



BURNTISLAND

Conservation Area Appraisal and Management Plan



CONTENTS

1.0 Introduction and Purpose

Introduction
The Purpose of This Document
Historical Map
Conservation Area Map

2.0 Historical Development

Origins of Settlement
Archaeological and Historical Significance of the Area

3.0 Townscape Analysis

Architectural Design: Local Characteristics and Materials
Trees and Open Space
Setting and Views
Activity and Movement
Development Pressure
Negative Features

3.0 Conservation Management Strategy

Architectural Features and Building Materials
Public Realm
Interpretation
Planning Policy
Supplementary Planning Guidance
Article 4 Directions
Monitoring and Review
Further Advice

Appendix 1

Burntisland Article 4 Directions

Appendix 2

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

Appendix 3

Table of Listed Buildings in Conservation Area
Table of Unlisted Buildings of Merit

1.0 INTRODUCTION AND PURPOSE

1.1 Introduction

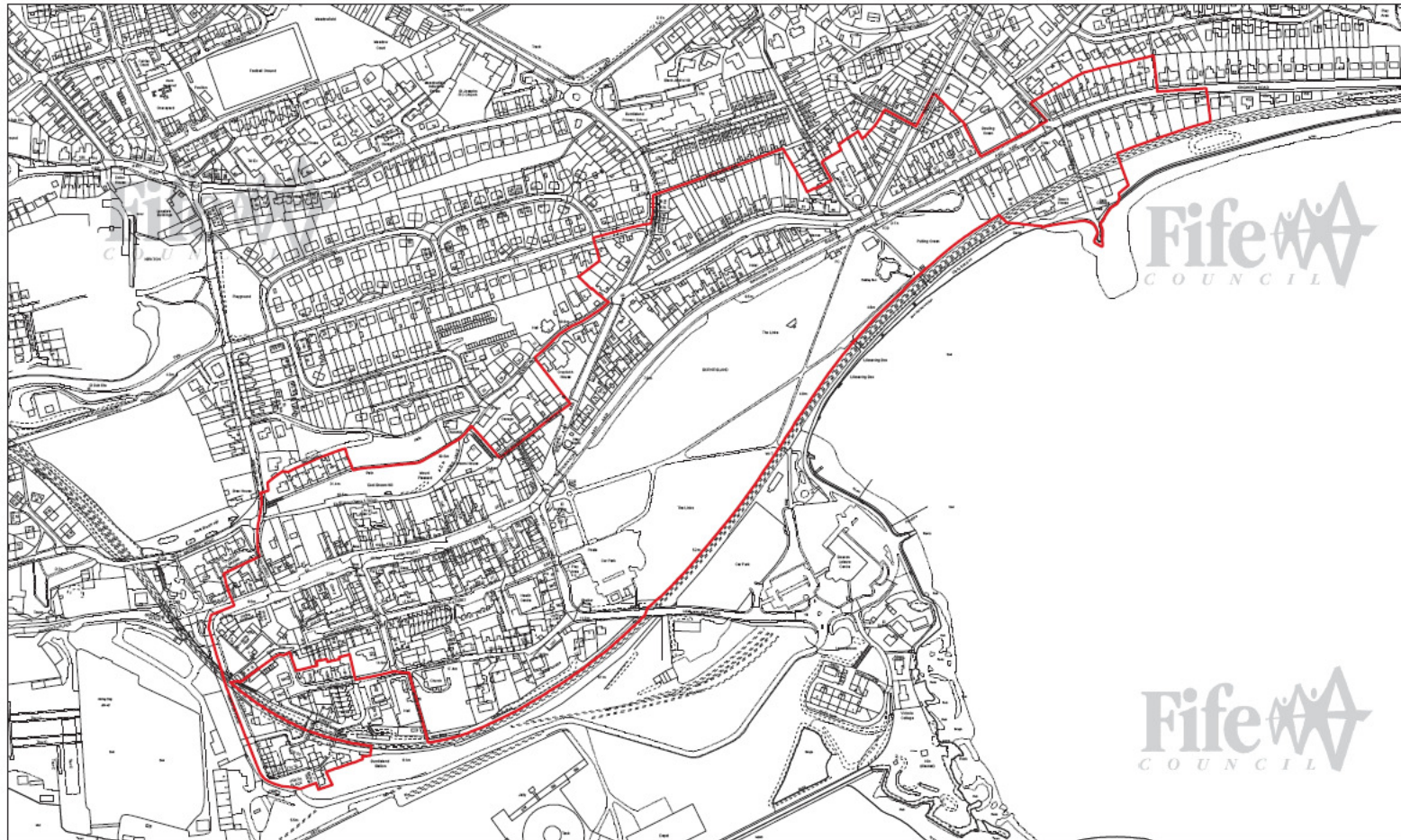
In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. The Burntisland Links and Central Conservation Area is one of forty-eight conservation areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

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

1.2 The Purpose of this Document

The purpose of the Burntisland Conservation Area Appraisal is:

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



Burrtisland Conservation Area



Scale 1:4,000



2.0 HISTORICAL DEVELOPMENT

2.1 Origins of Settlement

Burrtisland had been little more than a fishing village belonging to the Abbots of Dunfermline until in 1540 James V began improvement of the harbour and in the following year the town was granted burgh status. Merchant trade began to flourish, and in 1587 Burrtisland was admitted to the Convention of Royal Burghs. By 1700 the customs returns for Burrtisland showed that the main import was Norwegian timber, while exports included salted fish, linen and coarse cloth, salt and coal.

The original 'town' consisted of no more than the High Street leading to the harbour. A new parish church in the centre of the town was begun in 1589, a tolbooth was erected in 1605 and in 1636 a gateway was constructed into the town from the main landward approach. In 1651 the town surrendered to Cromwell's army and a fort and town wall were constructed thereafter. Little evidence of either remained by the late 18th century.

Burrtisland served as the northern station of the ferry across the Forth to Granton until the opening of the Forth Rail Bridge and extension of the railway in 1890. In 1876 the West Dock opened and in 1901 the East Dock opened. Up until this time the town consisted of the High Street, Quality Street and Back Street (now known as Somerville Street) leading to the Parish Church. The railway and ancillary buildings occupied the area between the built portion and the sea, with the railway line from Kirkcaldy terminating at the Harbour.



Aerial view of Burrtisland in the 1940s, with the conservation area highlighted

During the 19th century the town began to expand, with terraces of houses being built along Craigholm Terrace to the east and northwards from the Links to Craighkennochie Terrace. In the later half of the 19th century the town became a popular tourist resort for visitors from Edinburgh, and although the opening of the Forth Rail Bridge in 1890 impacted on harbour activities, the town's role as a seaside resort continued well into the 20th century.

The 20th century saw an expansion in industrial activity and residential growth, particularly to the north. The aluminium works opened in 1914, shipbuilding grew in importance and housing developments spread northward, gradually engulfing the village of Kirkton. Since 1921 the town has doubled in size from its original 16th century burgh boundaries. Evidence of shipbuilding activities survives in the former shipbuilding yard, now occupied by Burntisland Fabricators, a marine engineering company.

Early records indicate that the High Street has always been a wide thoroughfare. Although the street has largely retained its original form most of the older buildings were replaced during the 19th century. A few early buildings do survive, such as the 18th century crow-stepped, pantile-roofed Star Tavern at 71 High Street; and the Georgian detailed Bank House Hotel (1800) at 81 High Street. Notable later additions include the neo-classical Royal Bank of Scotland (1870) at 207 High Street, the gothic styled Town Hall built in 1845-6 and the Burgh Chamberlain's Office built in 1905. The Flemish-style, red sandstone tenement block dating from 1899, at 265-279 High Street with its elegant wrought-ironwork balconies provides an impressive terminus to the east-end of the High Street.

