeithing is well catered for buses both around Fife and beyond, including shuttle buses to Edinburgh Airport leaving from the station. Inverkeithing station also serves as a rail travel hub for Fife, and Ferrytoll Park and Ride has 1040 car parking spaces.

4.4 Buildings and Townscape

4.4.1 Scheduled Monuments

The Mercat Cross is the one scheduled monument within the conservation area. Originally scheduled in 1949, it was also category A listed in 1972. Now sited on Bank Street, it was moved to Townhall Street from the High Street in 1799, then again to its present site in 1974. Although significant repairs have been carried out, the octagonal base and capital date from the 16th century, with the unicorn and sundial added in 1688.



4.4.2 Listed Buildings

There are 33 items on Historic Scotland's statutory list in Inverkeithing Conservation Area – see Appendix 1 for details.

4.4.3 Buildings considered to be of townscape merit

Plot widths in Inverkeithing vary according to whether houses face the street or turn at right angles to it. This also creates a more picturesque view along streets where the building line varies. Where Bank Street meets the High Street, for example,



The striking gable of Providence House



A reinterpretation of the traditional stairtower, and (below) the view along Heriot Street



Gallachers

the gable of Providence House marks the end of the wider section of High Street, softened by the gardens of Park House on one side and given precedence by the set-back frontage of the Burgh Arms with its characteristic large pend entrance.

Along with those that are listed, such as Providence House, in some instances the buildings in Inverkeithing derive their merit from their contribution to the townscape. Not all are of equal merit but generally these buildings derive character from their approach to scale, materials and detail as well as the relationship to the street edge and open space.

Heriot Street

The block neighbouring Moffat Cottage creates a strong frontage along Heriot Street, facing the war memorial gardens. It is set slightly back from the street, with a low front boundary wall and small front gardens. This, along with the use of a similarly pale sandstone and slate, and its understated design, prevents it from overwhelming Moffat Cottage itself, although the addition of a single box dormer has unbalanced the symmetry of the block.

On the other side of the cottage, modern infill development has managed an interpretation of a traditional stairtower which, although normally situated on the back of a building, here prevents the new building being bland, and works well with the fall in height away from the street.

This design echoes the back of Clarence House at the other end of Heriot Street, where the cap-roofed rear stair tower is clearly visible.

Gallachers

Gallachers pub, on the corner of Townhall Street and Heriot Street, works well on the prominent corner site. The small turret detail and elaborate finial sit above an imposing corner door, and the Heriot Street elevation has feature bowed windows with wrought iron railings.

This is a visually intriguing entry point to the conservation area, and passing Gallachers to continue up Townhall Street affords a clear view of the dramatic stained glass window to the back of St Peter's.

4.4.4 Distinctive architectural style and detailing **Roofs**

Roofs are typically pitched, with grey slate. Gables are usually finished as raised skews, although there are several examples



Fordell's Lodging stairtower

of piend roofs, as at Park House stables, tenements on Heriot Street and at the top of Port Street.

Pantiles are used in some of the earlier buildings as at Thomson's Lodging and the Friary Hospitium, although throughout the conservation area pantiles are generally modern machine-made replacements.

There are several examples of unusual roofs throughout the conservation area, which add interest to the skyline along with the Victorian spire and gabled dormers of St Peter's. The pepperpot belfry of the Townhouse, the steep monopitch of Rosebery House, the conical roof of the stairtower at Fordell's Lodging and the jettied out second floor of Thomson's house are all particularly interesting features of the conservation area.

The 17th century Half Crown on the High Street has a particularly steep roof pitch, typical of burgh buildings of around this date. It would have originally had a thatched roof.

Doors

There are a number of notable historic timber doors in the Conservation Area. Two good examples are found at the Town House and Thomson's House. As well as these, several other door surrounds feature marriage stones or carved lintels.



Town House doors (right and above)



Windows

Windows in Inverkeithing Conservation Area are predominantly vertical rectangular timber sash-and-case. The proportions vary and are glazed as six-over-six, four-over-four, one-over-one or four similar panes.

Some examples of bay and oriel windows are to be seen, dating from the Victorian period – as at the highly decorative Queen's Hotel.

Modern projecting bays are a feature of some of the less distinguished High Street Buildings.



A modern projecting bay on the High Street and (right) six-over-six sash and case windows at Fordell's Lodging.



Moffat Cottage

Dormers

Dormers are a distinct element of the Scottish building tradition. The older forms were usually designed to breach the eaves line and lend emphasis to the verticality of the elevation. There are several examples of traditional catslide dormers throughout the conservation area, as well as Victorian and Edwardian examples.

The dormers on Moffat Cottage have decorative finials in the Victorian manner. Box dormers are not traditional.



Unusual bowed dormers at 79, 81 High Street

Chimneys and chimney cans

The details of chimney stacks and cans form a distinct part of the skyline in the Conservation Area, especially on gables, due to the variation in height along the side streets off the High Street, and in views out of the conservation area. Some stacks are still in stone block or harled, and thackstones are evident at the Half Crown hotel. A number of different styles of can have been used throughout the area.



