



**KILRENNY CONSERVATION AREA APPRAISAL  
and  
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &  
PROTECTIVE SERVICES**

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## **CONTENTS**

### **1.0 Introduction and Purpose**

- 1.1 Conservation Areas
- 1.2 Purpose of this Document

### **2.0 Location, History and Development**

### **3.0 Character and Appearance**

- 3.1 Setting
- 3.2 Street Pattern and Topography
- 3.3 Buildings and Townscape
  - 3.3.1 Building Types
  - 3.3.2 Distinctive Architectural Styles, Detailing and Materials
  - 3.3.3 Orientation and Density
  - 3.3.4 Key Listed and Unlisted Buildings
- 3.4 Spaces
- 3.5 Trees and Landscaping
- 3.6 Activity and Movement
- 3.9 Character Areas

### **4.0 Public Realm Audit**

### **5.0 Survey of Specific Issues**

- 5.1 Building Materials and Details
- 5.2 Traditional Features

### **6.0 Negative Factors**

- 6.1 Poor Quality Modern Development
- 6.2 Replacement Windows and Doors
- 6.3 Views and Vistas

### **7.0 Sensitivity Analysis**

- 7.1 Materials
- 7.2 Colours

### **8.0 Buildings at Risk Survey**

### **9.0 Opportunities**

- 9.1 Boundary Refinement
- 9.2 Article 4 Direction

### **10.0 Conservation Strategy**

- 10.1 Planning Policy
- 10.2 Long Term Management
- 10.3 Supplementary Planning Guidance
- 10.4 Grants and Funding

### **11.0 Monitoring and Review**

### **12.0 Further Advice**

### **13.0 Further Reading**

**Appendix 1:** Conservation Area Boundary Description and Schedule of Streets within the Area

**Appendix 2:** Listed Buildings within the Conservation Area

## **Appendix 3: Kilrenny Article 4 Direction**

## **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. Kilrenny 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 Kilrenny conservation area boundaries and a list of the streets within the boundaries are included in Appendix 1.

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

Kilrenny was first designated as a conservation area in 1977 in recognition of the special historical and architectural value of this village and re-designated in 1984. 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

# KILRENNY CONSERVATION AREA



## 2.0 Location, History and Development



7<sup>th</sup> century Skeith Stone



Early 19<sup>th</sup> century armorial stone on Lumsdaine burial enclosure

Kilrenny village is located in the East Neuk of Fife less than 2km inland, north east of Anstruther and just 5km west of Crail. The origins of the village lie in the 7<sup>th</sup> century monastic settlement, the only visible remains of which are the Skeith Stone located in the fields just west of the village. This Class II Pictish stone has been moved but is still on what is probably a surviving section of ancient track, shown more clearly on the OS 1<sup>st</sup> edition extending westwards towards Anstruther. This ancient east/west coastal route would have converged on the ford over the Gellie Burn at Kilrenny. 'Skeith' is an early Scots word, probably of Scandinavian origin, meaning boundary. The stone would have marked the approach to the monastic settlement from the west. This early settlement would commonly have comprised of an inner religious area (sanctissimus) surrounded by the village (sanctior) and beyond fields (sanctus). The present parish church occupies what would have been the likely site of the original chapel. The name Kilrenny contains the prefix 'Kil' meaning church or cell. 'Renny' is possibly a corruption of the name Etheman or Ithernan, an important 7<sup>th</sup> century Pictish saint, who was a bishop or confessor with a religious house on the Isle of May, and this is the nearest landfall to the island. The village was formally known as Upper Kilrenny to differentiate it from what is now Cellardyke (and previously aka Silver Dyke) which was at one time also known as Nether Kilrenny. Alternative explanations for the 'Renny' part of the name are corruptions of St Irenaes, Bishop of Lyons to whom the church was dedicated; alternatively as dedicated to St Ninian or Ringan. The 1654 James Gordon map shows 'Killrynie' kirk. The current church, rebuilt in the early 19<sup>th</sup> century incorporates the 15<sup>th</sup> century tower and the 16<sup>th</sup> century spire.

Kilrenny was both a parish and a burgh. In 1579, with Cellardyke, it became a burgh of regality in favour of the Archbishop of St Andrews and treated as a royal burgh until 1629, and again from 1707 onwards. Until 1641 it also included the burgh of Anstruther Easter. The 1861 Parochial Directory notes that the village

contained a parish church and manse; parish school and school house; two farm houses with steadings and about a dozen workmen's cottages. The occupations listed also support this picture of a very small settlement, with a limited range of occupations, as does the small number of buildings shown clearly on the 1854 Ordnance Survey 1<sup>st</sup> Edition map.

