



Kirkcaldy Harbour and Port Brae Conservation Area Appraisal and Management Plan

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**Kirkcaldy Harbour & Port Brae
Conservation Area**



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1 INTRODUCTION AND PURPOSE

1.1 Introduction

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. The Kirkcaldy Harbour and Port Brae Conservation Area is one of 48 Conservation Areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

The Kirkcaldy Harbour and Port Brae Conservation Area occupies an important position in Kirkcaldy, centred on the harbour and incorporating the only surviving section of medieval development within the town. It is also important as the buildings and historic pattern of development found within the area represent Kirkcaldy's development from busy trading port to industrial town.

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

1.2 The Purpose of This Document

The purpose of the Kirkcaldy Harbour and Port Brae Conservation Area Appraisal is:

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

2 BACKGROUND AND DEVELOPMENT

2.1 Origins of Development and Settlement

The area is significant because as part of a Royal Burgh it was deliberately planned and lined out, one rigg at a time. The custom of town planning in early Scottish communities was widespread and had its origins in the way in which the first towns were literally planned and then lined out by the 'town liners'. These were trained surveyors who would measure out each rigg of land and delineate the area with marker posts and ditches.

It is likely that the area grew as the Royal Burgh of Kirkcaldy expanded northwards over time and as part of a process of ribbon development. The Port Brae area immediately outwith the port would most certainly have been settled first with continuous, but quite rapid, successive developments stretching northwards over time. This process would have been accelerated by the increased trading activity the burgh assumed during the later medieval period, with the relocation of the earliest harbour facilities slightly northwards to their present location in the late sixteenth century.

2.2 Archaeological and Historical Significance of the Area

The very distinctive pattern displayed by the Kirkcaldy riggs represents an excellent example of late medieval town planning (15th - 16th Centuries). The heavily built up frontage area and the long 'empty' riggs lying to the rear are very fine examples of almost unaltered late medieval town planning. With the exception of the Dunnikier Road/High Street junction car parks, which were constructed in the early 1980's, the historic pattern of development remains intact. For this reason the area represents an extremely important historical /archaeological townscape that should, as far as possible, be preserved.

Historically, the most significant industry within the area was the manufacture of linoleum, developed by Michael Nairn who opened his first factory within this area in 1848. Nairn's house was located at the site next to the present Port Brae public house while the factory was located just to the rear, where two modern houses now stand. Activities later moved north along the High Street, to the site of what is now Fife College Priory Campus, where the former St. Mary's Canvas Works still stand.

There are several prestigious houses within the area, the most notable of which are the Category A Listed Merchant's House and Sailors' Walk. These buildings date to the 15th and 16th centuries, and were the homes of prosperous merchants associated with the harbour at that time. Another example is the early 19th century Category B Listed Harbour House, originally the customs house and residence of the Harbour Master.

Many of the older tenements within the area would have housed industrial or textile workers, who would have been employed, at least part time, in activities associated with the "putting out" system such as spinning and weaving. The riggs to the rear of the properties would also have had industrial uses as workshops, making nails or other goods. The spread of

intensive factory production caused the system to decline and saw the increase of purpose built tenement accommodation.

The area also encompasses the Category B listed Kirkcaldy Harbour and docks which played a significant role in the development of the town, as demonstrated in some of the building (Harbour House, Sailors Walk and Merchant's House) and street names (Fish Wynd).



HARBOUR HOUSE

In addition there is a complex of early (unlisted) industrial buildings which contribute to the setting the Conservation Area. These buildings, bounded by Coal Wynd, Dunnikier Road and Mitchell Road, will be considered for inclusion within the Harbour and Port Brae Conservation Area in due course.

As in almost all early burghal place-names, wynds were usually named after their topographical characteristics or after the service they provided. For example Coal Wynd and Fish Wynd are associated with former uses whilst Oswald Wynd and Malcolm's Wynd took their names from proprietors of the lands adjacent to them. All of the wynds are early in date and all show typically late medieval or early post-medieval characteristics, as do High Street and Hill Place. The routes of these roads relate to the early organisation of this part of the town and combine with the rigg lands to represent an important medieval townscape.

There are no Scheduled Monuments in the area.

