

# **LIMEKILNS CONSERVATION AREA APPRAISAL**

and

## **CONSERVATION AREA MANAGEMENT PLAN**



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**DEVELOPMENT SERVICES**



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Limekilns Pier and the Ghauts, 1974. (Copyright RCAHMS, reproduced courtesy of J R Hume)

# 1.0 Introduction

## 1.1 Background, Purpose and Justification

### 1.1.1 Date of Appraisal

This appraisal was carried out between November and December 2008.

### 1.1.2 Purpose of Appraisal

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, section 61 describes conservation areas as "...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The Act provides for the designation of areas as distinct from individual buildings, and planning authorities are required to determine where this status is merited. There are currently forty-eight Conservation Areas in the Fife Council area, nine of these, including Limekilns, in West Fife. Limekilns and neighbouring Charlestown, were designated in 1984. Both are deemed Outstanding Conservation Areas by Historic Scotland.

The appraisal is carried out to "assist owners and developers in formulating proposals and inform subsequent planning assessment and decision making." (SPP 23, 20) It will include boundary review and an Article 4 review and is intended to be a document which will guide management of the area and help to identify strategies and opportunities. Within the local authority it will be the basis for formulating proposals for future policy-making and enhancement of the area. It will also be a tool for public consultation on development and could provide a basis for partnership funding applications.

## 1.2 Location, History and Development

### 1.2.1 Regional Context

Limekilns is one of several small villages on the coastal strip along the north of the Firth of Forth. Its nearest neighbour is Charlestown, less than a mile away. The Kincardine Bridge lies 12 miles to the west, giving access to Falkirk and the Central Belt. The Forth Road Bridge is some four miles to the east. However the main east-west trunk road, the A985, is north of the village, well outside the Conservation Area.

Limekilns is in the parish of Dunfermline and developed historically as the harbour for that royal burgh, which is just three miles away, uphill, to the north-east. The harbour is relatively sheltered, with tidal anchorage available inside the Ghauts (a low ridge of rock enclosing the harbour to the south, still visible and in which was cut out a passage for ships). Trade flourished with the Baltic countries and France up to the seventeenth century when royal interests moved to London. Nowadays the harbour is used for pleasure craft and the village benefits from proximity to larger settlements such as Rosyth to the east. The Conservation Area currently encompasses approximately one third of the 'village envelope' (see *Dunfermline and the Coast Adopted Local Plan* (2002), Proposals Map 4).



This photograph captures the sinuous form of Capernaum Pier, 1974 (Copyright RCAHMS, reproduced courtesy of J R Hume)

### **1.2.2 Geology**

This area of Fife has a rich geology. It lies on carboniferous limestone, varying in colour from pale cream to deep honey colour and brown. There is also ironstone in the district, used in the past to supply an iron mill (1630) at the mouth of the Lyne burn west of Limekilns (see Blaeu's map, Appendix I) and later the Charlestown ironworks. These were fuelled from large local coal deposits. A very extensive seam of limestone, west of the Gellet rock, gave rise to the lime production from which the settlement takes its name.

### **1.2.3 Topography and Landscape**

The Conservation Area, effectively a strip of raised beach, rises to approximately 12m above sea level. The coastal brae immediately north is very steep, reaching the 45m contour in the Broomhall woods. Dunfermline Road is also quite steep, 30m above sea level a little beyond the school. Most of the Conservation Area is flat and low-lying. Spot heights include 4.6m for Main Street and 6.1m for Halketshall. The houses at Red Row are closest to the sea, some only 6m from the Mean High Water Springs.

The entire Conservation Area is part of the Broomhall/Belleknowes Area of Great Landscape Value (*Dunfermline and the Coast Adopted Local Plan* (2002), 4.13). The steeply wooded cliff of the coastal brae north of the village is a distinctive landscape feature in this part of West Fife.

### **1.2.4 Historic Pattern of Land Use**

The clay/loam soils of the land around Limekilns meant that the south-facing slopes gave high yields of arable crops, and the related development of breweries and distilleries. Historically, land use in the village was tied to lime-burning, which took place on the beach in a rather primitive manner. Other coastal and harbour activities were also significant – fishing, fish-curing, salt-panning, soap, ropemaking, transport of goods such as lime, coal and salt and the products of the breweries and distilleries.

The Bruces first bought land in the Broomhall area in 1588 and a large mansion set in landscaped grounds directly overlooking Limekilns became the seat of the Elgins in 1704. Charles 7<sup>th</sup> Earl of Elgin and 9<sup>th</sup> Earl of Kincardine went on to plan and build nearby Charlestown, to where lime production moved.



Shipping and ship-building were important in the early part of the nineteenth century:

*In 1814 Limekilns had 4 brigs, 1 schooner, and 137 sloops; in 1843 6 brigs, 7 schooners, 16 sloops, and 1 pinnacle, these thirty manned by 168 men; but now there is hardly any shipping, owing to altered modes of transit.*<sup>1</sup>

### 1.2.5 Settlement Development

The land south of Dunfermline was originally known as Gellet and this name survives today as a farm, north of the village. It is not known when lime-burning first began here but it is believed to date at least to the foundation period of the abbey in Dunfermline – late eleventh century. Limekiln's heyday was linked to the fortunes of Dunfermline and to the exploitation of coal, iron, salt and lime. When these declined so did the village, so that by 1891 it had *"long ceased to be a place of any commercial importance."*<sup>2</sup>

The roadway to Dunfermline was in existence by 1438 when William Gelland was admitted to the merchant guild (of Dunfermline) at a reduced rate as a reward for "the makyn of a casway betwyx the lym kill and our ton of Dunfermlyn."<sup>3</sup> By then several stone buildings had been built in the larger town. In the sixteenth century Limekilns' timber pier was replaced in stone. Traffic included a ferry service to Bo'ness, which continued up until 1877. Blaeu's map of 1654 (Appendix I) shows *Lyme kills* as one of a number of coastal settlements, several whose industry or topography gives them their name. Also significant at this period is Rosyth – the castle and kirk are both depicted. Broomhall is marked north of Lyme Kills.

Lime was shipped out of Limekilns from the 1700s and the Brucehaven harbour built in 1774-6 for the shipping of coal by Chalmer's Coal Company. Two piers are shown on Roy's Military Map (Appendix I), pre-dating the development of Brucehaven harbour, as well as the Ghaut rocks. These were a significant point of reference for seafarers and also provided a measure of shelter in harbour. This map shows the early street pattern – Main Street parallel to the shore, and other buildings along the shore farther to the south-east. Blocks are oriented side-on to the water with narrow spaces in-between. Interesting green spaces are depicted and there seem to be gardens behind Main Street, under the cliff, roughly where the King's Cellar is. The map illustrates the close relationship

<sup>1</sup> Groome, *Ordnance Gazetteer* (1882) <sup>2</sup> Professor Peter Hume Brown, quoted in Smith (2001), 604 <sup>3</sup> Quoted in Dennison & Stronach, *Historic Dunfermline* (2007), 24

Locals enjoying the beach near Limekilns Pier soon after the construction of the Promenade (Simpson & Robertson)

of the village to the Broomhall. The Elgin estate acquired more land in Limekilns as late as 1815. To this day Broomhall House and its grounds form a significant part of the visual backdrop to the Conservation Area.

Stockdale's Map of 1806 (Appendix I) shows a single road to Lime Kilns, from the north-east (today's Dunfermline Road). The coast road and Charlestown are not marked. Thompson's map, 1832, (Appendix 1) gives more detail. The King's Cellar is clearly indicated, with buildings lining the two sides of Main Street. Charlestown is clearly drawn, with a lot more buildings.



The 1856 O.S. map (Appendix 1) gives detailed information about individual buildings and plots. We notice that the buildings on the south of Main Street have yards backing onto the beach and that Limekilns Pier has a 'Basin' -one of two that existed for scouring mud from the harbour. There is a school at the back of the manse. Four wells are marked – at Halketshall, off Main Street and two at Wellheads.

The 1895 O.S. map (Appendix I) gives further clues about the village's working relationship with the Forth – stepping stones to the Ghauts (still there today), landing stages and mooring posts. There are two public water taps. A substantial school building has replaced the Basin on Limekilns Pier.

The 1914 O.S. map, (Appendix I), just twenty years later, shows small changes, mainly new buildings, eg. on the site next to the Ship Inn, and at 16-34 Brucehaven Road (even nos.).

The population of the village in 1791 was recorded as

658.<sup>4</sup> By 1841 it had risen to 950, but mirroring the decline in shipbuilding described above, it dropped throughout the rest of the nineteenth century -828 in 1861, 758 ten years later, 677 in 1881. The road connecting with Charlestown was widened in 1930 and in the following year, the Promenade and esplanade were constructed on reclaimed land. By 1951, the combined population with Charlestown was only 830. Lime quarrying stopped in 1937, lime-burning finally ceased in 1956 and the salt depot closed in 1958. Limekilns is now primarily a dormitory settlement within easy commuting distance of larger places of employment and most buildings are in residential use. The population of Limekilns in the 2007 estimates was given as 1008, more or less stable since the 2001 census.

<sup>4</sup> Sinclair, *First Statistical Account* (1792), vol. 13, 437.

## 2.0 Assessment of Significance

### 2.1 Location and Setting

Limekilns Conservation Area is situated on the north coast of the Firth of Forth. This marine setting is visually and sensually dramatic. This coastal zone is of major significance in terms of geology and wildlife, especially bird species and is designated a Ramsar site,<sup>5</sup> a Site of Special Scientific Interest and a Special Protected Area. The Conservation Area has the privilege and responsibility of a long boundary on this unique natural environment, which in itself is of international significance.

The entire Conservation Area is also part of the Broomhall/Belleknowes Area of Great Landscape Value – a non-statutory designation intended to protect zones of regional or local landscape importance from inappropriate development. The tree covering on the slopes of this cliff has high visual significance, forming an unmistakable backdrop to the Conservation Area from several directions.

### 2.2 Historical Significance

Limekilns' historical significance reaches far beyond the small village. In the past its reason for existence was tied to several other places. Various commodities were key.

Firstly, Limekilns' success as a centre of produce – early coal extraction, brewing, distilling, lime-burning -and transport was inextricably linked to the royal burgh of Dunfermline and through this to Europe. Dunfermline Abbey owned much of the land around Limekilns up to the

<sup>th</sup>  
16<sup>th</sup> century.

Secondly, Limekilns has had highly significant links with the Bruces, Earls of Elgin, since they purchased the Broomhall estate over four hundred years ago. For the past almost two hundred and fifty years Charlestown has been a 'sister village' of Limekilns. Historically, coal and lime were the driving elements, giving rise to extensive shipping and shipbuilding. The village's historical significance is part of the early industrial history of Scotland.

Thirdly, Limekilns' history is inextricably linked to the history of settlement on the shorelines of the Firth of Forth. Fishing, curing, salt-panning, rope-and soap-making are the materials elements of this history.

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

<sup>5</sup> 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.

### **2.3 Architectural Significance**

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

**Townscape:** The street patterns are integral to the character, giving form to the relationship between topography, building and the waterfront and expressing local understanding of the natural environment. The building grain in the Academy Square Character Area is closely moulded around narrow thoroughfares and small 'squares'. Straight-on views and clarity regarding front and back are less important than maintaining this close grain in which there may be multiple oblique views of a house and access from two streets. It is a rather unique environment for residential use and of significance within the region.

**Key Buildings:** Of these, The King's Cellar, A listed, is of national/ international significance. The early date and the layered history of this building mean that it is a vital physical link to the heyday of Limekilns. Used over the centuries by monks, schoolmasters, children, clergy, freemasons, musicians, townspeople for industrial, educational, ecclesiastical and civic purposes, it is a quiet witness to the changing fortunes of the village. It is of high historical significance.

**Vernacular:** The core of Limekilns' Conservation Area is its substantial stock of eighteenth century vernacular houses, including 9 The Old Orchard with its doocot. Some have had alterations but much still remains. Seen as a group these houses give a good sample of typical forms, materials and detailing. The scale and the plot layouts are also of interest, demonstrating typical relationships to the street and to each other. They are of high significance.

**Nineteenth Century Houses:** The terrace at the south end of Brucehaven Road, even with alterations, is reasonably coherent. In this setting, the bays, on the principal (sea side) elevations, hint at the dignified grandeur of Victorian seafront houses.

**Twentieth Century:** Many of the more recent houses are not of particular architectural merit. The house built round the kiln at Factor's Brae is a reasonably successful contemporary intervention.

### **2.4 Archaeological Significance**

Given the long history of settlement and trade in the village it is most likely that archaeological evidence remains below ground, particularly in the area of the King's Cellar. The site of limekilns behind nos.12 and 15 Main Street is an Archaeological site of Regional Importance (*Dunfermline and the Coast Local Plan 2002*, Appendix B).

View of the first houses at Halketshall with the Broomhall treeline behind.



