

**DRAFT**



**KINGSBARNs CONSERVATION AREA APPRAISAL  
and  
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &  
PROTECTIVE SERVICES**

DRAFT SEPT 2012

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**KINGSBARNs CONSERVATION AREA**



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Enterprise, Planning & Protective Services

## **1.0 Introduction & Purpose**

### **1.1 Conservation Areas**

In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Kingsbarns 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 one of recognisable value. A written description of the Kingsbarns conservation area boundaries and a list of the streets within the boundaries are included in Appendix 1.

### **1.2 Purpose of this Document**

Kingsbarns was first designated as a conservation area in 1973 in recognition of the special historical and architectural value of this village. The purpose of this conservation area appraisal is:

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

## 2.0 Location, History and Development

Kingsbarns conservation area includes the whole of the village of Kingsbarns. Kingsbarns is located approximately 2km north west of Crail and 4km south east of St Andrews in the East Neuk of Fife.

Archaeological evidence of past human activity in the area includes a 4,000 year old pot found at Pitmilly and recently (2003) a nationally important rare Pictish Class III Symbol Stone/ Christian cross slab from the 9<sup>th</sup> or early 10<sup>th</sup> century at Kilduncan. Two bronze age cists were discovered in 1873 at Kingsbarns Law. The first known reference to the parish of Kingsbarns or “Kingis-bemis” is a charter of 1519. The origin of the name Kingsbarns was in reference to the barns which supplied the royal palaces at Crail and Falkland. Although no such buildings survive, to the east of the village at the end of Sea Road are the remains of a harbour and nearby the possible remains of a ‘castle’ with secure store buildings. The harbour’s earliest record is from 1537 when it was used to collect taxes and Customs dues for the Burgh of Crail, the parish of Kingsbarns being until 1631 part of Crail.



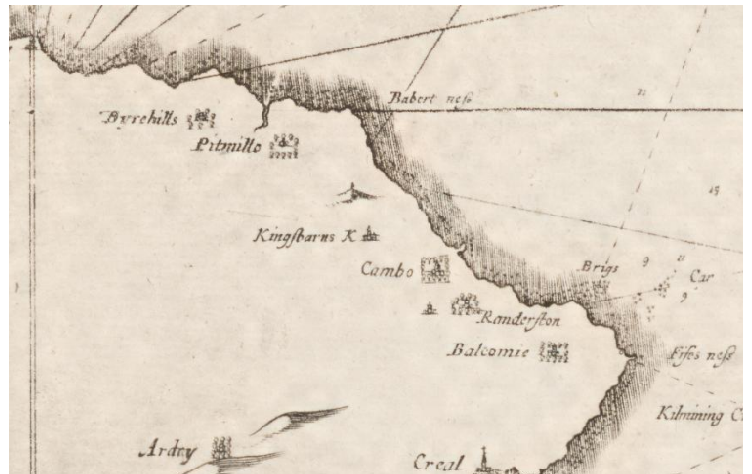
Sepulchral monument dated 1638 in graveyard



Skew put dated 1792, North Street



19<sup>th</sup> century milestone on A917 former turnpike road



Extract from John Adair marine chart of 1703. Source: National Library of Scotland. Note Boarhills (Kenly Green House) ‘Byrehills’; Pitmilly House, ‘Pitmillo’ and Kingsbarns kirk; Kingsbarns Law with tower and Cambo House.

Kingsbarns originally developed round three ‘fermtouns’. Fermtouns were largely self-sufficient, subsistence level, farm settlements with the land held on a communal runrig system. This system disappeared following the 18<sup>th</sup> century and subsequent 19<sup>th</sup> century agricultural improvements, which saw the fermtouns replaced by the steadings



which survive post residential conversion today.



Extract from Herman Moll's County Maps of Scotland 1745. Source: National Library of Scotland. Note again 'Byrehil' (Kenly Green) House and 'Pitmil' House; also Cambo House. 'Pit Mille Burne' (Pitmilly), important as the location of several quarries and mills is also noted.



Extract from John Thomson's Atlas of Scotland 1832. Source: National Library of Scotland. The Law tower marked on the 1703 marine chart is again shown. Kilduncan burn is incorrectly shown as running due east to the sea instead of flowing north to join with Pitmilly Burn.

In 1810 a pier was built by the Earl of Kellie to provide shelter for the vessels used to transport grain and potatoes to markets as far away as Newcastle and London, and to import coal and tiles. The pier was improved a few years later by Robert Stevenson to create a base for the building of the Isle of May lighthouse when it was used for selecting and shaping stone. In the 1850s, on the initiative of a local farmer, the existing pier was extended and over a period of three years another built, to create a harbour for the shipping of his potato crops. The 1861 Parochial Directory describes the harbour as up to then being only suitable for summer use, importing coal and other goods for local consumption, but that a 'new and safe' harbour was under construction. The resulting

harbour could accommodate ships of up to one hundred tons, but it rapidly deteriorated, and by the end of the 19<sup>th</sup> century was only usable by small fishing boats. On land, carriers' wagons continued to take goods to markets via the coastal turnpike road between Crail and St Andrews and from 1883 Kingsbarns also had its own railway station.