2.3 Listed Buildings

The distinctive merit of the conservation area is confirmed by the number of buildings listed as being of Architectural or Historic Interest. In total there are 26 listed buildings within the area. There are two Category A, fourteen Category B and ten Category C(S) listed buildings. Summary details for each of the listed buildings within the area are provided in Appendix 2.

2.4 Local Design Characteristics and Materials

The most common building material within the area is sandstone, which is prone to weathering and deterioration, this is particularly evident on the rigg

walls. The quality of the stone has had implications for many of the buildings in terms of detailing and surfacing.

Many of the buildings have been harled or limewashed to protect the stone. This is evident on 308-310 High Street, which has a lime based harl and also on the painted 333-337 High Street. The Merchant's House (339-343 High Street) was given a golden limewash when it underwent external renovation in 1996. The 1950's renovation of Sailors Walk used a cement harl, although this would not be approved for use on an historic building today.

Some of the buildings on the High Street have decorative details and carvings of red sandstone, occasionally combined with dressed or squared sandstone. Good examples can be seen at 349-351 High Street and at Sailors Walk, which has exposed stone door surrounds and a consoled corbel table supporting the projecting south gable.

To the rear of properties along the High Street, rubble stone construction dominates for both buildings and boundary walls. Some buildings have been extended incrementally using stone, or in some cases red brick.

The Fife College Prior Campus dominates the northern end of the High Street and conservation area. The buildings that form the campus were formerly St Mary's Canvas Works (1914), Nairn façade (1864, altered in 1895), Union Chapel façade (1822) and The Priory (1900). The main 3-storey ashlar block curves with the High Street to join to the single-storey pilastrated Nairn façade. The crenellated screen wall of the Union Chapel, with squat pinnacled buttresses and hoodmoulded openings, brings the High Street to an end against the remaining outer piers of the East Bridge railway viaduct which once served the harbour. The boundary walls, to the rear of the college building and Nairn façade, include a row of large cast-iron brackets approximately 2'x4' in size. The Priory is a two storey Jacobean house, with a single storey entrance bay that features a stone carved coat of arms over the pointed-arch opening and label-stops of carved male and female heads.



SAILOR'S WALK



THE PRIORY

2.5 Trees and Open Space

The area contains four main types of landscaping – car park landscaping, private gardens, rigg space and managed woodland.

The hard nature of the car parks at Port Brae and the Dunnikier Road junction area has been softened with planting of low maintenance shrubs and semi-mature trees in raised borders that are constructed out of dark engineering bricks. The planting and hard landscaping is not in sympathy with the traditional building materials in other parts of the area.

There are several modern houses with gardens that have been inserted into the tails of the riggs.

The riggs run steeply up a north-west to south-west slope and in terms of landtake dominate the area. Where the riggs were once largely derelict and in an unkempt state, with mature and self seeded trees, shrubs and weeds growing unchecked, this is now no longer the case. Through the recent Townscape Heritage Initiative focusing on the riggs, the rigg walls have been restored and some of the spaces brought back into use as public gardens.

The westernmost part of the area is encompassed by Fife College Priory campus. Much of this well maintained area is covered by mature woodland, with terraced access paths provided from St Mary's Road and retaining walls and formal lawns around the Priory.



RIGG GARDEN AT THE MERCHANT'S HOUSE



MALCOLM'S WYND

2.6 Setting and Views

The area was historically important to the growth of Kirkcaldy being strategically located close to the harbour. The High Street area generally follows the coastline with little significant change in topography.

The riggs to the rear of properties fronting the west side of High Street rise steeply towards Hill Place and St Mary's Road, due to the riggs being placed upon a raised beach. This steep incline offers panoramic views over the Harbour and Forth Estuary towards East Lothian, Edinburgh and the Pentland Hills on a clear day.



VICTORIA VIADUCT

When viewed from the south and the dockland area, the long straight facades of the High Street are visually striking. The rigg lands create an east/west emphasis, particularly accentuated by Fish Wynd and Malcolm's Wynd. From within the Priory Campus the view looking westward is of the Category B listed Victoria Viaduct.