## 3.0 Character and Appearance

### 3.1 Setting

#### 3.1.1 Assessment of the landscape and surroundings

Limekilns is defined by its relationship to the firth and to the steep cliff behind. Indeed the two principal routes are one along the waterfront and another leading down to the water's edge. Tides on the Forth radically change the character of these routes, part of the pattern of changing light, views, smells and sounds. It could be said that Limekilns, at its edge, expands and contracts twice a day. The Conservation Area boundary, at the High Water line, touches ever-shifting sand. Weather and skylscapes also have a strong affect on character. This relationship to natural rhythms and conditions is part of the essence of the village.



The cliff rises quickly to 45m behind the King's Cellar, and is one of the defining elements of this part of Limekilns. Generally there is a thick cover of vegetation and the trees of the Broomhall policies are a striking presence at the top of the cliff, with a rich contrast of textures and colour.

#### 3.1.2 Significance of views into, across and from the Conservation Area

As for all the settlements on this coast, views across the Forth are highly significant. From Limekilns the view from the Promenade to the east takes in Capernaum Harbour in the foreground, Rosyth docks and the Forth Road Bridge behind and in the distance, the Pentland Hills. From the top of the town the main view is south across the firth looking towards West Lothian. There are two prime views into the Conservation Area: from the water and from the cliff-top. Each in turn forms an unmistakable backdrop to the village. Otherwise Limekilns is seen gradually as one rounds the corner from Charlestown or comes down the Dunfermline Road.

### 3.2 Activity and Movement

#### 3.2.1 Direction, mode, volume, circulation and levels of activity

The main axis of activity is along the Promenade–Church Street–Dunfermline Road, linking Limekilns with Charlestown and the A985 to the north-east. Speed bumps and a twenty-mile speed limit have recently been installed on the Promenade.



Along this route there are two public buildings -the Church and the Primary School -and one pub. Most people arrive by car so on-street parking is required at certain peak times. This is available on the Promenade.

Limekilns is on the no. 76 bus service between Dunfermline and Crombie, taking in Charlestown also. There is roughly one bus per hour Monday to Saturday, until 10pm and four buses on Sundays.

The three village shops, a restaurant and the other pub/hotel are situated on Main Street, which is one-way to traffic from the south-east. A pedestrian pavement exists on only part of this narrow street.

Otherwise circulation in the Conservation Area is for access only. Many of the routes are cul-de-sacs – Red Row, The Old Orchard, Church Lane, Church Place so traffic levels are relatively light. Brucehaven Road is also a cul-de-sac but provides access to Capernaum Pier.

In general the scale and pattern of streets makes the village pleasant for pedestrians. As its name suggests, the Promenade is indeed well suited to walking. The coastal route, flat and with good visibility, is also suited for cycling.

### **3.2.2 Day and Night Variations**

The village is generally quiet apart from traffic to and from the school. Night-time activity is centred on the two pubs and restaurant.

### **3.2.3 Seasonal Variations**

There is more outdoor activity such as cycling and leisure walking in summer. Sailing activity from late spring creates increased activity at Capernaum Pier.

## **3.3 Street Pattern and Topography**

### **3.3.1 Changes to previous street patterns and surfaces**

In effect there is one long through route with smaller streets and lanes running off this. The former runs from Dunfermline Road, down Church Street, towards the firth curving west to the Promenade and then following the water's edge.

Early settlement was at the foreshore and in the vicinity of Main Street, protected from the coast by a row of buildings on the south side. The most sheltered zone, at the base of the cliff (Academy Square and Factor's Brae) is where Limekilns oldest extant buildings are now found.

Generally speaking, development of streets and plots around these axes shows two approaches:

1. From the medieval period, linear walled plots, in somewhat irregular parcels, according to their position between the sea and the cliff, with vennels between. This is seen to the north of Main Street and west of Church Street and is a clear response to topography and microclimate – the cliff recedes, leaving a wedge rather than a strip of habitable land. Remnants of earlier street patterns are still legible in the way buildings are clustered in this area – eg. Warrington Court, accessed by narrow lanes such as Church Place. A route existed in the vicinity of Brucehaven Road, a branch off Dunfermline Road, from about the eleventh century when the royal court used the Capernaum harbour.
2. From the mid eighteenth century (see Roy's map 1747, Appendix I), clusters of buildings developed off the road to Brucehaven. The streets around Sandilands and Wellheads, intersected by Mylneburn Gardens are relatively straight and regular and the building plots quite long. The rational layout contrasts with the medieval pattern.



The available Ordnance Survey maps -O.S. 1856 (6"), 1895 and 1914 (25") (see Appendix I) -are relatively late in the history of the settlement. Nevertheless comparison is useful. Several gap sites exist on the 1856 map which by 1914 were built upon: -at Halketshall, adjacent to the Public House (west side), now nos.17-18, opposite the School, now no.1;

-on Main Street, the last site delineated on the north side, today altered and re-built again, approximately no.42; a Public House (the Union Arms Hotel, now the Bruce Arms), built 1899, replaces an earlier, smaller building on the site;

-at Red Row, two at the north end, one either side (1914), one of these now rebuilt (east side) and one demolished (on the shore side), another near the south end, an addition to a deep group of buildings, today no.17;

-at Church Street, on the north side. A large block west of the church, has two rows of buildings in 1856, but these were demolished by 1895. There are two buildings to the street in 1914 and three outbuildings on the lanes. Today these have all been demolished and replaced by the telephone exchange.

The bend of Brucehaven Road as it is today



-at Brucehaven Road; on the maps of 1856, '95 and 1914, the large garden to no.1 extends between Church Street and Brucehaven Road. The back wall sweeps gently round the corner and allows a 'swelling' of the road-width in a way that is reminiscent of medieval street patterns (eg. market spaces). The building line then projects again forcing a sudden contraction of the road-space. Two terraces of cottages line the west side of the street but there is plenty of unbuilt land. The east side has only a few small outbuildings at the end of long gardens to the houses on Sandilands. Note no.3, an 18<sup>th</sup> century villa (still

extant).

The large garden to no.1 has now been reduced and three sites created (see photo, left), one fronting onto Church Street and two to Brucehaven Road. These latter occupy the sweep of the curve and the road alignment has been readjusted so that the expansion and contraction no longer exists. One of the terraces has been demolished and the sites taken into the garden of Murray House on Ramsay Lane. The east side, outside the Conservation Area, has an L-shaped housing development (Capernaum Court). The gable is within 1m of the gable of no.3 (B listed). South of Mylneburn Gardens, semi-detached houses (mid

20<sup>th</sup>

century) are set back in front gardens. Further south are single storey dormered villas and one Modernist International style house.

-at Wellheads, the houses found on the west side today, although altered, are found also on the first O.S. map. The Elms (no.8) is early 19<sup>th</sup> century and no.1, C listed, bears a datestone of 1792. Upper Wellheads, with gardens stretching back to Wellheads, east side, has been built since 1914.

Some buildings have been demolished:

View of the shore area before construction of the Promenade (Simpson & Robertson)

- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914; three houses, the mo northerly
- building line a little forward on side;
- two buildings (cottages?) immediately listed limekiln at Factor's Brae, present in 1856, '95 and 1914, now gone;
- Sandilands was previously lined with houses on both sides, with long gardens behind. Mylneburn Gardens, unnamed on the earlie maps, frontage and seems to be primarily a route through to Brucehaven Road an Wellheads. d



end.

-Since 1914 Church Lane has lost a row of houses that defined the north side behind the Church, though importantly, there is one remaining at the east corner with The Old Orchard (Ivy Cottage). Kirklea, a large dormered two-storey house gives definition of the corner with Church Place.

-Otherwise Church Place has been re-built and the sites somewhat re-configured since the 1914 map, a result of the demolition of the bow-fronted conservatory, part of the Earl of Elgin's estate. (The conservatory appears only on the 1895 map.) Most of the large garden is now built over with semi-detached houses, outside the Conservation Area. Only the gardener's house, now 9

The Old Orchard, and the Broomhall doocot (both B-listed) remain.

-The eastern part of the above garden had an edge on the Dunfermline Road (1856, '95 1914). It has since been divided into strip plots and a street created – The Old Orchard. A small wedge site at the end of the original garden is extant and has been left unbuilt.

In 1931 the Promenade was constructed on reclaimed land. This involved the demolition of several small jetties, waterside buildings and facilities such as ponds for mud sluicing and salt pan reservoirs. The former school building, on the wide part of Limekilns Pier (used between 1864 and 1912), was demolished.

Historic photographs suggest that earlier street surfaces in Limekilns were unpaved. Bituminous asphalt surfaces now predominate for vehicle carriageways. Pedestrian surfaces include a variety of concrete pavers, permeable bricks (various shades) and loose stone chips (various colours) as well as asphalt patches.

### **3.3.2 Ways in which streets and buildings relate to ancient, man-made and landscape features**

As described previously the street pattern of Limekilns is a clear response to the constraints and advantages of topography. The streets and sites north of Main Street and Church Street can stretch back only as far as the steep slope allows. Retaining walls are a necessary feature behind buildings here.

Houses north of Brucehaven Road are built mainly along the contour line. The street named The Old Orchard follows the route of a path in the walled garden that used to exist here. A remaining parcel of this garden is now marooned between Dunfermline Road, The Old Orchard and an unnamed lane.

Houses built parallel to the water mostly face south or south-west. However a group of houses at the end of Brucehaven Road back onto the water, including the Forth Cruising Club.



1-2 Factor's Brae

8 Academy Square, the King's Cellar (A listed)

The King's Cellar before the 1911 restoration. Note the window shutter, the different position of the forestair and the poor condition of the roof. (Simpson & Robertson)

In one case (see photo, left) an unusually tight relationship between ancient and new is visible – nos. 1 and 2 Factor's Brae, where two recent dwellings incorporate a circular 18th century drying kiln.



### 3.4 Buildings and Townscape

#### 3.4.1 Scheduled Monuments

There are no Scheduled Monuments within Limekilns Conservation Area. A range of fourteen historic limekilns – Scheduled Ancient Monuments -lies about a half mile to the west.

#### 3.4.2 Key Listed and Unlisted Buildings

There are 32 items with statutory listing in Limekilns Conservation Area -buildings but also the two harbours, a monument and a telephone kiosk. Two items also have a group listing, as part of the Broomhall estate group.



#### The King's Cellar

This is the oldest building in the village, thought to be early/mid 16th century, possibly incorporating material from 1362, date of the first documentary reference. Two-storeys, in sandstone block, with ashlar dressings, with a pitched slate roof, it is believed that the building originated as a store for the monks of Dunfermline Abbey.

An ornate pediment with coat-of-arms is dated 1581. Some sources suggest that this came from Dunfermline Abbot's House. The door opening and the window at this level were inserted when the building was used as a school. Restoration was carried out by F W Deas in 1911-12 when the stone forestair replaced a timber one and the pediment was erected. An extension was added to the west elevation at this time and a kiln uncovered in the process, possibly for malting or glass, suggesting possible brewing or bottling activity. The interior is barrel-vaulted on two floors though this is not legible on the exterior. It is thought that the original entrance was lower but the ground level has now risen, covering most of a pointed-arch doorway. The building has variously been a wine cellar, (bottling?) store, school, library, concert hall, Episcopal church and (currently) a Freemason's lodge. Hope Cottage, 11 Academy Square (B listed)





Limekilns Parish Church (B listed)

Manse (B listed), 1841

The Bruce Arms, 2 Main Street



### Hope Cottage

This distinctive two-storey house – white harling, with crowstep gable and ashlar dressings -marks the entrance to Academy Square. The east elevation has a stone forestair with metal handrail and a plank door under, with decorative surround. The (south) elevation to Main Street is grander, with two windows at ground floor level, two larger openings at the first floor and two square niches above these. Fixed to the south-east corner is a two-faced sundial, inscribed 1689.

### Parish Church

This dates from 1825, built as a United Presbyterian Church, on the site of an earlier place of worship (1782), to seat 1,026 (Groome). A bellcote by Hippolyte Blanc and single bell were added on the north gable in 1911. The building is a two-storey, three bay classical church, buff sandstone ashlar. The temple-fronted east elevation is composed of giant order pilasters and a full-width pediment. The windows are mostly 12-pane timber sash-and-case. Set back from the street edge with a grassed area in front it has a strong presence and is the grandest building in the village. The low sandstone block wall unites the church and the adjacent manse.



### The Manse

This, like the church, is a two-storey, three-bay symmetrical building. The detailing is classical but plain with a moulded cornice and blank frieze on the front elevation. It is of rubble sandstone with ashlar margins and quoins. The door surround is pilastered with a plain cornice and a rectangular fanlight. The windows are timber, 12-pane, lying panes. The chimneys have polygonal cans. Like the church it is set back from the street edge and lends a dignified and sober air to the character of the street.