In A History of the County of Fife published in 1840, the village occupations listed are split equally between agriculture and manufacturing and handcrafts. In an account of 1834/5 it is noted that there were thirty-one looms in constant use in the village. Course linens were produced for the manufacturers in Dundee. In 1840 two annual fairs still existed which had in the past seen 'considerable' sheep and black cattle. A 'good many' of the inhabitants also adopted a seafaring life, some joining the annual whale fishing, returning to weaving or shoemaking in the winter. Crab, lobster, skate and whitefish was caught for local consumption.

Slaters 1852 Directory describes Kingsbarns as 'a thriving little place' and again notes the two annual fairs; that a 'considerable manufacture of linen' was woven in the village for the Dundee market; and adds that the largest and best flag stones in the country and occasionally some fine quality marble were produced nearby. The 1855 Ordnance Survey six-inch 1<sup>st</sup> edition map shows several 'Old' quarries in the surrounding area and what appear to be working limestone, sandstone and whinstone quarries north of Kingsbarns along Kenly Water. There are also a couple of whinstone quarries shown just north-west of Boarhills. An 'old' limekiln is shown, located on the coast just north of Kingsbarns harbour and another 'kiln', again on the coast, is shown further south near Cambo House. These lime kilns probably dated back to the land improvements of the mid 18<sup>th</sup> and 19<sup>th</sup> century.

The 1861 Parochial Directory records the usual range of village buildings ranging from church, manse, school and schoolhouse, two farmhouses and associated steadings, to cottages for the agricultural labourers and village tradesmen. It lists a familiar selection of village trades as well as the less usual ones of molecatcher and tea dealer. The land is noted as being particularly fertile and the

principle crops grain and potatoes; the local stone freestone, ironstone, limestone and occasionally black marble.



Above Kingsbarns railway station and waiting rooms before closure in 1930 (Source: RCAHMS)



Ordnance Survey 1957. Source: National Library of Scotland. Note Kingsbarns railway station 1km to the SW of village.

Kingsbarns railway station was opened in 1883 and operated until 1930 when it closed as a passenger station. It continued on in use as late as the 1950s serving the village's three arable and dairy farms, transporting items such as cattle in to fatten and potatoes and sugar beet out to markets and processing. The line remained open for freight until 1965. Located 1 km to the west of the village, it contributed significantly to the continuing development of the village. The station was initially an intermediate station on the Anstruther and St Andrews Railway, used to transport farm animals and produce to markets such as Dundee or to the slaughterhouse and cattle market in Cupar. The station also provided access to the surrounding country estates for the shooting parties that were popular at the time. It was intended to be the end of the route of the East Fife Central Railway which extended from the Thornton/Methil main line through Kennoway, Montrave, Largoward to Lochty which was the terminus. The station was laid out with two lines to allow joining but in the event this did not take place.

The historic village's formative period of growth, reflected in the ages of many of the surviving buildings, was from the mid-18<sup>th</sup> to the mid-19<sup>th</sup> century. This growth commenced with the first phase of agricultural improvements, under the Enlightenment, when the former farm towns were replaced by new model farms which included field



enclosure. The population saw an initial drop in numbers before rising to its height following the further agricultural improvements in the early 19<sup>th</sup> century. These improvements included greater specialism such as the growing of root crops in Fife. The population remained relatively stable over this period (1755 - pop. 871; 1801 - pop. 832; 1831-pop. 1023; and 1851 -pop. 893). However the population declined steeply post the two world wars, reflecting no doubt the wider major socio-economic changes. By 1951 the population had dropped to 511 and today it is approximately 400.



View looking west down Seagate towards Grey House circa 1900

### **3.0 Character and Appearance**

#### **3.1 Setting**

The conservation area comprises the whole of the present village. It remains essentially rural in character and is surrounded by open agricultural land, located inland on the fertile coastal strip. At its south east corner it adjoins the wooded policies and home farms of Cambo House.

#### **3.2 Street Pattern and Topography**

Kingsbarns has an unusual street pattern. Historically it appears to have developed round the farms (two to the north – Kingsbarns and North Quarter and one to the south- South Quarter) located on the important coastal road between Crail and St Andrews. Side streets branched off at right angles. There were no natural features to distort



Private footpath between Lady Wynd and the Square – shown on 1854 OS map



New private road at east end of Seagate serving modern development



Private footpath between Bell's Wynd and Smiddy Burn – shown on 1854 OS map

this basic settlement pattern except the northern policy wall to Cambo House and parallel road leading to the former harbour. These formed a manmade boundary restraining the southward spread of the village. Plots and as a result frontages and building lines are distorted slightly from a strict grid pattern as a result of these features. The street pattern as shown on the Ordnance Survey 1<sup>st</sup> Edition map has groups of buildings around each farm, with easy access to the farms and the surrounding countryside. The church, dating from the 17<sup>th</sup> century, is located in the centre; and together with the village square and several significant historic buildings including the original school house, forms the heart of the village. An early 19<sup>th</sup> century inn next to the church, fronts the A917 former turnpike road. Unusually and significantly, a large field shares a boundary with the main road and the village square. This brings the agricultural hinterland directly into the historic heart of the village and is a significant character feature.