Significant landmarks within the area include the Harbour and Esplanade and visually striking buildings such as the Merchant's House, Harbour House, Sailor's Walk and the Fife College buildings. On the outer boundaries of the conservation area the attractive red sandstone cinema building and the prominent 257-261 High Street create an imposing boundary to the south. On the northern boundary the extensive granary complex presents an equally impressive terminus.

2.7 Activity and Movement

There are two main arterial routes running through the area, the Fife Coast Tourist Route runs north/south and Dunnikier Road east/west. Pedestrian movement is hindered significantly by these two routes which meet at the Dunnikier Road junction. A busy one way system also feeds onto the coastal route from the High Street at the Port Brae Junction.

On the western perimeter Coal Wynd acts as a feeder route onto Dunnikier Road from the town centre, while St Mary's Road and Oswald's Wynd are less busy vehicular routes. Although limited vehicular access is available for parking, Hill Place, Fish Wynd and Malcolm's Wynd are primarily pedestrian routes. The pedestrian footpaths within the area are particularly narrow in places to accommodate for on street parking. Movement in and around the harbour area is restricted due to private housing development, although pedestrian access will ultimately be improved.

2.8 Pressures for Change

The area has been in decline in commercial and residential terms for several years. Recent development, however, of flatted accommodation on the harbour and refurbishment of vacant properties along the High Street by housing associations will in time increase the population significantly. This may in turn stimulate demand for associated services and could revive the commercial viability of the area over time.

Kirkcaldy Riggs Townscape Heritage Initiative presented an opportunity to address some of the physical manifestations of decline through a programme of repairs, including work to the riggs and wynds, public realm improvements and a grant scheme for property owners. Notable successes here include Harbour House, which was restored through the THI and is now social housing.

2.9 Negative Features

The extent of loss, intrusion and damage in the area is significant, with a number of negative features adversely affecting the overall historic character of the area. These include:

- The Dunnikier Road Junction/Port Brae car parks
- The garage at Port Brae (No 2 Esplanade)
- Poorly designed infill building at 325-329 High Street
- Poorly designed infill building at 331 High Street
- Incremental changes to the historic fabric (eg. replacement windows, exposed cabling, satellite dishes, cement renders)
- Poorly designed modern shopfronts with oversized fascia and illuminated box advertising.

3 CONSERVATION MANAGEMENT STRATEGY

3.1 Architectural Features and Building Materials

Exterior changes to each property in the conservation area should be adequately monitored to ensure their appropriate nature. This refers to all works covered by the 2005 Article 4 Direction as outlined in Appendix 1.

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

An annual grant fund will be investigated to support property owners with the cost of repairs, and residents will be made aware of the need to apply for planning permission when carrying out works to the outside of buildings other than straightforward small-scale repairs and maintenance.

3.2 Public Realm

Fife Council will investigate opportunities for public realm enhancement. Street furniture within the area will be repaired and maintained as appropriate, and opportunities for additional street furniture that is sympathetic to the area will be investigated.

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

3.4 Planning Policy

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

- the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- the Historic Buildings and Ancient Monuments Act 1953
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Historic Scotland Scottish Historic Environment Policy - 2008
- Scottish Planning Policy (Historic Environment) – 2009
- Planning Advice Note 71: Conservation Area Management – 2005

- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Fife Council Kirkcaldy Area Local Plan – Adopted March 2003
- Mid Fife Local Plan – to be adopted 2011
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)

- Fife Council Urban Design Guidelines
- Fife Council Planning Customer Guidelines - Various

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

The Kirkcaldy Area Local Plan, adopted in March 2003, will be superseded in 2011 by the updated Mid Fife Local Plan. The existing Local Plan for the area pays due attention to the seven Conservation Areas within the Plan area; namely Abbotshall and Central Kirkcaldy, Kirkcaldy Harbour and Port Brae, Dysart, Coaltown of Wemyss, West Wemyss, Kinghorn and Burntisland. The Plan specifies that Conservation Area Appraisals should be prepared for each area, as well as Article 4 Directions put in place. Policy BE9 further states:

Development proposals within Conservation Areas and designated extensions will be required to make a positive contribution to the character and appearance of the area. They should be compatible in terms of setting, design, finish, density, scale, massing and use of authentic replacement elements.