The west end of the conservation area also encompasses 6-9 Broomhill - four Category A listed Gothic detailed terraced houses dating from 1858. These houses are built on the line of the old town wall constructed during the reign of Charles I.



Category A listed Gothic villas at 6-9 Broomhill

With the expansion of the docks in 1876 and 1901 and a growth in mining activities the town prospered during Victorian times. Associated with this expanding economy, good communications with Edinburgh and increasing aspirations, was the need for further housing both to serve the merchants and professional classes and to provide holiday accommodation for the growing number of tourists visiting the town. This was catered for with the development of villas and terraced houses along the periphery of the Links Common and the high ground to the rear with its commanding view over the Forth.

While there are still 18th century buildings in evidence, the development of the east-end was initiated in 1813 with the production of a map showing the feuing of part of the Links area. A golf course was laid out on the Links Common. The gates of the town were removed around 1835 with the expansion of Burntisland towards Kinghorn. The Links Common was further altered with the removal of the main road near the beach to Pettycur and the construction of the railway embankment. Substantial tree planting was undertaken towards the end of the century. Investment in public utilities continued with the construction of a new water supply, the provision of street lighting and public footpaths.



Category B listed Erskine Free Church, overlooking the Links on Kinghorn Road

The earlier 18th century buildings at the foot of Cromwell Road were followed by Georgian development along Craigholm Crescent towards the Bentfield Villas. This substantial phase was completed by Victorian expansion in the last quarter of the 19th century. This includes most of Craigkennochie Terrace and the reconstruction of the East Port with new tenements fronting on to Links Place. Additional Edwardian development on the periphery of the

Conservation Area prior to World War One marked the end of this period of urban growth.

2.2 Archaeological and Historical Significance of the Area

It is believed that the harbour site may have been under some form of occupation since at least Roman times, Agricola is said to have chosen Burntisland as a naval base in AD 83. In 1541, when the town was granted burgh status, the harbour was known as 'Brint Lland'. Until this time it had been little more than a fishing settlement belonging to the Abbot of Dunfermline's estate of Wester Kinghorn.

There is uncertainty over the origin and meaning of the name of the present town, although it may refer to the time when the site, or a portion of it, formed an island since sea sand is the subsoil in even the oldest quarters. Another suggested derivation is from the Gaelic words meaning 'the island beyond the bend.'

The oldest known area of settlement within the conservation area is around the High Street, although the archaeological potential of this part of the town was greatly diminished by housing development on the medieval rigg lands in the 1950's. Nevertheless many interesting buildings survive within the original town boundaries, such as St Columba's Parish Church (1589-95); and Mary Somerville's House, dating from the late 16th century. Later development, both within the original town walls and in the eastern expansion, includes many fine examples of Georgian and Victorian architecture.

There are no Scheduled Monuments in the conservation area.

3.0 TOWNSCAPE ANALYSIS

3.1 Architectural Design: Local Characteristics and Materials

The distinctive merit of the conservation area is confirmed by the number of buildings listed as being of Architectural or Historic Interest. In total there are 109 listed buildings in the Conservation Area, 2 Category A, 33 Category B and 74 Category C(s). Summary details for each of the listed buildings within the area is provided in Appendix 2.

The architectural character of The Links area is largely homogenous, although the buildings date from the late 18th to the early 20th century. This is due to the consistency of three factors - setting, consistency of design and the materials used.

The Links

This is a large grassed area, which is broken by mounding and formal play areas at its north and eastern parts respectively and crossed by a network of paths. The Links is encircled on its north and western boundaries by tiered housing and tenement flats, each achieving a commanding view over The Links and the Forth Estuary.

The streets surrounding The Links are predominantly residential and set in a traditional form with properties built on both sides of the road. The properties are mostly detached and terraced two storey houses, with some three and four storey tenement flats.

There is a general unity regarding the form and proportion of the buildings. The near continuous façade of terraced and semi-detached properties fronting on The Links create a strong horizontal emphasis. The contrasting vertical emphasis of individual dwellings is formed by the use of steep pitched roofs, coupled with a solid façade and uniform doors and windows to form a symmetrical composition. This formula allows considerable variation in detailing between buildings, including a variety of roof forms such as pitched (hipped) or mansard; or differing styles and relationships between doors and windows. Important repetitive elements in the townscape include chimneystacks and pots, traditional dormer windows, sash and case windows and pilastered or columned doorways.

In 1996 the conservation area was extended to include the older part of town. This part of the conservation area lacks the architectural cohesion of The Links area. The architecture and character is varied, with four distinctive areas outlined below.

The High Street

The gradual sweep of the High Street creates an interesting and changing vista that helps to enclose the area. There are a wide variety of architectural styles, although the large number of two and three storey 19th century stone buildings with slate roofs help to provide some unity and cohesion. Older buildings tend to be harled with pantile roofs. The entrance to the High Street from the east is framed by landmark buildings including the former cinema at

East Port, and the 1899 Flemish style corner tenements by Swanston and Legge.



Former cinema at East Port, restored and converted to flatted accommodation



The High Street, showing recent public realm works

Recent resurfacing and other public realm improvements have taken place as part of the Kinghorn and Burntisland Townscape Heritage Initiative, a five-year regeneration scheme funded by Fife Council and the Heritage Lottery Fund.

The scheme has also resulted in the restoration of key buildings such as the former cinema, now flats.

Some modern infill buildings detract from the character of the area and a number of insensitive alterations to traditional buildings spoil their appearance.

Somerville Street and Square

Both Somerville Street and Somerville Square exhibit a very diverse mix of architectural styles and eras, from the 16th century vernacular architecture and late 19th century tenements to modern four storey local authority flats and maisonettes.



Category B listed vernacular buildings on Somerville Square

The modern infill development respects the original street pattern although its design is not in keeping with the traditional character of the area. The 2 and 3 storey flat roofed infill buildings are bland in comparison to the 16th and 18th century harled buildings found on Somerville Square and the group of traditional stone tenement blocks found at Somerville Street and Kirkgate.

East Leven Street

The East Leven Street area has avoided redevelopment and retains its original character: Although it contains a wide variety of building types it remains cohesive. The street begins as a winding, narrow enclosed road from the east leading to a more regular street pattern in the west. The high stone walls along the street are an important feature, enhancing the setting of the buildings.

To the west is the 16th century Category A listed square plan Parish Church, with its unusual central tower dominating the skyline. To the east the mid-19th century Pipe Band Hall, built originally as a school, creates a strong

impression with its crowstepped gables, arched and round windows and multiple chimneystacks. Nearby is the stunning Gothic detailed parsonage, built in 1850. Like the Parish Church it is an important landmark on the skyline, with its steep slated roof, dormers and crowstepped gables.

Harbour Place and Forth Place

The railway separates much of this area from the town centre. In general it has an atmosphere of neglect, despite containing many fine buildings. Restoration work at the northern end of Harbour Place has successfully regenerated this area and restoration work is has begun on the Category B listed Station House (the first ferry terminal in Scotland, dating to 1847). The amenity of the area is, however, badly affected by the heavy traffic generated by the harbour.

Harbour Place has an attractive row of two and three storey buildings with dormers and some crow step gables. The single, two and three storey stone built terraced houses at 33-37 Harbour Place and 1-6 Forth Place date back to the 19th century.

