



**COLINSBURGH CONSERVATION AREA
APPRAISAL
and
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &
PROTECTIVE SERVICES**

APPROVED AUG 2012

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
- 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: Colinsburgh Article 4 Direction

1.0 Introduction & Purpose

1.1 Conservation Areas

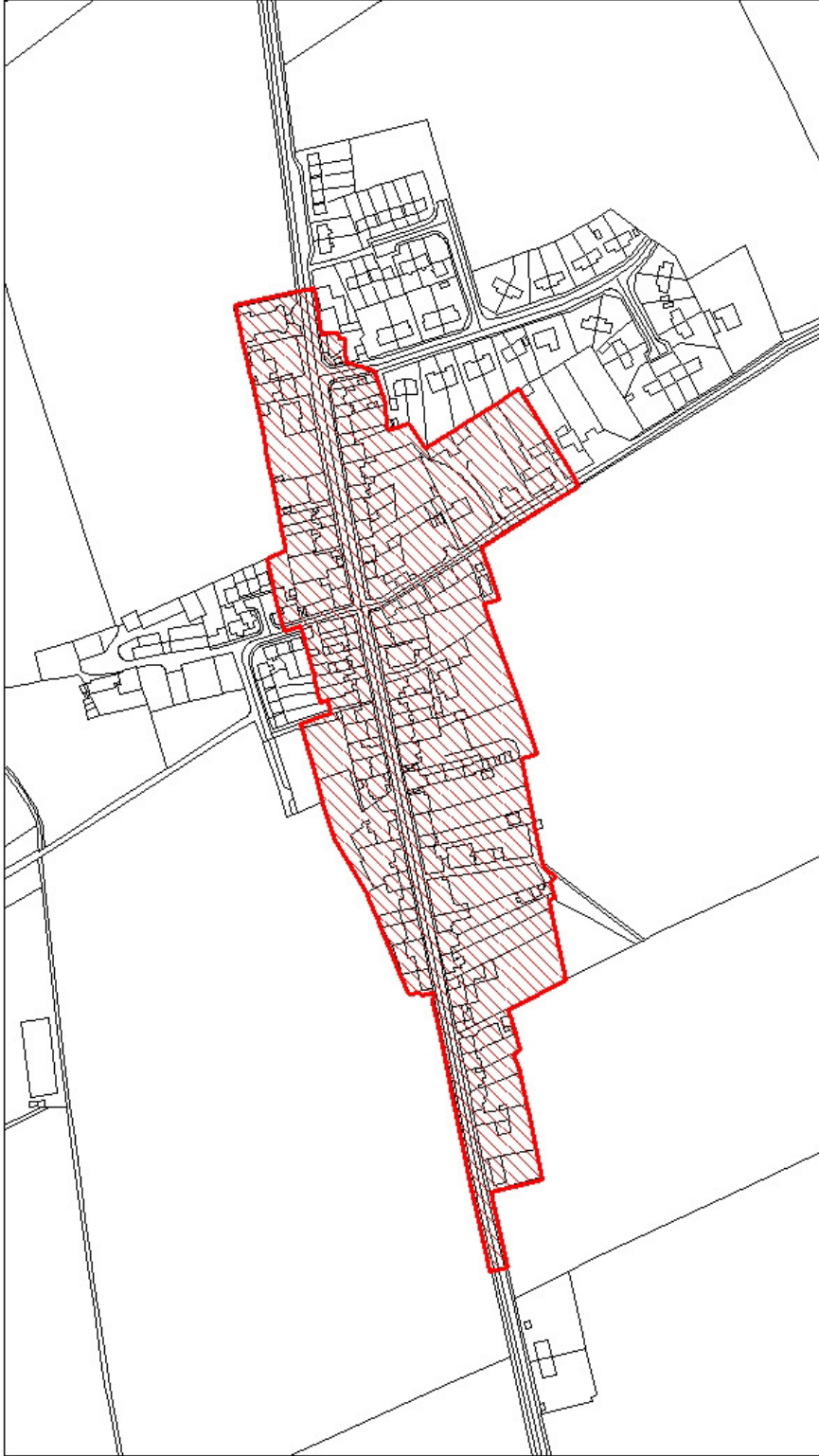
In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Colinsburgh conservation area is one of forty-eight conservation areas located 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 Colinsburgh conservation area boundaries and a list of the streets within the boundaries are included in Appendix 1.

