

# MARKINCH

Conservation Area  
Appraisal  
and  
Management Plan



**Warning: The Markinch Conservation Area boundary was changed following publication of this document and will be updated in the future.**

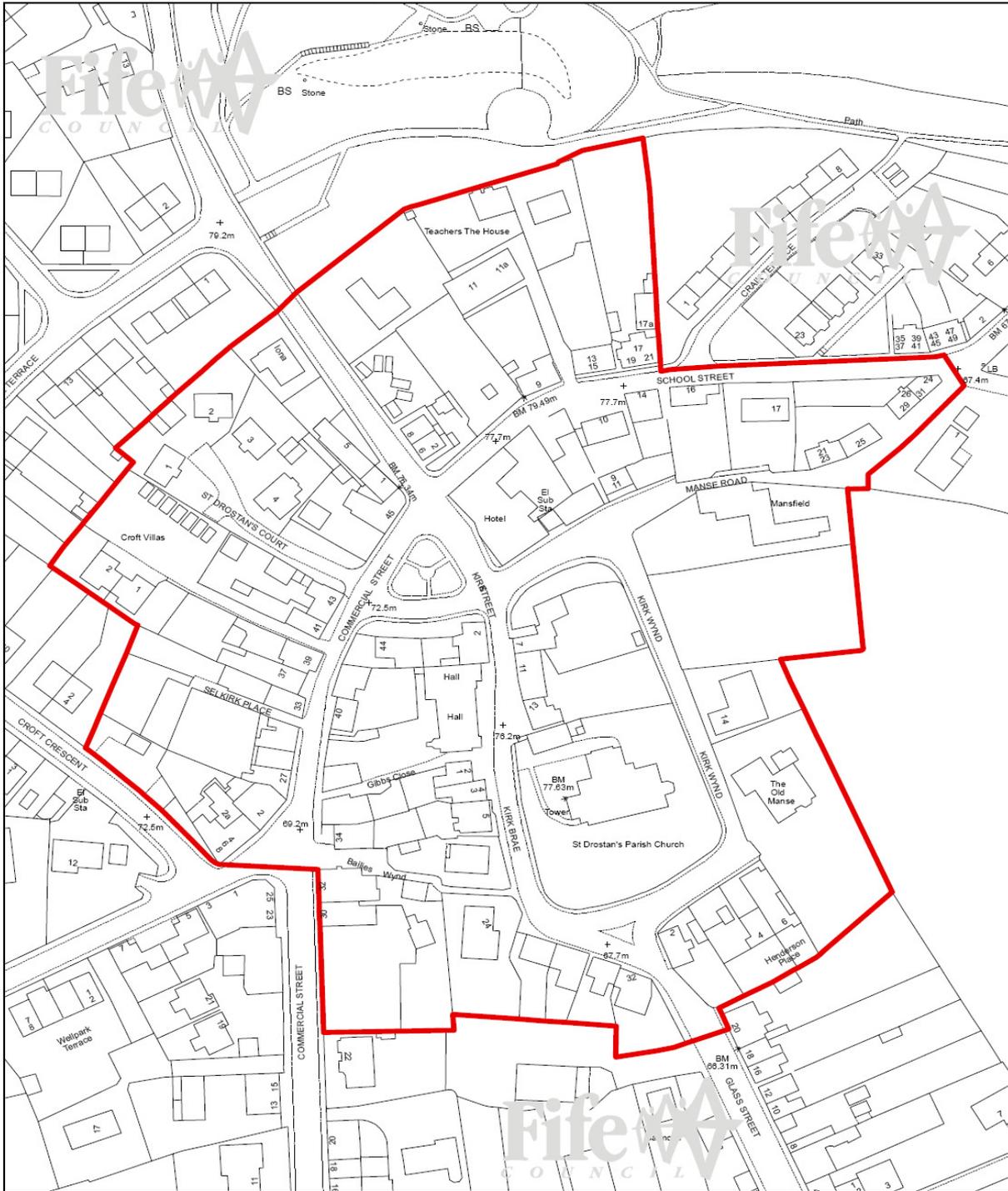
# **MARKINCH CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

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**Markinch  
Conservation Area**



Scale 1:1,500



**DEVELOPMENT SERVICES**

## **1. Introduction and Purpose**

### **1.1 Conservation Areas**

In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Markinch 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.

