

ST.ANDREWS

Conservation Area Appraisal & Management Plan 2010



Warning: The St. Andrews 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. St Andrews Conservation Area is 1 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.

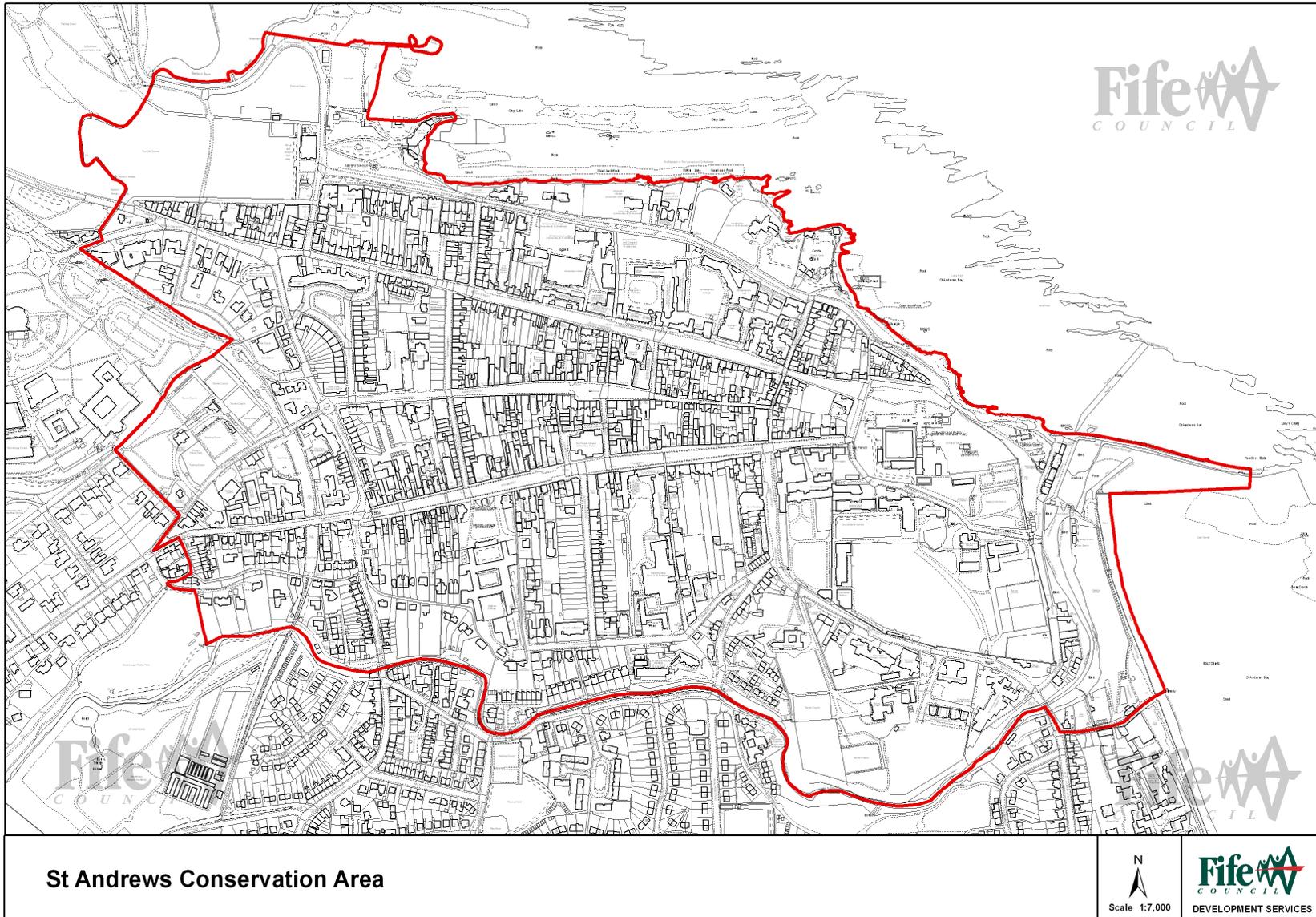
Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit from living in an environment that is of recognisable value. A written description of the St Andrews Conservation Area Boundary is included in Appendix 1.

1.2 The Purpose of this Document

St Andrews Central Conservation Area was designated in 1971 in recognition of the townscape value of the predominantly medieval urban layout and the 19th century expansion. St Andrews has an adjoining Conservation Area at Hepburn Gardens, designated in 1993, which will be the subject of a separate appraisal. The purpose of the St Andrews 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

The document is to be used in partnership with the Fife Council St Andrews Design Guidelines.



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2 HISTORICAL DEVELOPMENT

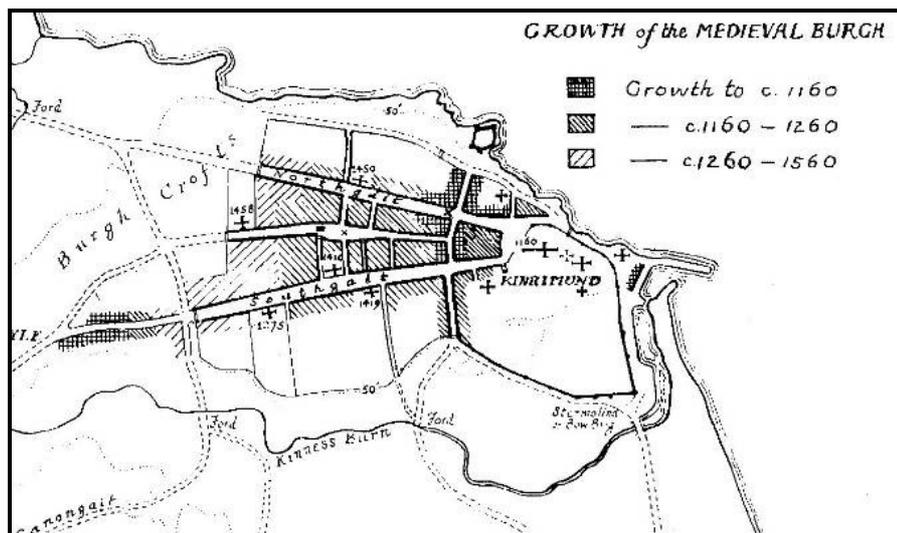
2.1 Origins and Development of St. Andrews

There are two main elements which have had significant influence on the growth of the town; these are the church, and the university. Additionally, various kings and queens, archbishops and provosts have all played a role in making St. Andrews a nationally important town. Golf has also played a significant part in adding to its attraction, having long had an association with the town.

The complex history of the town could not be given adequate space in this report, and the following description of the development of the town is more relevant in this context.

Early beginnings of the town burgh to the 18th century

The earliest records indicate this area was initially called Kilrymont or Kinrimund (meaning “the head of the king’s mount”) before the 12th century and had Pictish associations. By the 8th and 9th centuries it was likely that the focus of the settlement was around a small Celtic ecclesiastical site at Kirkhill where the relics of St. Andrew were allegedly first brought. With the establishment of the Scots kingdom in the 9th century the settlement saw significant changes which meant the church transferred their seat of power from Dunkeld to St. Andrews (or Kinrimund). By the 11th century the church of St. Regulus was built to the south east of Kirkhill which heralded the expansion of the church in the settlement. The 12th century saw both an Augustinian Priory and the cathedral built in this area, and the ecclesiastical precinct was established.



The development of the medieval burgh according to Cant (1991)

The location of the associated secular settlement which grew up close by is unclear but it has been suggested that North Castle Street and the east of North

Street, leading to the early church of St. Regulus as the probable focus, with a north-south axis.

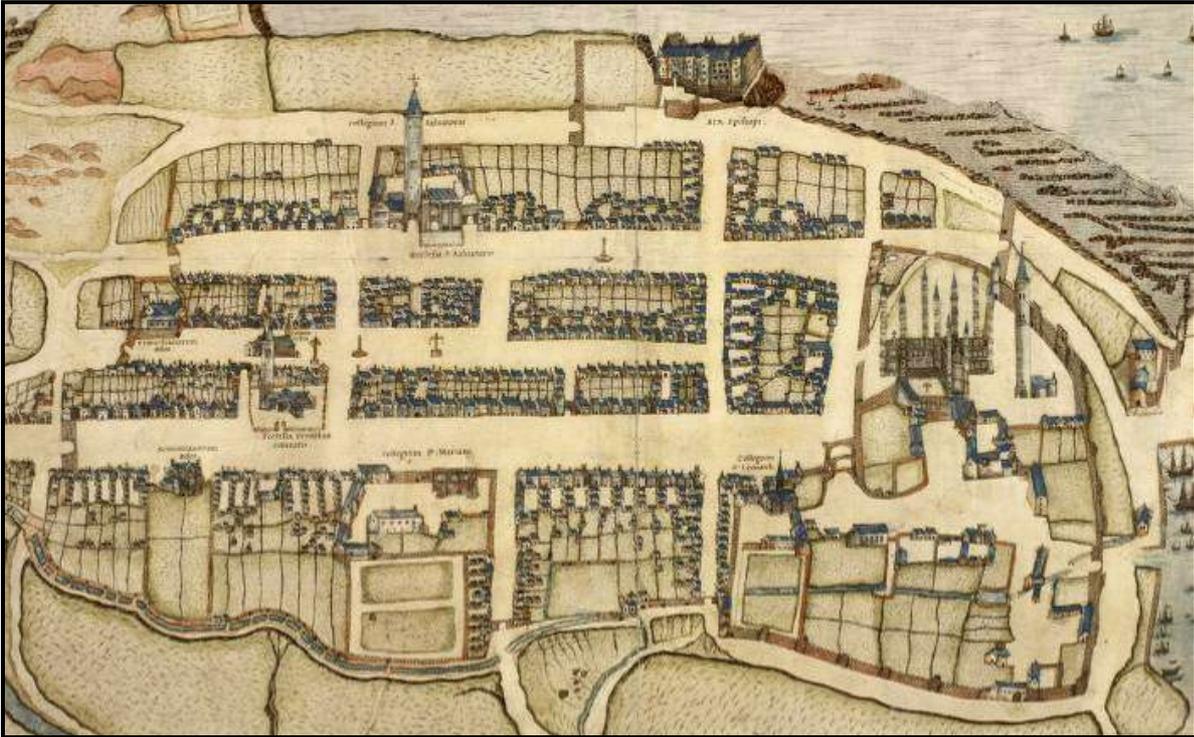
By the 15th century North Castle Street was known as Fishergait, with the surrounding area known as “Ladyhead”. In the 17th century Fishergait was renamed Castle Wynd, before becoming North Castle Street in 1843. The early name indicates the importance of fishing for the early settlement; also reflected by its proximity to the harbour, which became more established in the 12th century.



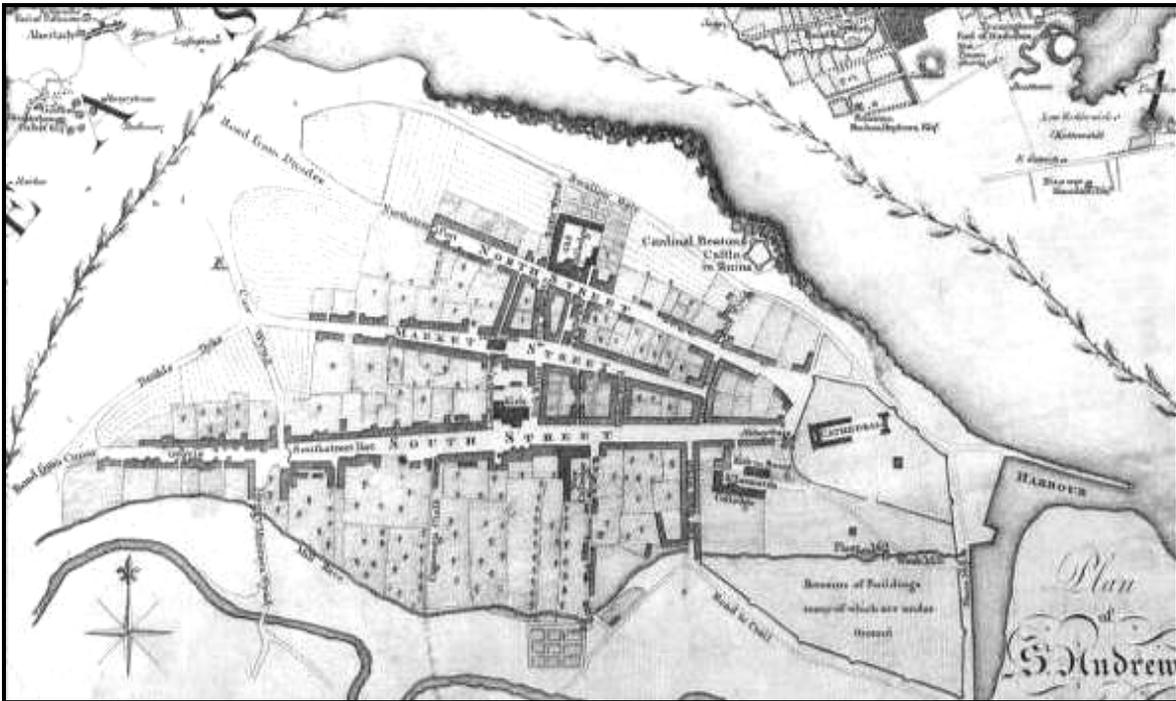
St. Andrews Cathedral precinct

The town was likely to have been founded prior to 1144 as a non-royal burgh, administered by the bishop, and with rights to hold markets and fairs. How the town developed during and after this period is debateable but it is presumed that the currently accepted medieval urban layout was developed between this date and 1153 with the approval of David I. The town grew westwards from the nucleus around Castle Street and it is likely that the two main streets of North Street and South Street were established at similar times. A backstreet between them was also formed shortly after, giving access to the backs of properties, and which eventually became Market Street by the 14th century.

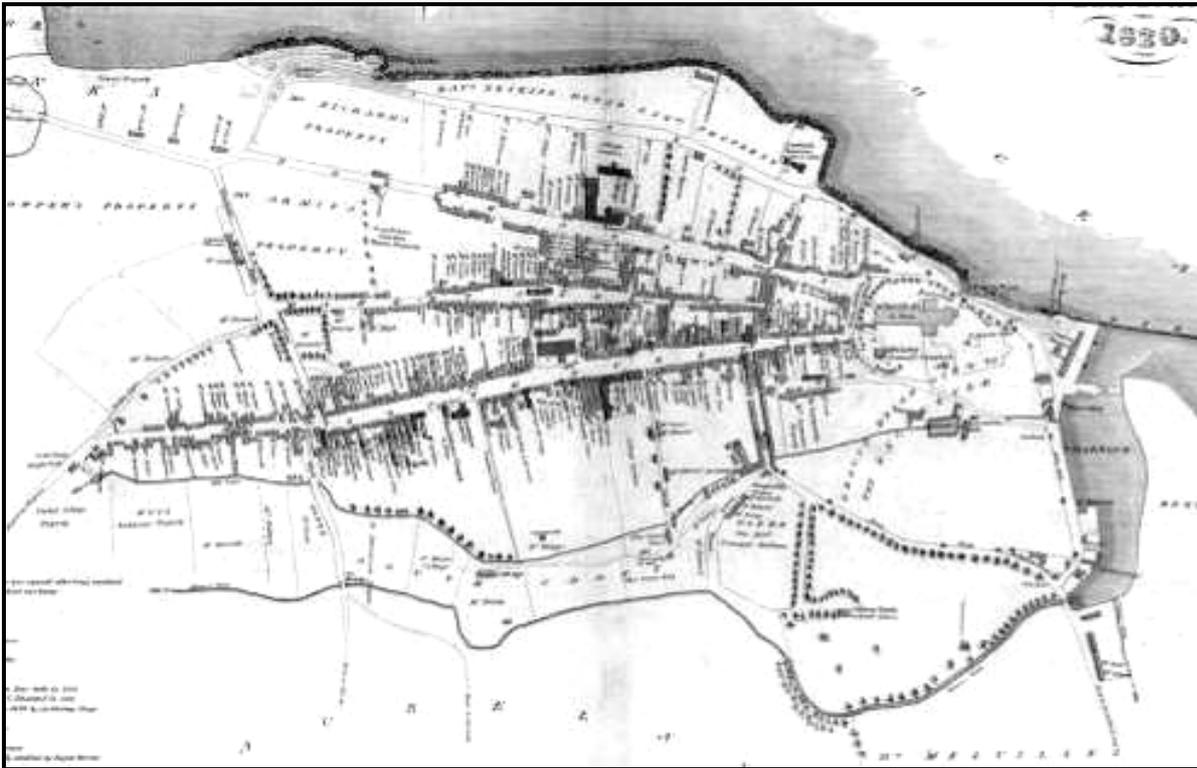
These streets developed as a result of Bishop Robert’s expansion of the burgh and the ecclesiastical centre. It was about this time, too, that the settlement became known as St. Andrews. The Bishop conceived an urban layout of two main streets (North Street and South Street) converging eastwards on the proposed new cathedral which was to be built after 1161 (consecrated 1318). This plan re-aligned the town from a north-south to an east-west axis.