### The Bruce Arms and The Hollies

These two buildings are unlisted but the Victorian styling sets them apart from their vernacular neighbours. In proportions, detail and material they are a pair – two-storey with dormers, bay windows, in polished ashlar. The hotel has a date stone of 1899 and was originally the Union Arms, then the Limekilns Hotel. Elements of the Scottish baronial idiom, such as irregularity of openings and the angle turret with conical roof give definition on the corners. As a pair they add a tone of gentility at the entry to the centre of the village. 36-40 Main Street is now much altered at ground level but is historically significant as the old Dunfermline Cooperative building (1904). Architecturally it is in the same spirit as the Bruce Arms and the Hollies.

The Hollies, 2 Church Street



9 The Old Orchard Garden

The carved doorpiece

View from the west



Limekilns Pier C(S) listed



36-40 Main Street (Il Pescatore restaurant) **9 The Old Orchard Garden** This house is key not just for its historic architecture but because of its link to the Broomhall estate, in itself a key element of the history of Limekilns . B listed and part of the A listed Broomhall group, this 18th century house (with some alterations) was built by the Stalkers, prominent members of the Society of Gardeners of

Dunfermline. It has two parts, with a change in level between them. In 1790 it was bought by the Earl of Elgin and the western part became the home of the Broomhall Estate's Head Gardener while the eastern part was used for stabling and a fruit store. It has typical details for a house of its type and period – crowstep gables with moulded skewputts, harled walls, gable dormers and dressed stone surrounds to the openings. The moulded doorway with cornice also includes a carved centrepiece depicting a human head, a sickle and a rake, and inscribed 'S. K.A. 1720', believed to be a former gravestone.



View from the west

There is a lectern doocot at the rear of the garden. It dates from the mid-late 17th century and is separately listed – also category B and part of the A listed Broomhall group. It was moved here when the Elgins bought the ground. It is thought to have had 711 nesting boxes originally, but half of the structure was taken down in 1875. What remains however, is listed as being intact in 2000.



The house listing also includes a single storey outhouse, uncoursed sandstone rubble, at the west side of the garden.

**Limekilns Pier** This structure is believed to be from the 18th century, likely to be that shown on Roy's map (1746). According to Graham (1968, 207), the masonry is

a good example of a distinctive type of harbour construction: squared blocks of moderate size, 'neatly coursed without mortar', though the end is mortared (rebuilt at some date) and has a flight of steps on the east side. It is a wide pier (on average 23m), longer on the east than on the west side. The surface is now grassed and there is a wall running lengthwise half way down the pier, built in 1870 to shelter boats moored on the east side. The pier was rebuilt in 1934, the workforce drawn from the local unemployed.



Capernaum Pier (C(S) listed)



View looking west on Main Street

### **Capernaum Pier**

This was built about 1774 by Dr Chalmers as part of the expansion of coal trade from the north Dunfermline mines. It was later purchased by Lord Elgin and from the early 18th century was used for ship-building, producing many of the clippers used for trade with India (N. Fotheringham). Two hundred carpenters were employed at the yard in 1823. The pier is now used as a dry dock as part of the activities of the Forth Cruising Club. Based on a projecting rock it is of coursed sandstone blocks, roughly L-shaped with a parapet wall on part of the west side.



As well as representing the historic *raison d'être* of Limekilns – transport and shipping -the two piers mark its edges. Visually they extend the village into the Forth and provide relief from the linear development along the foreshore.

### **3.4.3 Buildings considered to be of townscape merit**

Along with those that are listed, in many instances the buildings in Limekilns derive their merit as part of a group that contributes significantly to the townscape.

Not all are of equal merit but generally these buildings derive character from a common approach to scale, materials and detail as well as the relationship to the street edge and open space. 1 Brucehaven Road is three-storey, in contrast to the predominance of one-or two-storey houses.

Plot widths vary according to whether houses face the street or turn at right angles to it. Because of the narrowness of several of the streets in this village often only oblique views of houses are

available, eg. on Main Street. These perspectives have a different, more picturesque, affect on the streetscape than straight-on views, such as on the Promenade, at Red Row and at Halketshall.

**Main Street group, nos. 1 -40**

Before the construction of the Promenade in 1931, this street was a continuation of Halketshall and part of the route parallel to the shore. It now reads less clearly, seeming a sort of inland diversion. In terms of townscape the slight curve adds interest, concealing some of the frontages from either end. The building edges and boundary walls give two slit views as one moves along the street, one to the south, framing the water and one to the north, to Factor's Brae.

6 Main Street (Brewstead) (B listed)

11 Main Street (C(S) listed)

The street consists of one-and two-storey houses, two with retail use on the ground floor. Several date from the eighteenth century. The scale is generally consistent and a palette of common materials unifies the group – mostly slate or pantile roofs, harled walls, stone dressings, timber sash and case windows. The majority of houses form the street edge directly, but with a variety of openings – front doors at ground level onto the street, front door at upper level with forestair, front door to the side of the building with a gable to the street. Two listed buildings are set back from the building line, no. 26 (B listed) and no. 16 (C(S) listed). The wall to no. 26 is low, allowing easy visual connection with the street and the small garden provides a point of interest and stopping point along this stretch. The wall to no. 16 is higher, with railings and a garden gate and, as a result, this house is a less successful part of the streetscape.



No. 6 is an 18th century house with later alterations. Its wide frontage and nepus gable make it distinct within the street rhythm and the harl and margin details contrast with the ashlar of the adjoining Bruce Arms. It is thought that its historic name may indicate a connection with brewing in this part of the village.

Nos.9-11 are also 18th century, with vernacular detailing such as pantiles with slate easing courses and crowstepped gables to the street. The relationship to the street is characteristically direct. The doors open straight onto the carriageway, with no pavement. No.9 formerly had a forestair. Today only no.5 retains this feature, though no.3 has one at the rear and the forestair of 11 Academy Square also contributes the sense of this being a common feature.

The rooflines have an interesting rhythm – two storey mixed with single storey cottages, broken by gables to the street and details such as crowsteps, bipartite windows and a range of chimney cans.



5 Main Street

9 Academy Square, Oriel House, (C(S) listed)





4 Academy Square (B listed)



5 Halketshall



2-3 Halketshall, C(S) listed

### **Academy Square group, nos. 4, 9, 10, 11**

This is the setting for the oldest and most significant building in Limekilns, the King's Cellar which forms one side of the square. The other two sides are formed by no. 9 (west) and no.4 (east). Three other houses – no. 10, 16 and 18 Main Street – are important elements not only in enclosing the square but in establishing its character in terms of scale, materials and details. No.11, Hope Cottage serves as the 'invitation' to the Square.

No. 9, C (S) listed, carries a date of 1817 on one of the skews though the listing description notes that it may incorporate an earlier building. It is a three-bay, three-storey house with later additions, one on the north side and a two-storey bay window on the front elevation.

No. 4 (Academy Cottage), B listed, is an attractive two-storey, five-bay house. Typical of other similar houses it combines symmetry – a rectangular plan -and a regular roof arrangement (here crowstep gables, apex chimneys)

– with asymmetry on the front elevation. It has an unusual back-to-back addition of another two-storey house on the east elevation.



### **Halketshall group, nos. 2-22**

The 18th cent. terraced houses at Halketshall give distinct character to the western extremity of the Conservation Area. They form a pleasing group viewed from the nearby pier with the edge of the Broomhall estate forming a dramatic backdrop. The setting of nos. 5-10 behind an open grassed area, facing the water, is reminiscent of a similar arrangement at West Green in Culross. Halketshall is significant as the approach to

the village from Charlestown and is named after the Halkets, a family who held extensive lands in Limekilns in the 17th century.

Many buildings along Halketshall were inns or shops with accommodation for the family above and a number of these buildings probably began as single storey cottages and were later expanded as is still evident at no. 7. (List Description)

Typically they are two-storey, with pitched roof, symmetrical, rubble or harled, with dressed window margins, raised skews, crowstepped gables. Most have grey slate, though no.10 has red pantiles. The materials and detailing bring a dignified modesty to the townscape. Four of the houses are B listed and four other are C(S) listed.





Halketshall group view from the pier

1 Brucehaven Road, The Gables (B listed)

3 Warrington Court C(S) listed

Cottages on Sandilands (outwith the Conservation Area)

### 1 Brucehaven Road

This early 19<sup>th</sup> century three-storey, three-bay house is one of the largest and most imposing in the village. It is of sandstone rubble, snecked on the west (principal) elevation. The two-storey ashlar porch is a later addition (19<sup>th</sup> century). The openings are regularly placed and details such as the corniced pediment, finials to the porch, gable cornice and the eaves course give the building a air of aspiration.

Its location on an elevated site at the upper end of Sandilands, on the corner with Brucehaven Road give it extra prominence, three elevations being clearly visible. Its mass towers over the adjoining C(S) listed Forth Cottage.

The garden is large and its rubble boundary wall is an important element on the curve of Brucehaven Road.

### 3 Warrington Court

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This is a C(S) listed late century, two-storey house, forming a well-proportioned and attractive northern edge to the small square. Its symmetrical plan and front elevation set a tone of rationality and calm which unfortunately has not been respected in the more recent alterations of the adjoining house to the east. Details include a chamfered quoin on the corner, scroll skewputts, a raised eaves course, raised and painted margins and apex chimney stacks.



### Sandilands Cottages

The row of traditional cottages on Sandilands – nos.4 -11 form a interesting group. In scale and style they represent the historic character of this area. Sandilands was once lined with housing (see the 1856 O.S. map), with a strong streetline. Although various alterations are evident in several of these cottages, what remains is legible and presents an attractive unified approach. The cottages typically have slated, pitched roofs, gable apex chimneys, harled walls and stone window margins. Details include polygonal cans, ornamental skewputts and chamfered quoins.

Murray House, Ramsay Lane: Outhouse roof with pantiles and slate easing. Main house: slate with open verge to the gable – unusual in Limekilns.

The Manse, 10 Church Street (left) and the Bruce Arms Hotel, Main Street (right)

The Bruce Arms

#### 3.4.4 Parks, historic gardens and designed landscapes

There are no parks or historic gardens in the Conservation Area. The wooded grounds of the adjacent Broomhall estate are part of a designated Area of Great Landscape Value (Dunfermline and the Coast Adopted Local Plan (2002), 4.13).



#### 3.4.5 Distinctive architectural style and detailing

##### Roofs

Roofs are typically pitched, with grey slate. A few have traditional red pantiles, with slate easing, as at Ivy Cottage and Murray House, below. Gables are usually



finished as raised skewes. Open verges are less common. Barge boards are not traditional in the area.

Ivy Cottage, Church Lane

##### Doors

There are few surviving historic timber doors in the Conservation Area but two good examples are found at the Manse – a four-panelled door with typically broad stiles, rails and muntins – and the six-panelled door on the bowed corner of the Bruce Arms Hotel. The fanlights are shallow with no astragals, typical in this non-urban location. The bolection mouldings date these doors from the mid 19th century or after.



#### Windows



Windows in Limekilns 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 4 similar panes. Academy Cottage has eight-over-eight glazing at ground floor level, commonly known as 'weavers' windows'. (The list description states that the proportions of the ground and upper level window possibly indicate 'a former industrial use for the building'.) The Bruce Arms and 8-10 Main Street have four-(or eight-)over-one windows with horns. Hope Cottage has 12-pane fixed sash windows. The six-over-six lying panes in the Manse are the most distinctive example of this type. Some examples of bay and oriel windows are to be seen, generally from the Victorian era, the best being at the Bruce Arms and the Hollies (2 Church Street) where the openings provide visual links in several directions. These also have very fine bowed glazing.



The Hollies



The Manse



5 Halketshall

### **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. A well-executed example is seen at 5 Halketshall (catslide dormers). The dormers on Kirklea have decorative timber verge details in the Victorian manner. Box dormers are not traditional.

Kirklea, Church Lane

10 The Wellheads

### **Chimneys and chimney cans**

The details of chimneys form a distinct part of the skyline in the Conservation Area, especially on gables. Many are still in stone block or harled. The copes vary from plain, to flush with a blocking course on the chimney head and moulded. The examples of cans (pots) include plain, tapered, tapered with air inlets, or octagonal, some in the traditional buff fireclay.





Examples of chimneys in Limekilns

### **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. Limekilns has several examples as well as plain skews and even one with a projection halfway down.



Crowstep gables and skewputts: examples from Main Street and the Wellheads

### **External Walls**

The walls of historic buildings in Limekilns are either harled with dressed stone or ashlar. Walls are mostly painted off-white. The training of plants onto external walls is not a typical feature. Ivy (*Hedera helix*) should be removed as it takes root in joints and facilitates the passage of water into the wall. If a creeper is desired for visual effect, a harmless variety could be chosen from the *Parthenocissus* family (eg. Virginia creeper) or a climbing hydrangea (*Hydrangea petiolaris*), trained on a frame which can be unfixed and pulled forward with the plant intact. This enables routine inspections and repairs if necessary.