### **1.2 The Purpose of this Document**

The purpose of the Markinch Conservation Area Appraisal is:

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

## 2.0 Historical Development

### 2.1 Origins of Settlement

Recent archaeological work has illustrated that the area to the north west of Markinch was of great importance as a ritual site in the Neolithic and Bronze Ages. The standing stones re-sited in Balbirnie Park survive as a testament to this prehistoric activity.

The Parish Church is dedicated to the Pictish Saint Drostan and this may indicate a link with the Pictish past unless the cult of the saint was imported at a later date by their successors the Scots. Although the evidence for the Picts is slight, there was certainly an early Gaelic speaking Culdee foundation at Markinch linked to Loch Leven Priory confirmed by charters of the 11th century. This may have been on the site of the present church or close by. The 11th century settlement would have clustered around this early church.

Recent research has pointed to Northhall cemetery mound, a few hundred yards to the north of the church as the site of Dalginch. This place is identified in several medieval manuscripts as one of Scotland's seven principal locations for the dispensation of justice. As Markinch was probably on the border between the two Pictish sub kingdoms of Fife and Fothrif, this 12th century legal status might point to an even earlier importance as an assembly area during the pre-Gaelic Pictish period.



*Left: The Norman Tower of Markinch Parish Church  
Below: The crowstepped Session House by  
Rowand Anderson in the Kirkyard*



The raised land upon which Markinch is built may well have been considered a useful defensive point made up of of several "inches" partly surrounded by water, then marsh

that was only drained in comparatively recent times. The name Markinch is thought to derive from “the inch of the horses” believed by Simon Taylor to be the place where warrior’s horses were grazed while assemblies took place at nearby Dalginch.

Dating from the early 12<sup>th</sup> century, the Norman tower of what is now Markinch Parish Church is the town’s architectural treasure. A well-preserved example of this type of tower, with Romanesque detailing similar to that at St Rule’s Tower, St Andrews, it exemplifies the importance and power the MacDuff Earls of Fife had in Markinch at that time. The town began to decline not long afterwards as the family began to focus upon Falkland and Cupar. The Church was granted to the Priory of St Andrews. The marshy surroundings, poor access to the sea and the lack of burgh status all contributed to this decline, but the tower remains as a rare survival from the Normano-Scottish period in Markinch’s history.

## 2.2 Settlement Development



OS Plan of Markinch 1854

In 1673 Markinch was granted the status of a Burgh of Barony, with the right to trade leading to an expansion of housing around the Mercat Cross and the Kirk. The Mercat Cross was situated outside the gate of the Kirk and was removed to facilitate the movement of materials for the Earl of Leven’s grave.

In the late 18<sup>th</sup> century the marshes around the town were drained, and new roads built, strengthening the town’s links to the main north-south toll road that crossed Fife. This led to further expansion, and the levelling of Ward Knowe to create the area of Commercial Street, Betson Street and Balbirnie Street. The industrial revolution then

heralded a new era in Markinch's fortunes, with local mines and the harnessing of the River Leven allowing the area to prosper, as well as its eventual position on the Perth, Dundee and Edinburgh section of the North British rail line. Commercial activity flourished and a number of prominent public buildings were built in the mid-late 1800s.

Markinch has in the past served as a market town, and according to Groome's "Ordnance Gazetteer of Scotland" of 1882, the town "contained a number of a good shops, which draw their custom from the surrounding district, in which are situated the mills and bleachfields which give employment to the inhabitants".

The population of Markinch Parish reached a peak of 6800 in 1901, having risen from as low as 1230 in 1861, due to the expansion of industrial activity, and by the 20<sup>th</sup> century new industries such as whisky bottling and paper-making continued this economic success. Much of the historic townscape of Markinch was lost in the inter-War period as slum clearance legislation was used to rehouse the inhabitants from the centre to estates on the periphery.

### 2.3 Archaeological and Historical Significance of the Area

As noted, the area around Markinch was of great significance in the Neolithic and Bronze Age periods. What remains of the standing stones in Balbirnie Park are part of an originally much larger ritual site that was in use for 2000 years from around 4000 BC.