3.5 Supplementary Planning Guidance

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

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

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

3.6 Article 4 Directions

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

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

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

Details of the Kirkcaldy Harbour and Port Brae Conservation Area Article 4 Directions are provided in Appendix 1.

3.7 Monitoring and Review

The Conservation Area boundary will be reviewed through the Local Plan process. Policies relating to the Conservation Area will also be reviewed at five year intervals with the production of the Local Plan covering Kirkcaldy.

3.8 Further Advice

For any advice on the Conservation Area and properties within it contact:

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

www.fifedirect.org.uk The Fife Council website offers general information on listed buildings and conservation areas.

www.historic-scotland.gov.uk The Historic Scotland Website contains general advice on maintaining listed buildings and provides full listing details of all of Scotland's listed buildings.

APPENDIX 1: KIRKCALDY HARBOUR AND PORT BRAE CONSERVATION AREA ARTICLE 4 DIRECTIONS

| USE CLASS | SUMMARY DESCRIPTION OF USE CLASS | REQUIREMENT FOR USE CLASS WITHIN THE CONSERVATION AREA |
|-----------|--|--|
| Class 1 | The enlargement, improvement or other alteration of a dwellinghouse. | To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage. |
| Class 2 | Any alterations to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an alteration to its roof. | To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage. |
| Class 3 | The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure. | To protect the historic fabric, special character and visual amenity of the area. |
| Class 6 | The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse. | To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage. |
| 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 (garden walls and structures) through use of inappropriate building methods and materials or inappropriate alteration or new build within the boundaries of the gardens. |
| 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. |
| 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. |
| 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. |
| 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. |
| 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. |
| 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. |
| 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. |
| 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. |
| Class 43 | Development required for the purposes of the Post Office. | To protect the townscape from indiscriminate installation of boxes, pouches or machines. |
| Class 43A | To allow permitted development rights to East of Scotland Water for development consisting of the erection, construction and maintenance in relation to their statutory functions. | To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment. |
| Class 67 | Development by Telecommunications Code System Operators. | To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment. |

APPENDIX 2

PROPERTY SCHEDULE

The following properties listed below form the Kirkcaldy Harbour and Port Brae Conservation Area.

Coal Wynd - Nos. 27-33 Coal Wynd (odd numbers) including former Mission Institute.

High Street - Nos.263-479 (odd numbers) including Malcolm's Cottage to the rear of 463, the Nairn Building, "The Priory", Halls of Residence and ancillary buildings and Nos. 268-346 (even numbers) including the Harbour and Associated structures.

Hill Place - No.6 (Cafe Continental).

Oswald Wynd - No.6 only.

Redburn Wynd - Nos. 1-7.

St. Mary's Road - Nos.5-17 (odd numbers only).

Malcolm's Wynd - No.2.

Fish Wynd - Nos.2 and 3.

Kirkcaldy Harbour & Port Brae Conservation Area Boundary

From a point marking the intersection of Oswald's Wynd and Hill Place, the boundary follows the centre-line of Oswald's Wynd south to High Street. It then turns north-east along the centre-line of the High Street to its intersection with Redburn Wynd. The boundary turns east along the south side of Redburn Wynd to the Esplanade. It then proceeds north along the west side of the Esplanade to its intersection with High Street and Port Brae, before turning east across the Esplanade towards Kirkcaldy Harbour. The harbour, inner-dock and ancillary buildings are included within the Conservation Area boundary which runs east, following the outer edge of the south pier, across the harbour mouth to the east pier. The boundary then turns south, east then north (all following the outer edge of the east pier) to a point due east of the southernmost corner of the granary building. It then turns west to the wall separating the harbour from the granary complex. The boundary turns north-west along the harbour side of this wall, crosses the access from the harbour into the granary complex, and reaches the northernmost harbour gatepier and wall, from where it continues north-westerly to High Street. The boundary then turns north-easterly, following the wall along High Street towards East Bridge. Before reaching East Bridge, it turns north-westerly across High Street and follows the wall (separating the East Burn from Fife College Priory Campus) for approximately three quarters of its length. The boundary then turns south, crossing the Priory Campus driveway, and follows the wall (separating Priory Campus from Marywell) to the rear garden of No. 26, Marywell. The boundary then follows exactly the rear garden boundaries of Nos. 26-33, Marywell. Turning south-west, the boundary follows the footpath joining St. Mary's Road