The lower status buildings for trades, agricultural workers and weavers were located in small groups along the connecting side roads. These side roads provided no more than basic links between each building within these clusters which served the associated farms. They had small plots of ground to the rear, though not traditional riggs. A network of footpaths intersected the village and remains today a distinctive feature of the settlement. A track linked the north and south farmtouns, through an area which until latterly when developed for housing, was used for keeping small livestock and growing vegetables. The access provided by Station Road and Seagate inland (and later to the railway) and to the harbour respectively, appears not to have generated much historic development although the former had a smithy. Later in the historic village's development rows of cottages were built along the former turnpike road (A917).

The early development of Kingsbarns, unlike in many other small rural settlements, was therefore not centred round the kirk, along a turnpike road, or other important route but instead clustered round the farms. Development consequently took place along two south-west to north-east axis, with the kirk and village square providing a connecting link

between them. The southern-most axis included in the 19<sup>th</sup> century the addition of the new manse and parish school. Major interwar and later public and private residential development has been accommodated and absorbed within this historic pattern by taking up the spaces between and disguising this basic historic pattern.

The topography of the conservation area is unremarkable, being level, with no water courses or any other natural features to influence the historic street pattern or character.



Extract from 1854 Ordnance Survey 1<sup>st</sup> Edition Source National Library of Scotland

### 3.3 Buildings and Townscape

#### 3.3.1 Building Types

- 18<sup>th</sup> and 19<sup>th</sup> century single storey cottages
- 18<sup>th</sup> and 19<sup>th</sup> century two storey houses
- Former non-domestic buildings such as bakehouse, smiddy, cart sheds and barn
- 20<sup>th</sup> century infill and redevelopment

#### 3.3.2 Distinctive Architectural Styles, Detailing and Materials

The majority of buildings are plain, one or two storeys high, no more than three bays wide, and domestic in character. Many are built in the typical East Neuk of Fife vernacular style with 'crow-stepped' corby gables and pantiled roofs.

Fenestration is generally symmetrical. The earlier 18<sup>th</sup> century buildings usually having a higher wall surface to opening (mass to void) ratio than later 19<sup>th</sup> century buildings.



May Cottage, North Street





Typical Fife vernacular with corbie gables; slate easing course; pantiles and thackstone



Parish marse rubble walled garden



Kingsbarns House ashlar masonry



South Quarter farm steading and gate posts and walls

The dominant construction material for buildings and boundary walls is blonde sandstone, either as rubble or ashlar. Relatively few buildings are rendered, almost all with cement and painted with modern masonry paint. Woodside Cottage, Back Stile however is a good example of the recent use of the traditional lime harl and wash which would in the past have been commonplace.

Red pantile roofs predominate (71% listed buildings). Welsh and Scottish slate is used for the remainder. On the older buildings some chimneys retain thackstones, a traditional feature of thatched roofs, the original roofing material in many cases, and stepped corbie gables with skew puts. A few pantile roofs have slate easing courses. Some skews end in carved skew puts however most are plain and there is a general absence of architectural ornamentation. Chimney cans are almost exclusively of the plain, buff round type; chimney heads are simple, gable located, coped, rendered or occasionally in sandstone ashlar. There are few domer windows. Those that there are relate mainly to later conversions, additions or new developments.

A distinctive feature of the conservation area is the prevalence of stone boundary walls. Each former farm steading is still enclosed by substantial 2m high sandstone rubble masonry walls with imposing gate piers and throughout the village buildings have traditional rubble masonry boundary walls. There are few exceptions to this; these being mainly later additions or to modern developments.



North Quarter steading rubble wall

### 3.3.3 Orientation and Density

Building density was historically very low and although there has been considerable infill in modern times the character still appears low. The screening provided by walls and the set back of buildings greatly reduces the impact of the new development on the character of the conservation area. Buildings tend to be orientated towards the roads which follow a north south grid pattern.

### 3.3.4 Key Listed and Unlisted Buildings

There are 55 statutory list entries for the conservation area. A high proportion of these (67%) are Category B listed. The remainder are Category C listed. In some cases the listing relates to a number of buildings. In addition to buildings the entries cover items such as the drinking fountain in the square and a sepulchral monument in the graveyard. Appendix 2 of this appraisal provides descriptions and photographs of all listed buildings and structures in the conservation area all of which are of historic or architectural importance. The following are identified as particularly significant:



Kingsbarns Parish Church



Kingsbarns School



Cesneuk, The Square

#### **Kingsbarns Parish Church**

Category B Listed

Originally 17<sup>th</sup> century but rebuilt in the 18<sup>th</sup> century. It forms an important historic focal point for the village with its spire visible both within and approaching the village.