Geddy 1580 (National Library of Scotland)



Ainslie 1745 (National Library of Scotland)



Wood 1820 (National Library of Scotland)

It was already likely that North Street, in particular, was an established thoroughfare by this time, as was The Scores. Initially called Sea Street in the early 15th century (only the section within the medieval burgh), then Castlegait later that century, it became the Swallowgate before being renamed The Scores. It was an important thoroughfare in the burgh, being the main route closest to the castle precinct. The Swallow Port was sited along this road, close to the castle, and a portion of it survives on the south side of the road.

Three other ports existed, terminating the other three main routes – The Market Gate Port, North Street Port (once sited near the present cinema but removed in the 19th century for road widening) and the West Port. This last port is still the most substantial town gate in Scotland having been renovated in 1843. Other minor ports existed - at the foot of East and West Burn Wynds, at the opposite ends of Swallowgate and the Sea Yett or Mill port which still stands. The ports can be seen clearly in Geddy's map of c.1580 (above)

The initial development of the 12th century went as far as Westburn Lane. Additionally it is suggested that the market place was situated, at this time, at the eastern end of North Street. Whether this was the traditional site for the pre-12th century ville is difficult to confirm. By the early 12th century the market place appears to have moved to the east end of South Street.

It seems that the building line wasn't established immediately and that tofts were not always occupied by buildings; evidence of ploughing at the east end of South Street dating to before 1520, suggest a continuous agricultural use of land close to the nucleus of the burgh in the east. There is evidence of agricultural crofting in this period with timber houses built along rigg frontages. Two wynds are also noted as being part of the medieval plan – Gregory Lane and Butts Wynd. Other wynds appear later from the 15th century (usually under different names).

By the 14th century the urban area had probably expanded as far west as Lade Braes Lane with further constructions on North and South Streets. A new market place was also established (on Market Street), connected to North and South Street by the present Church and College Streets. At this time the ecclesiastical centre of St. Andrews was at its most powerful and the cathedral itself the largest church building in Scotland.

By the 15th century the expansion had continued westwards as suggested by the location of the two friaries which were presumably built at the western extremity of the town at that time (the Greyfriars Priory and Chapel was situated on the site of the existing gardens on Greyfriars Garden, and the Dominican Friary was where the current Blackfriars Chapel stands). Bridge Street, City Road, Double Dykes and the west end of North Street are all established by this time, albeit with different names.

Development after this date was slow, until the 16th century where the current accepted limits of the medieval burgh were reached, then to be enclosed by burgh rigg walls and ports. Stone was introduced as the chief building material during the 15th century which would have allowed for further expansion into upper floors, the process began by which the domestic buildings of the town were rebuilt in stone, much of which was salvaged from the ruined cathedral and priory.



West Port

It appears that by this century the buildings were constructed in a continuous line along street fronts, with some backland development (see Geddy's map above). On each rigg a house would be built along the street front (the main frontage would face the street as opposed to the gable as in earlier periods). At the same time houses and outbuildings were added to the backs of houses, often along closes, to give access to the streets. Louden's Close, to the rear of 148 South Street is a good example of this. Prior to this building style it appears from archaeological excavation that the houses of the 12th, 13th and 14th centuries were predominantly of timber, were free-standing and set at right angles to the street, within the allotted burgage.

From early maps it seems that the next two centuries see very little change in the urban layout (see maps by Adair 1684 and Ainslie 1745 above). The greatest change appears to be in the economy, badly affected by wars and a lack of trade. As a result there was increasing dereliction of the town's buildings as incomes fell. By the 18th century it was considered to be a quiet urban backwater and there was an air of neglect and poverty. Nevertheless, the university extended its library, and built a student residence at St Salvator's College (since demolished). The library is also known as Parliament Hall, thought to date from the use of the building during a plague afflicting Edinburgh.

The Slezer print (below) has, in its essential elements remained unchanged since the end of the 17th century. This emphasises the importance of landscape setting to St Andrews.



John Slezer print 1600s (National Library of Scotland)

19th century urban developments

By the early 19th century it was recognised that improvements to the urban layout were desirable. The streets were “irregular and most inconvenient...” And “continually broken by awkward abutments of ungainly houses...” (Millar, 1895). Towards the end of the 18th century and the first three decades of the 19th saw a surge in domestic building in the town. The late Georgian terraces in North Street and Union Street established a distinctive street scene which meant that Georgian architectural style continued to be dominant (in Greyfriars Garden and Bell Street for example), long after it had given way to a Victorian style elsewhere.

By the mid 19th century a more favourable economy encouraged the growth of St Andrews as a resort. This was encouraged by the dominant Provost of the period (Sir Hugh Lyon Playfair 1786-1861). Fisher cottages were demolished, forestairs removed, streets and pavements re-paved and street-names altered. For example; Huckster Wynd became South Castle Street, College Wynd became College Street, and Logie’s Wynd became Logie’s Lane.

New churches were built during this period, as was the Royal and Ancient Golf Club House and other buildings associated with golf. The water supply and drainage system was improved, and by the second half of the 19th century gas was introduced, supplied from works near the harbour. In 1887 a railway station for passengers was built near the current bus station, the first station having been established in 1852 on the site of the Old Course Hotel.



Edgecliffe villas, The Scores



Queen's Gardens



Greyfriars Garden

By 1865 Hope Street (built between 1847 and 1877) was laid out, with more development on City Road (along Alfred and Alexandra Places), as well as Gillespie Terrace (1850s and 60s), Links View, Playfair Terrace (1846-52), Gibson Place (1859-71) and the westernmost end of North Street including Ellice

Place (1863) and Albany Place. Groups of houses on Double Dykes were also built around 1863-89, known as Kinburn Place and Terrace.



Alexandra Place

The terraces of Hope Street, Abbotsford Crescent and Howard Place were initiated in 1846 by Colonel William Holcroft, and taken forward by Sir John Gladstone and Robert Hope Scott from 1847, and latterly by Hope Scott alone. Designed by various architects in a conscious imitation of the Edinburgh New Town, the scheme was not completed until the late 1890s.

Large detached housing was built along The Scores and on Clifton Bank, an area which had become a popular area for promenading. The Tolbooth, beside the market cross on Market Street, had been removed by 1862 to allow for easier movement along the streets. A new Town Hall was built between 1858 and 1861 to replace it, and this ushered in the development of Queen Street (now Queen's Gardens) which was laid out in 1862-64 beside St Mary's College, with developments on the east side.

Further development occurred in this period along South Bell Street and also to the western end of Market Street.

By 1887 Queen's Terrace was laid out along the eastern end of the Lade Braes Walk and continued into the Walk westward. The medieval Mill Lead or Lade below this Walk which had once served various mills in the area, as well as ablutions at the cathedral, had been culverted by this stage.

Further south Dempster Terrace was established in 1871, south of Queen's Terrace, beside the Kinness Burn, with some additional development further

south again on Fleming Place and Melbourne Place on Bridge Street. Large middle class houses were developed from the 1860s at Rathelpie, and Murray Place was laid out between 1870s and 1890s at the west end of North Street to connect to The Scores.

To the south east of the cathedral precinct, in Woodburn, there were more developments, including a Marine laboratory and a water-powered mill built by John Gibson (whose bequest founded the Gibson Hospital), plus further housing along Abbey Walk (previously known as St. Mary's Street).

Large hotels were built on the western perimeters of the old burgh; the red sandstone Grand Hotel (1895) (more recently known as Hamilton Hall) and the Marine Hotel (now Rusacks) (1887) being the most prominent. The Gibson Hospital on Argyle Street was built in 1880 and a cottage hospital opened in 1866 on Abbey Street, later to become the St. Andrews Memorial Hospital on Abbey Walk.

Local architects active in this period included George Rae, John Milne, Jesse Hall, David Henry, and James Gillespie and James Scott, all of whom are well represented by their architecture in the Conservation Area. Many of their domestic residences can also be seen in the adjoining Hepburn Gardens Conservation Area, which is more representative of this period's architecture.

Notable Edinburgh architects whose work is evident in the Conservation Area include J. Anderson Hamilton who built the Town Hall (1858-1861), John Chesser and John Henderson (Hope Park-Abbotsford Crescent development, 1849 onwards), William Burn, David Bryce and Robert Lorimer.

20th & 21st Century developments

The earliest developments of the 20th century were along Windmill Road, Wallace Street and Southfield, with some additional large detached housing along Gilmour Place. Links Road was extended.

There were developments in 1911 along the Scores, Hepburn Gardens and in the backlands of South Street on the south side. By 1931 there was housing along Lade Braes Walk, east of Bridge Street. To the south of the old burgh extensive council housing was built in the 1920s and 30s, in part as a response to the poor condition of much of the housing stock in the centre of the town.

Twenty houses in Muttoes Lane and Union Street were demolished in 1933 and there were proposals for demolition elsewhere, in response to 1930s national legislation on slum clearance. As a consequence the St Andrews Preservation Trust was founded in 1937 to secure "the preservation of the amenities and historical character of St Andrews and its neighbourhood". One of their best

known achievements is Louden's Close on South Street which was bought and restored by the Trust in the 1940s. The cottage that now houses the Trust's Museum was another notable restoration.



Louden's Close, restored by the St Andrews Preservation Trust in the 1940s

Balfour Place was restored in the late 1940s and was pantiled. The area around North Castle Street and Gregory Place was restored and redeveloped with a sympathetic new build along Gregory Place built to house those displaced from North Castle Street when All Saints Church was built. In the 1960s and 70s a road widening scheme on Abbey Street meant most houses on the east side were removed, as well as moving back part of the abbey wall. At the harbour new buildings were built in the 1960s to replace taverns, a malthouse and various fishermen's stores.

More small housing developments have appeared throughout the Conservation Area in recent years, including Dempster Court and Greenside Court and other small areas behind the street line on South Street and Market Street.



20th century development on Muttoes Close

Impact of the Church and the University

The importance of the church and the University on the development and growth of the town is immense.

The church and, more specifically, the legend of the relics of St. Andrew underpin the growth of the town from its earliest beginnings. The religious needs of the local population as well as the continuous stream of pilgrims meant a strong connection with the ecclesiastical establishment. To add to this a number of bishops were credited with various phases of development of the urban layout, particularly in the 12th century.

The cathedral, priory and castle, and the various other ecclesiastical establishments reflected the position of St Andrews as the most important religious centre in Scotland.



St. Andrews Castle

After the Reformation in the 16th century the church lost its standing in the town and eventually the university took on a stronger role by default. The importance of the castle and the ecclesiastical buildings were diminished and the buildings were gradually dismantled over the next two centuries for use as building materials for walls and domestic buildings.

The university has continued to flourish and has had a considerable impact on the townscape. The 1960s and 70s saw a significant expansion of the university

with a new Student Union on St. Mary's Place, the Gannochy Hall of Residence in North Street and the new library on North Street, but most development has taken place at the North Haugh. In recent years the expansion in student numbers and the resulting pressure on town centre accommodation has had an impact on the property market and the town centre demographic. Conversion of properties to student flats has resulted in a lowered standard of maintenance, both internal and external, of a number of buildings.

The university owns numerous listed buildings and a large proportion of its campus lies within the Conservation Area. University buildings such as St. Salvador's Chapel and St. Mary's Quadrangle play a significant role in St. Andrews' built heritage, forming a vital part of the streetscape.

Golf and Tourism

Golfing in St. Andrews has a history dating back to the medieval periods but its prominence grew in the 19th and 20th centuries, bringing with it a huge increase in visitors and tourists, particularly during important events.

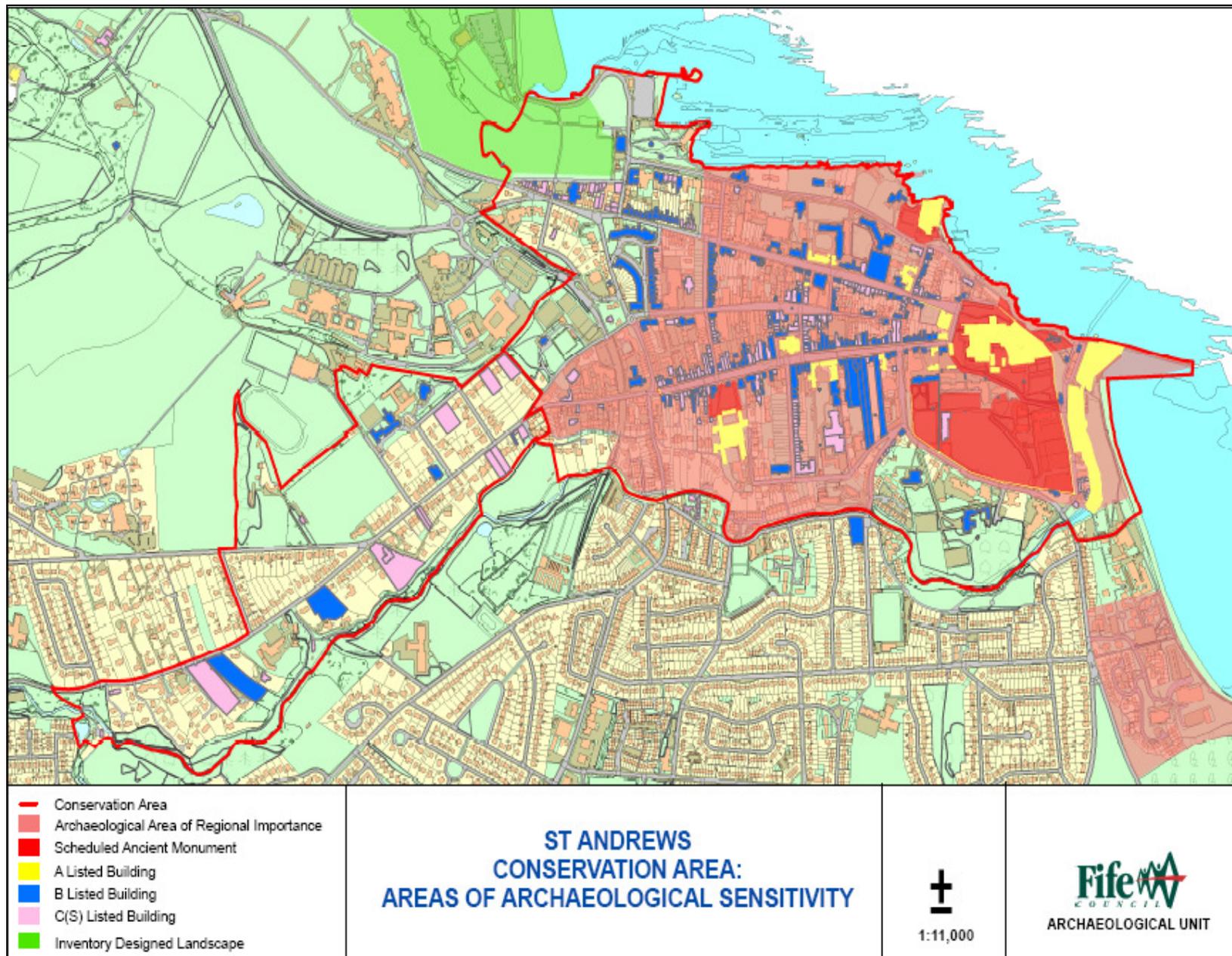
Tourism in St. Andrews expanded during the 19th century when access was improved through the establishment of the railways and local transport routes. Large and small hotels were opened to accommodate tourists and golfers, as well as large golf club buildings, as the industry brought in more money to the town. Both golfing and tourism have continued into this century and increased to the point that St. Andrews is now marketed as The Home of Golf and as a "world class" venue, with the further intention of increasing visitor numbers.