Examples of chimneys

Crowsteps, skews and skewputts

The Scottish tradition of the building gables in crowsteps is distinct from the European tradition. The putt projects at the bottom and is often treated ornamentally, mediating the transition from the vertical plane of the elevation to the inclined plane of the roof. Inverkeithing has several examples as well as plain skews.



Crowstep gables and catslide dormers at Rosebery House (right) and a decorative skewputt (above) at 10 High Street



External Walls

The walls of historic buildings in Inverkeithing are either harled, dressed stone or ashlar. Fordell's Lodging has a traditional colour finish, while Thomson's Lodging and Providence House remain the more commonly seen off-white. Contrasting painted quoins or window margins are a feature of some of the later buildings, as at 34 High Street.

Rubble boundary walls

Sandstone rubble boundary walls are a feature of the conservation area, and indicative of Inverkeithing's development as a royal burgh. The stone is loosely coursed or random rubble with lime mortar, though most walls have cement repairs. Many are built to a considerable height, with a saddleback coping or stone-on-edge copes. Notable examples can be seen at Port Street, where a former vennel wall dating in part from the 17th century remains, with evidence of former access points to riggs. Also rigg walls remain evident along the east side of Back o' Yards, and behind the Queens Hotel.



Port Street, with former vennel wall

Only a small section of the 16th century town wall remains, outside the conservation area on Roman Road. A marriage

lintel of 1618 has been built in to the upper section which was rebuilt in the 19th century.

4.4.5 Materials

Traditional and historic materials such as harl, dressed sandstone including ashlar, rubble, slate, pantiles and timber windows predominate in the Conservation Area. However there is also a wide range of modern materials and finishes – synthetic roof tiles (various colours), cement render and dry dash, red brick, horizontal boarding, uPVC window frames, asphalt and granite kerbing.



Traditionally detailed shopfront – later insertion in 19th century town house.

4.4.6 Shopfronts

Traditionally a shopping area for neighbouring towns and villages, Inverkeithing has a number of shops, although in recent years small businesses are outnumbered by pound shops and charity shops. Successful local businesses do remain, however, and Inverkeithing has managed to retain enough variety in its shops to continue to attract shoppers from the surrounding area.

Few traditional shop fronts have survived intact, however, and a number of businesses use fascias, signage, lettering and lighting that isn't appropriate in a conservation area, or for listed buildings. Detailed guidance on what to consider when making changes to shop fronts is contained in the Fife Council **Shop Front Design Guidelines**.



Inappropriate modern shopfront insertion in a listed building.



Inappropriate use of colour, materials, fascia size and projecting box signage, Church Street.



Friary Gardens and (below) the war

4.5 Public and private open space

Inverkeithing conservation area is densely urban and, aside from the open space created by the central square, the main impression is that of enclosure, with the building line against the pavement, and buildings generally close together. This is alleviated by glimpses out to the surrounding countryside and across the Forth.

As is appropriate for a town of this character and layout, there is little in the way of trees or other planting in the town centre.

memorial gardens



Roadside planting on the road leading into the conservation area from the north stops adjacent to Fordell's lodging, and opposite, by the gate of St Peter's there is another small landscaped area.

The primary area of public open space is Friary Gardens, which is an attractively landscaped garden to the rear of the Friary Hospitium, and which houses the cellar and other remains of the Friary. A play park and further sloping open space leads down towards the rail line, and more rigg plots remain alongside, though these are not maintained.

The war memorial gardens also provide a small respite from the busy junction at the north end of Church Street, with seating and planting around the stone memorial.

Private gardens, where they exist, are mostly to the rear of properties. The remaining rigg plots that have not been developed provide private gardens of a considerable size.

4.6 Tree Preservation Orders

All trees within the Conservation Area are protected and require permission for felling or lopping.

5.0 ANALYSIS

5.1 Building by Building Analysis

The buildings within the Conservation Area are generally in reasonable repair, although some are in need of urgent maintenance. The main threat to the area retaining its special historic status is unsympathetic alteration to particular features of individual properties which affect the streetscape, and impact adversely on the unity of the character areas previously described. Owners wish to 'improve' or repair their properties, but lack of awareness of the design and materials of original features, and of the current planning legislation relating to Conservation Areas, can lead to poor quality alterations of important features of properties. The public realm, especially surfaces, is beginning to deteriorate. Parts are in poor repair, parts have been patch repaired and other parts have been resurfaced, often inappropriately. Poor shop front design and alterations are a further consideration.

The table below summarises a general survey of the buildings in the Conservation Area, carried out at ground level.