1.2 Purpose of this Document

Colinsburgh was first designated as a conservation area in 1977 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



COLINSBURGH CONSERVATION AREA



Scale 1:3,000



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2.0 Location, History and Development

Colinsburgh is a small roadside village (population approx. 276) located on the B942 between Upper Largo (approx. 5.5km to the west) and Pittenweem (approx. 8km to the east), inland from Elie and Kilconquhar (approx. 6km and 2km to the south respectively).

Although the village as we see it today is a relatively recent 18th century planned settlement, Colinsburgh had an earlier genesis when the first cluster of houses at the site were known as Nether Rires, having been built on lands of that name. Riresshire was defined in 1294 as the lands of Balcarres and Balniel with part of the Rires lands passing to the Earl of Balcarres in 1681 to become part of his estate.

At that time it was almost entirely agricultural land, there being no village of any kind on it. Nether Rires consisted of no more than a mediaeval roadside public house, a smithy and a coal mine. The rest of the land was let out in 1682 as small tofts or pendicles to tenant farmers of the Balcarres estate, which had been owned by the Lindsay family since 1587.

The third Earl of Balcarres, Colin Lindsay (1652–1722), had raised a regiment from the estate to fight for the Jacobite cause in the rebellion of 1689 and though defeated and subsequently exiled had returned to his estate in 1700. In 1705, concerned for the welfare of those who had fought for him, Lindsay chose Nether Rires as the site to establish a 'new town', primarily to provide homes and livelihoods for his disbanded Jacobite troops and their families, and the village took its name from him.

No settlement earlier than Nether Rires is yet known but the archaeological evidence of hut circles and a long cist cemetery at Balcarres with another adjacent to Colinsburgh and cropmark enclosures in proximity, suggest a community existed in the area from at least the 4th century.

Colinsburgh was not developed, as other planned



Dated key blocked doorpiece
Commercial Inn, Main Street (rebuilt
circa 1890).



18th century turnpike way side marker
on Main Street

villages, round a single industry. A burgh of barony was granted on 18th March 1707. This was a barony granted to a tenant-in-chief, a landowner who held his estates directly from the crown. Over three hundred burghs of barony or regality were created between 1450 and 1707, but many did not survive for long, and many others were 'parchment burghs' only (burghs erected by landowners, which never developed into the market towns they hoped for). Colinsburgh, however, by all accounts grew to become a busy market town, with a large tannery, linen weaving as well as being a staging post on the east-west turnpike road (upgraded to a tumpike road in 1790). By 1772 the population was 357.



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

The 1837 *Pigot and Co.'s National Commercial Directory* refers to Colinsburgh as a thriving respectable little place of some trade with a large tannery (David Carstairs & Co) and a good inn. The Edinburgh coach to Anstruther stopped at the Plough Inn three days a week and a coach to Largo every afternoon.

The New Statistical Account of Scotland: Fife, Kinross of 1845 describes Colinsburgh as:

"...a post-town with a weekly grain market and two annual cattle fairs. Coaches run from Anstruther through Pettycur to Edinburgh, and to Largo where there is a steamer to Edinburgh. The tumpike that runs east west across Fife along the south coast passes through here. Colinsburgh is a stage on it with an inn with post-chaises and horses. Another road runs northwards with branches to St Andrews. Cupar, Dundee etc. There are carriers to Edinburgh, Kirkcaldy, Cupar, St Andrews and the coastal towns. Coal available locally."

A Topographical Directory of Scotland published in 1846 describes Colinsburgh as: “... a market-town, containing 482 inhabitants. It is neatly built, and inhabited chiefly by persons employed in trade, for the supply of the parish with various articles of merchandise, and in weaving for the manufacturers of Dundee, Kirkcaldy, and other towns. The currying trade is also carried on, by a company who are proprietors of the tannery at Kilconquhar, and who manufacture leather to the amount of £15,000 per annum, and afford employment to about twenty-four persons. The market, which is a large mart for grain, is held on Wednesday, and is numerously attended by farmers and dealers from the neighbourhood; the corn is sold by sample, and considerable quantities are forwarded to Edinburgh, Glasgow, and other ports, for exportation. Fairs are held in June and October, for cattle; and in March, when the East Fife Agricultural Society hold their meeting in the town, there is a public market at which great numbers of cattle are exposed for sale.”