The present day village includes areas of modern residential infill development which have essentially joined up these different parts to form a much denser settlement. It has also been extended towards the south-west with a small area of new development although this is outside the conservation area.



James Gordon 1654. Source: National Library of Scotland





John Adair 1684. Source: National Library of Scotland



John Ainslie 1775. Source: National Library of Scotland





John Thomson 1820. Source: National Library of Scotland



Christopher Greenwood 1828. Source: National Library of Scotland

*PARAFFINE LAMPS WITHOUT CHIMNEYS. - THE PATENT ANUCUPNIC LAMP gives the Whitest Flame and Most Brilliant Light of any Lamp known. No Chimney, Smoke, nor Smell. The No. 9 Burner gives the light of eight sperm candles, at a cost of One Penny, for five hours. The PATENT SAFETY STABLE LAMP is the Best Lantern in use. No Farmer should allow any other light to be used about his Steading. No straw or any combustible matter can reach the flame. Manufactured by T. ROWATT & SONS, EDINBURGH AND LONDON, May be had through any respectable Ironmonger. WHITE NON-EXPLOSIVE OIL manufactured by ROWATTS & YOOLL, Kilrenny Oil Works.*

Advert in Fakirk Herald,  
10th October 1867



OS 1<sup>st</sup> Edition 1854. Source: National Library of Scotland

Historically, the economic base and driver for the settlement's limited development was agriculture. Briefly in the latter half of the 19<sup>th</sup> century, at Pitcorthie, north of Kilrenny, there was Kilrenny Oil works, also known as Rowatts & Yooll Works, Anstruther. It was operational for only a short period, between 1865 and 1870. There was already mining activity at Pitcorthie, north of Kilrenny, which was the eastern-most working of true oilshale in Scotland. A narrow seam of oil shale was mined, along with reserves of ironstone and coal. The ironstone (which was calcinated on-site and shipped out from Anstruther) was first worked by the St Andrews Coal and Iron Company, whose partners were declared bankrupt in 1868. Kilrenny Oil Works, constructed close to the mines at Pitcorthie, began production in 1866. An Alexander Yoole, who was originally involved in overseeing mining works at Pitcorthie, appears to have gone into partnership with an established Edinburgh-based lamp manufacturer, to operate Kilrenny Oil Works. Despite the collapse in the price of oil, production at Kilrenny works continued until 1873, when the works were damaged by a serious explosion. Some working of ironstone continued at Pitcorthie mine and the oil works survived disused until at least 1878.

### 3.0 Character and Appearance

### 3.1 Setting

Kilrenny conservation area includes most of the present village but excludes the modern residential developments at Rennyhill Gardens, Crescent, Kilrenny Lea and Back Dykes. The village is set 2km inland on the rich agricultural coastal strip, which was also the main historic east/west route. It is surrounded by the parkland of Innergellie House, the Lower Common and agricultural land. It is consequently rural in character and whilst there is still a working farm, it is now essentially a residential dormitory village without shops or other support services.

### 3.2 Street Pattern and Topography



OS 1<sup>st</sup> Edition 1854. Source: National Library of Scotland

Most buildings are orientated towards the main historic routes and bum crossings. Secondary streets run at right angles between these, forming a loose grid pattern. The historic form of the village is essentially as shown on the OS 1<sup>st</sup> Edition map of 1854 (see above). This is focused on a Main Street, which may be a continuation of the ancient track from the west. This track converged on the original monastic settlement/Culdee chapel and later churches, before branching north and south towards the fords and bridges over the Gellie Burn. From this central point these routes radiated north to bridge crossings to Innergellie House and to the common and south to the coastal, former turnpike, road. Substantial masonry walls still surround 17<sup>th</sup> century Rennyhill House with its associated doocot lying just beyond the Gellie

burn to the north. The Christopher Greenwood map of 1828 clearly shows a ford, crossing just to the north of Rennyhill House's walled grounds, where today there is a narrow footbridge, and this may have been the original, pre-bridges, crossing point.

