

HEPBURN GARDENS

Conservation Area Appraisal & Management Plan



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

APPROVED 2016

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1. INTRODUCTION

1.1 Conservation Areas

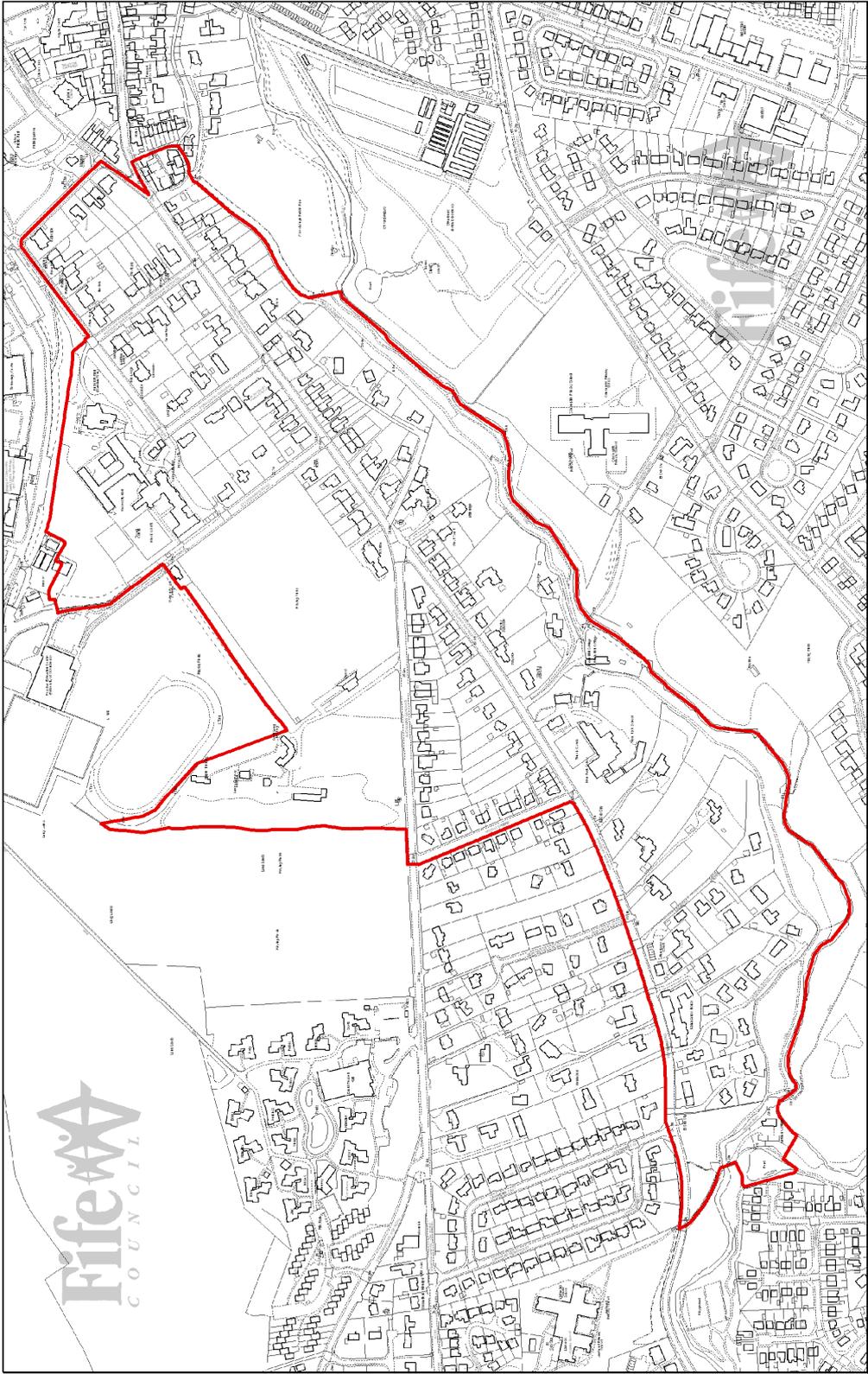
In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of Conservation Areas from time to time. Hepburn Gardens Conservation Area is one of 48 Conservation Areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

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

1.2 The Purpose of this Document

Hepburn Gardens Conservation Area was designated in 1993 in recognition of the townscape value of the late-19th early-20th century villas which were part of the westward suburban expansion out of St Andrews at this time. Hepburn Gardens adjoins the Conservation Area in St Andrew's town centre, designated in 1971, which has been subject to a separate appraisal. The purpose of the Hepburn Gardens 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



Hepburn Gardens, St Andrews Conservation Area

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2. HISTORICAL DEVELOPMENT

2.1 Origins & Development of Hepburn Gardens

The earliest known development in the Hepburn Gardens Conservation Area points to Lade Braes where, even today, there are existing examples of the mills that once operated in the area. Lade Braes, deriving from the words for a course of water (lade) and hillside (brae), was initially built in the 13th century by the Priory of St Andrews to divert the water from the Kinness Burn to the many mills that existed in the area (Historic Scotland, 2010). **New Mill** (1658) and **Law Mill** (1757) are surviving examples of the types of mill that were once in operation in the area. Suggestions have been made that there was milling activity at the Plash Mill site from 1550 onwards (Smart, 1989: 181) and as early as the 13th century at the Law Mill site (Jarron & Webster - St Andrews Preservation Trust).



The remains of Law Mill



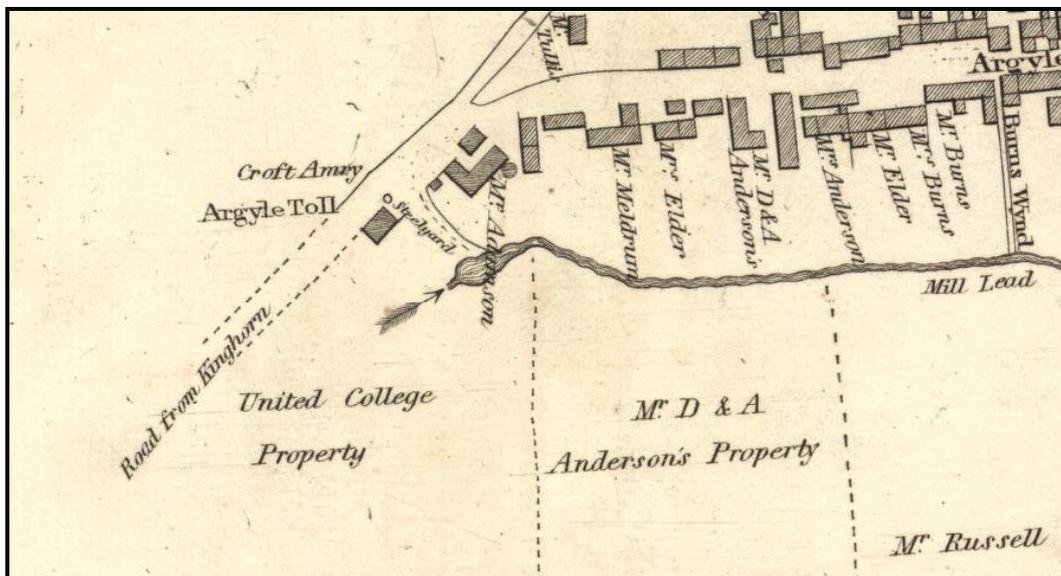
The Mill wheel at Law Mill

New Mill (nicknamed ‘Splash Mill’, shortened to Plash Mill) changed ownership many times until 1866 when it was bought by the proprietor of New Park, Mr Beath, at which point its life as a mill ceased. When in operation, New Mill gained its water supply directly from its own weir on the Kinness Burn, and was in use for barley and corn milling. Law Mill was under the ownership of the town until it was feued to Thomas Nicoll in 1848. His family then lived at the site until they declared bankruptcy in 1913. The milling building decayed considerably in the first half of the 20th century, and restoration work was carried out by the council between 1954 and 1962. When in operation, Law Mill was a flour mill and was said to be unusual in its two sets of grinding stones. The remains of both mills are an important part of Hepburn Gardens, serving as a physical reminder of the former uses of the area.

