



ST LEONARDS ST ANDREWS

Barton Willmore
12 Alva Street | Edinburgh | EH2 4QG
T: 0131 220 7777 | F: 0131 220 7778
E: stephen.tucker@bartonwillmore.co.uk

Doc: 19148/P

*Desk Top Publishing and Graphic Design by
Barton Willmore*

This artwork was printed on paper using fibre sourced from sustainable plantation wood from suppliers who practice sustainable management of forests in line with strict international standards. Pulp used in its manufacture is also Elemental Chlorine Free (ECF).

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All plans are reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown copyright Reserved. Licence No. AR152684.



- Executive Summary
- 1.0 Introduction
- 2.0 Analysis
- 3.0 Development Vision
- 4.0 Layout Strategy
- 5.0 Design Principles
- 6.0 Progress So Far



EXECUTIVE SUMMARY

This Strategic Development Framework has been prepared by Knightsbridge (a division of Robertson Homes) to guide development of the land at the former St Leonards School, St Andrews, STA08 within the Finalised Local Plan. The SDF has been prepared with the full support of Fife Council and will ultimately be adopted as Supplementary Planning Guidance covering the site. The SDF offers strategic guidance on the redevelopment of STA08 and covers a site that includes land owned by Robertson Homes and by NHS Fife. This land is currently the subject of a number of planning applications and the SDF offers the opportunity to sensibly consider these applications within a broader planning framework.

Fife Council has recently used Strategic Development Frameworks to guide development on large or important sites in the area. The most recent being the East Sands SDF. Supplementary Guidance is a material consideration in determining such applications and Fife Council use the SDF process to test options and arrive at a preferred layout prior to considering detailed planning applications. The timing here is slightly

different in that a number of existing applications are currently being considered, however Fife Council has insisted that an agreed SDF is required to fully assess any planning application prior to its determination. It is also likely that the SDF will lead to alterations to these applications and the team are of the view that this can be done with no requirement to resubmit for planning consent.

This SDF document is comprised of a significant body of analysis, considering long distance views of the development, impact upon immediate neighbours and how best to integrate new development within the Town and with its immediate surroundings. A preferred option emerged after many weeks of testing through workshops and meetings with officers from Fife Council. Knightsbridge (Robertson Homes) has significantly resourced this process, matched only by the time and commitment of Fife Council officers. Fife Council has also indicated that time spent getting the strategic approach right, will save time when it comes to considering detail.

The preferred option is based on the principle of movement - on reflecting the importance of movement and the sense of permeability in the public realm in St Andrews. The vision is for a development at St Leonards that feels like a natural part of the Town and affords access to all, not just to immediate residents. It will offer a range of uses, house sizes and tenures, all set within a high quality public realm.

The strategic vision for the site is then explained through a number of design principles and illustrated by an overall concept plan towards the end of the document. **The SDF operates at a relatively high level and the plans are indicative only.** Design guidance must always retain a degree of flexibility. There is still a requirement for due diligence when considering detailed applications for the site/s. Once adopted, the SDF is a material consideration and the key piece of guidance to be used when determining current or future applications for STA08.



STLEONARDS
ODGE



Introduction

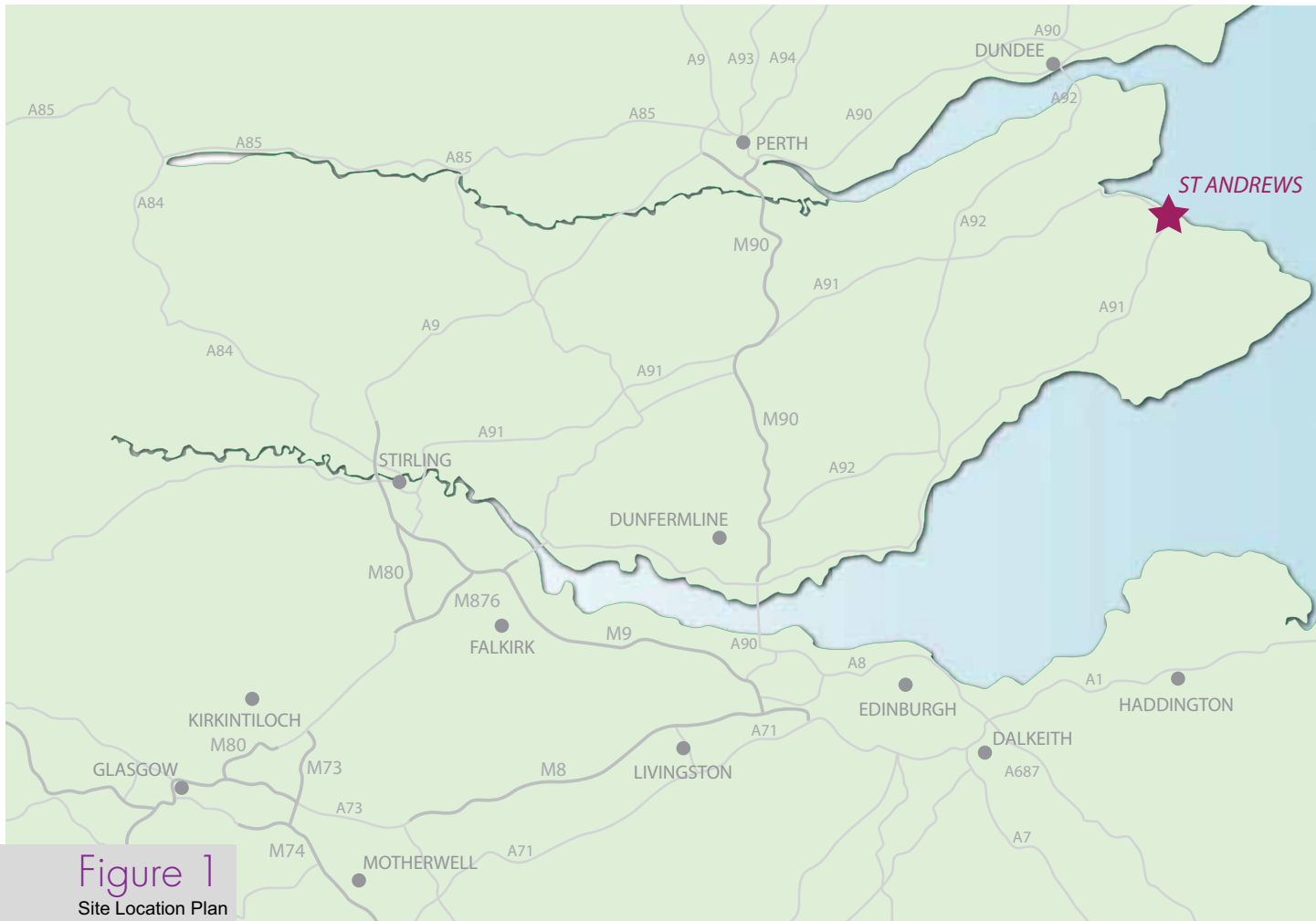


Figure 1
Site Location Plan

1.1. This Strategic Development Framework has been prepared by Barton Willmore on behalf of Knightsbridge, a division of Robertson Homes, in consultation with NHS Fife, Kingdom Housing Association and Fife Council. The overall aim of this framework is to help guide development within the STA08 Local Plan designation, encompassing the former St Leonards School and St Andrews Memorial Hospital land, lying south of Abbey Walk, see Figure 2.