Extract from 1856 OS 1st Edition (Sheet 41). Source: National Library of Scotland

'A Descriptive & Historic Gazetteer of the Counties of Fife, Kinross & Clackmannan', M Barbieri, published 1857, notes Colinsburgh's main industry as leather currying. A few years later, the 1861 Parochial Directory for Fife and Kinross again notes that Colinsburgh contained:

'...a number of good houses and shops and a small currying establishment.'

Other occupations listed at the time included a fish

curer and the manager of the gas works. The Colinsburgh Gas Light Company was founded on 8th August 1841. The existence of a gas works at that time was not unusual as even a small settlement such as Colinsburgh would have had its own gas works producing gas from local coal. The list also refers to a Subscription School, a Seminary for Young Ladies and the United Presbyterian Church. The church was built in 1843 as a session (Relief) meeting house, but the first meeting of the Presbytery of Relief was held in Colinsburgh in 1761 after its members broke from the Church of Scotland.

The conservation area comprises of most of the present village and is essentially the village as it was in 1856 as shown on the Ordnance Survey 1st Edition map (see above). It includes some modern infill development but excludes later peripheral areas of modern housing (off North Wynd and Fairfield Road). Historically there appears to have been two main phases of development within the village; an initial 18th century phase from around the time it became a burgh of barony and a second period of growth during the first half of the 19th century when the population grew to almost twice its present size (482 in 1841). By 1881 it had declined to 382. The bulk of the building stock is from these two periods, although there are notable later exceptions such as the library (1903) and village ('Town') hall (1894) which belong to the end of the 19th century and early 20th century. During the former period some of the earlier 18th century houses were rebuilt.

3.0 Character and Appearance

3.1 Setting

Colinsburgh is surrounded by farmland. As a busy market town it had a weekly grain market and two annual cattle fairs well into the 19th century when many of the buildings were erected. This link with its rural hinterland continues to be an important influence on its character.



View looking NE towards Balcarres Craig from B942

3.2 Street Pattern and Topography

Colinsburgh is essentially a roadside village following a simple linear form. The settlement extends for a few houses along South Wynd, southwards towards Kilconquhar and northwards to link with Fairfield Farmhouse an early 18th century factor's house with barn and granary.

Little of the surrounding countryside is visible from the Main Street which in the mid-19th century included the 18th century coaching inn providing a change of horses on the turnpike road and weavers' cottages. The roadside layout continues to provide this link with the past and to exert a strong influence on its character.

The topography of the village and surrounding rural hinterland is flat and featureless with the exception of Balcarres Craig visible to the north-east, located within the Balcarres House policies. The intersection of the Main Street with North and South Wynds marks the centre of the settlement.

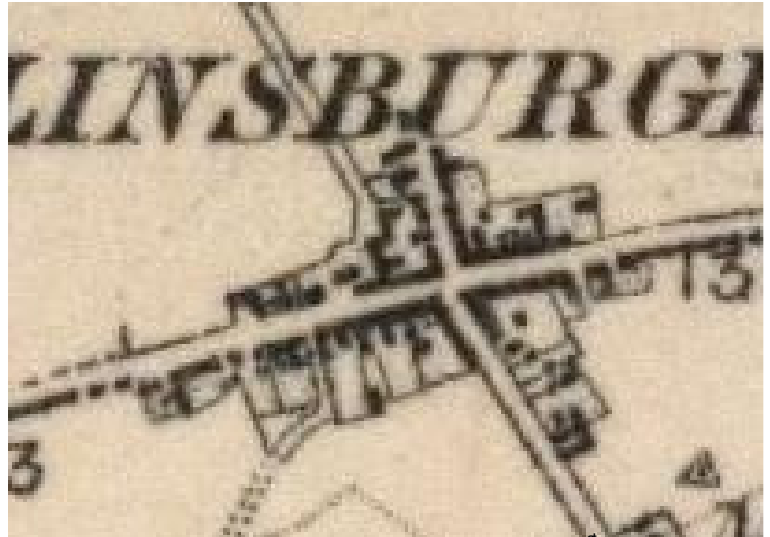
Where the few side pends, wynds or lanes intersect the Main Street they are significant. Not only do they break up the otherwise continuous frontages but they often lead the eye out from the confines of the street, offering glimpses of the wider rural landscape beyond.