During the late 19th century, the Lade was covered over, and the area developed by town councillors John McIntosh and John Milne (also a renowned architect). Trees of a number of varieties were planted on the site transforming what was once an open, rural landscape. A path – Lade Braes Walk – was established, taking in views of the recently planted trees, the

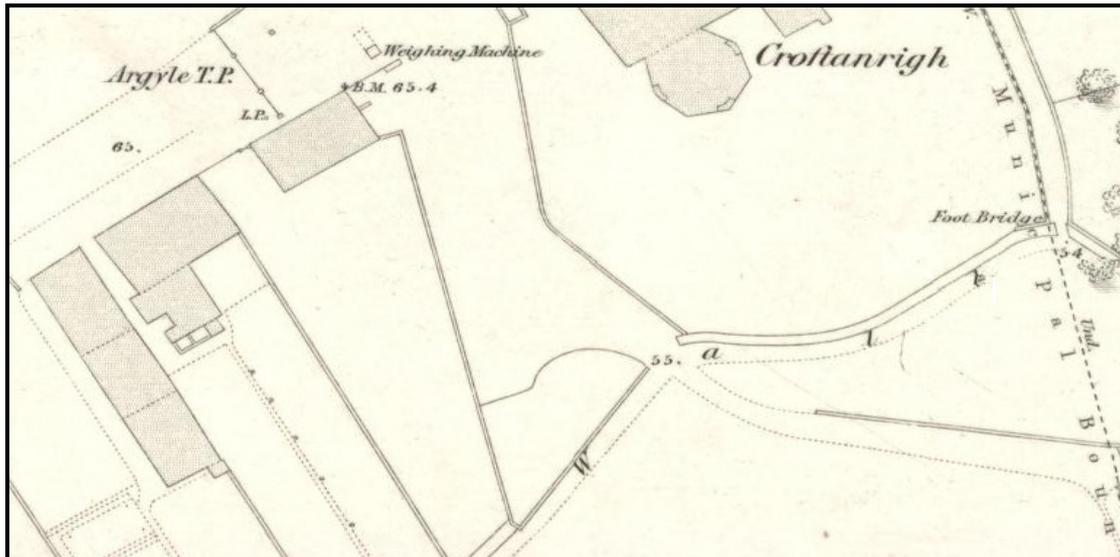
running water course, former mills, the pond, and the bridge over Kinness Burn. Today, Lade Braes Walk remains a popular route used by locals and visitors. Recreational open space was expanded with the opening of Cockshaugh Public Park at the turn of the 20th century.

It wasn't until the latter half of the 19th century that St Andrews saw residential expansion out side the medieval town walls, as illustrated by John Wood's 1820 'Plan of the City of St Andrews' (below). Hepburn Gardens' residential history, then, is short in comparison to that of the medieval town centre. Argyle Toll House - now **2 Hepburn Gardens** - is one of only a few properties that existed in the area at the time of Wood's plan. The toll house itself is important to the social history of the town as a symbol of this as the main route in to the town, where road users would be charged. As a prominent market town, the toll money would have been crucial for improving the surrounding infrastructure.



'The Plan of the City of St Andrews' John Wood (1820) (Copyright NLS 2010)

The Ordnance Survey Town Plan of 1854 (below) shows that between 1820 and the mid-19th century there was little further development in what was to become Hepburn Gardens. The only new development on the Town Plan is that south of Argyle Toll House at **4 (Rathelpie Cottage), 6 and 10 Hepburn Gardens**. This emerging residential area was still seen as the urban periphery of the town and was not as important a residential asset as it is today. The Plan labels 'Lade Braes Walk', and also the 'Weighing Machine' indicating the importance of the toll house.



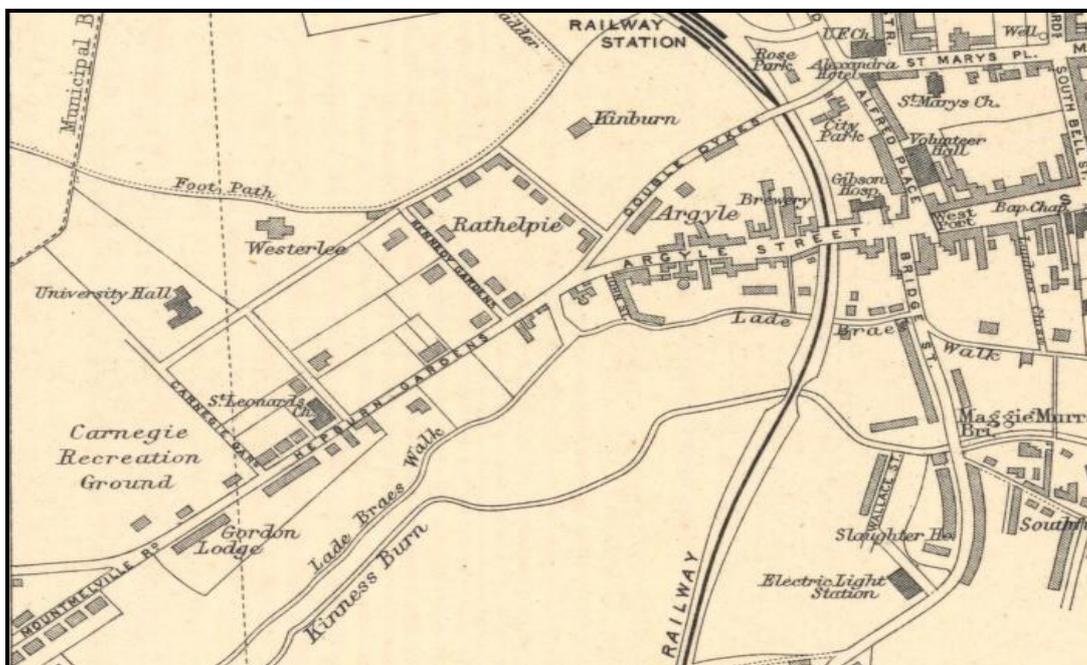
Ordnance Survey Town Plan' (1854) (Copyright NLS 2010)

The Ordnance Survey plan of 1893 (below) demonstrates the earliest construction of properties and roads on the north side of Hepburn Gardens at what was formerly 'Rathelpie' (now Kennedy Gardens). Construction work took place here as a result of feuing, taking advantage of the striking northerly views towards West Sands. The detailed map shows that a number of particularly prominent buildings that remain in the streetscape today were constructed during the late-Victorian era. These include **Wardlaw** (formerly Westerlee), **Rathmore** (formerly Rathelpie Villa) and **Rathelpie** (formerly Free Church Manse). Development at Rathelpie appears to have been completed from east to west, with the western side of the area still underdeveloped at this point in time. The map also displays the deliberate placing of trees throughout 'Rathelpie' to form an important feature within the general streetscape, and Kinburn House and its associated grounds north east of what was then Rathelpie.



Ordnance Survey plan of 1893 (Copyright NLS 2010)

Between the late 19th and early 20th centuries St Andrews experienced extensive residential expansion out of the town centre, most notably in the Hepburn Gardens area. The Ordnance Survey Town Plan of 1912 (below) shows the establishment of Hepburn Gardens and Mount Melville Road (today, the continuation of Hepburn Gardens) and further westward residential development.



'Ordnance Survey Town Plan' (1912) (Copyright NLS 2010)

On the northern side of Hepburn Gardens, situated close to St Leonards Parish Church, properties including **9 – 17 Hepburn Gardens**, **The Haven/Mucross** (5-7 Hepburn Gardens) and **Thorncroft** (no.1) were constructed before the turn of the 20th century, around the time development in the Hepburn Gardens area commenced. A number of properties, sited on the southern side of Hepburn Gardens, were constructed in the early part of the 20th century, including **36 – 44**, **50 – 52** and **76 – 90 Hepburn Gardens**. Villa construction continued westward beyond the road fork at Hepburn Gardens at the beginning of the 20th century. For example, **31 – 43** and **61 – 67 Hepburn Gardens** were all properties constructed between 1900 and 1910. Similarly, notable properties on the south side of the then Mount Melville Road were constructed after the turn of the century, including **Abbotsinch/Fulwood** (104/106 Hepburn Gardens), **The White House** (no. 92), **Wayside** (no. 96) and **West House** (no. 102). Development in the area slowed temporarily as a result of the threat from war, before flourishing again in the post-war period. The re-drawn municipal boundary (shown on the Plan) indicates that Hepburn Gardens was from at least 1912 regarded as part of the municipality of St Andrews, meaning that in the space of just over 50 years the municipal boundary of the town had moved westwards quite some distance. During the 150 or so years that Hepburn Gardens has been in existence, the popularity of the suburb has never wavered with the area as attractive as ever due to the quality of design and materials.