The former Kilrenny Mill was located south of the conservation area, at the mouth of the Kilrenny Burn. It is noted prominently on maps from the late 18<sup>th</sup> century with tracks linking it to both Upper Kilrenny and the harbour and windmill (shown on the Ainsle 1775 map) at Cellardykes (aka Silver Dykes or Nether Kilrenny). This would have historically been an important secondary route. The two tracks which provided links with the coast to the south-east of the village are therefore, although outside the conservation area, significant. The Cardinal's Steps and Hermit's Well near Caplie, noted on historic maps, are reminders of this important historic connection with the religious community on the Isle of May and the hermit's cave at Caplie (St Adrian - died 875). The main drive from Innergellie House continues beyond the East Lodge towards the coast, turning northwards to Caplie (aka Caply, Kaplie or Kepla). James Gordon's 1642 map shows three mills and salt pans along this short stretch of the coast stretching north to Crail.

The area is flat with no natural features other than the Gellie Bum. The burn is the only significant topographical feature and was important in the historic development of the settlement. It flows around the northern perimeter of the village and churchyard, and had in the mid 19<sup>th</sup> century two main bridge crossings; one serving the east/west coastal road and the road northwards, and a second inland to Innergelly House stables and the common beyond. A narrow foot bridge provided access to the village for Innergelly House; another footbridge access to the doocot from within the walled grounds of Kilrenny House and there was a ford between Kilrenny Mains steading and the common.

The 1861 Parochial Directory notes two farm houses and steadings at Kilrenny. One of which would be Kilrenny Mains as shown on the 1854 OS 1st Edition map. The other was probably the



19<sup>th</sup> century Cornceres farm house and steading east of the village, also shown, just beyond the conservation area.

The amount of garden ground to the rear of houses and cottages is generally generous and the plot proportions irregular. There are not the standardised traditional rig plots as often seen in other burgh settlements. The modern housing within the conservation area is confined to Rennyhill Gardens and by contrast has front gardens and the roads follow a more organic pattern.

### 3.3 Buildings and Townscape

#### 3.3.1 Building Types

- **Mansion Houses** - Substantial 2 or 3 storey houses - Kilrenny House; Innergellie House; parish manse.
- **Ecclesiastical** – Parish Church
- **Institutional** – Former school hall
- **Cottages** - Small single storey, late 18<sup>th</sup> century and early 19<sup>th</sup> century
- **Houses** - 1 ½ or 2 storey, late 18<sup>th</sup> century and early 19<sup>th</sup> century
- **Steading** - Kilrenny Mains
- **Miscellaneous** - Doocots and bridges
- **Modern infill** – Rennyhill Gardens
- **Redevelopment** – various types including detached bungalow; terraced and modern pastiche traditional.

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

The majority of buildings are built in the characteristic 'East Neuk vernacular' style, with pantiled roofs and raised gable skews, some with corbie 'crow-stepped' gables. Walls are generally constructed in sandstone rubble, either left exposed or finished in a modern smooth painted render. The higher status buildings, Innergellie House, the manse and church, are constructed in sandstone ashlar masonry.

The dominant roofing material is traditional red clay pantiles. The higher status buildings, school house and hall have Scottish or Welsh slate roofs. Of the listed buildings, 81% are roofed in



Scroll decorated (dog rose pattern) late 18<sup>th</sup> century skew-put. Note dormer window addition.



Thackstone on late 18<sup>th</sup> century pantiled cottage

pantiles and 19% in slates.

Other than Innergellie House, the parish kirk and the associated mausoleums, architectural ornamentation is minimal and confined to raised door and window margins or the occasional moulding or carved skew-put. Chimney heads are similarly plain. Some have thackstones, a reminder that they would originally have been thatched. This is an important detail which is usually lost when chimney heads are re-built or removed. Most roofs have managed to avoid the addition of rooflights or dormer windows.

### 3.3.3 Orientation and Density

Many of the houses and cottages are arranged in terraces or rows and front directly on to the street, without forecourts or gardens. However few face other buildings and the general impression is of low density. The modern housing is low density and includes front gardens.

### 3.3.4 Key Listed and Unlisted Buildings

There are 36 statutory list entries for the conservation area. 56% are Category C listed, one, Innergellie House, Category A listed and the rest Category B.



Innergellie House

#### Innergellie House

Category A listed

Architecturally and historically of national importance. It also contributes much to the special character of the conservation area by close historic association with the village. Although not visible from most of the area there are some significant vista and views when approaching the conservation area and from within.



Kilrenny Parish Church

#### Kilrenny Parish Church

Category B listed

This is a landmark building and focus within the conservation area. Visible from many directions it has a major impact on the area's character. It is also significant architecturally and historically. It includes family enclosures and mausoleums.

