

LESLIE

Conservation Area Appraisal & Management Plan



Warning: The Leslie Conservation Area boundary was changed following publication of this document and will be updated in the future.

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1 INTRODUCTION

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. Leslie Conservation Area, designated in 1987, 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. A written description of the Leslie Conservation Area boundary is included in Appendix 1.

1.2 The Purpose of this Document

The purpose of the Leslie 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

2 HISTORICAL DEVELOPMENT

“Few burghs can claim such a long and progressive history as Leslie”
Provost Eric Verden Anderson, 1957.

2.1 Origins and Development of Settlement

There have been three main historical development phases for Leslie – the establishment of the Old Town from the medieval period, the addition of the planned New Town and the industrial expansion of the town in the 18th and 19th centuries, and development during the 20th century.

Old Town

The earliest origins of settlement at Leslie are obscure. However it is clear from documentary sources that a small settlement existed at Leslie by at least the 12th century. The land was known as Fetkil, Fettykil or Fythkil, being established by Malcolm IV no later than 1178 and was a royal estate. The settlement is likely to have evolved as the agricultural township that serviced this estate.

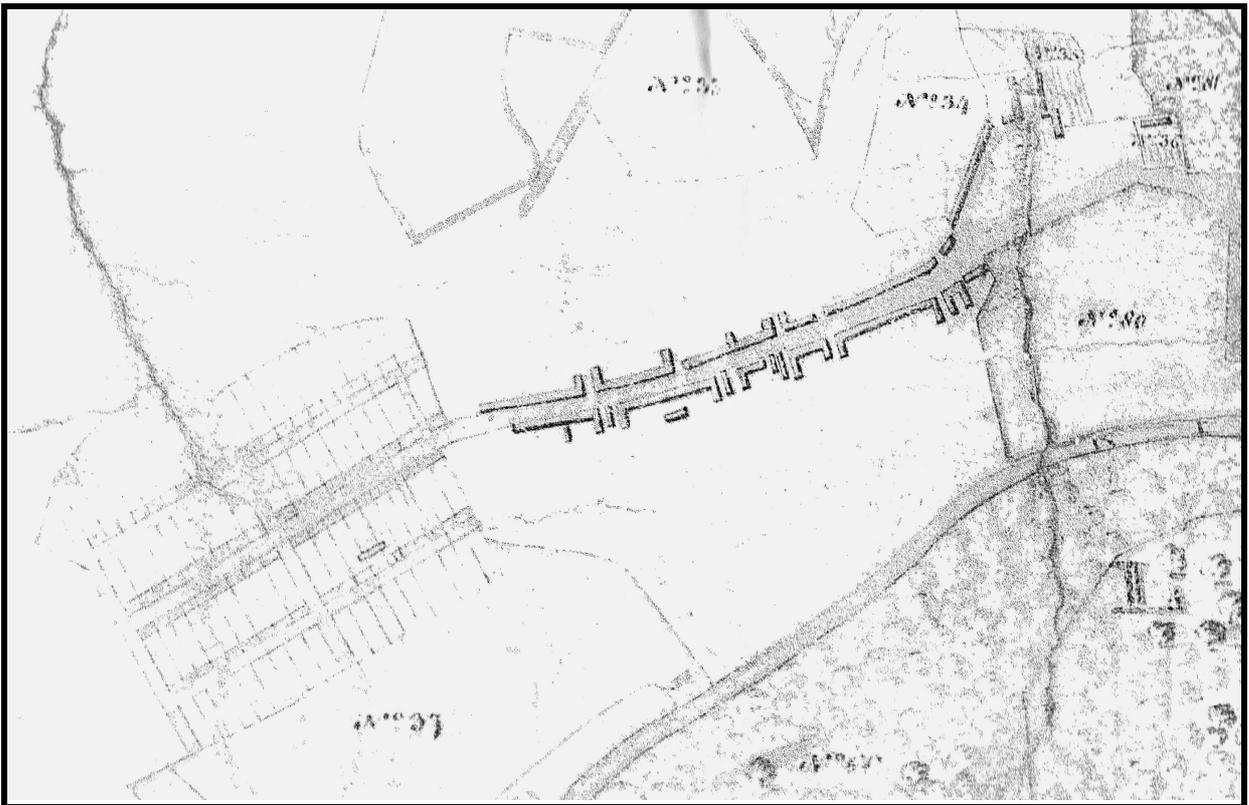
The thanage of Fettykil was created a barony by the beginning of the 14th century although the lands were still held directly by the king. His control over them was still sufficient to ensure that the superior of the barony gave a cash teind of the revenue of the barony to Dunfermline Abbey. Indeed it seems likely that the barony of Fettykil was first granted to Alexander Leslie, the eighth Earl of Ross, as a wedding gift in the 1380s. The barony was thereafter resigned into the hands of Robert III in 1398 as part of the process of granting the barony to Alexander Leslie’s kinsman, Sir George Leslie and his wife Elizabeth, the king’s niece.

It was the continued association of the family of Leslie as the feudal superiors of the barony Fettykil during the 15th Century that led to the name of Fettykil being dropped in favour of the name Leslie, originating from the family’s lands in Aberdeenshire and thought to mean “pleasant field or pasture”.

In 1457 James II granted a charter erecting the “town of Leslie Green into a free burgh of barony” which allowed the residents to hold markets each year and to buy and sell merchandise. By 1900 the markets were only for amusement rather than for trade or hire of labour. The legal status of the Commonty was also established as a feudal right of the burgesses of Leslie. This is an extensive area of grazing land to the north of the town lying below the ridge and has been as such since the 13th century and possibly beyond. This area was also used for games in later periods.

Overlooking the north-east corner of The Green is Christ's Kirk on the Green, built in 1869 on a site which has been the location of several ecclesiastical buildings since the 10th century. Early records show these were served by the Abbey of Inchcolm.

A previous church was partially demolished in 1821, of which there is still evidence in the graveyard. It has been suggested that the two mausoleums in the cemetery (to the Douglas and Rothes families) are adapted from the two side aisles of the medieval church which once stood there. This church is said to be the original of the poem "Christ's Kirk on the Green" by James V (1513-42).

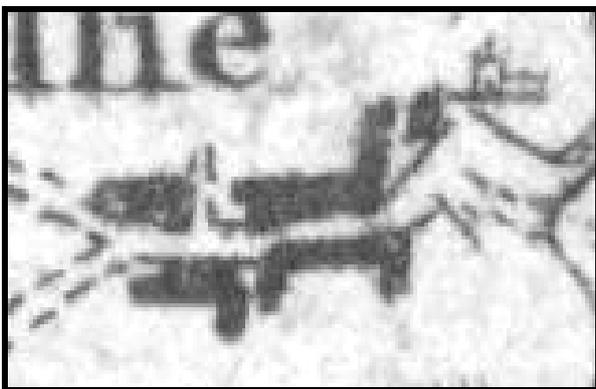


Estate Map 1811 (Property of the Earl of Rothes) (National Archives of Scotland)

From James II's charter it seems clear that the Old Town had its origins around the Green. It is acceptable to presume that a church servicing the local population of the royal estate would be sited adjacent to the family seat of the burgh and the barony's feudal superior, and that the settlement would grow up around this point.

The headland of ground upon which the parish church and the early burgh stood is restricted in size and the expansion westwards along a meandering line, which followed the natural ridge, was the only evolutionary trend. The urban layout seems to have formed as a result of planned growth originating from Sir George Leslie's desire to establish a commercial burgh.

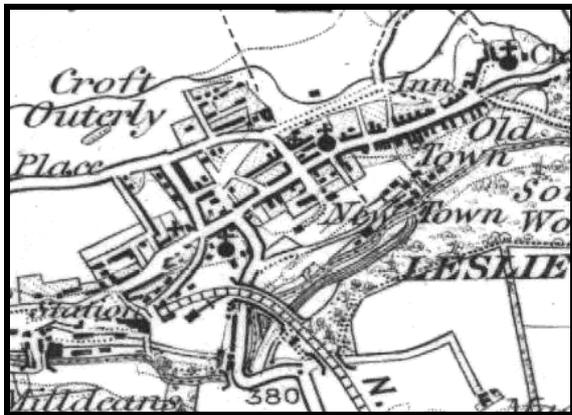
It seems likely that the feus and the medieval burgh were planned and established by the late 15th century. The size of the riggs exhibit a degree of uniformity which suggests that the full extent of the medieval burgh was built in a short period of time, rather than being a result of organic growth over the centuries. The burgh does not appear to have changed in shape nor grown to any great degree between the 15th and later 18th centuries. As a sub-regional market place it was unfortunately awkwardly situated for trade and its barony burghal status prevented it from ever competing in more than localised, non-specialised production and distribution, hence its size remained virtually the same as when it was conceived. With little development pressure throughout the centuries the riggs are still largely intact, remaining as an important reminder of the medieval burgh.