8 Red Row

### Porches and Extensions

Traditionally extensions are formed as lean-tos on the gable, or as a central projection on the long side of the rectangular plan. Added projecting bays are found in historic examples, but they are visually disruptive and upset the clarity of the original elevation. The porch/sunroom on C(S) listed 8 Red Row is a 1970s addition. Its width is excessive and the loss of the central door is regrettable, but the rendered support walls and amount of



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glazing are relatively sympathetic to the century original. Painting all the timbers to match would be a further improvement.



22 Halketshall

Oriel House, 9 Academy Square

The King's Cellar

### Forestairs

Traditionally stone forestairs are found in the dwellings of fishing families in Scotland and it seems likely that they would have been common in a

village such as Limekilns. Just a couple of examples remain – one to the King's Cellar (inserted in 1911-12 by F W Deas, replacing a timber one), 11 Academy Square and one at the front and another at the rear of 5 Main Street.

5 Main Street





Sundials at 10 Halketshall (left) and Hope Cottage (right)

Dunfermline Road

### Sundials

Two buildings in the Conservation Area have historic sundials: -Hope Cottage (11 Academy Square), a “2-faced corner sundial at SE angle, 1<sup>st</sup> floor, dated 1689 with gnomons to S and E.” (HS List Description). This sundial is mentioned in MacGibbon & Ross (p.391) and compared to a similar example in Melrose. -10 Halketshall, a stone corbelled sundial, with numbering on the sides. The gnomon is missing.



### Rubble boundary walls

Sandstone rubble walls are characteristic of the coastal villages. The stone is loosely coursed with lime mortar, though most walls have cement repairs. Many are built to a little above 2m height, with a saddleback coping or stone-on-edge copes. The builders of these walls had the skill to build round corners with ease so that the sinuous

lines belie the solidity of the stone. A particularly long wall remains on the north side of Dunfermline Road, starting at The Old Orchard. It previously formed a boundary of the Broomhall estate, when this section was acquired and walled in 1790 (see the list description for 9 The Old Orchard). The rubble garden walls are mentioned in the list description for several of the large houses in Limekilns, eg. 1 Brucehaven, 8 The Wellheads. Many of the lanes and streets also have stretches of high wall, enclosing properties set back from the street and controlling views in and out of these. The vaulted wall to the north of 17 Red Row may have formed part of a warehouse relating to the King's Cellar. Both the piers also have distinctive rubble walls serving as windbreaks.

### 3.4.6 Building Types

The dominant type of building is the dwelling house. This is mostly either detached villas, such as on the Promenade, at Halketshall or in the Church Lane area or terraced, as on Main Street, Halketshall, or Brucehaven Road. Semi-detached housing is not common in the Conservation Area.



Some of the commercial activity takes place in buildings intended for the purpose – the Ship Inn was established as a public house in 1818. Il Pescatore restaurant is in the premises of the old Dunfermline Co-operative. The Post Office and the butcher's are ground floor retail use of dwellings and the gift shop is a converted cottage. The Church is the largest public building. It has a small, one storey Church Hall for social and community use. The Conservation Area also includes the Broomhall doocot.

Rubble walls: examples

The Broomhall doocot





### **3.4.7 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.

## **3.5 Spaces 3.5.1 Types of public and private open space**

The public open spaces include: -the beach, exposed at low tide between the two piers; -several amenity greenspaces; at the War Memorial, in front of the Halketshall houses, Limekilns Pier, two areas (one at each end) between Main Street and the Promenade and Capernaum Pier. -a 'remnant' triangular space at Old Orchard, which used to be part of the Broomhall garden; -civic space such as the Promenade and the several small 'squares' in the older part of the village.

Limekilns Conservation Area has no formal parks and there are no spaces designated as play areas for children, for sports or for allotments.

Most houses within the Conservation Area have private gardens, many both back and front.

### **3.5.2 Characteristics of each area of open space**

The beach area with its seaweed and shingle deposits is somewhat difficult for walking. Nevertheless it is a major asset to the village, providing marine habitats, recreation space and access to the water's edge. At low tide stepping stones lead from near the Pier to the Ghauts. Ease of visibility from all along the Promenade and on the approach down Dunfermline Road sets the Conservation Area in its natural context and allows the tidal changes to mark the rhythms of daily life. Given Limekilns' connection with the Forth, it is appropriate that tangible links are maintained.

The amenity green spaces are grassed over but the ground is rough and not otherwise landscaped. A few simple wooden benches are provided. There are long views in both directions along the waterfront. The War Memorial Garden is elevated and is a particularly good vantage point.

View of the beach in the early 1930s.



Limekilns Pier







'Remnant space' at the Old Orchard

The ground at Limekilns Pier is very rough, with seagrass cover. Timber palisade fencing is half fallen over. The space is relatively large in terms of recreational use (views, fresh air) but perhaps difficult to use in its present condition. Capernaum Pier is partly grassed and partly retains original surface, much patched with rough cement repairs. The first part of the pier is used as a dry dock for boats. The sight of the masts is a characteristic view in the village. However the presence of the boats and associated cars blocks views of the outer part of the pier. The pier's linearity make it ideal for recreational walking but the ground surface and boats (in winter) make this less than obvious.



The triangular 'remnant at Old Orchard is characterised by rubble wall on two sides, mature trees (self-seeding?), undergrowth and some debris.

The Promenade, Church Street and Brucehaven Road are the most obvious civic spaces, with long open views, two-way vehicle traffic and pedestrian pavements on both sides. Main Street is characterised by its narrow width, shared between pedestrians and vehicles and the close proximity of public and private space for the several houses that open directly onto the street. Oblique views give unusual visual connections to spaces beyond the street. The village also has more hidden and unusual civic

spaces, a series of interconnected lanes, some unnamed, that swell into small 'squares' in front of a cluster of houses.

The private gardens are mostly linear, running down to the sea. Some of the properties further inland have high rubble walls over which one catches a partial view of the house.

There is a carpark on Limekilns Pier, with a designated area for recycling bins. There are some shrubs and screen planting and the area is paved in grey permeable brick. Overall the facility is adequate if rather dull.

### **3.6 Trees and Landscaping**

#### **3.6.1 Tree Preservation Orders**

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

#### **3.6.2 Parks, gardens and designed landscapes**

There are no parks, gardens or designed landscapes with statutory designation in the Conservation Area. However the grounds of the adjacent Broomhall estate have a large number of mature trees and are part of a designated Area of Great Landscape Value (Local Plan, 4.13). This treeline forms an integral part of the skyline of Limekilns.

### **3.7 Character Areas**

#### **3.7.1 Within the existing Conservation Area**

The Conservation Area may be considered in terms of three character areas:

1. Main Street/Church Street and the area north of this
2. The Halketshall strip, including Limekilns Pier
3. Brucehaven Road/Red Row and Capernaum Pier

##### *1. Main Street/Church Street and north*

This area includes the King's Cellar and several listed buildings. It is characterised by its network of narrow streets, lanes and 'squares' formed around one, two- and three-storey buildings. There is a sense of buildings intended to huddle together with routes through arranged not for clarity or long views but to deflect driving winds. The area gets shafts of light rather than full sun and the open spaces quickly give the feel of a change from public to semi-public, semi-private and private. There is no through traffic so the area is generally tranquil.

##### *2. The Halketshall strip, including Limekilns Pier*

This area is defined by its enforced linearity, giving it a very direct relationship to the seasons, the weather and changing light. The cliff at the back out of which the sites have been carved, provides shelter from the north. The coast in front gives open light and expansive views, ever-changing according to conditions such as fog, wind and rain. The area is the main access route to Charlestown so there is a sense of liveliness and continuous movement. The pier provides a very important extension in a different direction. Its large patch of open land, the only such area in Limekilns, and its length, reaching away from the village, relieves what could otherwise be a somewhat monotonous long Promenade. The raised ground of the War Memorial provides variety and public greenspace to the west.

##### *3. Brucehaven Road/Red Row and Capernaum Pier*

This area has a similar relationship to the sea as Halketshall, although some of the houses at Red Row are much closer to the water's edge. Awareness of the tides is most acute here where there is no constructed promenade, just a narrow access road. Unlike Halketshall this area is not a busy through route. The single lane carriageway for pedestrians and cyclists links to Rosyth Church and Graveyard and is mainly used for access to housing in this direction. The area is not particularly permeable – the two long parallel streets are connected only by two cross lanes. The last of the houses feel quite far from the centre of the village. The pier offers a even more acute sense of being away and almost 'somewhere else' – on the one side it provides clear views back to Limekilns, on the other it looks east towards Rosyth.

### **3.7.2 Adjacent to the existing Conservation Area**

4. The Wellheads/Sandilands area is small but nonetheless has characteristic aspects. The cottages on Sandilands form a strong group on both sides of the unnamed lane to the Wellheads. The building line is well defined and the street has a distinct visual identity. So too has The Wellheads, though this feels almost rural. The northern edge is landscaped/ partly wild and on an incline and the southern edge is varied – buildings at the edge mixed with high garden walls. Despite the softer edges and openings there is a strong sense of enclosure in the area. The linearity of the spaces offers views ahead. Movement through the area is for access only so the atmosphere is peaceful and in the lanes even sylvan. There is sufficient architectural merit and cohesion in this area to warrant its inclusion in the Conservation Area. (See proposals for boundary review, 5.4.1.)

4.0 ANALYSIS

4.1 Building by Building Analysis

The buildings within the Conservation Area are generally in reasonable to good repair. 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 ignorance of the style 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 appear somewhat piecemeal. Parts are in poor repair, parts have been patch repaired and other parts have been resurfaced, often inappropriately.

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

- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914; three houses, the most northerly on the pushin t building line a little forward on Factor’s Brae, west side;
- two buildings (cottages?) immediately south of the listed limekiln at Factor’s Brae, present in 1856, ‘95 and 1914, now gone;
- Sandilands was previously lined with houses on both sides, with long gardens behind. Mylneburn Gardens, unnamed on the earlier maps, has little building frontage and seems to be primarily a route through to Brucehaven Road and Wellheads. No (2008 t early housing has been demolished on the west side and replaced with inter-w semi-detached housing set back with substantial front and back gardens. The long building which once terminated the street ha been demolished by 1914, but the street is still a dead d

	Chimneys, wallheads, roofs, rainwater goods	Wall types and finishes
Original	• Stone or harled chimmey 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	• Limebased harl • Lime mortar • Rubble • Painted rubble • Polished ashlar • Dressed stone

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Other issues • Conservatories

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

- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914;

three houses, the most northerly on pushing the building line a little forward on Factor's Brae, west side;

- two buildings (cottages?) immediately

south of the

- listed limekiln at Factor's Brae, present in 1856, '95 and 1914, now gone;

- Sandilands was previously lined with houses on both sides, with long gardens behind. Mylneburn Gardens, the northerly

unnamed on the Starlie maps, on pushing the building line a little forward on Factor's Brae, west frontage and seems to be primarily a route through to Brucehaven Road and Wellheads. No (2008 t

- two buildings (cottages?) immediately early housing has been demolished on the west side

South of the housing

- listed limekiln at Factor's Brae, present in 1856, '95 and 1914, now gone;

- set back with substantial front and back gardens. The long building which once

unnamed on the Starlie maps, terminated the street had been demolished by 1914, but the street is still a dead

frontage and seems to be primarily a route through to Brucehaven Road and Wellheads. No (2008 t	Chimneys, wallheads, roofs, rainwater goods	Wall types and finishes
Original	• Stone or harled chimney stacks, stone or lime mortar, copes • Stone wallhead copes • Scotch slate roofing or red clay pantiles • Dormers: traditionally proportioned	• Limebased harl • Lime mortar • Rubble • Painted rubble • Polished ashlar
early housing has been demolished on the west side and replaced with inter-w semi-detached housing		
set back with substantial front and back gardens. The long building which once terminated the street had been demolished by 1914, but the street is still a dead		
	Chimneys, wallheads, roofs, rainwater goods	Wall types and finishes

It should be pointed out that Limekilns has retained many elements of its historic fabric in relatively good condition – stone built chimneys and skews, clay cans, cast iron rainwater goods, rough-dressed and rubble masonry. However attention is needed if this is to be maintained.



Warrington Court. The frontage with horizontal boarding is adjacent to listed no. 3 (harled, not in the photo) The house in the corner has a non-traditional door, concrete roof tiles with a large number of rooflights. The garage block



clutters this small square.



Concrete, off-the-shelf walling erected on top of a traditional rubble wall.

Painted render, concrete slabs and granite kerbing at the edge of a property with a boundary directly onto an



unpaved lane.

Photograph from before the construction of the Promenade. 1 Main Street is marked with a red arrow.

## 4.2 Negative Factors

### 4.2.1 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.

‘Mock historic’ is a poor approach to design. There are several examples in the village of the borrowing of random elements of styles, details or fittings. Given that construction and crafts skills nowadays differ greatly from those of a century ago, this type of approach is rarely convincing and detracts visually from its historic neighbours. An authentically contemporary approach is preferable. The example at Warrington Court is an amalgamation of alterations which do not enhance this otherwise attractive space.