	Chimneys, wallheads, roofs, rainwater goods	Wall types and finishes	Windows, doors
Original	<ul style="list-style-type: none"> • Stone or harled chimney stacks, stone or lime mortar copes • Stone wallhead copes • Scotch slate roofing or red clay pantiles • Dormers: traditionally proportioned and detailed • Rooflights: not large or numerous on any one roof, almost flush with roof covering 	<ul style="list-style-type: none"> • Lime-based harl • Lime mortar • Rubble • Painted rubble • Polished ashlar • Dressed stone 	<ul style="list-style-type: none"> • Timber sash & case windows • Timber panelled doors
Change	<ul style="list-style-type: none"> • Cement rendered chimneys with concrete copes • Synthetic roofing • Flashing to copes • Large dormers • Large /numerous rooflights 	<ul style="list-style-type: none"> • Cementitious mortar • Cement render • Dry dash • Synthetic stone • Non-breathable paint 	<ul style="list-style-type: none"> • uPVC replacement windows on listed buildings; incorrect matching of original patterns in replacement 'lookalike' windows on unlisted buildings • Replacement doors of inappropriate design • Addition of bays and porches

Other issues

- Paving materials
- Rubble wall coping
- Soil vent pipes on front elevations
- Satellite dishes and TV aerials

Inverkeithing has also retained many elements of its historic fabric in relatively good condition – stone built chimneys and skews, clay chimney cans, cast iron rainwater goods, rough-dressed and rubble masonry. Care is required if this is to be maintained.

5.2 Negative Factors

5.2.1 Design Quality

Poor or indifferent design quality in the buildings of recent decades is a significant negative factor in the Conservation Area. Various aspects of these designs show little or no understanding of the elements that comprise the character of local housing. This includes: the choice of mass-produced, materials that have no precedent in the village; poorly proportioned elevations, inappropriate placing and sizing of window openings and dormers; awkward volumes made to fit into a tight site. It is unfortunate that two examples are found directly adjacent to B listed properties.

5.2.2 Shop fronts

As noted in section 4.4.6, Inverkeithing's many shops have suffered from the loss of their traditional proportions, materials and design over time, with the use of inappropriate signage, lighting, lettering and overly large fascias obscuring original features – particularly a problem in listed buildings on the High Street. Businesses should be made aware of the council's **Shop Front Design Guidelines** for advice when changes are under consideration.

Shop fronts should be considered as a part of the building as a whole, and should take into account the character of neighbouring shops and buildings. Traditional detailing and decoration should be retained wherever possible and adequately maintained.

5.2.3 Replacement windows and doors

Within the hierarchy of the elevation of a traditional house, window frames are perhaps the most unobtrusive element, just noticeable at the edge of the opening but not intended to distract from it. Shiny PVC and the thicker widths and depths of the components of most replacement windows often have the opposite effect. Inappropriate replacement of vernacular

timber panelled doors and ironmongery (eg. uPVC, large areas of glazing, 'period' detailing, usually mock Victorian) also detracts from the harmony of an elevation. This is multiplied along the street when several properties have replacement windows and doors and the balance of elements that makes successful frontages and gives character to streetscape is lost. In Limekilns there are several examples of non-compliant replacement windows, especially in the vicinity of Main Street, including on a B-listed building. Some of these pre-date Fife Council's Supplementary Guidance on Windows but some appear to post-date it. Regardless, every effort should now be made to inform owners of current Supplementary Guidance and the opportunity taken to re-instate well-designed timber sash and case windows as well as timber panelled doors.

5.2.4 Inappropriate Alterations

There are several instances of dormer extensions in the Conservation Area. Overly large dormers change the proportions of a house.

"A dormer like this [example in photograph, left] is unattractive, uses too much of the roof area, gives the house a top-heavy appearance and can harm the character of the house and the street as a whole."

(Fife Council, Supplementary Guidance on Dormer Extensions, 2007)

5.2.5 Repairs and Maintenance Issues

- Cement mortar

Many of the masonry walls in the Conservation Area have been patch repaired in cement mortar. This has the effect of trapping water at the very point where it should be able to escape. Water is then forced through the stone causing delamination and decay of the primary element of the wall. Repairs should involve raking out the cement and re-pointing in traditional lime mortar, which will allow the evaporation of moisture from within the wall.

- Impermeable finishes

Cement-based renders and dash and non-breathable paints all result in a 'sealed' surface from which moisture cannot evaporate. The walls, especially gables, of several traditional buildings in Inverkeithing have been finished in this way. It is most likely that damp problems will result and decay of these buildings accelerate. Breathable paint or lime-based harl render should be substituted.

- Paint protection

Exposed timber needs protection from the effects of weather. Regular painting will extend the life of doors, windows and other timber components for many years. The timber used in pre-1919 buildings was generally slow grown and therefore much longer lasting than timber available nowadays. Original joinery can also be of high quality. It is therefore important, as well as more sustainable, to maintain existing joinery through

routine maintenance.

- Vegetation on roofs/ walls

Vegetation can be seen sprouting on rubble boundary walls and roofs/ chimneystacks in Inverkeithing. Root systems penetrate the mortar, eventually loosening it, and can damage walls and cause cope stones to topple off. Walls without copes are more vulnerable to water penetration, leading to damage and eventually collapse. Plant growth should be removed regularly, taking care to disturb as little of the mortar as possible.

- Road Maintenance

Maintenance is needed on several paths and roads. Previous patch repairs are generally not well matched to their surrounds and tend to break down. Natural stone is preferable to asphalt. Next to buildings, paving should allow drainage away from the walls.

5.2.6 Garages, Bins, Parking

While facilities for storage and parking are clearly necessary, they should be discreet and conceived so as to enhance the environment in terms of materials, form and colour.