2.2 Archaeological Significance

The Scottish Burgh Survey of 1981 for St. Andrews is an informative piece of work regarding St Andrews' Archaeological importance.

The area of greatest archaeological significance is that which defines the medieval burgh: the three main central roads and their backlands (North Street, South Street and Market Street). The map below illustrates the extent of the area designated as an Archaeological Area of Regional Importance. The map includes St Andrews' second conservation area (Hepburn Gardens).

The Fife Council Archaeological Unit should be consulted in advance of any development or other sub-surface disturbance, eg. pipe-laying or resurfacing in this area.



3 TOWNSCAPE ANALYSIS

3.1 Location & Topography

The town of St. Andrews is located in the east of Fife, set on an elevated ridge of land on a rock spur, between the sea and cliffs to the north and the valley of the Kinness Burn to the south. The ridge is about three-quarters of a mile long, by half a mile broad, and is bounded by the sea on the north and east, where it terminates in abrupt precipices, giving the town its impressive elevated appearance.

The topography of the spur has partially determined the use of the land. The cliffs forming the northern boundary of the settlement provided ideal attractive sites for large merchants' villas of the 19th and 20th centuries whereas, the lower land to the south east meant a functional harbour and associated industrial buildings could be built to serve the town.

3.2 Street Pattern

The medieval town is at the heart of the Conservation Area. The main pattern is of four roughly parallel streets converging on the cathedral at the east end, each running west to east. Between these are a series of narrow streets and wynds connecting each, which run north to south. These are an important feature of the town, in that they were established to allow movement between the main streets, but also mainly to allow access to the market place from North and South Streets in the medieval period, forming a herringbone pattern typical of Scottish medieval burghs.



Examples of connecting Wynds

The original burgage plots or riggs are also an important feature of the street pattern, and also run mainly north to south, at right angles to the main roads, with occasional passageways or pends through buildings to reach the backlands. The riggs are still visible throughout St. Andrews, and are mainly off North, South and Market Streets. The unbroken building line on the burgh streets has meant that many of the riggs have been protected because of the lack of easy access. As a result the rigg boundaries have been largely preserved and still bear comparison to the 16th century Geddy map.

The medieval cathedral and priory precinct at the eastern edge of the headland, (which includes St. Leonards School), is a significant area of land, equalling the size of the medieval town. The encircling roads of The Pends, Castle Street and Abbey Walk emphasise the size and importance of the site. Castle Street also leads north to the castle which stands at the top of a steep cliff edge on the northern edge of the headland.



Early market site in the east end of North Street



Later market site on Market Street

The medieval market areas are distinctive in their shape - the common triangular opening at the east end of North Street and also the later form at the centre of Market Street (now more rectangular) – and are a strong reminder of the importance of St. Andrews as a Royal Burgh. The commercial success of the town throughout the ages is closely linked to the quality and character of the historic built environment.

Beyond the medieval town there are areas of predominantly 19th century housing to the west and south of the Conservation Area. These roads tend to continue the lines of the main medieval roads but also follow the topography of the land, following the line of ridges and waterways. A significant 19th century alteration in the geometric pattern can be seen in the small Georgian style development of Abbotsford Crescent and Hope Street, where a striking green “square” has been created surrounded by “gentlemen’s residences”. The curves of the roads and the small enclave which they create mark a change in attitude and perception of St. Andrews at the time of construction and now form a peaceful haven from the nearby traffic.



Howard Place & Hope Street

Another distinction from the medieval town pattern is at the harbour at the foot of the ridge. The area is mainly functional, with a mix of 17th to 20th century buildings. The road to the harbour lies parallel to the shoreline, its terminus being the restored medieval stone pier (category A listed).

Road widths vary throughout the Conservation Area and are in some part indicative of the age of the streets. The shortest streets are around the nucleus of the medieval burgh, to the east of Castle Street and appear to have changed very little. Moving westwards from the nucleus they suddenly expand, into the wider, more airy streets of South, North and Market Streets. The widths of these streets are much as they were from conception, although 19th century changes saw a widening of carriageways by removal of front gardens and forestairs.

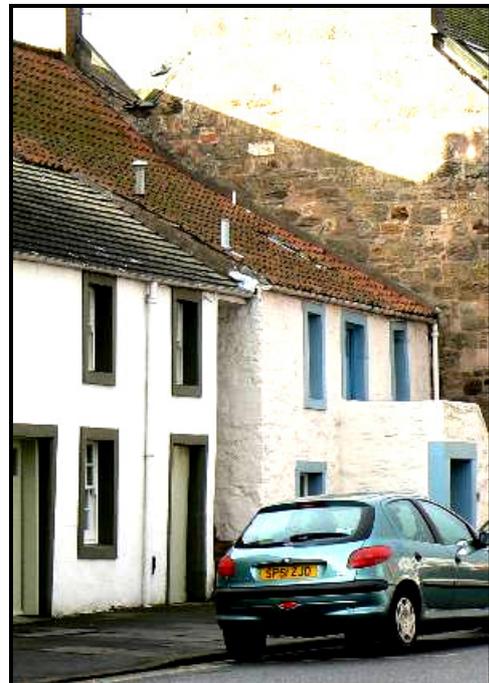
The buildings front onto the pavements throughout the Conservation Area, apart from the occasional late 19th century detached merchant's villa which is set back from the road.

The Lade Braes Walk in the south of the Conservation Area is a popular and attractive path which skirts the south of the town to join up with Queen's Terrace to the east, continuing westwards to join the Kinness Burn. Its eastern end once followed a course of water diverted from the Kinness Burn to serve a series of mills which have now mostly disappeared. The waterway or "lade" was covered over in the 19th century but the walk remains. The lade itself dates back to the 13th century and has associations with the Priory. It was cut across a number of riggs in South Street and the Kinness Burn formed the southern boundary of the town until the late 19th century when more houses were built to the south.

3.3 Architectural Features

Many buildings of 17th and 18th centuries survive along with isolated 16th century examples. There are no pre-15th century domestic buildings remaining. Later 18th and 19th century buildings are built in sympathy with the older styles and add to the overall enjoyment of the town's architecture. When Madras College in South Street was built in 1832 it was the express wish of the founder, Dr Andrew Bell, that the building should act as a setting for the remains of Blackfriars Chapel, making this an early example of contextual design.

There is a wide variety of architectural design and scale throughout the Conservation Area. From 16th century university buildings to decorative 19th century public buildings, along with the large detached merchant houses dotted throughout the town and the small-scale vernacular terraces; all combine to create a dramatic streetscape.



Examples of vernacular buildings with forestairs and pantile roofs

There are smaller domestic scale **vernacular** buildings within the oldest part of the town, around Castle Street and Gregory Place. Particular detailing, such as rubble masonry, **crowsteps**, and the occasional **forestair**, are typical vernacular features of this area and elsewhere in Fife's coastal villages. No. 35 North Castle Street also exhibits a typical projecting upper floor. Window and door openings are variable in size.

Small access **pend**s to the backlands can also be seen through one side of these buildings as can the openings to first floor stairways. The roofs are mainly steep pitched and some examples of catslides, with an occasional later mansard example. The buildings themselves are normally no more than 2 storeys.

Excavations have established that buildings before the Reformation were mainly timber with stone footings. Unfortunately none of this type survives in St. Andrews.

Later architectural features have been imposed on the earlier buildings as fashions changed and this can be seen on a number of 17th century buildings with late Georgian doors. Occasional grander Victorian and Edwardian buildings also appear which are more dominant in amongst the smaller scale 16th and 17th century buildings.



Pends & inner staircases

On the main streets the 17th and 18th century buildings are dwarfed in number and size by later domestic and public buildings. The occasional large public buildings break up the street frontages, being of grander design with greater roof height and increased ornamentation.

In spite of the variable mix of height and design, harmony in street frontages is achieved through:-

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

The early Merchants' houses at the east end of South Street are plain, but with strong vertical lines and symmetry separating them from the smaller vernacular housing nearby. They also contrast quite sharply with the nearby university buildings which have carved stone features and polished ashlar masonry.

The larger three storey 19th century buildings at the west end of the Conservation Area are also more decorative in comparison to the older plainer tenements. Features such

as cupolas, bow and oriel windows, string courses and gothic gablets are all used to great affect; as are classical doorpieces. Scots Baronial and Baroque styles are evident throughout this area, with projecting corner turrets, bartizan roofs and corbelling exhibiting the design preferences of the Victorian architect.

The **roof** designs also vary, although are mainly steep pitch for the earliest houses, often with cat slide detail, and a moderate pitch to mansard designs for the 19th century buildings.



Large merchant buildings on South Street

Masonry is a significant feature, varying from random rubble to ashlar coursing, with many later buildings showing raised quoins or deep rusticated stonework on the ground floor level. This combination is a feature of the work of the St Andrews architect Robert Balfour from c.1800, which continued to be favoured in post-Georgian development in the town.



Detail on Queen's Gardens



South Street door

Thackstones are also visible on a large number of 17th and 18th century houses on the main streets which suggests that these were thatched roofs at one time. These are now replaced by slate, in the case of more prestigious buildings, or pantiles. A number of **palstanes** are also visible on corners of buildings and wynds which are reminders of days when horse drawn vehicles were prevalent.

Dormers are particularly rare but become prevalent to the west end on the lower domestic buildings. The older buildings tend to have small cast-iron **skylights** in addition to the small window openings. Larger window openings appear on 19th and 20th century buildings, as do wooden internal shutters, but there are also a number of historic buildings which have had inappropriate glass window walls imposed in the mid 20th century. Windows surviving from the 19th century are mainly sash and case with a varying number of panes, from one to six panes per case.

Window architraves are generally plain and are often high or low-lighted with paint. On Ellice Place (North Street) there is unusual carved stone detail on the architraves of the first floor windows above The Old St. Andrews Golf Shop.

Original **doors** survive on many buildings in the Conservation Area, with timber panelling and stained glass windows from various periods remaining in situ. The designs and sizes vary, as do the architraves. Porticos and pilasters are often imposed on to the facades of earlier buildings.

Stone walls are also an important feature of the town, particularly high boundary walls along the wynds and at the side rigg boundaries. The 16th century cathedral precinct wall is a significant feature of the town. Similarly, the stone pier at the harbour is of a distinct design and construction, with vertical blocks of masonry, and is of great historical significance. The oldest walls are constructed in random rubble, becoming coursed rubble in later housing.

Traditional **ironwork** is still a feature of the area, including the following - original wrought and cast iron railings, balconettes, shop front columns, hoppers, downpipes and guttering. The majority dates from the early to late Georgian period, and would have been part of the original design in many cases, although balconettes were often later additions.

Much of the ironwork was removed during WWII for salvage and reuse, and consequently very little is left. In many cases all that remains are stone plinths with the stumps of the railings and the lead fixings. Highly decorative examples were often left, as were those which were required for safety reasons. Consequently there are still good examples, particularly balconettes on South Street and a number of railings along North Street and Hope Street.



Examples of unusual ornamental railings and cast iron hoppers around St. Andrews, and a decorative balconette on Greyfriars Garden.

An excellent review of significant Victorian and Edwardian buildings and their decorative features can be found in John Frew's book *"Building for a New Age"*, published by The Crawford Centre for the Arts, University of St. Andrews.

3.4 Building Materials

Masonry

The use of soft local sandstone is an attractive characteristic of the Conservation Area. It is the principal building material in the town centre, varying in form from random or coursed rubble in the older buildings, polished ashlar for classical facades and dressed ashlar for 19th century buildings. Its colour varies from grey through to yellow and cream tones. The harbour walls, in particular, exhibit an array of all these colours.



Harbour pier walls constructed from sandstone in a variety of colours (perhaps recycled from the St. Andrews Cathedral ruins)

The sandstone for the cathedral is known to have come from local quarries at Kinkell and Strathkinness. Similarly the sandstone for the town's buildings came from

Strathkinness and Blebo Craigs quarries. The Strathkinness quarries were producing until the mid 19th century. The red sandstone used to construct the Grand Hotel is Dumfries sandstone. Pink Aberdeenshire granite is also used.

By the 19th century the introduction of the railway meant that brick was imported for use on buildings. It was used very rarely in St. Andrews and can be seen in repairs or in occasional small functional buildings. One exception to this is Marine Place, built in 1870, which is a group of working men's cottages commissioned by the Sea Box Society of St. Andrews. Built in brick and similar to the colonies in Edinburgh in design, they were intended to relieve the housing pressure on the fishing community nearby.

Many of the 17th and 18th century buildings are constructed of stone taken from the cathedral and priory. Recycling of stone was quite common during this period and can even be seen in occasional Victorian buildings.

Roofing materials

Traditional buildings are roofed with pantiles or Ballachulish slate, with slate perhaps replacing thatch in the 19th century. Pantile is 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 or those dating from the Georgian and Victorian periods. It particularly became more prevalent after the railways were built in the 19th century and allowed better transport facilities. Occasionally Welsh slate has been used where roof coverings have been replaced in more recent times and also on some 19th century buildings.

An attractive and interesting feature is the occasional use of slate on lower courses of pantiled roofs to improve run-off.



Pantile roof with
slate run-off



Contrasting finishes on
South Street buildings

Coatings

Many traditional buildings are harled with cement-rich roughcast and/or painted; as are the architraves of windows and doors, which are often highlighted with a different or lighter colour to the render. Render colours range from off-white to peppermint green. Additionally, some buildings are wet-dashed.

Limewash and lime harl would traditionally have been used to protect soft sandstone masonry from the salt-laden sea air, but masonry paint or cement-based renders are now more commonly used, which speed up deterioration of stonework. See also **St Andrews Design Guidelines section 5.13** on building colour and texture, and Fife Council Planning Customer Guidelines on **Painting the Outside of Listed Buildings and Buildings in Conservation Areas**.

3.5 Shop fronts

Historic **shop fronts** are an elegant feature of St Andrews' streetscape. Their design ranges from Georgian (belonging to the long survival of Georgian design in St Andrews in the Victorian period) to Art Deco, featuring details such as panelled wooden pilasters, art deco glass, bow windows, cast iron columns and glazed tiling. A number of these shop fronts have been added to ground floors of older buildings, as on South Street, but others have been built outwards as front extensions to buildings, as on Market Street.

Cast iron columns, and some of polished granite, are a particular feature and are prominent on Church Street, Bell Street and South Street. The shop fronts in St. Andrews are particularly remarkable because of the wealth of designs and details still in existence.



Detail of a reinstated façade on Church Street
(Elspeth's)



Cast iron features on Bell Street

A catalogue of both existing and lost cast iron shop fronts has been compiled by St. Andrews Preservation Trust. See **St Andrews Design Guidelines section 6.0** for a

full discussion of shopfront design in St Andrews, and Fife Council's **Shop Front Design Guidelines** for more general advice.

3.6 Key listed and unlisted buildings

Whilst not an exhaustive list, the buildings below are considered key to the Conservation Area and any alterations to their structure or design should be strongly resisted.