#### Kilrenny Manse

Category B listed





Kilrenny Manse

Like Innergellie House the building's significance is also due to its contribution to the story of the village. Although located beyond the village, separated by fields and the busy coastal road, it is an important part of the village's hierarchy of buildings, from the mansion house through to the smallest cottage.

### **Old Rennyhill House**

Category B listed

An important building in defining the special character of the village, although the significance has been diminished by partial demolition, new development within its grounds and the adjoining new housing. This has made it less prominent and less easy to read its status and the connection with the adjoining Mains.



Old Rennyhill House

### **Kilrenny Mains Farm**

Category C listed

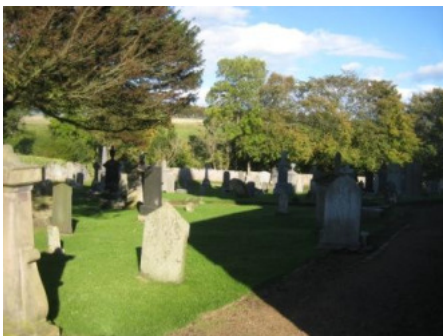
Although only Category C listed it is with Old Rennyhill House significant in defining the special character of the conservation area with its strong historic link with farming.



Kilrenny Mains Farm

## **3.4 Spaces**

Within the conservation area there are two large areas of open space which impact on the character of the area. The main one is the public amenity green space, Kilrenny Lower Common, on the northern periphery. The other area of publicly accessible open space is the parish church graveyard in the centre of the village which extends outwards to the eastern edge.



Churchyard



Amenity greenspace adjacent to Gellie burn

The Gellie Burn forms a boundary to both these areas and the trees and vegetation along its banks provides an important green corridor linking them.

### **3.5 Trees and Landscaping**

There are wooded areas and individual trees either on public or private ground which influence the character of the area. There are no individual Tree Preservation Orders but there are designated sites of semi-natural woodland (SSNW) and Ancient Woodland areas within the conservation area covering Kilrenny common and Innergellie wood and Gellie burn.



Lower Common

All trees within the conservation area are protected and permission is required for felling or lopping. There are no individual Tree Preservation Orders in place within the conservation area.

### **3.6 Activity and Movement**

The busy A317 main coastal road passes through the conservation area but avoids the village. It provides a physical barrier between the village to the north and the area of land including the former parish manse.

### **3.9 Character Areas**

There are four main character areas:

- The historic village centred on the parish kirk and Main Street

- Innergellie House and grounds
- Rennyhill House and Mains
- Former Parish Manse, buildings and land south east of village and A317

#### 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 or other intricate details which complimented the local architecture. Any historic street lighting there may have been replaced through the 20<sup>th</sup> century with the current more utilitarian steel columns of hollow circular section although with ornate reproduction lamps (see left and below). These modern lamp standards do not appear to have any historic precedent and contribute little to the authentic character of the conservation area.

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



'Period', 'heritage' lamp on telegraph pole.



'Period', 'heritage' style lamp on tall modern post

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 and setting for historic buildings. They also give cohesion and character to the streetscape as a whole. Historic surfaces acquire the patina of time and past activity, and have cultural meaning. They are of their place and usually reflect local geology. Once removed such surfaces cannot easily be replaced, so it is vital they are maintained, whilst taking account of the modern needs of the street. A considered approach should be adopted so that the special character is not unnecessarily lost.

New surface treatments should be sympathetic with the age of the majority of the listed buildings in the conservation area. Historically there may have been, if anything, cobbled or whinstone spalls or honored strips in front of buildings. Sett paving was expensive and used selectively for high wear areas. Early photographs show no raised pavements and drainage channels to the sides of a central roadway of compacted stone dust and chippings, culveted where they pass under side roads. Larger two storey houses may have had paved areas immediately in front. Elsewhere there may have been rudimentary pavements falling to drainage channels.



Modern road and pavement treatments.



Modern pavement treatments and areas of damaged road surfaces revealing traditional materials and details



Main Street looking east early 20<sup>th</sup> century and below now.



Above and below- Surviving remnants of traditional whin curbs and sets.



The historic character of the conservation area could be greatly enhanced by choosing designs and materials which are less urban and formal. Soft edges without gutters and raised kerbs (using set channels instead) would be appropriate in most areas. Similarly the use of an agreed palate of historically sympathetic and complementary materials would enhance the special character of the conservation area. Cobbles and compacted stone chippings using locally sourced sandstone or whinstone would provide a more sympathetic historic setting for buildings. There is presently a wide variety of pavement surface treatments used in the conservation area. Some are surfaced with black asphalt; some wet-poured concrete; some use brick paving; some pink felsite. Kerbs are often concrete. All are historically inappropriate. For roadways the most historically sympathetic surfacing compatible with modern vehicular traffic would be hot-rolled asphalt with rolled-in chippings consistently sourced from a local quarry. Kerbs should preferably be in local whinstone.