Occupants should be encouraged to store wheelie bins in back yards rather than in public areas where possible.

5.3 Buildings at Risk Survey

5.3.1 Vulnerable Buildings

Rosebery House is within the Inverkeithing Conservation Area and on Historic Environment Scotland's national Buildings at Risk Register. The two other entries on the register relate to the former primary school buildings which are just outside the conservation area.



Rosebery House rear wing



Former Primary School before fire

A “Building at Risk” is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- Vacant with no identified new use
- Suffering from neglect and/ or poor maintenance
- Suffering from structural problems
- Fire damaged
- Unsecured
- Open to the elements
- Threatened with demolition

The Rosebery House entry states that it is occupied, and its category of risk is low. Its condition is classified as “poor”. The two former primary school buildings entries state that they are unoccupied, and their category of risk is critical. Their condition is classified as “poor”. Both buildings suffered serious fires in November 2018.



Benches outside the Burgh Arms



Signage clutter



Spherical streetlights on the High Street

5.4 Public Realm Audit

5.4.1 Appropriateness of street furniture

At present key areas for seating include the war memorial gardens, points on the High Street and Friary Gardens. Seats are generally unobtrusive and of a standard design.

Cycle parking racks should also be included in new amenity provisions.

5.4.2 Appropriateness of signage

Signage clutter detracts from the main entry point to the conservation area at the junction between Castle Street and Heriot Street. There is a mini roundabout and no entry to the one-way Heriot Street, but the number of signs and poles proliferating here prevent a clear view of the church tower and along the High Street, and detract from the natural framing provided by the green space by the roadside and the war memorial gardens.

5.4.3 Appropriateness of lighting

There are several types of street light in the Conservation Area. The large spherical design in the main High Street area is distinctive but could be considered overly bold in the context. A more understated design could be considered in future in order not to distract from the built environment. Rust inhibitor should be part of the specification in this environment. Redundant poles should be removed.

6 Conservation Area Management Plan

6.1 Introduction

Inverkeithing has retained a reasonably good core of its historic building fabric and layout. These support its national and regional historical significance. If this is to continue, the implications of Conservation Area status, now over thirty years old, need to be re-appropriated and a programme of positive action undertaken. Enhancements to the Conservation Area will bring social, environmental and economic benefits for all. Applications are being progressed for funding under the National Lotteries Fund Townscape Initiative (TH) and Historic Environment Scotland Conservation Area Regeneration (CARS) schemes. If successful the schemes would enable many of the objectives set out in the following Management Plan to be achieved.

6.2 Strategies

1. Conservation Strategy

Inverkeithing has a good stock of historic buildings in a distinctive setting and streetscape. These need care if the character of the Area is to be sustained into the future. A positive programme of repair of historic fabric would be implemented through a Third Party Grant scheme. Opportunities to offer grants to owners have been identified and expressions of interest obtained.

2. Public Realm Enhancements

The public realm is key to the character of Inverkeithing's streetscape and the setting of its buildings. Improvements should be carefully undertaken, with a view to enhancing this character.

3. Boundary Adjustments

The boundary of the existing Conservation Area has been amended to reflect buildings and one further area of merit previously outwith the boundary. See plan in Appendix 2.

4. Excellent Design Standards

Design for proposed new development or intervention in historic buildings should be of the highest standard. Design guidance may be appropriate.

5. Heritage Management Strategy

The potential exists to develop a heritage strategy for Inverkeithing, which could result in both cultural and economic benefits.

6. Control and Enforcement

In the first instance, measures are being taken to make sure that owners and occupiers are aware of the issues regarding

building repair and maintenance in a Conservation Area, including work to the curtilage. The procedures for Planning Permission, Conservation Area Consent and Listed Building Consent are clearly set out, along with a list of guidance and information available through the Council as well as from bodies such as Historic Environment Scotland. Useful advice leaflets produced by the council include “Conservation Areas: Maintenance Guide”, and “What is a Conservation Area?” These are available through the Civic Centre and other public buildings.

Regular inspections will be undertaken to identify issues. A baseline record in the form of a photographic survey of the conservation area has been created which will help identify any breaches or wants of repair. The appropriate remedial action is then being determined by a working group made up of representatives of Development Management, Enforcement, Community Council, Conservation Officer and Public Health and Safety. The first step in the process will normally involve discussions with the owner and the offer of support and assistance, including financial through any grant scheme where available. Repair notices and enforcement procedures will follow where necessary.

“Local authorities should consider a more proactive approach including monitoring development activity and ensuring compliance with the terms of planning permissions. A positive and active approach to enforcement will help to reduce the number of contraventions and secure sustained improvements in environmental quality.”
(PAN 71, 7)

Fife Council’s *Planning Enforcement Charter* (2017 edition), <https://bit.ly/2E2sK7P>, includes a priority system which is used for investigating possible breaches based on matters such as the effect/harm of the breach, the significance of the site and if it is in the public interest to do so. Planning breaches in relation to listed buildings are categorised as of high priority.

6.3 Opportunities for Development

The open area along Port Street is at the moment identified as a potential development site in the emerging Local Plan, as is the area alongside the Keithing Burn.