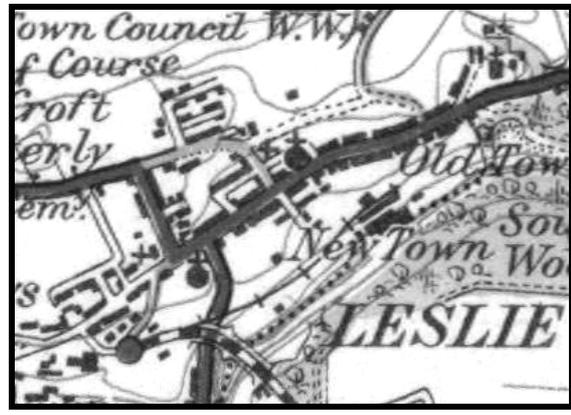
John Ainslie 1775 (National Library of Scotland)



Sharp, Greenwood and Fowler 1828 (National Library of Scotland)



Ordnance Survey 1903 (1 inch to 1 mile, 3rd edition)



Ordnance Survey 1928 (1 inch popular edition)

The actual western edge of the Old Town is a point of discussion. The building which is No. 161 High Street is generally accepted to be the last on the north side of the High Street, although it is more likely to be No.145. For the south side of the street, the end of the Old Town appears to be No. 238 (now demolished).

The Industrial Revolution and the New Town

The town grew significantly at the end of the 18th century as the Industrial Revolution took hold of Leslie. Bleachfields and flaxmills were developed along the River Leven, and workers flocked to the area. As a result, the population grew from 786 to 1821 between 1769 and 1831. The Rev. George Willis in the 1790s stated that:

“The town is choakful of people and has neither an empty nor ruinous house in it.”

To ensure a consistent water supply for the villages and for the growing industries “The Cut” was built – an engineered water course from the nearby Loch Leven. The loch was also lowered to increase water flow in the 1820s. This led to the development of further mills, including some to process corn and paper. Paper mills opened in the same area in the 1840s. At the same time the traditional eel fishing industry disappeared as the water level changes discouraged eel spawning.

To house the increasing numbers of workers, more housing was built between the 1790s and 1820s to the west of the Old Town, in a more regular pattern with three parallel streets forming a square and the continuation of the High Street as the main axis. In addition, the land around the edge of The Green was feued by the Countess of Rothes in the 1790s.

The town expanded further west again from the New Town as both Prinlaws and Walkerton villages were built to accommodate the mill workers. Prinlaws was built and owned by John Fergus & Co., the flax mill owners. Two pillars - since removed - stood on the road between Prinlaws and Leslie to denote the boundary at the top of Valley Drive.

Murray Place superseded the old route over the top of Hawk Hill, but the steep ascent from the Camby Burn remained the main route from the west until the Douglas Road was formed. Beyond Murray Place a small designed enclave of one storey vernacular domiciles known as Croft Outerly was built. There are three parallel streets – Front Outerly, Mid Outerly and Back Outerly. This area was outside of the burgh of Leslie and the residents were not permitted to use wells or the Commonty.

The houses built below and around the corner into Mansfield were the last to be built in the Victorian style. Their construction completed the enclosure of The Common, and brought an end to the development of Leslie during the Industrial Revolution.

The town was provided with piped water in the 1830s (a spring was donated by Colonel Douglas of Strathendry). The water tower on Hawkhill meant that water could be piped to stand pipes erected along the High Street. Previous to this there were wells on the north side of the ridge of the Commonty, for example: Geordie’s Well on Meadow Acre. Additionally, gasworks were built (in front of Croft Outerly) in the 1840s thus allowing the main streets to be lit.

Later in this period the coal seams on the outskirts of the town were exploited by the landowners (mainly the Rothes and Douglas families). Many of the local residents worked in the mines as a result of feudal rights of the local landowners.

The arrival of the railway to Leslie had very little effect on the layout, particularly the Old Town. This was due to Lord Rothes refusing to allow the line to run through his policies. As a result the Cabbagehall Viaduct was built in 1861 in the River Leven valley, along with various railway buildings since demolished due to railway closures in 1967. The nearby villas on Valley Drive are associated with this period.



High Street West c.1900

20th Century Developments

Many of the mills closed in the early 20th century, particularly after the First World War. By 1957 all had closed aside from Fettykil Paper Mill, which closed in June 2006.

The Earls of Rothes sold off the estate of Leslie, including the town-land, in 1919. In 1948 the new town of Glenrothes was founded on a greenfield site to the east of Leslie, formerly part of the Leslie estate. Glenrothes originated to provide housing for miners working at the new Rothes Pit, and has more recently become a successful base for technological industries and a commuter town. Leslie has also become a commuter town by default but has not been subsumed by Glenrothes, retaining its own identity.

In this century there were few changes to the Old Town with the majority of new developments on the west of Leslie. A row of houses on the High Street was

demolished in the 1950s to construct the district known as The Barony. A tenement block was also built over other 17th century housing nearly opposite the Town Hall. In the 1970s other tenement blocks were built further up the High Street opposite the public car park.

The old schoolhouse of 1877 which was located by Christ's Kirk was demolished in the 1960s to be replaced by simple detached and semi-detached buildings of no outstanding architectural merit. The Greenside Hotel added a bleak modernist extension to three sides of its elevations which is strikingly obvious when viewed from the Commonty behind.



Greenside Hotel & modernist extension

Elsewhere in Leslie, the main street of Prinlaws village was demolished and redeveloped in 1957 when the flax mills (J.Fergus & Co.) closed. At the same time a new estate of houses and tenements were built on the north side of the High Street, called The Bowery, which won a Saltire Award for design in 1957.

The Earls of Rothes & Leslie House

The Rothes and Leslie family originated from Aberdeenshire where most of their titles were established. Their family has had a long and distinguished position in the history of Scotland, with roots that can be traced back to a Hungarian nobleman in the retinue of Edgar the Atheling in 1067. Several members of the family have held powerful political positions.



Gouache of Leslie House, Attributed to Laporte

The imposing Leslie House (originally called Villa De Rothes) was built for the Earls of Rothes during 1667-74 by John Mylne jun. and son Robert, to a design by Sir William Bruce. It was burnt down in 1763. The west wing was rebuilt in 1765 but other parts of the original house still survive. Sir Robert Lorimer made some alterations in 1906 to the west front and remodelled the south gable. Defoe (1726) says:

“The town of Lessly is at a small distance west from the house or a little north-west. There is a good market, but otherwise it is not considerable. The house is the glory of the place, and indeed of the whole province of Fife.”



Leslie House 2008, prior to fire damage in early 2009

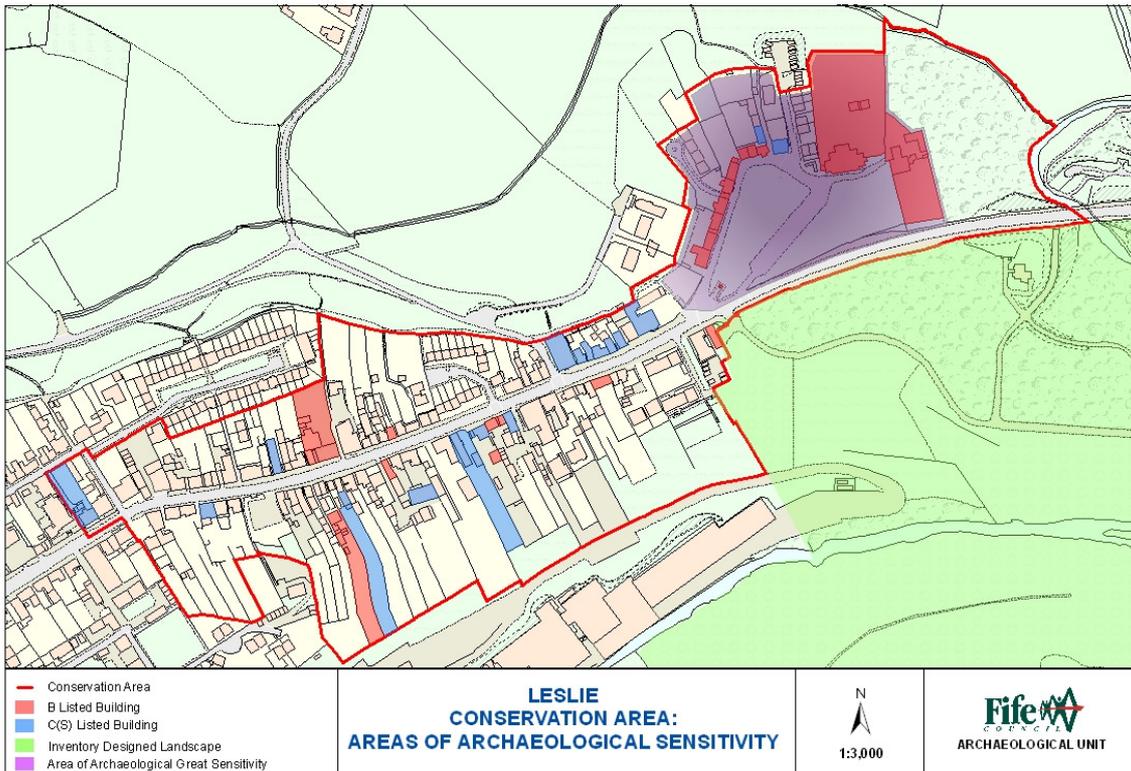
The house was sold to the Spencer Nairn family in 1919. The family donated it to the Church of Scotland in 1956 after which it was used as a home for the elderly. In 2003 the church sold the buildings and rehoused the residents. In early 2009 it was seriously damaged by fire, but plans are still underway to restore and convert the house to several flats, with further houses in the parkland.