3.2 Trees and Open Space

A significant aspect of the setting of the conservation area is The Links, which occupies over a third of the area. This is a large grassed area, which is broken by moundings and formal play areas at its north and eastern parts respectively and is criss-crossed by a network of paths. The area has an avenue of mature and semi-mature lime, sycamore and elm trees along the Kinghorn Road boundary and some ornamental species on the East Port entry. The Links is encircled on its north and western boundaries by tiered housing and tenements.

There is a large area of ground to the north of High Street on East Broom Hill which has footpaths and a view point across the town and the Forth Estuary to the Lothians. This area provides a good habitat for wildlife but could benefit from some improvements to increase its amenity value.

3.3 Setting and Views

The town is bounded to the north by the Binn - a large volcanic plug and densely wooded escarpment which tapers out to steep slopes westward and cliffs eastward. To the south is the Forth Estuary, with sandy beaches extending from the Links eastward towards Kinghorn and to the Lammerlaws, a rocky peninsula jutting out into the Forth which levels off towards the docks at the south west side of the town. The steep topography of the town provides outstanding panoramic views out across the Forth Estuary westward to the Rail Bridge and as far as the eye can see to the east. The Binn provides a distinctive landmark that makes Burntisland visible from the south side of the river.

Within the town there are hills and escarpments which provide visual interest to the townscape. On the west side of the town is West Broom Hill with the south facing cliff on which Rossend Castle stands, overlooking the harbour. East Broom Hill and Mount Pleasant are located immediately behind High

Street and further east, above the Links and Kinghorn Road, is Craighkennochie Terrace; an attractive south facing row of Victorian houses built upon another escarpment.



The High Street, with the Links in the background

3.4 Activity and Movement

Although the town is accessed by four routes the Aberdour Road (west) the Cowdenbeath Road (north) and the Kinghorn Loch Road (north east) the Kinghorn Road (east) is the only one that falls within the conservation area. It follows the coast from the east and skirts the Links to come along High Street and terminate at the harbour. These routes provide adequate car access to the town centre and surrounding residential areas but are not suitable for the heavy commercial vehicles that use them to access the docks from High Street - the only vehicle access available to the docks.

The most significant transportation impact upon the town is the railway. It follows the coast from the west to the docks travelling east to dissect the Lammerlaws and the beach from the town.

3.5 Development Pressure

Burntisland town centre has suffered from decline for at least forty years and with the closure of British Alcan in December 2002 after 88 years of operation the town lost its biggest employer which inevitably impacts upon local businesses. The Kinghorn and Burntisland THI has gone some way to reverse this decline, particularly with respect to improvements to the built

heritage and public realm on the High Street. In general terms there are no specific pressures on the area for change. The town centre still functions as such, but with more retail units and public houses than the town can support, numerous vacant premises can be found along the High Street.

The residential zones within the Conservation Area are under some pressure, from traffic flow and buses travelling along residential streets.

3.6 Negative Features

The Kinghorn and Burntisland Townscape Heritage Initiative has been instrumental in restoring a number of derelict historic buildings that were previously detrimental to the town centre, including the East Port Cinema. The Palace Cinema on the High Street was demolished for safety reasons, and whilst the building had significant townscape value the extent of its dereliction meant that it had a negative impact on the street. There is scope here for a high quality addition to complement the quality of the surrounding architecture.



The recently demolished Palace Cinema on the High Street

A number of negative features still adversely affect the overall historic character of the area. These include:

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

There are a number of modern buildings within the older part of the Conservation Area that are detrimental to the overall quality of the area. These include:

- Extensive 1960's local authority mono-pitch concrete housing from 10-95 Somerville Street. Also at 62-72 High Street, 1-12 Lothian Street and 3-17 Kirkgate.

- Burntisland Police Station, High Street.
- Post Office Depot, 87 High Street.
- Burntisland Health Centre, Somerville Street.

4.0 CONSERVATION MANAGEMENT STRATEGY

4.1 Architectural features and building materials

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

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

Residents will be made aware of the need to apply for planning permission when carrying out works to the outside of buildings other than straightforward small-scale repairs and maintenance.

4.2 Public Realm

Fife Council will investigate opportunities for public realm enhancement and adequately maintain the improvements implemented through the Townscape Heritage Initiative. Street furniture within the area will be repaired and maintained as appropriate, and opportunities for additional street furniture that is sympathetic to the area will be investigated.

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

4.3 Interpretation

Fife Council is committed to producing interpretation panels or boards for all conservation areas as part of the Fife Signage Strategy. Interpretation will be produced for the area outlining its heritage significance in consultation with the Burntisland Heritage Trust. The Trust has already installed interpretation on the town's history, and is developing a scheme based on notable people of Burntisland.

4.4 Planning Policy

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

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

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

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

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

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

4.5 Supplementary Planning Guidance

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

- Windows in Listed Buildings and Conservation Areas
- Display of Advertisements

- Creating Better Places – The Fife Urban Design Guide

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

4.6 Article 4 Directions

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

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

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

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

4.7 Monitoring and Review

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

3.8 Further Advice

For advice on conservation areas and listed buildings contact:

Planner (Built Heritage)
Development Services

Town House
2 Wemyssfield
Kirkcaldy
KY1 1XW
Telephone 08451 555 555 ext. 47 37 42 or 47 38 16

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

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

APPENDIX ONE: BURNTISLAND LINKS AND CENTRAL CONSERVATION AREA ARTICLE 4 DIRECTIONS 2005

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS WITHIN CONSERVATION AREA
Class 1	The enlargement, improvement or other alteration of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Class 2	Any alterations to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Class 3	The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Class 6	The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Class 32	Development relating to sewerage being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe or sludge main or associated apparatus.	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.

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Class 43A	To allow permitted development rights to East of Scotland Water for development consisting of the erection, construction and maintenance in relation to their statutory functions.	To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment.
Class 67	Development by Telecommunications Code System Operators.	To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment.

APPENDIX TWO

Street Index of Properties in Conservation Area

- Allan Court – all properties
- Broomhill – numbers 5 – 12 (inclusive) only
- Craigholm Lane – all properties
- Craighkennochie Terrace – all properties
- Cromwell Road – numbers 1 to 60 (inclusive) only
- East Broomhill Road – all properties
- East Leven Street – all properties
- Forth Place – all properties
- Harbour Place – all properties
- High Street – all properties
- James Park – numbers 1 and 3 only
- Kinghorn Road - numbers 1 to 148 (inclusive) only
- Kirkbank Road – numbers 1 to 25 (odd) and 24 to 34 (even) only
- Kirkgate – all properties
- Links Place – all properties
- Lochies Road – all properties
- Lothian Street – numbers 1-12 (inclusive) only
- Manse Lane – numbers 1 and 3 only
- Rose Street – all properties
- Somerville Square – all properties
- Somerville Street – all properties
- Thistle Street – numbers 18 and 18a only

