



**KILCONQUHAR CONSERVATION AREA  
APPRAISAL  
and  
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &  
PROTECTIVE SERVICES**

APPROVED NOV 2012

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## **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. Kilconquhar conservation area is one of forty-eight conservation areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

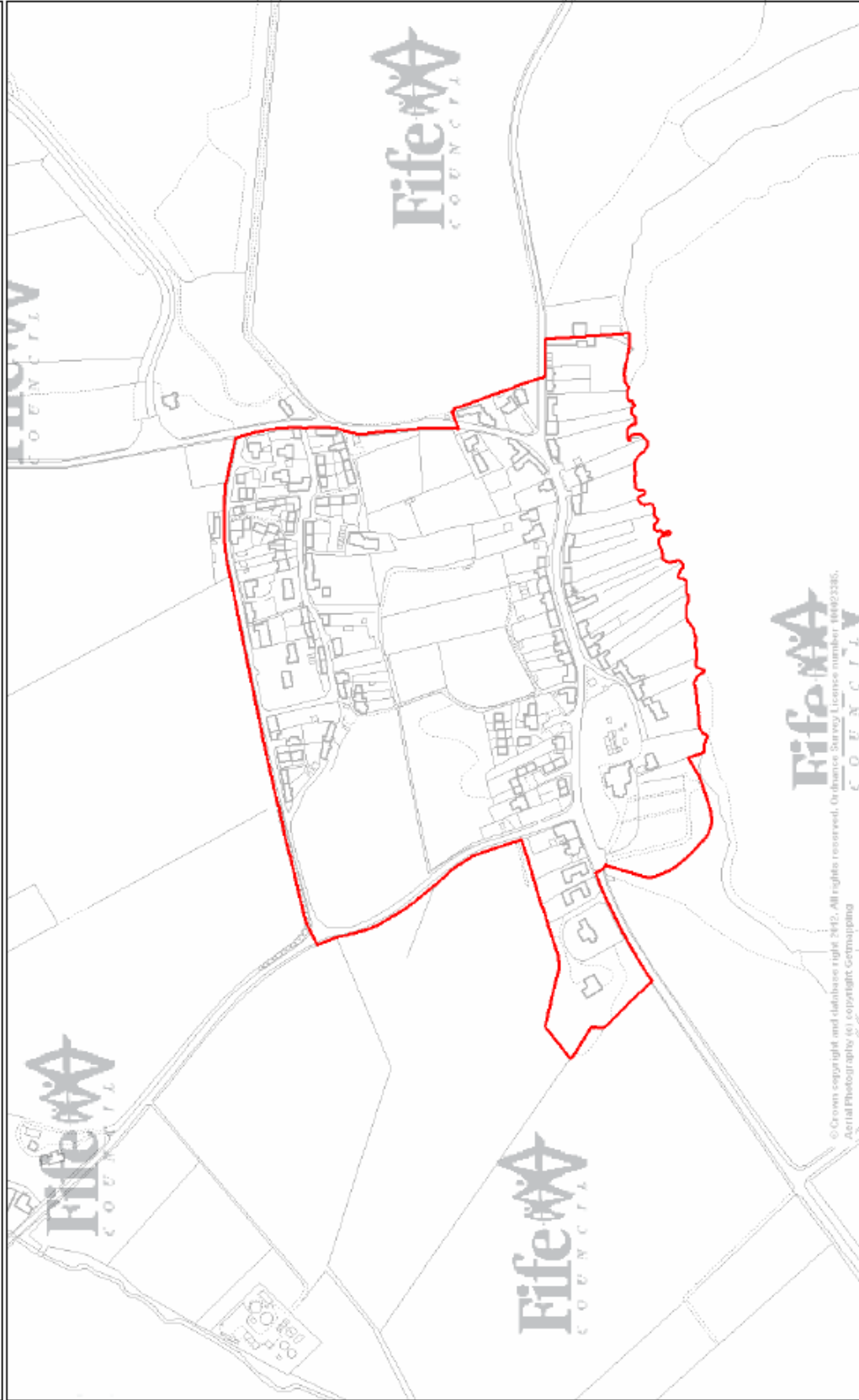
Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit from living in an environment that is one of recognisable value. A written description of the Kilconquhar conservation area boundaries and a list of the streets within the boundaries are included in Appendix 1.

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

Kilconquhar was first designated as a conservation area in 1971 in recognition of the special historical and architectural value of this village. The purpose of this 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

**KILCONQUHAR CONSERVATION AREA**



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Enterprise, Planning & Protective Services



## 2.0 Location, History and Development

Kilconquhar conservation area comprises of most of the villages of Kilconquhar and neighboring Barnyards. It is located approximately 2.4km north of Elie and 3.6km west of St Monans in the East Neuk of Fife.

Kilconquhar village is dominated by the knoll on which sits the parish church, and by Kilconquhar Loch immediately to the south of the conservation area. The name Kilconquhar is said to derive from the Gaelic *cill* 'church' and the saint's name Duncan or Donnchad, an abbot of Iona, who died in 717. There may have originally been a Culdee monastic cell. It was a medieval parish of ecclesiastical significance and had certain parochial rights around 1200. The earliest known reference to a church at Kilconquhar is in 1176. Kilconquhar parish church dates from the 1820s, but there are remains of the earlier church. The church was granted to the Benedictine convent of North Berwick, re-dedicated in 1242 and held by the Order until the reformation in 1560. It was demolished in 1820 when the present parish church was built.



