



# **Abbotshall and Central Kirkcaldy Conservation Area Appraisal And Management Plan**



# CONTENTS

## **1.0 Introduction and Purpose**

- 1.1 Conservation Areas
- 1.2 The Purpose of this Document
- 1.4 Abbotshall & Central Kirkcaldy Map

## **2.0 Historical Development**

- 2.1 Map of 1854
- 2.2 Origins of Development and Settlement
- 2.3 Archaeological and Historical Significance

## **3.0 Townscape Analysis**

- 3.1 Architectural, Design: Local Characteristics and Materials
- 3.2 Contribution of Trees and Open Space
- 3.3 Setting and Views
- 3.4 Activity and Movement
- 3.5 Public Realm
- 3.6 Development Pressure
- 3.7 Negative Features
- 3.8 Buildings at Risk

## **4.0 Conservation Management Strategy**

- 4.1 Management Plan
- 4.2 Planning Policy
- 4.3 Supplementary Planning Guidance
- 4.4 Article 4 Directions
- 4.5 Monitoring and Review
- 4.6 Further Advice

### **Appendix 1**

Abbotshall and Central Kirkcaldy Article 4 Directions

### **Appendix 2**

Street Index of Properties in the Conservation Area  
Description of Conservation Area Boundaries

### **Appendix 3**

Table of Listed Buildings in the Conservation Area

## **1.0 Introduction and Purpose**

### **1.1 Conservation Areas**

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

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**

Conservation Area Appraisals are a non- statutory form of planning guidance recommended as part of an ongoing system of management for new and existing conservation areas. This Appraisal and Management plan has been prepared according to the most recent guidance in Planning Advice Note 71: Conservation Area Management.

The purpose of the Abbotshall and Central Kirkcaldy 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



**Abbotshall & Central Kirkcaldy Conservation Area**



Scale 1:4,000



DEVELOPMENT SERVICES

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right (2010). All rights reserved. Ordnance Survey Licence number: 100023386.

## 2.0 HISTORICAL DEVELOPMENT

### 2.1 Origins of Development and Settlement

The first documentary reference to Kirkcaldy comes in the reign of Malcolm III (1058-93) when the shire of Kirkcaldy was granted by the king to the church of Dunfermline. In 1127 and 1130 when David I was confirming the grants of his father, it is referred to as the 'schyre of Kircalethin' and 'schire of Kirkcaladinit', although the precise locations of this shire and site of Kirkcaldy are not specified. An 1182 mention of Kirkcaldy as a 'villa' is the sole evidence that it was considered a town in the twelfth century. By 1304, however, the abbey of Dunfermline was appealing to Edward I for a weekly market and an annual fair for Kirkcaldy, since, it was claimed, this town, given to the abbey by David I, was 'one of the most ancient of burghs'. But it may be significant that, while granting the right to a market and fair, the king referred to Kirkcaldy as merely a 'manor'. By the reign of Robert I (1306-29), however, Kirkcaldy was recognised as a burgh dependent on Dunfermline Abbey, along with the three other regality burghs of Dunfermline: Dunfermline, Queensferry and Musselburgh.

Although it was not technically a Royal Burgh, Kirkcaldy had significant advantages, being set on the east coast with close contacts with Scotland's main trading partners, the Low Countries, the Baltic region, England and northern France. How early its first harbour was built is not clear but by 1451 there was a functioning harbour, referred to in the feu-ferme charter between the abbot of Dunfermline and the burgesses of Kirkcaldy. The early sixteenth-century Treasurer's Accounts indicate that timber was imported, probably from the Baltic, to Kirkcaldy for use at both Falkland Palace and Edinburgh Castle, as well as for shipbuilding. This import of wood, according to the Exchequer Rolls, was still flourishing at the end of the century. Trade with England is also well evidenced, the *Bruce* of Kirkcaldy, for example, making regular visits to Boston, and the *Fortune* of Kirkcaldy carrying salt and the *Hope* of Kirkcaldy herring to London. The message from the mayor of Cork to the burgesses of Kirkcaldy, in 1608, that one of Kirkcaldy's ships, the *Hert*, had been looted by pirates of her cargo of wheat, tallow, fish and yarn illustrates trading contacts with Ireland. The Low Countries were also regularly visited by Kirkcaldy ships.

The High Street is the core of the medieval burgh along the north bank of the Forth. Essentially one long street, the town's configuration was dictated by its geography to a great extent, occupying a coastal plain between the sea and the Lomond foothills. In the late seventeenth century, Daniel Defoe described Kirkcaldy as a 'larger, more populous, and better built town than ... any on this coast' with one main street 'a long mile' in length – highlighting the characteristic that led to Kirkcaldy being known as "the Lang Toun".

The unusual length of the settlement aside, Kirkcaldy's basic town plan exhibits a great degree of similarity to those of many other Scottish medieval towns. The first proto-urban communities in Scotland did not come about by accident, but were the result of deliberate planning. Every aspect of medieval burghal life was rigorously controlled by laws and customs common to each town. The custom of town planning was widespread and had its origins in the way in which the first towns were literally planned and then lined out, resulting in the familiar "rigg" pattern of development with buildings fronting on to the main street and narrow plots of land behind.

As occupants took up residence on a plot, they were required by law to enclose their rigg to offer some minimal form of town defence. By the later medieval and post-medieval periods, this became increasingly to control livestock.

The pattern of small roads or “wynds” leading off Kirkcaldy High Street also represents medieval Scottish street layout. The term ‘wynd’ is simply a vernacular Scots word for a small road leading off from a larger thoroughfare. Wynds tend to be illustrative of the historical conditions under which they came into existence. As in almost all early burghal place-names, wynds were usually named after their topographical characteristics or after the service they provided. For example Kirk Wynd and Tolbooth Wynd in the centre of Kirkcaldy take their names from the fact that they each led to the Church and the Tolbooth.



*Adam Smith's Close*

Trade and industry based on the harbour fluctuated, but it was manufacture that was to transform Kirkcaldy's fortunes. The current Abbotshall and Central Conservation Area represents the first major expansion of the town away from the High Street, which occurred in several distinct phases, coinciding with the growth of Kirkcaldy as an important industrial manufacturing centre. Stimulated by the industrial revolution the linen and subsequently the linoleum industries expanded rapidly, and rope making, distilling and the development of iron foundries also begin to play an important role in the economy of the town.