Burntisland Links and Central Conservation Area Boundaries

Starting on the south west corner of The Links, the boundary follows the western edge of the railway line until it reaches the south western corner of the property known as Lochies, Kinghorn Road. From this point the boundary crosses the railway line to include Beach House, the old Pier and Bath Cottage. Crossing back over the railway line again, it turns at right angles along the southern boundaries of Bentfield Villas and includes the property at 148 Kinghorn Road before it turns at right angles to intersect with Kinghorn Road. It then turns westward along the centre line of Kinghorn Road before turning north along the westward wall of 149 Kinghorn Road. It then follows the northern boundaries of several semi-detached properties, 125-127 Kinghorn Road, which are included in the area, until it intersects with South Greenmount Road, whereby it turns southward along the centre line until the line again intersects with Kinghorn Road. The boundary turns northward but excludes the Bowling Green until it reaches Kirkbank Road to include the properties at 24-34 Kirkbank Road. The boundary follows the centre line of Kirkbank Road until it reaches Heriot Gardens North where it follows the centre line only as far as to include 23-25 Kirkbank Road. The line then follows the rear boundaries of properties to Kirkbank Road to include the Erskine United Free Church but to exclude James Part with the exception of Nos. 1-3. From the north west corner of 3 James Park the line turns northwards and then westwards along the centre line of James Park Lane to

include the properties in Craighkennochie Terrace. The properties 24-60 Cromwell Road are contained within the area although the line is following a southward direction until Broomhill Avenue at which point it changes direction westwards then southwards to include the properties at 33-39 Cromwell Road. At the south west corner of 33 Cromwell Road the boundary then follows the centre line of Manse Lane until it reaches the stables building of the Manse which are included. From this point the line follows a south east direction but exclude the properties at 5-8 Thistle Street. The boundary then turns westwards along the centre line of Thistle Street until the steps to the east of Broom House, where it turns northwards along the east side of the steps up to Manse Lane. The boundary then turns westwards along the northern edge of the footpath over East Broom Hill until it reaches 12 Broomhill. It then turns northwards to include 5-12 Broomhill and runs westward along the rear boundary of these properties until it reaches Kirkton Road, where it turns southwards along the centre line of the road and into Lothian Street. The line then turns westwards to include 1-12 Lothian Street and 59-79 High Street. The boundary follows the western edge of number 59 before meeting the High Street and turning west along its centre. At the intersection with Harbour Place it turns south to follow the centre line of the road before engulfing Forth Place where the line follows the southern edge of Burntisland station buildings to the rail track. The line then returns along the centre of the railway line westwards to the bridge over Harbour Place. The boundary then moves eastwards along the centre of West Leven Street where it veers off to follow the rear curtilages of 23-29 Somerville Square, the Hall on Somerville Square and 26/28 Kirkgate where it re-enters West Leven Street to the junction with East Leven Street where it turns southwards along Scholars Brae to the railway line. The boundary is completed where the line follows the north side of the railway line eastwards to Lammerlaws Road and the south west corner of the Links.

APPENDIX THREE: LISTED BUILDINGS IN THE CONSERVATION AREA

Item No.	Address	Description	Listing Category
2	6-9 Broomhill with boundary walls and railings	FT Pilkington, dated 1858. Linked pair of semi-detached, 2 storey and attic crow stepped, Free Gothic detailed houses. Stugged ashlar with polychrome detail and long and short quoins; raked base course, band courses, dentilled eaves cornice, muted windowhead cornices, architraved surrounds, pointed arch, tri-lobed and shouldered openings, continuous polychrome hoodmould, stone mullions and chamfered arrises.	A
6	1-3 Craigkennochie Terrace with boundary walls	1903. Single storey with attic and raised basement to rear, 3-bay rectangular plan house on ground falling to north. Polished ashlar with rubble to sides and rear. Long and short quoins; stone mullions.	C(s)
7	5&7 Craigkennochie Terrace with boundary walls	Later 19 th century. 2 storey with basement, 4 bay semi-detached pair on ground falling to north. Paired doorway with depressed-arch openings, keystones and moulded canopy over blocked and scrolled consoles; moulded window brackets and finialed gables flanked by ball finials on fielded block shafts. Polished ashlar and squared and snecked rubble, raised quoin strips, eaves cornice and blocking course, architraved and round-headed windows and stone mullions.	C(s)
8	9,11,12&15-23(odd) Craigkennochie Terrace with boundary walls, railings, gate and lamp stanchion	Early 19 th century with late 19 th century extensions and minor 20 th century alterations. 2 storey with attic and basement, 9 bay block of dwellings. Cast iron balconettes. Channelled ashlar with voussoirs, polished and dressed ashlar elsewhere, squared and snecked rubble to sides and rear, long and short quoins, band course and part string course, eaves cornice and blocking course; architraved windows and doorcases, stone mullions.	B
9	25-31(odd) Craigkennochie Terrace with boundary walls	Later to late 19 th century with minor alterations. 2 storey with basement and attic, 4 bay semi-detached pair, with 3 storey gabled over bays and concave moulded doorcases. Polished ashlar and squared and snecked rubble, raised long and short quoins, ban course, corniced windowheads and stone mullions.	C(s)
10	33-37 (odd) Craigkennochie Terrace with boundary walls	Later to late 19 th century. 2 storey with basement, 4 bay semi-detached pair. Polished ashlar and squared and snecked rubble, raised long and short quoins, band course and eaves course; architraved doorcases and stone mullions.	C(s)
11	39&41 Craigkennochie Terrace with boundary walls	Later to late 19 th century. 2 storey, 4 bay semidetached pair. Pedimented centre bay with flanking finialed gabled bays. Polished ashlar and squared and snecked rubble, raised long and short quoins, band course and eaves course; stop-chamfered arrises and stone mullions.	C(s)
12	43 Craigkennochie Terrace with boundary walls	Later to late 19 th century. 2 storey, 3 bay house. Dressed ashlar and squared and snecked rubble, polished raised long and short quoins, eaves cornice and blocking course; stone mullions.	C(s)
13	45-49 (odd) Craigkennochie Terrace with boundary walls and railings	Later to late 19 th century. 2 storey with basement, 3 bay villa-tenement. Polished ashlar with squared and snecked rubble, raised long and short quoins, band courses and eaves course; architraved doorcase and stone mullions.	C(s)
14	55 Craigkennochie	Later 19 th century with early extension. 2 storey, 3 bay, T	C(s)