Former Balcarres Arms, late 18th century coaching inn, Main Street. Note view through pend to fields beyond



Pend and wynd linking Main Street (at No.36) with North Wynd



Street plan as shown on 1856 Ordnance Survey 1st Edition map.
Source: National Library of Scotland

Colinsburgh village includes, to the south east, outside the conservation area itself, a small area of modern housing (Fairfield Road and Mayfield Terrace) and a smaller area of modern housing along a westerly extension of North Wynd. These areas are largely separate from the conservation area and do not affect the character of the conservation area.

3.3 Buildings and Townscape

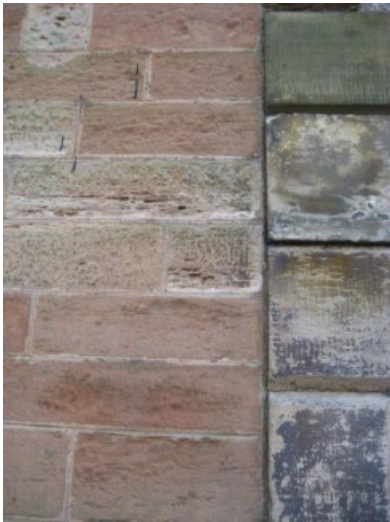
3.3.1 Building Types

- 18th and 19th century houses and cottages – the majority of buildings are two storeys with small concentrations of single storey cottages at the west end of Main Street.
- Former shops – several have been adapted to residential use.
- Institutional buildings - including a library, school, Masonic hall, church and town hall.
- Former stables and similar ancillary vernacular buildings.
- Modern infill - adjoining terraces of two storey houses (8a-8e Main Street) and a detached bungalow (6a Main Street).

3.3.2 Distinctive Architectural Styles, Detailing and Materials



Typical traditional pantile roof with Scottish slate easing course



Sandstone quoins and squared rubble masonry



Dark whinstone rubble masonry contrasting with blonde droved sandstone outband by bats to window margins. Note the very narrow mortar courses with tight pinnings

A distinctive characteristic of the conservation area is the extensive use of exposed dark whinstone masonry, usually combined with dark grey roof slates. This is found on approximately two thirds of buildings. Red pantile roofs, in some cases including traditional slate easing courses, are used on the remainder, introducing some contrasting warmth and colour to the roofscape. Similarly, the front elevations to these earlier, mainly 18th century, houses and cottages are almost exclusively finished in smooth stucco, usually painted white. The whinstone rubble houses, mainly 19th century, have contrasting blonde sandstone margins. Chimney cans are generally round and pale buff coloured.

Some good examples of sandstone ashlar masonry can also be found which adds to the variety of masonry types and architectural interest within the conservation area.

Another characteristic is the general absence of architectural ornamentation. Most buildings are very plain, particularly the early 19th century houses with symmetrical fenestration, straight skews, and plain chimney copes and cans. There are exceptions among the 18th century buildings, which are more likely to have corby-stepped gables. One example- the B listed Bayview- also has irregular fenestration, as does the Comer House.

Most 18th century chimney heads appear to have been rebuilt in brick and rendered. In the process traditional details such as thackstones may have been lost. If these survive they are particularly significant as a clue that a building may have been thatched as was common practice until at least the mid-nineteen century. Another clue is a steeper roof pitch (45-60 degrees) than is necessary for slate. The ornamentation of the carved window hoodmoulds and consoled entrance canopy to Carvenom, 79 Main Street and the first floor timber oriel window to Gordon House are all the more noticeable for their exception. The latter feature is only justified by the extra sunlight and views from the open aspect afforded by the drive to the Royal Bank of Scotland house opposite.