and Priory Campus before following the centre-line of St Mary's Road south and south westerly to a point opposite No. 5, St. Mary's Road. It then turns south-east to meet the wall (separating the Kings Hotel car park from the rear gardens of residential and commercial properties on the High Street) which is followed to Dunnikier Road. The boundary then follows the centre-line of Dunnikier Road south to its intersection with Coal Wynd, before turning south-westerly along the centre-line intersection with Coal Wynd to a point opposite the footpath at Hill Place. The boundary turns south-east to this footpath and follows its western boundary wall in a south-westerly direction to its intersection with Oswalds Wynd, thus completing the Conservation Area boundary.

APPENDIX 3

| Item No. | Address | Description | Listing Category |
|----------|--|--|------------------|
| 35 | Former Tax Office (Dance Studio), Coal Wynd | Former Mission Institute/Tax Office with gatepiers, boundary walls and railings. William Williamson 1909-10. Tall single storey with raised basement on falling ground, near-rectangular plan Baroque fronted hall, converted to dance studio in 1996. Harled with ashlar dressing to principal elevation. | C(S) |
| 12 3 | 263-261 High Street | Early 19th century pair of tenements with shops at ground floor. <u>West block Nos.(263-265):</u> 4 storey, 5 bay painted ashlar with raised long and short quoins to south, harled and painted margins to west and north. Ground floor cornice and fascia forming 1st floor cill course and deep modillioned eaves cornice. Traditional shopfront, all timber sash and case windows mainly small pane detail. Grey slates. <u>East block Nos.(267-271):</u> slightly recessed 3-storey and attic with 5 bay above ground. Painted ashlar with raised long and short Quoins. Ground floor cornice and fascia, modillioned eaves and cornice. Modern shop front. Windows 4-pane and 12-pane (dormer) glazing pattern, all timber sash and case. Grey slates. | B |
| 12 4 | 275-277 High Street | Early 19th century with 20th century alterations. 3 storey with attic, 6 bay tenement with shops at ground. Ashlar, harl and dry-dash with stone cills and quoins. Ground floor bracketed cornice with eaves cornice, both mutuled. One traditional/one modern shopfront. 12-pane glazing in timber sash and case windows. Grey slates. Cast iron down pipes and decorative rainwater hopper to SE. | B |
| 12 5 | 287-295 High Street with boundary walls | Early 20th century. 4 storey and attic, 5 bay classically detailed tenement with triumphal centrepiece and shops at ground. Ionic columned centre bay. Polished ashlar. Ground and 1st floor cornices, 2nd floor cill course and eaves cornice with blocking course to centre bay. Voussoired round headed bay entrance and stone mullions. Mainly 6-pane upper over 2-pane lower glazing pattern in timber sash and case windows; 1st floor outer left and outer right, and 3rd floor outer right with modern windows. Grey slates terracotta ridge tiles. Cast iron down pipes with decorative rainwater hoppers. Coped rubble boundary walls to rear. | C(S) |
| 12 6 | 295A and 297 High Street and Victoria House with Potties Close outbuilding and boundary walls. | A. MacMaster, refurbishment 1902, incorporating late 18th century fabric, dwellings modernised 1980: 18th century building. 4 storey, 3 bay Queen Anne style tenement with public houses at ground. Polished red granite at ground with painted ashlar above impost level, ashlar with outer channelled pilaster strips above; brick stair tower and single storey wing to rear. 8-pane glazing pattern in timber sash and case windows, small glazing in fixed window at ground. Grey slates. Cast-iron down pipes with decorative rainwater hoppers. <u>No. 295A interior:</u> public bar with original dado height ceramic tiles, decorative cornice and ceiling; coloured glass with ship in roundel, Art Nouveau border and narrow coloured margin. Room to rear with open timber roof, boarded dado and mutuled timber fire place. <u>Pottie's Close rubble outbuilding:</u> rare survivor of type of building once prolific in riggs. Former bothy/byre with Drovved quoins, pantiles to west. Coped rubble boundary walls to rear. | B |
| 12 7 | 299-305 High Street | Probably A. MacMaster, circa 1900. 3 storey with wallhead attic, tenements with shops at ground. Ashlar with raised quoin strips. Mutuled cavetto cornice over ground and 2nd floors. Raised and | B |