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

	Terrace with boundary walls	plan house. Finialed windowheads braking eaves. Stugged ashlar and coursed rubble, polished ashlar surrounds, raised long and short quoins, eaves course, architraved windows and stone mullions.	
15	Well head stone, Craigkennochie Terrace	Dated 1803. Commemorative upright, square ashlar panel with chamfered margins set into rubble wall (remains of) and enclosed by semicircular coped rubble wall (originally with railings). With inscription.	C(s)
16	3&5 Cromwell Road with boundary walls and railings	Earlier 19 th century. 2 storey with attic, 6 bay irregular pair of houses. Harled with painted margins.	B
17	33&35 Cromwell Road with boundary walls and gatepiers	Early 20 th century altered internally later. 2 storey with part basement, 4 bay semi-detached pair of houses on ground falling to NW. Half timbered jettied 1 st floor with decorative glazing and chevron design to gables, chamfered and angled engaged corner towers. Bull faced ashlar, harl and dry-dash; stepped base course, partial band and eaves courses, long and short margins, quoin strips, polished ashlar mullions.	C(s)
18	37&39 Cromwell Road with boundary walls	Early 20 th century with later alterations. 2 storey with part basement, 4 bay semi-detached pair of houses on ground falling to NW. Half timbered jettied 1 st floor with decorative glazing and small balcony, engaged corner tower. Bull faced ashlar, harl and dry dash. Long and short quoins, part band course, polished ashlar mullions and chamfered arrises.	C(s)
19	16 Cromwell Road with boundary walls and railings	Earlier to mid 19 th century. Single storey and raised basement 3 bay house, as 2 storey on falling ground to rear, with piend and platform roof. Coursed, droved and stugged ashlar with droved long and short work margins and base course.	C(s)
20	Cromwell Bank, 32 Cromwell Road with outbuildings and boundary walls	Earlier 19 th century. 2 storey, 3 bay, rectangular plan house. Narrow coursed, stugged ashlar and squared rubble; dividing band course and eaves cornice, long and short quoins, architraved doorcase and raised margins.	C(s)
21	Cromwell House, 34 Cromwell Road with conservatory, outbuildings, boundary walls, gatepiers and gate	Earlier 19 th century with later alterations. 2 storey with attic, 3 bay house. Narrow coursed stugged ashlar and squared and snecked rubble, harled extension. Base course, 1 st floor cill course and moulded eaves cornice; corniced ground floor openings with raised margins, architraved doorcase, quoin strips and stone mullions.	B
23	5&7 East Leven St with boundary wall	Dated 1898, converted to 2 dwellings 1950. Single storey and attic, 3 bay cottage villa on ground falling to N and in irregular terrace to E. Droved ashlar with rusticated quoins, stop chamfered arrises, stone mullions, shouldered and round-headed openings.	C(s)
24	Pipe Band Hall, 67 East Leven Street	RC Carpenter, 1850-4. Single storey, 7 bay, rectangular plan hall. Cusped windows with quatrefoils above and pointed arch hoodmoulded doors. Heavily dressed squared and snecked rubble and random rubble, stone margins and mullions.	C(s)
25	Nellfield, 24 East Leven St with boundary walls and gatepiers	Early 19 th century. 2 storey with attic, 3 bay classical house. Rendered and lined as ashlar with painted stone margins, quoin strips, base course, eaves course, cavetto cornice and blocking course.	B
26	The Parsonage, 32-42 (even) East Leven St with railings and boundary wall	RC Carpenter, 1850-4, continued by W Slater, subdivided 1972. 2 storey with basement and attic, 3 bay, square plan parsonage. Domestic gothic with crowstepped gables and stone gabled dormers. Squared and snecked rubble with	B

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

		long and short work quoins: eaves course, stop chamfered arrises, segmental arched stone mullioned and transomed bipartite windows.	
27	Burntisland Parish Church, East Leven Street	1592-96, with steeple of timber and lead by John Roche 1600; galleries inserted between 1602 and 1630; W porch by Andrew Alison, 1659; tower rebuilt in stone by Samuel Neilson, 1748; wallhead raised 1.2m and windows enlarged by David Vertue, 1822; organ donated by Andrew Carnegie, 1909; W door and gates by Hurd Rolland Partnership 1992; further alterations in 1679, and by Alexander Hope in 1789. 2-storey, 3-bay square plan Church with piended roof, 2 stage centre tower and diagonal 4 stage battered buttresses with cushion finials. Harled with ashlar buttresses and tower; dressed quoins, eaves cornice, architraved doorcases, deeply chamfered arrises, voussoirs and stone mullions	A
28	Burntisland Parish Church Graveyard, East Leven Street	Late 16 th century and later. High rubble walls enclosing church and graveyard. Derelict rubble lean-to building in SW corner.	B
29	Free Church Tower and walls, East Leven Street	1843, site re-developed 1988. Entrance and belfry in Italianate style with remaining walls of Free Church, destroyed by fire 1986, adapted for public sitting area. Ashlar with quoin strips, band courses and stone mullions.	C(s)
31	Railway Station, Forth Place	Probably David Bell. Opened 1847 by the Edinburgh & Northern Railway. 2 platform through station on curved site, single storey waiting room and office to S side. Brick with rusticated bull faced ashlar façade, raked plinth and stone margins; timber fronted awning with corrugated iron roof on 5 fluted cast iron columns with decorative spandrels.	C(s)
32	Station House, Forth Place	Mid 19 th century. 2 storey, 8 bay with single storey pavilion porches, office and waiting room building, built for railway terminus, altered and extended to N to adjoin Forth Hotel (now demolished). Classical façade with columned square piers and pediments and deep ashlar parapets behind. Scheduled Monument.	B
33	1-3 Harbour Place	17 th century, dismantled and rebuilt 1976, much altered to front (enlarged opening) and rear. 2 storey with attic (3 storey at rear), 4 bay, rectangular plan house converted to flats, corner site in irregular terrace on ground falling from E to W. Harled with painted margins, forestair and crowsteps.	B
34	4-9 Harbour Place	Late 19 th century, recently overhauled. 3 storey symmetrical tenement. Harl with painted margins, stone mullions and ashlar crowsteps.	C(s)
35	33-37 Harbour Place and 1-6 Forth Place	Mid to later 19 th century, with minor later alterations. Single, 2 and 3 storey L-plan terrace with partial attic, No 33, gable end of converted coach house (?); taller bays with moulded cornice to rounded corner feature with parapet. Coursed, droved ashlar with squared and snecked whinstone to rear, stone margins and blocking course.	C(s)
36	Caspers, Harbour Place	Dated 1888. Long, narrow 2 storey commercial/office building with classical details, widening in plan from N to S fitting awkward site of railway line and road. Painted ashlar channelled at ground, base course, ground floor lintel course, raised window margins at 1 st floor.	C(s)
37	Railway Bridge, Forth Place	Later to late 19 th century. Railway bridge. Series of cast iron lattice trusses, some slightly bowed, on 4 large cast iron panelled columns; projecting from coped ashlar wall to E and extending on stone columns to further section at W,	C(s)

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

		full height coped rubble section at centre.	
38	Smugglers Inn, Harbour Place	Later 18 th century, reconstructed and raised to 3 storey 1882. Inn with centre gablet and rounded stair tower to rear. Harled with painted margins, base course and moulded 2 nd floor cill course (former eaves cornice), stone mullion.	B
39	59-65 (odd) High Street	Mid to later 19 th century. 3 storey, 3 bay rectangular plan tenement with projecting round stair to rear, in irregular terrace adjoining 18 th century Star Tavern to E, modern block to W. Ashlar with architraved margins and bracketed cills; coursed whinstone to rear with heavy pointing and partial harling to stair.	C(s)
40	Star Tavern, 71 & 73 High Street	18 th century, rebuilt 1903. 2 storey with attic, 5 bay at ground, T plan tavern in irregular terrace, with paired crowstepped gables to street. Painted cement render and margins.	B
41	77-79 (odd) High Street	Mid to later 19 th century. 3 storey, 3 bay above ground, rectangular plan tenement with shop at ground, projecting piend roofed stair to rear. Painted cement render at ground with stone cleaned ashlar above, coursed whinstone to N and W; painted corniced ban course over ground floor, blocking course and cornice at wallhead; architraved and corniced doorcase and lugged, architraved windows, bracketed cills at 2 nd floor.	C(s)
42	Bank House Hotel, 83 High Street	Early 19 th century. 2 storey with basement, 5 bay, rectangular plan classical house. Severely stone-cleaned ashlar, painted below ground floor, with coursed whinstone to sides and rear, raised long and short work quoins, moulded window surrounds, architraved at ground floor; mutuled cornice and blocking course.	B
43	95-99 (odd) High Street	Mid 19 th century, later 19 th century alterations at ground. 2 storey with attic, 3 bay at ground, shop with dwelling over. Painted, rusticated ashlar at ground, dressed ashlar above; base, 1 st floor and eaves courses, mutuled cornice.	C(s)
44	101-107 (odd) High Street	Mid 19 th century with late 19 th century alterations and additions. 3 storey, 2 bay shop with dwellings over, gable end to street, in irregular terrace. Shop front and tenement pend entrance with painted cement surrounds, stone-cleaned ashlar above with stone mullions and margins.	C(s)
45	109-129 (odd) High Street	Mid 19 th century, with later alterations at ground. 3 storey tenement with piend roofed dormers, shops at ground. Painted cement render to ground left, black faience Art Deco fascia to right; coursed, dressed ashlar above with string courses between floors and eaves course, raised margins and quoin strips, stop chamfered arrises.	C(s)
46	135-175 (odd) High Street	Later to late 19 th century, refurbished circa 1990. 3 storey tenement with attic over shops, altered at ground. Elliptical arched pend at centre below recessed bay. Polished ashlar with stone cills and eaves course, cornice; harled to rear.	C(s)
47	177-181 (odd) High Street	18 th century with later addition and modern alterations to rear. 2 storey, L plan with 2 storey addition in angle, dwelling with shops at ground, in irregular terrace. Painted cement render at ground, squared and snecked whinstone, coursed ashlar to extension, dry dash to rear; wide band course and eaves course.	C(s)
48	183 High Street	18 th century. 2 storey, single bay house in irregular terrace with projecting crowstepped gable to street, much altered at ground to form shop and lower piend roofed projecting wing to rear. Cement rendered with stone cill, modern quarry tile surround to shop front, harled to rear.	C(s)