#### **Kingsbarns House**

Category B Listed

A substantial house originally built in mid-18<sup>th</sup> century house, reconstructed and extended in the late 18<sup>th</sup> century.

#### **Kingsbarns School**

Category B Listed

Built 1882. It contributes to the history of the village and architecturally adds variety and interest. Located on Main Street it is a prominent building.

#### **Cesneuk, The Square**

Category B Listed

An early 18<sup>th</sup> century house restored 1955, which provides a focal point for the western end of Seagate.





Grey House, The Square

**Wellgate, The Square**

Category B Listed

A substantial early 18<sup>th</sup> century house in the heart of the conservation area.

**Grey House, The Square**

Category B Listed

Late 18<sup>th</sup> century

Provides a focal point ending the view west down Seagate.



South Quarterfarm house, Back Stile

**Monypenny House, Seagate**

Category C Listed

18<sup>th</sup> century but much altered. Reconstructed 1976.

**The Barns (former Cambo Arms Hotel)**

Category B Listed

Early 19<sup>th</sup> century coaching inn. It is an important building in the history of the village and occupies a prominent position adjacent to the church on the main through road.



Former Parish Church Manse



North Quarter House, Main Street



The Barns

**North Quarter House**

Category B Listed

Early 19<sup>th</sup> century house with particularly fine doorpiece and fanlight. Located on a prominent corner of Main Street.

**No.1 The Pleasance, Station Road**

Category B Listed

18<sup>th</sup> century house in a prominent location.

**Cherry and May Cottages**

Category B Listed.

A pair of adjoining 18<sup>th</sup> century houses



4, 6 and 8 Lady Wynd

### **North Quarter Farm House, Main and North Streets**

Category B Listed  
18<sup>th</sup> and early 19<sup>th</sup> century farm buildings though house modernised early 20<sup>th</sup> century.

### **4, 6 and 8 Lady Wynd**

Category B Listed.  
Row of 18<sup>th</sup> century cottages.

### **Parish Church Manse**

Category B Listed  
Built 1835 with extensive walled garden and formerly stables, now converted to residential use. Although located off the Main Street it is a significant building in the history of the village.

### **South Quarter farmhouse**

Category B Listed  
A substantial house built 1786 although due to its location not visually prominent. It is nevertheless highly significant as a surviving example of the farm houses which were at the heart of the historic activity and development of the village.

## **3.4 Spaces**

There are few publicly accessible or visible open spaces within the conservation area but those that there are contribute much to its special character. At the centre of Kingsbarns is the village square with the listed drinking fountain as its centrepiece. The parish church and session house adjoin this large public space. One side of the square is open to the A918 Crail to St Andrews coastal road and therefore highly visible to through traffic. The sense of space is further emphasised by the adjoining large field with low rubble boundary wall which allows open views across the undeveloped agricultural land beyond.

The other main open spaces are the children's playground off Seagate and the graveyard around the church, both of which are maintained by Fife Council. Kingsbarns House has a large walled garden behind high rubble walls. Although mature trees are visible over the walls the general effect is to make the adjoining roads appear more closed in.



Above - village square and church graveyard; below- large field opposite with boundary walls and corner gate entrances.





Seagate children's' playground

### 3.5 Trees and Landscaping

The conservation area contains many mature trees which collectively contribute much to the rural character of the area. There are large stands of mature trees within the grounds of Croft Butts and 11 Back Stiles. The gardens of many houses contain single or small groups of mature trees, many of which can be glimpsed above walls and rooftops or through gaps between buildings.

There are small Council maintained landscaped areas within the conservation area round the Stackyard and Carr View.

All trees within the Conservation Area are protected and permission is required for felling or lopping. There are no individual Tree Preservation Orders in place within the conservation area.

### 3.6 Activity and Movement

The busy A918 main coastal road between St Andrews and Crail passes through Kingsbarns. Minor residential side access roads link with this and allow movement within the conservation area. Station Road provides access inland and Harbour Road to the beach.



Lady Wynd





Main A918 through road looking north

There are no significant concentrations of activity within the conservation area which affect its character. Other than the A918 vehicular traffic movement is low and limited to residential access. There is some minor pedestrian movement within and between Bamyards and Kilconquhar and around the post office on North Street.

### **3.9 Character Areas**

There are numerous character areas within the conservation area. Some are historic and others formed by enclaves of modern development. The latter are largely self contained and do not impact on the character of the fragmented historic parts which each contain a similar mix of 18<sup>th</sup> and 19<sup>th</sup> century cottages and houses. The converted steadings and associated new residential development form their own character areas.