Individual buildings (North Street):-

- 75 North Street – 15th century with later alterations
- Deanscourt
- Collegiate Church of St. Salvator
- 12 North Street (St. Andrews Preservation Trust Museum),
- 19 North Street, with forestairs
- 32 North Street, with forestairs
- 35-39 North Street
- Younger Hall
- St. Salvator's College buildings
- New Picture House Cinema
- Crawford Arts Centre, 91 North Street

Individual buildings (South Street):-

- The Roundel, 1-3 South Street – 16th and 17th century building with Georgian additions
- Queen Mary's House – built 1520-26 and is said to have been visited by Mary Queen of Scots sometime after this. Revisions to the building were made by Reginald Fairlie in 1926
- The Madras College – 1832, founded by Dr Bell who invented the Madras system of education
- South Court – A listed buildings, 15th to 17th century, linked to 12th century developments of town
- St John's House, 67 South Street – 15th century building with numerous alterations and extensions dating between 15th and 19th centuries
- Holy Trinity Church
- Blackfriars Chapel
- St Leonards Chapel
- The Pends
 - St. Mary's Quadrangle – 16th century
 - Town Hall
 - West Port
- 11-13 South Castle Street with forestairs

Individual buildings (Market Street):-

- 1-5 Market Street – examples of 17th century buildings built out of the ruins of the cathedral; and Priory

Individual buildings (The Scores):-

- “Edgecliffe” -1864-66, double villa, twin gabled semi-detached houses designed by George Rae
- St Andrews Castle
- St James RC church

Individual buildings (other):-

- Cathedral and ecclesiastical buildings within the precinct
- Royal and Ancient Golf Club – 1854
- Gibson Hospital, Argyle Street – Jacobean style building by David Henry, opened 1882 – a hospital for the aged, sick and infirm poor of St. Andrews
- Kinburn House – 19th century neo-Tudor mansion house built for a local doctor.
- 41-43 North Castle Street with later classicised facades
- Bell Rock Tavern, Shorehead – 17th century

Groups of buildings:-

- Greyfriars Garden
- Housing in the area around North and South Castle Street, particularly to the east, and a small section of the east part of North Street.
- Queen’s Gardens
- St. Salvator’s College
- St. Mary’s College
- St. Leonard’s School
- Hope Street, Abbotsford Crescent and Howard Place
- St. Andrews Cathedral & associated ecclesiastical buildings
- Louden’s Close, South Street
- Alexandra Place
- Alfred Place
- Melbourne Place
- Gillespie Terrace
- Playfair Terrace & Pilmour Place

Historic shop fronts are also of townscape significance, as are the Martyrs’ Memorial and the bandstand on the Bow Butts.

3.7 Other Statutory/ non-Statutory Heritage Designations in St. Andrews

The Hepburn Gardens Conservation Area, adjoining St. Andrews Conservation Area to the west and forming an expansion to the medieval core of the town, was designated in 1993 in recognition of the quality of the Victorian and Edwardian architecture.

There are a number of Scheduled Ancient Monuments within the St. Andrews Conservation Area including the Castle, the Cathedral and its associated buildings, West Port and the Blackfriars Chapel on South Street. Additionally a small part of St.

Andrews Links falls within the Conservation Area. The Links is included on Historic Scotland's Inventory of Gardens & Designed Landscapes.

3.8 Green Spaces

The centre of St Andrews is characterised by its density, with buildings hard on to the pavement. There are, however, a number of public spaces and a variety of privately owned or university owned gardens. They range in size and shape but are all equally important to the character of the Conservation Area.

The Links

Only a small section of The Links is part of the Conservation Area, in the north-west corner, and as stated above it is included on the Inventory of Gardens and Designed Landscapes. Whilst not a public area it is an important historical feature of the Conservation Area and provides open views of the West Sands from the town.

Kinburn Park

This 19th century park once formed part of the medieval burgh lands used as pasture but latterly became the West and East Windmill Parks by the 18th century. In 1852 they were bought by Dr. David Buddo and used to build a neo-Tudor mansion house with associated landscaping. More recently, in the early 20th century, the Town Council acquired it and laid out the grounds for recreational purposes. The building now houses a museum and café.



Kinburn House & Park



Bow Butts Park with Martyrs' Memorial

The elevated position of the Park means it has an attractive and open environment which is used as a quick access route to the North Haugh university campus. It is a busy and easily accessible park with good views of the town and campus. The trees and landscaping surrounding the building are well maintained.

Bow Butts

This area, on the cliffs to the northern edge of town, was known as being a practice area for archery from medieval times through to the 19th century. It is also possibly part of an earlier links course. It now takes the form of a peaceful green area for public use, with the key features of a Victorian bandstand designed by the renowned Saracen

Foundry in Glasgow, and the Martyrs' Memorial ; a large obelisk of local sandstone. The memorial was erected in 1842 to commemorate the martyrs of the Scottish Reformation who perished in St Andrews.

Victorian cast iron railings line the edge of the cliff at the eastern end, some of which have been recently restored with new stone plinths.

A number of key buildings surround the green. The Royal and Ancient Golf Club sits to the west of Bow Butts at the head of the Links; a Modernist flat roofed Museum of Golf is partially hidden in the green to the north; the new Seafood Restaurant at the edge of the cliff is a dramatic steel and glass design which sits very well in its environment; the red sandstone Grand Hotel (Hamilton Hall) at the corner of Golf Place; and the line of grand Victorian terraced townhouses to its south (Gillespie Terrace). The architect George Rae had a great vision for this area - including Golf Place and The Scores itself - to become a *tour de force* of the classical style, but this was only partially realised.

The views across the bay from this area to the West Sands and north are spectacular. The rock pools below, once used as bathing pools for Victorian ladies and in much earlier times for witch trials, make this an intriguing part of St Andrews.

Green spaces around the castle and in the cathedral precinct

These areas are clearly critical to St Andrews' historical and archaeological significance. In townscape terms they provide an open setting for the eastern end of the town and a focus for views in and out. They have few trees and are mainly large areas of maintained grass, although there are areas used for car parking which degrade the general appearance.

Madras College green

The open area in front of the school and its grassed area is an important feature of the buildings behind, forming part of the original design with the express purpose of providing a setting for Blackfriars Chapel.

University gardens and greens – St. John's Garden & Deans Court

This university-owned courtyard off South Street is lined with 16th century buildings of significant architectural merit. The courtyard includes a well, a walled orchard and garden, which are of archaeological importance as well as forming part of a designed landscape. Partnership between the Pilgrim Foundation, Fife Council and the University has resulted in a new gateway opening up the view from the narrow end of Market Street, and it is hoped that the area will be partially opened to the public.

St. Andrews Preservation Trust Museum garden

The small garden to the front of the building on North Street is the only such example along this street and is an important addition to the streetscape. It enhances the building and brings colour to the area. The larger garden behind the museum is open to the public.

Baker Lane public garden

This small public garden was formed in the space left following the demolition of backland buildings and has been maintained by the locals and the Council. It is a small colourful area with seating, hidden from the main streets, and is an attractive addition to this wynd.

Rigg gardens

These are essentially “hidden gardens” in the backlands of many of the houses on the main streets. They are accessible through buildings or via pends and are bound by ancient rigg walls. These may be under threat from redevelopment and are often neglected if the property is in multiple occupancy. It is important to maintain these in order to preserve their reminder of the medieval street plan and also to provide a natural environment for wildlife.

Greyfriars Garden and Queen’s Gardens

An unusual feature of these streets is that the gardens are situated opposite the houses on the other side of the street. As with the less visible rigg gardens, the use of residences as businesses premises and multiple occupancy flats has resulted in neglect. It is important to recognise the significance of these gardens and their contribution to the character of the streetscape.

3.9 Trees and Landscaping

The mature trees and gardens of St Andrews, many of which were laid out in the 19th and early 20th centuries, are an important backdrop to the town.

John Milne, a renowned local architect and town councillor in the mid 19th century, was known for planting trees along the main streets and also along the Lade Braes Walk. Those on South Street were planned and laid out in 1878. He also went on to plant trees in Market Street, The Scores and North Street, and in 1887 began work on improving and extending the Lade Braes Walk. Milne planted a variety of trees, including sycamore, maple, copper beech, Austrian pine and Lombardy poplar.

The landscaping and management of the castle and cathedral precinct are also important although these areas contain fewer trees.

3.10 Views

The skyline of St. Andrews is visible from a considerable distance outside the town, and makes a strong initial impression. The various church steeples and St. Rule’s Tower are the most prominent features on the skyline. As noted above, the 17th century view from the Kinkell Braes in John Slezer’s print remains essentially unchanged.

Within the town views down the wynds and closes give inviting glimpses of other streets and buildings tucked away behind the main streets.

The long views along each main street are also important, particularly that looking east on North Street towards the War Memorial and the cathedral buildings. The view of the castle from along North and South Castle Street is a highlight of the pedestrian tourist routes in the town, further enhanced by the picturesque historic buildings on either side of those streets.

3.11 Character Areas

The Conservation Area is predominantly made up of 3 character areas –the area known as “the Ladyhead” (and the surrounding larger area including the cathedral precinct), the medieval town burgh and the 19th century areas to the west and south. Each represent successive periods of development of the Conservation Area, the boundaries of which can be defined by roads and buildings.

“The Ladyhead” and adjacent areas

This area is to the east of South and North Castle Street (formerly Fishergate), and the east end of North Street. For the purposes of this report it is considered along with the cathedral precinct, the castle, Kirkhill, the harbour and St. Leonard’s School. Together these form the oldest area of settlement in St. Andrews.



North Castle Street



Gregory Place

The housing mainly lies to the north west of this area, huddled around the ecclesiastical sites. A wide variety of architectural designs and periods are represented, with the earliest features from the 16th century. The earliest vernacular buildings are generally low with small window and door openings, steep pitched roofs, occasional catslide roofs and rubble masonry. Pantiling is the dominant roofing material, and crowstepped gables and sash and case windows are typical features. There are exceptions to this with the ashlar masonry and decorative carved features of the occasional 19th century buildings.

The buildings are generally hard against the pavement although the occasional forestair has survived the 19th century clearances. The streets are narrow with examples of original cobbling remaining in places.

The cathedral precinct itself occupies a large site at the point of the headland and is surrounded by high rubble walls. It incorporates the ruins of the Cathedral and Priory, St. Rule's Tower and a visitor centre. Other ruined ecclesiastical buildings in this area include St. Mary's on the Rock at Kirkhill, and The Pends, a vaulted entrance to the Priory. Apart from the Cathedral and priory precinct and the associated buildings the nearby All Saints Episcopal Church and its ancillary buildings on North Castle Street are also category A listed. The church dates from the early 20th century and the interior features a combination of Gothic, Renaissance and Byzantine motifs.

The harbour is outside the cathedral walls with access through the town by the Mill Port. It has a long history as a working harbour, with some of the remaining buildings representing later periods of this history. The harbour walls may in part be constructed from the cathedral and castle walls, although it was in existence prior to the reformation.

Medieval town burgh

The medieval town burgh lies west of North and South Castle Street and runs westward towards Greyfriars Gardens and Bell Street. A change in building height and design of buildings is evident close to the cinema on North Street near where one of the original ports to the medieval town would have been located. The northern boundary is the cliff edges and the southern edge is the Lade Braes Walk.

The urban layout is formed along three main roads of which North and South Street are the oldest, with Market Street formed shortly afterwards. A fourth parallel road to the north, called the Scores, is also part of the medieval town and once serviced the castle. This area of the town burgh is dominated by the original feu patterns including the riggs of the original burgage plots and the houses placed at the head of each plot, hard up against the pavements on North, South and Market Streets. The wynds and closes add to the typical herringbone pattern of the medieval burgh and interconnect the main streets.

The four streets each show different characteristics within the area of the medieval town burgh. The Scores is mainly 19th century buildings and is therefore included in the third character area below. North and South Street are wide roads, each with large imposing University and public buildings punctuating a mixture of smaller 16th to 19th century domestic housing.



College Street

On **North Street** the oldest domestic buildings are evident at the east end, identifiable by their rubble masonry and by the use of pantiling, forestairs and small window spaces. They are broken up by 18th and 19th century buildings which become more dominant towards the west. The use of ashlar masonry also becomes more frequent travelling west, along with larger window and door spaces. These buildings are more symmetrical with slate roofs and finer detailing of masonry at the ground level.



The eastern end of North Street

Some 18th and 19th century features have been added to houses at the eastern end, such as classical porches and columns at front doors. Windows and doors have been widened in subsequent years to accommodate new fashions and Scottish and Welsh slate have replaced pantiles. The height of the domestic housing has also increased with the move westwards, with the later addition of upper floors.



New Picture House Cinema, North Street

The area is punctuated with large public and university buildings which dominate the skyline and give vertical emphasis to the area. The university buildings range in age and design, from the 15th century St. Salvator's Chapel (A listed) to the 1970s Gannochy House. Other prominent buildings include the 20th century police station and the B-listed cinema, an early 20th century building incorporating traditional design features.

On **South Street** the buildings are much taller to the east with three or four storeys, becoming smaller two storey retail units to the west. The eastern end again consists of the oldest buildings. South Street becomes more dominated by retail units further west which alters the character; many exhibit the cast iron columns and historic facades which are so important to the town.

The Closes off this street are particularly narrow, with small rubble built housing fronting the pavements.

South Street is also the greenest of the three main streets, with trees lining the pavements. The green area in front of Madras College forms the only open space along the street.



The eastern end of South Street, dominated by imposing merchants' houses

Large public buildings include the Madras College (A listed), the Holy Trinity Church (A listed) and the Town Hall (B listed). The University also has significant buildings along this street, including St. Mary's Quadrangle (A listed). West Port and the Blackfriars Chapel are both scheduled monuments.

Market Street has an entirely different character, being much more constricted in size. It consists of two very different sections; the narrow end having originated as access to the North and South Street riggs. This section was the focus of an initiative in 2007-8 in partnership with residents and Fife Council to resurface the area and restrict car access and parking. The width of Market Street fluctuates at the middle, where the medieval market and the Tolbooth were once situated. It remains the heart of the town, signified by the large stone fountain slightly off-centre. The buildings are smaller and more domestic in scale compared to North and South Street, with more retail premises. Those to the west of Church Street date mostly from the 19th century, with some older buildings in the eastern section.

19th Century areas

These areas lie to the furthest north-west, west and south of the St. Andrews Conservation Area and are dominated by a larger-scale of building. Baroque, Scots Baronial and Gothic designs are evident, with features such as bay and oriel windows, turrets and crenellations.

Large groups of detached villas are situated to the north along the Scores, as well as to the west along Windmill Road. Other large tenement blocks and hotels are situated in the north west of this area.

Queens Gardens, Greyfriars Garden and Alexandra Place are a few examples of the terracing common in the Conservation Area. The symmetry of the street-long facades

is often broken up by the detailing on individual houses, such as decorative window and door architraves.

These buildings, with their imposing height and grand architectural embellishment, give an impression of the wealth of the Victorians who commissioned or lived in them.

3.12 Activity and Movement

The bulk of the activity and movement is along and through the main streets, with much less pressure on the wynds. The atmosphere during university term time is one of great activity which tends to slow down out of term.

The busiest street is Market Street at midday where pedestrians and cars are squeezed together in an already tight street. The wider streets of North and South Street are perhaps equally populated but feel less so. The retail function of these three streets, as well as the popular street cafes means that they are generally vibrant and active. The least populated areas during the day are at the east and west ends of the three main streets, the residential 19th century streets to the west and also along the Lade Braes Walk.

The wynds are still used as access routes between the main streets and are less populated.

Due to the town's location there is relatively little through traffic. The main bulk of traffic tends to be workers, visitors and students coming into the town as well as local people.

3.13 Public Realm

St. Andrews Conservation Area has a variety of types of lamp-posts, seating and waste bins and the resulting clutter and confusion is a significant issue for the town. There are current moves to make changes to the overall streetscape of the town, guided by Fife Council's **St. Andrews Design Guidelines**.

Well designed and high quality public realm improvements and street furniture emphasise the designation of the Conservation Areas and should be consistent. Any future public realm work in St. Andrews must take account of these guidelines.