1.2. The framework is composed of the following elements:

- Site Analysis;
- Vision and Key Objectives;
- Urban Design Strategy and Principles;
- Development Framework.

Background and Context

1.3. St Andrews originally developed as a medieval market settlement around the castle and cathedral, both of which were established during the 10th century.

1.4. While the core of St Andrews retains its medieval street plan today, much of the towns expansion came during the 19th and 20th centuries. St Andrews location and geography meant that physical expansion could only occur in two directions, south and west.

1.5. During the 19th century, the town expanded with streets of new houses and town villas being built to the south of the historic centre, and along the south west arterial road, now called Hepburn Gardens. In the 20th century, St Andrews grew slowly to the west. This growth predominantly comprised owner occupied housing.

1.6. The STA08 site was formerly occupied by St Leonards School and St Andrews Memorial Hospital. The site established through the St Leonard's Parish, dates back to 1861. Within the site there are six existing buildings; Abbey Park House (B listed), St Leonard's Lodge, Kilrymont House, St Nicholas House (B listed), St Leonard's Fields House and the former St Andrew's Memorial Hospital.

1.7. The current adopted Local Plan covering the site is the St Andrews Area Local Plan, which was adopted in March 1996. In line with the provisions of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, this Plan represents the principal basis against which, in planning terms, the acceptability of the proposed development requires to be assessed.

1.8. The Local Plan Proposals Map (St Andrews inset) identifies the former St. Leonards School and St. Andrews Memorial Hospital land as falling within the established St. Andrews settlement boundary and also within the boundary of the Town Conservation Area to which Policies E4, E7-8 and ED7 of the Plan apply.

1.9. Whilst the Local Plan Proposals Map does not identify any site specific designation/ allocation for the land, it is important to note that the Memorial Hospital was still in use at the time of Local Plan adoption. The following policies in the adopted Local Plan need to be considered in this context.

1.10. Policy H2, "Settlements", of the adopted Local Plan states:

"Within settlement boundaries, defined at the Proposals Map, the existing residential character and amenities will be safeguarded, and there will be a presumption in favour of new residential development on sites not identified for other uses."

1.11. Policy E4, "Conservation Areas" of the adopted Local Plan states:

".....Development proposals within conservation areas will be required to conform to the highest possible standards of design, including the siting of new buildings, choice of appropriate finishing materials, landscaping, and the form of boundary enclosures."

1.12. The terms of Policies E7-8 are such that they do not apply directly to the assessment of the land incorporating the former St Leonards School and St Andrews Memorial Hospital sites within this framework.

1.13. To the extent that it comprises a material planning consideration, the terms of the emerging Finalised St Andrews and East Fife Local Plan 2009 are also of relevance to the assessment of the framework site.

1.14. The St Andrews Settlement Plan, contained in the Finalised St Andrews and East Fife Local Plan 2009, identifies the Framework site within the established settlement boundary and also within the Town Conservation Area. Importantly, the Finalised Plan identifies both the former School and Memorial Hospital as part of a single development opportunity site (Ref: ST08 - Area of Mixed Use).

1.15. Site STA08 is noted as being appropriate for housing, with other associated uses including Class 4 office space, hotel and improved public access/open space.

1.16. A degree of flexibility is required however with the SDF, following the adoption of the new St Andrews and East Fife Local Plan, and any other future local plan amendments.

Land Ownership

1.17. There are two land owners within the site; Knightsbridge own the former St Leonards School site, approximately 5.7 hectares, and NHS Fife own the former St Andrews Memorial Hospital site which lies to the east of the Knightsbridge site, and is approximately 0.6 hectares. This reflects the STA08 (inset) Proposals Map within the Finalised

Local Plan, though since publication, Kilrymont House (Adamson Court) has been built and completed, therefore will remain as is throughout the SDF.

1.18. This presents a challenge for the deliverability of new development, but not an insurmountable challenge. This development framework has been prepared to ensure that delivery, wherever possible, can be achieved along general land ownership patterns although some level of cooperation will undoubtedly be required to realise the full potential of what this site has to offer. Engagement with land owners is a key ingredient of this process and Fife Council have worked with land owners and developers to help encourage a coordinated approach to delivery through joint working wherever possible.

Vision

1.19. The process of engagement with Fife Council has led to agreement on a strategic vision for the site that reflects the diversity of housing sizes and tenures that is currently found in the Town. The physical vision is explained in more detail in the section on options testing, however all parties understand the need to create a development of quality, with a variety of tenure and use and a residential density that reflects what is best in St Andrews. At STA08 there is an opportunity to incorporate elements of mixed use and a wealth of unit types, offering the potential for young families and couples to live within the Town.

Purpose of this Strategic Development Framework

1.20. A Strategic Development Framework (SDF) is 'a framework to inform future more detailed masterplanning work. It identifies appropriate areas for development and establishes core design and development principles.' As defined by the St Andrews & East Fife Local Plan. It is not a Masterplan in its own right. It will be a material consideration in the determination of future planning proposals affecting the site.

1.21. As with all work of this nature, the Town itself is a dynamic entity which is constantly changing and evolving. Small changes can have a significant impact so it is important that proposals are based on a thorough understanding of the site and its context, accompanied by a robust urban design strategy to support the vision for the site.

1.22. Against this backdrop, the SDF establishes a framework for the future development of the whole site, identifying;

- Appropriate areas for development;
- A network of streets and routes;
- The location of open spaces and key areas of public realm; and,
- Core urban design principles to be applied to future development proposals.

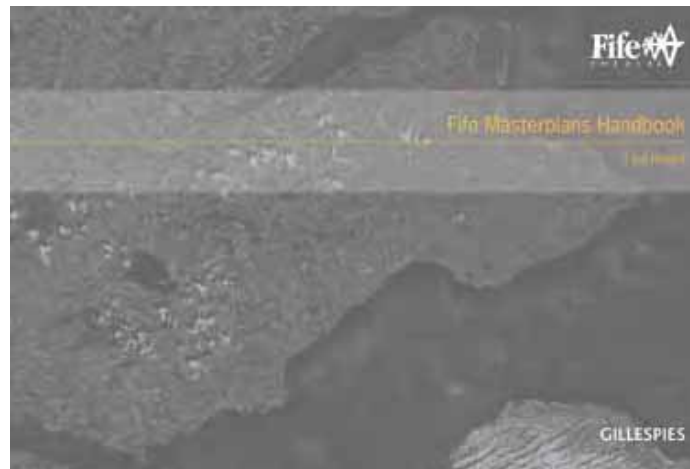
1.23. This framework is intended to be a tool to inform the eventual site masterplan and/or future detailed planning applications. To this end, on issues, such as scale, massing, height and density of the proposed development, the framework sets out urban design principles to which future masterplan(s) and/or detailed planning applications would be expected to comply with.