3. TOWNSCAPE ANALYSIS

3.1 Location & Context

The town of St Andrews is located in the east of Fife, set on an elevated ridge of land on a rock spur, between the sea and cliffs to the north and the valley of the Kinness Burn to the south. The ridge is about three-quarters of a mile long, by half a mile broad, and is bounded by the sea on the north and east, where it terminates in abrupt precipices, giving the town its impressive elevated appearance. There are two main elements which have had significant influence on the growth of the town; these are the church, and the university. Various kings and queens, archbishops and provosts have all played a role in making St Andrews a nationally important town. Golf has also played a significant part in adding to its attraction, having long had an association with the town. There are two Conservation Areas in St Andrews – St Andrews Conservation Area (Town Centre) and Hepburn Gardens Conservation Area. This Appraisal & Management Plan is for Hepburn Gardens Conservation Area. The St Andrews Conservation Area Appraisal was finalised in 2009 and can be accessed via the Fife Direct website (www.fifedirect.org.uk).

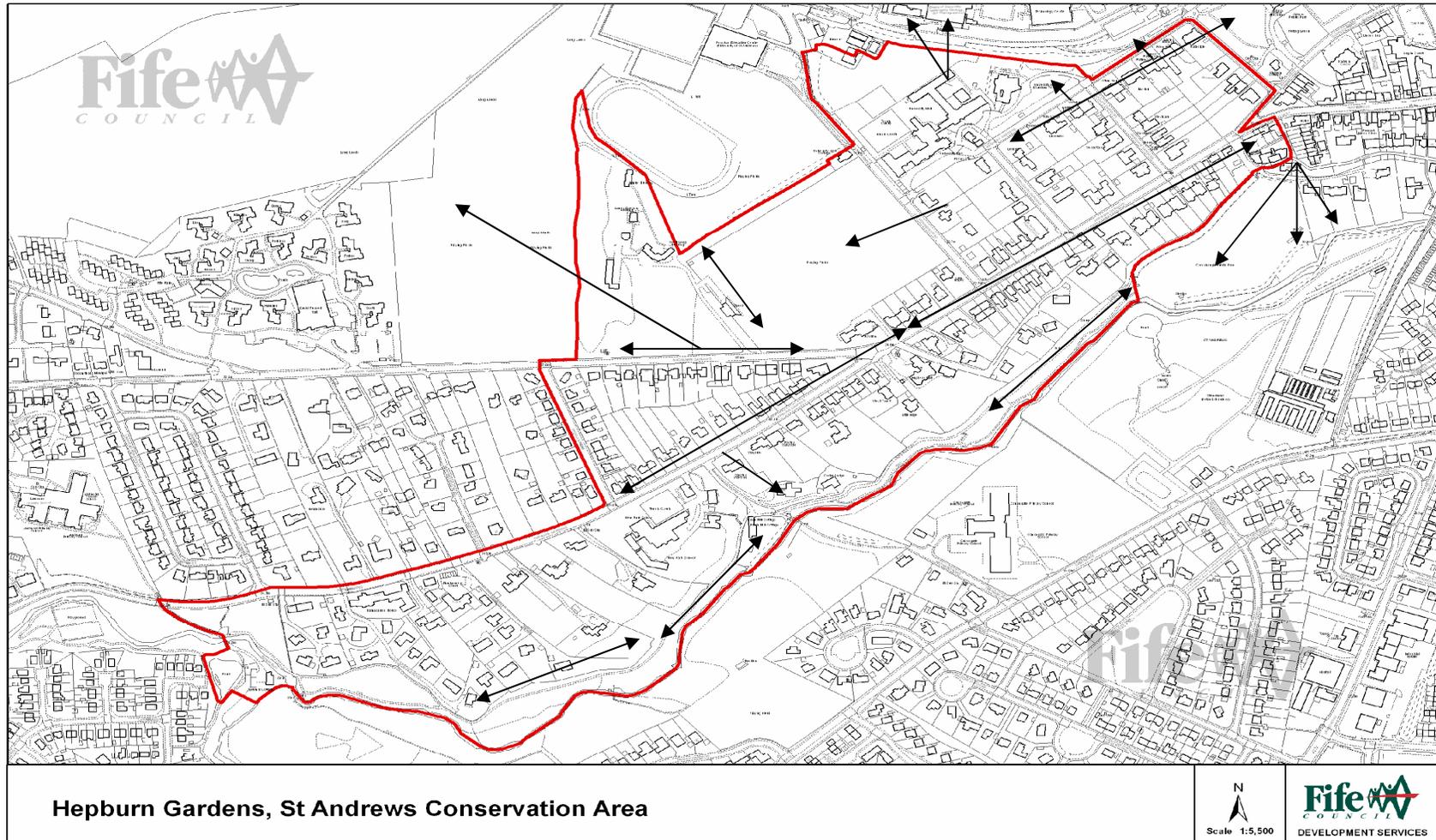
Hepburn Gardens Conservation Area is located south-west of the adjoining St Andrews Conservation Area and is an affluent suburb of the University town. The Conservation Area incorporates mainly private residences as well as University property, grounds and playing fields, St Leonard's Parish Church, and the northern section of the Lade Braes designed landscape. Hepburn Gardens was designated a Conservation Area in 1993 in recognition of the area's historic and architectural interest.

3.2 Topography & Street Pattern

Hepburn Gardens is situated on a relatively flat area of land with the exception of the eastern boundary, which sits on the south-east facing slope of the Kinness Burn valley. The topography of the area was favourable for planned outward expansion from the town centre, and the linear street pattern highlights that development was generally unrestricted in this respect.

Hepburn Gardens serves as a main route in and out of town as a continuation of Argyle Street. Side-streets branch off from Hepburn Gardens and give an impression of openness due to their width. The fact that the majority of properties in the Conservation Area are set back from the road creates further space.

3.3 Key Views & Vistas



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Description of Key Views & Vistas

Kennedy Gardens has stunning views to the north overlooking the North Sea and the designed landscape of St Andrews Links. This view is compromised somewhat by the bland, concrete University campus buildings, large car park, and busy western approach road (A91). The University playing fields have the advantage of views to the north and north-west, overlooking surrounding rural farmland. There are a number of gaps and passages along Hepburn Gardens providing views down to the picturesque Lade Braes. The Botanic Gardens and Kinness Burn can be glimpsed from Lade Braes itself.



Northerly views from Kennedy Gardens



Lade Braes

St Leonard's Parish Church is a key feature in the Conservation Area. Its unusual neo-Romanesque tower stands out in an area characterised by residential expansion, serving as an important landmark. Likewise, the Scots Baronial tower of Wardlaw Wing (University Hall) is a prominent feature in the area's roofscape and can be seen across Kennedy Gardens. The coniferous trees lining the entrance to the University's Centre for Research into Ecological and Environmental Modelling (CREEM) provide a focus to the town's original observatory. Trees, in general, enhance views and vistas across the whole Conservation Area, particularly where pedestrian and motorised traffic is at its busiest.



Dominant tower of St Leonard's Church



Wardlaw seen from Kennedy Gardens

3.4 Key Architectural Styles & Features

The development of Hepburn Gardens took place over a short period of time (late 19th to early 20th century) meaning that development was characterised by similar housing types, refined by the variations in architectural detailing. Arts & Crafts villas with extensive private grounds predominate. Earlier houses such as 2 & 4 Hepburn Gardens are more modest in comparison to their later neighbours. Scots Baronial and gothic elements also contribute to an area characterised by the quality of its architectural detailing and materials.



Typical sandstone finished Art & Crafts villa



Alternative harl and red brick exterior finish

Roofs

Villa roofs are typically pitched, most with graded, grey slates. Clay pantiles are also used. A great variety of roof styles are exhibited on the more elaborate designed buildings including piended, cat-slide, candlesnuffer, conical, and double-pitched roofs. Turrets and towers are common, particularly in Kennedy Gardens. The fishscale-slatted conical turret at Wardlaw Wing is an excellent example. Variation in the roofline is also provided by tall gable chimney stacks, skews and skewputts.