In 1831 Kirkcaldy was described as 'the most thriving town on the north coast of the Firth of Forth'. This was reflected in its public buildings - banks, schools, churches, libraries and in its widened and repaved streets. With this, however, came an increasingly industrialised townscape, served by a new railway system connecting to the harbour by 1849. In 1847, Michael Nairn had opened his first factory at Pathhead, known initially as 'Nairn's Folly', for making floor-cloth 'according to the most approved methods then practised'. By 1883 floor-cloth and linoleum were made in

seven factories in Kirkcaldy and employed 1,300 people, thus setting in train Kirkcaldy's important linoleum export trade. Linen manufacturing also prospered in the 1860s, with, by 1867, eighteen factories employing 3,887 people.

Associated with the expansion of the town's economy at this time was the need for further housing. The scale of the housing tended to be representative of the social status of the occupants, with the prosperous merchants, manufacturers and professional people of the town residing in the larger villas in the south of the conservation area. Smaller detached, semi-detached and terraced houses of good quality were built on the periphery of this area.

The majority of the building took place over several phases with the development of the south and west of the conservation area occurring during the period 1810-24, up to Nicol Street. Further phases of residential development continued southwards to Milton Road and William Street up to the 1930's. The larger villas in Wemyssfield and East and West Fergus Place were built between 1824 and 1840. In 1850 the coming of the railway promoted continued development for the next 25 years until the railway line itself created a physical barrier to further residential development in the west. Thus each phase of development represented a westerly progression away from the High Street. The map of 1854 on page 4 illustrates the way in which the High Street was colonised and the land to the west was primarily farmland prior to development.



The expansion of the town was such that by 1876 Kirkcaldy burgh assimilated its smaller neighbouring burghs, Linktown, Pathhead and Sinclairtown, as well as Inveriel and Gallatown. Increasing prosperity launched the wealthier classes out into more salubrious new suburbs, leaving the old town centre to decline to a slum area. The growth in the number of public buildings reflected the growing importance and wealth of the town. The last major buildings constructed were the Art Gallery, Museum and Central Library - built in the post World War I period, and the Town House, which was completed in 1953. This area as a result became the civic centre of the town.

Much of the old High Street remained intact, albeit in a decayed state, until the redevelopment of the 1960s and 1970s, which left only a small number of standing buildings and unquantified archaeological potential as testament to Kirkcaldy's historic past.

## 2.2 Archaeological and Historical Significance

The origins of Kirkcaldy predate any medieval settlement, with archaeological evidence suggesting Bronze Age and earlier activity in the surrounding area. With the East Burn to the north, and the Tiel Burn to the south, and a series of natural terraces extending back from the curving, sandy bay, this must have presented an attractive site prior to settlement – perhaps the explanation for the surprising number of Bronze Age cist burials found in the area.

The *caer* element in the name 'Kirkcaldy' is perhaps a significant generic. It is now accepted that this element was originally Celtic, from the root 'enclose' - 'field' or 'enclosure'. North of the Forth this *caer* element, however, occurs with remarkable frequency in relation to Roman forts. As indicated, no forts and only a few temporary camps have been identified in mainland Fife. The *caer* element, however, may point to the existence of a Roman structure, however temporary, or a structure that was perceived to be Roman, in the Kirkcaldy area. A number of coin finds could, moreover, be indicative of a working relationship between the local population and the Romans rather than permanent Roman occupation. It would appear that Kirkcaldy was used at least at times by the Romans, perhaps merely as a contact point between the indigenous people and themselves, or possibly as a port.

Other than a few stray finds, discovered in the nineteenth century, all the archaeological work in Kirkcaldy has been carried out in the last decade. The work has been concentrated in the backlands where evidence of garden soils and cultivation features has been found, indicating that the boundaries of the medieval burgh plots extending back from the street frontages are still preserved, at least in places, on either side of the High Street. Small amounts of medieval pottery have been retrieved, dating from the late fifteenth or the sixteenth centuries.



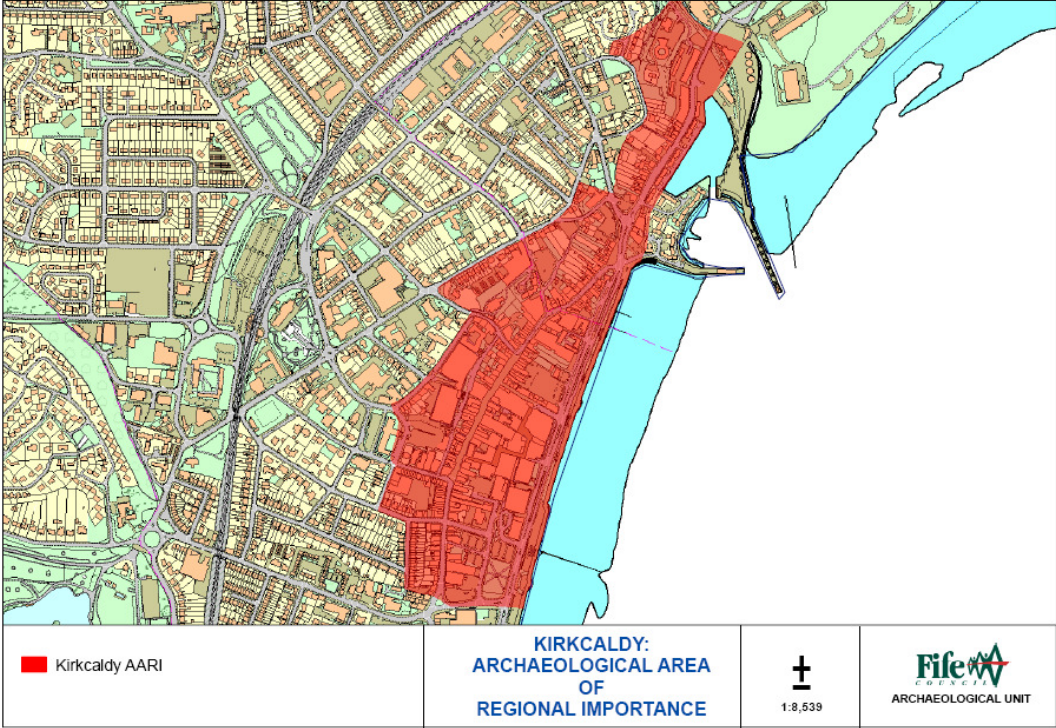
St Brycedale Parish Church (left) and the 16<sup>th</sup> Century Tower of St Bryce (above)



In a wider context, recent archaeological work has suggested that medieval settlement on the western side of the High Street was initially limited to a narrow strip alongside the street frontage, in marked contrast to the much longer burgage plots to the east of the High Street figure. This would imply that the old parish church of St Bryce, the 16<sup>th</sup> century tower of which still stands, originally stood in isolation, outside and overlooking the core of the medieval burgh.