Roy, 1755

The nature of the early ecclesiastical settlement in Markinch prior to the 11<sup>th</sup> century is the subject of some debate, with St Drostan's situation on a knoll by a river, among other potential signifiers, perhaps indicating an early mediaeval monastic settlement here. The unusual curved street pattern seen today in Commercial Street and School Street, for example, has also been suggested as evidence of an early boundary

alignment in the form of a ditch enclosure of a monastic settlement. Remaining distinctive today, the curved settlement pattern has been the defining feature of Markinch in the past, as illustrated by Roy's map of 1755 on p.7 and the Ordnance Survey plan of 1854 on p.6.



*Aerial view of St Drostan's, early 20<sup>th</sup> century*

From above, the settlement can be seen to radiate out from the central point of the church (see aerial views on pp.7 and 9). This effect can be seen in other settlements that have developed from early monastic foundations, such as Dunning in Perthshire. Archaeological excavation and research is ongoing at a number of sites around Markinch.

There are no scheduled monuments in the conservation area. The Stob Cross, by the East Lodge of Balbirnie House, is a scheduled monument, thought to mark the boundary of a religious or secular sanctuary.

### 3.0 Townscape Analysis

#### 3.1 Location and Setting

Markinch is located in central Fife. Surrounded by plantation and farmland, and the neighbouring Balbirnie Estate to the northwest, Markinch retains the prospect of a small, semi-rural town in spite of its proximity to Glenrothes 2 miles to the south west, Kirkcaldy 8 miles to the south, and the A92 dual carriageway.

#### 3.2 Topography and Street Pattern

The most striking thing about Markinch is the role of the Parish Church as a focal point for the settlement. Whilst the town is characterised on one approach by its large-scale industrial buildings; in the town centre as well as from afar the raised hill of the Church tends to draw the eye, and acts as a viewpoint along many of the town's narrow streets. The church on its mound is particularly striking when the town is approached from the south east. It is illuminated at night and visible from several miles away.

Markinch is built on the top and sides of a low ridge, higher at the northern and southern ends. To the north of the parish church the landscape is characterised by woodland, on a series of six terraces. The origin of the terraces is unknown, and it is now difficult to distinguish them due to the tree coverage.

The distinctive topography of the settlement itself results in an unusual roofline in the conservation area, with houses stepped up embankments or following the steep contours of streets. Notable views are not only of the Parish Church, and indeed from the churchyard over the town, but also out of the town to the rural hinterland beyond. Back lanes and gaps between the often tightly-spaced houses allow for glimpses out, relieving the hard urban form.



*The view out of the conservation area down Commercial Street, showing the damaged gable of the Galloway Inn*



*School Street, with its symmetrical late Georgian houses, including the former schoolmaster's house in the foreground*

The street pattern is of interest where, as previously noted, the streets curve around Kirk Brae. Georgian and later buildings now characterise the area, but some buildings that remain from an earlier period of small thatched cottages can be identified by the steep roof pitch, with thatch having been replaced by slate or pantile. Back lanes are also a feature of the unusual street pattern. The longer, straighter streets of the Georgian and Victorian expansion move south towards the train station, which would have been an equally vital focus for the town following the arrival of rail transport.



*Aerial view of Markinch, with the conservation area boundary in blue, illustrating the unusual street pattern*

### **3.3 Buildings Styles and Materials**

A sandstone quarry existed to the south east of Markinch, and sandstone is, as with many settlements in Fife, the primary building material.

The architectural style of Markinch is, however, far from homogenous, and quite as distinctive as the topography. Harled or rendered symmetrical late Georgian properties are much in evidence, and in the streets around the Church some properties are gable on to the street, adding to the picturesque variation in the streetline. Some newer bungalows and detached houses are interspersed, bringing front gardens in to the street, but largely the pattern of buildings hard on to the street remains.