Pantiled roof at Plash Mill Cottage



Double pitch at 50/52 Hepburn Gdns

Dormers

Dormers are very common in Hepburn Gardens, with overhanging eaves a prevalent feature. 14 Buchanan Gardens (pictured) has very distinctive overhanging eaves. Dormerheads are normally timber bargeboards or stone

pediments, some occasionally dated. Flat-roofed dormers are also present e.g. 104 & 106 Hepburn Gardens. The variety of dormer style and size adds to the overall streetscape and individuality of the buildings with some particularly ornate examples, such as Rathmore (pictured).



14 Buchanan Gardens



61 Hepburn Gardens



Rathmore

Turrets and Towers

There are numerous examples of turrets and towers throughout Hepburn Gardens, predominantly on its listed buildings. St Leonard's Parish Church, of neo-Romanesque design, has a dominant, 3-stage tower with parapeted and crowstepped pitched roof in graded grey Caithness slate. Wardlaw Wing, of Scots Baronial design, boasts a dominant 5-stage tower with corbelled and crenellated parapet. The top-stage has a central star emblem below the corbel course. Corbelled, conical-roofed bartizaned turrets with graded grey fishscale slates combine to create an extravagant Scots Baronial design.



St Leonard's Parish Church



Wardlaw Wing



Conical-roofed turret

In nearby Kennedy Gardens, a 4-stage central tower with idiosyncratic Gothic detailing is found at Rathmore. Its neighbour, Rathelpie, boasts a Tudor Gothic 3-stage tower. These Gothic influences are characteristic of Kennedy Gardens, and the design aesthetic at the time of its construction. 100 Hepburn Gardens (Century House) continues the tower tradition with a near central 3-stage tower with pedimented moulded doorpiece and decoratively part-glazed timber door. The tower has a corbel coursed parapet and adjoining 2-stage turret. 102 Hepburn Gardens (West House) has a distinctive 2-stage polygonal re-entrant entrance tower.



4-stage gothic tower at Rathmore



No. 102: Unusual polygonal entrance tower

Chimneys and Chimney Cans

The details of chimneys form a distinct part of the skyline in the Conservation Area, especially on gables. In many instances, chimneystacks enhance the vertical emphasis of the roofscape.



Vertical emphasis of tall chimney



Multiple cans

Most remain relatively unaltered and in their original ashlar or harled finish. They are often also shouldered, coped, and/or mid-pitched. Cans (pots) are commonly made from terracotta, and styles include plain, tapered and tapered with air inlets.



Terracotta cans



Varying can style



Single & Double Chimneys

Crowsteps, Skews and Bargeboards

Skews are the most common of the three gable features in Hepburn Gardens, present on properties dating from the mid-19th to the early 20th century, with a number displaying decorative skewputts. Bargeboards are also common, sometimes painted in light colours or with Gothic detailing. In Kennedy Gardens, Rathelpie is a particularly spectacular example with elaborate grey-painted timber bargeboards under the overhanging eaves. This building's beaked skewputts add to an already distinctive roofline. Properties throughout the area combine these two gable features.



Skews at Wester Wayside



Simple timber bargeboard

The use of crowstepped gables is reminiscent of Scots renaissance architecture and is used in the area as a distinctive interpretation of the Arts & Crafts style. Old Wing and Wardlaw Wing of University Hall are noteworthy Scots Baronial examples using crowstepped gables, with Sebastians (6 Wardlaw Gardens) in an Arts and Crafts style. Crowstepped gables provide a contrast to the painted bargeboard gables throughout the area.



Crowstepped gable at Sebastians



Old Wing, University Hall

Exterior Walls

There are two main exterior wall finishes on properties in Hepburn Gardens – exposed sandstone or harl (occasionally with exposed red facing brick). Exposed sandstone with ashlar margins is the more common of the two. Ashlar quoins are also a feature. Whitewashed harl with exposed red brick is less common, but it provides a colourful contrast to the predominant local grey sandstone. The whitewashed harl finish at 50/52 Hepburn Gardens is similarly striking.



Typical sandstone exterior



harl and red brick exterior

The combination of brick and harl is common in Arts & Crafts architecture but not typically adopted in eastern Scotland. Scottish Arts & Crafts villas are more likely to incorporate an exposed sandstone exterior wall given that one of the philosophies of this movement was to focus on the qualities of the materials used, such as local sandstone.

Doors

Traditional timber panelled doors are found throughout the Conservation Area. These vary from wholly timber or part-glazed, and can be simple or uniquely decorated. There are a number of examples of double-leaf doors including St Leonard's Parish Church whose double-leaf entrance door is set within an advanced gable porch with chevron detailing. The round-arched double-leaf door at 102 Hepburn Gardens is flanked by narrow round-arched windows. Fan-lights are also a feature – for example, Hepburn Hall and 50/52 Hepburn Gardens.



Round-arched double-leaf door at St Leonard's

Door colour is crucial to the character of the Conservation Area. In general terms doors to listed buildings and traditional buildings in conservation areas should be painted in dark colours to avoid clashing or competing with the rest of the building. The variety in size, style, colour and decoration of doors throughout Hepburn Gardens, however, adds to the character of the overall streetscape.



Windows and Glazing



Simple 1-storey 3-bay arrangement



Varying glazing patterns at Hepburn Hall

Plate glass timber sash and case windows – with or without horns – predominate, with casement windows also a traditional Art and Crafts style. The casement windows and a curved glass double-height multi-pane window of 96 Hepburn Gardens are particularly distinctive. The number of panes used varies even within the same building, but bipartite and tripartite windows with stone mullions are common.



Double sash and case



12-pane sash and case



12-pane casement window

A number of examples of coloured and leaded glass panes are evident in the area. St Leonard's Parish Church has a striking combination of stained leaded glass, along with stone mullions. Keystones, voussoirs, pediments and transoms are other common window features which provide both variation and repetitive elements throughout. A glazed oculus at 27 Hepburn Gardens is an interesting addition to the Arts & Crafts villa.



Single stained window



Decorated window pediment



27 Hepburn Gardens

Decorative Features

Ornament was a particularly important element of the Arts & Crafts movement, and this is evident in the architectural detailing of Hepburn Gardens. Carved lintels with an inscription of the owner's initials, building name or completed construction date can be seen at a number of properties including Plash Mill Cottage, 1 Hepburn Gardens, Law Mill and 10 Buchanan Gardens (pictured). Balconies are also a feature, constructed from either cast-iron or sandstone, for example at 20 Hepburn Gardens. Stone balconies are more substantial – see for example 1 Hepburn Gardens (pictured), which has a large balcony with coped balustrade above the entrance porch.



Coped Balustraded Balcony



Cast-iron balcony



Dated lintel at 10 Buchanan Gdns

Cast-iron rainwater goods are another decorative feature found throughout the Conservation Area, as was common at the time of development.

Old Wing of University Hall has a pedimented sundial, cast-iron wind vane and engraved University Crest on the South East elevation. Liscombe/Holly Lodge also has a rooster wind vane on the attic roof. Attractive public realm details include traditional street lighting, milestones, a post box and B listed telephone kiosk.



Decorative rainwater goods



Sun dial & wind vane at Old Wing



B-Listed Telephone Box

Boundary walls

Boundary walls in the Conservation Area vary in size and are constructed from squared or rubble sandstone. Walls generally have semi-circular coping. Original copestones have in some instances been replaced with flat stones.



Examples of high boundary walls with semi-circular coping

Entrance walls commonly have gate-piers with cast-iron gates and moulded caps. Cast-iron is also used for railings above low elevated walls. Private gardens and riggs are predominantly enclosed by high, coped boundary walls. Many overlooking Lade Braes have access to the walk through timber doors set in the wall. Boundary walls form part of the listing of many houses in the conservation area.

Summary

The main architectural focus of Hepburn Gardens is the area's outstanding villas. Despite the variations and individual character of many buildings, the prevailing Arts & Crafts influence throughout the Conservation Area makes for a distinctive and attractive residential area, set apart by its direct contrast to the burgh architecture of central St Andrews.

3.5 Trees & Green Space

Lade Braes forms the only public green space within the Conservation Area, running along the eastern boundary and serving a variety of users. Lade Braes Walk provides an unrestricted route for pedestrians and cyclists from Cockshaugh Public Park in the north to the western end of Hepburn Gardens in the south. Designed in the 19th century, it remains a pleasant, tranquil walk.



Lade Braes Walk



Law Mill Cottage over Kinness Burn

Cockshaugh Public Park, in close proximity to the Conservation Area boundary, and the grounds of Kinburn House, north-east of Kennedy Gardens, make up another two areas of open green space.