1.24. The preparation of this framework has been guided by a number of key objectives, as follows:

- To help define the linkages required between the proposed development and the existing town, in order to ensure integration and to positively contribute to the ongoing regeneration effort on the east side of the town.
- To establish a full understanding of the opportunities and constraints offered by the site and its wider context, which will have an influence over the eventual form of the proposed development;
- To establish and define a set of design principles which will guide and inform the preparation of the detailed layout;

1.25. This document is based around good placemaking principles. A number of key Scottish Government and Fife Council policy and guidance documents are set out throughout this document. These are:

- Designing Streets - A Policy Statement for Scotland (The Scottish Government 2010)
- Designing Places - A Policy Statement for Scotland (The Scottish Executive 2001)
- Fife Masterplans Handbook (Fife Council 2007)
- Fife Urban Design Guide (Fife Council 2005)



-  Kingscliffe Boundary
-  St. Leonards Fields House
-  Park Boundary



St Leonards Lodge

St Nicholas House

Abbey Park House

St Leonards Fields House

Kilrymont House

Memorial Hospital

Figure 2
Aerial Photograph



ANALYSIS

2.1. This Strategic Development Framework is founded upon an analysis of the existing built fabric of St Andrews and the development site itself. This process helps provide a rigorous base and understanding, to allow properly informed decisions to be made in regards to the optimum form of development.

2.2. The nature of the conclusions drawn from the various elements of this background analysis are set out within the following paragraphs, and illustrations.

Wider Context Analysis

Retail and Community Facilities

2.3. St Andrews benefits from a wide range of existing community services and facilities. In common with most historic towns, the majority of these existing services and facilities lie close to the centre. The location of the site is such that most of these services and facilities lie well within the recommended walking distance of the development area.

2.4. South Street is approximately 150 metres north of the site and provides an extensive range of retail facilities and professional services. Running parallel to this street is Market Street, a further 50 metres north, and North Street, a further 100 metres north. Combined these streets include a supermarket, local boutiques, a selection of restaurants, bars and cafes, a gallery, cinema, hotels and B n B's, chemist, dentist, banks, post offices and garage.

2.5. Within 800 metres to the west of the site on Bridge Street, further local shops and facilities can be found. These include a hotel, bar, take-away and local boutiques. South of Bridge Street onto Largo Road, there is a large supermarket, several garages and a veterinary practice.

2.6. St Andrews also includes four places of worship, two leisure centres, three educational institutions, including the famous St Andrews University, St Andrews Community Hospital and to the immediate north of the site, a community centre and adult learning centre. The community centre provides a range of community services including after school clubs and youth groups.

Open Space and Landscape

2.7. St Andrews benefits from a range of public parks and open spaces. The Town's world famous golf course is between 15 and 20 minutes walk north of the site. It also has pitch provision located within a 5 minute walk south west of the site. Cockshaugh Park and the St Andrew's Botanical Gardens, are both within a 15 minute walk west of the site, adjacent to Kinness Burn.

East Sands

2.8. East Sands lies immediately to the east of the site on St Andrew's Bay, adjacent to the cathedral precinct and beside the main routes from the East Neuk of Fife. Currently, East Sands is home to St Andrew's Sailing Club, The Gatty Marine Laboratory, Coast Guard Station, a putting green and the East Sands Leisure Centre. Fife Council has recently set out a strategy and urban design principles for this stretch of land.

2.9. The strategies key aims are; to enhance the sense of arrival to the town; to reinforce the distinct character and origins of East Sands; to improve access and movement into and through the area; to maximise the potential of its waterfront location; and, to maximise the potential for sensitive redevelopment.

Links and Transport

2.10. The nearest mainline train station to St Andrews is in Leuchars, approximately 15 minutes from the site by bus. Destinations from Leuchars include Edinburgh, Inverkeithing, Kirkcaldy, Markinch, Ladybank, Cupar, Dundee, Carnoustie, Arbroath, Montrose, Laurencekirk, Stonehaven, Portlethen, Aberdeen, Dyce and Inverurie.

2.11. St Andrews is serviced by Stagecoach buses. Services run between St Andrews, Dundee, Newburgh, Stirling, Edinburgh, Glenrothes and Leven.

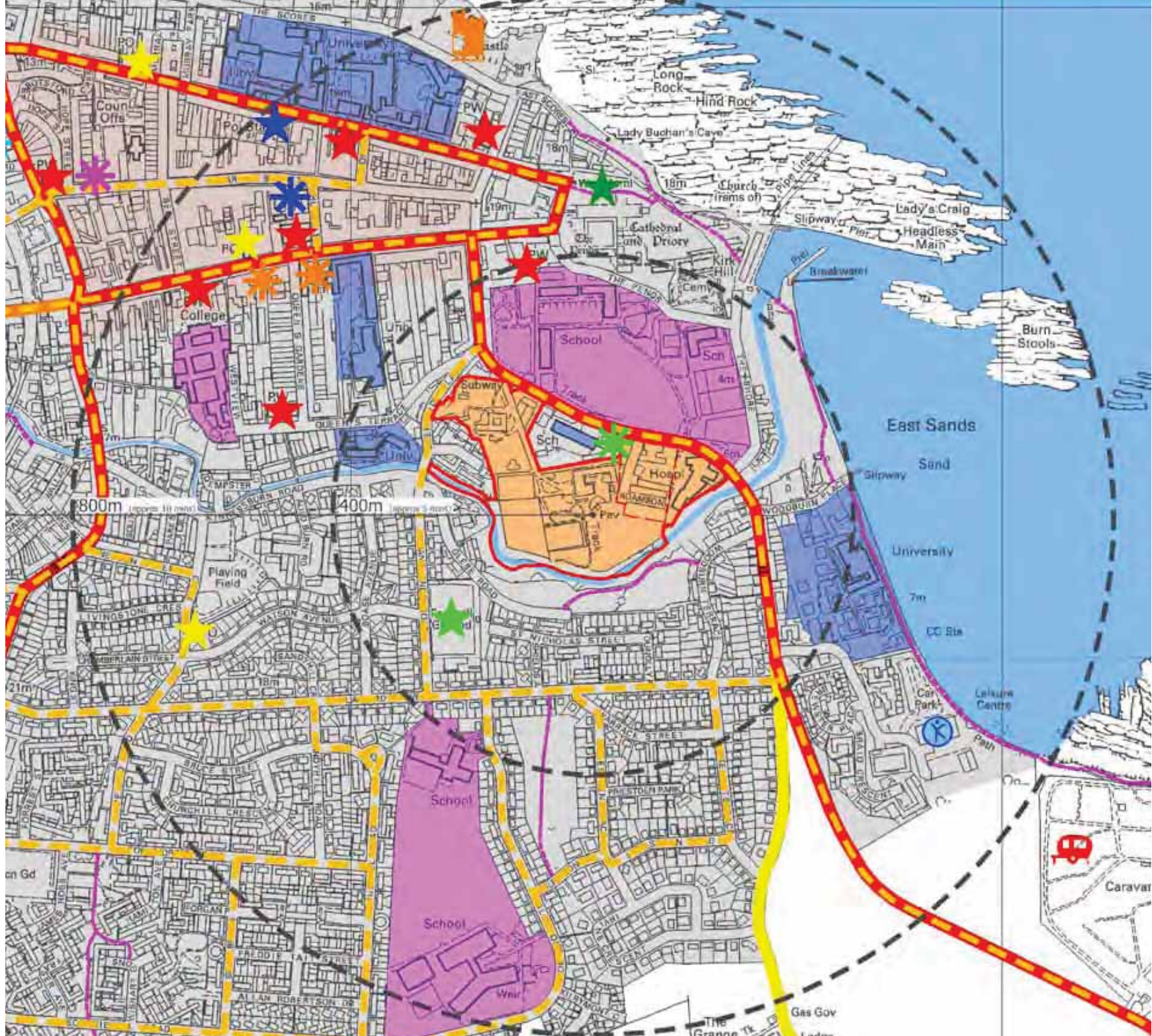
2.12. Dundee Airport is located approximately 15 miles north of St Andrews and provides services to London City Airport. Edinburgh Airport is located approximately 50 miles to the south.