#### **4.3 Information and Interpretation Boards**

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 on a roof can unwittingly change the character of a building. This applies as much to repairs as for new work.

### 5.2 Traditional Features

There are good examples of a wide variety of traditional window glazing patterns. Those represented include lying panes six over six sash and case windows fashionable in the early half of the 19<sup>th</sup> century; an eight over eight example as well as the more common two over one version.



Examples of the wide variety of traditional window styles represented within the conservation area.



Rennyhill House boundary wall

Where they still exist within the conservation area, historic boundary walls contribute much to its special character. The high walls enclosing what were the grounds of Rennyhill House and which survive largely intact, although reduced in height in places and the ownership has become fragmented, are a significant feature. These walls are constructed in sandstone rubble masonry and their proper maintenance and if necessary repair would add much to the quality and character of the conservation area.





Plaque in Lower Common commemorating improvements undertaken in 1899 for Queen Victoria's Diamond Jubilee.

There are a number of traditional or historic items visible within the public realm which enhances the special character of the conservation area. Not all of these items are protected and their survival may be at risk.



Left: Remains of former public water pump on Lower Common  
Right: An armorial panel of unknown provenance built into gable wall (Main Street).



Left: Style over village boundary wall. Right: Traditional telephone kiosk and post box

## 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 conservation areas."*

### 6.1 Unsympathetic Modern Development



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."*

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

Within the conservation area there are modern, post-war examples of both infill and re-development. Older examples make no attempt to be 'of their place' and others try hard to look traditional. Some of the better more recent examples better reflect the principles in ***New Design in Historic Settings*** and whilst clearly modern are harmonious with their surroundings.

## 6.2 Replacement Windows and Doors



Modern window with trickle vents; imitation multiple pane glazing; sash and case; and glazing beading.

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 or roof lights can have an adverse effect, especially 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).

Even where windows have been replaced with traditional style timber sash and case ones the detailing can be inappropriate and detract from the significance. For example 'trickle vents' for double glazed windows are not a traditional feature and should be concealed if possible or avoided. Horns on sash windows are not a traditional feature of multi-pane windows which did not need this additional joint strengthening feature (allowing a full tenon joint) prior to the use of plate glass in the mid-19<sup>th</sup> century.

### 6.3 Views /Vistas

Sections of the boundary wall between Innergellie House and the Lower Common have collapsed. Not only is this historic wall consequently at risk but the dilapidated appearance reduces the quality of the conservation area.

Nearby, adjacent to the historic boundary wall with that part of Rennyhill House grounds containing the early 17<sup>th</sup> century restored Category B listed doocot, is located a row of recycling bins. This laudable but very modern intrusion detracts from the historic character of both the setting of the doocot and the conservation area as a whole. This parking area is the village's only car park and the initial impression for many visitors.



View of Innergellie House looking north down Kirk Wynd





Recycling bins in main public car park area off Common Road. Note Category B listed doocot behind.

The view of Innergellie House from within the village seen looking down Kirk Wynd towards the bridge over the burn is an important one. It links the mansion house with the village and church. At present the screening of parkland trees, the overgrown burn-side area and the dilapidated bridge greatly reduce this potential benefit.

## 7.0 Sensitivity Analysis

### 7.1 Materials

There are many examples of the use of modern cement mortars and renders on traditional masonry buildings, including listed buildings, throughout the conservation area. There is also widespread use of modern film-forming masonry paints. Both types of paints and mortars are inappropriate from a technical viewpoint as they trap moisture within the masonry and accelerate decay. Also aesthetically they are historically inappropriate and do not protect or enhance the special character of either buildings or the area. Good examples of the use of traditional lime mortars can be seen on the two restored doocots.



Door lintel, dated 1790 over-painted with modern film-forming masonry paint (Routine Row)



Cement rich mortars used for re-pointing the Category B listed Parish Church



Modern dry dash cement render (Routine Row)

Other examples of inappropriate modern materials used in the conservation area are plastic (PVC-u) soil and vent pipes, sometimes also protruding through the front roof slopes of listed buildings; plastic rainwater goods and concrete roof tiles.