Unity is lacking in several of the individual ‘villa’ houses built along the Promenade where differences in form, height, materials, colours, types of opening, plot width, building line, boundary treatment and even orientation of the house produce a rather disjointed, unattractive result. Achieving a “high standard of development and design whilst conserving the pattern of towns and villages ... is stated as a key objective of the Dunfermline and the Coast Adopted Local Plan (2002), (2.2).

### 4.2.2 Townscape at the Promenade

The construction of the Promenade in 1931 and the loss of industrial buildings south of Main Street and at Red Row visually weakened the relationship of the village to the sea. Compare the historic photograph and the view today(left). Main Street is now further inland and the wedges of open land at either end read as left-over space. Although the long stretch of railings and pavement along the waterfront works as a traditional Promenade, it is rather relentless. Direct contact with the water around the small pier was lost (the pier was demolished). Examination of the earlier maps shows a mixture of public access to the edge and industrial buildings and yards that stretch to the water. The land edge twists and turns to increase shelter and extend landing facilities, adding interest in terms of townscape. The King’s Cellar is visually connected with the water through a narrow lane on the north-south axis. This lane still exists but its significance has been lost as the Promenade runs in the east-west direction, with no projections towards the water or beach.

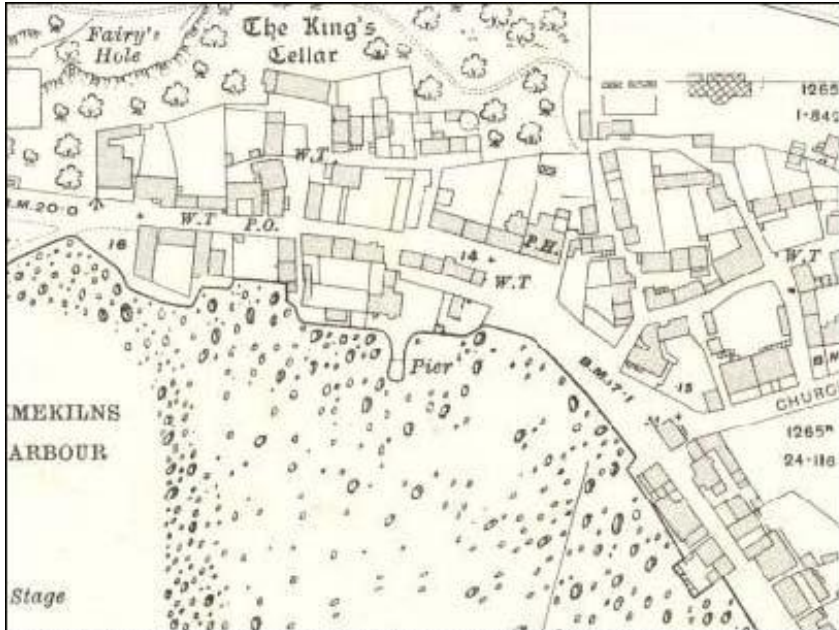
Part of the view today. The water’s edge is no longer visible in relation to 1 Main Street.





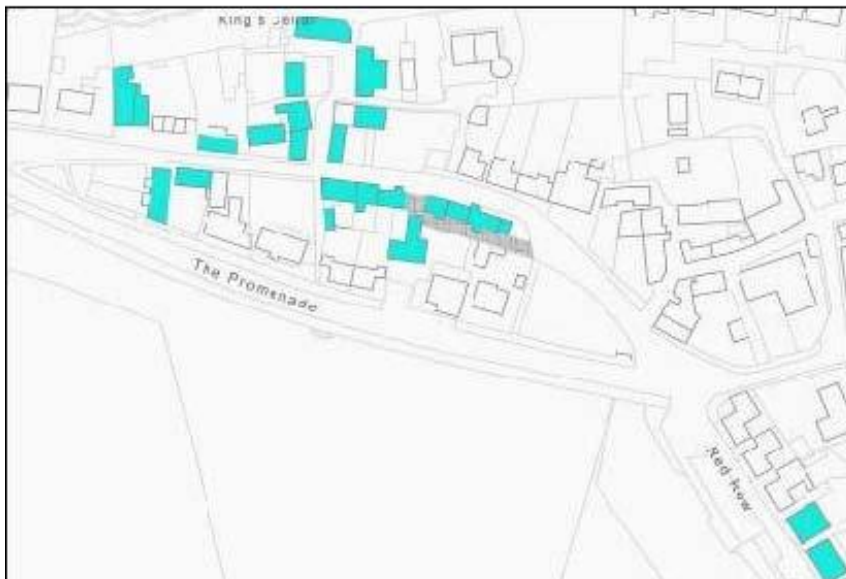
The stretch of housing on the north side of the Promenade and at 1-3 Red Row is lacking in character and definition. Some of the Promenade plots are overly large, using the width and depth of the earlier industrial yards. A smaller plot size would be more appropriate for use as housing, given the scale of nearby Main Street. The houses themselves present a disjointed picture, varied in every aspect: height, roof type, materials,

colours and treatment of the boundaries.



O.S. 1914, extract showing the centre of Limekilns before the construction of the

O.S. 1914, extract showing the centre of Limekilns before the construction of the Promenade.



Analysis of the Promenade Area today. The blue shading indicates extant pre-1914 buildings. The hatched area was then a lane. It is now fenced off, forming curtilage to the houses on Main Street.

8 Halketshall (red arrow). No. 9 is still a one-storey building.

No. 8 (red arrow, with porch), no.9 (to the left, white door)

#### 4.2.3 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.

#### 4.2.4 Inappropriate Alterations

Some of these date from long before Limekilns was a Conservation Area, but an illustration shows how detrimental such changes can be. The first photograph on the left is of a building whose front elevation was re-built most unsympathetically, presumably at the time of making no.9 into a two-storey house (1922 according to a date plaque). Previously clear and symmetrical no.8 is now unsymmetrical, with itself and with no.9, although the shared paint colour and synthetic stone front



suggests that the two might now be intended to read as one. The elevation of these two houses comprises no less than five different types of window (including two different colours for the frames and two oriels), two types of sill, two different front doors and a flat roof porch. Such poor design seriously detracts from the elegant simplicity of the terrace, especially the adjoining B listed house and its historic sundial. 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) Likewise porches or garden conservatories that are overly

large or have heavy or fussy details draw too much attention.

This site is of major visual significance on the approach from Charlestown.





Impermeable dry dash to gable

This timberwork, exposed to sea

Haphazard alterations are also seen in the treatment of



curtilage. This adversely affects the streetscape and the setting of more prominent buildings. Poor treatment of corner sites has a particularly negative visual impact. In the absence of a designed corner building, the best approach is simplicity, allowing an uncluttered view to what lies further ahead.

Mansard development completely changes the scale and volume of this house.



#### 4.2.5 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 Limekilns 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 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 and coping to rubble walls Vegetation is to be seen sprouting on quite a few of the



winds, badly need paint protection.

Heavy vegetation on a rubble wall (left) and an overgrown lane (right).

An injected DPC

Edge in need of maintenance and repair – broken asphalt, rounded stones, gravel and marram-type grass rubble walls in the village. Root systems penetrate the mortar, eventually loosening it and causing the cope stones to topple off. In turn the wall without its copes is more vulnerable to water penetration, leading to damage eventually collapse. Wild vegetation and overgrowth should be

removed regularly, taking care to disturb as little of the mortar as possible.



-Vegetation blocking lanes At least two of the historic lanes are unusable due to overgrowth and lack of basic maintenance.

-Injected DPCs There are a couple of examples where damp-proofing has been injected at the base of a wall. As well as being unsightly, chemical damp-proofing of a hydrophobic (water-repellant) substance into natural stone is generally regarded as a short-term solution and unlikely to be effective. Instead, the cause of the damp should be investigated (eg. internal alterations such as a new floor with damp proof membrane will affect how moisture evaporates). The source of any extra moisture should be minimised and passive moisture sinks provided at the base of the wall.



-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.

Traditionally, edges of paths in Limekilns are very 'softly' defined. The choice of materials and the method of repair need to be carefully thought out as hard edges and sharp textures are unsuitable. Natural stone is preferable to asphalt. There are some good examples of stone setts but these are spoiled by asphalt surrounds. Changes in ground level need to be avoided where there is a chance



Well-deta

iled stone surround to inspection chamber set in various patches of asphalt

that this will lead to building ventilators being blocked.

Permeable paving should be instated next to buildings, allowing drainage away from the walls.

Recent asphalt near good quality stone setts and broken concrete paviers



Dead end at Church Place

#### 4.2.6 Blocked lanes

The current dead end at Church Place is regrettable. Historically this part of the village was very permeable with routes in, out and around buildings, linking Church Place/ Church Lane/ The Old Orchard/ Warrington Court and Main Street (via the lane at the side of the Bruce Arms). Consideration should be given to opening up access at Church Place.

Another lane, linking Warrington Court and Main Street, is neglected and in such a state as to prevent public use. Bin storage effectively blocks some of the other lanes, off Main Street. Loss of these interesting and unusual routes diminishes the character of the area and should be addressed.



Unmaintained lane linking Warrington Court and Main Street



Unnamed lane linking Warrington Court and Main Street



Two rows of garages on Main Street **4.2.7 Garages, Bins, Parking** On several central sites where there once were houses there are now garages and informal parking bays. These detract from the townscape, the gaps interrupting the rhythm of buildings without offering a strong alternative. As the opportunity arises these sites should be returned to residential occupation where possible (see historic maps). 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. One area could be allocated for village centre residents' parking and suitably landscaped – perhaps the wedge of unused green space at the west end of Main Street.



Parking off Church Lane Bins on lane off Main Street Residents' parking on Main Street

## **4.3 Buildings at Risk Survey**

### **4.3.1 Vulnerable Buildings**

*"Fife Council will seek to protect and enhance harbours and piers that are listed as being of special architectural or historic interest ... Many of the older structures are falling into disrepair. The Council will, therefore, identify problems and opportunities and work with owners to identify solutions that secure the long-term future of the most important harbours and piers."*

(Local Plan PR17/ 4.41)

The condition of Limekilns Pier, C(S) listed, and of high historical significance, is a cause for concern. Some of the dry coursed sandstone blocks have become dislodged and the masonry edges of the pier are uneven and possibly unstable. The flight of steps also needs repair. The King's Cellar has been on Buildings at Risk Register since October 2007. Its condition is described as "poor" and the category of risk is "moderate". Owned by the Broomhall Estate and used by the Freemasons, the building is open once a year for Doors Open Day. The B listed K6 telephone kiosk on Main Street is in a poor state of repair. Issues regarding ownership and responsibility need to be addressed quickly so that this significant element of townscape is not allowed to deteriorate further. The Forth Cruising Club, 40 Brucehaven Road, is an 18th century two-storey house, B listed, with typical details as noted elsewhere in the village – slate roof, crowstep gables,, harled walls with sandstone dressed openings and a central door. Its external condition is now somewhat degraded and there is evidence of poor repairs in the past. The situation may not be extreme – further inspection would be necessary. However, at the least, given the building's statutory listing and implied significance, a condition survey should be carried out by a suitably qualified professional and a programme of careful repairs and renovation undertaken. Two key buildings are unlisted: The Bruce Arms and The Hollies, 2 Church Street. Given their architectural and townscape significance, consideration should be given to protecting these through listing. Further advice is available from Historic Scotland.





Limekilns Pier, view from the west



Church Lane/Church Place, showing a mixture of patch repairs in asphalt, pink gravel and natural stone paving

Pink gravel on Church Lane

Permeable paving, pink gravel at Warrington Court/ Church Lane

#### **4.3.2 Additions to the Buildings at Risk Register**

The Scottish Civic Trust should be contacted with a view to placing Limekilns Pier on the Register of Buildings at Risk.

### **4.4 Public Realm Audit**

#### **4.4.1 Appropriateness of paving**

As mentioned before, a wide range of new paving materials is seen in the Conservation Area. Some of these are visually over-obtrusive. Pink gravel chips have been used in several locations, for carriageways and parking areas. The shade is too strong in the Scottish context and tends to draw too much attention to the ground plane. Paving for Limekilns should be a natural material, gentle in texture and colour. Sharp or very rigid materials (eg resin-bound gravel, granite or concrete) are not in character with this context.



Pink gravel on Church Lane



Several of the lanes were historically unpaved and remain so. Paving them should not be undertaken without careful consideration. Some maintenance and drainage measures may be necessary on the unpaved surface from time to time, eg.spreading of loose gravel, but this should be kept to a minimum. Pea-gravel, mainly grey or buff, would be suitable. Tarmacadam patches onto these rough surfaces is both unsightly

and unsuccessful – bitumen eventually breaks down in UV light and the patch crumbles.