2.13. St Andrews has a highly permeable network of pedestrian and cycle routes. A footpath runs along the south side of Kinness Burn adjacent to the site, connecting Glebe Road and Woodburn Terrace. Currently this path is not directly accessible. The Fife Coastal Path is located approximately 400 metres east of the site, within the East Sands area and can be reached from the site along Balfour Place. It extends north of St Andrews to Newport-on-Tay and follows the peninsula south to North Queensferry, and provides a contiguous leisure route for the town.

2.14. The main vehicular access routes into St Andrews comprise the A91 to the north and the A915 and A917 to the south. The A91 heads west towards Cupar, whilst connecting St Andrews to the A92 which then heads north to Dundee. The A915 and A917 both head south; the A917 follows the coastal route to Leven whilst the A915 is a more direct cross country route to Kirkcaldy.

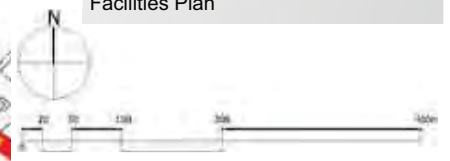
Built Form

2.15. In common with much of the East Neuk of Fife, St Andrews has very strong built form in the centre of town, with more modern residential environments stretching out toward the present town boundaries.



- Site Boundary
- Land Ownership Boundaries
- Existing Development
- Proposed Development Area
- Town Centre
- Watercourses
- A Road
- B Road
- Local Roads
- Bus Route
- Footpath
- Walking Distance
- University
- School
- Place of Worship
- Post Office
- Museum
- Police Station
- Fire Station
- Park & Ride
- Site Hazard
- Football Ground
- Ambulance Station
- Supermarket
- Bus Station
- Dentist
- Library
- Bank
- Community Centre
- Leisure Centre
- Caravan Site
- Castle

Figure 3
Facilities Plan





view from Kinkell Braes Caravan Park

Visual Appraisal

2.16. The local community in St Andrews has identified that the skyline and roovescape are of value and require protection. The existing planting within the STA08, generally serves to screen views from most parts of the town. North of the site, the land rises gently and building heights increase the further north and west one travels from the STA08 site, towards the medieval core of the town. Effectively this means that the only views of the site are from Kinkell Braes Caravan Park

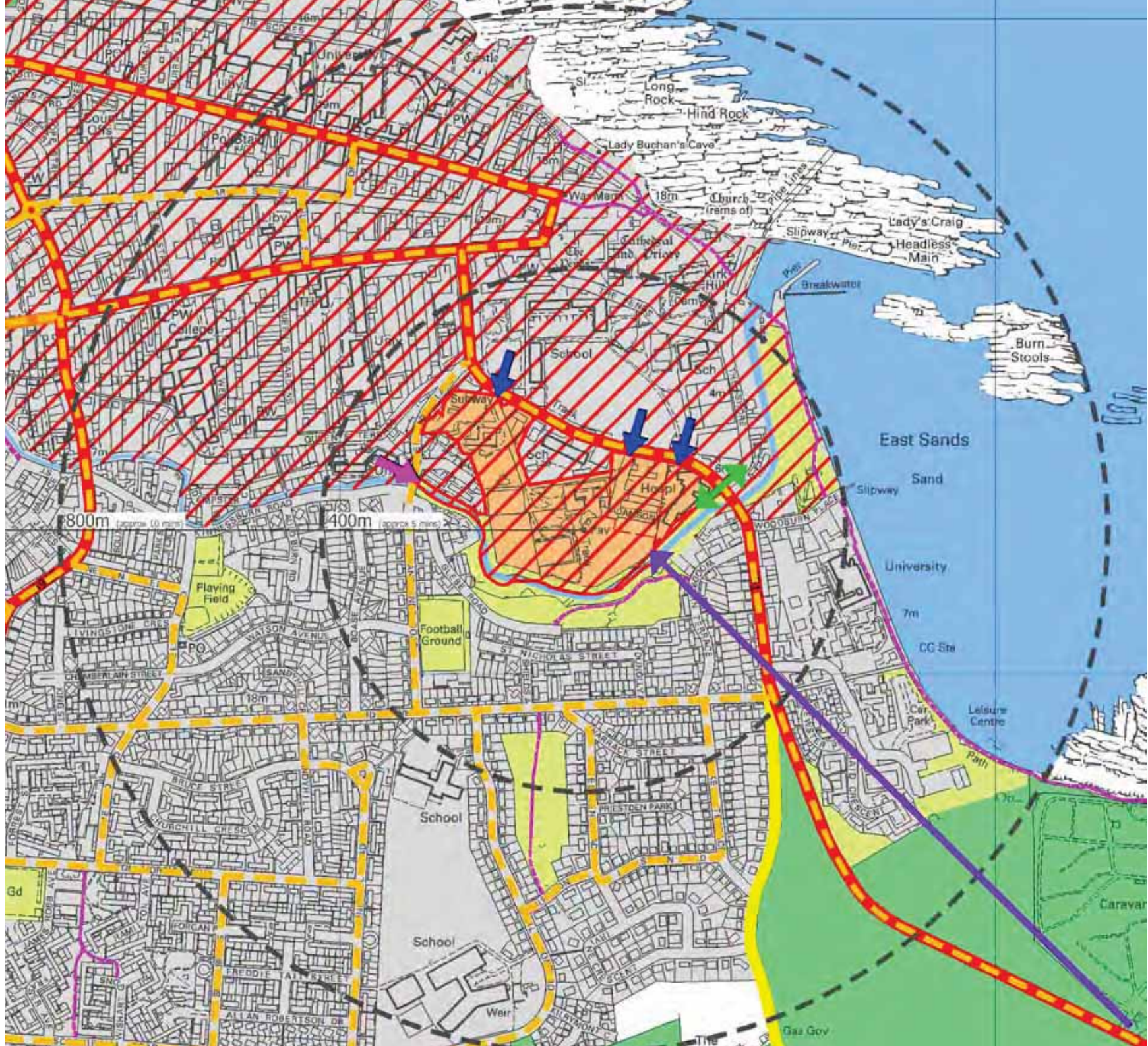
to the south east. The caravan parks elevational position offers glimpses of the site over the existing vegetation along the burn. These views are at best limited, and new development will be seen against the backdrop of existing and retained buildings, and a broader background of the medieval core of the town. There are no views where new buildings stand alone, or in any way negatively impact upon views of an existing building, or the broader urban fabric of the town.

