



**PATTIESMUIR CONSERVATION AREA
APPRAISAL
and
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &
PROTECTIVE SERVICES**

DRAFT OCT 2011

CONTENTS

1.0 Introduction & Purpose

- 1.1 Conservation Areas
- 1.2 The Purpose of this Document

2.0 Historical Development

- 2.1 Origins and Development of Settlement
- 2.2 Archaeological and Historical Significance of the Area
- 2.3 Development of the Area

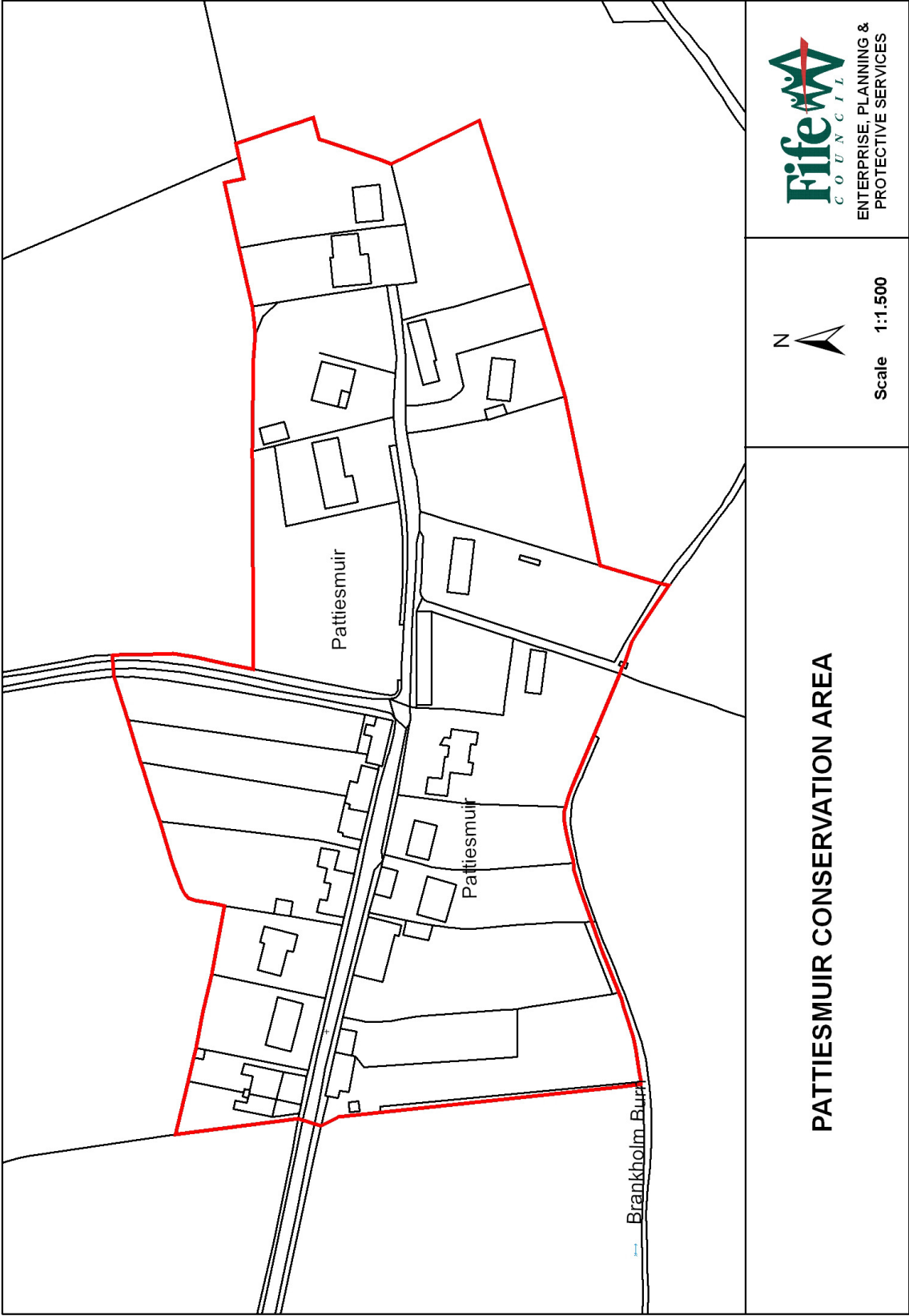
3.0 Townscape Analysis

- 3.1 Setting
- 3.2 Topography and Street Pattern
- 3.3 Building Styles
- 3.4 Listed Buildings
- 3.5 Building Materials
- 3.6 Trees and Landscape
- 3.7 Activity and Movement
- 3.8 Public Realm
- 3.9 Negative Features