*Variation in the building line adds interest to the streetscape*



*Medieval stonework incorporated into the fabric of the session house is one of the architectural details that hint at Markinch's history*

Unlike the coastal Fife vernacular roofs are slate more often than pantile, but the occasional similarity is evident, as in the scroll and cable skewputts that are a distinctive feature throughout Markinch, as seen at the former Galloway Inn; and the single storey pantiled weavers' cottages on Stobcross Road. These reference the vernacular style that would have been prevalent in an earlier phase of buildings around the Church in the period after the town became a Burgh of Barony, as mentioned in the previous section. The similar buildings on the north side have been demolished, but a marriage stone of 1715 remains built in to the later wall. Graded Scots slate can be seen on several buildings in the conservation area, contrasted with unsympathetic re-roofing in uniform Welsh or Spanish slate on neighbouring buildings. As salvage is now the only source of Scots slate, it is very important that remaining Scots slate roofs are well maintained to ensure their retention.

Other unusual architectural touches hint at Markinch's long history and significance. These include the blocked pend or former access close visible over the door of 43 Commercial Street, built by a carter in 1843. Windows and doors are often a vital part of the character of Markinch's diverse historic buildings, and a number of unsympathetic replacements can be seen throughout the conservation area. Some of the most attractive detailing of the area comes from, for example, Venetian tripartite window at Radnor House on Commercial Street, and the occasional elegantly carved door surround. Medieval carved stone is incorporated into the fabric of the Kirk Session House around one of the windows.



*The Manse by James Gillespie & Scott, viewed from the Churchyard*

Larger properties neighbouring the church include the Manse in Kirk Wynd by James Gillespie & Scott in 1901, built to replace Mansefield in Manse Road, originally built in 1655. Other notable architects whose work can be seen in Markinch include Rowand Anderson, whose crowstepped Session House sits within the grounds of the Parish Church, and Robert Lorimer, who designed the war memorial in Balbirnie Street. James Gillespie & Scott also designed the former Markinch council offices, outside the Conservation Area in Betson Street.

The Parish Church of St Drostan's itself was rebuilt in 1786 on to the surviving 12<sup>th</sup> century tower. The corbelled parapet and octagonal spire were built in 1807 by James Barclay. The north aisle was added in 1806, and in 1885 James Gillespie added lean-to stairtowers. The church yard contains a number of early 18<sup>th</sup> century headstones, and provides an interesting view of Markinch to the south and out to the surrounding countryside. As with Leuchars Parish church, another example of ecclesiastical architecture in Fife surviving from the 12<sup>th</sup> century; St Drostan's is still in use as a place of worship.

### **3.4 Listed Buildings**

There are 23 listed buildings within the small conservation area alone, outlined in detail in Appendix 2. Whilst a number of significant listed buildings are situated outside the conservation area, perhaps most notably the public buildings on Betson Street, the conservation area itself focuses on the unusual street pattern of the surviving original nucleus of the town around Kirk Brae. The character of the later expansion is markedly different from that of the existing conservation area, with the most significant buildings having their own protection through their listed status.

### **3.5 Trees and Landscape**

Markinch has grown as a settlement in recent years due in part to its position on the rail line with links to Perth and Dundee, and south to Kirkcaldy and Edinburgh. A number of recent developments have not necessarily improved the town's overall aspect. It remains, however, both pleasant and distinct from the urban expansion of nearby Glenrothes. This is largely due to the views out over open countryside, and the presence of a large number of mature trees in and around the conservation area, which are vital to its character.

The area of "the Glebe" also forms an open setting to the east of the conservation area.

### 3.6 Activity and Movement

As with many historic towns, Markinch has a number of traffic issues. The main road in to the town is not a key through route, although it is used for access to both Kennoway and Star. The town is more residential than commercial. However, at peak commuting times and at weekends traffic can be heavy and fast-moving through the town.

Within the conservation area a one way system is in operation along the narrow streets around the Church. There is no heavy usage of these roads, as they are largely for access. The secluded aspect that results is evident in, for example, Kirk Wynd, where mature shrubs and trees line the road and obscure the houses set back from the street.



*The view towards Kirk Wynd approaching the conservation area.*



*Kirk Wynd, framed by mature trees and shrubs*

A single row of shops represents commercial activity within the conservation area, with the majority of buildings being domestic and a number relating to the church. The residential properties with shops at ground floor level at the corner of Croft Road and Commercial Street are early 19<sup>th</sup> century, and have largely retained a traditional design of shop front. Directly opposite cross the road a harled building presents a

blank upper gable to the road, with a slightly incongruous but nicely detailed 1950s shop front at ground level.