18<sup>th</sup> century gravestone in the kirkyard. Angel's head and wings represent a winged soul and symbolise the immortality of the human soul; the scissors and goose-necked iron are tailor's tools



1785 Sun Fire Mark on Woodlands, Main Street. Policy notes the building as a stone and thatch tenement and the insured's occupation as sadler and shoemaker



Tombstone effigy of "Jock o' Bucklyvie" in the parish kirkyard

There was formerly a village called Balclevie, on the south side of the loch, which was removed in the mid-18<sup>th</sup> century (alternatively given as 1760 or 1771) to improve the view from Elie House. Geologically the loch appears to be a comparatively









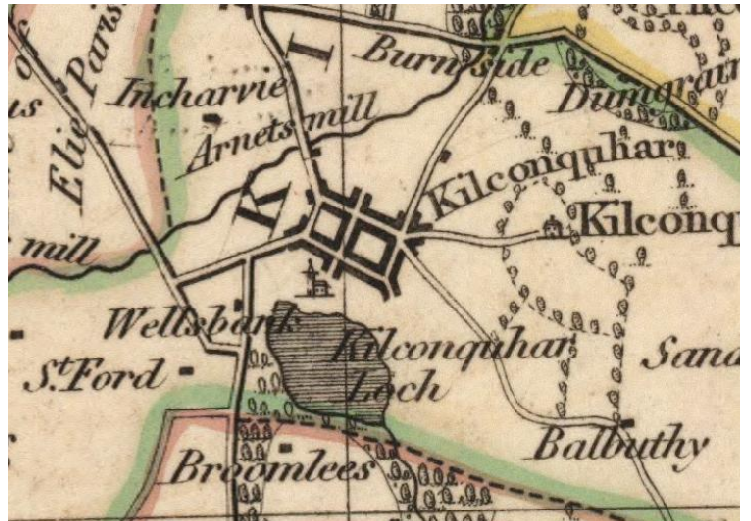
much importance.” The same directory refers to a United Presbyterian Church at Barnyards (built in 1795 and known locally as the Burgher Chapel) as having “been shut for some years”. At its peak in the early 19<sup>th</sup> century, in addition to agricultural and estate work, weaving and tanning, the villages contained a wide range of supporting trades and businesses. Today, the entirely residential population is just over 200.



Now demolished buildings to south of the parish kirk including possibly former tannery buildings. Image: Elie & Earlsferry History Society



Extract from 1703 Adair map. Source: National Library of Scotland



Extract from 1832 John Thomson's Atlas of Scotland. Source: National Library of Scotland



Extract from 1856 Ordnance Survey First Series map. Source: National Library of Scotland

Another important influence on the development of both villages was the advent of the railway. The above extract from the 1856 Ordnance Survey First Series map of the area shows Kilconquhar railway station, opened in 1853, located at St Ford less than 1km to the west of the village. The line ran along Fife's southern coastline from the mid-19<sup>th</sup> century until it was abandoned following the Beeching cuts in the 1960s.



Former Kilconquhar railway station with its single long platform photographed around the date of closure in the 1960s.

### **3.0 Character and Appearance**

#### **3.1 Setting**



View from the kirkyard east down Main Street

The conservation area comprises the whole of the present village excluding only a couple of buildings on the north east and eastern peripheries. Its setting is rural in character being surrounded by open agricultural land to the north, east and west and by the loch to the south. At its north east corner it adjoins the wooded policies of Kilconquhar House; to the south it adjoins the large expanse of water (0.38km<sup>2</sup>) which is Kilconquhar loch.

#### **3.2 Street Pattern and Topography**

The street pattern of the conservation area as a whole takes the form of a rectangular grid, with





Wynd linking Greenbrig Road and Meadow Road, Barnyards

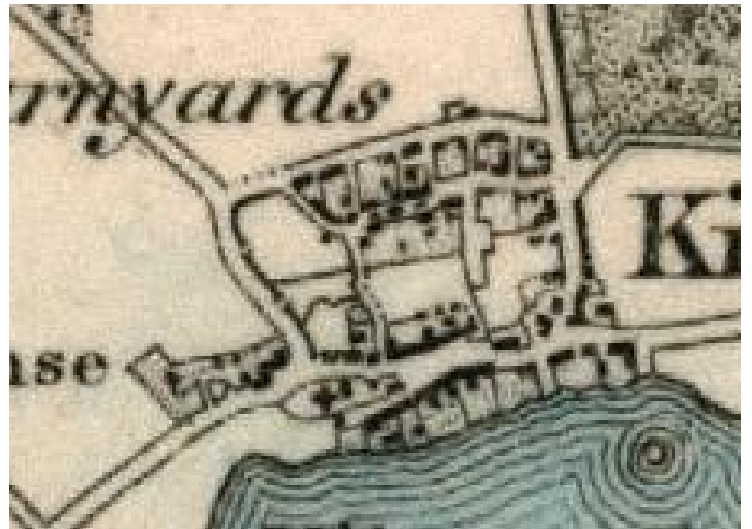


Kirk Wynd, Barnyards – historically an important street



Cockie Chairley's Way, Barnyards

roads radiating from each corner. However, Kilconquhar is essentially a single street - Main Street - which runs east to west, starting at the former Loch Farn steading and ending with the parish kirk and manse. It is orientated towards the loch to the south and the kirk at the western end.