Although much of the rigg pattern was destroyed in redevelopment in the 1960s and 70s (certainly in comparison with the more complete layout at the northern end of the High Street within the adjoining Harbour & Port Brae Conservation Area), what survives is of great importance historically and archaeologically. As such any development in or near these highly sensitive areas should be carefully considered to avoid obscuring what remains of the original boundary lines. Furthermore, the potential for significant archaeological remains should be taken into account when considering any development in the area.

The attached plan shows the area designated as Kirkcaldy Archaeological Area of Regional Importance. There are no scheduled monuments in the area.



### 3.0 TOWNSCAPE ANALYSIS

#### 3.1 Architectural Design: Local Characteristics and Materials

The section of the Conservation Area to the west of the High Street was developed in the late 19<sup>th</sup> century and early 20<sup>th</sup> century on estate and farmlands. It has a regular street pattern as the houses were generally built in large phases or groups rather than on an individual basis. Though the buildings are of similar scale there are some interesting variations in appearance especially amongst the terraces. These are often characterised by distinctive features, as can be seen in the picture below of Whytehouse Avenue semi-detached villas with variation in the architectural detailing, and the distinctive, individual mansard-roofed property at number 30 by the successful Kirkcaldy architect William Williamson in 1901, also recognised for his work on Kirkcaldy Police Station, and the Victoria Power Station.



**No. 30 Whytehouse Avenue**



**Villas on Whytehouse Avenue**

The architectural character of the peripheral residential areas is generally homogenous even though the time scale between the earliest and more recent building covers several centuries. This is due essentially to the consistency of three factors - scale, materials and setting.

The predominant scale apparent in the central part of the area is of a civic nature but even here it is interspersed with examples of domestic architecture. The majority of the houses are 2 or 1 storey with dormer windows. At the southern end there are larger detached or semi-detached properties set within extensive gardens, although the majority of houses in the area tend to be positioned close to the pavement with small walled front gardens and larger private rear gardens. This produces a sense of enclosure and continuity along the streets with a quite a hard urban appearance contrasted with the large number of mature trees.

The range of materials is on the whole restricted to local sources, with walls being predominantly sandstone, particularly in the southern part of the conservation area. At Townsend Place and Mitchell Street many of the buildings have harled walls and there is generally a greater variety of external wall finishes in evidence.

Grey slates predominate in the southern part of the area with some examples of Rosemary tiles on houses, for example at Fallodon Crescent and at the corner of Milton Road and Munro Street. In the northern area, clay tiles, especially red pantiles, are used as an alternative to grey slate on some buildings.

### 3.1.1 The High Street

Due to its significance as the focus for the earliest settlement site, and its remaining vestiges of a typical Scottish medieval town plan - in addition to the high concentration of listed and other buildings of architectural or historic merit – the conservation area was extended to include Kirkcaldy High Street as of November 2008.



**Kirkcaldy High Street**

The northern end of the High Street is contained within the Kirkcaldy Harbour and Port Brae Conservation Area (designated in 2001). The extension to include the main section of the High Street within the Abbotshall and Central Conservation Area will consolidate the built heritage designations in Kirkcaldy and recognise the importance of the High Street within the context of how Kirkcaldy has evolved as a settlement.

Having surveyed Kirkcaldy in 1809, Richard Moore noted that it is “one of the greatest through fares in Scotland”. He continued “though the road on this account much frequented the chief street of the burgh is in some places extremely incommodious and irregular, being in many parts only about thirteen feet wide and in some instances even less”. Kirkcaldy High Street is no longer recognisable as this well-used thoroughfare, and unlike the harbour and Port Brae area to the north, this section of the street has little remaining to suggest the previous forestairs and projections that would have characterised the medieval street. However, the basic enclosed, linear form of the High Street survives, now made up of largely retail premises with tenement flats above, with the number of impressive Georgian and Victorian buildings recalling the former industrial prosperity of the town.



**Burton's Building (built 1937)**



**Linktown Church**



**A mid-20<sup>th</sup> century view of the High Street, with the Burton's Building on the left**

The High Street area today is of a more architecturally diverse character than elsewhere in the conservation area, including examples of a range of styles from traditional early 19<sup>th</sup> century tenements as at number 170, to the more imposing buildings such as the Italian Gothic Central Chambers at nos 160-164; through to stylish early 20<sup>th</sup> century touches such as the Art Deco Burton's building and former ballroom on the corner of the High Street and Whytescauseway. In addition to the more commonplace retail units with flats above, the High Street area contains a number of ecclesiastical buildings which are valuable additions to the townscape, for example the elegant, classical Linktown Church on Bethelfield Place. This was built in 1831, designed by George Hay. Now Church of Scotland, it was until 1876 a Burgher Kirk, with Linktown a Burgh of Barony until it was annexed by Kirkcaldy in that year.

The 2008 boundary extension does not include sections of the High Street where nothing remains to merit inclusion, or the historic townscape has been lost completely through recent development, such as at the Mercat and Postings shopping centres and the Bus Station.

### 3.2 Contribution of Trees and Open Space

A significant factor with regard to the setting of the conservation area is the predominance and variety of fine mature trees. This includes 'avenue' planting along streets such as South and North Fergus Place, Wemyssfield and Abbotshall Road and 'group' planting in areas such as the Memorial Gardens and the Hunter Hospital grounds and within private villa gardens and church grounds. Although various species can be found throughout the conservation area the great variety of healthy mature hardwoods found within the Memorial Gardens are of particular importance.

### 3.3 Setting and Views

The topography of the area, influenced by its coastal location, is constructed upon raised beaches with the streets gently sloping towards the sea. The High Street was formed with backlands running towards the sea and little has changed in the sense that the coast itself is not a predominant feature of central Kirkcaldy's layout, and can only be glimpsed occasionally from the High Street.

The inter-relationship of the buildings in their massing is an important townscape feature that adds to the character of the area. For instance, Kirk Wynd is particularly identified as having a partially closed vista controlled by the height and bulk of adjoining walls and buildings and the subtle changes of direction along its length. The 16<sup>th</sup> century tower of St Bryce is a major focal point, as is the 200 foot spire of the nearby Parish Church of St Brycedale by Aberdeen architect James Matthews, visible from many points approaching and within the conservation area.