All relevant aspects of the Conservation Area's public realm are discussed in full in the St Andrews Design Guidelines, including:

- Street surfaces
- Lighting
- Signage
- Traffic and utilities engineering
- Street furniture
- Containerised waste
- Planting

4 NEGATIVE FACTORS

4.1 Buildings at Risk

The Buildings at Risk Register is maintained by the Scottish Civic Trust on behalf of Historic Scotland. 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 three buildings currently within the St. Andrews Conservation Area on the Buildings at Risk Register:

Abbey Park House, Abbey Walk – Category B listed late 18th – early 19th century villa, extended in the late 19th and 20th centuries when used as a boarding house for St Leonard’s School.



Abbey Park House 2008

Abbey Park House has been vandalised and also set on fire and is therefore a significant concern. Structurally the building has lost its guttering, some flashing is lifting

and slates are missing. Some windows have already lost their glass and there is vegetation in the masonry. The surrounding gardens and architectural features such as walling and ornamental railings are also at risk.

Gibson Pump House, Woodburn Place – unlisted. Dating from the 1851, the pump house is part of a former timber yard. It is boarded up and appears in poor condition.



Former pump house, Woodburn Place



No.26 North Street

The Grand Hotel on Golf Place, more recently known as **Hamilton Hall**, is empty at present. Its future use is apparently under discussion by developers but it is meanwhile vulnerable to vandalism and deterioration and as a result is included on the Register.

In addition **No. 26 North Street** is in very poor condition and the door is partially boarded up.



The former Grand Hotel

There are an increasing number of **houses in multiple occupancy** in St. Andrews, many of which are listed, and consequently concerns are raised over risk to the historic fabric of these buildings. The problem of lack of maintenance, as well as potential interior damage during conversion work, makes this a significant issue in terms of protecting the Conservation Area. The town centre also contains many properties which are not subject to HMO licensing but which are let to students, as well as a high number of holiday homes, and these add to the problem of a lack of maintenance having a serious effect on the fabric and visual impact of the Conservation Area.

4.2 20th Century Architecture

Although St. Andrews town centre appears to have avoided the early 20th century blight of road building, it has seen its fair share of monolithic Modernist buildings which are entirely unsympathetic to the character of the historic environment. Many of these belong to the university; they are flat roofed with strong horizontal lines as opposed to the softer, more vertical emphasis of the traditional architecture. The growth of universities during the Modernist period has meant that campuses are often dominated by such designs, and as such St. Andrews is no different to any other university town. Unfortunately because of the compact nature of St. Andrews these buildings become more visually dominant.



Gannochy House, North Street



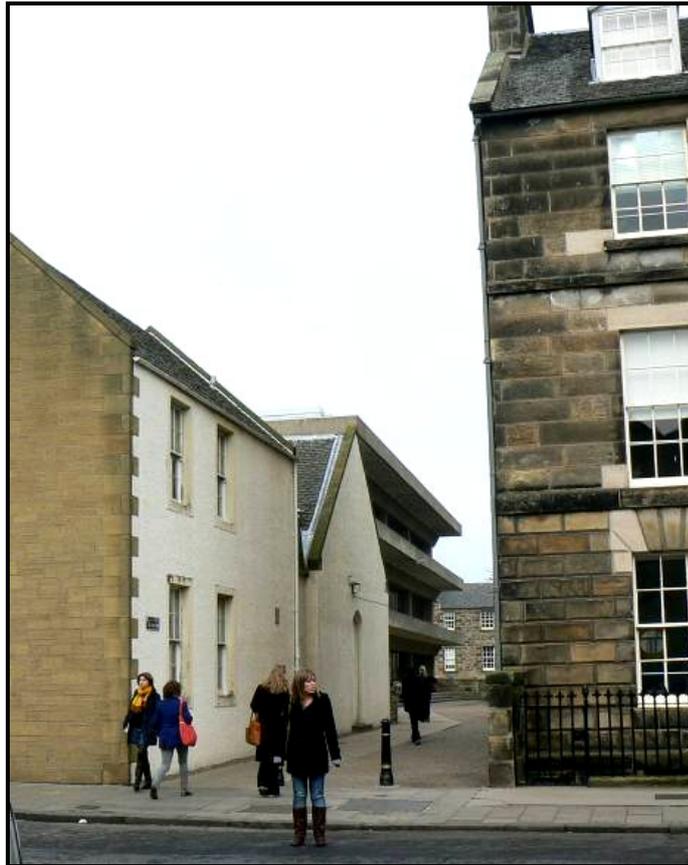
Student's Union, St. Mary's Place

In many cases it is the heights of these Modernist buildings which detract from the character of the area, as well as the design. The Students Union on St. Mary's Place is particularly visible, as is the building on Union Street. In contrast the view from North Street down the wynd towards the Library building is eye-catching, with hard horizontal lines juxtaposed with the traditional vertical designs within a confined space. The architecture of the Library on its own does very little for the Conservation Area but is very interesting as part of a collection of traditional and modern buildings.

Another public building of this period is the British Golf Museum which is partially hidden beneath Bow Butts Green, and is sensitively located so that views of the sea by the villas

on Gillespie Terrace are not blocked. In spite of its unapologetically contemporary design it has a neutral affect on the Conservation Area.

A contextual approach was taken when the University offices were built at College Gate in North Street (1949-53, extended in similar style 1972). The design was clearly influenced by 17th century precedents at 71 and 77 North Street, which have medieval origins.



View of the University Library

Smaller domestic buildings have been built in the mid 20th century along Muttoes Wynd and Baker Lane which are unsympathetic to the surrounding architecture. Features such as bay windows put these buildings at odds with their older neighbours. In their favour they are flush with the pavements and tend to follow the rigg patterns.

4.3 Inappropriate Shop-fronts & Signage

One of the prime functions of the town is the retail aspect, and the historic shop fronts and other business premises are a significant part of the town's appeal.

Unfortunately many modern shop fronts are detrimental to the overall character of the streetscape due to the use of inappropriate materials and overly large fascias or

lettering. Corporate designs overwhelm Market Street and obscure the historic features of many shop fronts.

Additionally fixed projecting signage boxes are used, as are A-boards, which can cause an unsightly obstruction. Lighting of shops and buildings in places is overwhelming and inappropriate. The use of roller shutter doors in back streets should also be monitored.



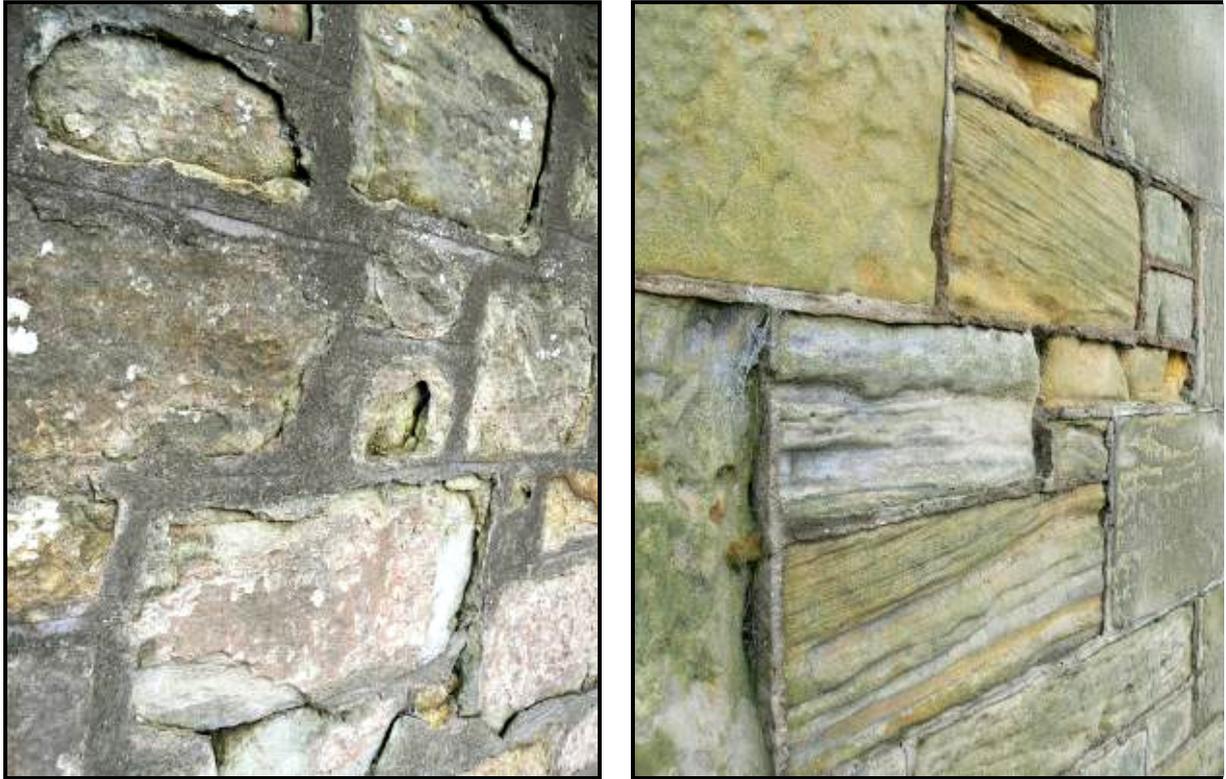
Inappropriate corporate fascia designs & A-boards

4.4 Inappropriate Materials

Cementitious materials used as render or for pointing are not compatible with the traditional character of the Conservation Area and can result in damage to original masonry. This is a problem throughout the Conservation Area.

Large rigg walls off South Street are an example of re-pointing using cement mortar, often poorly executed so that the mortar is smeared across the face of the stone. In places the stone is beginning to deteriorate due to the hard concrete mix. The use of lime mortars for harling and pointing should be encouraged as a means of enhancing the appearance of buildings and protecting the stone from excessive water and salt ingress.

See also **St Andrews Design Guidelines section 5.13** on building colour and texture.



Concrete pointing causing deterioration of sandstone masonry

The use of concrete tiles on roofs should also be discouraged – not only due to the appearance, but also as the additional weight of concrete tiles can damage the roof structure of older buildings.

A very positive feature of St. Andrews is the retention of timber sash and case windows, occasionally with original crown or plate glass. The use of uPVC or other replacement windows can be extremely damaging to a conservation area, but this has largely been avoided in St Andrews. Traditional styles and materials also feature in some of the town's modern developments. See the Fife Council Planning Customer Guidelines on **Windows in Listed Buildings and Conservation Areas** for further advice.

The use of plastic for shop front fascias and lettering is detrimental to the character of the Conservation Area. Quality design and natural materials should be encouraged, in accordance with the St Andrews Design Guidelines.

4.5 Lack of Maintenance

Lack of maintenance of historic properties used as student accommodation in the town centre has been discussed in section 4.1. The deteriorating condition of a number of memorials in the town is a related matter.

The **Martyrs' Memorial** on the Bow Butts green is in extremely poor condition and urgently requires conservation repairs. The pointing has been severely eroded as has

the stone itself, so much so that the memorial is in a precarious condition. A scheme of repair for the monument is currently under consideration.



The Martyrs' Memorial – deterioration of stonework

Additionally the **Playfair Memorial** adjacent to the Royal and Ancient Golf Club building is suffering from salt and water damage and requires consolidation work. The bronze fixtures require attention, and any work should be carried out by an Accredited Metal Conservator.



Playfair Memorial, Golf Place



The bandstand on Bow Butts, showing signs of corrosion

The **bandstand** on the Bow Butts is also showing signs of deterioration: iron corrosion and some wood damage. The metal is historically important and should therefore be maintained annually with appropriate metal paint to protect it from the corrosive sea air.

4.6 Positioning of Street Furniture

The siting of a number of bins, lamp standards and other public realm furniture should be reviewed. Positioning of bins and signage posts in front of historic monuments is inappropriate.



Poorly located litter bin

Litter bins are placed awkwardly, particularly on Market Street where they obstruct pedestrians. Also a litter bin sited at the harbour at the end of the Scores walk detracts from the views and from the seating area.

4.7 The Harbour

Although still an active commercial area the harbour could be a potential focus for regeneration. The disappointing 20th century architecture overlooking the harbour as well as the use of low quality replacement surfacing materials detracts from a potentially attractive area.

The wooden fishing sheds across the harbour are a positive addition to the landscape.



Modernist flats at the harbour



Original cobbling near the harbour

5 CONSERVATION MANAGEMENT STRATEGY

5.1 Development & Enhancement Opportunities

Development of brownfield sites

The Finalised St. Andrews and East Fife Local Plan supports the more sustainable use and re-use of land and buildings within the historic environment, 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. Any re-use of land within the centre of St. Andrews must respect the riggs patterns of the medieval urban layout (Policy E10 of St. Andrews and East Fife Local Plan (Finalised Draft 2008)). The St Andrews Design Guidelines provide clear design principles for any new development in the historic core.

St. Andrews Memorial Hospital, Abbey Walk

The hospital has been highlighted as a possible development area for mixed housing, offices and a hotel (St. Andrews and East Fife Local Plan – Finalised Draft 2008).



St. Andrews Memorial Hospital

The oldest buildings on site date from 1902 when the present hospital was opened. One or two of the buildings appear to take the form of typical hospitals at the time (a design promoted by Florence Nightingale), one room deep with windows on either side, often three storeys high, in order to achieve as much light and movement of air as

possible. The hipped and pitched slate roof is a strong feature of the buildings as are the metal and timber casement windows.

Whilst the buildings are of no great architectural merit in the St Andrews context, they remain part of the town's 19th and 20th century history, and their sustainable reuse should be sought. The buildings are in relatively good condition and could potentially be used for residential or office space.

Re-use of Redundant Historic Buildings

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.

Traffic Management and Public Realm Enhancement

St. Andrews is currently very car-orientated. The noise and the pollution caused by the traffic are detrimental to the area, and the potential risk to buildings from traffic vibration and pollution is also a consideration.

Traffic management measures should be considered in partnership with potential public realm enhancement including resurfacing and street furniture to ensure a consistent scheme throughout the area. Relevant work should be in accordance with the St Andrews Design Guidelines.

There is a lack of public green space in St Andrews. Possible initiatives to tackle this could work with the model provided by Baker Lane (see section 3.8), using existing open spaces that are not being adequately maintained or that could be improved on.

5.2 Planning Action Opportunities: Boundary Refinement

The original Conservation Area was designated in 1971, and in 1993 the adjoining Hepburn Gardens Conservation Area was designated.