## 7.2 Colours

Choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white, which was not historically available, is widely used for external renders and windows. Off whites are more appropriate for both and certain dark colours may be acceptable for windows as having a historic precedent. External woodwork was not traditionally varnished and is therefore not an appropriate finish.

The use of colour should be restrained as intense colours were historically 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 for doors. The use of black for contrasting door and window margins is often considered traditional though there is no historic evidence.

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'. An added benefit of lime based paints is they produce a less uniform, more natural, traditional looking 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 new feature such as a dormer window may harm the special character of the building and the area. On a smaller scale, solar panels, satellite dishes and even TV aerials, which are clearly modern intrusions, diminish the historic character.



Satellite dish and aerial on listed building





Innergellie House stables - mid 18<sup>th</sup> century Category B listed



Kirk Wynd bridge – late 18<sup>th</sup> century Category C listed



Innergellie House East Lodge

## 8.0 Buildings at Risk Survey

There is one building in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland, **Innergellie House stables**. The building has been reduced to a shell in recent years. Although listed building consent exists for alterations to form a dwelling house (06/09/12 renewal of consent 05/02786/LBC) the remaining masonry is vulnerable to accelerating deterioration.

There are other buildings of historic or architectural merit which though not on the register are potentially at risk.

**Kirk Wynd Bridge** over the Gellie burn is in need of urgent basic maintenance. It is currently (Nov 2012).under consideration by East Neuk of Fife Preservation Society for a future restoration project.

**Innergellie doocot** is also in need of early basic maintenance. It was restored by East Neuk of Fife Preservation Society in 1997.

## 9.0 Opportunities

### 9.1 Boundary Refinement

The conservation area boundary includes most of the present village and Innergellie House but excludes the modern residential developments at Dove Cottages, Back Dykes (including Rennyhill Cottage), Kilrenny Lea and Blacklaws Crescent.



Renny hill Cottage, Blacklaws Crescent. Unlisted but shown on OS 1<sup>st</sup> Edition maps of 1854

It is proposed that the conservation area should be extended to include whole of village as shown on OS 1<sup>st</sup> edition map by including Rennnyhill Cottage and Innergellie House East Lodge and the area of parkland linking the lodge to the House.

## **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 Kilrenny 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
- Approved Tayplan (2012)
- Adopted St Andrews and East Fife Local Plan (2012)
- 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 Kilrenny. 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 Kilrenny 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.

### **12.0 Monitoring and Review**

There are currently no formal monitoring programmes in place for Kilrenny 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 on the corner of Main Street and the A917 and thereafter south east along the track leading to Kilrenny Mill for some 240 metres; thence north east for some 50 metres; thence North West for some 38 metres; thence north and west following the boundary of field parcel number 7487 to a point on the centre-line of the A917 thence south east along the centre-line and north edge of the A917 for some 70 metres; thence north west and south west along the boundaries of the subjects lying to the north west of the A917 to a point on the centre line of the Kilrenny Burn; thence following the Kilrenny Burn along the boundary of the Church for some 126 metres; thence north north east for some 190 metres latterly following the boundary of the curtilage of Invergellie; thence continuing to follow said boundary west north north west and west to the point where said boundary meets the Kilrenny Burn; thence south south east following the Kilrenny Burn to the point where it meets the path to Kilrenny Mains; thence south west along the southern edge of the path until it reaches Kilrenny Mains; thence north west along the boundary of lands belonging to Kilrenny Mains and following the said boundary to the point where it meets the road running in front of Rennie Hill; thence south east along the northern edge of the said road crossing Trades Street following the southern boundary of Brownlee crossing Main Street and following the western boundary of Corthie Cottage; thence along the path leading past said cottage to the A917 and thence along the northern edge of the A917 to the point of commencement.

### **STREET INDEX**

Common Road  
Invergellie  
Main Street, North  
Main Street, South  
Kirk Wynd  
Trade Street  
Routine Row  
Renny Hill  
Farm Road

**APPENDIX 2**

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

## APPENDIX 3

### THE KILRENNY ARTICLE 4 DIRECTION

The Kilrenny Conservation Area was first designated in 1977 and re-designated 1984. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 19/02/93 (approved by Scottish Office 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 6 Class 18	The carrying out on agricultural land comprised in an agricultural unit of— (a) works for the erection, extension or alteration of a building; (b) the formation, alteration or maintenance of private ways; or (c) any excavation or engineering operations, requisite for the purposes of agriculture within that unit.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 9	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or	To prevent unmitigated development and inappropriate alteration and/or development within

Class 27	improvement of the road or way.	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 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe or sludge main or associated apparatus.	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.