Extract from 1856 Ordnance Survey First Series map. Source: National Library of Scotland

The land is flat with the exception of the parish church knoll and nearby higher ground on which the manse is located. Two modern small scale housing developments, The Dale and Conacher Court, lead off Main Street by way of small cul-de-sacs. Although their density is sympathetic in character their layout and orientation is alien to the historic street pattern of the area.



Kilconquhar Parish Church knoll dominates the conservation area

Barnyards comprises of two parallel streets and linking wynds. Meadow Street, which runs west to



Barnyards Marsh and dyke

east and includes the former bakehouse and joinery, forms the principal axis, Greenbrig Road the other. The land slopes gently southwards towards the wetlands. A United Presbyterian (U P) Church formerly occupied the slighter higher ground in the north-east corner and in the north-west corner by the former parish school headmaster's house which was enlarged to two storeys to accommodate boarding pupils. Further to the north east are the policies of Kilconquhar House and tracks leading to it. Barnyards is bounded to the east by the B914 St Andrews Road, to the west by the road to Colinsburgh, and to the south by the area of marsh and wet grassland. There are pedestrian routes across the marsh linking the two villages.

A strip of land comprising of Barnyards Marsh and the adjoining wet grassland to the east separates Kilconquhar and Barnyards villages. This land has historically been unsuitable for building and continues to form a natural green belt between the two settlements. It remains undeveloped, though under pressure, and contributes much to the historic character of the conservation area.



Postcard showing view from the parish church towards the former UP Church in Barnyards – source Elie & Earlsferry History Society

Although the road to Colinsburgh is now a minor route, historically this link between the two villages would have been much stronger and the junction with Main Street consequently more significant. Similarly the point at which the footpath from Barnyards joins the Main Street. In addition to the parish church, substantial surviving 18<sup>th</sup> century buildings, the former coaching inn and schoolhouse are located at these junctions.



### 3.3 Buildings and Townscape

#### 3.3.1 Building Types

- 18<sup>th</sup> and 19<sup>th</sup> century cottages
- 18<sup>th</sup> and 19<sup>th</sup> century houses
- Later 20<sup>th</sup> century infill and redevelopment
- Former non-domestic buildings such as smiddy and stables
- Modern residential development

#### 3.3.2 Distinctive Architectural Styles, Detailing and Materials

The majority of buildings are plain, single or two storeys high, no more than three bays wide, domestic in character and built in the typical East Neuk of Fife vernacular style.

Fenestration is generally symmetrical. The earlier 18<sup>th</sup> century buildings usually have a higher wall surface to opening (mass to void) ratio than the later, 19<sup>th</sup> century buildings though many of both types have had a ground floor window subsequently widened.

There is no dominant building material. Some buildings have exposed whinstone rubble walls with sandstone margins (a higher proportion in Barnyard); others are constructed in random rubble usually rendered and painted; others are built in blonde sandstone ashlar masonry.

Red pantile roofs predominate (92% listed buildings in Barnyards and 70% in Kilconquhar). Welsh and Scottish slate is used for the remainder. On the older buildings some chimneys retain thackstones, a traditional feature of thatched roofs, the original roofing material in many cases, and stepped corbie gables with skew-puts. Some pantile roofs have slate easing courses. A few skewes end in carved skewputs; however most are plain and there is a general absence of architectural ornamentation. Chimney cans are almost exclusively of the plain, buff round type; chimney heads are simple, gable located, coped, rendered or occasionally in exposed sandstone ashlar.

With very few exceptions, there are no domer windows in either village. These exceptions relate to later conversions or development. In Kilconquhar, where the building line is more continuous, arched



Example of typical traditional masonry - whinstone rubble with sandstone door and window margins. Note decorative 'cherry-cocking' in mortar joints.



Example of typical traditional lime harled rubble masonry



Sandstone ashlar masonry cottage,  
Main Street

pendents are a recurring feature along Main Street. In one case (Knox House) this is an original feature, though it is not clear how common these were historically.



Example of typical East Neuk vernacular with pantile roof; slate easing course; carved skew-put; thackstone; stepped corbie gable, harled rubble walls.

Some of the whin rubble buildings still have distinctive decorative 'cherry-cocking' where masonry joints are filled with small pieces of whin. Like traditional pinnings they reduce the bulk of the newly applied lime mortar and help control initial shrinkage but here provide an additional decorative function.

Many buildings are now rendered in cement and painted with modern brilliant white masonry paint. The Parish Church Manse retains a rare example of the type of traditional lime harl which historically would have been used.



Example of continuous development, building line up to road edge with no forecourt in Kilconquhar



Example of interrupted development, varied building lines, often with areas of garden ground to front and rear in Barnyards

### 3.3.3 Orientation and Density

Kilconquhar and Barnyards differ in terms of both building orientation and density. The Main Street in Kilconquhar runs east to west along the north shore of the loch, towards the eastern end of the kirkyard and then skirts northwards ending at the parish manse. The focal point for Kilconquhar is the knoll on which sits the parish church and graveyard. The associated manse occupies slightly elevated ground just to the west of the church. The former steading, Loch Farm on Balbuthie Road, closes the eastern end. Mayview East was the former farmhouse and is orientated towards the steading. A few houses, including a former smithy, extend round the corner and front St Andrews Road. Building density at this eastern end is much lower than along Main Street. The majority of buildings, historically, faced north/south along the Main Street principle axis with one elevation south-facing and a gable wall to the prevailing wind. To the south of the main street plots end at the waters edge and to the north they are constrained by the wetlands. Historically the cottages and houses fronted the street with no forecourts and with few if any gaps between them except where required of practical necessity. The buildings occupy fairly standard traditional rig plots with backlands stretching behind towards the loch and wetlands respectively.