Any development here should be very sensitively designed in order to avoid detracting from the historic interest of the surroundings, particularly the setting of the vennel wall on Port Street.

6.4 Opportunities for Planning Action

6.4.1 Boundary Refinement

This study identified the following two areas which would

benefit from inclusion in the existing Conservation Area (see map; Appendix 2). Firstly; Friary Gardens to the south of the existing area. This would give additional protection to the surviving sections of historic rigg walling, and the open space of the garden area itself. This relates to the Friary remains already contained within the Conservation Area.

Secondly, the western side of the boundary will be rationalised to include rigg plots relating to the properties at nos 2-14 (even nos) Church Street, and 7-27 (odd nos) High Street. This change means that the boundary will no longer cut through property boundaries here, ensuring that consideration of buildings and their setting is consistent. It will furthermore protect the rigg layout and, again, surviving sections of historic rigg walling.

6.4.2 Effects of Permitted Development

Several General Permitted Development rights under Article 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 are restricted in Conservation Areas, either through an exclusion clause in Article 3 or through Article 4 Directions of the local authority.

There is an abundance of satellite dishes (microwave antennae) in the Conservation Area, creating a poor visual effect especially in the vicinity of listed buildings. These are not Permitted Development (Class 6 exclusion) so residents need to be kept informed and statutory controls enforced.

6.4.3 Review of 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.

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

However, in the 2012 Amendments to the Order, the exemption of conservation areas from permitted development have not been included against every type of development. Some small scale developments such

as flues or those with a floor area of less than 1msq have become permitted development with no caveats about conservation areas. While the impact of these developments would normally be minimal, in a conservation area they could still detract from the setting of historic buildings or the overall historic townscape. Therefore it is proposed to maintain several of the Article 4s in Fife's Conservation Areas to maintain a suitable level of protection from detrimental development. Appendix IV sets out the Article 4s which it is proposed are maintained across all the Conservation Areas in Fife. The proposal is therefore to remove all Article 4 Directions and then simultaneously designate them

6.4.4 Design Guidance and Supplementary Planning Guidance

Fife Council has produced several documents providing design guidance.

- Creating a Better Fife: Fife Urban Design Guide (Dec 2005)
- Fife Masterplans Handbook (2007)
- St Andrews Design Guidelines (2007)
- Shop Front Design Guide (2009)

Many of the principles identified in these documents – e.g. concerning character, identity, high quality new development - are applicable to any conservation area. However considerable skill and judgement is needed to interpret the application of these principles. As design is now a material consideration training in design is essential for those who guide and make local planning decisions. The provision of such training is national policy:

“Local authority officers need to become more skilled and more aware of how design can help fulfil their corporate aims. A number of councils already support their staff in taking design courses. Every planning authority needs, ideally, to have an urban design team with a range of skills, including landscape architecture. At the least, it should have one member of staff with an urban design qualification or skills. Training should also be provided for councillors to help them become aware of the importance of design and the impact of their decisions.”

(Designing Places, a Policy Statement for Scotland, 2001)

A number of supplementary planning guidelines have also been produced relating to historic buildings and areas, including:

- Windows in Listed Buildings and Conservation Areas
- Painting the Outside of Listed Buildings and Buildings in a Conservation Area

6.5 Conservation Strategy

The following series of actions is recommended:

Repairs

1. Disseminate information regarding the need for repairs and maintenance of historic buildings, emphasising the importance and greater sustainability of keeping buildings in use. Aim at greater awareness of Conservation Area status. Ensure that owners of listed buildings are aware of their responsibilities and informed about where they can seek advice.
2. Target key projects for renovation through making grant aid available and encouraging owners and other users to avail of these. Comprehensive advice on funding the repair of historic buildings is available at the Funds for Historic Buildings website, <http://www.ffhb.org.uk>.
3. Include the restoration of lost architectural detail in the above work, eg. new windows to be properly detailed timber sash and case. Make sure that this is carried out by competent professionals who are experienced in historic building work.
4. Raise awareness of best practice with regard to repair techniques and choice of materials. Local builders, construction professionals and relevant Council staff should be targeted. Training initiatives should also be used as a means of building up skills and knowledge, eg. under the auspices of Historic Scotland.

Public Realm & Transport

5. Carry out a detailed assessment of the condition of the public realm – pavement and road surfaces, crossing facilities, street lighting, public seating, bus stops, railings, litter bins, signage, planters etc. Repair elements worth retaining. Replace worn features. Ensure that the new is coordinated, of consistently high quality and that it will enhance the Conservation Area. This must involve liaison between Transportation, Community Services and all other relevant Council services.

Heritage Management Strategy

“Fife Council will promote the interpretation of important townscape and historic features through the provision of signs, leaflets and guides and also by the promotion of appropriate visitor attractions, in accordance with the Fife Interpretation Strategy.”

(Local Plan PR9)

6. Increase awareness of Inverkeithing’s heritage by developing signage and interpretation of the Conservation Area. Statutory bodies such as Historic Scotland, Visit Scotland and Scottish Natural Heritage should be asked to advise. If at all possible, the project should be done in

collaboration with the local community, eg.the Community Council, local interest groups, the local primary school.