The curved terraces of B listed buildings in Mitchell Street and Townsend Place provide an attractive junction at Coal Wynd. The southwest end of Townsend Place opens out until on reaching St. Brycedale Avenue and Abbotshall Road, the carriageway is straight and has doubled in width. The solidly impressive stone buildings adjacent to it give a grandeur of scale completely different to that of Mitchell Street and Kirk Wynd, but integrate so successfully by the use of landscape and open space that the change is almost unnoticed.



Adam Smith Theatre

Scale of a civic nature is particularly noticeable in the vicinity of the Museum and the Town House, where large public buildings are set in and around spacious gardens and squares. The vistas are relatively open with the copper clock tower of the Town House being the predominant feature. The Scandinavian-inspired Town House by Carr and Howard was designed in 1937, with construction delayed until the fifties due to the Second World War. It has many internal features of note, including Nairn's linoleum flooring. Provosts' lamps were relocated here from the seven former Burgh Councils in 1975.

The Museum gardens and the Town House are linked by the curving line of Wemyssfield, flanked by buildings of quality, many of which have been converted from residential to office use. South of the area containing predominantly civic buildings, the busy commercial streets of Whytescauseway and Whytehouse Avenue link the ornate Victorian villas to East and West Fergus Place with the High Street. In Whytescauseway, the progression of slate roofed shops following a stepped formation to match with the contours of the hill is particularly noteworthy.

In the southern part of the conservation area housing forms gradually reduce in size to smaller detached and semi-detached residences. There are examples of early 20<sup>th</sup> century flatted developments at James Grove and 1920's and 1930's semi-detached villas along William Street and at the end of Milton Road, which has a number of features which distinguish it from other streets at this end of the conservation area. This includes a number of late 19<sup>th</sup> century manses, West Primary School, West End Bowling Club and the half-timbered sandstone and ashlar terrace featuring Rosemary-tiled porches built in 1898 on the corner of Munro Street. Most other streets at the south-east end of the area, with their narrow gardens, may be compared in character and detail with the properties at Townsend Place in the north-east.

### **3.4 Activity and Movement**

The area is bounded, and intersected by main feeder and distributor routes servicing the town centre, bus station, sheriff court, hospital, other civic amenities and beyond. Many of the roads form part of a one-way system installed to manage traffic around the pedestrianised High Street and as such tend to be very busy with service vehicles, buses and cars. Away from the bustle of the High Street and the main traffic routes around the pedestrianised area, the peripheral residential areas form a number of more peaceful, leafy streets.

The High Street itself is cut off from the coast by the A921, formed as a trunk road before the Fife relief road was constructed, allowing motorists to bypass central Kirkcaldy. The four lanes are now surplus to requirements and act as a physical barrier to the esplanade, further disassociating the town centre from the sea.

### **3.5 Public Realm**

At present within the civic centre of the conservation area there is good provision for benches, bins and planting, with the town square a focus. There is a problem throughout central Kirkcaldy with signage clutter, noticeable in areas on the High Street.

There are few areas of surviving historic street surfaces in the conservation area, and many areas have been surfaced in a mix of materials, such as the town square, the bus station and the High Street itself, where the pedestrian scheme has resulted in a build up of bollards and varying styles of street furniture, making the street appear busy and cluttered and detracting from the buildings. This affect is heightened by the overly large trees along the High Street, further obscuring important building facades.

High quality streetscape improvements have been implemented at the northern end of the High Street and the pedestrianised area would greatly benefit from the expansion of this scheme.

### **3.6 Development Pressure**

The area has long been established as a civic, business and residential core to the town with little pressure for change. However, many of the former residential villas have been converted and extended to form offices with gardens given over to car parking, something which should be discouraged and, where appropriate, thought given to restoration of garden ground. The lack of free car parking within the area, combined with traffic on main roads, is the most apparent pressure.

### **3.7 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. This includes:

- Poorly maintained road and paving surfaces, including patching
- Incremental changes to the historic fabric (eg. replacement windows, exposed cabling, satellite dishes, cement renders, etc)
- Demolition and loss of boundary walls, including rigg walls, and inappropriate repairs

A number of negative influences affect the High Street, with signage being a particular issue. The shops on Kirkcaldy High Street mainly represent high street chains, with inappropriate corporate signage detracting from the historic character of the building facades at higher levels. The visual disharmony created by excessive variation in colour, size and materials on fascias along with unsympathetic projecting signs and A-boards can be seen at the southern end of the High Street.

With the High Street included as part of the conservation area, increased consideration should be given to changes in shop signage including colour, size and materials in relation to the historic character of the area. Any existing historic shopfronts should be maintained and sympathetically treated. For more details see the Council's **Shop Front Design Guide**.

### **3.8 Buildings at Risk**

A "Building at Risk" is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- Vacant with no identified new use
- Suffering from neglect and/ or poor maintenance
- Suffering from structural problems
- Fire damaged
- Unsecured
- Open to the elements

- Threatened with demolition

The Buildings at Risk Register is maintained by the Scottish Civic Trust on behalf of Historic Scotland.

Two buildings within the conservation area appear on the Register. The former MGM Cinema, a B-listed, red sandstone corner theatre building of 1906 at the northern end of the High Street is included, having closed as a cinema in 2000 and no longer being adequately maintained. The second building on the Register is at 20 the Esplanade/ Adam Smith Close, a 3-storey pantiled rubble building abutting the high boundary wall of Adam Smith Close. It is a surviving industrial building of a type once prevalent in the riggs running from the High Street to the sea front, but has not been in use for a considerable time.



**The disused 19<sup>th</sup> century industrial building on the Buildings at Risk Register, is visible here behind the modern Co-op building**



**The former MGM Cinema, also on the Buildings at Risk Register**



## **4.0 CONSERVATION MANAGEMENT STRATEGY**

### **4.1 Management Plan**

Following on from the issues highlighted in the preceding sections a number of guidelines for future management can be outlined, and enhancement opportunities identified for the Conservation Area.

#### **4.1.1 Architectural features, townscape and building materials**

The Appraisal has illustrated that the Conservation Area's value relies to an extent on its listed buildings, which vary from residential and retail to larger scale ecclesiastical and civic buildings. As well as these listed buildings, the townscape and architecturally valuable unlisted buildings should also be protected, and it is important that exterior changes are monitored to ensure their appropriate nature. This refers to all work covered by the 2005 Article 4 Direction as outlined in Appendix 2.