Historic areas:

- Village Square including church
- Station Road
- North Quarter Steading
- Strathyre and Crombles
- South Quarter Steading

Modern development:

- Carr View – 1980s Council housing
- Bells Wynd/Smiddy Burn – 1970s Housing Association
- Seagate – Inter war semi-detached Council housing
- Seagate – private detached bungalows

- Kildinny Yards – private
- Scott Garden – private
- Mackenzie Garden – private
- The Stackyard – private

#### 4.0 Public Realm Audit

##### 4.1 Street Furniture

Lighting and other street furniture can be an important component in enhancing the distinctiveness and character of a building or conservation area. Original cast iron columns for gas and electric lighting from the 19<sup>th</sup> century were often elegantly designed, with classical mouldings or other intricate details which complimented the local architecture. A photograph from the early 1900s shows a paraffin street lamp on Smiddy Burn however no original examples survive. Any historic street lighting there may have been has been replaced through the 20<sup>th</sup> century with the current more utilitarian steel columns of hollow circular section although with ornate reproduction lamps (see below). These modern lamp standards do not appear to have any historic precedent and contribute little to the authentic character of the conservation area.

The historic quality of a conservation area can similarly be diminished by the casual use of ersatz “heritage” furniture from a catalogue.



Village pump with original lamp



Village pump with replacement lamp

*“...there are just as many Boroughs looking to maintain the traditional charm and character of their historic towns. The new ... fits that brief providing an authentic looking waste bin...”*

Extract from a leading supplier's catalogue for their “heritage range” waste bin.



A well designed and constructed bus shelter, of its place. Contrast this with waste bin in moulded black polyethylene with gold bands from a “heritage range” and bench. This is in the most publicly visible part of the conservation area.





A total of 8 street lights within a single vista, looking NW along North Street. Note “heritage” lamps on oversized columns.

The selection of any “period” item off-the-peg should be based on archival documentation or other historical research. If no documentation or historic precedent exists, the next best option is to procure high quality street furniture to complement the architecture and character of the conservation area.

#### 4.2 Surfacing

Street surfaces are significant as the foreground and setting for historic buildings. They also give cohesion and character to the streetscape as a whole.

Surface treatments should be sympathetic with the age of the majority of the listed buildings in the conservation area. Historically there may have been, if anything, cobbled or whinstone spalls or honored strips in front of buildings. Sett paving was expensive and used selectively for high wear areas. Early photographs show no raised pavements along Smiddy Burn but instead pavement wide strips falling to channels each side of the central roadway. Larger two storey houses are shown with paved areas immediately in front. Cottages have only rudimentary pavements.



Traditional whin setts at the entrance to a former steading yard

The historic rural character of the conservation area



Pink stone chippings (and concrete kerb stones) used extensively throughout the conservation area

could be greatly enhanced by choosing designs and materials which are less urban and formal. Soft edges without gutters and kerbs (using set channels instead) would be appropriate in most areas. Cobbles and compacted stone chippings using locally sourced sandstone or whinstone would provide a more sympathetic historic setting for buildings than the pink stone currently extensively used. Although the pink felsite chippings from Balmullo quarry 14 miles away could be considered local it is probable that stone chippings sourced much closer would have been used. Most pavements within the conservation area are presently surfaced with compacted pink stone chippings with sandstone kerb stones. For roadways the most historically sympathetic surfacing would be hot-rolled asphalt with rolled-in chippings consistently sourced from a local quarry.

#### **4.3 Information and Interpretation Boards**

The Cambo Estate has an information board just outside the conservation area off Seagate Road however there are no conservation area interpretation or information boards. There is nothing to indicate that the village is a conservation area, to explain why it is special or provide information. The introduction of suitable boards is recommended.

#### **5.0 Survey of Specific Issues**

##### **5.1 Building Materials and Details**

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Where examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. For example an over wide slate easing course can unwittingly change the character of a building. The use of correct traditional materials and detailing is as important when undertaking repairs as for new work.

A skew which was not at right angles to the roof ridge would not have caused any problem for a thatched roof but now requires tiles to be cut or a slate and tile mix skew detail to accommodate this.



Use of 'secret' lead watertightening instead of a traditional lime mortar skew fillet.



Use of slates at skew of originally thatched roof

## 5.2 Traditional Features

There are a number of traditional or historic items visible within the public realm which enhances the special character of the conservation area. Not all of these items are protected and their survival may be at risk.

An unusually large number of houses and even the village pump have dated skew puts, lintels or other date stones. Almost half of these are 18<sup>th</sup> century and the rest 19<sup>th</sup> century, with dates ranging from 1732 to 1871.



Dated skew put in Seagate



Dated window lintel in Lady Wynd



## 6.0 Negative Factors

One of the challenges faced by the historic environment, as identified in the Scottish Historic Environment Policy (SHEP) which sets out the Scottish Ministers' policies for the historic environment, is:

*"...inappropriate change that reduces the cultural significance, or detracts from the appearance or quality of conservation areas."*

### 6.1 Unsympathetic Modern Development

More than half of the conservation area consists of houses built since 1918, with the majority built post 1960. Some are individual detached houses built on ground attached to existing properties; others have been built within former steading yards, or as small groups of houses round new roads on greenfield sites. This new development has had little direct impact on the historic groups of mainly pre-19<sup>th</sup> century buildings elsewhere. The quality of the new development varies considerably within the conservation area, ranging from substantial detached private houses to interwar semi-detached council housing to more recent terraced council and housing association schemes. It is important to ensure that any new development is sympathetic with the particular historic character of the area, is of its place and recognises the portfolio of original building materials.