This lack of extensive commercial activity in the conservation area itself today is part of its distinct character, maintaining a separation from the busier southern part of Markinch where shops and public buildings are concentrated, and the larger part of the pedestrian and other traffic is focused.



*Shops on Croft Road*



*1950s shop front opposite, with the Church tower in the background*

### **3.7 Public Realm**

Some of the one-way streets within the conservation area lack footways and retain an almost unfinished appearance. This is not of itself detrimental, highlighting as it does the domestic aspect of this part of Markinch.



*The landscaped public area on Commercial St.*



*Signs denoting the one way system proliferate in front of the Church's retaining wall*

Lighting is of a scale suitable to the surrounding buildings, and signage is not overly cluttered through the conservation area, although the one way system has resulted in a proliferation of signs directly in front of the Parish Church.

The landscaped public area at the top of Commercial Street consists of large shrubs populating the open space resulting from the demolition of a block known locally as “the Throatie buildings”, and the divergence of the road to accommodate the one way system. Whilst overall quite pleasant in appearance, it is noted that the height and density of the planting has meant that at times the area has allowed for antisocial behaviour.

### 3.8 Negative Features

A number of negative features are evident within the conservation area, not least of which is the number of inappropriate replacement windows and doors that have been used in many of the listed and traditional unlisted buildings in the conservation area. Large box dormers can also be seen throughout, the scale of which is not in keeping with the small domestic scale of the properties.

Some backlands areas and private open spaces in the conservation area look unkempt. Whilst the variations in street pattern and architectural character can accommodate this to some extent, it essentially detracts from the overall character of the area, making these small areas appear run down. The problem may stem from issues of ownership.



*The Galloway Inn*



*The gable of the Inn on School Street, illustrating general disrepair*

A number of buildings within the conservation area also appear to be unused or are not being adequately maintained. The Galloway Inn is possibly the most highly visible of these, particularly as it has obviously once been a positive addition to the street. Its

single storey extension has resulted in the loss of its imposing symmetry, and the variety of replacement windows only adds to this lopsided appearance. The gable to School Street has a broken downpipe and signs of damp penetration.

The Church Hall opposite the entrance to the Parish Church is in use, but the blocked and barred windows present a blank façade to the street and what could be a positive building within the conservation area is compromised. In future, alternative safety options might be considered for the windows.



*Blocked windows give an impression of disuse*



*Hard cement has been used here to repair gate piers, which will cause the stonework to deteriorate over time*

A further issue within the conservation area is the number of inappropriate cement repairs to stonework. Even on high status buildings such as the Session House within the grounds of the Parish Church, poor repointing with hard cement is resulting in deterioration of the stonework. The local sandstone is naturally soft, and in buildings and boundary walls where it is exposed, care must be taken to ensure that future repairs are sympathetic and lime mortar is used.

## **4. 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.

#### **Expansion**

One of the main issues facing Markinch now is the town's expansion thanks to its position within commuting distance of Edinburgh. It should be ensured that all new development in the vicinity of the conservation area is sympathetic to the character of the key significant elements of the conservation area's character including its street pattern, topography, views out and approach views.

#### **Architectural features and building materials**

The appraisal has illustrated that the value of Markinch as a conservation area is reliant on its unique street pattern and the variety, if not in its building materials, then in its architectural features. To avoid the loss of this as a cohesive streetscape it is vital that any new development respects the building line and the palette of colours, materials and scale. In order to maintain the unique character of existing listed and unlisted buildings, exterior changes to each property are monitored to ensure their appropriate nature. This refers to all works covered by the 2005 Article 4 Direction (Appendix 1).

Retention of existing historic fabric will be encouraged when work is being carried out to properties within the conservation area. Where replacement is necessary, appropriate design and materials should be specified. Where windows need to be replaced, for example, a like-for-like replacement of the original design will be specified, and if the existing windows are modern replacement an appropriate traditional design will be encouraged.

Residents will be made aware of the need to apply for planning permission when carrying out works to the outside of buildings other than straightforward small-scale repairs and maintenance, and enforcement action will be taken against unauthorised development.

#### **Trees and landscaping**

Trees and green space are of particular importance to the character of Markinch conservation area.