Repair and retention of original fabric will be encouraged in works to listed and other buildings. Where replacement is necessary, appropriate design and materials will be specified. Enforcement action will be taken against unauthorised development, 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.

#### **4.1.2 Trees and Landscaping**

Trees and green space are of particular importance to the character of the conservation area. The planning authority must be given notice of any work to be carried out to trees such as felling or lopping. Any development to properties or public areas should not impinge or have a negative affect on the characteristic avenue planting and villa gardens. Any additional soft landscaping and planting carried out should be in keeping with the character of the area, and should complement and not compete with historic buildings in the vicinity.

#### **4.1.3 Public Realm**

The quality and design of street furniture should reflect the architectural quality of the area, and surfacing, signage and lighting should be considered as part of a consistent scheme. Street furniture and surfacing in a conservation area should be consistent and sympathetic to the character. Attempts will be made to rationalise and reduce the diversity of design, and a high quality, functional scheme considered that does not detract from the conservation area. Fife Council will investigate means of funding the continuation of high quality street surface improvements already implemented in the northern section of the High Street within the Harbour & Port Brae Conservation Area.

#### **4.1.4 Shop fronts**

Sensitively designed shop fronts are being encouraged through working with local businesses to achieve a consistent approach in conservation areas. This is supported by grant funding being made available to local businesses for appropriately designed signage and shop fronts.

#### **4.1.5 Signage and Interpretation**

A new programme of signage for Kirkcaldy, St Andrews and Dunfermline is currently under preparation.

Fife Council is committed to the provision of adequate interpretation of historic areas and buildings through the Fife Interpretation Strategy. Existing interpretation panels for the conservation area will be reviewed and updated, with new panels considered as part of the Fife Signing Strategy.

#### **4.1.6 Buildings at Risk**

Fife Council recognises the need to monitor buildings at risk in terms of both public safety and loss of historic fabric. The rehabilitation and repair of buildings at risk in the conservation area will be sought through negotiation, investigation into possible uses and direct intervention using the available statutory measures where necessary, including the serving of Repairs Notices.

#### **4.1.7 Enhancement Schemes**

The adjoining conservation area (Kirkcaldy Harbour and Port Brae) has recently undergone a five year programme of funding through a Townscape Heritage Initiative, funded by Fife Council and the Heritage Lottery Fund and managed by Fife Historic Buildings Trust. As a result, several high profile historic buildings have been restored, and high-quality public realm improvements implemented. Street surface improvements have been introduced at the northern end of the High Street through this, setting a precedent for possible extension of this scheme.

A Conservation Area Regeneration Scheme for the High Street began in 2009, jointly funded by the Council and Historic Scotland. The emphasis of this scheme will be on improvements to the public realm and shop fronts on the High Street, as well as reinstatement of architectural features on listed and traditional unlisted buildings.

## **4.2 Planning Policy**

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

- the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- the Historic Buildings and Ancient Monuments Act 1953
- Town and Country (General Permitted Development) (Scotland) Order 1992
- 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
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Council Design Guidance Notes - Various

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

environment”. Although the Structure Plan has no specific policy relating to built heritage it does recognise the importance of Fife’s historic 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 will be superseded in 2010 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 West Wemyss, Dysart, Coaltown of Wemyss, Kirkcaldy Harbour and Port Brae, Burntisland, Kinghorn and Abbotshall and Central Kirkcaldy. The Plan specifies that Conservation Area Appraisals should be prepared for each area, as well as update and revise Article 4 Directions. 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.*

### **4.3 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.

### **4.4 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 Abbotshall and Central Kirkcaldy Conservation Area Article 4 Directions are provided in Appendix 1.

#### **4.5 Monitoring and Review**

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

#### **4.6 Further Advice**

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

Fife Council Development Services

Town House

2 Wemyssfield

Kirkcaldy

Fife

KY1 1XW Telephone: 08451 55 55 55

Ext: 47 37 42/ 47 38 16

[www.fifedirect.org.uk](http://www.fifedirect.org.uk) The Fife Council website offers general information on listed buildings and conservation areas.

[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk) The Historic Scotland website is a useful source of information on maintaining listed buildings and also provides full listing details of all of Scotland's listed buildings.



**APPENDIX ONE: ABBOTSHALL AND CENTRAL KIRKCALDY CONSERVATION AREA ARTICLE 4 DIRECTIONS 2009**

<b>USE CLASS</b>	<b>SUMMARY DESCRIPTION OF USE CLASS</b>	<b>REQUIREMENT FOR USE CLASS WITHIN THE CONSERVATION AREA</b>
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 properties listed below form the Abbotshall and Central Kirkcaldy Conservation Area:

- Abbotshall Road: 1-65 Odd, Abbotshall Parish Church/Hall and Esso Wemyssfield Petrol Station
- Asquith Street: 1-11 Odd and 2-24 Even
- Ava Street: 5-55 Odd and 10-86 Even
- Bennoch Road: Library, Museum and Art Gallery and 2-4 Even
- Bethelield Place: 1-3 Odd and Linktown Church
- Beveridge Road: 1-27 Odd and 2-50 Even
- Carlyle Road: 2-4 Even
- Charlotte Street: 1, 13
- Cloanden Place: 1-23 Odd and 2, 14-60 Even
- David Street: 1-35 Odd and 2-80 Even
- Douglas Street: 1-21 Odd, 29- 41 Odd, 2-46 Even
- East Fergus Place: 1-9 Odd and 2-6, 26, Council Offices and Osborne House
- The Esplanade: 9,20
- Fallodon Crescent: 1-14
- George Street: 1-11 and 2-8 Even
- Glasswork Street: Garage
- Gow Crescent: 1-15 Odd
- High Street: 1-133, 137, 141-153, 157-163, 191-221, 229-235 Odd, 22-54, 58-80, 148-154, 158-60, 170, 174-184, 190-192, 196-244, 248-262 Even, including Wemyss Buildings (Olympia Arcade)
- Hill Street: 6, 22-26 Even, 68-70 Even
- Hunter Street : 1-9 Odd including Hunter Hospital and 6-38 Even
- James Grove: 1-17 Odd and 2-34 Even
- Kirk Wynd: 3-19, 37-51 Odd and 6, 28-40 Even and Old Parish Kirk and Graveyard
- Lady Helen Street: 1-49 Odd and 2-50 Even
- Methven Road: 13-19 Odd and 10-12 Even
- Milton Road: 41-93 Odd and 26-80 Even and West Primary School
- Mitchell Street: 3-15 Odd
- Munro Street: 1-25 Odd and 2-30 Even
- Nicol Street: 7, 189-215 Odd and 62-110 Even and Crawford Court
- Novar Crescent: 1-17 Odd and 2-16 Even
- Park Place: 1-11 Odd and 2-6 Even
- Sang Street: 13-27 Odd
- South Fergus Place: 1-3 Odd
- St Brycedale Avenue: Adam Smith and Beveridge Halls, Old Kirkcaldy High School Building (Now Fife College), Police Buildings and St Brycedale Church and 2-10 Even including the Deaf and Dumb Institute
- St Brycedale Road: 1-23 Odd, Police Buildings and Medical Surgery