Local Impact

2.17. As with any new development, a small number of immediate neighbours have expressed reservations over the potential impact of new development upon their privacy. Whilst this is a common theme in new development, in this case the developers have made significant efforts to modify the layout following local community workshops. The layout was further modified during the SDF workshop process.



St Andrews Skyline



-  Site Boundary
-  Land Ownership Boundary
-  Existing Development
-  Proposed Developable Area
-  Conservation Area
-  Protected Open Space
-  Green Belt
-  Watercourse
-  Current Vehicular Access Points
-  Current Pedestrian Access Points
-  East Sands Connection
-  A Road
-  B Road
-  Local Route
-  Bus Route
-  Footpath
-  Viewpoints
-  Walking Distances

Figure 4
Wider Context Analysis Plan





Abbey Park House



St Nicholas House



St Leonards Fields House



Kilrymont House

Site Analysis

2.18. The site is well screened by its topography and physical features. The land slopes down towards the Kinness Burn, and this, with the dense tree canopy along the Burn and the existing buildings along Abbey Walk restricts views into and out of the site.

2.19. There are currently six existing buildings on the site, two of which are B listed. The first listed building on the site dates back to the 19th century, preceded by a further four buildings in the 20th century and one as recently as 2008. Building heights vary between 2 and 5 stories throughout the site. The elevational treatment of the fronts and backs of the buildings on site are equally important. Buildings front and back onto open space and vehicular access areas with equal measure.

2.20. The site is located within St Andrews Conservation Area and is covered by a blanket Tree Preservation Order. The majority of the mature trees are located along the Kinness Burn to the south and around St Nicholas and Abbey Park House with a remnant avenue extending down the old access road from Abbey Walk to Abbey Park House. A tree survey has been carried out and

the main species are Sycamore with some Horse Chestnut, Copper Beech, Holly and Holme Oak. The orchard contains several fruit trees, however, it is currently in a poor state.

2.21. The majority of the habitats within the site are of limited nature conservation value, and specific surveys undertaken have shown and confirmed that the site is unremarkable in terms of the species which it supports.

2.22. The site has three vehicular access points along Abbey Walk (A917); the west access at St Nicholas House, and two east access points at St Leonard's Fields House/Kilrymont House and at the former St Andrew's Memorial Hospital. There is a pedestrian access off Greenside place to the west which runs along the north side of Kinness Burn.

2.23. There is an existing informal path along the northern edge of Kinness Burn, within and adjacent to the Site. An existing public right of way passes along the southern side of Kinness Burn.

2.24. The location of the development area will ensure that all existing services and facilities within the town are within easy walking distance of the proposed development.



- Site Boundary
- Land Ownership Boundary
- Existing Tree Planting
- Tall Ruderal
- Orchard
- Lawn (Amenity Grassland)
- Hardstanding
- Bare Ground
- Block Pavement
- Asphalt
- Existing Building
- Listed Building
- 10ft Stone Wall
- Conifer Hedge
- Watercourse

Figure 5
Site Analysis Plan





St Andrews Castle



St Andrews Cathedral



St Andrews Castle

Local Character Analysis

2.25. Local character and distinctiveness engender a sense of place, community, identity and indeed community ownership. To create a development that strengthens and enhances the local distinctiveness of St Andrews, the historic development, character and context of the town must be explored and understood. By examining the basic design principles that underpin the sense of place in this part of Fife, inspiration for the design and layout of the site can be established. Such an approach will enable the creation of an integrated and responsive development, appropriate to its immediate context.

Methodology

2.26. The character summary is informed by the origins and evolution of the settlement, and the resulting urban form of the town. The study then focuses in on the more distinctive historic core of St Andrews for building form and general appearance references. Reference has also been made to the importance of the public realm in St Andrews and to the ease of movement through the Town. A design approach that considers streets and spaces as well as buildings, aids legibility and integration of the development with its urban landscape, while maintaining the distinctiveness and enhancing the character of St Andrews.

Settlement Origins

2.27. St Andrews has played a key role in Scotland's recorded history. Archaeological evidence suggests that the area was progressively cleared of its natural woodland during the prehistoric period, a process that accelerated with time, such that by the Iron Age (circa 500 BC) the landscape comprised a mosaic of open grazed pasture, small arable fields, scattered farmsteads and managed woodland.

2.28. The earliest documentary reference to settlement at St Andrews, dates to the Pictish period, where it is referred to as 'Kinrimont', later known as Kilrymont. Further settlement was documented during the late Saxon period, with a new burgh being established around St Andrews Cathedral.

2.29. The Medieval period saw continued clearance of woodland and the establishment of St Andrews medieval core. Settlement fanned westward from the Cathedral, and is formed by North Street, Market Street and South Street.