| | | | |
|---------|--|---|------|
| | | tabbed margins to 1st and 2nd floors, segmentally pedimented windowheads to attic. Stone mullions. Traditional shopfronts. 8 and 12-pane glazing patterning in bay to centre at 1st floor and attic, plate glass glazing elsewhere all to timber sash and case windows, Except bays to right of centre at attic with modern pivot Windows. Grey slates. Cast-iron downpipes with decorative fixing to SW. | |
| 12 8 | 305A-315 High Street with oven, Elders Brae. | 18th century (circa 1780), altered in mid 20th century: oven 1909. Pair of 3 storey tenements with modern shops at ground in irregular terrace. Harled with raised stone margins and quoin strips, chimney gablet at centre. Under restoration/refurbishment 2000-2001. <u>Oven to rear of No. 315</u> : low brick and rubble building, stone flags at oven mouth, roof obscured by vegetation. Interior with solid floor, small furnace with cast-iron surround over cast iron door to ash pit at ground. Only remaining oven of its kind in Kirkcaldy. | B |
| 12 9 | 317 and 319 High Street | Late 18th to early 19th century. 3 storey, 4 bay tenement with shop at ground. Cement-render with raised margins. Segmental arched doorway at ground. 12 pane glazing pattern in timber sash and case windows. Grey slates. Cast iron down pipe with decorative hopper to SE. | C(S) |
| 13 0 | 321-323 High Street | Early 19th century altered at ground. 3-storey with attic, 3 bay terraced shop with dwelling above. Polished ashlar painted at ground. 1st floor cill course, deep eaves cornice and blocking course. 12 pane glazing pattern in timber sash and case windows except shop windows. Grey slates. | C(S) |
| 13 1 | 333-337 High Street with boundary walls | Early 19th century, incorporating 18th century fabric, altered at ground and raised at wallhead. 3 storey with attic, 4 bay L plan tenement with modern shops incorporating traditional fascia and decorative brackets. Harled with painted cement render to south, stone margins. Pointed arch, traceried tripartite windows to rear, stop-chamfered arises. Part coped random rubble, stepped boundary walls extending to Hill Place, small niches to SE and NE elevations. | B |
| 13 2 | 339-343 High Street with boundary walls | 17th century, incorporating 16th century fabric; late 18th century turnpike stair. Exterior restored 1995-1996. 3 storey and attic steep roofed merchants house in irregular terrace. Painted ashlar, lime harl and random rubble. Moulded corbel course over 1st floor, corbelled stack. Raised margin at pend entrance and moulded surrounds above ground. 12 and 24 pane timber sash and case Windows. 4 pane fixed pane to dormers. Grey slates. <u>Interior</u> : deeply moulded cornices and tripartite divisions to 1st and 2nd floors. Timber panelling, richly moulded oval, flanking cherubs and thistle and rose angle mouldings in east compartment. 16th century mural painting of ship in full sail, painted timber ceilings. Coped rubble boundary walls. | A |
| 13 3 | 395-399 High Street | Late 18th century. 3 storey, 3 bay public house on corner site. Harled with painted margins. Base course, eaves lintel course and cavetto eaves cornice. Plate glass timber sash and case windows, small-pane glazing to ground. Grey slates. | B |
| 13 4 | 405 and 407 High Street | Later 18th century. 3 storey, 3 bay above ground small tenement in irregular terrace. Harled with painted margins. Base and ground floor lintel courses. Plate glass glazing in timber sash and case windows. Grey slates. | C(S) |
| 13 5 | 409-417 High Street | Earlier 19th century, altered at ground 3-storey and attic, 9 bay above ground; painted margins. Eaves course; aprons to ground floor windows. 12 pane glazing pattern in timber sash and case windows. To ground and 1st floor and bays 2 to 6, modern elsewhere. Grey slates. | C(S) |