In some cases permeable paving has been laid up to the edge of buildings, serving vehicles and pedestrians, eg.Warrington Square. This seems a good solution in terms of texture, colour and drainage, although too much of it may prove monotonous. Natural stone paving slabs/setts/kerbs could provide a good contrast. These are already to be seen in Main Street, forming an attractive edging to the tarmacadam carriageway.

Paving in Academy Square



Given the high architectural and historical significance of Academy Square, consideration should be given to improved paving there. At present the carriageway is very rough and the remains of paths are in an extremely poor state. The short stretch of permeable paving and stone kerb is well executed but inadequate. Paving should be carefully chosen so as to enhance the setting of the five listed buildings. A self-binding gravel may be suitable. Coal cinder and ash, residue from power stations, is also suitable (though not if has been pulverised to fly ash (known as PFA), which is too fine for this purpose). It may be possible to source this from Longannet. Any type of paving will need to be laid on a sub-base, but this should be dug out and care taken not to raise the ground level any further. The level has risen over the years and part of the King's Cellar is covered as a result. Any new paving should be permeable.

Paving is also inadequate on the two piers, particularly Capernaum Pier where there is a mixture of unpaved ground, cement and tarmacadam, on a very uneven surface. On the one hand it may be desirable to keep (and maintain) the 'natural' feel of the unpaved surface on the piers, on the other hand, a more suitable surface for all users could be envisaged, perhaps a combination of stone setts and permeable paving and grassed section. The design of new paving schemes for the piers should emerge as part of a study of their condition, repair and enhanced future use.

#### **4.4.2 Appropriateness of street furniture**

Street furniture is fairly minimal in Limekilns. There are a couple of wooden benches, a bus stop and the B listed K6 telephone kiosk. The benches are basic but adequate although several need maintenance (eg.renewal of protective coatings). Their location points seem somewhat random however and more are needed to make the long Promenade and piers useable for all. Improved provision of benches should be included as part of a repair/ renewal scheme for the piers. New benches should be well crafted and the material suitable for the marine environment. The design should not be fussy or pastiche, but rather something simple and classic. Cycle parking racks should also be included in new amenity provisions.

One of the few signs in the village





A sign screwed onto ashlar; the alarm box is insensitively placed on the front elevation – a side location would be better.

#### 4.4.3 Appropriateness of signage

Signage is minimal in Limekilns. There appears to be just one general commercial sign (to the shops and Post Office). And three 'sandwich' boards on Main Street. This is a welcome contrast to the clutter of signage found in most towns and cities.

However, in terms of heritage management some further provision is desirable. The village has a rich history so a small number of well-designed and well-written information boards and signs would enrich the Conservation Area for inhabitants and visitors alike. Members of the local history society, the Gellat, might be approached for their input. Sites to be signed should include the King's Cellar, the two piers, the Church and the doocot. A heritage trail could be developed. The signs could be free standing, on a slim pedestal or, perhaps, carefully fixed to the building. The latter solution would reduce street clutter but would require Listed Building Consent in the case of listed buildings.

For all buildings, signs and fixings should be carefully thought out. High quality materials should be used and the sign should not trap moisture at the back. It should be of a length and depth equivalent to the fascia of the

shopfront. Fixing into ashlar should be avoided if possible.

#### 4.4.4 Appropriateness of lighting

There are approximately three types of street light in the Conservation Area. All are of a standard design. Some poles are corroded and need maintenance or renewal. Rust inhibitor needs to be part of the specification in this environment. Redundant poles (eg. near the Post Office) should be removed.

#### 4.4.5 Effect of traffic engineering

There is little intervention of this nature in such a quiet location, apart from the speed bumps and bollards along the recently-created 20-mile-per-hour zone. It is unfortunate that these bumps and bollards were not designed to serve also as pedestrian crossing points.

#### 4.5 Surveys of Specific Issues

- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914; three houses, the mo northerly
- st
- building line a little forward on
- side;
- two buildings (cottages?) immediately

- generally rectangular plan or T-plan houses, set in linear plots, villas or terraces;
- house additions often formed at a right angle, making a rectangular plan into a T-plan (eg.at Red Row) or else monopitch lean-to extensions;
- high rubble boundary walls encloses public space as well as private gardens;
- little differentiation between space for pedestrians and vehicles, a historic version of what is known today as 'shared surfaces';
- basically 2 types of open space: i.streets, buildings and lanes work in terms of solid and void to shape well protected spaces; long views and good light penetration are sacrificed; keyword: enclosure; ii.the water and the sky are the dominant elements and wrap the open space on a vast scale; defined by light, long views, panoramas; keyword: openness.

## 5.0 Conservation Area Management Plan

### 5.1 Introduction

Limekilns has retained a reasonably good core of its historic building fabric and layout. These support its national and regional historical significance in a vital way. 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.

This review of Limekilns Conservation Area is one in a programme of Conservation Area reviews currently under way in West Fife. Of these, the Charlestown Appraisal is directly relevant to this one as the two villages have close ties of physical proximity, shared history and land ownership. In several aspects, the management of these areas requires a common approach.

### 5.2 Strategies

*"Limekilns is a lovely coastal village on the shore of the Firth of Forth west of the port of Rosyth, in west Fife."*

<http://guide.visitscotland.com>

This is the only information about Limekilns on the Visit Scotland website. The future of the Conservation Area relies on positive action, at the level of the village taken as a whole and in terms of individual streets and buildings. Doing nothing is in itself a negative action -neglect leads to decay and buildings are eventually altered beyond recognition or demolished. Minimal maintenance and uninformed repair gives only short term gain. It is preferable that a longer term strategy be adopted, for the benefit of all and as an exercise of statutory duty by owners and local authorities. The following strategies are recommended:

#### 1. Conservation Strategy

Limekilns 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 should be implemented and two buildings currently unlisted should be proposed for listing. Opportunities to offer grants to owners should be sought.

#### 2. Public Realm Enhancements

The public realm is key to the character of Limekilns' streetscape and the setting of its buildings. Improvements should be carefully undertaken, with a view to enhancing this character. Overtly urban schemes do not seem appropriate to this context. Rather, the existing fabric points towards a modest vernacular aesthetic. New features should be a contemporary response, not imitation.

### **3. Boundary Adjustments and Rights-of-Way**

The boundary of the existing Conservation Area should be amended to reflect buildings and one further area of merit currently outwith the boundary. One adjustment is recommended on the basis of recent development. Two instances of a blocked public route should be investigated and if possible, re-opened, restoring the ease of pedestrian circulation that is characteristic of this particular area.

### **4. Excellent Design Standards**

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

### **5. Heritage Management Strategy**

The potential exists to develop a heritage strategy for Limekilns, best conceived as a joint venture with Charlestown. This would result in both cultural and economic benefits.

### **6. Control and Enforcement**

In the first instance, measures should be 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 Conservation Area Consent and Listed Building Consent should be clearly set out, along with a list of guidance and information available through the Council as well as from bodies such as Historic Scotland. This advice could be in the form of leaflets, readily available, free, possibly through local shops or by annual postal distribution. The church, local schools and the nearest library would provide another possible point of contact.

Repair notices and enforcement procedures should be followed 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)*

### **5.3 Opportunities for Development**

#### **5.3.1 Sites where development could enhance the special qualities of the area**

There are no currently vacant or derelict sites in the Conservation Area that could be used for development.

However, there are two large walled gardens with frontages to Main Street. Both had buildings in the past (see historic maps). Should these sites become available, it would benefit the townscape to return them to residential use, creating a sense of continuity along the street where there are now gaps. It would also help to maintain a reasonable density of population in the village centre and thus ensure the commercial viability of existing shops. Development briefs would need to be prepared for these sensitive sites. New development should be low rise, heights not to exceed that of the existing surrounding buildings and would have to enhance the setting of the several listed buildings nearby. The highest standards of well-crafted contemporary design ought to be applied. Attempts at historical imitation should be discouraged.

### **5.3.2 Opportunities in the development plan**

No brownfield sites have been identified in the course of this study or in the Local Plan. Surrounding land to the north is a designated Area of Great Landscape Value and therefore any proposed development *“must maintain or enhance the character of the landscape through the highest standards of design and finish”* (Local Plan, Policy COU4). Limekilns’ proximity to Rosyth, earmarked for ongoing development *“as an international port, transport hub and economic growth area”* (Structure Plan 2006-2026, 1.16) should mean that there will be buoyant demand for high quality residential areas such as this village.

## **5.4 Opportunities for Planning Action**

### **5.4.1 Need for boundary refinement**

This study identified the following three areas which would benefit from inclusion in the existing Conservation Area (see Drawing BMK 03):

1. Factor’s Brae. Currently the boundary includes the C(S) listed kiln but not the recent house built onto the kiln on the west side. It would be logical to extend the boundary to include the curtilage of the house.
2. No. 3 Brucehaven Road. This B listed villa and its curtilage should be included in the Conservation Area. The boundary could join up with Forth Cottage to the north. The extremely close proximity of Capernaum Court to 3 Brucehaven Road is unfortunate. Should an opportunity arise, the setting of the listed building should be improved. Nevertheless, the building is of sufficient merit (of national/ regional significance) to include it even in the current situation.
3. Sandilands/The Wellheads. Earlier sections have drawn attention to the distinct historic character of this area (see 3.4 and 3.7). The row of cottages on Sandilands (from no. 4 on) and the houses on the south side of The Wellheads (nos. 1, 3, 7, 8, 9, 10) merit inclusion in the Conservation Area. This would bring in two C(S) listed buildings – 1 and 8 The

Wellheads as well as other houses with characteristic elements. The connecting lane and the entire width of The Wellheads are typical village routes in the West Fife context and should be protected. The rubble wall on the north side of Dunfermline Road is also significant, being part of the historic boundary of the Broomhall garden, is characteristic of the area and in good condition. It should be included in the extension.

#### **5.4.2 Pedestrian Circulation**

Movement from Church Place (public) into The Old Orchard (public) is currently blocked in an illogical fashion. It would be of benefit to the character of the area if this were to be opened up for pedestrian use.

#### **5.4.3 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 are a few examples of Class 7 Permitted Development (alteration of a boundary fence to more than one metre height within twenty metres of a road), carried out in a way that is detrimental to the house itself and to the setting. An Article 4 Direction should address this issue.

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.

#### **5.4.4 Review of Article 4 Directions**

An Article 4 Direction has been in effect in Limekilns since 1981. This needs to be updated to include more recent designation of classes.

The following classes are unnecessary for inclusion in an Article 4 as they already carry an exclusion of permitted development in conservation areas: Classes 1-6, 9.

The following classes do not carry special provision for conservation areas and it is recommended that they be included in an updated Article 4 Direction: -Class 7 (the erection, maintenance or alteration of fences, walls etc); -Class 8 (formation of access to a road); -Classes 10-13 (Changes of Use) -Class 27 (Repairs to Private Roads and Private Ways) -Class 69 (Amusement Parks).



Provision might be refined so as to include other relevant classes, eg. classes 39 and 40, gas suppliers and electricity undertakings. In practice statutory undertakers consult the Council regarding works in a conservation area and it is a generally agreed principle that planning permission is required for all changes to the external building envelope or hard surfaces or to means of enclosure within a conservation area. "In instances where ... an Article 4 Direction has been approved by Scottish Ministers, the planning authority must make every effort to ensure that the standards required in work related to listed buildings within the conservation area also apply as far as possible to their unlisted neighbours."  
(*Memorandum of Guidance 4.20*)

The draft of a new Order, Householder Permitted Development Rights is currently at consultation stage, open until March 2009. When/ if it is enacted, possibly at the end of June 2009, the existing Classes 1-9, concerning Dwelling houses, will be obsolete and the 1992 Order will be amended to remove them. The Classes 10-12 of the draft Order already contain exclusions for Conservation Areas so do not need Article 4 Directions.

#### **5.4.5 Design Guidance and Training**

A good start has been made in the publication of several documents of design guidance by Fife Council. -Creating a Better Fife: Fife Urban Design Guide (Dec 2005) -Fife Masterplans Handbook (2007) -St Andrews Design Guidelines (2007) Many of the principles identified in these documents – eg. concerning character, identity, high quality new development -are applicable also to a historic maritime village such as Limekilns. 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*)

#### **5.4.6 Urgent Works, Building Repair, Amenity Notices**

Limekilns Pier and the King's Cellar have already been noted as 'At Risk'. While these do not (yet) appear to be in a chronic state, their condition should be closely monitored. Action really needs to be taken sooner rather than later.

## **5.5 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. Review how enquiries about possible repairs/changes to historic buildings are dealt with by the Council Planning department.
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>. The repair of Limekilns Pier, a key open space, is the most urgent project and would be the single most valuable improvement to the Conservation Area.
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 Development & Environment staff at the Council 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. Limekilns is very fortunate to have the expertise of the Charlestown Workshops (Scottish Lime Centre Trust) close at hand. Locals should be encouraged to make good use of this national resource.
5. Exercise statutory controls over unsympathetic alterations or losses. Ensure that re-instatements are carried out by competent professionals experienced in historic building work.