In Barnyards, buildings are orientated mainly along the two east/west axis formed by Meadow Road and Greenbrig Road, which stretch between the St Andrews Road and the road to Colinsburgh. The marsh and wet grassland provide a physical boundary to the south and to the north development is contained by Greenbrig Road with open agricultural land beyond. The density of development within Barnyards appears much lower, more open and rural in character, with frequent areas of garden ground. Cockie Chairley's Way skirts the marsh edge at the western end. It runs diagonally south east from Greenbrig Road to join the western end of Meadow Road and the footpath to Kilconquhar. Wynds run north south through the area.

### 3.3.4 Key Listed and Unlisted Buildings





Kilconquhar Parish Church, Main Street



Parish Church Manse, Main Street



Kinneuchar Inn, Main Street



Cornercroft, Main Street

There are 54 statutory list entries for buildings and one Scheduled Monument in the conservation area. 69% are Category C listed and 31% Category B listed. Kilconquhar has a much higher proportion of listed buildings than Barnyards at 73% to 27%. Kilconquhar also has a higher proportion of all Category B listed buildings at 82%. Appendix 2 of this appraisal provides descriptions and photographs of the listed buildings and Scheduled Monument in the conservation area. The following buildings are identified as particularly significant:

### **Kilconquhar Parish Church**

Category B Listed

Due to its location and size it dominates the conservation area and is visible from the surrounding countryside. It is an important building both architecturally and historically. Together with the remains of the previous church (a Scheduled Monument) and the associated graveyard it is a major contributor to the character of the conservation area.

### **Kilconquhar Parish Church Manse**

Category B Listed

Set back and on the western perimeter of the conservation area, it is nevertheless a substantial building of architectural and historic significance. Together with the parish kirk, it plays an important part in the history of the village and in forming its present character.

### **Kinneuchar Inn (previously the Commercial Hotel), Main Street, West End**

Category B Listed

A former 18<sup>th</sup> century coaching inn, occupying a prominent corner location at the heart of the village. It similarly plays an important part in the history of the village and contributes towards its present character and the diversity of building types.

### **Cornercroft, Main Street, Kilconquhar**

Category B Listed

Occupying a prominent corner site in the heart of the village and exhibiting many typical vernacular features it provides a good exemplar for the conservation area.

### **Old Post House 31 Main Street**

Category B Listed



Old Post House 31 Main Street

18<sup>th</sup> century and former post office.

### **St Anne's, Main Street**

Category C Listed

This is a substantial 18<sup>th</sup> century former schoolhouse sited on a prominent corner in the heart of the village. As early as 1695 at a kirk session it was decided that a school and school house should be provided. Although altered and its significance diminished architecturally it is still historically important.



St Anne's, Main Street

### **Laigh Cottage, Main Street**

Category B Listed

It is a rare example of an 18<sup>th</sup> century weavers cottage complete with early irregular pattern of fenestration.



Knox House, Main Street



Laigh Cottage, Main Street



Mayview, East End Main Street

### **Knox House, Main Street**

Category B Listed

Early 19<sup>th</sup> century. Originally two houses and includes a rare original pend feature.

### **Mayview, East End Main Street**

Category C Listed

Former farmhouse dated 1738, with an interesting James Gibbs style reinstated entrance. Important historical point of reference for the eastern end of the village.



The Old School House, Barnyards

### **The Old School House, Barnyards**

Category B Listed

Built 1800 this substantial three storey, four bay house is the equivalent of the parish manse in the hierarchy of buildings in Barnyards. It was built for the headmaster and extended in 1845 to house boarding pupils. It occupies the high ground to the





Silverdale, Barnyards

west of the village and has historically been a prominent building both visually and in the development of the villages.

### **Silverdale, Barnyards**

Category B Listed

Mid-18<sup>th</sup> century house at the historic heart of Barnyards. Formerly included a ground floor bakers shop in association with the nearby bakehouse. Now much altered and enlarged, incorporating adjoining buildings.

### **3.4 Spaces**

There are a number of public and private open spaces within the conservation area which contribute much to its special character. At the centre of Kilconquhar, where the building line each side of Main Street is deflected north and south respectively by the kirkyard, there is an area of hardscaped public realm containing a war memorial (erected 1921), bus shelter and a small shrub bed. Together with the adjacent, less accessible, parish kirkyard this space and its contents are significant contributors to the character of this part of the conservation area. There is potential to enhance the quality and historic character.



Kilconquhar village centre – including bus stop and war memorial



Wet grassland between Barnyards and Kilconquhar – used as grazing



Barnyards Marsh-maintained by Scottish Wildlife Trust and accessible to the public

**Kilconquhar Loch**, although not within the conservation area, exerts a major influence visually on its character. This open space is not publicly accessible however it is visible approaching the conservation area by road and from within it. The loch, jointly owned and managed by the Kilconquhar and neighbouring Elie estates, is an important site for both breeding and wintering water birds. In recognition of this Scottish Natural Heritage has designated the loch and surrounding area a Site of Special Scientific Interest (SSSI). In 2009 Kilconquhar and Elie Estates entered into a Management Agreement with Scottish Natural Heritage to ensure the loch continued to be managed for the benefit of the environment. The water level is regulated by a complex drainage system known as the loch run which runs south, largely in a deep underground culvert, and finally out to sea through the Elie Harbour wall.