2.2 Archaeological Significance

There are no Scheduled Monuments in the Conservation Area although the entire area should be considered archaeologically sensitive. The Conservation Area equates closely with the extent of the medieval burgh and so is likely to contain deposits from this date. The Green is also likely to contain the earliest archaeological deposits and is a high priority for an investigation, should a development proposal present an opportunity.

The street frontage of the High Street is likely to contain the most informative archaeological deposits, and open sites in these areas should be recognised as opportunities for archaeological investigation in advance of redevelopment.

The available plot where No.238 High Street once stood may well be an opportunity for archaeological investigation.



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3 TOWNSCAPE ANALYSIS

3.1 Location

The town of Leslie is located in central Fife, and on the immediate west side of the new town of Glenrothes, although has not been subsumed by it. The Lomond Hills are to the north and west of the town and can be viewed from the outskirts.

The town is located on a steep-sided gravel and sand ridge above the valley of the River Leven on one side, and the Camby Burn on the north. The plateau on which the town sits is approximately 100 feet above the valley bottom.

The choice of location for the original village may be as a result of the protection which a high ridge may have afforded it. The road was also an important through route into Fife, following the easiest route skirting the south side of the Lomond Hills.

3.2 Street Pattern and Topography

The steep sided ridge on which Leslie is situated has been a significant factor in shaping the Old Town. The narrow, meandering main street follows the line of the ridge top with a number of vennels running off it. This form of ‘fishbone’ pattern is common to many Scottish burghs. Behind the line of buildings in the main street extend exceptionally long riggs, north and south, up to the “Backhead Dyke” at the edge of the ridge (a stone and earth bank).

The High Street opens out into The Green at the east end with a church forming a focal point. Christ’s Kirk on the Green is sited at the end of the protective crescent of houses which are sited around the grassed area.



View of the Commonty from Greenside looking west

The area to the north of this is open land (The Commonty), and to the south is the river valley of the Leven.

Vennels or Gotes (a local word corrupted from the phrase “go-outs”) run at right angles off the High Street of the old town, from which local residents were able to access the Commonty to the north or the River Leven to the south with their animals. A number still exist; The Short Gote and Starks Gote for example, although many have been blocked off, or built over. Other past names are Victoria Close, Wappin Lane, Baldies Close and Burghers Close. Now the vennels provide access to buildings in the backlands and few exist in complete form.



Vennel and pend with outbuildings alongside

The practice of building along these vennels and behind the houses on the main street has continued since the 17th century and many of these buildings survive. These backlands have now been severely compromised by 20th century piecemeal building and the need to provide car access. The current practice of selling off gardens for redevelopment places the old feu patterns at risk.

The original feu divisions are still evident and can still be recognised on modern maps. Very little has changed, although 20th century development has been intrusive. More physical reminders of this Scottish feudal system could once be seen in the Old Town itself, for example, the March Stone at The Clansman marked the boundary of a feu.



Buildings front directly onto wide pavements

The older buildings on the High Street front directly on to the pavements. A very small number of late 19th and 20th century date are set back with small gardens to the front. The main road itself is quite wide in places but fluctuates. The pavements too are wide in places but this again varies.

More so than the value of individual buildings it is the origins of the burgh, the group value of the building stock and particularly the well-preserved medieval urban morphology that makes the Old Town worthy of conservation area status.

3.3 Building Styles

Each building has been constructed as an individual unit, and there are a variety of elevation designs with many different ridge and eave heights. However harmony in street frontages has been achieved through:-

- the uniform use of traditional finishes such as slated roofs and stone walls,
- a common domestic scale,
- the retention of multi-pane sash and case windows
- the retention as far as possible of the traditional door and window proportions, and
- the dominance of solid wall over these openings within it.

Apart from the domestic vernacular there are the occasional large public buildings which break up the street frontages. These are of a grander design with greater roof heights

than surrounding domestic buildings and more ornamentation. Local building materials are still used in their construction.

Little applied ornamentation exists on any of the domestic High Street properties except for the scrolled skewputt, which is occasionally used, and also crow-stepped gables. The presence of the scrolled skewputts may be an indication of the influence of the Leslie family on their estate village or may represent the work of one local mason who was active during the building period of this area.

Thackstones are also visible on a number of 17th and 18th century houses on the High Street which suggests that there were large numbers of thatched roofs at one time. These are now replaced by slate or pantiles. A number of palstanes are also visible on corners of buildings which are reminders of days when carriages were prevalent.

Original wrought and cast iron railings are no longer evident in the Old Town. They would have been reserved for the more prestigious 19th century buildings such as the Greenside Hotel, the Duchess Lodge and No.91 High Street (a former bank). These railings were removed for salvage operations during WWII and so only remains of the stone plinths and lead-filled holes are visible. Some unsympathetic designs have been added in the 20th century. An original design survives at No.153 High Street.

Stone walls are also an important feature of the town, particularly high boundary walls around properties and at the back of riggs. These are rubble coursed with substantial foundations and shaped coping stones (in some cases snap coping).

A rare survival of a Victorian shop front can be seen at 101 High Street which exhibits decorative features unusual to the High Street – Corinthian capitals on columns, and masque and floreate decoration. This is an important shop front for Leslie particularly because it adds embellishment to a relatively bland streetscape at this point.

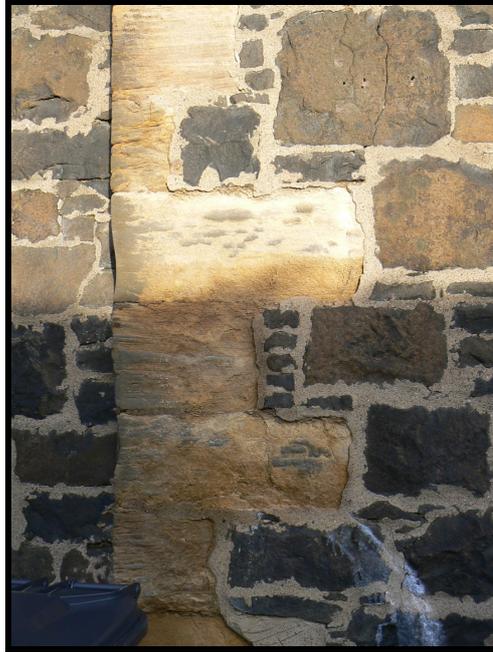
3.4 Building Materials

Masonry

An important aspect of the Conservation Area is the use of whinstone for the construction of buildings, walls and pavement surfaces. This exceptionally hard igneous rock is dark coloured, fine grained and difficult to work. It is the principal building material in the town and is normally only quarry-dressed. There are two known old quarries on north side of town (Pepperknowe being one of them) which were opened for whinstone.

Buff coloured sandstone is used in door and window architraves to highlight the openings. Red sandstone has also been used as the main construction material in late 19th and early 20th century buildings with the Anderson Hall and Christ's Kirk on the Green two obvious examples. The use of brick is infrequent and tends to be used only for repairs or for 19th and 20th century building extensions.