4.0 Conservation Management Strategy

- 4.1 Management Plan
- 4.2 Planning Policy
- 4.3 Supplementary Planning Guidance
- 4.4 Article 4 Directions
- 4.5 Monitoring and Review
- 4.6 Further Advice

Appendix 1: Proposed Pattiesmuir Village Article 4 Directions



1.0 Introduction & Purpose

1.1 Conservation Areas

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

Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit from living in an environment that is of recognisable value. Pattiesmuir was given conservation area status in 1974 in recognition of its architectural and historical character.

1.2 The Purpose of this Document

Conservation Area Appraisals are a non- statutory form of planning guidance recommended as part of an ongoing system of management for new and existing conservation areas. This Appraisal and Management plan has been prepared according to the most recent guidance in Planning Advice Note 71: Conservation Area Management. The purpose of the Pattiesmuir Conservation Area Appraisal is:

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

- To provide a framework for conservation area management

2.0 Historical Development

2.1 Origins and Development of Settlement



*Extract from Ordnance Survey
1st Edition 25-inch map*

A small agricultural hamlet, Pattiesmuir has been known as Patienuir, Peattie Muir and a number of other variations, but the origin of the name remains obscure. According to a history of the villages compiled in the 1960s, Pattiesmuir was “in bygone days a place of some importance”, and a local tradition describes it as having been a focus for Romany activity in the area – similarly to Lochgelly. In the 1896 Ordnance Survey plan of the area trees to the west of the settlement are referred to as “Egyptian Clump”, and a neighbouring field is also noted as “Egypt Field”.

The community formed around the weaving industry as well as agricultural labour. Manufacture of table linen was an important industry in Dunfermline in the 18th century, and Pattiesmuir became a centre for hand-weaving. Baptismal records show a rise in population in the 1770’s, possibly showing that the village also provided housing for workers on the development of the Earl of Elgin’s estate. By 1841, there was a population of 130. A school was attended by 34 pupils, and the village also had amenities including a blacksmith and three public wells. By 1857 the population was 190. By this time, however, the number of hand loom weavers was decreasing due to competition from the power loom. Records suggest that weaving activity continued in Pattiesmuir until around 1870, and a number of the traditional cottages became empty or derelict following on from its eventual cessation.

During what could be considered the village’s heyday, it had a good Inn, and in combination with the pleasant walk from Dunfermline this meant that Pattiesmuir was a popular meeting place for “city worthies”. A social club known as the “College” emerged, said to be a fraternity of radical weavers set up for educational, political and social reasons. One notable member and apparent leading light of the College was Andrew Carnegie, grandfather of

the Dunfermline industrialist of the same name.

The Ordnance Survey 1st Edition 25-inch map shows the village as “Pettymuir”, and gives a clear indication of the character of the hamlet in the mid-late 19th century. All the buildings have the same scale and alignment as the traditional cottages that remain today, fronting directly onto the road in short terraces or single well-spaced cottages.

Proposals to extend the village in the early 20th century led in 1912 to the construction of the two-storey double-fronted block containing flats for dockyard workers from Rosyth. The urban character and large scale of the block is completely at odds with the single-storey rural hamlet type of architecture in the rest of the village, and the resulting controversy meant that no further blocks were built. Development has expanded the village more recently at the east end in bungalows built since the 1960s.

The Douglas Bank Cemetery neighbours the conservation area to the northwest. It was chosen as a cemetery site during the First World War and intended to serve Dunfermline new town, the boundaries of which had been extended to include Rosyth and Pattiesmuir.