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

49	195 & 197 High Street	18 th century reworked mid 19 th century. Low 2 storey with attic, 3 bay house with shop at ground, in irregular terrace. Painted harl at ground with painted ashlar over, stone margins, 1 st floor cill and eaves lintel courses.	C(s)
50	199-205 (odd) High Street	18 th century reworked in 19 th century. Small 2 storey with attic, 3 bay dwelling with shops at ground. Painted cement render at ground with painted ashlar above, cornice above shop fronts, deep stylised baluster plaster frieze below eaves and raised quoins.	C(s)
51	Royal Bank of Scotland, 207 High Street	Mid to later 19 th century. 3 storey, 5 bay classical bank building. Polished ashlar with coursed whinstone rubble to sides, deep polished granite base course, moulded string course with modern fascia board over, eaves course and bracketed cornice; architraved windows to ground and 1 st floor, latter with hoodmoulds.	B
52	213-217 (odd) High Street	Mid to later 19 th century. 2 storey with attic, 3 bay dwelling with shop at ground, altered. Painted cement render at ground with stone cleaned ashlar above; base, 1 st floor cill and eaves courses, moulded cornice and parapet broken by gabled dormerheads; painted margins at ground, architraved windows at 1 st floor.	C(s)
53	219-225 (odd) High Street	Later to late 19 th century. 3 storey with attic, 2 bay tenement with shops at ground. Ashlar with base course and band courses between floors, moulded over 1 st floor to correspond with adjoining building to W (Nos. 213-17), architraved windows and stone mullions.	C(s)
54	227-231 (odd) High Street	Mid to later 19 th century. 3 storey, 2 bay classical tenement with shop at ground (modern shop front). Pedimented windows, semicircular at 1 st floor, breaking eaves at 2 nd floor into parapet. Dressed ashlar with base and cill courses, cornice above shop, at eaves and to parapet, architraved windows and panelled quoin strips, bracketed cills at 2 nd floor.	B
55	233-237 (odd) High Street	Later 19 th century. 3 storey, 3 bay tenement with shops at ground (altered). Ashlar with base course, cill courses at 1 st and 2 nd floor, eaves cornice, blocking course and raised margins.	C(s)
56	239-251 (odd) High Street	Later 19 th century. 2 storey with attic and 3 storey with attic, 6 bay tenement with shops at ground partly altered. Painted cement render at ground and to E, ashlar at 1 st and 2 nd floors. Corniced doorheads with heavy scrolled consoles, cornice above shop fronts, band course and eaves courses, rusticated quoin strips, keystone segmental heads to architraved single windows at 1 st floor, stop chamfered arrises and stone mullions.	C(s)
57	East Port Buildings with gates and balconies, 265-279 (odd) High Street	Swanston and Legge, 1899. 3 storey, Flemish style tenement, public house and shops at ground on splayed corner site. Corner tower with bellcast roof and spire, finialed curvilinear gables and balconies. Painted ashlar and red sandstone with polychrome ashlar dressings. Base course, moulded string course, 2 nd floor cill course and eaves cornice; architraved windows, round-headed and elliptical arched openings (latter at 1 st floor), hoodmoulds, stone transoms and mullions.	B
58	Green Tree Tavern, 46-48 (even) High Street	Dated 1884. 3 storey, Baronial tenement with tavern at ground in irregular terrace; finialed gabled dormerheads and circular turret. Dressed ashlar painted at ground with squared and snecked whinstone to rear, base course, cornice above ground floor, stepped over doorways, moulded string course suggesting 2 nd floor jetted, eaves	B

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

		cornice, roll moulded lintels at ground, chamfered arrises at 1 st and 2 nd floors, shouldered at 1 st floor.	
59	88-94 (even) High Street	Mid to later 19 th century. 3 storey, 4 bay classically detailed tenement with shops at ground, in irregular terrace. Dressed ashlar with architraved openings, cornice above shop at ground, 1 st floor cill course and mutuled eaves cornice.	C(s)
60	96-100 (even) High Street	Later to late 19 th century. 3 storey, 3 bay tenement with original shopfronts at ground, in irregular terrace. Stone-cleaned ashlar with eaves course and stop chamfered arrises.	C(s)
61	Public Library, 102 High Street	William Williamson, 1906. 2 storey, 6 bay French Baroque library with flanking single storey walls. Polished ashlar channelled at ground with channelled quoins above, moulded band courses and eaves course with modillioned cornice and blocking course piend and platform roof; architraved, keystone, segmental-headed windows at 1 st floor with moulded aprons. Wing (extension?) to rear of brick construction.	B
62	112-114 (even) High Street	Later to late 19 th century. 3 storey, 4 bay, rectangular plan, classical commercial building (palazzo style) with shop at ground, in irregular terrace. Round headed door and windows, pilasters. Polished ashlar, painted at ground, coursed rubble to sides and rear, base course, moulded string course, 2 nd floor cill course, impost course and eaves cornice.	C(s)
63	144 & 146 High Street	Later to late 19 th century. 3 storey, 3 bay tenement with shops at ground. Polished ashlar, painted at ground with cornice above and eaves course, segmental arched windows, cill brackets, stone mullions.	C(s)
64	166-180 (even) High Street	Later to late 19 th century. 3 storey, 5 bay tenement with shops at ground, in irregular terrace dressed ashlar, painted at ground with partial cornice above, raised margins, quoin strips and chamfered arrises; base course; bracketed cills.	C(s)
65	182 & 184 High Street	Mid to later 19 th century, with later shopfronts. 2 storey with shops at ground, in irregular terrace. Ashlar, base course, cornice and fascia above shops.	C(s)
66	186 & 188 High Street	Early 19 th century. 2 storey building with shop at ground, in irregular terrace. Squared and snecked whinstone with raised cills, base, band and eaves courses.	C(s)
67	190 High Street	18 th century. 2 storey, L plan house with large later flat roofed single storey extension to S on corner site, ground falling to S. Rendered with stone margins, part base course and band course.	C(s)
68	192-208 (even) High Street and Links Place	Later to late 19 th century. 3 storey, Renaissance tenement on corner site with modern shopfronts in pair at ground, sited on ground falling to S. Lead domed engaged corner tower, pediments and segmental pediments to principal 1 st floor windowheads with console brackets. Dressed ashlar with rusticated quoin and plaster strips, painted cement render to entrance at ground, squared and snecked whinstone to W; base course, dentilled cornice over ground floor, eaves cornice, architraved windows and door, stone mullions and keystone, Bracketed 2 nd floor cills.	C(s)
69	Town Hall, High Street	John Henderson, 1843 with addition of W wing in 1903 and alterations, 1950's and 1964. 2 storey gothic Town Hall with 4 stage battered spire. Ornamental blind arcaded with pepperpot turret. Fleche. Ashlar with stone cills and quoins, chamfered base course, moulded string course and eaves course; stone mullions and transoms, deeply	B