The planning authority must be given notice of any work to be carried out to trees such as felling or lopping, and development should not impinge or have a negative affect on the views out of the settlement and the surrounding mature trees.

#### **Public Realm**

Opportunities for public realm enhancement and additional sympathetic street furniture will be investigated. Street furniture within the area will be repaired and maintained as appropriate. The planted area at the top of Commercial Street could be improved upon.

Signage clutter will be avoided through the use of clear, single signs to direct pedestrians and road users, and street surfaces will be maintained and repaired adequately after installation of utilities/ services.

### **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 Markinch outlining its heritage significance.

### **Planning Action Opportunities: Boundary Refinement**

As a part of this appraisal recommendations are made to extend the boundary to include the area of "The Glebe" which abuts the conservation area at present. It is being designated in order to protect the setting of the conservation area and views in, and to protect trees on the site. It is also in order to recognise the historical significance of the relationship between the Glebe and the A-listed church and Manse. As the site has been zoned for development in the Glenrothes Area local plan since 1995, conservation area designation will not prevent development here. The designation will however mean that small scale change is monitored in future by means of an Article 4 Direction.

## **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 - 2008
- 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 Glenrothes Area Local Plan – Adopted March 2003
- Mid Fife Local Plan – to be adopted 2011
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Council Design Guidance Notes - Various

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

The Glenrothes Area Local Plan, adopted in March 2003, provides the main policy framework for St Andrews. In summary, this framework is as follows:

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

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

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

### **4.3 Long Term Management**

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

- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality – Design
- Policy E5 Housing Development and Open Space
- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings
- Policy E11 Protection of Orchards and Riggs
- Policy E12 Ancient Monuments and Archaeological Sites

Although the plan is designed to cover a 10 year period it will be reviewed after 5 years.

#### **4.4 Supplementary Planning Guidance**

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

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

Fife Council also takes enforcement action against unauthorised development. In particular, it has a track record of ensuring that the quality and attractiveness of historic buildings and areas are not eroded by unauthorised or inappropriate development. This is further supplemented by the use of urgent and full 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.

#### **4.5 Article 4 Directions**

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

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).

Details of the Markinch Conservation Area Article 4 Directions are provided in Appendix 1.

#### **4.6 Monitoring and Review**

The Conservation Area boundary will be reviewed following the recommendations outlined in section 4.1 through the Local Plan process. Policies relating to the Conservation Area will also be reviewed at five year intervals with the production of the Local Plan covering Markinch.

#### **4.7 Further Advice**

For advice on conservation areas and listed buildings contact:

Planner (Built Heritage)  
 Development Services  
 Town House  
 2 Wemyssfield  
 Kirkcaldy  
 KY1 1XW  
 Telephone 08451 555 555 ext.47 38 16 / 47 37 42

Historic Scotland  
 Longmore House  
 Salisbury Place  
 Edinburgh  
 EH9 1SH  
 Telephone: 0131 668 8600

## APPENDIX 1: THE MARKINCH CONSERVATION AREA ARTICLE 4 DIRECTIONS

The Markinch Conservation Area was designated in 1973, and Article 4 Directions under the 1981 GPDO cover the area in Use Classes I (1,2); II(1,2); XI; XV (4,5) and XX. The following Article 4 Directions under the 1992 GPDO updated and replaced the previous Directions for the area as of 2005.

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.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 13 Class 43A	To allow permitted development rights to East of Scotland Water for development consisting of the erection, construction and maintenance in relation to their statutory functions.	To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment.