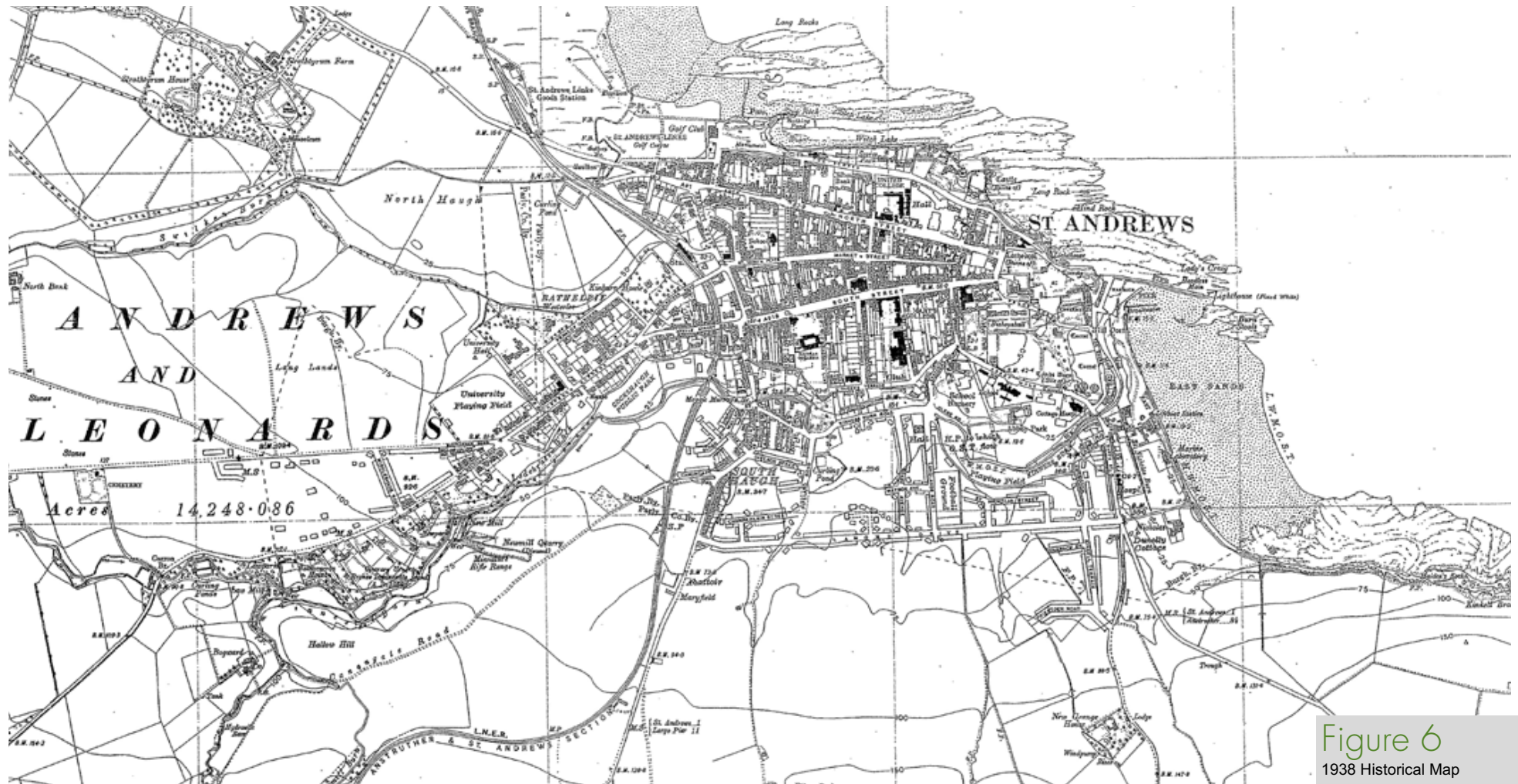


Figure 6
1938 Historical Map

Streets and Movement

2.30. Streets in St Andrew's radiate out from the medieval town which forms a natural 'centre of gravity'. The figure ground plan illustrates how the built form in the centre is made up of dense blocks with buildings sitting tight to each other forming distinctive streets such as Market Street and Bell Street. The streets in St Andrews are however only part of an intricate movement network with lanes, wynds and pends all contributing to a highly permeable public realm.

2.31. Historical development resulted in a variety of approaches to density and typology and St Andrews offers a series of interesting models for urban design. A general theme is that buildings have a clear public front and private rear. The location and function of routes and the design of buildings along their length, are key components in establishing the character of St Andrews, and therefore are important considerations when planning new development.

2.32. In terms of density there is real variety in the Town, highlighted in figures 8, 9 and 10. The historical core has a density range between 50 to 70 dwellings per hectare. 19th and 20th century residential areas outside the centre, demonstrate medium to low densities, ranging between 25 to 40 dwellings per hectare and 15 to 20 dwellings per hectare.

2.33. In most cases, the medieval and the 19th and 20th Century patterns blend. Perimeter blocks create a permeable grid throughout the Town. These combined with a relatively high density of

development ensure a very well connected urban structure with most facilities within easy walking distance.

2.34. There are some gaps in this structure. Occasionally, large buildings or groups of buildings, sit within more open settings, these are highlighted in purple on figure 6. These open or parkland settings tend to have an institutional or educational background. The development of these sites is shaped by the need to retain existing buildings and landscape, as well as the need to reflect the unique characteristics in St Andrews.

Building Form

2.35. St Andrews contains a variety of building forms. Building types range from higher density typologies such as town houses, flats and mixed use buildings in the centre. Family housing such as detached, semi-detached and terraced typologies are found out with the Town centre, within development that took place during the 19th and 20th century.

Parking

2.36. The historic core generally has on street parking, occasionally front gardens have been turned over to on plot parking. The later 20th century developments accommodate parking on plot, with the majority of houses including detached or integral garages. The SDF emphasises the need to accommodate the required car parking levels, but avoiding cars dominating the place. New build offers the opportunity to balance on street and private courtyard parking to limit its impact.





Figure 8
High Density Sample Tile



Figure 9
Medium Density Sample Tile

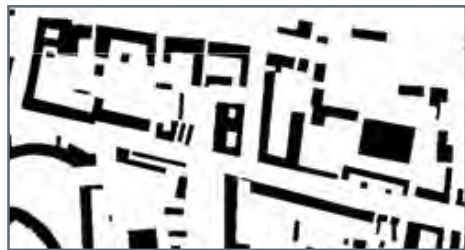
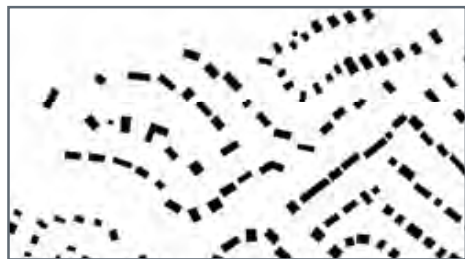


Figure 10
Low Density Sample Tile



Public Realm Components

2.37. St Andrews character is not determined solely by the particular materials or physical appearance of a place, but also by the patterns of movement and social interaction that it produces, derived through public realm components.

2.38. Some of the public realm components which give St Andrews its distinctive character and sense of place have been identified, and are as follows:

Streets

- Main avenue;
- On street and courtyard parking;
- Varied built form;
- Street dimensions 18 - 30 metres.

Mews/Lanes

- Secondary route;
- Residential and service lane;
- Shared surface;
- Street dimensions 7.5 - 12 metres

Pend/Wynd

- Pedestrian and/or vehicular access;
- Vehicular pend dimensions allow for emergency vehicles.

Square

- Shared surface;
- Physical features creating vertical and/or horizontal deflection;
- Material changes reduce speed by both visual perception and physical characteristics;
- Street dimensions 18 - 100 metres



Figure 11
Built Form Palette

Materials

2.39. As with the variety in building form, the historical materials used in St Andrews also vary widely. Our assessment did however reveal a series of materials or approaches that could be identified as common through the Town:

Masonry/Brick

- Masonry construction is predominantly used in the Town centre;
- Masonry is locally sourced buff and silver/ grey sandstones;
- The masonry can be random rubble or squared rubble brought courses;
- The surface of the masonry is often smooth or textured;
- Some limited amount of pale orange brick used in 20/21st century housing developments.

Renders/Harling

- Surface coating to buildings is often a hand applied traditional harl;
- Harling can be cement/sand based or use traditional hydraulic lime;
- It is often in neutral pale colours or pastel tints using lime wash or special paints..

Fenestration

- Older properties exhibit white painted timber sash and case windows; and

- The variety of vertical and horizontal proportion and form is related to age and also style and scale of the property.

Roof Styles and Materials

- Covered in clay pan tiles on older buildings and natural slate predominates;
- More modern buildings use tile and synthetic slates;
- Roof forms are generally pitched and feature dormers and rooflights;
- Buildings terminate with exposed gables and in some cases hipped roof forms and mansard roofs are used.

Chimneys

- Traditional chimney masonry stacks and clay chimney pots dominate and articulate the skyline;
- Chimneys are often on the gable end or mid points on roof lines.

Boundary Treatments

- A variety of boundary treatments are evident, including stone walls, hedgerows and/or railings, or a mix of all three; and
- Rear and side property boundaries are not generally visible in the public realm, but where evident are also formed by stone walls, hedgerows and/or railings.



Figure 12
Public Realm Palette

DEVELOPMENT VISION



Purpose

3.1. Robertson Homes, Fife Council, Kingdom Housing Association and NHS Fife, have been working on the SDF for some time now. An early version of the document, was submitted to Fife Council during the later part of December 2010.