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

		chamfered arrises, hoodmoulds with label-stops and voussoirs. Pointed arch doors and windows, traceried windows.	
70	1 & 2 Kinghorn Road and 10 Cromwell Road with boundary walls and railings	Early 19 th century with 20 th century addition. 2 storey with attic, small 3 bay tenement sited on falling ground in irregular terrace to E. Coursed and random rubble and harl, with droved quoins and raised margins.	C(s)
71	3 & 5 Kinghorn Road and 12 Cromwell Road with boundary walls and railings	Early 19 th century. 2 storey, small tenement sited on falling ground in irregular terrace. Coursed and random rubble with droved quoins and raised margins.	C(s)
72	7, 7a & 9 Kinghorn Road with boundary wall	Late 18 th century, 1 st floor extension early 19 th century. 2 storey, 3 bay rectangular plan tenement in irregular small terrace to W. Random rubble and squared and snecked rubble.	C(s)
73	13 Kinghorn Road with boundary wall	Early to earlier 19 th century. 2 storey, 3 bay house in irregular terrace. Coursed rubble with stone margins.	C(s)
74	15-19 (odd) Kinghorn Road with boundary walls	Mid 19 th century (pre 1854). 2 storey with attic, 3 bay rectangular plan small tenement in irregular terrace. Coursed rubble with droved ashlar dressings, base and eaves course.	C(s)
75	Links View with outbuildings and boundary walls, 29-33 Kinghorn Road	Later to late 19 th century. 2 storey, symmetrical 7 bay terrace of 3 houses. Polished ashlar with squared and snecked rubble and droved quoins to sides and rear, stone cills, chamfered base course, band and eaves course, chamfered arrises and stone mullions.	C(s)
76	35 & 37 Kinghorn Road with boundary walls and railings	Later 19 th century. 2 storey with attic, 3 bay house converted to flats, in irregular terrace on ground falling to S. Pedimented doorcase with acroteria. Polished ashlar with long and short quoins, large base course, band course and cornice blocking course; architraved windows and stone mullions.	C(s)
77	39-43 (odd) Kinghorn Road with boundary walls and mosaic path	Later 19 th century. 2 storey with attic, 3 bay house converted to flats, in irregular terrace. Pedimented doorcase with acroteria. Polished ashlar with long and short quoins, band course, eaves cornice and coped blocking cornice; architraved windows and stone mullions.	C(s)
78	Links House with gazebo, boundary walls and railings, 45 Kinghorn Road	Early 19 th century. 2 storey, 3 bay rectangular plan house in classical terrace, Doric columned doorcase with plain cornice and frieze. Heavily droved ashlar with stone quoins, squared and snecked rubble to rear, base course and eaves cornice; architraved regular windows; top chamfered arrises and stone mullions to canted windows.	C(s)
79	47-49 (odd) Kinghorn Road	Early 19 th century. 2 storey with attic, 3 bay terraced house, converted to flats and altered to rear. Droved ashlar with stone cills, base and eaves course.	C(s)
80	51 Kinghorn Road with boundary walls	Early 19 th century. 2 storey, 3 bay, classical terraced house. Droved ashlar, eaves cornice, architraved surrounds with window and doorhead cornices.	B
81	53 & 55 Kinghorn Road with boundary walls	Early 19 th century. 2 storey with attic, 3 bay, rectangular plan terraced house converted to flats. Droved ashlar with raised cills and base course.	C(s)
82	57-59 Kinghorn Road with boundary walls	Early 19 th century. 2 storey with attic, 3 bay, classical terraced house, now flatted. Droved ashlar with base course, eaves cornice and blocking course, architraved windows, corniced window and doorhead.	B
83	61 & 63 Kinghorn Road with outbuildings and boundary walls	Early 19 th century. 2 storey with attic, 4 bay, classical terraced house now flatted. Droved ashlar with eaves cornice and blocking course, pilastered doorcases,	B

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

		architraved windows and dentilled and corniced window and doorheads at ground.	
84	65 & 67 Kinghorn Road with outbuildings and boundary walls	Early 19 th century. 2 storey with attic, 3 bay, classical terraced house now flatted. Stugged ashlar with base course, eaves cornice and blocking course, architraved windows and dentilled and corniced window and doorheads at ground.	B
85	Inchview Hotel with boundary walls, 69 Kinghorn Road	Early 19 th century. 2 storey with attic, non-identical pair of houses in classical terrace converted to hotel with dominant modern timber 'portico'. Polished ashlar with base course and eaves cornice with blocking course.	B
86	Craigholm with boundary walls, 85 Kinghorn Road	Early 19 th century. 2 storey with attic, 3 bay house in classical terrace. Dressed ashlar with rusticated quoins, base course and band course, eaves cornice and blocking course; architraved windows.	B
87	87 Kinghorn Road with outbuildings and boundary walls	Early 19 th century. 2 storey with attic, 3 bay, house in classical terrace. Ashlar with base course, eaves cornice and blocking course; architraved windows with window and doorhead cornices at ground.	B
88	89 & 91 Kinghorn Road with boundary walls	Early 19 th century. 2 storey, 3 bay, pair of houses in classical terrace. Dressed ashlar with base course, eaves cornice and blocking course, architraved windows, window and doorhead cornices.	B
89	93 & 93a Kinghorn Road with boundary walls	Early 19 th century. 2 storey with attic, 3 bay house (converted to flats) in classical terrace with concave moulded doorcase. Dressed ashlar with raised margins, eaves cornice and blocking course, window and doorhead cornices at ground.	B
90	95 Kinghorn Road with outbuildings and boundary walls	Early 19 th century. 2 storey with attic, 3 bay house at end of classical terrace. Ashlar with rusticated quoins, squared and snecked rubble to side and rear, base, band and eaves courses and architraved windows. Panelled aprons.	C(s)
91	129 & 131 Kinghorn Road with boundary walls	Late 19 th century. Pair of 2 storey, 2 bay, semi-detached houses with platform/mansard roof and Queen Anne details. Squared and coursed rubble with rusticated ashlar quoins, ashlar margins, base course, eaves course, basket arched and stop chamfered arrises, stone mullions.	C(s)
93	128 Kinghorn Road with boundary wall	Earlier 19 th century. Single storey, 3 bay, piend and platform roofed villa (adjoining No 130 to E). Pilastered doorcase with dentilled cornice. Harled with painted margins and architraved windows.	C(s)
94	130 Kinghorn Road with boundary wall	Earlier 19 th century. Single storey, 3 bay, piend and platform roofed, villa. Pilastered doorcase. Harled, with base course, cornice and architraved windows.	C(s)
95	132 Kinghorn Road with boundary wall	Earlier 19 th century. Single storey, 3 bay, piend and platform roofed villa. Harled with painted margins and eaves course.	C(s)
96	134 Kinghorn Road with boundary walls	Earlier 19 th century. Single storey, 3 bay, piend and platform roofed villa. Harled with painted margins, base course, moulded cornice and architraved windows.	C(s)
97	136 Kinghorn Road with boundary walls	Earlier 19 th century. Single storey, 3 bay, piend and platform roofed villa. Harled with painted margins, base course, moulded eaves cornice and architraved windows.	C(s)
99	Erskine United Free Church with hall, boundary walls, gatepiers and gates, Kinghorn Road	John Bennie Wilson, 1903. Gothic church with entrance tower. 3 bay nave with side aisles and angle buttresses. Rock faced rubble with polished ashlar dressings and dressed ashlar tower, 2 stage saw tooth coped buttresses, 2 stage chamfered plinth, moulded string course incorporating continuous hoodmould, architraved cornice.	B