## APPENDIX 2: Listed Buildings in the Conservation Area

ADDRESS	DESCRIPTION	CATEGORY
KIRK STREET, CHURCH HALL	James Gillespie & Scott, 1931. Tall single storey 7-bay church hall. Harled with tabbed margins and stone cills.	C(S)
33 COMMERCIAL STREET	3-bay cottage, single storey with attic. Earlier 19 <sup>th</sup> century	C(S)
11 KIRK STREET	Mid 19 <sup>th</sup> century. Two single storey 3-bay cottages converted to one	C(S)
2 KIRK STREET WITH BOUNDARY WALL	2 storey 3-bay house. Earlier 19 <sup>th</sup> century with later additions/ alterations	C(S)
7 KIRK STREET WITH BOUNDARY WALL	18 <sup>th</sup> century 2-bay house, harled with painted margins. 2 storey with laigh floor	C(S)
41 AND 43 COMMERCIAL STREET	Early 19th century. Single storey with attic, 3-bay cottage and single bay former shop. Squared and coursed sandstone with rubble to sides and rear; stone cills. Broad eaves course. 12-pane glazing pattern in timber sash and case dormer windows. Red pantiles with slate eaves easing course and slate dormers. Coped ashlar stacks with some cans, ashlar coped skews.	B
KIRK WYND, MANSEFIELD WITH OUTBUILDING AND BOUNDARY WALL	17th century, reconstructed Thomas Barclay, 1785-6 and extended early 20th century. 2-storey, 3-bay, T-plan former manse. Harled with quoin strips and raised stone margins. Graded grey slates. Coped, harled and cement-rendered stacks with some cans and thackstones; ashlar coped skews and ropework scroll skewputts.	B
45 COMMERCIAL STREET, HUNTERVILLE WITH BOUNDARY WALLS AND RAILINGS	Earlier 19th century. 2-storey, 3-bay house. Squared, droved sandstone with ashlar dressings; eaves course and stone mullion. Grey slates. Coped ashlar stacks with ashlar coped skews and ropework scroll skewputts.	C(S)
KIRK STREET AND SCHOOL STREET, GALLOWAY INN	Early 19th century with later additions and possibly incorporating earlier fabric. 2-storey, 3-bay, L-plan coaching inn with pilastered doorcase, on ground falling to S. Painted dressed ashlar and coursed rubble, painted margins and quoin strips; eaves course. Grey slates to W (small at apex) and pantiles. Coped ashlar stacks with some polygonal cans to S, coped brick to N and truncated ashlar to E. Ashlar coped skews with ropework scroll skewputts to W.	B
1 STOBCROSS ROAD	Earlier 19th century. Single storey, 3-bay cottage in irregular terrace. Squared and snecked rubble with long and short quoins, painted margins and chamfered arrises. Modern pantiles, coped ashlar stacks (1 rendered) and ashlar coped skews.	C(S)
5 STOBCROSS ROAD, THE COTTAGE WITH BOUNDARY WALLS	Earlier 19th century with later alterations and addition. Single storey, 6-bay cottage (converted from 2) on ground sloping to S. Squared and snecked rubble and harl, ashlar quoins. Stop-chamfered arrises, stone mullion. Pantiles. Ashlar	C(S)

	coped skew and coped ashlar stack.	
9 SCHOOL STREET, OLD SCHOOLHOUSE WITH BOUNDARY WALLS	Earlier to mid 19th century. 2-storey, 3-bay, rectangular plan house with lean-to extension at rear. Drove ashlar with random rubble to sides and rear, painted margins. Base and eaves courses. Grey slates. Coped ashlar stacks with some cans and ashlar coped skews.	C(S)
13 AND 15 SCHOOL STREET WITH BOUNDARY WALL	Early 19th century, with later alterations and possibly incorporating earlier fabric. 2-storey, 3-bay flatted dwelling. Squared and snecked rubble with contrasting ashlar quoins, stone margins and eaves course. Stone mullions. Grey slates. Coped ashlar stacks with some cans, ashlar coped skews with ropework scrolled skewputts.	C(S)
11 AND 11A SCHOOL STREET WITH BOUNDARY WALL	Robert Hutchison 1825 and 1835 on site of and possibly incorporating 18th century school. Single storey, 7-bay pair of cottages (former school and schoolmaster's house) with piended extension to rear. Coursed, droved and squared sandstone with random rubble to sides and rear, large droved long and short quoins. Eaves course. 24-pane glazing pattern in timber sash and case windows. Grey slates. Coped ashlar stacks with some cans, ashlar coped skews and scroll skewputts; cast-iron downpipes with decorative rainwater hoppers.	B
30 COMMERCIAL STREET, RADNOR HOUSE WITH BOUNDARY WALLS, GATES AND GATEPIERS	Early 19th century. 2-storey, 3-bay, rectangular plan classical house with single storey wing. Squared and coursed sandstone, with droved, raised quoins and raised margins. Base course, eaves course and moulded cornice. 4- and 12-pane glazing pattern in timber sash and case windows. Grey slates. Coped ashlar stacks with cans.	B
KIRK WYND, THE OLD MANSE WITH OUTBUILDING, BOUNDARY WALLS, GATEPIERS AND GATES	James Gillespie & Scott, 1901-2. 2-storey, 3-bay manse for St Drostan's Parish Church, with crowsteps and pedimented windowheads. Stugged, squared rubble with polished ashlar margins. Eaves cornice; keystones, chamfered arrises and stone mullions. 16- and 20-pane glazing pattern in upper sashes over 2-pane or plate glass lower sashes in timber sash and case windows; stair window with coloured glass at head. Grey slates. Coped ashlar stacks with some cans; ashlar coped skews with beak skewputts and cast-iron downpipes with decorative rainwater hoppers.	B
KIRK BRAE, ST DROSTAN'S PARISH CHURCH GRAVEYARD WITH BOUNDARY WALLS GATES AND RAILINGS	Early origin, extended under supervision of Niel Ballingal 1803-5, separate cemetery at Northall opened 1853. Situated to S of church on steeply falling ground, with narrower areas to remaining sides. High ashlar coped rubble retaining wall, small niche with stone cup to SE and SW. Decorative cast-iron gates and modern railings.	B
2, 2A AND 4-10 (EVEN	Later 19th century. 2-storey, 10-bay terrace of	C(S)