6.6 Monitoring and Review

A mechanism for a regular review of the Conservation Area should be put in place with the participation of the local community and perhaps input from a conservation professional or representative from Historic Scotland. This would address the issues outlined in the strategies above. A regular review would help prevent matters being sidelined or neglected.

6.7 Summary

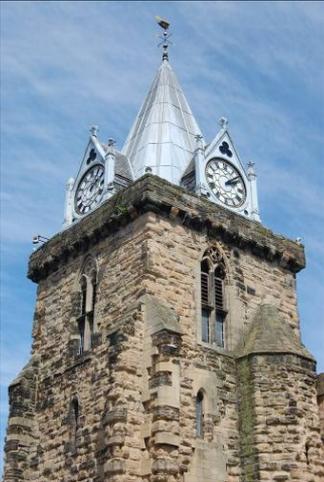
PROJECT	LOCATION	ACTIONS
1. Conservation	Throughout the Conservation Area	<ul style="list-style-type: none"> Disseminate information to owners and users about repairs to traditional buildings – advantages, duties, help available. Source grants and encourage take-up. Carry out a repairs audit. Set up and implement a targeted programme of repairs and maintenance; Follow up with a bi-annual repairs audit of the Conservation Area; Implement controls regarding unpermitted development.
2. Public Realm Enhancements	Throughout the Conservation Area	<ul style="list-style-type: none"> Audit the condition of existing paving and street lighting and renew carefully, according to the character of the area. Review requirements of seating, litter bins, planting and signage. Set up a regular maintenance and renewal programme. Consider enhancement of pedestrian and cyclists' facilities, eg. benches, cycle parking.
3. Heritage Management	Throughout the Conservation Area	<ul style="list-style-type: none"> Set up a heritage awareness programme in liaison with local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing. Include heritage interpretation in review of public realm.

Appendix I: Listed Buildings in Inverkeithing Conservation Area

HB No.	Address/ Photo	Description	Category
35092	8 Bank Street, Park House Stables 	Early 19th century. 2-storey, 5-bay, rectangular-plan tenement	C(S)
49953	Port Street, Vennel Wall 	17th century; 19th century alterations. High, random rubble, former vennel wall standing along W side of Port Street (approximately 84 metres long); incorporating former window and door openings (blocked) leading to former rigs; boulders protruding from base.	C(S)
35088	Bank Street, Mercat Cross 	16th century octagonal shaft (with replacement stone to middle). John Boyd, 1688, stepped octagonal capital with 4 heraldic shields (2 depicting Royal arms SE and SW; that facing NE depicting Douglas coat of arms; that to NW arms of Robert III and Annabella Drummond), enriched with roses; supporting cubical sundial; surmounted by unicorn bearing saltire. On modern stepped base with 20th century plaque to S.	A
35094	10 High Street (3 Bank Street) 	Earlier 19th century. 2-storey, attic and basement (in fall of ground to E), 3-bay, square-plan town house converted to restaurant and flat above. Rendered; base course interrupted by later shop front; moulded architraves at 1st floor front elevation; painted margins; painted rusticated quoins; dentilled cornice; pitched roof dormers; scrolled skewputts.	C(S)
35090	2,4 Bank Street Thomson's Lodging	Dated 1617. 2-storey (3-storeys to rear), 4-bay traditional town house with 3-stage corbelled cap-house stair tower to SW corner, carved over-door pediment and window lintel panel. Circa 1966, single	A

		storey (2-storeys to rear), 3-bay extension to S. Harled; moulded stone margins; moulded eaves course to E and W.	
35106	9 King Street, Rosebery House including well, marriage lintel to back garden, boundary wall and gatepiers 	16th century; altered and extended in 17th and 18th centuries. 3-storey and attic (2-storeys to N) L-plan town house; 19th century ashlar single storey Gothic detailed former doctor's surgery adjoining to NW corner.	B
35095	6,8 High Street 	Earlier 19th century; early 20th century shop front. 2-storey, attic and basement (in lower ground to rear), 3-bay with additional curved bay to S, square-plan tenement and shop. Painted stugged ashlar; stone cills; eaves course; carved scrolled skewputts. Edwardian shop front including Art Nouveau stained glass and stained glass fanlight to left; 2 large canted and gabled dormers.	C(S)
49956	9, 9A, 11, 13, 15, 17, 19, 21 Townhall Street 	R J Naismith, Sir Frank Mears and Partners, 1965. 3-storey, 8-bay tenement complex, with 3 different façades to principal elevation, all in traditional style.	C(S)
35089	1 Bank Street (4, 4A High Street)	Late 18th century. 3-storey and attic rectangular-plan tenement	C(S)