Historically and today, Pattiesmuir is closely linked to the nearby settlements of Dunfermline, Rosyth, Charlestown and Limekilns. It maintains these links with the neighbouring villages of Charlestown and Limekilns, for example, through a shared Community Council.

2.2 Archaeological and Historical Significance of the Area

There is evidence of settlement in the Pattiesmuir area dating back to prehistory. In 1922, for example, three Bronze Age burial cists were discovered to the east of the village. The village itself, although it has certain traditions attached to it of earlier activity, probably only became recognisable as such leading up to the 17th century. It appears on Blaeu’s plan of the area as “Pettimuir” in 1654. It does not feature on Roy’s 18th century military survey, or early 19th century plans by Stockdale (1806) and Thomson (1832). Thomson’s map pinpoints the neighbouring

hamlet of Earnyside, of which little evidence now remains.

Similarly, little evidence remains that might expand on the history of the village; other than its origin as accommodation for agricultural and textile workers. The village is, however, of local and regional significance in its historic relationships with other nearby settlements and its place in the agricultural and industrial history of Fife.

3.0 Townscape Analysis

3.1 Setting

Pattiesmuir is situated north- west of Rosyth in West Fife, and approximately 2.5 miles south of Dunfermline. Originally a tiny agricultural hamlet, it has grown in size through development but remains a small village. Surrounded by open countryside and agricultural land, the relationship to the natural environment provides seasonal colours and textures which provide subtle or more vivid changes to the character of the conservation area throughout the year.

3.2 Topography and Street Pattern

The site occupied by the village is nestled at the base of gently sloping agricultural land from the north and is bounded by the Brankholm Burn along the south with a southerly aspect across the Forth Estuary.

The conservation area is very much characterised by the clustered nature of its housing in contrast to the surrounding open fields and views of the outskirts of Dunfermline to the north.

Pattiesmuir's buildings are now something of an architectural mix, although it would up until early last century have been very much homogenous in its style.

Situated along a single street running east to west the village has a clear division between old and new. To the west original early 19th century cottages sit close together along the street edge creating a traditional village form. The original building line is discontinued at either end of the village with a range of modern housing. Bungalows set back from the road feature private gardens and driveways and to

the east a collection of houses mark the culmination of the road. This group of housing is easily identified as an addition with distinctive gaps between buildings and large gardens front and back.



View towards Forth Rail and Road Bridge

3.3 Building Styles



The Braes

Pattiesmuir now is entirely domestic in character, and represents a variety of architectural periods with certain features repeated throughout the village. The original workers' cottages have influenced the massing and materials of the buildings added to the village through their single storey height, and use of traditional materials. An exception occurs with one of the first buildings upon entering the village. The large two-storey dwelling containing flats stands out due to its large proportions, in direct contrast to the traditional cottages directly fronting the road.

The early 19th Century cottages have been followed by similar buildings. Craigie and East End Cottage are of a similar size and scale, harled with ashlar dressings, and both sit hard against the street edge.



View towards White Lodge

The change in house type and character is reflected in the East end of the village. Set within private gardens a mixture of semi detached houses, are spaced around the end of the road. A change can also be seen in the massing of the buildings through larger footprints and height and the more modern almost cul-de-sac alignment around the end of the road. A measure of unity between old and new is largely provided through the colour of render and roofing materials.

3.4 Listed Buildings

There are at present two listed buildings within the Conservation Area, both of which are C(S) listed early 19th Century cottages. East Thorne is a single storey four bay cottage and Ingleside and Ingleneuk a terrace comprising of a pair of single story three bay cottages. The 4th bay at the ends of some cottages - e.g. Ingleneuk and East Thorne- might possibly have held handlooms.



East Thorne Cottage



Ingleside and Ingleneuk Cottages

3.5 Building Materials

Traditional materials such as pantiles, sandstone walls, timber windows and white harl or render are predominant features, with a mixture of modern materials such as synthetic roof tiles and uPVC window and door frames. The listed buildings have been added to over time but the materials have remained the same. Both dwellings are harled with painted ashlar dressings, coped gables and red pantiled roofs. Other traditional cottages in the village repeat these unifying elements. The majority of render finishes are now painted cement as

opposed to the traditional lime; and roof tiles are concrete rather than clay in many instances.