In accordance with recommendations made by Historic Scotland, the St Andrews Conservation Area boundary will be extended to include the following area:-

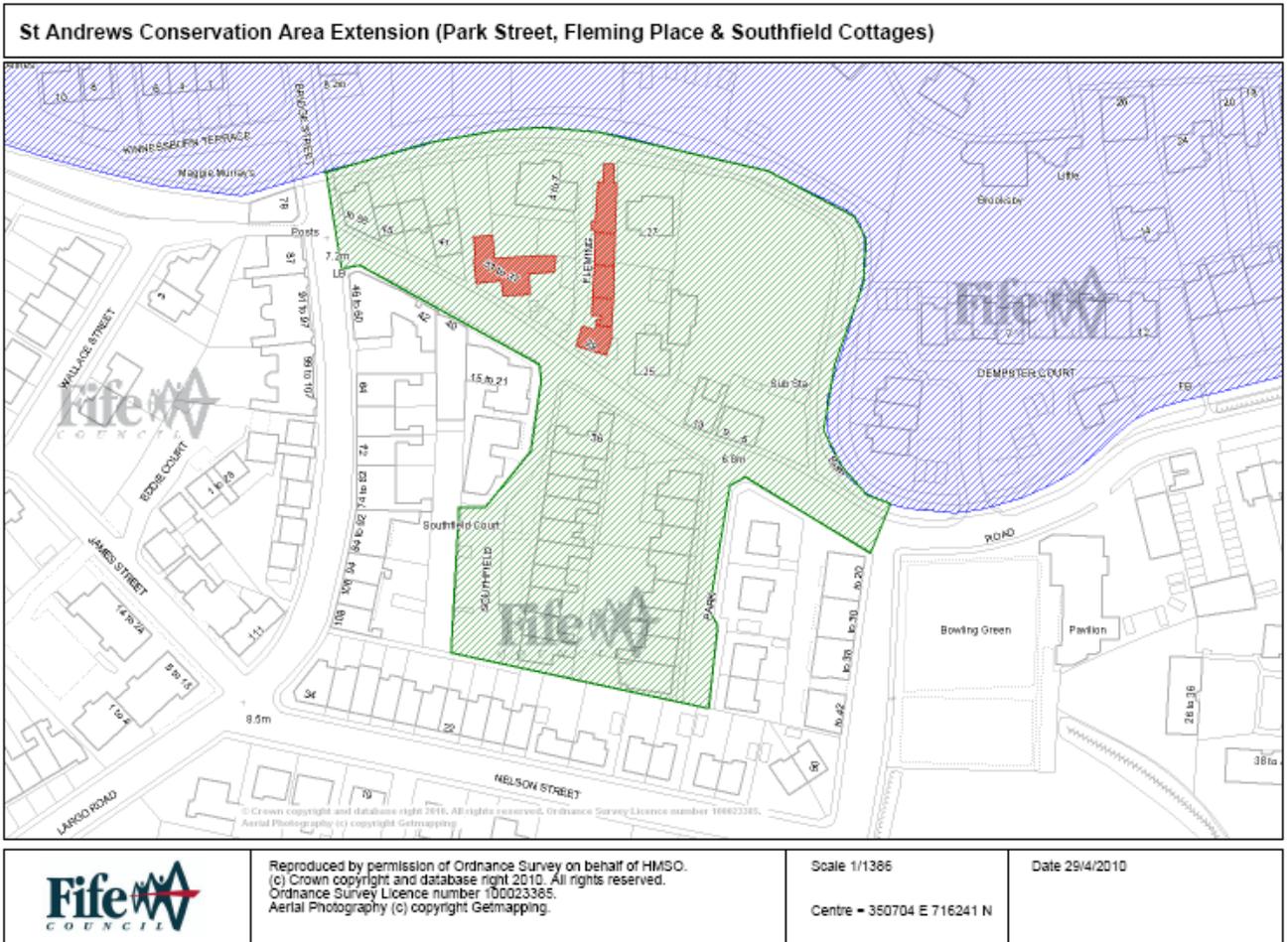
Fleming Place, Park Street and Southfield Cottages

Historic Scotland's report includes the following comment –

“The buildings in this area date from the late 18th century to the early 19th century and are associated with a flax spinning mill that once occupied the site. Subsequently the site was purchased by John Fleming, a china and stoneware merchant, in 1849 who converted the buildings on the site into flats bearing his name. Park Street has a row of 8 cottages that can be dated to 1906-7 and are designed by the well known local architect David Henry. Externally they remain largely unaltered from Henry's plans

including numerous survivals of timber sash and case windows.” (Valerie Lusk, Listing Manager, Historic Scotland March 2007).

The addition of this area to the Conservation Area acknowledges the importance of the local mills which once existed in this area as well as the architectural value of the remaining buildings. This designation will protect architectural details and original features from unsympathetic alterations.



Plan of proposed boundary refinement (shaded in green) to the St. Andrews Conservation Area (shaded in blue), with listed buildings highlighted in red.

5.3 Planning Policy

The policies contained in this management strategy compliment 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
- SPP Historic Environment – 2010
- Planning Advice Note 71: Conservation Area Management – 2005

- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Finalised St Andrews and East Fife Local Plan (2009)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook
- Fife Council St Andrews Design Guidelines

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

The St Andrews and East Fife Local Plan (2009) replaces the St Andrews Area Local Plan of 1996. 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 Design and Quality
- Policy E4 Housing Development and Open Space
- Policy E6 Conservation Areas
- Policy E7 Listed Buildings
- Policy E8 Demolition of Listed Buildings
- Policy E9 Protection of Orchards
- Policy E10 Protection of Riggs
- Policy E11 Historic Gardens and Designed Landscapes
- Policy E12 Ancient Monuments and Archaeological Sites
- Policy E13 Street Furniture

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

5.4 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
- Painting the Outside of Listed Buildings and Buildings in Conservation Areas
- Shop Front Design Guidelines

This is in addition to the St Andrews Design Guidelines, which provide a consistent set of design principles for the historic core of the town.

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.

5.5 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.

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

5.6 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 St Andrews.

5.7 Further Advice

For advice on Conservation Areas and Listed Buildings contact:

Planner (Built Heritage)
Fife Council Development Services
Town House
1 Wemyssfield
Kirkcaldy
KY1 1XW
Telephone: 08451 55 55 55 extn.473742/ 473816

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

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

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

APPENDIX 1 – Description of the St. Andrews Conservation Area Boundary (1971)

Commencing at a point at the south west corner of land belonging to Closeburn, Lade Braes Walk and thereafter continuing north east along the southern boundary of Closeburn to a point on the centre-line of the Kinness Burn to a point in the centre-line of the Shore Bridge on St Marys Street; thence south east along the centre-line St Marys Street to the point where it meets Woodburn Place; thence east and north east along the centre-line of Woodburn Place to the point where the southern edge of the slipway meets the HWMOST; thence north north west following the HWMOST to the point where it meets the southern edge of the breakwater; thence east along said edge and on for some further 130 metres; thence north for some 18 metres to a point on the southern edge of the pier, thence east, north and west following the seaward edge of the pier to the point where it meets the coastline; thence following the coastline to the point where it meets the northern edge of the Bruce embankment; thence west along said edge; thence south west and west along the northern edge of the road leading to the West Sands to the point where it crosses the Swilken Burn; thence following the centre-line of the Swilken Burn to a point on the centre-line of the Pilmour Links; thence south west along said centre-line for some 26 metres; thence south east along the northern edge of the railway embankment to the point where it meets the north west corner of land belonging to the bus station.; thence south west for some 50 metres to the point where the southern edge of the railway embankment meets the north western boundary of the Kinburn public park; thence south west along the said boundary to a point on the centre-line of Kennedy Gardens; thence south east along the said centre-line to the point where it meets Double Dykes Road; thence south west along the centre-line of Double Dykes Road for some 46 metres to the point where Double Dykes Road meets Hepburn Gardens and Argyle Street; then south east along the centre-line of Argyle Street for some 26 metres to the point where it meets John Street; thence south east along the centre-line of John Street to the point where it meets Lade Braes Walk; thence south west along the centre-line of Lade Braes Walk for some 38 metres; thence east along the centre line of the access road leading to Windrush, Lady Braes Walk for some 40 metres and thence south east along the western boundary of Closeburn to the point of commencement.

APPENDIX 2 – Listed Buildings in St. Andrews Conservation Area

ADDRESS	CATEGORY
1 South Street The Roundel, Including Garden Walls (St Andrews, 1 South Street, The Roundel)	A
3 South Street (St Andrews, 3 South Street)	A
4 South Street, Queen Mary's House Including Garden Walls And Grotto (St Andrews, 4 South Street, Queen Mary's House, St Leonards School Library)	A
40 (A-H), 42 South Street, South Court. (St Andrews, 42 South Street)	A
67, 69 South Street. (St Andrews, 67-69 South Street)	A
71 South Street. (St Andrews, 71 South Street)	A
71 North Street. (St Andrews, 71 North Street)	A
11, 13 College Street. (St Andrews, 11, 13 College Street)	A
All Saint's Episcopal Church And Ancillary Buildings, North Castle Street. (St Andrews, North Castle Street, All Saints Episcopal Church)	A
All Saint's Episcopal Church And Ancillary Buildings, North Castle Street. (St Andrews, North Castle Street, All Saints Episcopal Church, Ancillary Building)	A
Cathedral Graveyard (St Andrews Cathedral, Graveyard)	A
Dean's Court, North Street (Including Walls Of Courtyard And Of Garden To North Street.) (St Andrews, North Street, Dean's Court)	A
Holy Trinity Church (Town Kirk), South Street (St Andrews, South Street, The Parish Church Of The Holy Trinity)	A
Madras College Main Building (St Andrews, South Street, Madras College)	A
Precinct Wall (St Andrews Cathedral, Precinct Wall)	A
St Andrews Cathedral	A
St Andrews Harbour	A
St Andrews Priory (St Andrews Cathedral, St Andrews Priory)	A
St Leonard's Chapel (St Andrews, South Street, St Leonard's Chapel)	A
St Rule's Church (St Andrews Cathedral, St Rule's Church And St Rule's Tower)	A
St. Mary's College, West Range, Principal's House And Precinct, Including West Boundary Wall. (St Andrews, South Street, St Mary's College)	A
St. Salvator's Chapel, Tower And Hebdomadar's Building. (St Andrews, North Street, St Salvator's College Church, Hebdomadar's Building)	A
The Pend (St Andrews, South Street, The Pends)	A
University Library Original Building. (St Andrews, South Street, University Library)	A
West Port. (Southgait Port) (St Andrews, West Port)	A
1 Greyfriars Garden And Chestney House, 149 Market Street. (St Andrews, 1 Greyfriars Garden)	B
1 North Street (St Andrews, 1 North Street)	B
10 South Street (St Andrews, 10 South Street)	B
102-104 South Street (St Andrews, 102 South Street)	B
102-104 South Street (St Andrews, 104 South Street)	B
108, 110 South Street (St Andrews, 108, 110 South Street)	B
109-121 South Street Albert Buildings (St Andrews, 109-111 South Street)	B
109-121 South Street Albert Buildings (St Andrews, 113-115 South Street, Royal Bank Of Scotland)	B
109-121 South Street Albert Buildings (St Andrews, 119-121 South Street)	B
11 Greyfriars Garden. (St Andrews, 11 Greyfriars Gardens)	B
11 South Castle Street (Joan's House). (St Andrews, 11 South Castle Street)	B
11, 13 South Street. (St Andrews, 11-13 South Street)	B
11, 13 South Street. (St Andrews, 11a South Street)	B
112 South Street (Last House In Close), Including Garden Walls (St Andrews, 112c South Street)	B

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112 South Street (Second House In Close) (St Andrews, 112b South Street)	B
1-13 Abbotsford Crescent, Abbotsford House And Macintosh Hall. (St Andrews, 9 Abbotsford Crescent, Macintosh Hall)	B
1-14 Hope Street. (St Andrews, 1 Hope Street)	B
1-14 Hope Street. (St Andrews, 2 Hope Street)	B
1-14 Hope Street. (St Andrews, 3 Hope Street)	B
1-14 Hope Street. (St Andrews, 4 Hope Street)	B
1-14 Hope Street. (St Andrews, 5 Hope Street)	B
1-14 Hope Street. (St Andrews, 6 Hope Street)	B
1-14 Hope Street. (St Andrews, 7 Hope Street)	B
1-14 Hope Street. (St Andrews, 8 Hope Street)	B
1-14 Hope Street. (St Andrews, 9 Hope Street)	B
1-14 Hope Street. (St Andrews, 10 Hope Street)	B
1-14 Hope Street. (St Andrews, 11 Hope Street)	B
1-14 Hope Street. (St Andrews, 12 Hope Street)	B
1-14 Hope Street. (St Andrews, 13 Hope Street)	B
1-14 Hope Street. (St Andrews, 14 Hope Street)	B
1-15 Howard Place. (St Andrews, Howard Place, General)	B
12, 16 North Street, (St Andrews, 12-16 North Street, St Andrews Preservation Trust Museum)	B
120 North Street. (St Andrews, 120 North Street)	B
12-16 Greyfriars Garden And 150 North Street. (St Andrews, 12 Greyfriars Gardens)	B
12-16 Greyfriars Garden And 150 North Street. (St Andrews, 13 Greyfriars Gardens)	B
12-16 Greyfriars Garden And 150 North Street. (St Andrews, 14 Greyfriars Gardens)	B
12-16 Greyfriars Garden And 150 North Street. (St Andrews, 15 Greyfriars Gardens)	B
12-16 Greyfriars Garden And 150 North Street. (St Andrews, 150 North Street)	B
12-16 Greyfriars Garden And 150 North Street. (St Andrews, 16 Greyfriars Gardens)	B
122, 124 North Street. (St Andrews, 122, 124 North Street)	B
13-15 South Castle Street. (St Andrews, 13 South Castle Street)	B
13-15 South Castle Street. (St Andrews, 15 South Castle Street)	B
133-139 South Street (St Andrews, 133, 135 South Street)	B
133-139 South Street (St Andrews, 137, 139 South Street)	B
136 South Street (Within Close). (St Andrews, 136 South Street)	B
1-4 Lockhart Place, Market Street (St Andrews, 1-4 Market Street, Lockhart Place)	B
1-4 Louden's Close, South Street, Including Garden Walls Of Lang Rig. (St Andrews, 1 Loudens Close)	B
1-4 Louden's Close, South Street, Including Garden Walls Of Lang Rig. (St Andrews, 2 Loudens Close)	B
1-4 Louden's Close, South Street, Including Garden Walls Of Lang Rig. (St Andrews, 3 Loudens Close)	B
1-4 Louden's Close, South Street, Including Garden Walls Of Lang Rig. (St Andrews, 4 Loudens Close)	B
1-4 Pilmour Place (St Andrews, 1 Pilmour Place, Public House)	B
1-4 Pilmour Place (St Andrews, 2 Pilmour Place)	B
1-4 Pilmour Place (St Andrews, 3 Pilmour Place)	B
1-4 Pilmour Place (St Andrews, 4 Pilmour Place)	B
14 South Street Including Garden Walls (St Andrews, 14 South Street)	B
140-146 North Street. (St Andrews, 140, 142 North Street)	B

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140-146 North Street. (St Andrews, 144, 146 North Street)	B
141 South Street Within Burgher Close. (St Andrews, 141 South Street)	B
141, 143 South Street. (St Andrews, 141, 143 South Street)	B
142-148 South Street, Including Garden Walls. (St Andrews, 140, 142 South Street)	B
142-148 South Street, Including Garden Walls. (St Andrews, 146 South Street)	B
142-148 South Street, Including Garden Walls. (St Andrews, 148 South Street)	B
147, 149 South Street. (St Andrews, 147, 149 South Street)	B
15 College Street. (St Andrews, 15 College Street)	B
15 South Street. (St Andrews, 15 South Street)	B
1-6 Alexandra Place, (Old Station Hotel) (St Andrews, 1 - 2 Alexandra Place, Old Station Hotel)	B
1-6 Alexandra Place, (Old Station Hotel) (St Andrews, 4-5 Alexandra Place, Old Station Hotel)	B
1-6 Alexandra Place, (Old Station Hotel) (St Andrews, 6 Alexandra Place, Old Station Hotel)	B
166, 168 South Street, Including Garden Walls Of Lang Rig. (St Andrews, 166 South Street)	B
166, 168 South Street, Including Garden Walls Of Lang Rig. (St Andrews, 168 South Street)	B
17 South Street. (St Andrews, 17 South Street)	B
172 South Street. (St Andrews, 172 South Street)	B
1-8 Playfair Terrace. (St Andrews, 2 Playfair Terrace, Ardgowan Hotel)	B
1-8 Playfair Terrace. (St Andrews, 3 Playfair Terrace)	B
1-8 Playfair Terrace. (St Andrews, 4 Playfair Terrace)	B
1-8 Playfair Terrace. (St Andrews, 5 Playfair Terrace)	B
1-8 Playfair Terrace. (St Andrews, 6 Playfair Terrace)	B
1-8 Playfair Terrace. (St Andrews, 7 Playfair Terrace)	B
1-8 Playfair Terrace. (St Andrews, 8 Playfair Terrace)	B
18 The Links, The Swilken (St Andrews, 18 The Links, The Swilken)	B
18, 20 North Street. (St Andrews, 20 North Street)	B
19 Pilmour Links And Grannie Clark's Wynd With Boundary Walls And Gatepier (St Andrews, 19 Pilmour Links)	B
19 South Street. (St Andrews, 19 South Street)	B
19, 21 North Street. (St Andrews, 19-21 North Street)	B
2 South Street, 'Priorsgate' Including Garden Walls And Outbuilding. (St Andrews, 2 South Street, Priorsgate)	B
205, 207 South Street (St Andrews, 205 South Street)	B
205, 207 South Street (St Andrews, 207 South Street)	B
21 Market Street. (St Andrews, 21 Market Street)	B
2-10 Greyfriars Garden. (St Andrews, 10 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 2 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 3 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 4 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 5 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 6 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 7 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 8 Greyfriars Garden)	B
2-10 Greyfriars Garden. (St Andrews, 9 Greyfriars Garden)	B
22 City Road. (St Andrews, 22 City Road)	B
23 Market Street (St Andrews, 23 Market Street)	B
23 North Street. (St Andrews, 23 North Street)	B
23, 25 South Street. (St Andrews, 23 South Street)	B
23, 25 South Street. (St Andrews, 25 South Street)	B