Cockshaugh Public Park



Grounds of Kinburn House

The majority of green space in the Conservation Area, however, takes the form of private gardens. Many of the private residences in Hepburn Gardens boast large and spacious gardens, particularly those overlooking Lade Braes and those in Kennedy Gardens.

Trees also play a vital role in the Conservation Area, adding colour and diversity to the overall streetscape. Mature trees line most streets, with the majority of these in privately-owned residences. Deciduous and coniferous species are evident throughout Hepburn Gardens. In particular, looking north-east along Hepburn Gardens the streetscape is greatly enhanced by the number of trees.



Trees add colour and diversity to Hepburn Gardens

Trees within Conservation Areas are automatically given statutory protection. It is therefore an offence, in most cases, to cut down, uproot, top, lop or wilfully damage or destroy a protected tree without permission from the local planning authority. Contact Fife Council for more information.

3.6 Activity & Movement

The bulk of the activity and movement in Hepburn Gardens is along and through the main streets, with much less pressure on the side-streets. The atmosphere during university term-time is one of great activity which tends to slow down out of term, although perhaps not to the same extent as in the town centre. Given that there are no shops or commercial premises, the university buildings and playing fields form the focus of activity in the area – aside from the usual pedestrian or vehicular movement in a residential area. There is relatively little through traffic.

The busiest street throughout the day is Hepburn Gardens, which provides the most direct route in and out of the town centre for cars as well as cyclists and pedestrians. Buchanan Gardens (and subsequently Hepburn Gardens) is a well-used pedestrian route because of the number of students commuting from the David Russell apartment accommodation in to the town centre. During university term-time, the presence of students is noticeably high, particularly in the Kennedy Gardens area where university accommodation and teaching campuses are accessed. The University playing fields are also more actively used during term-time.

Lade Braes Walk and Cockshaugh Public Park are used for a number of recreational activities including walking and running, with Lade Braes Walk one of a number of recommended scenic walks/cycle-routes in St Andrews.

3.7 Public Realm

Streets in the Conservation Area are surfaced in tarmac, with the exception of the partially-cobbled road that branches south from Argyle Street at 2 Hepburn Gardens. All of the pavements are tarmac, often with whin kerbs. In general, the street surfaces and pavements are in reasonable condition.

Two different designs of street lighting predominate in Hepburn Gardens (below).



Street lighting, Kennedy Gardens



Street lighting, Middlesshade Road

Existing seating is bland and inappropriate to the character of the area. Whilst the seating is durable, the Conservation Area – particularly Lade Braes – would benefit from more well-designed seating areas, bins etc.



Bland seating found throughout



Standard bin

Well designed and high quality public realm improvements and street furniture emphasise the designation of the Conservation Areas and should be consistent. Any future public realm work in Hepburn Gardens must take account of the St Andrews design guidelines which, although it focuses on the town centre, contains useful advice and guidelines that can also be applied to the Hepburn Gardens area.

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

- Street surfaces
- Lighting

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

3.8 Negative & Neutral Features

The **Lumsden Wing** extension to the Old University Wing has an appropriate scale to its surrounding counterpart buildings, however the extension has used unsympathetic and inappropriate materials. The large PVC windows, flat roof and large glazed walk-through platform do not in any way complement the Scots Baronial design of the largely unaltered Wardlaw and Old Wings.



Unsympathetic PVC-glazed walkway

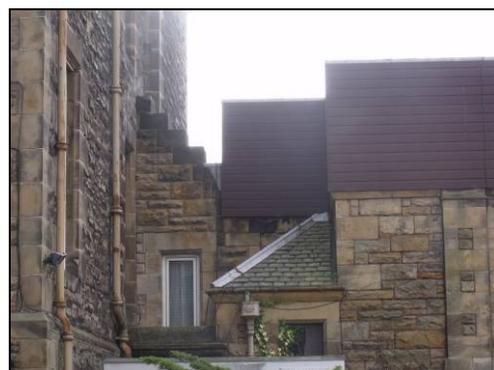


Modern vs. traditional architecture

The extension to 1 – 4 Kennedy Gardens (**Grattan Lodge**), which includes non-traditional large PVC frames/windows and a flat roof, is similarly unsympathetic to its counterpart building. The timber beams overhanging the PVC windows are particularly inappropriate given the extension's proximity to the adjoining sandstone rubble building.



Unsympathetic extension at Westoun



Inappropriate roof design and materials

There is evidence of poorly undertaken restoration work at **Hepburn Hall** (pictured). The extension, whilst respecting the scale of the original building, fails to emulate the architectural features prevalent throughout the Conservation Area e.g. traditional sandstone finish.



N.E. extension at Hepburn Hall



S.E. extension

3 Donaldson Gardens, a prefabricated house with flat roof, flat roofed porch and bland façade, relates very little to the surrounding streetscape dominated by large sandstone villas. The scale and design, however, ensure that it does not adversely affect the setting of neighbouring buildings, and it is partially hidden by trees. The original sandstone façade of **Balnacarron House** is marred by the addition of waste pipes.



No.3 Donaldson Gardens



Cluttered façade at Balnacarron House

The housing scheme to the north of Cockshaugh Public Park is neutral in its impact on the Conservation Area’s architectural and historic character. Some traditional materials, including sandstone and slate, have been used. The north elevation also respects the scale of the former Argyle Toll Cottage despite much of the rest of the scheme overshadowing surrounding properties. The plain white façade is understated, but the balcony metalwork and other detailing does not pick up on the architectural elements found throughout Hepburn Gardens.



4. CONSERVATION MANAGEMENT STRATEGY

4.1 Development and Enhancement Opportunities

A number of small-scale public realm improvements could be pursued, with a focus on seating and bins. New benches should be well crafted. The design should not be fussy or pastiche, but rather something simple and classic. Cycle parking racks could also be included in new amenity provisions.

4.2 Boundary Refinement

As part of this appraisal proposals are made to extend the boundary of the Conservation Area in the following three areas (*Appendix 4 Map*):

1-Properties (and private gardens) on the western side of Middleshade Road

The amended boundary would include 2–18 Middleshade Road and 69 Hepburn Gardens. It is being designated in light of the consistency of design of the aforementioned properties with those already designated within the Conservation Area. The properties were built in the 1920-30s in the same Arts & Crafts style of those on the opposite side of the street. No.'s 12 and 18 (pictured) are particularly significant examples worthy of protection.

2-Properties (and private gardens) westward along Buchanan Gardens as far as Lawhead Road

This will mean that any small scale change is monitored in the future by means of an Article 4 Direction and will protect architectural details and original features from unsympathetic alterations.

3-Cockhaugh Park

This will ensure that the context and setting which contributes so much to the special character of this part of the conservation area is protected.



Attractive façade at No. 18



Unusual gable style at No.12

4.3 Planning Policy

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

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 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
- Approved TAYplan (2012)
- Adopted St Andrews and East Fife Local Plan (2012)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook
- Fife Council St Andrews Design Guidelines

TAYplan, through Policy 3: Managing TAYplan's Assets, aims to ensure that Local Development Plans ensure responsible management of natural and historic assets including townscapes, archaeology, historic buildings and monuments. TAYplan also prioritises the re-use of previously developed land and buildings (particularly listed buildings).

St Andrews and East Fife Local Plan

The adopted St Andrews and East Fife Local Plan (2012) which replaced the St Andrews Area Local Plan of 1996, provides the main policy framework for St Andrews (including Hepburn Gardens) and is a material consideration in any development proposals for the town. It provides the statutory framework which will ensure, also, that any changes are carried out in a sensitive manner. In summary, this framework is as follows:

- Policies E7 to E9, covers Conservation Areas, Listed Buildings and Demolition of Listed Buildings
- Policy 10 relates to the Protection of Orchards and Riggs

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.

4.4 Long Term Management

The policies contained within the adopted St Andrews and East Fife Plan provide continuing commitment to regeneration and enhancement of the built heritage. The plan contains policies which support ongoing preservation/enhancement in St Andrews, including Hepburn Gardens. A list of relevant policies and proposals is outlined below:

- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality - Design
- Policy E5 Housing Development and Open Space
- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings
- Policy E10 Protection of Orchards and Riggs
- Policy E13 Street Furniture

Although the plan is intended to cover a 10 year period, work has already begun on a new Local Development Plan – “FIFEplan” which will cover any future developments which may come forward for the settlement and surrounding area.