Kildinny Yards



Bell's Wynd



Scott Garden

The Historic Scotland publication ***New Design in Historic Settings*** sets out broad principles and examples to help achieve good design in historic settings. Referring to Scotland's historic villages it states:

*"...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the 'DNA' of a place – how it has come down to us today and what were the key factors that have influenced its current form. It is important to stress that this process of analysis does not only describe what currently makes up a place – the form, layout and materials used – but it also involves understanding how its individual elements were created and why they took the form they did."*

*Getting behind the appearance of a place is crucial to understanding and appreciating the linear patterns of development within a historic burgh, a planned neo-classical suburb or a 20th-century new town. Each place has its own character and its own story to tell."*



South Quarter Farm - residential steading conversion

New interventions in historic settings do not need to look 'old' in order to create a harmonious relationship with their surroundings. It is usually best not to try to replicate traditional vernacular features or introduce new ones which risk ending up as pastiche. The orientation, building line and density, proportion of garden ground, treatment of boundaries, building scale and mass, fenestration patterns, colours, materials and architectural paradigms used should be sympathetic and reflect the character of the place even if the building is clearly new.

There is often a traditional hierarchy of buildings within a settlement which may range in scale and status from modest cottages through to the parish kirk and manse. A new building which does not respect this can upset the balance and the historic character of the area.

## **6.2 Replacement Windows and Doors**

Windows and doors play an important role in defining character particularly in vernacular architecture where they are dominant elements. Inappropriate replacements can easily adversely affect this. The opportunity should be taken





Uprvc windows on a Category B listed former croft at Bell's Wynd circa 1800

whenever possible to re-instate inappropriate windows and doors with well-designed traditional timber sash and case windows or solid panelled doors. The introduction of a new architectural element such as a dormer window or roof lights can have an adverse effect if the materials, design or scale is not appropriate. There are for this reason Fife Council design guidelines on replacement windows available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk).

Even where windows have been replaced with traditional style timber sash and case ones the detailing can be inappropriate and detract from the significance. For example 'trickle vents' for double glazed windows are not a traditional feature and should be concealed if possible or avoided. Horns on sash windows are not a traditional feature of multi-pane windows which did not need this additional joint strengthening feature (allowing a full tenon joint) prior to the use of plate glass in the mid-19<sup>th</sup> century.

## 7.0 Sensitivity Analysis

### 7.1 Materials

There are many examples of the use of modern cement mortars on traditional masonry buildings, including listed buildings, throughout the conservation area. There is also widespread use of modern film forming masonry paints. Both paints and mortars are inappropriate from a technical viewpoint as they trap moisture within the masonry and accelerate decay. Also aesthetically they are historically inappropriate. Care needs to be taken even when using a lime based mortar that it is correctly designed and applied.

Other examples of inappropriate modern materials used in the conservation area are plastic (PVC-u) soil and vent pipes, sometimes also protruding through the front roof slopes of listed buildings; plastic rainwater goods and concrete roof tiles.



Woodside Cottage traditional lime harling and limewash.

### 7.2 Colours

Choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white is mainly used for external renders and windows. Off whites are more appropriate for both and certain dark colours may be acceptable for windows as they have a historic

precedent. Varnishing external woodwork is not a historically appropriate finish.

The use of colour should be restrained as historically intense colours were not generally available. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character of the area. Primary colours should be avoided for doors and for picking out margins although strong traditional colours in deep shades are acceptable for doors. The use of black for contrasting door and window margins is often considered traditional though there is no historic evidence.



Domestic style windows, doors and porch, concrete paviors, palm tree and bright primary colours applied to 18<sup>th</sup> century Category B listed farm steading.

Unless stone is of poor quality or is already harled or rendered, masonry should not be painted. Modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. An added benefit of lime based paints is they produce a less uniform, more natural, traditional looking finish.

Fife Council has produced guidelines on painting the exterior of buildings in conservation areas which sets out the basic principles which should be followed. *Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas* is available online on [www.fifedirect.org.uk](http://www.fifedirect.org.uk).

### **7.3 Alterations and Additions**



Dormer window on late 18<sup>th</sup> century cottage



No.2 The Pleasance – fully glazed front door and roof lights; modern cement render and brilliant white masonry paint



Concrete roof tiles and larch boarding



Solar panels and TV aerial

The introduction of a new architectural feature or addition to a listed building should be avoided if there is no historic precedent or evidence for it. A major extension or addition to a building, or the introduction of a new feature such as a dormer window may harm the special character of the building and the area. On a smaller scale, solar panels, satellite dishes and even TV aerials, which are clearly modern intrusions, diminish the historic character.