The oldest buildings are random rubble masonry. Later buildings from the 18th and 19th century are squared rubble walls, Aberdeen Bond or coursed ashlar.



Greenside – whinstone & sandstone

Roofs

The traditional buildings are roofed with grey Scottish slate or pantiles. Pantiles are more likely on the older domestic buildings and outbuildings. As slate was more expensive and harder to get hold of it would appear on the more prestigious buildings. Occasionally Welsh slate has been used where roof coverings have been replaced in more recent times.

Coatings

Currently a number of the traditional buildings are harled with cement-rich roughcast and/or painted. As are some window and door architraves, but these are usually highlighted with a different or lighter colour to the render. Additionally, some older buildings have been dry-dashed with a pebble aggregate, which essentially disguises their age and architectural interest.

3.5 Key Listed and Unlisted Buildings

Most buildings in the Old Town were built in the 18th and 19th centuries, with a small number built in the 17th century. A number still define the former feu pattern, as can be seen at 71 High Street. There are also a number of buildings of historic interest. Of these the following are considered key buildings for the Conservation Area, either historically or architecturally.

- **Anti-Burgher Kirk, 71 High Street;**

- **Burgher Kirk** 106B High Street (now significantly altered);
- **82-88 High Street** – once called the “black hole” (previously a jail) used by 6th Earl of Rothes to imprison Covenanters;
- **Town Hall**;
- **Anderson Hall** – built in 1904 and donated by paper manufacturer Charles Anderson;
- **Christ’s Kirk on the Green** – simple , Gothic Revival church;
- **Greenside Hotel**;
- **No.91 High Street** – formerly a bank;
- **The building behind no. 92** which is a good example of traditional construction methods;
- **101 High Street** – a C (S) listed Victorian shop front of a type unusual in Leslie.

3.6 Other Statutory/ Non-statutory Heritage Designations in Leslie Parish

There are other designations in Leslie outside the Conservation Area which are relevant to the history of parish and burgh. The buildings recognised by listing include:-

- Leslie House and policies, Category A;
- Dukes Lodge, Leslie House, Category C(S);
- The gates and piers of Dukes Lodge, Leslie House, Category B;
- Forrester’s Lodge, Leslie House, Category C(S);
- Keeper’s House, 5 Leslie Mains, Category B;
- Mains Lodge, Leslie Mains, Category C(S);
- 4 Leslie Mains, Category C(S).

Leslie House policies are also included on the Inventory of Historic Gardens and Designed Landscapes (a list maintained by Historic Scotland) which identifies the park as one of national importance. The trees in the grounds are covered by a Tree Preservation Order.

There are also a number of listed buildings outside the Conservation Area which relate to the New Town of Leslie and to its industrial period, including the Prinlaws stalk and various buildings in the New Town.

Additionally the 14-arched Cabbagehall viaduct below the village in the River Leven valley is Category B listed and currently used as a public pathway.

3.7 Public Spaces

Within the Conservation Area there are two public areas of open space, at The Green and at the public car-park near the south west end of the High Street. Their relationship to the medieval urban morphology is important in that they are part of the original designed urban layout and should be maintained as such.

The Green

This is a large open grassed area surrounded by 18th and 19th century buildings on 2 sides, with the main road on the opposite edge. The grassed area was used in the past by the locals for social and market gatherings.



The Green

It was the site of the Dule Tree or “tree of sorrows” (sited where the current war memorial is, but which was cut down in 1903) which was where hangings and other punishments took place in the medieval period. It is currently the site of the Bull Stone (C listed and dating to the medieval period) to which bulls were tied and baited by dogs before fights (a game abolished in 1835).

Much of the Green was lost to widening of the roads in the 19th and 20th centuries. The 16th Earl of Rothes wrote to the Council in 1858:

“...I may say the only redeeming feature of our town is the village green and the only pity is that it is not larger.”



The Bull Stone

Public car-park & green

There is a small green area for seating set above the car-park off the High Street, with benches facing south that at one point overlooked the valley below. The planting now obscures any view, with the result that the seating faces either on to the car park or a hedge, making it uninviting as a public space. It is largely well-maintained but remains unsatisfactory for its purpose.



Public car-park & green off the High Street

3.8 Trees and Landscaping

There is a general lack of greenery throughout the Conservation Area which is unsurprising considering the town's functional layout and its rural surroundings. As a

result, this emphasised the importance of the Green as a designed communal area for the residents of the town.

The trees lining the Green and those in the middle are mainly mature, contributing significantly to the character and appearance of this sector of the Conservation Area. The road up to Leslie from Glenrothes is lined with trees and hedging which continue onto the Green.

A significant feature of the Green is the large tree to the north-east of the grassed area, known in local legend as the King's Tree and alleged to be the place where Stuart Kings held court and from where they watched the games on the Green.

Other trees and landscaping within the Conservation Area are mainly in private gardens in the back-riggs or in front gardens of the later 19th century buildings. There is also a mixture of trees and shrubs on the Backbraes.

3.9 Views

Views within the village are mainly short and truncated, due to the changes in angle of the High Street. Important views include that of the New Town High Street from where the Old Town High Street begins on the west, views of The Green from the High Street on exiting the town, and views of the High Street on entry from the Glenrothes side. These are all strong impressive views of Leslie which might be developed.

The view of Leslie from the Falkland road, north of the Commonty is rather disappointing but does highlight regular and even roof heights throughout the Old Town, punctuated by the tall red-brick chimneys rising from the mills in the valley below to the south and small church spires in the New Town in the distance. The chimneys in particular are a significant feature of the town skyline and should be retained.

3.10 Character Areas

The Conservation Area is comprised of two distinct character areas, namely The Green and the High Street.

The Green

This is the oldest part of Leslie, although the current buildings are not from the earliest period. This area remains a focal point, and was initially the hub of the medieval town concentrated around a large grassed area. The present church was built in 1868 and has recently been converted to flats.

The area around The Green was originally called the Douglas Croft. It initially belonged to the Douglasses of Strathendry but appears to have changed ownership to the Leslies' at some stage, as indicated by the development of the area by the Countess of Rothes in 1795. She planned and feued the land to the west of the Kirk, providing work and housing for locals.

A sense of uniformity is apparent in the terraced housing built around the west side of The Green. Two storeys high, with a continuous roof line, the properties at 1-13

Greenside are of exceptional group value. Built of squared rubble with scrolled skewputts, chimney gables and elliptical arched pends, it is an extremely well-proportioned and detailed piece of early 19th century architecture.

The other buildings on the north side add to the total group value of the character area, continuing the building style and the palette of materials.



Greenside

High Street

The oldest domestic houses of Leslie exist along here, particularly nearest The Green. These buildings front directly onto the pavements, with vennels running at right angles to the main road between them, at intervals. Other outbuildings along these vennels have been built over time and have since been abandoned, demolished or turned into domestic housing.

Traditional construction techniques and materials have been used, although are mostly masked at present by more modern renders. Crow-stepping, stone construction and sash and case windows are important features of the area. Buildings are mainly two storeys.

The buildings are mainly residential with only one or two converted to businesses at ground level. Larger and later buildings were built for commercial premises, many of which still exist.

3.11 Activity and Movement

The bulk of the activity and movement is on the High Street. The majority of the traffic appears to be travelling to and from Glenrothes to the east and out to the M90 to the west. It is moderately heavy and constant.

Otherwise local traffic is for the sparse retail provision along the High Street or for residential access. Both local traffic and pedestrian movement are greatly influenced by the heavier through-traffic. Little provision is made for the pedestrian. Additionally the through-traffic has little effect on the economy and is detrimental to the overall character of the town.

Little use is made of the remaining vennels and pends except for access to buildings on backlands, although one still runs from the High Street to the Common to the north, with high stone walls on either side. Some have been widened to provide access for cars.

3.12 Public Realm

Leslie Conservation Area is very simply provided with varieties of lampposts, seating and waste bins. Maintenance of the greens appears to be regular and therefore not a problem.

Lighting

The Green which is the main focus of the Conservation Area, has four different types of lamps sited around the grassed area, ranging from wall-mounted Victorian-style to tall steel modern lamps. The High Street also has tall steel lamps which tend to overly dominate the streetscape and are considered unsympathetic to the Conservation Area.

Surfaces

Older pavement surfaces consist of whinstone setts which still exist in certain areas, particularly along some of the frontages of houses. The original pavements were wide (not much different to today) and mainly of regularly shaped whinstone (square or rectangular) with granite kerbstones. The setts appear to be laid irregularly in the main but there are later instances of regularly laid patterns.