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
- Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas
- Shop Front Design Guidelines

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

Fife Council takes enforcement action against unauthorised 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.

4.6 Plot Development Criteria

It is proposed that the Plot Development Criteria, formerly part of the 1996 St Andrews Area Local Plan, included in this document as Appendix 5, should continue to be applied in relation to any future Development Management matters relating to Zones 1 to 5 inclusive as shown on the accompanying plan.

4.7 Article 4 Directions

In order to properly ensure that the character of a Conservation Area is not affected by inappropriate alteration or development, additional controls are generally used by making what is known as Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) Scotland, Order 1992). Article 4 Directions are in place in all existing Conservation Areas in Fife and they can be varied according to the particular needs and character of an area. Details of the Hepburn Gardens Conservation Area Article 4 Directions are provided in Appendix 3. The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order which came into force on 6 February 2012 has removed the need for Article 4s for most classes of previously permitted development. It is therefore proposed to withdraw the existing and re-apply for a new Article 4 Direction covering the remaining classes which are still needed.

4.8 Monitoring and Review

Hepburn Gardens Conservation Area 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 FIFEplan –the Local Development Plan which covers Fife.

4.9 Further Advice

For general advice on conservation areas and listed buildings contact:

Planner (Built Heritage)
Fife Council Economy, Planning and
Employability Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY

Historic Scotland
Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Telephone: 0131 668 8600

Telephone: 03451 555 555 EXT: 476998

4.10 Recommended Reading and Other Sources of Information

The following books and websites are recommended:

Gifford, J. (1988) **The Buildings Of Scotland – Fife**. Penguin Books, London
Jarron, M. & Webster, J. **A Journey Through The Lade Braes**. St Andrews Preservation Trust

Lamont-Brown, R. (1988) **Discovering Fife** John Donald Publishers Ltd, Edinburgh.

Martin, P. (1996) **The Coast of Fife – A Heritage Guide** Fife Council, Glenrothes

Omand, D. (2000) **The Fife Book** (ed) Birlinn Ltd, Edinburgh

Pride, G.L. (1999) **The Kingdom of Fife – An Illustrated Architectural Guide** Inglis Allen, Edinburgh

Smart, R.N. (1989) “Notes on the Water Mills of St Andrews” in Innes, M. & Whelan, J. (1991) **Three Decades of Historical Notes** (ed)

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 details of all of Scotland’s listed buildings.

Appendix 1: Conservation Area Boundary Description and Schedule of Streets within the Conservation Area

Commencing at a point on John Street at No.1 and moving south-west between the housing complex and the house to the west of 'Glenavon' the boundary follows the path to the rear of Hepburn Gardens through the Cockshaugh public park. Thereafter at a point to the rear of No 26 Hepburn Gardens turning south for approximately 35M until Kinness Burn is reached. Thereafter following the course of the Kinness Burn as far as Law Mill, thence encompassing the mill pond and humpback bridge to the north of the pond. Thereafter from the bridge turning north-west for 90M to the public highway (Hepburn Gardens), thence across the road and turning east along the northern boundary of Hepburn Gardens for 510M turning north along the west side of Middlesshade Road and onto the north side of Buchanan Gardens, a distance of 200M. Thereafter turning east for 50M, thence north for 340M along the western boundary of a tree plantation to its most northerly point. Thereafter south-east for 240M encompassing the University Observatory, thence north-east along the northern boundary of the tree line to the south-west of University Hall Cottage until St Leonards Road is reached, a distance of 230M. Thereafter north-west for 70M, north for a further 60M and thence east following the irregular boundary between the nursery and various buildings to the north. Thereafter east for 230M following the crest of the embankment, thence north-east along the northern boundary of Kennedy Gardens for 130M. Thereafter a right angle turn to the south-east for 130M along the western boundary of Kinburn public park. Thereafter along the southern boundary of Doubledykes Road curling around Dykes End onto Hepburn Gardens heading north-east for 20M and thence turning through 90° down John Street for 60M to the point of commencement.

Conservation Area Street Index – Hepburn Gardens

Balnacarron Avenue
Buchanan Gardens
Donaldson Gardens
Hepburn Gardens
Kennedy Gardens
Lawpark Avenue
Middlesshade Road
St Leonards Road

Appendix 2: Listed Buildings within the Conservation Area

As adapted from Historic Scotland's Statutory List

ITEM NO.	ADDRESS	DESCRIPTION	LISTING CATEGORY
2SA	Hepburn Gardens and Buchanan Gardens, K6 Telephone Kiosk	1935. Standard K6 telephone kiosk. Comprises 3 sides of lying-pane glazing (8 high) with narrow margin lights and a blind cast-iron panel to rear holding telephone and shelf. Rectangular glass opal with TELEPHONE in faded lettering to each side with vent below and central embossed crown surmounting; rising into 4 segmental-headed pediments terminating in a saucer dome. Cast-iron, painted Post Office red.	B
3SA	Hepburn Gardens and Donaldson Gardens, St Leonard's Parish Church	1903. Peter MacGregor Chalmers. Simple neo-Romanesque church with dominant 3-stage tower. Squared and coursed sandstone with colonnetted reveals to round-arched openings. Base course, moulded cill course. Ecclesiastical building in use as such.	B
4SA	Hepburn Gardens, Hepburn Hall including ancillary structure, garden, boundary walls and gatepiers	1913. Gillespie & Scott. 2-storey and attic, 5-bay, L-plan house with 2-storey extension converted to flats circa 2000. Narrow blocks of rock-faced rubble and droved quoins. Raised base and band courses, and eaves cornice. Some bracketted cills with roll-moulded window margins and some Gibbsian window margins; keystones; voussoirs; stone mullions	C(S)
5SA	Hepburn Gardens, University Playing Field, St Andrews University Rugby Football Club Stand	1934. J Young. Simple unaltered symmetrical sports stand sited to W of University Playing Fields with distinctive oculi detailing. Flat-roofed projecting tiered boarded timber seating area supported by narrow iron columns with part-glazed harled splayed sides, moulded eaves cornice, central timber pediment with university crest. Low red brick wall with semicircular coping immediately in front of iron columns. Series of 5 blind oculi openings with raised surrounds to rear wall. Harled red tile piend-roofed narrow store attached to rear.	C(S)
6SA	2 Hepburn Gardens including boundary walls	Early 19 th century. Single-storey, symmetrical 3-bay former toll-house with later harled narrow single bay addition to left and with later harled extension to the rear (SW). Situated at E end of Hepburn Gardens. Squared	C(S)

		and coursed whinstone rubble with sandstone margins to principal (street) elevation, rubble to other elevations. Central 2-bay timber door. Bipartite window with timber mullion and half-timbering to E gable.	
7SA	4 Hepburn Gardens, Rathelpie Cottage	Late 18th to early 19th century. Single storey and attic, 3-bay, cottage with fine classical buffet niche formed from box bed. Squared and snecked sandstone rubble to street (N) elevation, remaining elevations rubble. Ashlar margins.	C(S)
8SA	18, 18a and 20 Hepburn Gardens (Toll Park) including boundary walls	Gillespie & Scott, 1907-8. 2-storey and attic, 6-bay, large symmetrical Arts and Crafts style double villa sited along Hepburn Gardens now partly subdivided. Exposed red facing brick and harl with distinctive margined glazing pattern. Overhanging eaves.	C(S)
9SA	50 and 52 Hepburn Gardens including boundary walls	Haxton & Walker, 1911. Symmetrical near-intact 2-storey Arts and Crafts double villa with distinctive 4-bay M-gabled street elevation sweeping steeply down to integral open porches to outer bays with unusual squat columns. Whitewashed harl. Overhanging eaves.	C(S)
10SA	96 Hepburn Gardens, Wayside and Easterwayside including boundary walls and gatepiers	Sir Robert Lorimer, 1902. Large asymmetrical 2-storey and attic Arts & Crafts villa with distinctive gabled, piended and cat-slide roofscape. Now divided into 2 properties. Squared and coursed sandstone rubble with ashlar margins to main entrance. Timber mullions. Hung slate detailing. Casement windows. Overhanging eaves.	B
11SA	100 Hepburn Gardens, Century House (Formerly Newmill)	Gillespie & Scott, 1908. Large asymmetrical 2-storey and attic Arts and Crafts villa discreetly sited along Hepburn Gardens with distinctive circular-plan 3-stage tower, turret with candlesnuffer roof and crowstepped gables. Harl with stone cills.	C(S)
12SA	102 Hepburn Gardens, West House including boundary walls and gatepiers	Mills & Shepherd, 1906-07. Additions and alterations by Mills & Shepherd 1911 and 1926 (see Notes). Large 1- and 2-storey L-plan Arts & Crafts villa with distinctive 2-stage polygonal re-entrant entrance tower. Squared and snecked sandstone rubble with some ashlar margins. Casement windows. Timber cavetto eaves cornice. Piended roof.	B
13SA	104 and 106 Hepburn Gardens, Abbot's Inch and Fulwood House (Formerly Priory Acres), including boundary walls and	J Donald Mills and Godfrey D B Shepherd, 1907; extended 1913. 2-storey and attic irregular-plan Arts and Crafts style villa. Harled brick, Caithness stone slate roof. 2 round-headed windows at S elevation,	B