Wet grassland between Barnyards and Kilconquhar -play park and football pitch



Kilconquhar loch

**Barnyards Marsh** is located between Kilconquhar and Barnyards villages within the conservation area. It is managed by the Scottish Wildlife Trust. The marsh is a species-rich area of wetland plants dominated by sedges. The area is also a valuable habitat for bird, insect and amphibian wildlife throughout the year. Visible both approaching the conservation area and from within it, it contributes much to the special character.

The wet grassland area immediately to the east of the marsh is similarly important as an open undeveloped area. It is less wet and although cultivated in the past and used for market gardening and even providing space for a visiting circus, it is presently mainly used as private pony grazing. Part is maintained by Fife Council as recreational space and includes a football pitch and a children's play park.

### 3.5 Trees and Landscaping

The conservation area contains many mature trees which collectively contribute much to the rural, residential character of the area. Although there are no public landscaped areas within the conservation area there are mature trees in the public car park at the junction with Main Street and the road to Colinsburgh. There are other significant groups of trees at Lawview on Greenbrigs Road and around the former parish manse off Main Street.

There are Tree Preservation Orders in place within

the conservation area covering trees around the Manse and Ainsdale at the West End of Main Street and one at Rowanlea to the East End. All trees within the Conservation Area are protected and permission is required for felling or lopping.



A stand of mature Scots pines at Lawview, Barryards



Mature trees in the public car park off Main Street, Kilconquhar

### 3.6 Activity and Movement

The B941 passes through Kilconquhar as Main Street. As it exits the conservation area it branches south and west to join the A917 main coastal road towards Elie to the south and Upper Largo to the west. Northwards, via St Andrews Road, it joins the B942 linking with Anstruther to the east and Colinsburgh to the west. Minor roads link the conservation area with Colinsburgh to the north and south east via Balbuthie to join the A917 coastal road near St Monans.



Pedestrian route between Barryards and Kilconquhar



Pedestrian route within Barryards



Principle vehicular route through conservation area along Main Street

There are no significant concentrations of activity within the conservation area which affect its character. Vehicular through traffic movement is high at times along the Main Street. Elsewhere it is low and limited to residential access. There is some pedestrian movement within and between Barnyards and Kilconquhar.

### **3.7 Character Areas**

The villages of Kilconquhar and Barnyards form two distinct character areas within the conservation area.

Kilconquhar is linear, more uniform in character, dominated by the parish church, with an identifiable centre. Most buildings are orientated north/south. There is some new development, however this is either in a sympathetic style or located off the Main Street. Buildings tend to front the street with few gaps between them and long rigg plots behind. There is regular through traffic.

Barnyards is a network of roads and footpaths with individual or groups of buildings, some with garden ground to the front. Buildings are orientated in a number of directions. There is more building variety and a concentration of new development towards the eastern end of the village. There is no longer an identifiable centre, dominant feature or building. Vehicular traffic tends to be for access only.

## **4.0 Public Realm Audit**

### **4.1 Street Furniture**

Lighting and other street furniture can be an important component in enhancing the distinctiveness and character of a building or conservation area. Original cast iron columns for gas and electric lighting from the 19<sup>th</sup> century were often elegantly designed, with classical mouldings and other intricate details which complemented the local architecture. Early photographs show no street lighting. Unlike nearby Colinsburgh it did not have its own gas works. Current street lighting consists of utilitarian steel columns of hollow circular section, most with ornate reproduction lamps (*see below*). These modern lamp standards do not have any historic precedent and contribute little to the authentic character of the conservation area.



The unique quality of a conservation area can be diminished by the casual use of ersatz “heritage” furniture from a catalogue.



Example of the inappropriate style of street light used throughout the conservation area

The selection of any “period” item off-the-peg should be based on archival documentation or other historical research. If no documentation or historic precedent exists, the next best option is to procure high quality street furniture to complement the architecture and character of the conservation area.

## 4.2 Surfacing

Street surfaces are significant as the foreground for the setting of historic buildings, and in giving cohesion and character to the streetscape as a whole.



Possible evidence of historic cobbled surfacing below Main Street



Main Street, Kilconquhar c1900 - source Elie & Earlsferry History Society

Historically there may have been neat paving with





An example of poorly maintained road surface and inappropriate pattern and material used for the path

kerbs in front of the 19<sup>th</sup> century two storey houses whilst the earlier 18<sup>th</sup> century cottages, if anything, may have had cobbled strips in front (such as survive in front of several cottages along Main Street). The road surface would probably have, post the 18<sup>th</sup> and 19<sup>th</sup> century Turnpike Acts road improvements, been metalled with compacted fine stone as appears to be shown in early photographs (*as example above*). Overall the character would have been more rural than urban, varied and informal than at present.