		(fronting Bank Street) connected to much altered 19th century building (fronting High Street).	
49957	23, 25, 27 Townhall Street 	Early or earlier 19th century; later extension to rear. 2-storey, 5-bay, row of square-plan tenements and shop.	C(S)
49943	1, 3, 5, 7, 9, 11 High Street, Central Bar 	Earlier 19th century; later 19th century (2-bay) extension to N. 3-storey and attic; 6-bay tenement and public house.	C(S)
35087	Townhall Street, Town House 	1754-1755 square-plan tower, John Monroe; 3-storey, 4-bay (to upper floors) main block of 1769-1770, George Monroe. Octagonal belfry, keystone round-arched openings with louvered panels to each face; octagonal ogee roof; wrought-iron weather vane finial.	A
35086	Inverkeithing Parish Church (St Peter's Building; Church of Scotland) including churchyard and boundary walls	14th century 4-stage tower; rectangular-plan two storey plain Gothic revival nave by James Gillespie Graham, 1826; spire, 1852.	B

			
49937	8, 10, 12, 14 Church Street, Queen's Hotel 	Later 19th century; later additions, early and later 20th century. 2-storey and attic, 3-bay rectangular-plan public house and hotel	C(S)
35107	2 King Street (1 Heriot Street) including boundary walls and gate piers 	Early 19th century. 2-storey, attic and part basement, 3-bay, rectangular-plan plain classical villa; later extensions to N and E.	C(S)
49955	Roods Road, Inverkeithing Primary Schools including boundary walls and playshed 	Inverkeithing Public Schools consisting of 2 school buildings built 1874 and 1913 respectively on large site in Roods Road above and to W of the main road. Andrew Scobie, 1874. Small, single storey, 10-bay, H-plan plain Tudor, Board School with prominent gabled bays. Brydon & Robertson, dated 1913. 2-storey and mezzanines, 22-bay, rectangular-plan senior primary school to SW of site. Large playshed to SE of site.	C(S)
35103	16, 18 Church Street Fordell's Lodging	1666-1671; 20th century addition	A

		to rear. 2-storey and attic, 3-bay, L-plan traditional town house with angle turret.	
49941	Church Street, War Memorial 	Peter Reid, 1923; additional commemorative plaques, post-1945. Granite monolithic war memorial. Elongated, moulded Celtic Cross on splayed foot with carving of wreath to W, set atop tall chamfered and stepped square-plan pedestal with bronze plaques commemorating names of fallen servicemen and women to each face	C(S)
35104	13 Heriot Street, Moffat Cottage including summerhouse 	Earlier 19th century. Single storey and garret on basement, 3-bay, rectangular-plan cottage. single storey, rectangular-plan, random rubble summerhouse; pitched roof; graded grey slates; overhanging eaves to wallheads.	C(S)
35100	Queen Street, the Friary, including well and vaulted cellars 	Mid 14th century friary hospitium; remodelled as tenement in 17th century; converted into museum, 1934-1937. 2-storey, 6-bay, roughly L-plan arrangement of main block and double-pitched S wing comprising W range of former Franciscan conventual buildings.	A
35102	79, 81 High Street, including wash house and boundary walls	17th century. Traditional tenement set at right angle and linked via mutual stair tower to early 19th century tenement with ground floor shop fronting High Street.	B