Windows are predominantly single vertical sliding traditional timber sash and case type; doors are painted timber panel with small lights over. Some doors are bi-partite.

The non-residential, institutional buildings, often detached, set back or more ornate in style, stand out in the streetscape as a result. These include the library, church and town hall.

The absence of forecourts and largely unbroken building line gives little opportunity for embellishment in the form of boundary walls or ornamental railings. Where remnants exist they are all the more significant in adding historic architectural detail and character.

No traditional shopfronts remain, although there is evidence on the 2 South Wynd frontage with Main Street of hand-painted shop signage applied directly to the wide stone band course.

3.3.3 Orientation and Density

The majority of buildings are arranged north and south of and fronting the B942. Most have no forecourt and are terraced with few side roads or passages to break this up. The road is straight and the building line even and mainly unbroken.

The extensive use of dark whinstone and relatively narrow width of the road extenuates this feeling of high building density, although most buildings have areas of garden ground behind with open views over fields beyond.

3.3.4 Key Listed and Unlisted Buildings

Approximately 59% of the buildings in the conservation area are listed. Of these 80% are Category C and the rest Category B (*see Appendix 2 for details of all listed buildings in the conservation area*). The following are of particular note for their contribution to the character of the conservation area.



Balcarres Arms former coaching inn

Former Royal Bank of Scotland, Main Street Category C(S)

The size and setting of this former Royal Bank of Scotland (Commercial Bank of Scotland) manager's house and branch reflects the bank's past importance in the life the market town. In the mid-19th century the Justice of the Peace Court was also regularly held there.



Galloway Library



Colinsburgh Parish Church



Carvenom, 79 Main Street



The Cottage, Main Street



Former Royal Bank of Scotland (Commercial Bank of Scotland)

18th Century Inns

The rebuilt (circa 1890) **The Auld Inn** (Category C(S)), formerly known as the Commercial Inn or Plough Inn, and the former **Balcarres Arms** (Category B) coaching inn are reminders of past market town and staging post activities which helped to shape the character of the area.

Institutional Buildings

The church, town hall and library are each significant architecturally, historically and for their collective contribution to the streetscape.

Galloway Library

Category B

The 1903 library stands out in the streetscape with its unusual mini-Scots Baronial architecture with Renaissance referencing.

Colinsburgh Parish Church

Category C(S)

Plain gothic, set back and detached with its gable to the street, with a small belfry, clock, Y-tracery and lattice glazing it contributes much to the streetscape and character of the area. Built in 1843 as a session (Relief) meeting house it continues to serve as a reminder of the historic first meeting of the Presbytery in 1761.



61, 63 Main Street



Town Hall

Town Hall

Unlisted

Built in 1894 in characteristic dark (basalt) whinstone with blonde sandstone dressings with massive front porch. Its south facing gable window provides good natural light to the large hall space inside.

Other key buildings which contribute to the special character of the area are:

The Cottage, Main Street and **Kingarth Cottage** at the East End share a similar age and design although the latter has suffered since listing from cement rendering to the whin rubble masonry and the loss of elements of the Venetian window.

61, 63 Main Street although initially appearing very similar to many of the whinstone houses in Main Street it has a number of unusual features. The Main Street entrance is up steps, raised over a basement with windows visible. The two end bay windows are blocked up and a second raised entrance is provided through the gable elevation, again up steps, with ornate railings. The gable wall has a total of five windows including one at attic level.

3.4 Spaces

There is no public open space within the conservation area. Also there is very little private open space visible from the public realm although most buildings have garden ground to the rear which in turn, in many cases, backs on to the

surrounding open agricultural land.

3.5 Trees and Landscaping

There are no areas of landscaping or trees within the public realm or private areas which impact on the character of the conservation area. There are mature trees within private garden ground. All trees within the Conservation Area are protected and permission is required for felling or lopping.

3.6 Activity and Movement

Vehicular traffic is concentrated almost entirely along Main Street which can be very busy at times. Lower volumes of traffic pass to and from Kilconquhar down South Wynd and some, mainly farm traffic, up North Wynd. Pedestrian traffic is low in all areas.

Congestion caused by the limited on road parking along the narrow Main Street and traffic calming measures has had an adverse impact on the quality of historic environment and the conservation area.