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24 South Street (St Andrews, 24 South Street)	B
28-32 North Street. (St Andrews, 30 North Street)	B
3 Bell Street, 142/144 Market Street. (St Andrews, 3 Bell Street)	B
3 Queen's Gardens. (St Andrews, 3 Queen's Gardens)	B
3 St. Mary's Place. (St Andrews, 3 St Mary's Place)	B
3, 5 Market Street And 10 South Castle Street (St Andrews, 10 Castle Street, Blacks House)	B
32, 34 Bell Street And 165, 167 South Street (St Andrews, 34-36 Bell Street)	B
35 - 39 North Castle Street. (St Andrews, 35-39 North Castle Street)	B
36 And 38a-E (Formerly 36-40 South Street, 'The Great Eastern'). (St Andrews, 36, 38 South Street)	B
36, 36a North Street. (St Andrews, 36-36a North Street, Home Of Rest)	B
39, 41 South Street. (St Andrews, 39, 41 South Street)	B
43 South Street. (St Andrews, 43 South Street)	B
44 South Street With Garden Walls Of Lang Rig, Including The Parts Now Belonging To Greenside Cottage. (St Andrews, 44 South Street)	B
46 South Street, Dovecot. (St Andrews, 46 South Street, Dovecot)	B
46 South Street, With Garden Walls Of Lang Rig. (St Andrews, 46 South Street)	B
47 South Street. (St Andrews, 47 South Street)	B
48 South Street (St Andrews, 48 South Street)	B
49, (51) South Street (St Andrews, 49 South Street)	B
49-51 Market Street (St Andrews, 49, 51 Market Street)	B
5 South Street. (St Andrews, 5 South Street)	B
5 Union Street. (St Andrews, 5 Union Street)	B
52 South Street, With Garden Walls Of Lang Rig, Including Those Now Belonging To Abbey Close And Red Roofs. (St Andrews, 52 South Street)	B
53 Market Street And Shop, 1 Union Street. (St Andrews, 53 Market Street)	B
54 South Street, With Garden Walls Of Lang Rig. (St Andrews, 54 South Street)	B
56 South Street, With Garden Walls Of Lang Rig. (St Andrews, 56 South Street)	B
5-7 Pilmour Place. (St Andrews, 5 Pilmour Place)	B
5-7 Pilmour Place. (St Andrews, 6 Pilmour Place)	B
5-7 Pilmour Place. (St Andrews, 7 Pilmour Place, Hotel)	B
58 South Street, With Garden Wall Of Lang Rig. (St Andrews, 58 South Street)	B
59, 61 South Street. (St Andrews, 59, 61 South Street)	B
6 Gillespie Terrace, The Scores. (St Andrews, The Scores, 6 Gillespie Terrace)	B
60 South Street, With Garden Walls Of Lang Rig. (St Andrews, 60 South Street)	B
62 South Street. (St Andrews, 62 South Street)	B
63 South Street. (St Andrews, 63 South Street)	B
65 South Street. (St Andrews, 65 South Street)	B
68 Market Street. (St Andrews, 68 Market Street)	B
68-78 South Street. (St Andrews, 66, 68 South Street)	B
68-78 South Street. (St Andrews, 70, 72 South Street)	B
68-78 South Street. (St Andrews, 74, 76 South Street)	B
68-78 South Street. (St Andrews, 78 South Street, Bank)	B
7 Union Street. (St Andrews, 7 Union Street)	B
7, (9) South Street (St Andrews, 7-9 South Street)	B
70 North Street. (St Andrews, 70 North Street)	B
72 North Street, Including Garden Wall To Union Street. (St Andrews, 72 North Street)	B
73-81 South Street. (St Andrews, 73, 75 South Street)	B
73-81 South Street. (St Andrews, 77-81 South Street)	B
77 North Street Old Students' Union (St Andrews, 77 North Street, St Andrews University Old Students Union)	B
79-83 North Street (St Andrews, 79-83 North Street)	B

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79-83 North Street (St Andrews, 81 North Street)	B
8 Market Street (St Andrews, 8 Market Street)	B
82 North Street And 19 College Street (St Andrews, 19 College Street)	B
82 North Street And 19 College Street (St Andrews, 82 North Street)	B
83-85 South Street. (St Andrews, 83, 85 South Street)	B
84, 86 North Street And 20-24 College Street. (St Andrews, 22, 24 College Street)	B
84, 86 North Street And 20-24 College Street. (St Andrews, 84 North Street)	B
84, 86 North Street And 20-24 College Street. (St Andrews, 86 North Street)	B
86-88 Market Street. (St Andrews, 86-88 Market Street)	B
87-89 South Street. (St Andrews, 87, 89 South Street)	B
9 Union Street. (St Andrews, 9 Union Street)	B
90 Market Street (St Andrews, 90 Market Street)	B
91 South Street And 1 Crail's Lane (St Andrews, 91 South Street)	B
Abbey (Shore) Mill Now Fishermen's Store, The Shore. (St Andrews, The Shore, Fisherman's Store)	B
Abbey Cottage, Abbey Walk. (St Andrews, Abbey Walk, Abbey Cottage)	B
Abbey Park House, Abbey Walk. (St Andrews, Abbey Walk, Abbey Park House)	B
All Saints Rectory, North Street (St Andrews, North Street, All Saints Episcopal Church, Manse)	B
Argyle Street, K6 Telephone Kiosk (St Andrews, Argyle Street, Telephone Call Box)	B
Bandstand, The Scores. (St Andrews, The Scores, Bandstand)	B
Bee-Boles, 93 Market Street (St Andrews, 93 Market Street)	B
Bellrock Tavern, (Mrs Sekaleka) Shorehead (St Andrews, Shorehead, Bell Rock House)	B
Blackfriars' Chapel. (St Andrews, South Street, Blackfriars' Chapel)	B
Boots' Building, 1 Logie's Lane. (St Andrews, 1 Logie's Lane)	B
British Linen Bank, 81 Market Street (St Andrews, 81 Market Street, Bank)	B
Burgh Offices, Queen's Gardens (Former Commercial Bank). (St Andrews, 2 Queen's Gardens, Council Offices)	B
Church Of The Blessed Mary Of The Rock (St Mary's Kirkheugh) (St Andrews, Kirk Hill, St Mary's Church)	B
College Gate, North Street (St Andrews, North Street, College Gate)	B
County Library, Church Square, Including Later East Wing. (St Andrews, Church Square, Library)	B
Dauphin Hill House, Abbey Walk And 4 Greenside Place. (St Andrews, Abbey Walk, Dauphin Hill House)	B
Dovecot, St. Mary's College. (St Andrews, South Street, St Mary's College, Dovecot)	B
Edgecliffe, The Scores. (St Andrews, The Scores, Edgecliffe House)	B
Fine Arts Buildings, 89, 91, 93 North Street (St Andrews, 89 North Street)	B
Fine Arts Buildings, 89, 91, 93 North Street (St Andrews, 91 North Street, Crawford Arts Centre)	B
Fine Arts Buildings, 89, 91, 93 North Street (St Andrews, 93 North Street)	B
Gibson House, Argyle Street (St Andrews, Argyle Street, Gibson Hospital)	B
Golfers' Bridge Across The Swilken Burn. (St Andrews, The Old Course, Swilken Burn, Golfer's Bridge)	B
Guest Hall (Within Grounds Of Bishopshall, Pends Road). (St Andrews Cathedral, St Andrews Priory, Guest Hall)	B
Hope Park Church, Market Street (St Andrews, Market Street, Hope Park Parish Church)	B
Kinburn House, Doubledykes Road (St Andrews, Doubledykes Road, Kinburn House)	B

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Kinnesburn Road And Langlands Road, Boy's Brigade Hall Including Gates And Boundary Railings (St Andrews, Kinnesburn Road, Boy's Brigade Hall)	B
Kirkheugh Cottage, Shorehead (St Andrews, Shorehead, Kirkheugh Cottage)	B
Market Place, Melville Memorial Fountain (St Andrews, Market Street, Whyte-Melville Memorial Fountain)	B
Martyrs' Church And Halls, North Street. (St Andrews, North Street, Martyr's Church And Halls)	B
Martyrs' Monument, The Scores (St Andrews, Gillespie Terrace, Martyr's Monument)	B
New Inns, Entrance Archway (To The Hospice, Pends Road). (St Andrews, New Inns Gate)	B
North Street, K6 Telephone Kiosk (St Andrews, North Street, Telephone Call Box)	B
North Street, University Of St Andrews, Younger Hall (St Andrews, North Street, Younger Hall)	B
Pilmour Links, Rusack's Hotel With Boundary Walls And Piers (St Andrews, Pilmour Links, Rusack's Hotel)	B
Royal And Ancient Golf Club House, The Scores, Golf Place (St Andrews, Golf Place, Royal And Ancient Golf Club)	B
Schoolhouse East. (St Andrews, South Street, Schoolhouse East)	B
Schoolhouse West (St Andrews, South Street, Schoolhouse West)	B
Southgait Hall (Originally Royal Hotel). South Street (St Andrews, South Street, Southgait Hall)	B
St Andrews War Memorial, North Street (St Andrews, North Street, War Memorial)	B
St Leonard's College, Including Garden Walls (St Andrews, St Leonard's School)	B
St Leonard's College, Pend Arch. (St Andrews, St Leonard's School, Pend Arch)	B
St Leonard's, Oliphant Memorial Gates (St Andrews, St Leonard's School, Oliphant Memorial Gates)	B
St Mary's Place, Inchcape House (St Andrews, 4 St Mary's Place)	B
St. Andrews Episcopal Church, Queen's Terrace (St Andrews, Queen's Terrace, St Andrews Episcopal Church)	B
St. James RC Church, The Scores. (St Andrews, The Scores, St James Roman Catholic Church)	B
St. Leonard's, Grant Memorial Dial. (St Andrews, St Leonard's School, Grant Memorial Dial)	B
St. Leonard's, Oliphant Memorial Dial. (St Andrews, St Leonard's School, Oliphant Memorial Dial)	B
St. Nicholas House, Abbey Walk (St Andrews, St Leonard's School, St Nicholas House)	B
St. Salvator's Hall North Street And The Scores, Including Boundary Wall To The Scores With Remains Of Swallow Port At East. (St Andrews, The Scores, St Salvator's Hall)	B
St. Salvator's Hall Sundial, North Street And The Scores. (St Andrews, The Scores, St Salvator's Hall, Sundial)	B
St. Salvator's Hall Sundial, North Street And The Scores. (St Andrews, The Scores, St Salvator's Hall, Sundial)	B
Sundial, St. Mary's College. (St Andrews, South Street, St Mary's College, Sundial)	B
The Scores, Castlecliffe House (St Andrews, The Scores, Castlecliffe House)	B
The Scores, Hamilton Hall (St Andrews, Gillespie Terrace, Grand Hotel)	B
The Swallowgate, The Scores. (St Andrews, The Scores, Swallowgate)	B

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Town Hall, South Street And Queen's Gardens (St Andrews, South Street, Town Hall And Library)	B
United College Of St Salvator And St Leonard Including Boundary Walls To Butts Wynd And The Scores. (St Andrews, North Street, St Salvator's College)	B
University House, (Principal's Residence), The Scores. (St Andrews, The Scores, University House)	B
University Library 1889-90 Extension. (St Andrews, South Street, University Library, 1889-90 Extension)	B
University Library 1908 Extension. (St Andrews, South Street, University Library, 1908 Extension)	B
Well-House, Eastern Cemetery (St Andrews Cathedral, Eastern Cemetery, Well House)	B
1 Gillespie Terrace, The Scores. (St Andrews, The Scores, 1 Gillespie Terrace)	C
1, 2 Ellice Place. (St Andrews, 1-2 Ellice Place)	C
1, 2 Gregory Place (St Andrews, 1 Gregory Place)	C
1, 2 Gregory Place (St Andrews, 2 Gregory Place)	C
10 Abbey Street. (St Andrews, 10 Abbey Street)	C
10 Church Street Including 2 Church Square Extension (St Andrews, 10 Church Street, Bank)	C
10 College Street. (St Andrews, 10, 12 College Street)	C
101-103 South Street (St Andrews, 101, 103 South Street)	C
10-14 Market Street (St Andrews, 10 Market Street)	C
10-14 Market Street (St Andrews, 12, 14 Market Street)	C
105, 107 South Street And 29, 31 Church Street (St Andrews, 105, 107 South Street)	C
11 Crail's Lane. (St Andrews, 11 Crail's Lane)	C
11 Union Street. (St Andrews, 11 Union Street)	C
11, 13 Church Street. (St Andrews, 11, 13 Church Street)	C
1-10 Gibson Place. (St Andrews, 1 Gibson Place)	C
1-10 Gibson Place. (St Andrews, 10 Gibson Place)	C
1-10 Gibson Place. (St Andrews, 2 Gibson Place)	C
1-10 Gibson Place. (St Andrews, 3-5 Gibson Place, Club)	C
1-10 Gibson Place. (St Andrews, 6 Gibson Place)	C
1-10 Gibson Place. (St Andrews, 7 Gibson Place)	C
1-10 Gibson Place. (St Andrews, 8 Gibson Place)	C
1-10 Gibson Place. (St Andrews, 9 Gibson Place)	C
112 South Street (First House In Close), Including Walled Courtyard (St Andrews, 112a South Street)	C
112, 114 South Street. (St Andrews, 112, 114 South Street)	C
112-118 North Street (St Andrews, 112 North Street)	C
112-118 North Street (St Andrews, 114 North Street)	C
112-118 North Street (St Andrews, 116 North Street)	C
112-118 North Street (St Andrews, 118 North Street)	C
116 South Street. (St Andrews, 116 South Street)	C
12 Greenside Place. (St Andrews, 12 Greenside Place)	C
12 The Links, St Rule Club With Boundary Wall And Railings (St Andrews, 11-12 The Links, St Rule Club)	C
12-24 (Even Nos) Golf Place (St Andrews, 12-24 Golf Place)	C
123, 125 South Street (St Andrews, 123, 125 South Street)	C
127 South Street, Post Office. (St Andrews, 127 South Street, Post Office)	C
129 South Street. (Exclude Telephone Booths At Ground Floor). (St Andrews, 129 South Street)	C
13 Crail's Lane. (St Andrews, 13 Crail's Lane)	C
13 The Links, Links House, St Andrews Golf Club With Boundary Wall And	C