Currently the pavements along the High Street are paved with a variety of surfaces, these being the setts, blacktop, or concrete, or all three together.



Variation in pavement surfaces

Seating

There are two main areas of seating – The Green and above the Car Park along the High Street. On The Green they are wooden seats with cast iron frames, painted green. These are well maintained and appropriate for this area.

Other benches are located on the small green above the car park on the High Street. These are manufactured in a brown-coloured recycled plastic and do nothing to enhance what is already such an uninteresting and bland area. Consideration should be given to this area to improve it, with regards its function and appearance.

Street Name Signage

Modern black and white steel street signage is in use in the Leslie Conservation Area, either set on steel tubular poles or fixed onto walls. Whilst these look well maintained standard wall-mounted signs might be more appropriate than the stand alone steel examples in the context. There does not appear to be a consistent style of signage which would support the character of the town.



Freestanding street signage

Traffic & Utilities Engineering

There is a patchwork of blacktop on all pavements and roads in the Conservation Area which is visually poor. Some of the remaining stone setts have also been affected and have been replaced with tarmac or concrete paving slabs. The replacement of setts with more modern materials is currently evident in front of No.76 High Street.

There are only a few visible satellite dishes on High Street frontages. A majority have already been sited on the backs or sides of properties. They are unfortunately visible on the fronts of a small number of 20th century buildings on the High Street which should be discouraged.

Bins

As well as the standard red dog bins there are Council black stand-alone plastic cylindrical types and small black pole-mounted types. These are placed at occasional intervals throughout along the street and on The Green, and are therefore not visually intrusive as is often the case.

4 NEGATIVE FACTORS

4.1 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

However, this list is not exhaustive, and other criteria may sometimes be considered when assessing a building for inclusion in the Register.

There are four buildings currently within the Leslie Conservation Area on the Buildings at Risk Register (The Buildings at Risk Register is maintained by the Scottish Civic Trust on behalf of Historic Scotland):

- **No. 135 High Street** (unlisted);
- **the building to the rear of No.92 High Street** (B listed);
- **No. 170 High Street** (B listed);
- **No. 222 High Street** (C (S) listed).



No.135 High Street



No.170 High Street



No.222 High Street

Each is currently unoccupied and in serious disrepair. These should be kept on the Register for the meantime.

A number of additional properties can be considered to be detrimental to the Conservation Area:-

- **The Town Hall, High Street** (C listed) – the side and back elevations are shabby and show signs of poor maintenance;
- **No. 9 High Street** (listed C(S)) is currently vacant and is affected by vandalism;
- **Buildings behind furniture showroom (No.74 High Street)** are in poor condition and boarded up.
- **The Anderson Hall, High Street** – the red sandstone on the front gable is deteriorating badly. In addition the replacement of the stained glass windows on one side with plastic windows is unfortunate.



Deteriorating stonework – Anderson Hall

The **graveyard** (Christ's Kirk on the Green) is in poor condition, with vandalised and damaged headstones, and badly maintained walls. The entrance has become an area where the local residents of the church (recently converted to flats) store their “wheelie” bins, and unfortunately loose rubbish is strewn into the graveyard. Whilst the grassed area is well maintained, the buildings and gravestones are neglected. The Rothes and Douglas vaults have recently been re-roofed, but this has not been adequately completed.

4.2 Views

The view from the Falkland road of the north side of the Old Town is visually disappointing. It is an unflattering view, particularly as it is of the backs of many buildings, but which has much potential for enhancement. Boarded up windows and neglected scrubland are two aspects that could potentially be targeted.

4.3 Inappropriate Shop-fronts & Signage

While a number of businesses in Leslie have respected the traditional building in which they are housed, and have kept well proportioned fascias and signs which do not obscure architectural detail, this is by no means the case throughout. Oversized brightly-coloured fascias and signage should be avoided on listed and traditional buildings.



Inappropriate brightly coloured shop-fronts with cluttering of signage

Additionally fixed projecting signage boxes are used in abundance and look cluttered in places. These should be avoided. Lighting, lettering and the use of roller shutter doors should also be reviewed. More information on shopfronts can be found in the Fife Council **Shopfront Design Guide**.

4.4 Use of Inappropriate Materials

The lack of uniformity through use of cementitious materials as render or for roofing materials has meant that the overall visual image of the Old Town is “down at heel”. A number of traditional houses have been extensively and unsympathetically altered which give a misleading impression of the age of the town.

Additionally the increasing use of uPVC windows and doors in place of the traditional sash and case windows and timber doors further erodes the character of individual buildings and the Conservation Area as a whole.

The main obstacle to the appreciation of Leslie as a historic settlement is the 20th century treatment of many of the older buildings. Interventions such as pebble dashed render and plastic windows tend to disguise the age and architectural value of many of the buildings and this prevents Leslie from fulfilling its potential as an attractive traditional small town.

4.5 Interpretation Panels

Two interpretation panels in the village – on the High Street at the public car park and on the Green contain outdated information. The wooden frames are deteriorating and one of the panels is damaged by light. Additionally they are not maintained, are dirty and are unreadable in places. They do not enhance the Conservation Area and should be replaced and updated.



Interpretation panel at public car-park

4 CONSERVATION MANAGEMENT STRATEGY

5.1 Development & Enhancement Opportunities

Interpretation Panels

The Glenrothes Local Plan 2003 is committed to promoting the interpretation of important townscape and historic features through the provision of signs, leaflets and guides, and also by the promotion of appropriate visitor attractions, in accordance with the Fife Signing Strategy. The two existing panels should be renewed and updated. Additionally there is an opportunity to provide interpretation for the Bull Stone, and for the graveyard at Christ's Kirk on the Green.

Development of Brownfield Sites

The Glenrothes Local Plan 2003 supports the more sustainable use and re-use of land and buildings in an urban setting, assuming it is compatible with the fabric, setting and character of the historic environment. The focus will be on the re-use of brownfield sites in order to avoid the physical spread of development.

The following brownfield sites have been identified as possible redevelopment opportunities within the Conservation Area:-

- **No.238 High Street** – a recently demolished building has made available a small area for re-development. It is currently an untidy area at the edge of the Conservation Area and possibly suitable for housing.



No.238 High Street

- **No.135 High Street** - this is currently vacant and run-down, with an unsightly garage canopy in front. The building requires maintenance but the fore-court could be suitable for further development for commercial purposes.

The Council expects high standards of design and environmental quality in all new developments in order to enhance the built environment and to protect the character of individual areas.

Scale, height and massing are all important considerations for these three proposed redevelopment sites. The overall heights should be no higher or lower than surrounding buildings; the strong horizontal lines and the proportions of solid wall to window components should be maintained. Additionally, traditional materials should be considered to complement surroundings.

View from Falkland road

Enhancement of the Backbraes of the village on the north side would serve to enrich the charm of the village and encourage visitors to explore. Positive measures have already been put in place by the Council, such as path improvements. Further improvements could be made to buildings and to Commonly land to augment the appearance of the town.

Graveyard

The management of the graveyard behind Christ's Kirk on the Green and access to it is clearly an issue and needs to be resolved. There is also an opportunity for restoration of the headstones and buildings.

Work to the Rothes and Douglas vaults requires to be adequately completed.

Traffic Management

Traffic calming measures should be considered for Leslie as a whole, as well as improvements for pedestrians. It may be necessary to consider diverting through-traffic away from the town centre.

Shop fronts

Shop fronts and other business premises are an important part of the town's appeal. Attractive, well designed frontages complementing the style and character of its buildings will help to promote Leslie, encourage investment and spending, and benefit all traders. Those shop fronts which are designed in isolation, or which clash with the style of their buildings or relate poorly to their surroundings are to be discouraged.

Projecting signs should be avoided and the lighting, lettering and the use of roller shutter doors should also be reviewed.

The Victorian shop front at 101 High Street is important to the streetscape in Leslie and should be enhanced where possible. The owners should be encouraged to protect and care for the frontage to ensure its survival. For further information on shop fronts see Fife Council's **Shopfront Design Guide**.

Street Furniture and Surfaces

The quality and design of the street furniture should be considered for the future, particularly the street lamps and street name signage.



Street lamps along High Street are detrimental to the character

Additionally, patched road and pavement surfaces have a poor visual impact on the appearance of the Conservation Area. Setts should be retained wherever possible and any new or replacement surfaces must be sympathetic to the traditional materials used alongside them. A more appropriate design of street lighting should be considered for the Green and the High Street.