General view westwards along Main Street

3.9 Character Areas

There are no separate character areas identified within the conservation area.

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 19th century were elegantly designed, with classical mouldings and other intricate details which complimented the local architecture. No such examples remain in Colinsburgh. Any surviving examples will have been replaced through the 20th century with the current more utilitarian steel columns of hollow circular section which are devoid of ornamentation. These modern lamp standards are purely functional and contribute little to the character of a conservation area.



Typical patch repaired road and pavement surfacing.
Note: unsympathetic design and painting of bollards; speed sign and litter bin

Other items include bollards and litter bins. The unique quality of a conservation area can be diminished by the casual use of ersatz “heritage” furniture from a catalogue. 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

Asphalt concrete/Bitmac and whin kerbs are currently used for the roads and footpaths within the conservation area. Heavily patch repaired, their current poor condition detracts from the quality and historic character of the public realm.

Photographs from the early 1900s show clearly neat paving with kerbs in front of the 19th century two storey houses whilst the earlier 18th century cottages still had cobbled areas in front. The road surface appears to be, as was common, metalled with compacted fine stone.



Above, although from just outside the conservation area, this is an example of traditional footpath surfacing using cobbles with a white kerb

4.3 Information and Interpretation Boards

There are no interpretation or information boards in the conservation area. The introduction of suitable boards is recommended although the scope for providing them is limited by the lack of open space within the public realm. There may be potential however to introduce something at the entry points to the conservation area on the B942; or on a centrally located boundary wall such as at the library, or an individual building such as the Church.

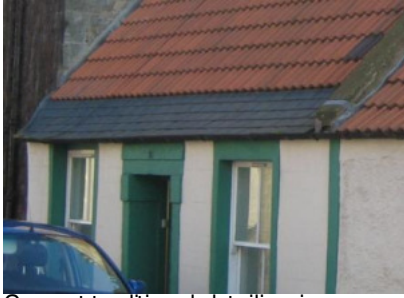
5.0 Survey of Specific Issues

5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining the special character of the area. From surviving evidence including photographs it is probable that shops did not have elaborate shopfronts but had simply enlarged ground floor windows and a shop name painted directly on to the wide band course between ground and first floors or cut out lettering applied directly on to the masonry.



Example of good traditional door detailing



Correct traditional detailing is important. Note over wide new slate easing course



Example of original shop (bakers) sign. Blocked up shop door and reduced width windows

Where examples still exist they are particularly valuable in informing the introduction of any new materials or details. Within the conservation area when rubble has been rendered over and a Venetian window has completely lost its outer pair of windows. Elsewhere shop windows have been crudely blocked in.

5.2 Traditional Features

There are a number of traditional or historic items visible within the public realm which enhances the special character of the conservation area.



Examples include cast iron railings above and left

The introduction of a new architectural feature to a listed building such as ornamental ironwork or a balcony should be avoided if there is no historic precedent or evidence for it.

6.0 Negative Factors

6.1 Poor Quality Modern Development



Modern development - north side of the eastern end of Main Street

On the north side of the eastern end of Main Street there is small modern development consisting of two adjoining terraces of two storey houses and a detached bungalow. Both have introduced alien, unsympathetic architectural styles and inappropriate materials and colours. The scale of the former is sympathetic to the character of the conservation area. Unfortunately the use of upvc windows and doors, plastic rainwater goods, non-traditional pastel green cement render, forecourts, an alien fenestration pattern with exaggerated glazing bars, and squat chimney heads are all detrimental. These are inappropriate and detract from the character of the conservation area. The brick and concrete tile bungalow next door is similarly inappropriate.

6.2 Replacement Windows and Doors



Upvc window with black glazing seals, enlarged astragals and incorrect detailing (horns).

Within the hierarchy of the elevation of a traditional building the windows and doors play an important role in defining character. Inappropriate replacements can easily adversely affect this. There are numerous examples of window openings being enlarged and replacement windows and doors of alien design and materials (eg. upvc or fully glazed doors).

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.