3.2. Following a series of meetings, Fife Council expressed the view that it still needed work. In particular, there was concern that the layout had not sufficiently evolved. The suggested route to allow consideration of urban design issues was a workshop approach.

3.3. The first workshop on the 17th March 2011 was chaired by Fife Council. The key objective of the workshop process was to resolve issues with the layout. At the end of this workshop, Robertsons agreed to consider revisions of the layout and Barton Willmore were charged with the options testing process recorded in the next few pages.

3.4. The team reported back on the 5th April 2011 with the outcomes of the options testing process and there was broad agreement that one of the options (movement) addressed many of the concerns of Fife Council. The last few months have seen an ongoing evolution of this option and the gradual resolution of other issues on the site.

3.5. This is a unique situation. The Strategic Development Framework covers sites where applications have already been submitted. These applications are not contrary to the proposed Local Plan or indeed the Adopted Plan.

3.6. The workshop approach has however significantly informed future more detailed layout work. It has identified appropriate areas for development and established core design and development principles.

3.7. The document will now go out to consultation over the Summer months informing the consideration of the planning applications in September. The SDF is likely to attract significant feedback from the communities around the site and across the Town and it is likely, indeed inevitable, that the document will change further as a result of this process.

Options Testing

Figure 13
Movement Concept



3.8. An integral part of the SDF process was testing concept and layout options for the site in partnership with officers of the Council. Three concepts were studied in detail and are illustrated in figures 13, 14 and 15.

Movement

3.9. The movement concept focused on lateral movement across the site. A series of routes, gateways and public spaces formed the structure. This concept positively integrated the site with its surroundings by improving existing vehicular access points and creating new pedestrian access points. The sequential journey included streets, lanes, mews, hard and soft landscaping and open and enclosed spaces. However, due to land ownership issues, certain movement routes worked visually but physically were unachievable, for example, the south east gateway falls under two separate and distinct landowners.

Figure 14
Heritage Concept



Heritage

3.10. The heritage concept aimed to reflect some of the successful environments found in St Andrews, such as avenues, courtyards, lanes etc. The relationship between built form and street were key considerations in structuring the public realm.

3.11. The main movement route is the existing loop road through the site, however, this takes on three very different characters along its length; starting to the west with a heavily planted narrow street, moving toward a stronger built up edge with substantial planting and finally onto an urbanised area with very little planting. The character areas were defined by these movement routes/functions.

3.12. Concerns were raised over the clarity of public, private and semi-private boundaries within this layout; a clear distinction was sought by all parties, in order to prevent ownership issues.

Figure 15
Completion Concept



Completion

3.13. The completion concept considered completing the blocks; by integrating existing buildings into larger built forms, enclosing open spaces and fronting on to public spaces and routes.

3.14. This concept adopts the approach of grand buildings set within large open spaces, drawing on parkland setting development in St Andrews, for instance, educational and/or institutional sites. New features were created such as the linear park, overlooked by strong frontages on either side. However, the scale of built form in this layout adversely effects the existing features on the site, such as the listed buildings, walled garden, orchard etc. All parties were keen to celebrate the unique features of the site, and were of the opinion that a sensitive approach to scale and massing was needed for the site.

Viable Locations for Mixed Use

Figure 16
St Nicholas/St Leonards Lodge



Positives for Mixed Use Development

- St Nicholas site is a gateway to the St Leonards development;
- Site has a street frontage albeit views of any development will be restricted by existing walls and planting;
- St Leonards Lodge is private and self contained and a clear opportunity for Business Class 2 and 4; and,
- The broader site is large enough to accommodate some car parking and services for commercial use.

Limitations for Mixed Use Development

- There are a significant number of tree preservation orders on the land next to and surrounding St Nicholas House;
- This leaves a relatively limited size of site for new build (unless this is an extension to St Nicholas House), a particular issue with regard to a hotel development;
- Vehicular access at St Nicholas is tight, specifically for hotel use, given existing walls and gate piers. It is also difficult for large service vehicles and those associated with routine deliveries to access and service from this point;
- The access road or lane is identified as a secondary access within the St Andrews and East Fife Local Plan. It is narrow and further restricted due to the requirement for TPO's - this relates specifically to hotel use only;
- The neighbouring land is predominantly residential in nature and a hotel use could be restricted by concerns over noise and impact from existing neighbours; and,
- Landowners ambition for residential development on St Nicholas site.

Figure 17
Abbey Park



Positives for Mixed Use Development

- Abbey Park House has a large footprint and the surrounding land forms a reasonably generous site;
- Instead of developing the space around Abbey Park as an area of parkland, it could be used to accommodate some car parking and services for a hotel type use;
- The main access road from Abbey Walk runs directly past the Abbey Park site and therefore the site is significantly more accessible than the St Nicholas site for both access and servicing; and,
- Whilst Abbey Park does not have a main street frontage it is visible from Abbey Walk.

Limitations for Mixed Use Development

- Lack of an obvious street frontage;
- Abbey Park House is B listed and therefore would need to be retained and converted for hotel use;
- There are a significant number of tree preservation orders on the land next to and surrounding Abbey Park;
- This leaves a relatively limited size of site for new build (unless the building is an extension to Abbey Park House); and,
- Landowners ambition for residential development.

Figure 18
St Andrews Memorial Hospital



Positives for Mixed Use Development

- Direct access from Abbey Walk;
- St Andrews Memorial Hospital site is a gateway for pedestrians to the broader St Leonards site;
- There is no obvious requirement to retain existing buildings on site; and,
- The site has a clear and highly visible street frontage.

Limitations for Mixed Use Development

- Size and shape of the site is relatively limited;
- Lack of space for servicing;
- Lack of space for car parking;
- Concern regarding noise generation and impact on neighbouring residents;
- The neighbouring land is predominantly residential in nature and a hotel use could be restricted by concerns over noise and impact from existing neighbours;
- Distance from Town Centre; and,
- Landowners ambition for residential development.

Options for Mixed Use

3.15. The Finalised St Andrews and East Fife Local Plan 2009 identifies the STA08 site, as being suitable for mixed use, including housing, Class 4 offices, and a hotel.

3.16. In discussion with Fife Council, three sites were identified as possible locations for the hotel; two had an obvious street frontage (St Nicholas and St Andrews Memorial Hospital) and the other was already considered for hotel use in an earlier planning application (Abbey Park). The options testing process itself, considered only physical strengths and weaknesses in terms of the individual sites attractiveness for mixed use development. It did not express a view on the market for a hotel use on site nor did it test local support or otherwise. The forthcoming consultation process provides an excellent opportunity to look at both of these matters in much greater detail. It is also fair to say that testing the physical options at SDF level is limited. Options testing for a specific use such as a hotel, can only really be precise once a hotel operator is identified and a product clearly identified.

The outcome of the physical options testing process is as follows:

3.17. Abbey Park is a large enough site to accommodate a hotel but only where this development is an extension to the existing B

listed building. A separate new build of any scale on site would significantly impact upon the land area and result in two large footprint buildings on this site. Abbey Park is well away from Abbey Walk but is visible from this main route. Access for servicing is available from Abbey Walk and direct with minimal impact upon the neighbouring residential development. Abbey Park is a possible site for a hotel use.