Re-use of Redundant Historic Buildings

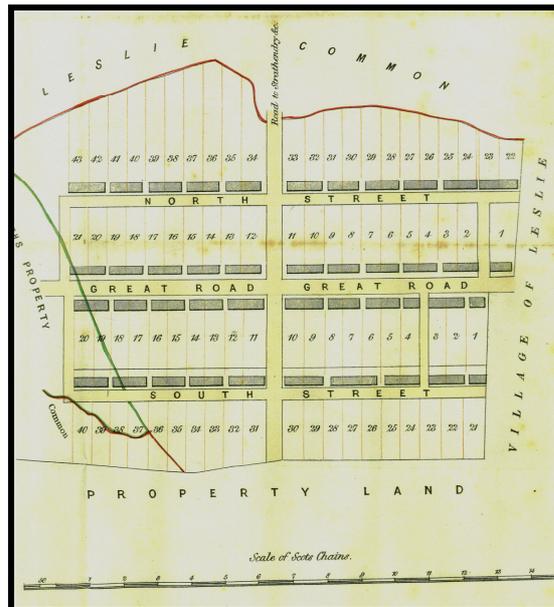
The Glenrothes Local Plan 2003 and its successor, the Kirkcaldy and Mid Fife Local Plan recognise the need to seek the rehabilitation or repair of buildings at risk in the Conservation Area. The rehabilitation or repair of buildings at risk will be sought, through negotiation, financial assistance or direct intervention using the powers available to it, including that of serving Repairs Notices. The best means of ensuring the maintenance of historic buildings is through an appropriate and sustainable use. Imaginative and sympathetic re-use of redundant buildings should be encouraged, most notably in the case of the vulnerable historic buildings on the Scottish Civic Trust Buildings at Risk Register, as identified in section 4.1. In accordance with national planning policy, demolition should only be considered once all other options have been fully investigated.

5.2 Planning Action Opportunities: Boundary Refinement

The original Conservation Area was designated in 1987. As a part of this current appraisal recommendations are made to extend the boundary to include the following areas (see map below on p.33):-

1. The New Town

The proposed extension takes in an area of late 18th and early 19th century planned development resulting from the industrial growth in the area in this period. The New Town was a continuation of the High Street and takes the form of a rectangle shaped by three parallel roads (the main central axis being the High Street). The west end of the perimeter stops before the village of Prinlaws and seeks to cover the 18th and 19th century's High Street development and the planned New Town only.



David Martin survey 1798 – proposals for the New Town

The area was meticulously planned and designed in a rigid form, as seen in the early plans by David Martin in 1798. It was a product of later 18th century industrial economic planning and a physical expression of the experimental approach to industry and human resource management that emerged on the back of the Industrial Revolution. As a planned village other surviving examples exist in Fife, with Charlestown being a notable example. Leslie is also of interest in a national context for its quality and as a rare example of a later Georgian planned village designed to expand an existing settlement.

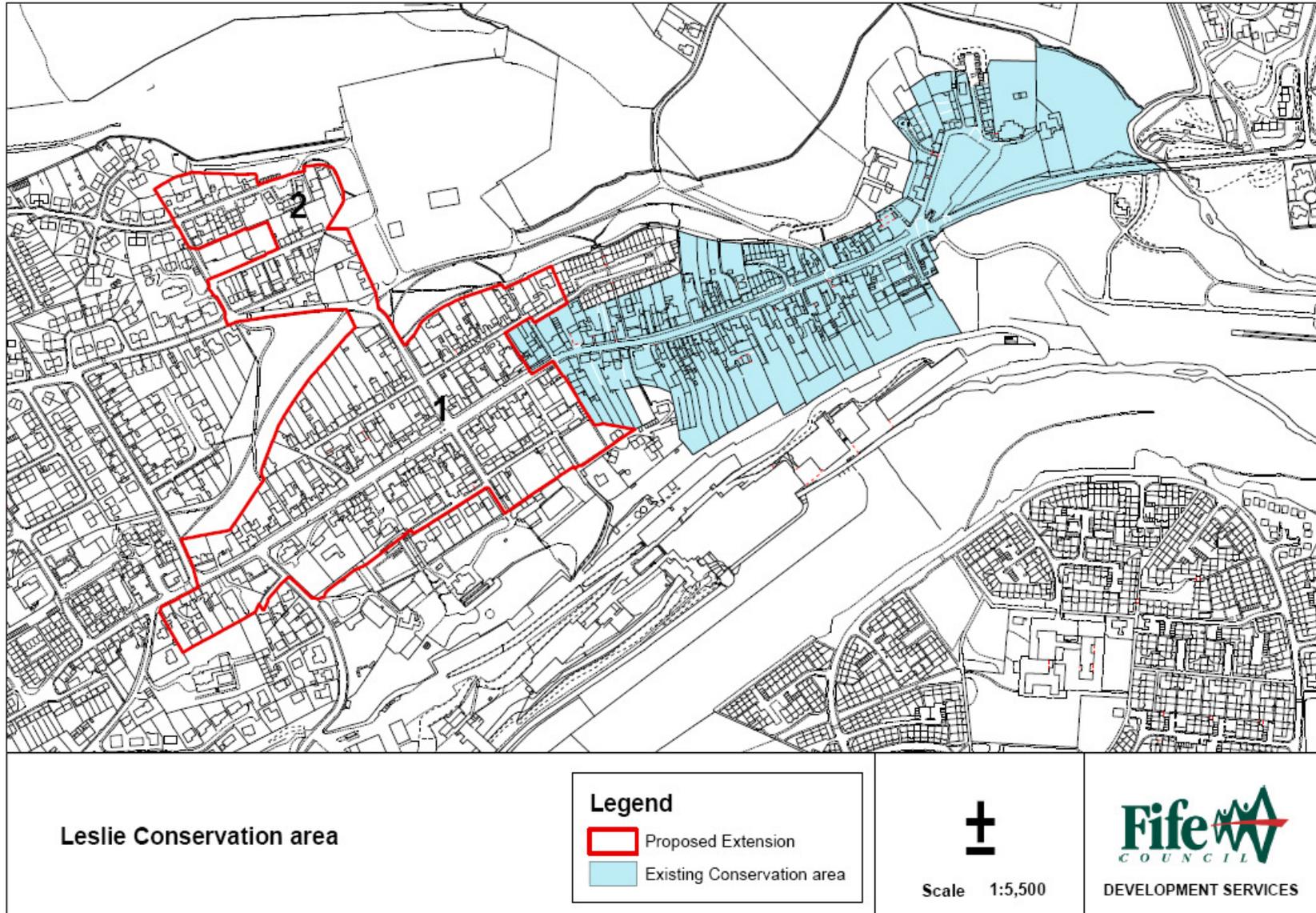
The majority of the buildings front directly onto the pavements, and are constructed of whinstone or sandstone. They vary between one and two-storey buildings, with mainly slate roofs. Dominating buildings in this area are the churches, all of which are listed. The tradition of long riggs at the back of the buildings is continued in this area, but mainly on the north side, extending back to the Common. Those on the south side of the High Street are smaller and are built over. The area includes a large number of listed buildings.

Pressures for redevelopment of brownfield sites in this area are increasing. The New Town would benefit from conservation area designation in order to preserve and enhance its character, and recognise its significance. The specific shape of the New

Town and its layout over the three roads should be retained and reinforced where possible.

2. Croft Outerly

This small planned area of workers cottages dates from the same period as the New Town and is part of the historical evolution of the town of Leslie. It forms around three parallel streets (Front, Mid and Back Row Outerly) of small one-storey buildings. These are stone built with slate and/or pantiled roofs. This area is already compromised by the development of industry on part of the Mid Row and some early 20th century development on the Back Row. The designation of a Conservation Area in this case would safeguard the character of this area and guide new development.



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5.3 Planning Policy

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

- Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
 - Town and Country Planning (Scotland) Act 2007
 - Planning etc (Scotland) Act 2006
 - Historic Buildings and Ancient Monuments Act 1979
 - Town and Country (General Permitted Development) (Scotland) Order 1992
 - Scottish Historic Environmental Policy (SHEP) – October 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 Glenrothes 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 Masterplans Handbook
 - 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 environments and for the need to preserve and enhance these. 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 Glenrothes Area Local Plan (March 2003) provides the main policy framework for Leslie. In summary, this framework is as follows:

- Policies BE8 to BE13, covering Conservation Areas, alterations and extensions to listed buildings, demolition of listed buildings, setting of listed buildings, window policies and changes of use of listed buildings;
- Proposal 2 states that Article 4 Directions for Conservation Areas will be updated and revised within the Plan period (Completed in 2005);

- Proposal 3 states that Conservation Area appraisals will be undertaken within the Plan period, with the potential to provide design guidance and draw up a schedule of required improvements for the building stock and streetscape; and
- Proposal 4 indicates that the rehabilitation and repair of historic buildings at risk will be promoted.