Pavements are currently surfaced with mainly a concrete block paving laid in a herringbone pattern, evocative of driveways on 1970s residential developments. Added to this, private forecourts and drive or pend entrances have been surfaced in a variety of materials and styles. Asphalt concrete/Bitmac and whin kerbs are used for the roads and footpaths within the conservation area. Only Greenbrig Road, Meadow Road and Main Street are adopted and publicly maintained. Sections of roadway and individual footpaths are not adopted and their condition and character is varied.

The historic character of the conservation area would be greatly enhanced by the adoption of a policy which encouraged the replacement of inappropriate materials and styles with more traditional ones sympathetic to the historic character of the conservation area.

#### 4.3 Information and Interpretation Boards



Barnyard Marsh information board

Barnyards Marsh has an information board provided by the Scottish Wildlife Trust however there are no conservation area interpretation or information boards. There is nothing to indicate that the village is a conservation area, to explain why it is of special architectural and historic value or provide information. The introduction of suitable boards is recommended.

## 5.0 Survey of Specific Issues

### 5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Where examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. For example an over-wide slate easing course or the introduction of lead watergates instead of a mortar fillet can unwittingly change the character of a building. The use of correct traditional materials and detailing is as important when undertaking repairs as for new work.



St Margaret's 41 Main Street – an attractive blue whinstone masonry façade with distinctive traditional 'cherry-cocking', marred by cement door and window margins. Also note inappropriate varnished 'cottage' style door, concrete wall cope and plastic flues through roof.

### 5.2 Traditional Features

There are a number of traditional features visible within the public realm which enhances the special character of the conservation area. Their survival may be at risk yet they add interest and historic

character.



Traditional red telephone kiosk and pillar box. 'Heritage' range plastic litter bin.



Left above: Charter bole in car park wall with 13 Main Street.  
Right above: Cast iron stand pipe attached to kirky ard wall on Main Street. Manufactured by Glenfield & Kennedy, Kilmarnock. Patented 1902 and used up to 1950. There are two other similar examples along the Main Street.

## 6.0 Negative Factors

One of the challenges faced by the historic environment, as identified in the Scottish Historic Environment Policy (SHEP) which sets out the Scottish Ministers' policies for the historic environment, is:

*"...inappropriate change that reduces the cultural significance, or detracts from the appearance or quality of the conservation area."*

## 6.1 Unsympathetic Modern Development

The quality of any new development within the conservation area can have a major impact. It is





New house on site of former church and more latterly village hall – similar footprint, orientation and proportions but architecturally out of character



New development on the site of a listed building, in a prime location next to kirk – similar proportions, footprint and orientation but cement dry-dash render; plastic rainwater goods; upvc windows; varnished, glazed door; and a carriage lamp



New social housing. Sympathetic in scale and proportions. Orientation, roof pitch, materials, fenestration and architectural detailing are alien

important to ensure that it is sympathetic with the historic character of the area, is of its place and recognises the portfolio of original building materials.

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

The Historic Scotland publication ***New Design in Historic Settings*** sets out broad principles and examples to help achieve good design in historic settings. Referring to Scotland’s historic villages it states:

*“...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the ‘DNA’ of a place – how it has come down to us today and what were the key factors that have influenced its current form. It is important to stress that this process of analysis does not only describe what currently makes up a place – the form, layout and materials used – but it also involves understanding how its individual elements were created and why they took the form they did. Getting behind the appearance of a place is crucial to understanding and appreciating the linear patterns of development within a historic burgh, a planned neo-classical suburb or a 20th-century new town. Each place has its own character and its own story to tell.”*

Within even a small settlement there is often a traditional hierarchy of buildings, ranging in scale and status from modest cottages through to the

parish kirk and manse. A new building which does not respect this can upset the balance and the historic character of the area.



A new substantial six bay, two storey house, set back in garden ground in a style which uses various traditional vernacular architectural paradigms including a round stair tower

## **6.2 Replacement Windows and Doors**

Windows and doors play an important role in defining character, particularly in vernacular architecture where they are dominant elements. Inappropriate replacements can easily adversely affect this. The opportunity should be taken whenever possible to re-instate inappropriate windows and doors with well-designed traditional timber sash and case windows or solid panelled doors. The introduction of a new architectural element such as a dormer window can have an adverse effect if the materials, design or scale is not appropriate. There are for this reason Fife Council design guidelines on replacement windows available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk).

## **7.0 Sensitivity Analysis**

### **7.1 Materials**

Modern cement mortars are used on traditional masonry buildings, including listed buildings, throughout the conservation area. The Category B listed Parish Church, for example, has extensive cement pointing and stone patch repairs which are showing signs of failure and accelerating stone decay. Also within the conservation area, there is widespread use of modern film-forming masonry paints. Both paints and mortars are inappropriate from a technical viewpoint as they trap moisture

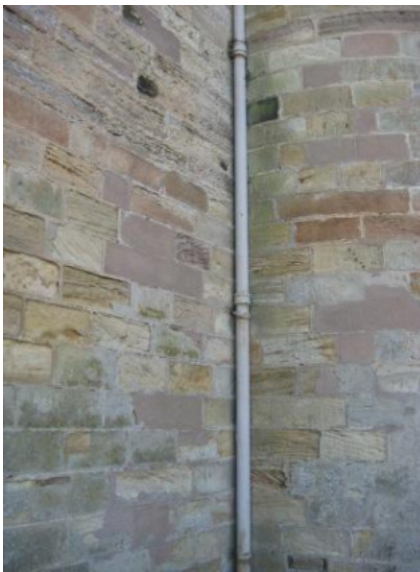




Decorative tightly pinned whin masonry joints ('cherry-cocking') obscured by unnecessary over-pointing

within the masonry and accelerate decay. Also aesthetically they are historically inappropriate. Care needs to be taken even when a lime based mortar is used. For example recent pointing repairs to the graveyard wall have used a lime based mortar but the mortar appears to be incorrectly designed and applied. The result is a mortar which does not look historically correct and may not perform well technically although it is still much better than a cement rich mortar. In another case the over-pointing of tightly pinned 'cherry-cocked' joints in whinstone rubble masonry has unnecessarily obscured this attractive traditional technique.