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Railings (St Andrews, 13 The Links, St Andrews Golf Club)	
131 South Street (St Andrews, 131 South Street)	C
132 South Street And 1 Rose Lane (St Andrews, 132 South Street)	C
134-138 South Street. (St Andrews, 134 South Street)	C
134-138 South Street. (St Andrews, 136-138 South Street)	C
136, 138 North Street. (St Andrews, 136, 138 North Street)	C
14 South Castle Street. (St Andrews, 14 South Castle Street)	C
14-32 Bell Street. (St Andrews, 14 Bell Street)	C
14-32 Bell Street. (St Andrews, 16-18 Bell Street)	C
14-32 Bell Street. (St Andrews, 20-22 Bell Street)	C
14-32 Bell Street. (St Andrews, 24-28 Bell Street)	C
14-32 Bell Street. (St Andrews, 30 Bell Street)	C
145 South Street. (St Andrews, 145 South Street)	C
15 And 16 The Links, Waldon House, With Boundary Walls And Railings (St Andrews, 15 The Links)	C
15 And 16 The Links, Waldon House, With Boundary Walls And Railings (St Andrews, 16 The Links)	C
15, 17 Church Street. (St Andrews, 15, 17 Church Street)	C
15, 17 North Street (St Andrews, 15, 17 North Street)	C
150-154 South Street, Including Garden Walls Of Lang Rig. (St Andrews, 150 South Street)	C
150-154 South Street, Including Garden Walls Of Lang Rig. (St Andrews, 152-154 South Street)	C
153, 155 South Street. (St Andrews, 153, 155 South Street)	C
156 South Street, Including Garden Walls Of Lang Rig. (St Andrews, 156 South Street)	C
157 South Street. (St Andrews, 157 South Street)	C
158 South Street, With Garden Walls Of Lang Rig, Including Those Now Belonging To Braidland. (St Andrews, 158 South Street)	C
159 South Street. (St Andrews, 159 South Street)	C
16 Crail's Lane. (St Andrews, 16 Crail's Lane)	C
16, 17, 18 And 18a Pilmour Links Including Boundary Walls (St Andrews, 16 Pilmour Links)	C
16, 17, 18 And 18a Pilmour Links Including Boundary Walls (St Andrews, 17-18 Pilmour Links)	C
16, 18 Greenside Place (St Andrews, 16 Greenside Place)	C
16, 18 Greenside Place (St Andrews, 18 Greenside Place)	C
16, 18 South Castle Street. (St Andrews, 16 South Castle Street)	C
16, 18 South Castle Street. (St Andrews, 18 South Castle Street)	C
160, 162 South Street. (St Andrews, 160 South Street)	C
160, 162 South Street. (St Andrews, 162 South Street)	C
161-3 South Street And 45 Bell Street (St Andrews, 161, 163 South Street)	C
161-3 South Street And 45 Bell Street (St Andrews, 45 Bell Street)	C
169, 171 South Street (St Andrews, 169, 171 South Street)	C
17 College Street. (St Andrews, 17 College Street)	C
173 South Street. (St Andrews, 173 South Street)	C
175 South Street. (St Andrews, 175 South Street)	C
177-179 South Street. (St Andrews, 177, 179 South Street)	C
1-8 St. Gregory's East Scores And Gregory's Lane. (St Andrews, East Scores, 1-8 St Gregory's)	C
181-187 South Street. (St Andrews, 181-183 South Street)	C
181-187 South Street. (St Andrews, 185-187 South Street)	C
189, 191 South Street. (St Andrews, 189, 191 South Street)	C
19 Church Street. (St Andrews, 19 Church Street)	C

St. Andrews Conservation Area Appraisal and Management Plan

19 Market Street. (St Andrews, 19 Market Street)	C
193, 195 South Street. (St Andrews, 193, 195 South Street)	C
197, 199 South Street. (St Andrews, 197 South Street)	C
197, 199 South Street. (St Andrews, 199 South Street)	C
2 Gillespie Terrace, The Scores. (St Andrews, The Scores, 2 Gillespie)	C
2 Hepburn Gardens Including Boundary Walls (St Andrews, 2 Hepburn Gardens)	C
2 Logie's Lane. (St Andrews, 2 Logie's Lane)	C
201 South Street. (St Andrews, 201 South Street)	C
209 South Street. (St Andrews, 209 South Street)	C
21, 23 Church Street. (St Andrews, 21, 23 Church Street)	C
211, 213 South Street And 3, 5, 7 City Road (St Andrews, 211, 213 South Street)	C
22 Greenside Place. (St Andrews, 22 Greenside Place)	C
2-4 (Even Nos) Golf Place, Auchterlonie's, And 1 Pilmour Links, Kinloch Cottage (St Andrews, 2, 4 Golf Place)	C
2-4 (Even Nos) Golf Place, Auchterlonie's, And 1 Pilmour Links, Kinloch Cottage (St Andrews, 1-2 Pilmour Links)	C
24, 26 North Street And 20 South Castle Street (St Andrews, 24-26 North Street)	C
25 Market Street (St Andrews, 25 Market Street)	C
25 North Castle Street. (St Andrews, 25 North Castle Street)	C
25 North Street. (St Andrews, 25 North Street)	C
25, 27 Church Street. (St Andrews, 25, 27 Church Street)	C
27 North Castle Street (St Andrews, 27 North Castle Street)	C
27 North Street. (St Andrews, 27 North Street)	C
27 South Street. (St Andrews, 27 South Street)	C
29 Church Street. (St Andrews, 29 Church Street)	C
29 Kinnessburn Road (St Andrews, 29 Kinnessburn Road)	C
29 North Castle Street. (St Andrews, 29 North Castle Street)	C
29 North Street. (St Andrews, 29 North Street)	C
29 South Street. (St Andrews, 29 South Street)	C
3 Balfour Place (St Andrews, 3 Balfour Place)	C
3 Ellice Place. (St Andrews, 3 Ellice Place)	C
3 Gillespie Terrace, The Scores. (St Andrews, The Scores, 3 Gillespie Terrace)	C
3 Pilmour Links (St Andrews, 3-4 Pilmour Links)	C
3 Windmill Road, Cryanreuch Including Gate Piers And Boundary Walls (St Andrews, 3 Windmill Road, Cryanreuch)	C
3, 4, 5 Logie's Lane. (St Andrews, 3 Logie's Lane)	C
3, 4, 5 Logie's Lane. (St Andrews, 4 Logie's Lane)	C
3, 4, 5 Logie's Lane. (St Andrews, 5 Logie's Lane)	C
3, 5 Church Street. (St Andrews, 3, 5 Church Street)	C
31 North Castle Street (St Andrews, 31 North Castle Street)	C
31 South Street. (St Andrews, 31 South Street)	C
31, 33, 35 And 37 Kinnessburn Road (Former 1-3 Fleming Place) Including Ancillary Structure And Boundary Walls (St Andrews, 33, 35, 37 Kinnessburn Road)	C
33 North Castle Street Frontage Only Excluding Building In Court. (St Andrews, 33 North Castle Street)	C
33-37 South Street. (St Andrews, 33 South Street)	C
33-37 South Street. (St Andrews, 35, 37 South Street)	C
34 Argyle Street. (St Andrews, 34 Argyle Street)	C
34 North Street. (St Andrews, 34 North Street)	C
37 North Street. (St Andrews, 37 North Street)	C

St. Andrews Conservation Area Appraisal and Management Plan

38-44 North Street. (St Andrews, 38, 40 North Street)	C
38-44 North Street. (St Andrews, 40, 42, 44 North Street)	C
4 And 5 Balfour Place (4 Balfour Place)	C
4 And 5 Balfour Place (5 Balfour Place)	C
4 Gillespie Terrace, The Scores. (St Andrews, The Scores, 4 Gillespie Terrace)	C
4 Hepburn Gardens, Rathelpie Cottage (St Andrews, 4 Hepburn Gardens)	C
4-21 Queen's Gardens. (St Andrews, 10 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 11 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 12 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 13 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 14 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 15 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 16 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 17 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 18 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 19 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 20 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 21 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 4 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 5 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 6 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 7 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 8 Queen's Gardens)	C
4-21 Queen's Gardens. (St Andrews, 9 Queen's Gardens)	C
45 South Street. (St Andrews, 45 South Street)	C
4-6 Church Square. (St Andrews, 4-6 Church Square)	C
46-50 North Street. (St Andrews, 46, 48 North Street)	C
46-50 North Street. (St Andrews, 50 North Street)	C
4-7 Ellice Place. (St Andrews, 4 Ellice Place)	C
4-7 Ellice Place. (St Andrews, 5 Ellice Place, Post Office)	C
4-7 Ellice Place. (St Andrews, 6-7 Ellice Place)	C
5 And 5a Gillespie Terrace, The Scores. (St Andrews, The Scores, 5, 5a Gillespie Terrace)	C
5 College Street. (St Andrews, 5 College Street)	C
5 St. Mary's Place. (St Andrews, 5 St Mary's Place)	C
50-54 Market Street (St Andrews, 50-54 Market Street)	C
52 North Street, Greyfriars' Hotel. (St Andrews, 52 North Street)	C
52a North Street (St Andrews, 52a North Street)	C
53 South Street. (St Andrews, 53 South Street)	C
5-33 Bell Street. (St Andrews, 11-13 Bell Street)	C
5-33 Bell Street. (St Andrews, 15-21 Bell Street)	C
5-33 Bell Street. (St Andrews, 23 Bell Street)	C
5-33 Bell Street. (St Andrews, 25-27 Bell Street)	C
5-33 Bell Street. (St Andrews, 29 Bell Street)	C
5-33 Bell Street. (St Andrews, 31-33 Bell Street)	C
5-33 Bell Street. (St Andrews, 5-7 Bell Street)	C
5-33 Bell Street. (St Andrews, 9 Bell Street)	C
54 Argyle Street, End Rigg (St Andrews, 54 Argyle Street)	C
54 North Street. (St Andrews, 54 North Street)	C
55, 57 South Street. (St Andrews, 55, 57 South Street)	C
56, 58 North Street, Reden Hotel. (St Andrews, 56, 58 North Street, Reden Hotel)	C
56-60 Market Street. (St Andrews, 56-60 Market Street)	C
59 Argyle Street. (St Andrews, 59 Argyle Street)	C

St. Andrews Conservation Area Appraisal and Management Plan

6 College Street. (St Andrews, 6 College Street)	C
6 Pilmour Links With Boundary Walls, Gate And Railings (St Andrews, 6 Pilmour Links)	C
6 St. Mary's Place. (St Andrews, 6 St Mary's Place)	C
6, 7 And 8 Balfour Place Including Boundary Walls (6 Balfour Place)	C
6, 7 And 8 Balfour Place Including Boundary Walls (6, 7 And 8 Balfour Place, Boundary Walls)	C
6, 7 And 8 Balfour Place Including Boundary Walls (7 Balfour Place)	C
6, 7 And 8 Balfour Place Including Boundary Walls (8 Balfour Place I)	C
6, 8 South Street. (St Andrews, 6-8 South Street)	C
60 Argyle Street, The Garage (Former Cartshed And Byre) Including Boundary Wall (St Andrews, 60 Argyle Street)	C
60 North Street. (St Andrews, 60 North Street)	C
62, 64 North Street. (St Andrews, 62 North Street)	C
62, 64 North Street. (St Andrews, 64 North Street)	C
62-64 Market Street (St Andrews, 62-64 Market Street)	C
65 North Street. (St Andrews, 65 North Street)	C
66 Market Street. (St Andrews, 66 Market Street)	C
66 North Street. (St Andrews, 66 North Street)	C
6-8 Church Street. (St Andrews, 6, 8 Church Street)	C
68 North Street. (St Andrews, 68 North Street)	C
7 And 8 The Links, Tom Morris House And Golf Shop (St Andrews, 7-8 The Links, Tom Morris House And Golf Shop)	C
7 Pilmour Links With Boundary Walls, Gate And Railings (St Andrews, 7 Pilmour Links)	C
7, 9 Church Street. (St Andrews, 7, 9 Church Street)	C
7, 9 College Street. (St Andrews, 7, 9 College Street)	C
70-72 Market Street (St Andrews, 70, 72 Market Street)	C
74-76 Market Street And 1 Church Street (St Andrews, 74, 76 Market Street)	C
77, 79 Market Street And 1, 3 College Street (St Andrews, 77, 79 Market Street)	C
8 College Street. (St Andrews, 8 College Street)	C
8, 9, 10, 11 Logie's Lane. (St Andrews, 10-12 Logie's Lane)	C
8, 9, 10, 11 Logie's Lane. (St Andrews, 8 Logie's Lane)	C
8, 9, 10, 11 Logie's Lane. (St Andrews, 9 Logie's Lane)	C
80 Market Street And 2-4 Church Street (St Andrews, 80 Market Street, Joseph Cook Bookseller)	C
9 Crail's Lane. (St Andrews, 9 Crail's Lane)	C
95 South Street (St Andrews, 95 South Street)	C
96, 98 Market Street (St Andrews, 96 Market Street)	C
96, 98 Market Street (St Andrews, 98 Market Street)	C
96-100 South Street. (St Andrews, 96, 98, 100 South Street)	C
97-99 South Street (St Andrews, 97-99 South Street)	C
Alison's Close At 140 South Street. (St Andrews, 2 Alison's Close)	C
Balfour House (St Andrews, 1 Balfour Place, Balfour House)	C
Baptist Church, South Street (St Andrews, South Street, St Andrews Baptist Church)	C
Bell-Pettigrew Building. (St Andrews, University Of St Andrews, Bell-Pettigrew Museum)	C
Britannia Hotel, 170 South Street. (St Andrews, 170 South Street, West Port Hotel)	C
Bute Medical Building. (St Andrews, West Burn Lane, University Of St Andrews, Bute Medical Building)	C
Castlemount, North Castle Street (St Andrews, 2 The Scores, Castlemount)	C
Cross Keys Hotel, Market Street (St Andrews, Market Street, Cross Keys Hotel)	C

St. Andrews Conservation Area Appraisal and Management Plan

Former West Infant School, Market Street (St Andrews, St Mary's Place, Council Offices)	C
Gate To South Part University Botanic Gardens, Queen's Terrace. (St Andrews, Queen's Terrace, Gate)	C
Ivy Cottage, Louden's Close, Including Garden Walls Of Lang Rig. (St Andrews, Louden's Close, Ivy Cottage)	C
Kinburn Hotel, Doubledykes Road (St Andrews, Doubledykes Road, Kinburn Castle)	C
Old Castle Tavern, 22 North Street And 23 South Castle Street. (St Andrews, 22 North Street, Old Castle Tavern)	C
Old House, Now Public Convenience, City Road (St Andrews, City Road, Public Convenience)	C
Rose Park, City Road. (St Andrews, City Road, Rose Park)	C
Royal Bank Of Scotland, 83 Market Street (St Andrews, 83 Market Street, Bank)	C
South Street 2-5 And 7 Rose Lane (St Andrews, 2 Rose Lane)	C
South Street 2-5 And 7 Rose Lane (St Andrews, 3 Rose Lane)	C
South Street 2-5 And 7 Rose Lane (St Andrews, 4 Rose Lane)	C
South Street 2-5 And 7 Rose Lane (St Andrews, 5 Rose Lane)	C
South Street 2-5 And 7 Rose Lane (St Andrews, 7 Rose Lane)	C
St Leonard's School, St. Leonard's Lane Including Garden Walls. (St Andrews, St Leonard's School, Classroom Block)	C
St. Regulus Hall, Queen's Gardens And Queen's Terrace. (St Andrews, Queen's Terrace, St Regulus Hall)	C
Star Hotel, 92, 94 Market Street (St Andrews, 92-94 Market Street)	C
The Links, St Andrews Woollen Mill (St Andrews, 9 The Links, St Andrews Woollen Mill)	C
The Whaum, 22 The Scores. (St Andrews, 22 The Scores)	C
Warehouse Within Court At Rear Of 203 South Street (St Andrews, 205a South Street, Warehouse)	C

This is a full and accurate record of listed buildings in St. Andrews as of January 2008. Details are subject to change over time.

The St Andrews Conservation Area Article 4 Directions

The St Andrews Conservation Area Article 4 Directions are made under the 1992 General Permitted Development Order.

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 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall	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.

	pipe or sludge main or associated apparatus.	
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 of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 35	Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings.	To protect the harbour against development which may compromise its listed status and the adjoining Site of Special Scientific Interest to meet with the EU Birds Directive criteria.
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.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.