	gatepiers	gableheaded and flat-roofed dormers rising through eaves to from wallhead, flat-roofed dormers at attic; single, bipartite and tripartite multi-pane timber casement windows, some with single opening. Deep eaves with shouldered gables, terracotta ridge tiles, projecting stacks with terracotta cans.	
14SA	Kennedy Gardens and Donaldson Gardens, University Hall, Old Wing including boundary walls and gatepiers	Gillespie & Scott, 1895-6. 3-storey, 6-bay, asymmetrical Scots Baronial purpose built hall of residence. Sympathetic additions and alteration Mills & Shepherd, 1910-11 comprising U-plan adjoining wing to left and single storey 2-bay wing to right. Transomed & mullioned windows. Crowstepped gables, conical roofed turrets and pedimented gabled dormerheads. Squared and snecked sandstone rubble with ashlar margins. Base and eaves courses; string course to original L-plan Gillespie & Scott central section. 1962 Lumsden Wing H-plan extension joining to SE.	B
15SA	Kennedy Gardens, Liscombe and Holly Lodge including boundary walls	Thomas Martin Cappon, dated 1894. 2-storey and attic, 3-bay, villa with single storey and attic 3-bay service wing to left sited along Kennedy Gardens, now sub-divided into 2 properties (2007). Distinctive ogee-roofed dormer, well detailed entrance porch and unusual glazing pattern to ground and 1st floor upper sashes. Squared and snecked sandstone with ashlar margins. Overhanging bracketted eaves. Piended and platformed roof.	C(S)
16SA	Kennedy Gardens, University Hall, Wardlaw Wing (Formerly Westerlee) including boundary walls and gatepiers	John Milne, dated 1865. Finely-detailed large asymmetrical multi-gabled Scots Baronial house, 3-storey with 1- and 2-storey wing and dominant 5-stage tower with corbelled and crenellated parapet prominently sited in Kennedy Gardens, now part of University Hall. Bull-faced squared and snecked sandstone rubble with ashlar margins. Distinctive use of crowstepped gables, corbelled conical-roofed bartizaned turrets, canted bay windows and stone dormerheads. Moulded architraves to windows.	B
17SA	Kennedy Gardens, Rathelpie (Former Free Church Manse) including boundary walls	Probably John Milne, 1856-57. Large multi-gabled, 2-storey, asymmetrical former Free Church Manse with Tudor Gothic 3-stage tower. Distinctive stepped roofline, tower, chimneystacks and lying pane glazing adds character to Kennedy Gardens. Squared and snecked sandstone with ashlar margins and stone mullions. Base course; first floor cill course.	C(S)
18SA	Kennedy Gardens,	John Milne, 1861 with alterations by	C(S)

	Rathmore (Formerly Rathelpie Villa) including Little Rathmore, Upper Rathmore, North Flat, South Flat and boundary walls	Charles Stewart Still Johnston 1906, and Walker & Pride 1934-39. Large multi-gabled 2-storey and attic 3-bay villa with 4-stage central tower with idiosyncratic Gothic detailing prominently sited in Kennedy Gardens, now subdivided into flats (2007). Squared and snecked sandstone with ashlar margins. Base course, cill course and overhanging eaves with decorative timber bargeboards.	
23SA	Lade Braes, Law Mill and Lawmill Cottage	Dated 1757. Predominantly roofless former mill on sloping site incorporating kiln with distinctive pyramid roof forming T-plan and associated late to later 19th century cottage (see Notes). Sandstone rubble to mill with some ashlar margins. Squared and snecked sandstone with ashlar margins to single story and attic 3-bay cottage.	C(S)
24SA	Lade Braes, Law Mill Bridge over Kinness Burn	Late 18th century, with later repairs (see Notes). Simple narrow single-span bridge with segmental-headed arch and splayed approaches surfaced in modern tarmac. Sandstone rubble with rounded rubble coping to low parapet and ashlar voussoirs.	C(S)
25SA	Lade Braes, Plash Mill Cottage (Formerly New Mill & New Park School Cottage)	Dated 1658, with later additions and alterations. Single-storey and loft, 2-phase mill comprising former mill and adjoining 4-bay cottage now converted into single dwelling. Gabled N elevation with splayed corner and raised entrance to loft with dated lintel. Sandstone rubble and pantile roof.	C(S)

Appendix 3: Hepburn Gardens Conservation Area Article 4 Directions

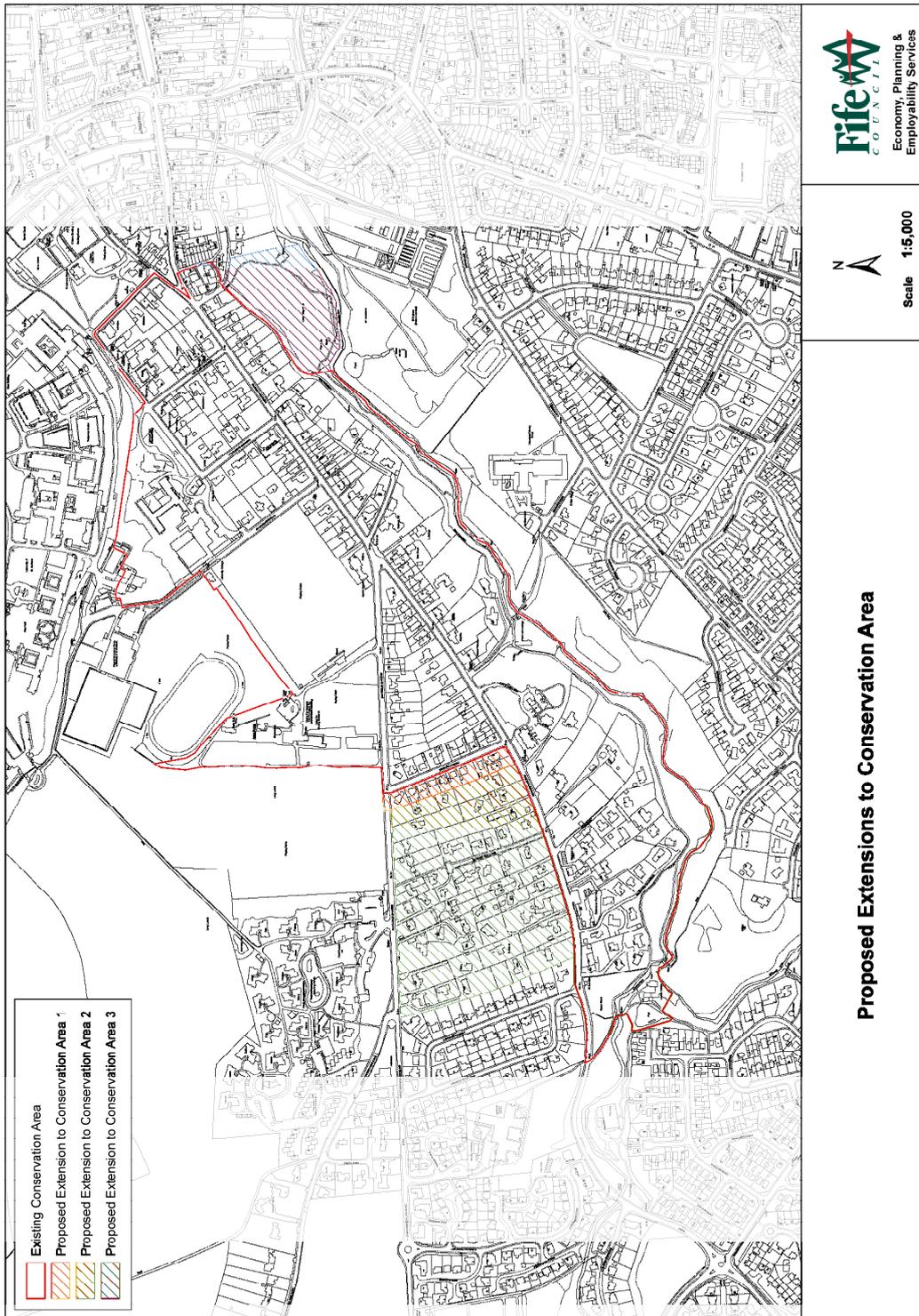
The Hepburn Gardens Conservation Area Article 4 Directions are made under the 1992 General Permitted Development Order.