- Swan Road: 1-17 Odd and 2-12 Even
- Tolbooth Street: 5-25 Odd
- Townsend Crescent: 9 Odd
- Townsend Place: 1-51 Odd and 2-56 Even including St Peters Church
- Wemyssfield: 1-15 Odd and 2-14 Even including Head Post Office, Telephone Exchange and The Town House
- West Fergus Place: 1-11 Odd and 2-10 Even and the Bowling Green
- Whytescauseway: 1-49 Odd, 2, 10-18 Even, Baptist Church and The Sheriff Court Buildings
- Whytehouse Avenue: 1-27 odd, 2-10 Even and 16-32 Even
- Whytehouse Mansions, High Street (all)
- William Street: 1-29 Odd and 2-18 Even

### **Abbotshall and Central Kirkcaldy Conservation Area Boundary Description**

Starting at the south-west corner of the Memorial Gardens adjoining the Art Gallery, Museum and Library at the intersection with Abbotshall Road, the boundary follows the edge of the parkland in a north-westerly direction until it reaches the intersection of Bennoch Road and Sang Road. It then turns north-eastwards along the centre line of Sang Road, to the intersection with Gow Crescent followed by a south-east change of direction along Gow Crescent until it reaches the original 1928 buildings of the former High School, now Fife College. This building and the tower block with ancillary buildings are included within the boundary, which thereafter crosses Carlyle Road at right angles and continues north-eastwards along the north-west boundary of No. 4 Carlyle Road and the rear boundaries of properties abutting Townsend Place. The boundary then turns southeast at the intersection with the centre line of Townsend Crescent to meet the rear boundaries of the properties abutting Mitchell Street and continues northeastwards along those boundaries until it intersects with Alexandra Street. From this point the line runs on the southwesterly route along the centre of Mitchell Street, before changing to a southeasterly direction at Nos. 54 and 56 Townsend Place to follow the rear boundary of the properties up to Nos. 26 and 28 Townsend Place. From here it follows the southeastern boundary of the Old Kirk and the properties abutting Kirk Wynd, to the rear of 221 High Street. The boundary then takes in the properties at 221-235 High Street before following the boundary line north of 235 to meet the High Street. The line then runs along the west side of the High Street until it intersects with Redburn Wynd, the line of which defines the boundary on the northern side of the Conservation Area until it meets the Esplanade. The Esplanade is included in the boundary before the line turns northwest to meet the eastern boundary of 246-250 High Street. The line then follows the rear boundaries of the High Street properties until the rear of Tolbooth Street, at which point it turns southeast and then follows the southeastern boundary of 25 Tolbooth Street. It then runs along the north side of Tolbooth Street before crossing in front of 21 Tolbooth Street and running south west through the Mercat Centre to meet with the southern boundary of the New Club and 160 High Street. Where this line meets the High Street, the boundary then follows the east side of the High Street before turning east to take in 74-80 High Street and east again to meet Thistle Street. The line follows the west side of Thistle Street before intersecting with Charlotte Street, where it runs along the south side before turning south along the rear boundary

lines of 22-54 High Street., crossing Glasswork Street. At number 22 the boundary then turns west to meet the High Street and runs along the east side before crossing at the junction with Nicol Street. After running west along Nicol Street the boundary turns north at the boundary of Linktown Church hall and behind 31-41 Douglas Street, before meeting the rear boundary line of properties on the south side of David Street and running north west until it meets the east boundary of No. 189 Nicol Street. The line continues southwards past the eastern curtilage of 62 Nicol Street and 5-9 Nicol Street before turning east along the northern edge of 30 Munro Street. After following the centre line of Munro Street southwards the line crosses eastwards along the northern curtilage of No. 25 before turning south again along the rear of Nos. 23-21, then east along the rear of Nos. 19-1 Lady Helen Street and Nos. 45-43 Milton road. The line enters and crosses Milton Road at this point and runs north easterly along the centre line of the road until the south west boundary of Abbotshall Hotel, where it turns south easterly along the boundaries of 2-34 James Grove and then along the rear boundaries of 87-118 Links Street. It then turns northwesterly across James Grove along the north east boundary of Nos. 19-21. The line then turns westwards along the southern boundary of Nos. 1-29 William Street and 10 and 13 Methven Road before turning northwards along the western border of 29 William Street to cross and follow the western edge of No. 16 where it again turns westwards to follow the southern boundaries of 52 to 80 Milton Road. After entering Milton Road, along the western curtilage of No. 80, the line enters Abbotshall Road and follows the centre line north and westwards over the roundabout at Fallodon Crescent, then over the mini roundabout at Forth Avenue to the starting point at the Memorial Gardens adjoining the Art Gallery, Museum and Library.

Within the boundary set out above, the area containing the following properties is excluded as it is not considered to meet the criteria for inclusion within a Conservation Area: Kirkcaldy Bus Station, The Postings Shopping Centre and Tesco Superstore, nos. 27-35 Kirk Wynd and 165-189 High Street.