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| 13 6 | 427 and 431 High Street | Mid 19th century. Pair of single storey, 3 bay classical shops, each closing an irregular terrace. Painted ashlar and harl with stone cills. Base course, eaves cornice and blocking course. Fixed plate glass windows. Cast iron downpipes with decorative rainwater hoppers. Flat roof to No.427, red tiled pyramidal roof to No. 431. | C(S) |
| 13 7 | 429 High Street, Harbour House with boundary walls and railings | Early 19th century, 2 storey with basement and attic, classical house with pedimented wallhead gable on ground falling to south. Painted ashlar with raised stone margins and quoin strips. Part base course and eaves intel course and cornice. Corniced door and ground floor windows stone mullions. Coped rubble boundary walls and decorative cast iron railings flanking steps to main door. 12 pane glazing pattern in timber sash and case windows. Red tiles. | B |
| 13 8 | 439 High Street | Late 18th century with 19th century alterations. 2 storey with attic, 3 bay house with chimney gablet. Dry-dash with painted margins. 4 pane glazing pattern in timber sash and case windows. <u>Interior</u> : stone flagged hall with half-turned newel to ground floor, barley-twist cast iron balusters and timber handrail and boarded dado. Acanthus cornice to 1st floor room. | B |
| 13 9 | 443-449 High Street and Malcolm's Wynd, Sailor's Walk with boundary walls, | 17th century incorporating earlier fabric (probably 15th century) restored 1954-59 and 1960 by Wheeler and Sproson. 3 storey and attic, 3 bay H plan former customs house (right gable) and town house/fisher tenement block, converted to offices and shop circa 1970. Harled with painted margins. Volute corbel table and crowstep able to west, corbelled stair and moulded stringcourse to east; stop chamfered arises. Decorative plasterwork, painted timber ceilings, stone and moulded fireplaces, timber panelling. 4-, 9-, and 12-pane glazing pattern in timber sash and case windows. Red pantiles. Cast iron down pipes and decorative hopper. Coped rubble boundary walls. Reputed to be Kirkcaldy's oldest building. | A |
| 14 0 | 461 and 463 High Street, The Lang Toun Bar and Malcolm's Wynd with boundary walls | Pair of earlier and later 19th century properties merged as one at ground floor. Irregular 3-storey tenement with public house at ground. <u>No.461</u> : later 19th century 3 bay ashlar, painted at ground, and random rubble with droved margins; base and dividing courses, ground floor cornice and eaves course. Pilasters with block capitals to ground and 1st floor, curved bay to left of centre; round headed openings to 1st floor. 4 pane glazing pattern in sash and case. Grey slates. <u>No.463</u> : earlier 19th century 3 storey with attic, 3 bay harled with stone margins. Base and eaves lintel course. 12 pane glazing pattern in timber sash and case, small pane to ground. Grey slates. Coped rubble boundary walls. | B |
| 14 1 | 465 and 467 High Street and Malcolm's House with boundary walls. | Early 19th century, Swanston and Syme alterations 1905; Malcolm's House, free standing in close to rear, 18th century. No. 465-467 High Street: 3 storey with attic, 3 bay small tenement with shop to ground. Stone cleaned, coursed and squared rubble with painted margins and quoin strips. 1st floor cornice and eaves lintel course. Rounded corner corbelled to square above ground to outer right. Plate glass glazing in modern timber frames. Grey slates. <u>Malcolm's House</u> : 18th century, possibly incorporating 17th century fabric. Single storey rubble cottage with cellar, probably former laigh floor. 12 pane glazing pattern in timber sash and case, 6 pane in top opening window to north. Grey slates. Copped rubble boundary walls. | C(S) |
| 14 | 469-473 High Street, | Early to mid-19th century, altered at ground; outbuilding 18th | C(S) |