### ***Public Realm & Transport***

6. 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 co-ordinated, of consistently high quality and that it will enhance the Conservation Area. This must involve liaison with the Environmental Services and Community Services departments of the Council.
7. Remind owners that public lanes should not be used for storage of equipment or domestic bins. Ensure that these remain free of blockages.
8. Introduce measures to improve links with the shore and to facilitate use of the beach at low tide – a key natural asset. Several access points could be developed along the stretch of the Promenade, with suitable ramps/steps and handrails. Consideration should also be given to pedestrian crossings, perhaps as extensions of the speed bumps.
9. Carry out a programme to upgrade the War Memorial Garden – access improvements (crossing, handrail), fence repair, surface upgrade, new benches, some landscaping, information plaque including description of the features in view along the Forth.
10. Introduce enhancements to the green spaces generally, in consultation with the local community. Explore the possibility of a community-managed space, eg. a community garden.
11. Seek a positive solution for the future of the B listed telephone box, in terms of ownership, use, maintenance and management.
12. Assess car parking needs and how these can be met appropriately, eg. residents' car parking in the Main Street area. Carry out upgrades to the existing car parks behind the Church and at Red

Row – surface improvements (water permeable), landscaping. Include covered cycle parking provision at each car park.

**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)

12. Increase awareness of Limekilns' 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, the Gellet local history group, the local primary school. A Limekilns-Charlestown heritage trail could be conceived and signed. Information boards and plaques should be durable and well-designed.
13. Improve extra provision of information for visitors to the area, in liaison with Visit Scotland and other relevant bodies. Maps, leaflets and other printed information could be distributed through the shops in Main Street. Add information about Limekilns to the Visit Scotland website and ensure that this is kept updated.

## **5.6 Monitoring and Review**

A mechanism for a regular (bi-annual?) review of the Conservation Area should be put in place, possibly under the auspices and guidance of the Built Heritage section of the Council but with the participation of the local community and perhaps input from an invited 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.

## 5.7 Summary PROJECT LOCATION ACTIONS

### 1. Conservation

- Throughout the Conservation Area
  - Disseminate information to owners and users about repairs to traditional buildings – advantages, duties, help available. Source grants and encourage take-up.
- in the vennel east of Academy Square – of the character of the area.
  - 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;
  - Focus positive attention on local assets such as the two piers – history, structure, amenity spaces.
  - Address the future of the K6 listed telephone box.
  - Propose The Bruce Arms and The Hollies for listing.
  - Implement controls regarding unpermitted development.
  - Audit the condition of existing paving and street lighting and renew carefully, according to the character of the area.
- row, only the central one remained by 1914;
  - Review requirements of seating, litter bins, planting and signage.
- three houses, the mo
  - Set up a regular maintenance and renewal programme.
- building line a little forward
  - Plan improvement of access to beach – rail, steps, ramp.
  - Consider enhancement of pedestrian and cyclists' facilities, eg. benches, cycle parking, pedestrian crossing points.
- side;
  - Implement a programme of repair.
- two buildings (cottages?) immediately
  - Upgrade the surface to include a restored edge, paths for walkers and a landscaped area.
  - Implement a programme of repair.
- listed limekiln at Factor's Brae, present in 1851 and 1914, now gone;
  - Upgrade the surface to include a restored edge and a texture suitable for walking.
- Sandilands was previously lined with houses, sides, with long gardens behind. Mylneburn and
  - Set up a heritage awareness programme in liaison with Charlestown and local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing.
  - Include heritage interpretation in review of public realm.
  - Organise the provision of printed information for visitors.
- unnamed on the ear
  - Set up a heritage awareness programme in liaison with Charlestown and local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing.
  - Include heritage interpretation in review of public realm.
  - Organise the provision of printed information for visitors.
- frontage and seems to be primarily a route in the
  - Set up a heritage awareness programme in liaison with Charlestown and local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing.
  - Include heritage interpretation in review of public realm.
  - Organise the provision of printed information for visitors.
- Brucehaven Road an
  - Set up a heritage awareness programme in liaison with Charlestown and local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing.
  - Include heritage interpretation in review of public realm.
  - Organise the provision of printed information for visitors.
- early housing has been demolished on the mo
  - Set up a heritage awareness programme in liaison with Charlestown and local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing.
  - Include heritage interpretation in review of public realm.
  - Organise the provision of printed information for visitors.
- and replaced with inte
  - Set up a heritage awareness programme in liaison with Charlestown and local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing.
  - Include heritage interpretation in review of public realm.
  - Organise the provision of printed information for visitors.
- set back with substantial front and back garden
  - Set up a heritage awareness programme in liaison with Charlestown and local interest groups and schools/ colleges. Ensure that this has mechanisms to remain ongoing.
  - Include heritage interpretation in review of public realm.
  - Organise the provision of printed information for visitors.

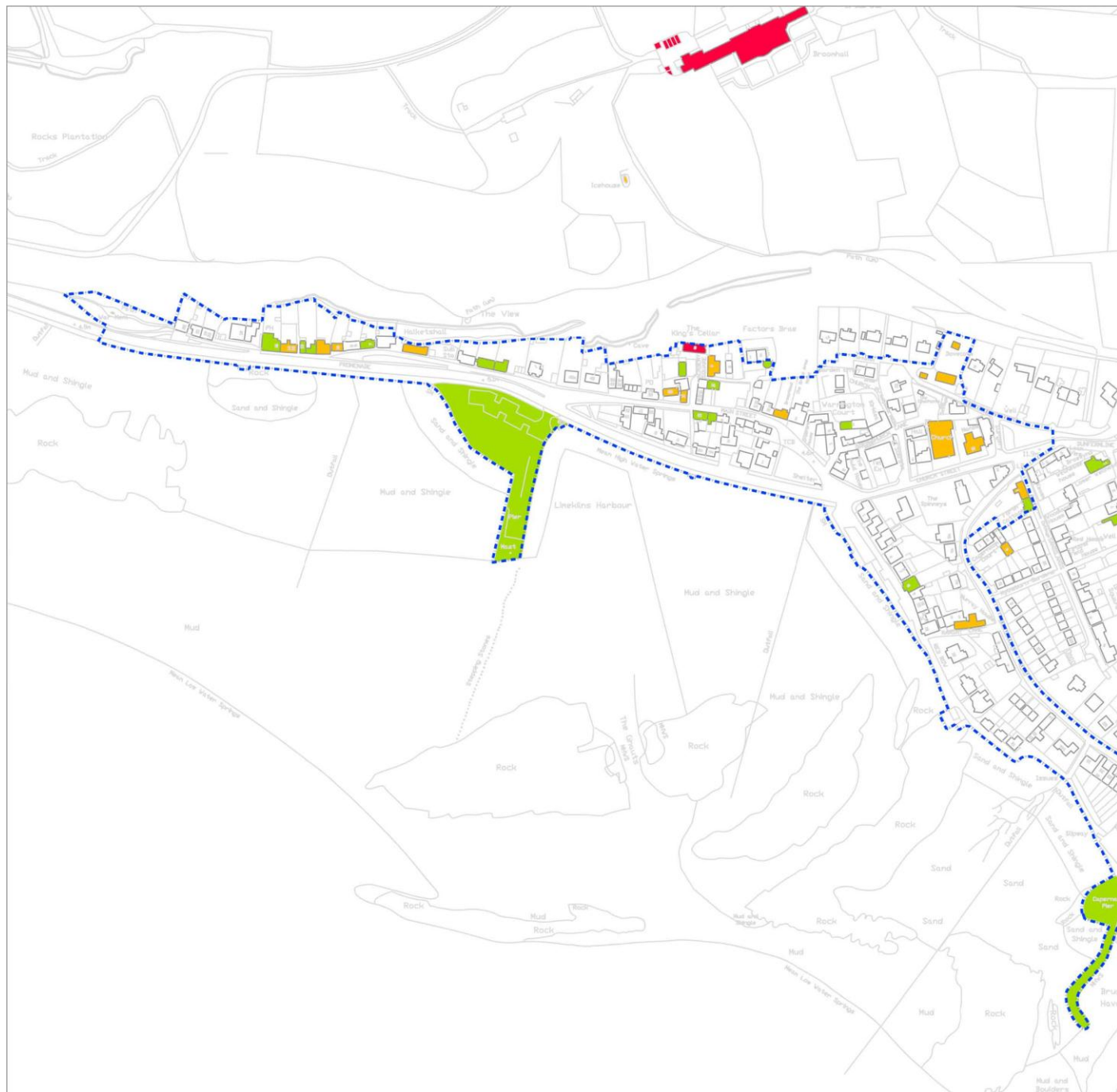


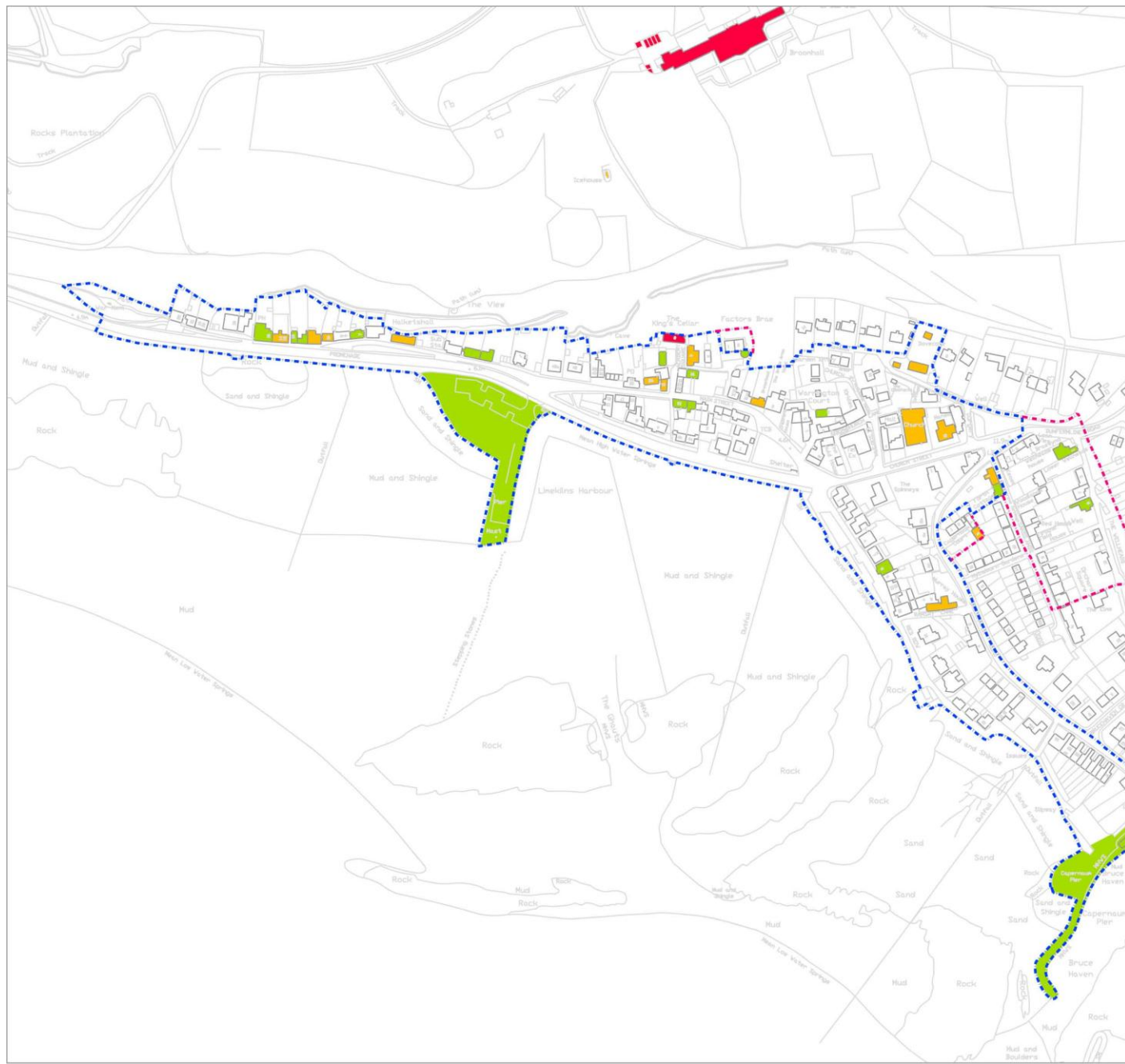
- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914; three houses, the most northerly on the pushing the building line a little forward on Factor's Brae, west side;