Satellite dish on a Category B listed house on Seagate



Multiple satellite dishes and solar panels on un-listed modern houses within the conservation area





A clearly modern yet sympathetic addition to an unlisted mid-19<sup>th</sup> century cottage in Lady Wynd

Within the conservation area, away from the main groups of listed buildings and especially within the groups of modern houses there have been many alterations and additions usually controlled through the Article 4 Direction. This is particularly evident at 30-38 Seagate, a row of early 19<sup>th</sup> century cottages which although un-listed are typical of the conservation area and add much to its character. In addition to non-traditional replacement windows and doors No.38 has had windows completely changed and a flat roofed extension added, all united by modern cement white painted render. The combined effect not only destroys the unity of the row of cottages but introduces totally alien architectural elements to the conservation area.



No.38 Seagate. Everything below eaves altered and a flat roofed extension added. Note unaltered cottage to right including skewput

Category B listed No.2 The Pleasance has fortunately seen the reverse happen. The statutory list description is '*...2-storey house, now much altered as garage. Harled, corrugated iron roof.*' It is now restored to residential use with a traditional pantile roof.

### 8.0 Buildings at Risk Survey

There are no buildings in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland. There are however several buildings of historic or architectural merit which are potentially at risk.

The 1786 dated, Category B listed, South Quarter farmhouse appears vacant and in poor condition although still in a farming related use. The building is particularly significant as a last reminder of the farms which were so important in the development



Early 19<sup>th</sup> century Category B listed former bakehouse at Torrie House

and forming the special character of the village.

The second is a collection of buildings; the remaining part of the Category C(S) listed early 19<sup>th</sup> century North Quarter steading after the northern section was converted to residential use. This important remnant consists of largely unaltered, connected steading buildings including a threshing mill and cart sheds. These buildings represent the last remnants of the original farms which were highly significant in the history and development of the village.



Residential steading conversion  
South Quarter Farm.



Category B listed 1786 former South Quarter farmhouse

The second is a collection of buildings; the remaining part of the Category C(S) listed early 19<sup>th</sup> century North Quarter steading after the northern section was converted to residential use. This important remnant consists of largely unaltered, connected steading buildings including a threshing mill and cart sheds. These buildings represent the last remnants of the original farms which were highly significant in the history and development of the village.





The 'Library' Main Street a former village hall and reading rooms following residential conversion (above). Photograph below shows elevation prior to conversion – note original pattern of windows and doors.



Early 19<sup>th</sup> century Category C(S) listed former cart shed and barn at North Quarter farm

The former bakehouse at Torrie House is the last of these few remaining original, unrestored historic buildings. As such they are particularly important in colouring the historic character of the conservation area. Their destruction or any alterations which diminished their special character would be a major loss.

There are as well, of equal concern, many examples of incremental changes over a longer period which have diminished the significance of individual buildings and the conservation area as a whole. Changes of use and the often associated alterations to a building can similarly be harmful. Part of the special character and appearance of any conservation area results from its mix of different types of building, reflecting past activities, even though they may now be obsolete. In converting such a building to residential use the pressure is to add domestic materials and design elements to give it the character and amenities of a house. As a consequence much of that non-domestic character may be lost. There are other reminders of past uses which add character and which may be vulnerable to loss. They provide architectural variety and help tell the story of the development of the village. Their loss or insensitive alteration can diminish the significance of the area.

## 9.0 Opportunities

### 9.1 Boundary Refinement

The current boundary includes the whole of the

village. No changes have been identified as necessary.

## **9.2 Article 4 Direction**

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 an Article 4 Direction (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 current Article 4 Direction is considered to be sufficiently up to date not to require renewal although this will be kept under review, particularly following the recent changes in permitted development rights set out in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 which came into force on 6<sup>th</sup> February 2012. Further amendments and refinements are now proposed to the non-domestic elements of the General Permitted Development Order (GPDO) and impact of these will similarly be assessed.

Details of the Kingsbarns Conservation Area Article 4 Direction are provided in Appendix 3.

## **10.0 Conservation Strategy**

### **10.1 Planning Policy**

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

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environmental Policy (SHEP) – October 2011
- 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

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), replacing the St Andrews Area Local Plan of 1996, provides the main policy framework for St Andrews and the East Fife area and is a material consideration in any development proposals within the Local Plan boundary. It provides the statutory framework which will ensure, also, that any improvements are carried out in a fashion most appropriate to the sensitive and imaginative conservation of the area. In summary, this framework is as follows:

- Policy E7: Conservation Areas
- Policy E8: Listed Buildings
- Policy E9: Demolition of Listed Buildings

While the above Local Plan policy framework provides the Development Control context to secure

ongoing preservation/enhancement of the area in a sensitive manner, and to secure that preservation/enhancement in the long-term, the Local Plan also places great importance on the benefits which regeneration initiatives can provide.