5.4 Long Term Management

The Draft Mid-Fife Local Plan issued in October 2008 will be adopted by 2011. This plan will replace the Glenrothes Area Local Plan (2003). The policies contained within the replacement plan provide a continuing commitment to regeneration and enhancement of the built heritage up until 2021. A list of relevant policies and proposals is outlined below:

- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality – Design
- Policy E5 Housing Development and Open Space
- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings
- Policy E11 Protection of Orchards and Riggs
- Policy E12 Ancient Monuments and Archaeological Sites

Although the plan is designed to cover a 10 year period it will be reviewed after 5 years.

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

5.6 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 (Directions under 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.

Details of the Leslie Conservation Area Article 4 Directions are provided in Appendix 3.

5.7 Monitoring and Review

The conservation area boundaries will be reviewed following the recommendations outlined in Section 5.2 through the local plan process. Policies relating to the conservation area will also be reviewed at 5 year intervals with the production of the Local Plan which covers Leslie.

5.8 Further Advice

For general advice on conservation areas and listed buildings contact:

Planner (Built Heritage)
Fife Council Development Services
Town House
1 Wemyssfield
Kirkcaldy
KY1 1XW
Telephone: 08451 555 555 473 742/ 473816

Historic Scotland
Longmore House
Salisbury Place
Edinburgh
EH9 1SH
Telephone: 0131 668 8600

APPENDIX 1 – Description of the Leslie Conservation Area Boundary

Starting at Leslie Bridge, on the A911, the boundary follows the left bank of the Camby Burn until the Commony is reached. From there, the boundary separating The Commony from the properties fronting onto the Green, Greenside, Greenside Place, and whilst the latter properties are incorporated, those at Monks Walk are not included. From the Town Hall the boundary turns westwards along the wall between the Commony and the properties in the High Street and Barony Place. At No.89 High Street, the boundary turns to include the properties fronting the High Street but not those fronting The Bowery, by following the boundary between them, until the road known as the Bowery is reached. The boundary takes the middle of the road as far as North Street, where it continues by a similar description in a south-westerly direction. At a point adjacent to the north westerly corner of No.161 High Street, that property's western edge is followed and continued along a line to the middle of High Street West. From that point, the boundary runs north eastwards up the middle of the road to opposite the Wynd, east of No.248 High Street. The boundary proceeds down the Wynd to the end of the adjacent properties fronting onto the High Street, and runs in a general north-easterly direction until the grounds of Leslie House are met. From this junction, the boundary follows the westernmost edge of the Leslie House Garden, but incorporates the Duchess Lodge. It then runs eastwards along the main entrance to and on the wall on the northern boundary of the Leslie House Garden, as far as the Leslie Bridge.

APPENDIX 2 – Listed buildings in Leslie Conservation Area

ADDRESS	DESCRIPTION	CATEGORY
1-12 Greenside (inc. no.s)	Row of 2 storey houses late 18th C; rubble; scrolled skewputts; 1-12 have slated roofs; 1-8 have chimney gablets (x3) and an elliptical-arched pend; 9-12 also have pend, Blocked and coursed whinstone, ashlar margins some droved, eaves course from 1 to 11; pebble-dash to rear, skewputt at No.2 dated 1793	B
13 Greenside	Late 18th to early 19th century. 2-storey, 3-bay rectangular plan house, later piend-roofed garage abutting at right. Squared and coursed whinstone with small area of Aberdeen bond; Pantiles, ashlar coped skews with scroll skewputts; coped ashlar stacks with cans.	B
14 (& 15) Greenside	18th century, much-altered in early 20th century. 2-storey, 3-bay pair of harled houses, part of irregular terrace to E. Centre bay with crowstepped gable, 1st floor swept-roofed dormer windows breaking eaves. Purple slates, crowstepped gable at W with beak skewputt, harled and coped stacks with cans.	B
16 Greenside	18th century, altered in early 20th century. 2-storey, 3-bay rectangular-plan, harled house with stone margins, part of irregular terrace. Purple slates and crowstepped E gable with beak skewputt. Harled, coped stacks with cans, W stack set in roof pitch.	B
17 Greenside	18th century with later alterations. 2-storey, near square-plan house. Harled with ashlar margins. piend-roofed dormers (later). Pantiled roof with grey slates to dormers. Gablehead stacks and beak skewputts.	C(S)
20 (& 21) Greenside	Dated 1824. 2-storey, 3-bay, rectangular-plan house with substantial modern additions to rear. Squared and snecked rubble, random at base, harled at sides and rear; stone mullions to enlarged windows, long and short work sandstone quoins. Red pantiles with slate eaves easing course.	C(S)
Christ's Kirk on the Green, Greenside	James Maitland Wardrop, 1869 incorporating earlier fabric of 1819 by Thomas or James Barclay possibly designed by Alexander Leslie, Inspector of Works; lychgate by Rodgie, 1875; minor alterations by James Gillespie and Scott, 1932. Simple M-gabled aisle-less church with Gothic details (N gable earlier); 2-stage tower abutting SE gable and gabled vestibule to W with bargeboarded lychgate abutting; plate traceried windows, some stained glass. Stugged ashlar, squared and snecked whinstone, contrasting long and short work quoins with voussoirs to rear, chamfered ashlar base course on rubble bed, eaves course, gargoyles on tower, pyramidal spire grey slates.	B
Rothes and Douglas Vaults, Greenside	Two burial vaults standing close together and of similar design, corbie-stepped, ashlar and rubble, slated roofs,	B

ADDRESS	DESCRIPTION	CATEGORY
	pointed doors and windows; Rothes vault is 17 th C.	
Greenside House & outbuildings, Greenside	Originally the manse. 1811 with rear extension soon after (same date as stables?), new dormer windows by James Gillespie and Scott, 1920. 2-storey with attic, 3-bay, T-plan former manse. Coursed whinstone with contrasting raised ashlar quoins, slated roof with gabled dormers, rear wing. Former stables and outbuildings: Robert Hutchison, 1836. Forming 3-sided stable courtyard to E of main building. Single storey, slated whinstone rubble.	B
Greenside Hotel with archway, 1 High Street	Mid 19th century. 2-storey and attic, 3-bay pedimented house converted to hotel with modern harled extensions. Squared and snecked whinstone heavily pointed, stone quoins, margins and base course; coursed ashlar and stone mullions to S face. Plaque on east elevation (weaver's tools) possibly from an older building; flat top gable above. Grey slates, pyramid coped ashlar skews stepped in S gable, pyramid skewputts on 'S' scrolls. Arched gateway is said to be the entrance arch to former stable for The Green Inn sited approximately at The War Memorial.	C(S)
7 High Street	Earlier 19th century. 2-storey, 3-bay pair of flatted dwellings converted to single house in irregular terrace, extended at E corner with flat-roofed extension. Coursed, ashlar blocks with base and eaves course, stone cills and mitred, random whinstone rubble to rear. Grey slates. Ashlar skews with 1 slate row on outer verge, thackstones truncated rubble gablehead stack at rear.	C(S)
9 High Street	18th century. 2-storey, 3-bay pair of dwellings in irregular terrace with 2-storey and single storey buildings to rear, converted to single house. Dry-dashed with pink painted stone margins and base course, stop-chamfered arrises; random whinstone rubble to rear. Pantiles. Deeply coped mutual ashlar stack and thackstone to W, brick stack to N gable.	C(S)
11 High Street	18th century. 2-storey, small tenement in irregular terrace, converted to single dwelling. Dry-dashed with cream painted margins. Grey slates. Raised ashlar skew to W, deeply coped ashlar stacks with cans and thackstones.	C(S)
15 (& 17) High Street	Dated 1798. Small 2-storey, 3-bay former tenement in irregular terrace, converted to single dwelling. Harled with painted stone margins and base course, random whinstone rubble and harled projections to rear. Pantiles with slate eaves easing course. Ashlar skews with coped ashlar stacks to E and N, W stack lined concrete.	C(S)
Town Hall, High Street	Dated 1872. 3-bay rectangular-plan hall, with simple Gothic detail, extensions over main door and to rear, adjoining No 13 in irregular terrace to E. Aberdeen bond whinstone to S and W, squared and snecked whinstone to N and E; contrasting long and short sandstone quoins, base course and moulded	C(S)