**APPENDIX 3: Listed Buildings in the Conservation Area**

<b>Item No.</b>	<b>Address</b>	<b>Description</b>	<b>Listing Category</b>
1	Abbotshall Parish Church (Church of Scotland), Abbotshall Road	Dated 1674; rebuilt 1788. Choir and organ chamber by John Murray in 1898. Interior modernised by Walker and Pride, 1975. Aisles, rectangular-plan church with centre bow to N and Gothic details; 2 stage tower and spire. Squared and snecked rubble, part stugged; ashlar dressings. Raised base course and moulded eaves course; ban course, mutuled cornice and crenellated parapet to tower. Ashlar doorcase; pointed-arch openings, voussoirs, stone mullions. Multi-pane leaded lights, some with coloured margins, stained glass. Graded grey slates.	B
2	Abbotshall Parish Church graveyard with Mort-house, boundary walls, gatepiers and gates, Abbotshall Road	Mid 17 <sup>th</sup> century and later. Earliest stone slab of 1658, to Robert Purrock Church Elder. Mural monuments include eroded corniced stone dated 1720 on frieze to Stocks family, linen manufacturers. Memorial to child prodigy Marjorie Fleming 'Pet Marjorie' erected 1935 with original stone to rear, 1811. <u>Mort-house</u> with small rectangular plan rubble building with modern pantiles; window to W overlooking graveyard. <u>Rubble boundary walls</u> , some semicircular coped, enclosing church and graveyard. Coped ashlar gatepiers to N; segmental-headed, flat-coped ashlar arch to W; decorative cast iron gates.	B
3	Abbotshall Parish Church Hall and Beadle's House, Abbotshall Road	William Little and Son, 1881. Single storey, L-plan Gothic detailed, gabled hall with lower wing in re-entrant angle. Squared and snecked rubble with polished ashlar quoins. Pointed-, segmental- and basket-arched openings; hoodmoulds; chamfered arrises. 4-, 6-pane plate glass glazing patterns in timber windows. Grey slates.	C(s)
19	Kirkcaldy Museum, Art Gallery and Public Library with Pavilion, Bennoch Road	J S Mackay, 1925; E wing by Heiton and Mackay, 1928; mansards added 1996. 2 storey and basement, 17 bay (grouped 3-1-9-1-3) with flanking mansard-roofed wings, Beaux Arts classical library on terrace above War Memorial. Drove ashlar with polished dressings. Base course, channelled plinth, moulded cill course, polished ashlar frieze, consoled eaves cornice and deep blocking course: deep base course and continuous stone balustrade to wings. Doric-columned and balustrade porches; raised window margins; mutuled brackets and scrolled consoles. 2- and 3-pane glazing patterns in metal top-opening windows. Lead-roofed mansards. Cast-iron downpipes with decorative rainwater hoppers.	B
20	Museum Lodge, Bennoch Road	Circa 1925, probably Heiton and Mackay. Crowstepped lodge house. Stugged squared and snecked rubble with drove ashlar quoins. Eaves course. Roll-moulded and stop-chamfered arrises to W doorway. Plate glass glazing in timber sash and case windows. Grey slates. Low saddleback-coped boundary walls.	C(s)
21	War Memorial & gardens with sundial, gatepiers and quadrant walls, Bennoch Road and Abbotshall Road	WWII memorial of white sarcophagus tomb on chamfered plinth with decorative consoles supporting table top; quadrant wall behind with flanking ashlar piers, dated '1939' and '1945', 11 bronze commemorative plaques and frieze. Sundial, stop-chamfered ashlar plinth on moulded base, carved frieze, stepped cope and sundial. Square ashlar gatepiers with decorative ironwork lamps, and low quadrant walls.	B
23	Adam Smith Theatre	Dunn and Findlay, 1894-99: internal alteration 1973 and 1994. 2-	B

	with boundary walls and outbuilding, Bennoch Road and St Brycedale Avenue	storey with basement and attic, 13-bay (grouped 3-3-1-3-3), piend and pyramidal-roofed Baroque hall with semicircular Ionic portico, arcaded belvederes and lead dome. Dressed ashlar with some raised margins; stugged squared rubble. Base, string courses, 1 <sup>st</sup> floor cill course and eaves cornice with blocking course. Segmental and round headed openings, and bull's eye windows; Gibbsian surrounds to ground floor W and S, corniced and architraved windows to 1 <sup>st</sup> floor W and S. Keystones, chamfered arrises and stone mullions. Small-pane glazing in timber sash and case windows. Low saddleback-coped boundary wall to S and W, semicircular-coped rubble walls to N and E. Piend-roofed, squared and snecked rubble outbuilding with door to W and sliding timber garage door with flanking windows to S.	
28	1 Beveridge Road, The Bungalow with boundary walls.	1894. Single storey, 3 bay, piend roofed bungalow with ogee dome. Stugged ashlar with droved ashlar dressings. Base course. Architraved doorway, cavetto cornice to canted window. Plate glass glazing in timber sash and case windows. Small grey tiles and terracotta ridge tiles. Saddleback and semi-circular-coped rubble boundary walls.	C(s)
29	18 and 20 Beveridge Road with boundary walls	D Forbes Smith, 1906. Pair of 2 storey, 4 bay, piend roofed, U-plan houses. Bull-faced, squared and snecked rubble with polished ashlar dressings. Base course, dividing cornice to canted bays, eaves cornice. Round-headed doors, keystones, chamfered arrises and stone mullions. 4 pane and plate glass glazing patterns in timber sash and case windows. Grey slates with decorative terracotta ridge tiles and finials. Saddleback-coped dressed ashlar boundary walls to S, coped rubble walls elsewhere.	C(s)
90	1 East Fergus Place and South Fergus Place with gazebo, boundary walls and railings	Later 19 <sup>th</sup> century. 3 bay, single storey and raised basement, rectangular plan villa, converted to offices. Dressed ashlar with squared and snecked rubble, and ashlar dressings. Band courses, eaves cornice and blocking course. Stone mullions. 4-pane and plate glass glazing patterns in timber sash and case windows. Grey slates. Ploygonal gazebo with decorate grey slates and cast-iron finial. Coped rubble boundary walls.	B
91	3 East Fergus Place with outbuilding and boundary walls	Later 19 <sup>th</sup> century, later extended to S. 2-storey classical house, converted to offices 1974. Ashlar with coursed rubble and polished ashlar dressings. Deep base course and cavetto eaves cornice. Lugged and architraved windows. Stone mullions. 4-pane and plate glass glazing in timber sash and case windows. Grey slates. Cast iron down pipes with decorative hopper. Converted stable/gig house adjoining N elevation. Slated, rubble outbuilding with ashlar quoins and raised margins. Corbelled window breaking eaves courses. Low ashlar-coped rubble boundary walls to E, coped rubble elsewhere.	C(s)
92	7 East Fergus Place, Fergus House with boundary walls	Later top late 19 <sup>th</sup> century. 2-storey house. Ashlar with long and short quoins; stugged squared and snecked rubble and large coursed rubble. Base and dividing courses. Round-headed and architraved openings; hoodmould. Stone mullions. 4-pane and plate glass glazing patterns in timber sash and case windows. Grey slates. Coped rubble boundary walls.	C(s)
93	9 East Fergus Place, The Cedars, with boundary walls	Circa 1870; dining room extension 1918 by William Symes, small extension to rear 1956, converted to offices 1957. 2 storey, 3 bay gothic parsonage style Tudor house. Squared and snecked rubble with ashlar dressing. Base and eaves course. Pointed-arch windows; roll-moulded doorway; hoodmoulds with label-stops, corbelled stack and stone mullions. Plate glass glazing in	C(s)