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

		Reticulated traceried S window, hoodmoulds with foliate label stops, chamfered reveals and stone mullions. Part glazed 2 leaf panelled doors.	
100	War Memorial with boundary wall, Kinghorn Road	Circa 1920, further inscribed with boundary wall memorial circa 1945. Celtic Cross War Memorial. 3 steps to low decorative cast iron rail around 2 tier plinth with inscription at 1 st stage and sunk panel at 2 nd stage. Whole surmounted by Celtic Cross with wreath on raked base and sword with entwined banner on shaft dated 1914-1919. Names of fallen to N, E and W.	C(s)
104	24-34 (even) Kirkbank Road with boundary walls	Later to late 19 th century. 2 storey piend roofed dwellings in short terrace, Italianate centrepiece, round headed doors with hoodmoulds, label stops and keystones, and Venetian window with hoodmould and keystone. Large expanses of blank wallpane between certain bays. Squared and snecked rubble with stone margins, base and eaves course, polished ashlar mouldings and stone mullions.	C(s)
106	21-41 (odd) Kirkgate	Circa 1885. 3 storey pair of tenements on ground rising to S. Stugged, squared and coursed sandstone with harl to sides and rear, ashlar dressings. 1 st floor cill course and eaves course. Tabbed windows, chamfered arrises, roll moulded door surrounds, hoodmoulds over blank panels to doorways.	C(s)
107	6-10 (even) Kirkgate	Mid to later 19 th century. 2 storey, rectangular plan terraced houses converted to shops at ground, adjoining Nos. 12-22 Kirkgate at S. Full-width cornice with console brackets. Polished ashlar, painted at ground; 1 st floor cill course and eaves course, architraved windows, stone mullions and chamfered arrises.	C(s)
108	12-22 (even) Kirkgate	Mid to later 18 th century. 2 storey, 7 bay, terrace of 6 houses adjoining Nos. 6-10 Kirkgate at N. Corniced doorcases with console brackets, roll moulded pend entrance. Polished ashlar, rusticated at ground, squared and snecked rubble and heavily droved ashlar long and short quoins to S: 1 st floor cill course and eaves course, stone mullions and chamfered arrises.	C(s)
109	24 Kirkgate	Earlier to mid 19 th century. 2 storey, 3 bay at ground, rectangular plan, piend roofed house on corner site. Painted cement-render with painted margins.	C(s)
110	Leven Villa with out-house, boundary wall, gatepiers, gates and railings, 28 Kirkgate	Mid to later 19 th century with later additions. 2 storey, 3 bay classical house with piend and platform roof. Squared and snecked rubble and harl, ashlar long and short quoins and quoin strips; base course, 1 st floor cill course, cavetto eaves cornice and blocking course; architraved doorcase, stone margins and hoodmoulds.	C(s)
114	Crown Bar, Links Place	Late 19 th century. 3 storey public house with tenement over on corner site in irregular terrace. Depressed arch and round headed openings with flanking fluted pilasters and foliate drop finials, chamfered entrance corner with spire, crenellated wallhead parapet and crowstepped stacks. Painted ashlar at ground, squared rubble, polished quoins and dressings; base course, eaves cornice blocking course and crenellated parapet; chamfered arrises.	C(s)
115	Drinking Fountain, Links Place	Cast iron domed, square section baldacchino style fountainhead enclosing cherub on basin with fluted shaft; painted black and gold. Heavily decorated fountainhead with acroteria at corners terminating in ball and spike finials. Medallion bearing Burntisland Coat of Arms to S. dome surmounted by spiked filigreed finial. Crocodiles on side of capitals.	C(s)

BURNTISLAND CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

116	Beach Tearoom with outbuilding, gatepiers, railings and boundary walls, Lochies Road	Later 19 th century. Former municipal Beach Tearoom. Single storey and attic, T-plan building with platform roof and single storey wing. Prominent decorative cast iron veranda. Polychromatic brick with brick dressings, dressed ashlar, moulded cills, stone mullions and stoop chamfered arrises.	B
117	Seaside Cottage with boundary walls, Lochies Road	Early 19 th century. Single storey, 7 bay cottage with small additions to N now subdivided; broad, advanced and taller outer bays. Squared and snecked whinstone (some patches of Aberdeen bond) with dressed ashlar quoins, harled to S; chamfered arrises.	B
118	Greyforth House with stables, gig house and boundary wall, Manse Lane	John Henderson, 1842-4, extended late 19 th century (possibly 1897) and 20 th century. 2 storey gabled Tudor style manse converted to residential home for elderly. Dominant full height stack with incised cross, buttressed angles. Squared and snecked rubble, polished and droved ashlar, long and short quoins; hoodmoulds, chamfered arrises and stone mullions.	C(s)
125	97-119 (odd) Somerville Street	Dated 1899. 3 storey, 8 bay (grouped 2-2-2-2) Scottish Renaissance tenement with abutting garage to E. Ashlar ground floor, squared and snecked sandstone above; red brick to sides and rear with contrasting bands between upper floors. Long and short work quoins, partial base course, moulded band course above ground, architraved doorcase.	C(s)
126	2-8 (even) Somerville Street and Kirkgate	Dated 1886. 3 storey corner tenement with shop at ground. Stugged squared sandstone with polished quoins, base, band and eaves courses; tabbed windows and doors, stone mullions, hoodmoulds and stop chamfered arrises. Painted, corniced shopfront clasping corner.	C(s)
127	25, 26 & 27 Somerville Square	17 th century with later alterations to rear. 3 storey, rectangular plan 2 part tenement in irregular terrace, with forestair, corbel courses to jettied principal and 1 st floor sections. Harled with stone cills and painted margins.	B
128	28 & 29 Somerville Square	18 th century, possibly earlier, with later alterations. 2 storey, 3 bay, rectangular plan, 'M' gabled dwelling, in irregular terrace. Harled with painted margins.	B
129	30-33 Somerville Square	17 th century with later alterations, notably at rear. 3 storey tenement with dominant stack to street, in irregular terrace to W. Harled with painted margins.	B
130	Dunearn 400 Masonic Lodge, Somerville Square	Late 16 th century with extensive 19 th century alterations and conversion to Masonic Lodge 1914-16. 2 storey house in irregular terrace. Harled with stone cills, painted margins and base course. Corniced doorcase with stop roll moulded arrises.	B

UNLISTED BUILDINGS OF MERIT

Address	Description
Young Community Hall, Thistle Street	Late 19 th century hall with flat roof.
Former Cinema at East Port and Rose Street	Impressive early 20 th century cinema building, harled with dome over main elevation.
5-6 Rose Street and Thistle Street	Mid to late 19 th century four storey tenement building.