Work was carried out to repair the “College” building in the 1950s, and at that time it was discovered to have unusual notches or grooves in its rounded roof timbers, suggesting that they were reused ships’ masts from the harbour at nearby Limekilns.

3.6 Trees and Landscape

Pattiesmuir is surrounded by agricultural land providing open views out to the surrounding countryside and the approach to the village bounded on either side by hedgerows. Within the heart of the village the traditional form of buildings hard onto the street has left little green space. Newer housing, on the outer edges, feature private front gardens and the large gardens to the rear of all the properties create the boundary to the conservation area.

3.7 Activity and Movement

The quiet, sleepy hamlet has one main entrance route with a secondary road running off this. The former runs from Admiralty Road (the A985) which is a busy route leading to Kincardine Bridge. In spite of such close proximity to this road, Pattiesmuir retains a secluded environment. The layout of the village and narrowing of the road provides access only to the village itself, used solely by residents. A second road (Primrose Road) runs North from the village but the overgrown state highlights the lack of use by vehicles. As part of the cycle network (Dunfermline, Charlestown and Limekilns route), this secondary access road is predominantly used by walkers and cyclists.

3.8 Public Realm

There is adequate street lighting overhead the footpaths that run part the way through the village. East of the intersection with Primrose Road the road narrows, the surface deteriorates and the footpath terminates. Being predominately accessed by residents a footpath is not required but the street surface is in need of repair.



Road surface in need of repair/ maintenance

Sandstone walls are a recurring feature along the



Damaged wall

road side, separating the private and public realm. There is a need to repair/maintain these walls due to damage and dead foliage accumulating. In most circumstances vegetation has penetrated the mortar causing loose stones to topple off.

3.9 Negative Features

3.9.1 Streetscape

The architectural character of the Conservation Area has been affected by the modern housing additions. The broken building line and spacing of the houses in the East end of the village have eroded the quality of the area by disrupting the traditional settlement pattern and orientation as well as individual building characteristics. The view along the street has been interrupted with buildings set back from the edge. The large building on the western edge towers over the small cottages, breaking up the continuity of the roof line that is carried by the cottages along the street.



Contrast between building heights at the entrance to Pattiesmuir



Wheelie bins on street

3.9.2 Public Realm

The quality of the public realm space does not facilitate the use as part of the Dunfermline, Charlestown and Limekilns cycle route. The poor road surface to the East of the village has several areas of potholes which detract from the visual amenity. Within Pattiesmuir there is no street furniture or any other encouragement to hesitate and appreciate the conservation area. Some thought should be given to the storage of wheelie bins as this is a contributing factor to the quality of the public realm. Residents should be encouraged to store bins in back gardens rather than public areas.



Inappropriate door replacement

3.9.3 Replacement Windows and Doors

Overall, the properties are well-maintained but within the hierarchy of the elevation of a traditional cottage the windows and doors play an important factor in the character with some replacements altering the appearance. Every effort should be made to inform owners of current guidelines on replacement windows and doors. The opportunity should be taken to re-instate well-designed vertical timber sash and case windows as well as timber panelled doors.

3.9.4 Inappropriate Materials

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 Pattiesmuir 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.

Where traditional clay pantiles have been replaced with concrete pantiles not only does this alter the appearance of the building, but can also put additional strain on roof timbers due to the extra weight. Clay tiles may be more expensive, but they have a longer lifespan than their concrete replacements.

4.0 Conservation Management Strategy

4.1 Management Plan

Following on from the issues highlighted in the

preceding sections a number of development and enhancement opportunities can be outlined for the conservation area.

4.1.1 Conservation Strategy

This appraisal has established the quality of the Conservation Area has been compromised through development. In order to prevent further deterioration development should be strictly controlled to retain the character of the cottages and the small street they edge onto. Appropriate repairs and replacements need to be maintained to ensure the traditional appearance, in line with guidelines set out in the Fife Council planning information leaflet “Conservation Areas: Materials and Maintenance”.