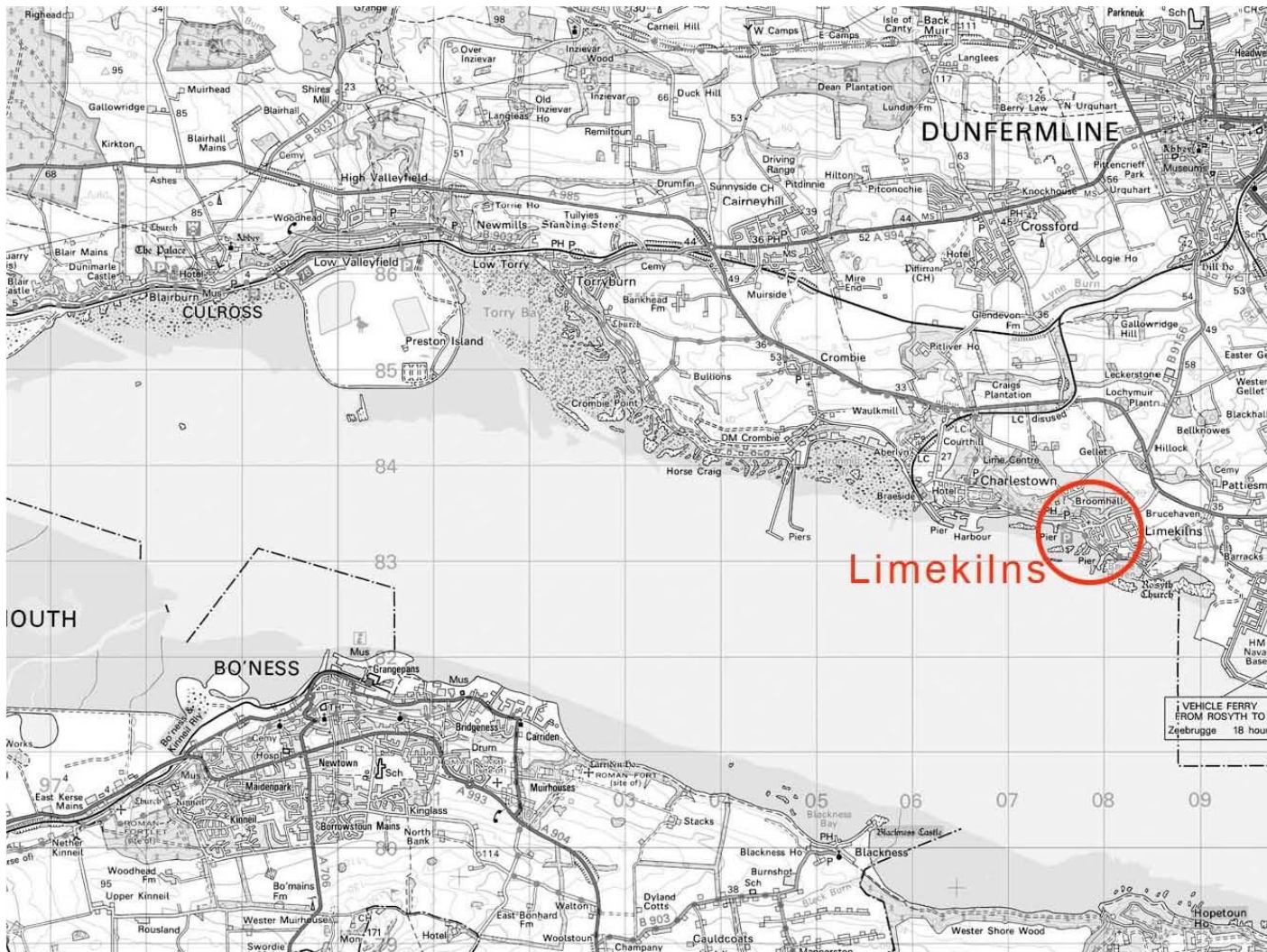
- two buildings (cottages?) immediately south of the listed limekiln at Factor's Brae, present in 1856, '95 and 1914, now gone;

- Sandilands was previously lined with houses on both sides, with long gardens behind. Mylneburn Gardens, unnamed on the earlier maps, has little building frontage and seems to be primarily a route through to Brucehaven Road and Wellheads. No (2008 the early housing has been demolished on the west side and replaced with inter-war semi-detached housing set back with substantial front and back gardens. The long building which once terminated the street had been demolished by 1914, but the street is still a dead

	Chimneys, wallheads, roofs, rainwater goods	Wall types a
Original	<ul style="list-style-type: none"> <li>• Stone or harled chimmey stacks, stone or lime mortar copes</li> <li>• Stone wallhead copes</li> <li>• Scotch slate roofing or red clay pantiles</li> <li>• Dormers: traditionally proportioned and detailed</li> <li>• Rooflights: not large or numerous on any one roof, almost flush with roof covering</li> </ul>	<ul style="list-style-type: none"> <li>• Limebased mortar</li> <li>• Ru rubble</li> <li>• Pol Dressed stor</li> </ul>
Change	<ul style="list-style-type: none"> <li>• Cement rendered chimnevs with concrete copes</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Cementitic</li> </ul>

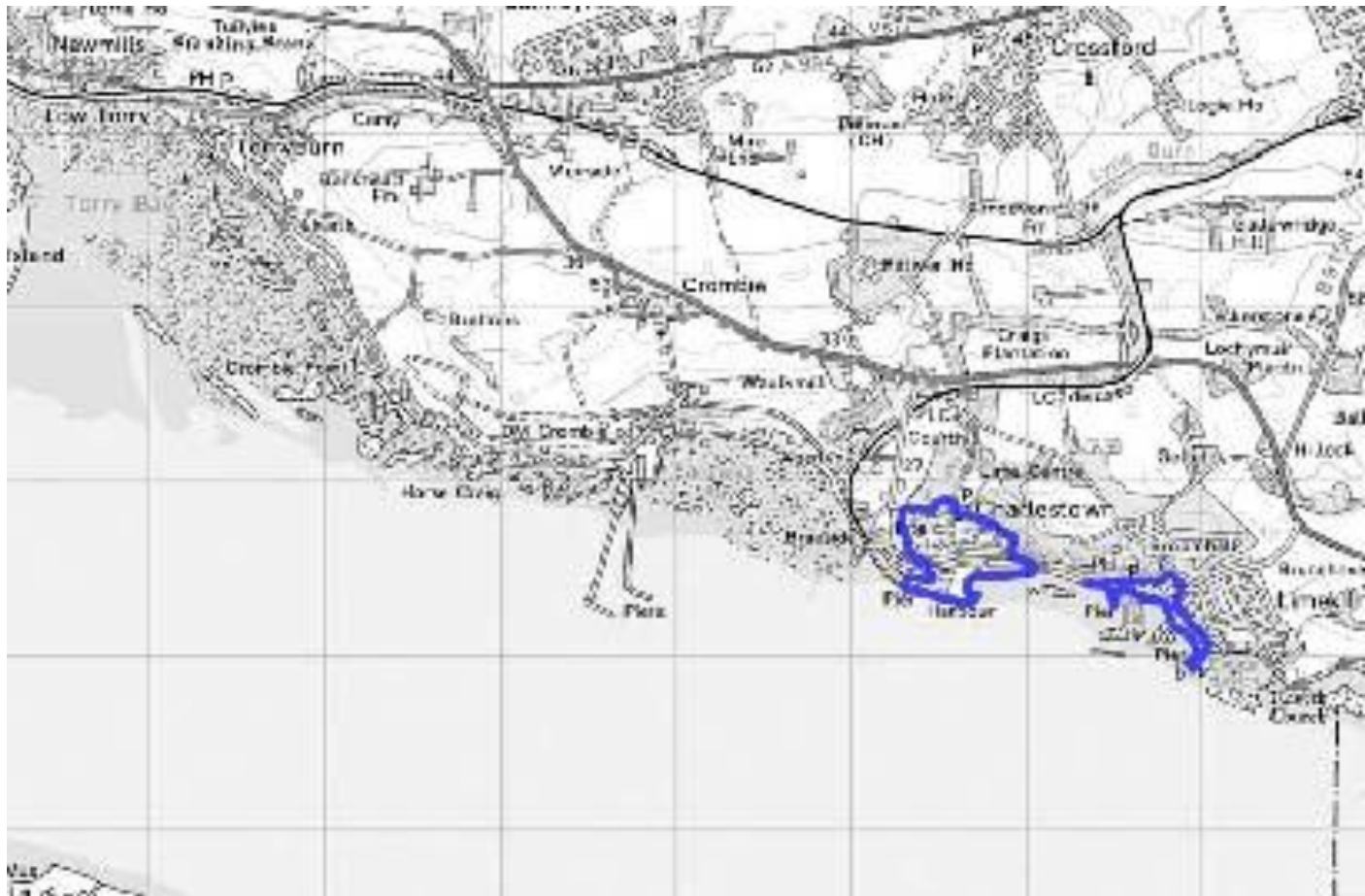






- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914;
- three houses, the most northerly on pushing the building line a little forward on Factor's Brae, west side:





- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914; three houses, the most northerly
- building line a little forward

on pushing the  
e g h e  
Factor's Brae





Fife Council  
Limekilns  
Conservation  
Area BMK 11

Stafford Street  
Edinburgh EH3 7BJ.

Not to scale



**Roy's Map  
1747-56**

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Library  
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Gray, Marshall &  
Associates 23

Fife Council  
Limekilns  
Conservation  
Area BMK 12

**Stockdale's  
Map 1806**



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Edinburgh EH3  
7BJ.

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Fife Council  
Limekilns  
Conservation  
Area BMK 13

**Thomson's  
Map 1832**



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Fife Council  
Limekilns  
Conservation  
Area BMK 14

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1856



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Stafford Street  
Edinburgh EH3  
7BJ.

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## APPENDIX II

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## APPENDIX III

### References

#### The Planning Context

Scottish Planning Policy 8: *Town Centres and Retailing* National Planning Policy 17: *Transport and Planning* Scottish Planning Policy 20: *Role of Architecture and Design Scotland* Scottish Planning Policy 23: *Planning and the Historic Environment* Planning Advice Note 42: *Archaeology* Planning Advice Note 52: *Planning and Small Towns* Planning Advice Note 68: *Design Statements* Planning Advice Note 59: *Improving Town Centres* Planning Advice Note 71: *Conservation Area Management*

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Technical Advice Note 1: *Preparation and Use of Lime Mortars* Technical Advice Note 2: *Conservation of Plasterwork* Technical Advice Note 7: *Access to the Built Heritage* Technical Advice Note 10: *Biological Growths on Sandstone Buildings* Technical Advice Note 11: *Fire Protection Measures in Scottish Historic Buildings* Technical Advice Note 14: *The Installation of Sprinkler Systems in Historic Buildings* Technical Advice Note 15: *External Lime Coatings on Traditional Buildings* Technical Advice Note 19: *Scottish Aggregates for Building Conservation* Technical Advice Note 22: *Fire Risk Management in Heritage Buildings* Technical Advice Note 24: *The Environmental Control of Dry Rot* Technical Advice Note 27: *Development and Archaeology in Historic Towns and Cities* Technical Paper 1: *Thermal Performance of Traditional Windows* (November 2008)

Guide for Practitioners 6: *Conversion of Traditional Buildings* Guide for Practitioners: *Conservation of Historic Graveyards* Guide for Practitioners: *Stone Cleaning* Guide for Practitioners: *The Conservation of Timber Sash and Case Windows*

The Inform guides are available free-of-charge and may be downloaded at [www.historic-scotland.gov.uk/pubsforowners](http://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 Masonry Decay Damp, Causes and Solutions Maintaining Sash and Case Windows Domestic Chimneys and Flues Fires Safety Roofing Leadwork Finials and Terminals External Timber Doors Fireplaces Timber Floors Energy Efficiency in Traditional Homes Maintaining traditional plain glass and glazing*

APPENDIX IV

Schedule of Listed Buildings and Structures within Conservation Area

- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914; three houses, the most northerly on pushing building line a little forward on Factor’s Brae, side;
- two buildings (cottages?) immediately south of listed limekiln at Factor’s Brae, present in 1856, ‘95 and 1914, now gone;
- Sandilands was previously lined with houses on both sides, with long gardens behind. Mylneburn Gardens, unnamed on the earlier maps, has little but frontage and seems to be primarily a route through to Brucehaven Road and Wellheads. No (200w ) early housing has been demolished on the west side and replaced with inter-war semi-detached housing set back with substantial front and back gardens. The long building which once terminated the street been demolished by 1914, but the street is still a dead

	Chimneys, wallheads, roofs, rainwater goods	Wall t
Original	• Stone or harled chimmey 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	• Lime mortars rubble Dress
Change	• Cement rendered chimneys with concrete copes • Synthetic roofing • Flashing to copes • Large dormers • Large /numerous rooflights	• Cement Ceme • Synthetic breat

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Factor's Brae,

south of

- in the vennel east of Academy Square – of three in a row, only the central one remained by 1914; three houses, the mo northerly
- building line a little forward on side;
- two buildings (cottages?) immediately listed limekiln at Factor's Brae, present in 1856, '95 and 1914, now gone;
- Sandilands was previously lined with houses on both sides, with long gardens behind. Mylneburn Gardens,

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