NOS) CROFT ROAD	shops and dwellings on corner site, in irregular terrace 4 bays to right angled toward Commercial Street. Rusticated ashlar and painted cement-render at ground with ashlar above and rubble to sides and rear. Base course, dividing course, 1st floor cill course and eaves course. Graded grey slates. Cavetto coped ashlar stacks with cans and thackstones, ashlar-coped skews.	
KIRK BRAE, ST DROSTAN'S PARISH CHURCH	Norman Tower, circa 1200. Church (rebuilt) executed and probably designed by Thomas Barclay 1786-88; James Barclay re-design of octagonal spire, and N aisle added, executed by Thomas and George Barclay 1806; internal gallery replaced by Alexander Leslie 1807; session house at E Robert Hutchison 1839; N aisle stone vault and stairtowers added, and probably S wall pulpit by James Gillespie 1883-4; internal improvements and organ chamber Gillespie & Scott 1913; tower underpinned and lancets re-opened 1929.	A
COMMERCIAL STREET AND 1 AND 3 GIBBS CLOSE, HOUSE AT CORNER WITH BOUNDARY WALL	Earlier 19th century apparently incorporating earlier fabric. 2-storey, 3-bay, rectangular plan semi-derelict piend-roofed house. Squared and coursed whinstone and harl, droved ashlar long and short quoins and raised margins. Eaves course. Grey slates. Coped ashlar stacks with ashlar coped skews and ropework scrolled skewputt to SE.	B
42 COMMERCIAL STREET WITH BOUNDARY WALLS	Later 18th century. 2-storey, 3-bay house closing irregular terrace. Harl and dry-dash. Pantiles with slate eaves easing course. Coped, squared rubble stacks with cans and thackstones; stepped skew to SE and scroll skewputts.	C(S)
KIRK BRAE, ST DROSTAN'S PARISH CHURCH SESSION HOUSE	Sir Robert Rowand Anderson, 1879, incorporating remnants of early medieval church; minor additions James Gillespie & Scott, 1915. Single storey, crowstepped Session House at N boundary of Churchyard on ground sloping to N. Squared and snecked rubble with ashlar dressings; architraved doorcase and shouldered and round-headed openings. 8- and 16-pane glazing pattern in timber sash and case windows; 9-pane glazing pattern in fixed niche window. Graded grey slates. Coped ashlar stack with cast-iron downpipes and decorative rainwater hoppers.	B
13 KIRK STREET, KIRKSTYLE	Earlier 19th century. 2-storey, 3-bay house in irregular terrace to N. Squared and dressed rubble with stone margins. Eaves course. Grey slates. Coped stone stacks with ashlar coped skews, scroll skewputts and thackstones; cast-iron downpipes and decorative rainwater hopper.	C(S)