4.1.2 Public Realm

As has been identified, there are a number of issues relating to the need for public realm improvements in Pattiesmuir. Maintenance and repair to road surfaces will improve the visual amenity of the conservation area. Maintenance to overgrown Primrose Road will support further use as part of the cycle network and encourage interaction between Pattiesmuir and other small settlements nearby.

4.1.3 Interpretation

Fife Council is committed to producing interpretation panels or boards for all conservation areas as part of the Fife Signage Strategy. Interpretation will be produced for Pattiesmuir outlining its heritage significance.

4.2 Planning Policy

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

- the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- the Historic Buildings and Ancient Monuments Act 1953
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Historic Scotland Scottish Historic Environment Policy - 2010
- Scottish Planning Policy (Historic Environment) – 2009
- Planning Advice Note 71: Conservation Area Management – 2005

- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Fife Council Dunfermline and the Coast local plan– Adopted April 2002
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Council Design Guidance Notes - Various

The Fife Structure Plan seeks to safeguard Fife's heritage and natural environment by encouraging the re-use of buildings of historical or architectural interest; prioritising the use of brownfield sites for housing or other appropriate development; and encouraging development which would assist in urban regeneration. Policy SS1: Settlement Development Strategy puts the onus upon Local Plans to focus future development within existing settlements, and amongst other things the policy states that “the Council will have regard to the protection of built heritage or natural environment”. Although the Structure Plan has no specific policy relating to built heritage it does recognise the importance of Fife’s historic environment and for the need to preserve and enhance this environment. Once again the Structure Plan puts the emphasis upon the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

4.3 Supplementary Planning Guidance

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

- Windows in Listed Buildings and Conservation Areas
- Painting the Outside of Listed Buildings and Buildings in Conservation Areas
- Creating Better Places – The Fife Urban Design Guide

Fife also takes enforcement action against

unauthorised development. In particular, it has a track record of ensuring that the quality and attractiveness of historic buildings and areas are not eroded by unauthorised or inappropriate development. This is further supplemented by the use of urgent and full repairs notices that are most commonly applied under Building Regulations legislation. Where necessary the Council is also committed to the use of Compulsory Purchase to secure the repair and redevelopment of buildings and sites.

4.4 Article 4 Direction

In order to properly ensure that the character of a conservation area is not affected by inappropriate alteration or development additional controls are generally used by making what is known as an Article 4 Direction (Article 4 of the Town and Country (General Permitted Development) Scotland, order 1992). An Article 4 Direction can be varied according to the particular needs and character of an area.

The combined effect of conservation area status and an Article 4 Direction is that the following type of work will require planning permission or Conservation Area Consent:

- Any alteration to the exterior of a building, including windows, doors, walls, roof, chimneys, paint work and rainwater goods
- Any extensions to buildings, including canopies, porches, conservatories, car ports, whether or not they are at the 'back of' the building
- Erection of satellite dishes or C.B. aerials
- Construction of any walls or fences
- Formation of major areas of hard surfacing on garden ground
- Demolition of buildings or structures (with certain exemptions)
- Works affecting trees e.g. felling, lopping or pruning
- Article 4 Directions also generally cover some work undertaken by Local Authorities and Statutory Undertakers (e.g. gas, electricity).

The Article 4 Direction requires to be updated in Pattiesmuir Conservation Area. The proposed Article 4 Direction is provided in Appendix 1.

4.5 Monitoring and Review

Policies relating to the Conservation Area will be reviewed at five year intervals with the production of the Local Plan covering Pattiesmuir

4.6 Further Advice

For advice on conservation areas and listed buildings contact:

Planner (Built Heritage)
Enterprise & Protective Services
Town House
2 Wemyssfield
Kirkcaldy
KY1 1XW
Telephone 08451 555 555 ext.47 69 98

APPENDIX I

APPENDIX ONE: PROPOSED PATTIESMUIR CONSERVATION AREA ARTICLE 4 DIRECTIONS

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 2	Any alterations to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 9 Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.