## **10.2 Long Term Management**

The policies contained within the Finalised St Andrews and East Fife Local Plan provides a continuing commitment to regeneration and enhancement of the built heritage up until 2021. The plan contains policies which support ongoing preservation/enhancement in East Fife, including Kingsbarns. A list of relevant policies and proposals is outlined below:

- Policy B5 Tourism and Hotel Developments
- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality - Design
- Policy E5 Housing Development and Open Space
- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings
- Policy E10 Protection of Orchards and Riggs
- Policy E12 Ancient Monuments and Archaeological Sites
- Policy E13 Street Furniture
- Policy E27 The Coast
- Policy C8 Footpaths/ Cycleways/ Bridleways

Although the plan is intended to cover a 10 year period, it will be reviewed after 5 years, allowing for any future developments which may come forward for the settlement and surrounding area.

## **10.3 Supplementary Planning Guidance**

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines and Information leaflets 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 Unlisted Buildings in Conservation Areas
- Shop Front Design Guidelines
- Conservation Areas – Materials and Maintenance

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.

#### **10.4 Grants and Funding**

There are no grant schemes available or planned for Kingsbarns conservation area in the foreseeable future. Limited grants may be available from Historic Scotland for listed buildings in need, such as buildings at risk, and these are assessed competitively. Historic Scotland support for conservation areas is channelled through local authorities and target those conservation areas that are most in need of regeneration. Refer to <http://www.ffhb.org.uk/> for other potential sources of funding.

#### **12.0 Monitoring and Review**

There are currently no formal monitoring programmes in place for Kilconquhar Conservation Area. It will be reviewed annually on an informal basis by one of Fife Council's Built Heritage Officers. 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 and the East Fife area.

#### **12.0 Further Advice**

For general advice and advice on grants contact:

Planner (Built Heritage)  
Fife Council  
Enterprise & Protective Services  
Kingdom House  
Kingdom Avenue  
Glenrothes  
KY7 5LY

Telephone: 08451 555 555 (X476998)

### **13.0 Recommended Reading and Other Resources**

The following are recommended:

**Kingsbarns.** Smith Dr. I. B. (2009), Kingsbarns Community Council History Group  
**The Buildings Of Scotland – Fife.** Gifford, J. (1988) Penguin Books, London  
**Discovering Fife.** Lamont-Brown, R. (1988) John Donald Publishers Ltd, Edinburgh  
**The Fife Book.** Omand, D. (2000) (ed), Birlinn Ltd, Edinburgh  
**The Kingdom of Fife – An Illustrated Architectural Guide.** Pride, G.L. (1999), Inglis Allen, Edinburgh.  
**Around North East Fife.** Pearson, J.M. (2004), (ed), Levenmouth Printers: Buckhaven  
**The East Neuk of Fife: Its History and Antiquities.** Wood, Rev. A. (1887), (ed), Thomas & Archibald Constable: Edinburgh  
**The Place-Names of Fife,** Vol. 2; Taylor, S. (2008), Shaun Tyas, Donington  
**Fife: Pictorial and Historical,** Vol.II; Millar A.H. (1895), A Westwood & Son, Edinburgh and Glasgow

## **APPENDIX 1**

### **BOUNDARY DESCRIPTION AND SCHEDULE OF STREETS WITHIN THE CONSERVATION AREA**

Commencing in the north west at West Neuk and following a line north east to Kingsbarns Farm and including the property of the Hollies; Thence north east past Croft Butts and then south east to Sea Road including the new properties; Thence a line on the northern side of Sea Road past South Quarter, to the western side of the A918; Thence north west to a point south of Kingsbarns Hall, and then following the track south west to include the parish church manse; Thence north west to a position in line with Kingsbarns Primary School; Thence north east to the western side of the A918 after which following the A918 passed the Square to the northern side of Station Road; Thence following Station Road south west to include the housing, and then north west to West Neuk.

### **STREET INDEX**

Kildinny Yards  
North Quarter Steading  
Torrie Wynd  
Station Road  
Smiddy Burn  
Main Street  
The Square  
Seagate  
Bell's Wynd  
Lady Wynd  
Back Stile

**APPENDIX 2**

**LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA**



## APPENDIX 3

### THE KINGSBARNs ARTICLE 4 DIRECTION

The Kingsbarns Conservation Area was designated in 1973. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 19/02/93 (approved by Scottish Office 25/10/93).

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwelling house.	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 dwelling house including the enlargement of a dwelling house 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 dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, 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 dwelling house or within the curtilage of a dwelling house.	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 6 Class 18	The carrying out on agricultural land comprised in an agricultural unit of— (a) works for the erection, extension or alteration of a building; (b) the formation, alteration or maintenance of private ways; or (c) any excavation or engineering operations, requisite for the purposes of agriculture within that unit.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 9	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.

Class 27	improvement of the road or way.	
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 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 dwelling houses; 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 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 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.