ADDRESS	DESCRIPTION	CATEGORY
	string course/hood-mould; main door with masque label stops, quatrefoil window and date plaques in S gable (18 - 72). Grey slates with stepped ashlar skewes, square skewputts and coped ashlar stacks. Moulded eaves guttering with decorated brackets and rainwater hopper.	
50 (& 52) High Street	18th century. 3-storey, irregular 5-bay rectangular-plan tenement with single storey lean-to extension at rear, in irregular terrace. Harled with stone margins and moulded doorcase to left, stone mullion and base course. Grey slates. Crowstepped gables with single slate row to outer verge; rendered and coped stacks with cans; moulded door-piece.	B
71 High Street	Earlier to mid 18th century. 2-storey, 2-bay tenement in irregular terrace to W, gable end to street. Harled with cement-rendered margins and inscribed door lintel, "G 1768 F"; eaves course to E. Pantiles with slate eaves easing course, crowstepped gables.	B
80 High Street	Reworked earlier to mid 19th century, incorporating earlier fabric. Narrow 2-storey, 2-bay house adjoining No 82-88 at W and extending back, triple gable to E. Dry-dashed with painted stone margins, stone mullion. Grey slates. Coped ashlar skew to NE slope of front gable, coped ashlar stacks, dry-dashed to E, and thackstones.	C(S)
82-88 (Even No.s) High Street	17th century. 3-storey, 3-bay rectangular-plan tenement in irregular terrace with turnpike stair tower to front. Harled with base course and painted margins. The west elevation is adjoining slightly recessed No 92 in irregular terrace with semi-circular moulding at W corner suggesting former neighbour was jettied at 2nd floor. Red pantiles with slate eaves easing course, crowstepped, steeply-pitched gables; single row of pantiles to W gablehead evidencing former height of neighbour. Ashlar stacks with some cans.	B
91 High Street with boundary walls	Mid to later 19th century. 2-storey, 3-bay, square-plan Tudor detailed villa with flat-roofed extension converted to bank and bank house in 20th century. Formerly rendered, now stripped and stone-cleaned to reveal squared and snecked masonry, stone mullions and chamfered arrises; hoodmoulds; chevron corbel table at eaves. Harled to sides and rear. Grey slates. Shouldered and coped wallhead stack with full complement of polygonal cans. Boundary walls coped rubble wall with squared piers closing garden to right side. Low, saddle-back coped boundary wall to Street, formerly with railings.	B
92 High Street	18th century, substantially refurbished and extended circa 1990. 2-storey, 4-bay house (1-2-1) adjoining 88 High Street to E. Elliptical arched cart pend giving access to house at rear. Dry-dash with cement-rendered margins and eaves course. Modern red pantiles. Crowstepped gable to W with coped ashlar stack.	C(S)

ADDRESS	DESCRIPTION	CATEGORY
Building behind 92 High Street	18th century. 2-storey with attic, 3-bay house, semi-derelict, presumably originally with workshop/livestock below. Random whinstone rubble with roughly dressed quoins, stone window and door margins. Red pantiles and crowstepped gables, remains of gablehead stack. Centre door of main elevation at forestair height (steps missing).	B
101 High Street	Later 19th century. 2-storey, 3-bay shop with dwelling over, in irregular terrace. Coursed ashlar blocks with moulded string course, stone base and eaves course, moulded reveals and stilted-segmental-arch windows at ground, door surrounded by ashlar colonnettes with Corinthian capitals; paired columns set into recesses at E and W bearing composite capitals, floreate and masque decoration respectively, regular fenestration at 1st floor. Grey slates. Ashlar skews with coped gablehead stacks, cans and thackstones, single slate row at W verge, moulded gutter and decorated rainwater hopper. Both colonnettes and capitals are in poor condition.	C(S)
104 High Street (Elmbank House) with walls	Later to late 19th century. 2-storey, 1-by 6-bay irregular rectangular plan house with single storey wing, converted to club house 1930 by James Gillespie and Scott, now in use as house (1994). Aberdeen Bond whinstone, contrasting droved ashlar long and shortwork quoins, with gable to street; with corbelled stone bracketed oriel at 1st floor and stone half-piend roof. Grey slates with small roof-light. Crowstepped gables, square finialled to N, beak skewputts, Decorated rainwater hoppers.	C(S)
130 High Street with outbuildings	19th century incorporating earlier fabric. 2-storey, 6-bay pair of houses in irregular terrace, converted to house and office. Dry-dash with stone margins, base course, stone mullions and shop fascia board to front, random whinstone rubble to rear with rendered single storey extensions. W building with pend at right and small window over, single storey 19th century outbuildings (former house?) abutting at left with roof pitch breaking eaves of street front block. E building with modern brown concrete tiles, W building with grey slate to N, red pantiles and slate eaves easing course to S. Ashlar skews, thackstones, W building with hipped, harled stack; E building with coped part rubble, part harled stack; square hopper. Exposed decorative eaves and finial on slated pitch roof extension. Outbuildings to rear of property. Pair of 18th century single storey cottages adjoining 19th century single storey cottage. Heavily dressed squared and necked stone block with stone cills and eaves lintel course, timber architraved door surround to right cottage with letterbox fanlight, chamfered outer right corner, pantiles. Joining on slightly sloping ground in an irregular terrace, single storey cottage dressed stone quoins, some whinstone blocks and	B

ADDRESS	DESCRIPTION	CATEGORY
	some rubble, modern pantiles.	
Old Anti-Burgher Kirk, 132 High Street	William and James Gardener and John Jellson, dated 1744 on lintel. Altered single storey, 3-bay rectangular plan random rubble meeting house of anti-seceders now used as joiner's workshop. Some long and shortwork ashlar dressings; ogival canopy sounding board to pulpit made by Peter Wilkie in 1745; chains below site of gallery reputedly used for the punishment of sinners. Corrugated asbestos roof, stepped ashlar skews with beak skewputts, block finial bases at gableheads.	C(S)
144 High Street	Later 18th century. 2-storey, 3-bay altered L-plan tenement in irregular terrace, converted to single house. Part squared and snecked rubble part random with evidence of base course. Random rubble to rear elevation. Bull-faced outer dressings surrounding droved ashlar inner margins. Centre pend opening with windows in flanking bays, regular bays at 1st floor. On south elevation pend opening at centre, door over with forestairs. Projecting wing to right with rubble outbuilding adjoining S gable.	C(S)
161 High Street with boundary walls	Mid 19th century. 3-storey, 3-bay, T-plan tenement in irregular terrace to W. Squared and snecked whinstone with cement render at rear, painted stone margins and eaves lintel course. Grey slates. Ashlar coped skews, coped whinstone gablehead stacks with some cans.	C(S)
170 High Street & outbuildings	Dated 1763 on lintel. 2-storey, 4-bay tenement in irregular terrace with chamfered bay at far left, altered at front and converted to single house in 20th century. Squared and snecked sandstone? to N and E, random rubble to S. Dressed ashlar margins, long and shortwork quoins; pend opening in chamfered angle; forestairs leading to centre door with (two windows in flanking bays). Red pantiles with slate eaves easing course. Coped gablehead stacks with thackstones and cans. Cobbled area to front. Outbuildings to rear of property, 18th century. E facing single storey, irregular 3-bay harled cottage; piended roof, pantiled with central brick stack. N facing 2-storey, 3-bay tenement, cement rendered over random rubble, harled at S, whinstone rubble to E; dressed margins. N elevation 2-leaf boarded door at centre with windows in flanking bays; S elevation forestairs leading to 1st floor centre. Red pantiles with coped skews, truncated W stack.	B
222 High Street	Early 19th century with minor later alterations. 2-storey, 3-bay rectangular plan house, closing irregular terrace. Pebble-dashed, ashlar base and eaves course, architraved openings (later additions). Graded grey slates, ashlar skew with scrolled and decorated skewputt and coped gablehead stack to W.	C(S)
West Lodge/Duchess Lodge	Probably late 17th century, altered and with addition to street in mid 19th century, altered 1927 and 1955-6 by James Gillespie and Scott with addition of gablet dormers and N	B

ADDRESS	DESCRIPTION	CATEGORY
	gable, late 17th century panel bearing arms of Rothes and Lindsay. 2-storey, irregular 5-bay, rectangular plan crowstepped lodge house. Random whinstone rubble & ashlar margins.	

Appendix 3: Leslie Article 4 Direction

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 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.
Part 1 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.
Part 1 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.
Part 1 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.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 9 Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.

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	of which does not exceed £100,000.	
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 13 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.

14 December 2004