Example of historically correct replacement traditional sash and case window



Examples of upvc window and door with inappropriate designs and detailing

7.0 Sensitivity Analysis

7.1 Materials

There is less evidence of the widespread use of modern cement mortars on traditional masonry buildings than seen in other conservation areas. The reason for this may be that the durable whinstone rubble masonry with tight joints and pinnings has reduced the need for re-pointing and masonry repairs. However there is still widespread use of cement mortars for renders both smooth and dry-dash.



Characteristic whinstone rubble masonry with tight joints and pinnings (cocking)



Dry-dash cement render; upvc windows; plastic rainwater goods; concrete roof tiles; varnished glazed recessed door

Where masonry has been rendered, modern film-forming masonry paints have usually been applied. Modern masonry paint has also been used directly on to the whin and boulder rubble. These paints and



Painted whin masonry and upvc windows and door

mortars are inappropriate as they trap moisture within the masonry and accelerate decay. Also visually they are historically inappropriate.

Traditional cast iron rainwater goods have been replaced in modern plastic with, again, a resulting adverse effect on historic character and appearance.



Ashleigh Cottage, off North Wynd

Examples of the cumulative harmful effects of the inappropriate use of materials are Ashleigh Cottage and Castle Place, 67 Main Street. Although not listed they should still be protected by being within the conservation area. Both have however suffered from a full catalogue of inappropriate alterations and additions which have significantly degraded the significance of the building. In the case of Ashleigh Cottage these include:

- Upvc windows and door
- Non-traditional window and door designs
- Metal shutter door
- Cement roof tiles
- Plastic soil stack
- Enlarged window opening
- Cement pointing mortars
- Modern lockup garage

It is possible that the original building was 18th century with a fore stair. The thackstones at the chimney heads suggest that it may have been thatched. As a building it could have, with its associated out-building, enhanced the historic

character of the conservation area.

7.2 Colours

Colour can have a great influence on the character of a building or area. Within the conservation area, the palate of colours currently used for windows and walls is largely limited to white or pale neutral natural stone or earth based shades. Off whites rather than modern brilliant white are recommended for both building elements although dark colours may be acceptable as they were historically used for windows. Varnishing of woodwork is not traditional or historically appropriate.

The use of colour should be generally restrained. Black and white predominates. External woodwork is currently almost exclusively modern high gloss white. The use of colours for masonry should be restricted to a limited palate of natural earth and stone colours. 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.

Colours such as pastel greens or pinks have no historic basis and are considered inappropriate. Primary colours should be avoided for doors and for picking out margins although strong traditional colours in deep shades are acceptable as is the use of black for contrasting margins.

However, unless stone is of poor quality or is already harled or rendered, masonry should not be painted. Many of the dark whinstone buildings have unfortunately been painted black or dark grey.

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.

8.0 Buildings at Risk Survey

There is only one building in the conservation area, 6 Main Street, on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland. The building is in use as a blacksmiths but is in poor condition. The Register notes it to be in 'significant disrepair'.

Examples below of use of inappropriate colours





'Domestication' of a formerly non-residential building



Unaltered outbuilding next to Asheigh Cottage



Former stables, now residential, North Wynd



Unaltered non-domestic building to rear of 39 Main Street



Unaltered non-domestic building off South Wynd near the Shambles

Ashleigh Cottage, located off North Wynd, is not listed but should still be protected by its inclusion within the conservation area. It has however suffered from a catalogue of inappropriate alterations and additions which have significantly degraded the building. An associated outbuilding by contrast has escaped these damaging changes and appears to be essentially unaltered although still potentially at risk. There are other examples where incremental changes over a period have significantly diminished the significance of individual buildings and the conservation area as a whole.

Changes of use and the associated alterations to a building can similarly significantly diminish the significance of individual buildings and the conservation area as a whole. Part of the special character and appearance of any conservation area is the result of its mix of different types of building reflecting past activities, even though they may now be obsolete. An example is the stable at North Wynd. In converting such a building to residential use the pressure is to add domestic materials and design elements to give it the character and amenities of a house. As a consequence much of that non-domestic character may be lost. Former shops are another category at risk and there are several examples along Main Street of the conversion of the former retail part to residential use.