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| 2 | Harbour Bar & outbuilding with boundary walls. | <p>century. 3 storey with attic, tenement with public house at ground. Ashlar and painted cement-render. Ground floor cornice, eaves lintel course, raised margins above ground. Stone mullions and chamfered arises at ground. Plate glass glazing in timber sash and case. Red tiles.</p> <p><u>Outbuilding</u>: 18th century, former sail maker's loft. Single storey harled building with cellar, probably former laigh floor. Steps up to centre with beam above remains of sail hoist. Grey slates. Coped rubble boundary walls.</p> | |
| 14 3 | 475-479 High Street and cottage to rear with boundary walls. | <p>Mid to late 18th century; cottage 18th century. 3 storey with attic, 4 bay above ground, terraced tenement. Polished ashlar, harled to rear. Ground floor band course and eaves course. Shouldered openings to ground right. Lettering on band course reads 'London and Kirkcaldy Shippers'. 12-pane glazing pattern to 2nd floor and plate glass to 1st floor and dormers, all in timber sash and case. Grey slates. Cottage: 2- storey harled with slate roof, modern door and windows. Copped rubble boundary walls.</p> | C(S) |
| 14 4 | High Street, Fife College Priory Campus, Nairn Building with boundary walls. | <p>Group converted to educational complex from canvas works, linoleum factory and small chapel.</p> <p><u>Union Chapel Façade</u>: 1822. Single storey, 4 bay pinnacled faced on ground sloping to west and adjoining bridge to east. Sandstone ashlar. <u>Nairn Façade</u>: 1864, Gillespie and Scott alterations 1895. Single storey, 14-bay pilastrated façade of former industrial building. Narrow ashlar blocks with dressed, raised long and short quoins.</p> <p><u>Fife College, Priory Campus</u>: Gillespie and Scott 1914. 3-storey, 19 bay former canvas works. Polished ashlar. Ban and cill courses, and eaves cornice; flat roof of PVC coated aluminium. Pilasters dividing bays; tall round-headed key stoned former entrance; stone mullions to bipartite windows. Stair tower: 3-stage, red brick stair tower. 10-,12- and 14-pane glazing patterns in metal frame windows. 16- and 24-pane glazing patterns in metal casement windows to tower. Ashlar coped rubble boundary walls, with row of large cast iron brackets to the north.</p> | B |
| 17 2 | Kirkcaldy Dock and Harbour | <p>Predominantly 19th and 20th centuries, encasing earlier structures. <u>Inner Dock</u>: irregular-plan basin; concrete repairs to basin walls; evidence of earlier rubble construction to innermost quay wall; cast iron pawls to set in quayside, various surfaces to quayside including granite sets and remnants of railway track. Lock gates, swing bridge and <u>Harbour Master's Office</u>: timber and steel lock gates between dock and outer harbour. Steel and timber swing bridge with railway tracks remaining. Decorative cast iron lamp standards. Single storey brick office with grey slate roof.</p> <p><u>E Pier</u>: at least 3 builds. N section 2-stage comprising walkway and parapet; coursed rubble sandstone on natural bedrock; steps upTo walkway.</p> <p><u>Middle section</u> (circa 1845): comprising walkway and parapet; droved ashlar sandstone; round-arched semicircular recesses.</p> <p><u>S section</u> (1909): parapet and quay; pre-cast concrete; cast-iron pawls. <u>Outer basin and W pier</u>: concrete shelf to basin with slip way to W; 2 Timber piers adjoining mouth to inner dock. Parapet</p> | B |

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| | | and quay to W pier; cast-iron pawls; single storey Brick warehouse. | |
| 26 6 | Victoria Road, Fife College, Priory Campus with boundary walls, terraces and steps. | <p><u>The Priory</u>: James Gillespie, circa 1900. 2-story, 3-bay Jacobean house with single storey entrance bay. Squared and snecked rubble with ashlar dressings, polished ashlar and harl to single storey bay. Base and eaves courses. Corbelled and crenellated oriel; hoodmoulds and label-stops, stone mullions and moulded arises. Mostly small-pane and plate glass glazing in timber sash and case windows. Grey slates.</p> <p><u>Interior</u>: fine plasterwork to ceiling of principal rooms and hall; some panelled timber doors with moulded architrave's and round-headed arches with panelled soffits. Stair top-lit with decorative-astragalled, coloured glass dome Semicircular coped rubble boundary walls; square gatepiers with stop-chamfered arises and stepped coping; N terrace with saddleback-coped, squared rubble walls with circular piers, and flat-coped walls flanking flight of stone steps with seat.</p> | B |