There are also some examples of traditional cast iron rainwater goods being replaced in PVC-u with a resulting adverse effect on historic character and appearance.



Extensive use of modern cement rich mortars on Parish Church resulting in accelerated stone decay



Use of modern cement rich mortars for re-pointing masonry

## 7.2 Colours

Choice of colour can greatly influence the character of a building or area. Within the conservation area, the palette of colours currently used for windows and walls is mainly limited to white or pale neutral natural stone or earth-based shades. Off-whites rather than modern brilliant white are recommended for both windows and walls although dark colours may be appropriate for windows as traditionally they were often used. Varnishing external woodwork is

not traditional or a historically appropriate finish. The use of colour should be generally restrained as historically intense colours were not generally available. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character of the area. Primary colours should be avoided for doors and for picking out margins although strong traditional colours in deep shades are acceptable. The use of black for contrasting door and window margins is often considered traditional though there appears to be no historic evidence to support this. Unless stone is of poor quality or is already harled or rendered, masonry should not be painted. Modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe' and in the case of lime based paints produce a less uniform, more natural traditional finish.

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

### **7.3 Alterations and Additions**

The introduction of a new architectural feature or addition to a listed building should be avoided if there is no historic precedent or evidence for it. A major extension or addition to a building, or the introduction of a feature such as a dormer window may ham the special character of the building and the area.

On a smaller scale, satellite dishes which are clearly modern intrusions diminish the historic character of the area. There are a number of examples within the conservation area, including on listed buildings. Equally, 'period' fixtures such as clocks, water pumps and carriage lamps may reduce the cultural significance, or the appearance or quality of the conservation area.



Satellite dish on Category B listed former Parish Church Manse, Kilconquhar

Larger scale alterations and additions may result in the building's character being completely changed. In one example Category C listed mid-19<sup>th</sup> century single storey outbuildings with a loft and a pitched pantiled roof have been so altered that no original characteristics remain, and the significance is so diminished as to no longer merit listing.

The removal of architectural features can result in an erosion of historic and architectural significance. Chimney heads are particularly at risk of loss when they become redundant or unsafe (eg former Kilconquhar parish school). Adding, altering or removing windows and doors can similarly have a major impact.

### 8.0 Buildings at Risk Survey

There are no buildings in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland.

There are, however, examples of incremental changes over a period which have diminished the significance of individual buildings and the conservation area as a whole. Changes of use and the often associated alterations to a building can similarly be harmful.

Part of the special character and appearance of any conservation area results from its mix of different types of building, reflecting past activities, even though they may now be obsolete. In converting such a building to residential use the pressure is to add domestic materials and design elements to give



Former stables Main Street





Possible former wash house and pig sty to rear of Open Fields, Meadow Road



Buildings including former smiddy to rear, St Andrews Road



Former parish school, Main Street



Alexander Cottage, Greenbrig Road

it the character and amenities of a house. As a consequence much of that non-domestic character may be lost. There are other reminders of past uses which add character and may be vulnerable to loss. They provide architectural variety and help tell the story of the development of the village. Their loss or insensitive alteration can diminish the significance of the area.



Former steading, Balbuthie Road

There are few surviving unaltered pre-mid-19<sup>th</sup> century non-domestic buildings. They are therefore particularly significant in adding character of the conservation area.

## 9.0 Opportunities

### 9.1 Boundary Refinement

The northern boundary of the conservation follows the outer edge of Greenbrig Road and misses out Alexander Cottage and its associated enclosed garden ground. This cottage was shown on the Ordnance Survey First Edition and is essentially unaltered, retaining considerable original character. Clearly part of the Barnyards village, it is the only village building not included in the conservation area. Its exclusion from the conservation area is an anomaly and it is therefore proposed that the boundary should be revised to include it.

### 9.2 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). Article 4 Directions are in place in all existing conservation areas in Fife and they can be varied according to the particular needs and character of an area. The current Article 4 Direction is considered to be sufficiently up to date not to require renewal although this will be kept under review, particularly following the recent changes in permitted development rights set out in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 which came into force on 6<sup>th</sup> February 2012. Further amendments and refinements are now proposed to the non-domestic elements of the General Permitted Development Order (GPDO) and impact of these will similarly be assessed. Details of the Kilconquhar Conservation Area Article 4 Direction are provided in Appendix 3.