		timber sash and case windows, coloured glass to stair window. Grey slates. Cast-iron downpipes with decorative rainwater hoppers. Coped rubble boundary walls.	
94	2 East Fergus Place with boundary walls and gates	Circa 1830. 2 storey, 3 bay rectangular plan, piend and platform roofed classical villa. Harl with ashlar quoin strips and dressings. Eaves cornice and blocking course. Architraved surrounds, those to ground floor W corniced. 12 pane glazing pattern in timber sash and case windows. Grey slates. Coped rubble and harl boundary walls with decorative cast-iron gates.	B
95	4 East Fergus Place with balcony and boundary walls	Circa 1830. 2 storey, 3 bay rectangular plan, piend and platform roofed villa. Harled with quoins strips and stone margins. Base course and eaves cornice. Decorative wrought iron balcony. Hoodmoulds and stone mullions. 12 pane glazing pattern in timber sash and case windows. Grey slates. Low saddleback-coped harled boundary walls to W, coped rubble walls elsewhere.	B
96	26 East Fergus Place with boundary walls	Earlier to mid 19 <sup>th</sup> century. 2 storey, piend and platform roofed house, converted to offices 1992. Narrow blocks of squared and snecked sandstone with droved ashlar quoins and dressings. Base course, deep ashlar eaves. Corniced tripartite windows and stone mullions. 4 and 12 pane glazing pattern in timber sash and case windows. Grey slates. Low saddleback-coped ashlar walls to W, coped rubble boundary walls elsewhere.	C(s)
97	Osborne House, East Fergus Place with boundary walls and gatepier	Mid 19 <sup>th</sup> century. 2 storey with basement and attic 3 bay, piend and platform roofed Italianate villa (now offices) with centralised chimneys, on ground galling to S. Small stugged ashlar blocks with rusticated quoins and ashlar dressings; squared and snecked rubble to sides and rear. Base and dividing courses and eaves cornice. Mainly 3-lying-pane glazing pattern in timber sash and case windows. Grey slates. Coped rubble boundary walls and chamfered ashlar gatepier.	B
98	St Margaret's, East Fergus Place, with boundary walls	Sir Robert Rowand Anderson, 1879. 2 storey, 3 bay, domestic gothic house, now offices linked with 15 Wemyssfield (listed separately). Squared and snecked rock-faced rubble with polished ashlar dressings. Plate-traceried windows. Pointed-arch, round and shouldered openings; 2 stage, raked and coped buttress, relieving arches, hoodmoulds with floreate label-stops, chamfered reveals, stone transoms and mullions. Small-pane glazing pattern over plate glass in timber sash and case windows. Rosemary tiles with pierced terracotta ridge tiles and finials. Cast iron down pipes with decorative hoppers. Coped rubble boundary walls.	B
108	65-85 High Street and 1-9 Whytescauseway, Whytehouse Mansions	Robert Little, 1895-8 (dated 1898). 3 storey and attic Baronial tenement with shops at ground, on ground falling to S, corner site. Squared and snecked rubble with ashlar quoins and dressings., rusticated to SE. Ground floor cornice, mutuled dividing course and eaves cornice. Corbels, crowstepped gables and windowheads, segmental-headed openings, vousoirs, hoodmould with label-stops, keystone, stop chamfered arrises and stone mullions. Small blind oculi between 1 <sup>st</sup> floor windows (except to centre). Small pane and plate glass glazing patterns in timber sash and case windows. Grey slates. Cast iron down pipes with decorative rainwater hoppers.	B
122	221 High Street and Kirk Wynd, Swan Memorial Building	George Washington Browne, 1895, altered at ground 1930. 3 storey and 2 storey with attic, Flemish Renaissance style office building with shop at ground, on corner site. Canted corner with balustrade, finialed curvilinear gable and dormerheads. Polished red sandstone ashlar with polished granite to ground. Deep band course, 2 <sup>nd</sup> floor cavetto cill course and eaves cornice. Pedimented windowheads, corbelling, stone transoms and mullions and	C(s)

		chamfered arrises. 6 and 10-pane glazing patterns in timber windows; plate glass glazing to 1 <sup>st</sup> floor corner and ground. Grey slates. Cast iron down pipes and decorative rainwater hoppers.	
169	Hunter Hospital with John Hunter Memorial, gazebo, gatepiers and boundary walls	1786 with 1936 wings by Williamson and Hubbard. 2 storey and basement, 3 bay, piend and platform roofed, classical house with Roman Doric portico and lantern; converted to hospital 1936 with addition of lower 2 storey, 4 bay wings. Harled with ashlar doorcase and some polished ashlar margins. Ashlar base course, ban and cill courses. Cavetto eaves cornice and blocking course. Segmental-headed door; architraved windows to ground floor N. Vouissoirs. All windows blinded to look like 12 pane glazing in timber sash and case windows. Grey slates. <u>Memorial</u> : domed and finialed, square section baldacchino style monument enclosing bust of John Hunter. <u>Gazebo</u> : square plan boarded timber, slated and finialled, piended gazebo. Semicircular-coped rubble boundary walls. Chamfered ashlar piers with stepped copes.	B
170	Former Post Office , Hunter Street and Wemyssfield, including pedestrian gateway, gatepier and boundary walls	Probably Robert Matheson, 1900-1902. 2 storey with attic and single storey, irregular-plan Jacobean-Baronial post office with angle tower on prominent corner site. Squared and snecked cream sandstone, and brick to rear; droved and stugged ashlar dressings. Base course, dividing cornice, cill courses and part eaves 1 <sup>st</sup> floor bipartites; windows to S, E and W transomed; chamfered and moulded arrises, stone mullions. Mainly 6 pane upper over 4 pane lower in timber sash and case windows. Grey slates. Cast iron down pipes with decorative rainwater hoppers and grilles. Pedestrian gateway with round headed cope to Hunter Street, single square section gatepier with corniced cap to Wemyssfield. Low, saddleback-coped boundary walls, with some railings.	B