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 2	Any alterations to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.

Class 8	road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	
Part 9 Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall 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.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 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.

Appendix 4: Conservation Area Boundary Refinement



Appendix 5: Plot Development Criteria

Appendix J: Plot Development Criteria - Hepburn Gardens / Buchanan Gardens, St Andrews.

The following guidance will be used in the application of Policy S6 (Hepburn Gardens area) in Chapter 10.1. This guidance is supplementary to and does not supersede other relevant Local Plan policies in Chapters 5 to 10, or the residential development and design guidance in Appendices G and H.

The area covered by this guidance is shown on the map at the end of this Appendix. It is subdivided into 5 separate areas reflecting their different characteristics.

Zone 1

Both sides of Hepburn Gardens east of Hepburn Hall, including all development in St Leonards Road, Donaldson Gardens, Wardlaw Gardens, and Kennedy Gardens.

In this zone there has been relatively little experience of residential infill, as the area is either tightly developed with semi-detached or terraced villas, or developed in the grand style of the large detached stone properties in Kennedy Gardens. These latter properties depend on their setting within large gardens to a much greater degree than the more recent development further west. Opportunities for appropriate infill development are now very limited.

The Council will not support further infill development which would be inconsistent with the established residential character of this part of this area.

Zone 2

The triangular street block bounded by Hepburn Gardens, Middlesshade Road, and Buchanan Gardens.

Zone 2 is tightly developed and comprised mainly of semi-detached properties with small tightly-knit gardens. The Council does not consider there to be any acceptable opportunities for infill development because of the nature of the existing pattern of development.

The Council regards further infill development in this area as both impractical and inappropriate.

Zone 3

The area comprising all the properties in Lawhead Road East and Lawhead Road West, together with the triangular area of development around West Acres.

This area is very tightly developed, comprising detached houses in a typical suburban layout with small front and rear gardens.

The Council regards further infill development in this area as both impractical and inappropriate.

Zone 4

West of Middlesshade Road between Buchanan Gardens and Hepburn Gardens.

This area is mixed in terms of density and layout as it includes tightly developed property on the west side of Middlesshade Road, and other larger detached houses with grounds in excess of 4,000 square metres. There has been some extremely generous forms of development permitted prior to 1975, and there is a long history of unorthodox tandem development, sometimes on small plots (400 square metres).

Without condoning this historic pattern of development, there may be some scope for compromise in assessing infill opportunities. In order to preserve the character of the area to the most realistic extent possible, the following development control criteria is set out which is unique to this street block, which will strike a balance between approvals in irresistible cases and a history of over-generous tandem development.

New dwellinghouses in this area will be supported only where the following criteria can be satisfied:

- (i) **plot sizes should be no less than 1,000 square metres;**
- (ii) **the development footprint should not exceed 30% of the plot;**
- (iii) **access arrangements should serve no more than 3 houses and should not involve a reduction in privacy or amenity of existing habitable rooms in adjacent property.**

Zone 5

The area between Hepburn Gardens and the Kinness Burn, east of Hepburn Hall.

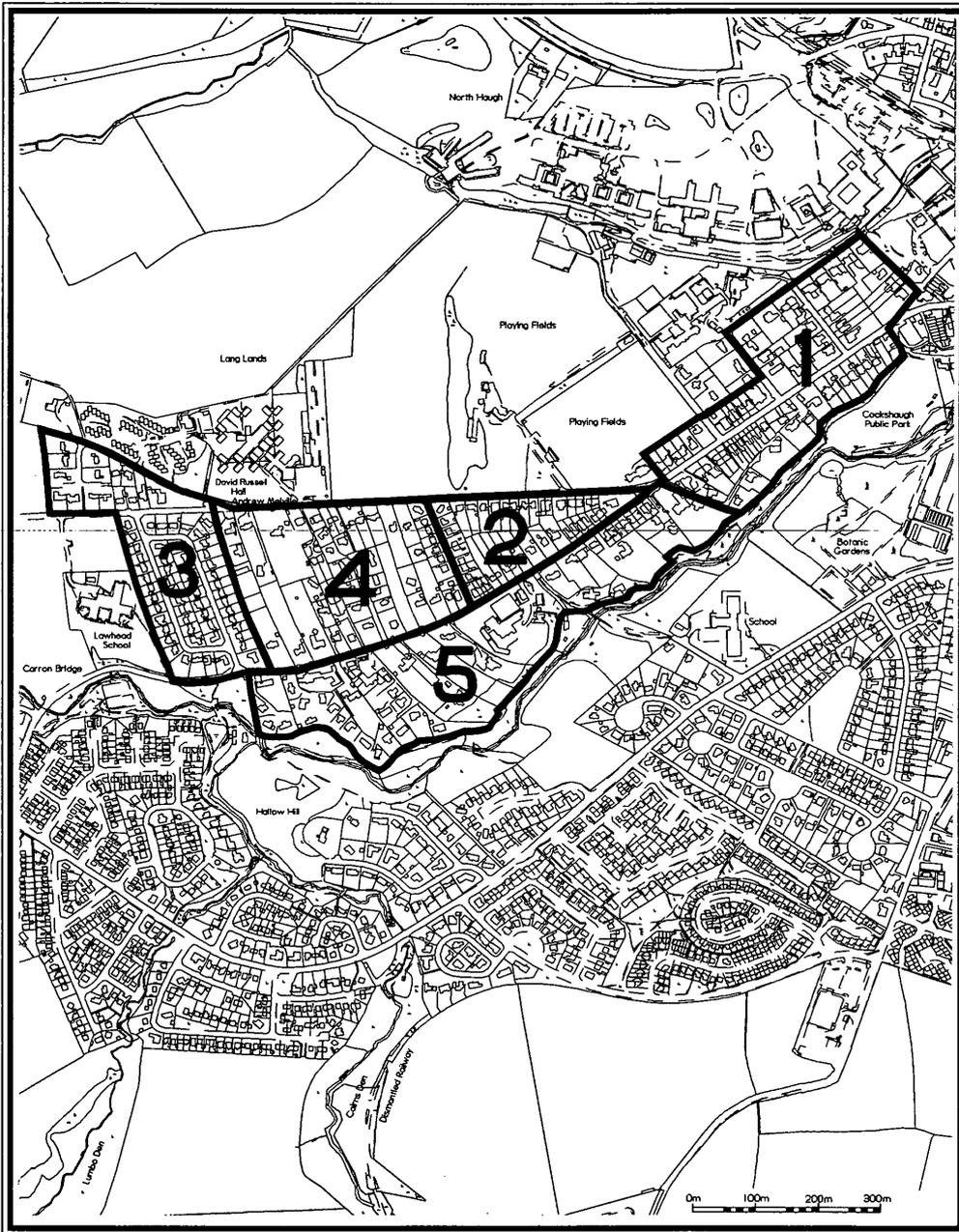
This is the most mixed and difficult area from a planning point of view as it includes tightly developed semi-detached villas, towards its eastern end, and vast properties, such as Balnacarron House to the west, in large secluded grounds and mature landscapes.

Proposals for residential infill development will be supported only where the following criteria can be satisfied:

- (i) **plot sizes should be no less than 1,000 square metres;**
- (ii) **the development footprint should not exceed 30% of the plot;**
- (iii) **access arrangements should serve no more than 3 houses and should not involve a reduction in privacy or amenity of existing habitable rooms in adjacent property.**

PLOT DEVELOPMENT CRITERIA

Hepburn Gardens/Buchanan Gardens, St Andrews



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