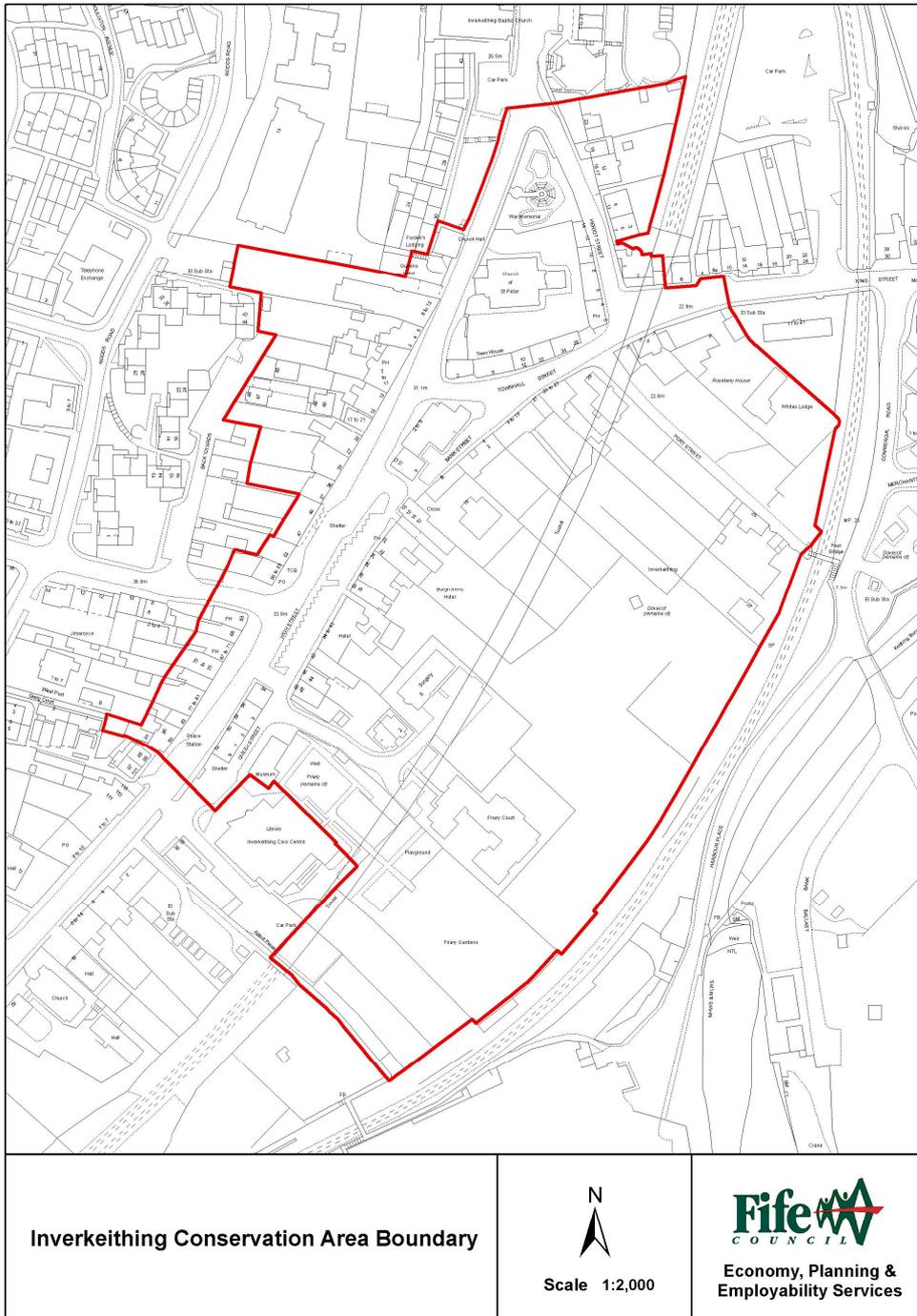
			
35099	54, 56 High Street (1 Queen Street) 	Dated 1830. 2-storey and attic, 3-bay, square-plan town house with later shop and flat above.	C(S)
35098	34, 36, 38, 40 High Street 	Circa 1670-1680. 3-storey and attic, 6-bay, rectangular-plan tenement adjoining 19th century, 3-storey, 3-bay tenement (formerly Royal Hotel) to N. Later additions to rear connecting both buildings; interior linked at upper floors.	C(S)
35091	Thomson's House Dooct (to rear of 2, 4 Bank Street)	Late 17th century. Single chamber rectangular-plan lectern dovecot; roofless and in ruinous state (2003). Random rubble; hammer-dressed quoins; projecting alighting ledge to W. Narrow door lintel.	C(S)
35097	16, 20, 22 High Street, Burgh Arms Hotel 	Earlier 19th century; later addition to N, dated 1888. 2-storey and attic, 3-bay rectangular-plan town house converted to pub and hotel; 2-storey, 4-bay extension with pend to left; extensive 19th and 20th century additions to rear.	C(S)
35093	10 Bank Street, Park House including garden terrace, vaulted cellars and boundary walls	Circa 1820. 2-storey, 3-bay, square-plan villa with Roman Doric portico to garden front.	B
35096	12, 14, 18 High Street, Providence House	Late 17th century. 3-storey and attic, row of 3 rectangular-plan	B

			<p>traditional tenements (gable end to street).</p>	
<p>35101</p>	<p>35, 37 High Street, Royal Bank of Scotland</p> 	<p>John Ross McKay, 1934. 2-storey and attic, 5-bay, rectangular-plan bank with private dwelling (former bank manager's house) above.</p>	<p>C(S)</p>	

APPENDIX II

Maps and Drawings

Inverkeithing Conservation Area boundary



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APPENDIX III

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Planning Advice Note 68: *Design Statements*

Planning Advice Note 59: *Improving Town Centres*

Planning Advice Note 71: *Conservation Area Management*

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(See www.historic-scotland.gov.uk)

This includes a number of useful titles for residents of historic buildings and areas including:

The Repair of Historic Buildings in Scotland, Advice on Principles and Methods (1995)

Scotland's Listed Buildings: What Listing Means to Owners and Occupiers (2006)

Looking after your Timber Sash and Case Windows: a short guide for homeowners

Short "Inform" guides are available free-of-charge and may be downloaded at www.historic-scotland.gov.uk/pubsforowners

Titles include:

Domestic Boundary Walls

The use of lime and cement in traditional buildings

Indent Repairs to Sandstone Ashlar Masonry

Maintaining a Pantiled Roof

Repointing Ashlar Masonry

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Damp, Causes and Solutions

Maintaining Sash and Case Windows

Domestic Chimneys and Flues

Fires Safety

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External Timber Doors

Fireplaces

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Energy Efficiency in Traditional Homes

Maintaining traditional plain glass and glazing

APPENDIX IV

PROPOSED ARTICLE 4 DIRECTION USE CLASSES

Class 3D

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

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

Class 6C-

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

Class 6D

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

Class 6E-

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

Class 6F

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

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

Class 6M

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

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

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

Class 7

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

Class 8

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

Class 10

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

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

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

Class 11

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

Class 12

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

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

Class 13

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

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

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

Class 20 - Land drainage works

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

Class 23

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

Class 24

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

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

Class 28

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

Class 30

(1) The erection or construction and the maintenance, improvement or other alteration by a local authority of—

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

Class 38- Water undertakings

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

Class 40- Electricity undertakings

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

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

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