There are other reminders of past uses which add character and may be vulnerable to loss. For example, Rhemor in Main Street included a shop but is now wholly residential. Similarly South View and Honar Oak on the corner of Main Street and South Wynd has been altered though some of the shop sign lettering can still be seen on the band course. Diagonally opposite on the corner with North Wynd, again past retail and stable uses have been replaced by residential with associated alterations.

The Balcarres Arms Hotel former coaching inn at 59 Main Street recently (2009) stopped trading and has become a private dwelling which is a significant loss to the character of the area.

There are a few remaining unaltered non-domestic buildings (shown on 1856 OS 1st edition) which add much to the character of the conservation area. They add architectural variety and help tell the story

of the development of the village. Their loss or insensitive alteration would diminish the significance of the area.



Examples (above and below) of former shops



The unlisted former smithy at 6 Main Street

9.0 Opportunities

9.1 Boundary Refinement

There are no proposals to refine the Colinsburgh conservation area boundary. The Conservation Area boundary, first designated in 1977, was extended in 2002. There are no further modifications required in the absence of any major development proposals or significant changes in architectural or historical interest in the area.

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 6th February 2012.

Details of the Colinsburgh 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 Colinsburgh. 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 Colinsburgh 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.fhfb.org.uk/> for other potential sources of funding.

12.0 Monitoring and Review

There are currently no formal monitoring programmes in place for Colinsburgh 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
Town House
1 Wemyssfield
Kirkcaldy
KY1 1XW

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 East Neuk of Fife: Its History and
Antiquities.** Wood, Rev. A. (1887), (ed), Thomas &
Archibald Constable: Edinburgh

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 situated at the N. E. corner of the boundary wall of the Town Hall turning south for a distance of 50m to the south side of Main Street and then turning west for a distance of 25m stopping at the eastern boundary of the domestic property to the west of the petrol station. The boundary includes the footpath but excludes the petrol station along the aforementioned stretch. Thereafter the boundary moves south and then S. W. to the rear (i.e. south) of this domestic property and crosses Fairfield Road diagonally reaching a point level with the rear boundary walls of the houses fronting the south side of Main Street. Thence to the south of the rear boundary walls the designation line proceeds west for a distance of 35m turning sharp south for 12m and then S. W. for a distance of 15m where it again runs south for a distance of 65m. Thereafter turning S.W. it follows the boundary of 'The Lodge' for 65m crossing the road to Kilconquhar and thence turns N.W. for a distance of 70m running to the west of the rubble wall, i.e. the wall is included within the Conservation Area. Thence the designation boundary travels to the west end of the village running along the property boundaries and including all rubble walls as follows: W for 20m; NW for 8m; W for 100m; N for 12m; W for 85m; N for 4m; W for 45m; NW for 25m; W for 25m; N for 20m; W for 75m; and N for 30m to a point on the field boundary just west of the last detached cottage within the village before West End Cottage. Thereafter the boundary follows the field boundary west for 30m until it turns north to cross Main Street at a point where the rubble wall on the north side of the street terminates. Thence the boundary runs along the north side of the wall (i.e. the rubble wall is included within the Conservation area) for a distance of 150m where it runs north for 10m. Thereafter running eastwards as follows: 135m to the east, running behind (i.e. to the north of the boundary walls of the properties on the north side of Main Street) until the eastern boundary of the Council housing is reached. Thence south for 15m, turning east at this point for a distance of 40m running between the rear boundaries of the Council houses and the properties on Main Street until North Wynd is reached. Thereafter turning north along the west side of North Wynd for 8m until coming level with the north gable of the last contiguous whinstone building on the east side of North Wynd. Turning east for 40m then south for 12m and again east for 115m, the boundary runs along the property boundary walls to the rear of those buildings on the north side of Main Street (including rubble walls) and returns to the point of commencement.

STREET INDEX

Main Street

North Wynd

South Wynd - Road leading to Kilconquhar

APPENDIX 2

LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA

APPENDIX 3

THE COLINSBURGH ARTICLE 4 DIRECTION

The Colinsburgh Conservation Area was originally designated on 28/07/95. The following Article 4 Direction under the 1992 GPDO is effective for the area as from 13th August 1997 (approved by Scottish Office on 30/07/97 after removal of Class 32).

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.