## **10.0 Conservation Strategy**

### **10.1 Planning Policy**

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

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environmental Policy (SHEP) – October 2011
- SPP Historic Environment – 2010
- Planning Advice Note 71: Conservation Area Management – 2005
- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Finalised St Andrews and East Fife

- Local Plan (2009)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook

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

The St Andrews and East Fife Local Plan (2009), replacing the St Andrews Area Local Plan of 1996, provides the main policy framework for St Andrews and the East Fife area and is a material consideration in any development proposals within the Local Plan boundary. It provides the statutory framework which will ensure, also, that any improvements are carried out in a fashion most appropriate to the sensitive and imaginative conservation of the area. In summary, this framework is as follows:

- Policy E7: Conservation Areas
- Policy E8: Listed Buildings
- Policy E9: Demolition of Listed Buildings

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

## **10.2 Long Term Management**

The policies contained within the Finalised St Andrews and East Fife Local Plan provides a continuing commitment to regeneration and enhancement of the built heritage up until 2021. The plan contains policies which support ongoing preservation/enhancement in East Fife, including Kilconquhar. A list of relevant policies and proposals is outlined below:

- Policy B5 Tourism and Hotel Developments
- 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 E10 Protection of Orchards and Riggs
- Policy E12 Ancient Monuments and Archaeological Sites
- Policy E13 Street Furniture
- Policy E27 The Coast
- Policy C8 Footpaths/ Cycleways/ Bridleways

Although the plan is intended to cover a 10 year period, it will be reviewed after 5 years, allowing for any future developments which may come forward for the settlement and surrounding area.

## **10.3 Supplementary Planning Guidance**

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines and Information leaflets 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 Unlisted Buildings in Conservation Areas

- Shop Front Design Guidelines
- Conservation Areas – Materials and Maintenance

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

#### **10.4 Grants and Funding**

There are no grant schemes available or planned for Kilconquhar Conservation Area in the foreseeable future. Limited grants may be available from Historic Scotland for listed buildings in need, such as buildings at risk, and these are assessed competitively. Historic Scotland support for conservation areas is channelled through local authorities and target those conservation areas that are most in need of regeneration. Refer to <http://www.ffhb.org.uk/> for other potential sources of funding.

#### **11.0 Monitoring and Review**

There are currently no formal monitoring programmes in place for Kilconquhar Conservation Area. It will be reviewed annually on an informal basis by one of Fife Council's Built Heritage Officers. Policies relating to the Conservation Area will also be reviewed at 5 year intervals with the production of the Local Plan which covers St Andrews and the East Fife area.

#### **12.0 Further Advice**

For general advice and advice on grants contact:

Planner (Built Heritage)  
Fife Council  
Enterprise & Protective Services  
Kingdom House

Kingdom Avenue  
Glenrothes  
KY7 5LY

Telephone: 08451 555 555 (X476998)

### **13.0 Recommended Reading and Other Resources**

The following are recommended

**The Buildings Of Scotland – Fife.** Gifford, J. (1988) Penguin Books, London

**Discovering Fife.** Lamont-Brown, R. (1988) John Donald Publishers Ltd, Edinburgh

**The Fife Book.** Omand, D. (2000) (ed), Birlinn Ltd, Edinburgh

**The Kingdom of Fife – An Illustrated Architectural Guide.** Pride, G.L. (1999), Inglis Allen, Edinburgh.

**Around North East Fife.** Pearson, J.M. (2004), (ed), Levenmouth Printers: Buckhaven

**The Place-Names of Fife**, Vol. 2; Taylor, S. (2008), Shaun Tyas, Donington

**Fife: Pictorial and Historical**, Vol.II; Millar A.H. (1895), A Westwood & Son, Edinburgh and Glasgow

## **APPENDIX 1**

### **BOUNDARY DESCRIPTION AND SCHEDULE OF STREETS WITHIN THE CONSERVATION AREA**

Commencing at a point at the north west corner of land belonging to the Manse and thereafter north east following the northern boundary of said land to a point at the north west corner of the curtilage of May Cottage; thence north east along the northern boundary of subjects to the east of May Cottage to a point on the centre-line of the Colinsburgh Road; thence continuing north east along said centre-line to the point where it meets the road running between the Colinsburgh Road and the B941; thence following the northern edge of said unclassified road to the centre-line of the B941; thence along the centre-line of the B941 for some 190 metres; thence east and south east along the eastern boundary of lands belonging to subjects on the eastern side of the B941 to a point on the centre-line of the road running east from the village; thence east along the said centre-line for some 38 metres; thence south along the boundary wall of the farm buildings at the eastern end of the village to the point where it meets Kilconquhar Loch; thence south west along the northern boundary of the Loch to a point at the south east corner of the Cemetery; thence west and north along the boundary of the Cemetery to the centre-line of the B941 to a point adjacent to the south west corner of land adjoining the Manse and thence north west along the boundary of said land adjoining the Manse to the point of commencement;

### **STREET INDEX**

Main Street  
Balbuthie Road  
Kirk Wynd  
The Dale  
Conacher Court  
Cockle Way  
Meadow Road  
Greenbrig Road  
Colinsburgh Road  
St Andrews Road

## **APPENDIX 2**

### **LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA**



## APPENDIX 3

### THE KILCONQUHAR ARTICLE 4 DIRECTION

The Kilconquhar Conservation Area was originally designated in 1971 and re-designated in 1984. The following Article 4 Direction under the 1992 GPDO is effective for the area as from 19<sup>th</sup> February 1993 (approved by Scottish Office on 25/10/93).

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwelling house.	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 dwelling house including the enlargement of a dwelling house 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 dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, 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 dwelling house or within the curtilage of a dwelling house.	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 dwelling houses; 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 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.