3.18. The St Andrews Memorial Hospital site is limited in suitable developable land due to its shape (deep and narrow), and the topography along its southern edge. The constricted area of developable land on this site limits the space requirements associated with hotel use such as servicing, car parking. A hotel use could also raise serious concerns from existing neighbours in relation to noise and privacy issues.

3.19. The preferred mixed use locations are identified in the Land Use Plan in figure 19. Abbey Park House is identified for Hotel Use and St Leonards Lodge for Business Use Class 2 and 4. It is worth noting that no signage can be erected at the St Leonards Fields House access along Abbey Walk, due to land ownership issues, this being that the land was conveyed to all owners of St Leonards Fields House, and as such Robertson Homes cannot grant any rights for a third party to erect signage to advertise a hotel.





Figure 19
Land Use Plan

Workshop Process

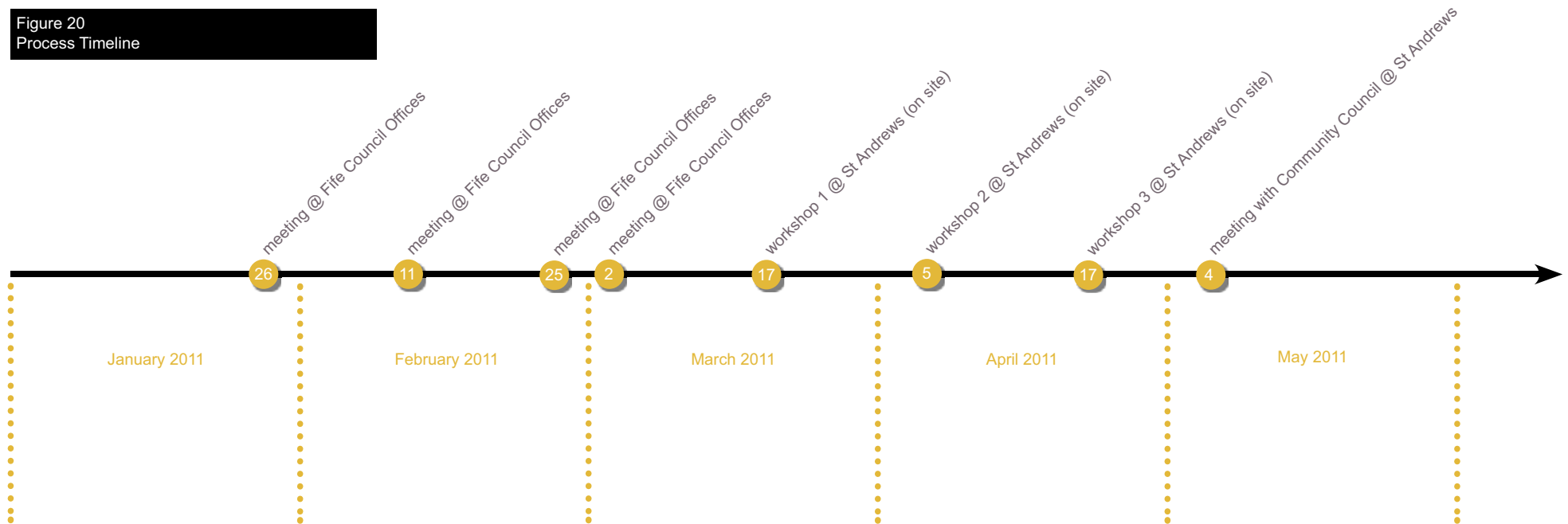
3.20. A number of workshops took place throughout the start of 2011, a timeline of these events is illustrated in figure 20. Participants included members of Fife Council, Knightsbridge, and design consultants from Barton Willmore and Austin Smith Lord. NHS Fife representatives were observers at the day.

Preferred Option

3.21. Throughout the workshop process, the layout was tested; constraints and opportunities for all parties involved in the development of the site were considered, resulting in the Land Use Plan shown in figure 19. The movement concept was the main driver, however, aspects of the heritage concept were also implemented into the layout.

3.22. A movement grid evolved which enhances permeability and integrates the site with its surroundings. The street layout takes into account tree retention where possible, positively resulting in reductions in forward visibility. The built form is arranged around the street structure to further enhance character areas, enclosing and opening spaces where appropriate.

Figure 20
Process Timeline



LAYOUT STRATEGY

Urban Form

4.1. The development has a distinctive urban form and structure which has been influenced by the historic urban form and character references of St Andrews. The structure also has a strong functional rationale informed by the landscape grain, topography, key desire lines and the aspiration to create a new integrated yet distinctly identifiable development within St Andrews.

4.2. A number of urban design components will be combined at the site to achieve a high quality, integrated, legible, distinctive townscape as illustrated in figure 21

Character Zones

4.3. A key aim of the SDF is to create a development with a distinct identity. Seven character areas have therefore been identified, as illustrated in figure 22, each of which has a specific role in responding to landscape, or key routes within the development. The areas are as follows:

- St Nicholas;
- The Orchard;
- The Walled Garden;
- Abbey Park;
- Kinness Burn;
- Kilrymont; and,
- Memorial Hospital.

4.4. The principle urban form components for each of these character zones is detailed and described in the following pages.

4.5. To further aid the creation of a sense of place and legibility within the development, a series of urban design elements are proposed as follows:

Landmark/Key Buildings

4.6. Landmarks and/or key building frontages should be used to complete one of several townscape functions. These include:

- Completing views and vistas;
- Creating gateways and pinch points;
- To assist with way finding; and,
- Creating a sense of scale and enclosure at key spaces.

Gateways

4.7. Development fronting the access points into the site will form gateways. Building layout, form and landscape must therefore positively respond to the junctions and surrounding landscape character.

Key Spaces

4.8. Through the variation in building lines and at key arrival points within the site, key spaces will be created within the streetscape. This is a modern interpretation of the urban structure found in St Andrews. These spaces will contrast with the streets and open landscape spaces, and will introduce interesting and characterful spaces capable of accommodating a range of formal and informal activities.

4.9. Building form will front onto key spaces providing enclosure and surveillance, creating a safe environment.



Figure 21
Urban Design Plan

St Nicholas

4.10. The St Nicholas character area forms one of the key gateways in to the site. The St Nicholas gateway takes on an informal landscape setting, in comparison to the primary gateway which is of a more formal landscape setting. In order to achieve a clear distinctiveness within this part of the site, the following urban form components and principles are proposed. These layout principles will be further supported by overall design principles set out in the following chapter.

4.11. The preservation and enhancement of St Nicholas House and its setting is key, as this will set the design standards required for all other development within this area. St Nicholas House will be the key feature in this character area, therefore no new development must exceed the historic building in height. Car parking should be accommodated by a variety of means to provide flexibility and lessen visual impact.

The Orchard

4.12. The Orchard character area addresses the strategic open space for the site, the integrated landscape seeks to create a sensitive and appropriate transitional space within the development. As such, the following urban form components and principles characterise this zone. These layout principles will be further supported by overall design principles set out in the following chapter.

4.13. The restoration of the Orchard establishes the setting for this character area, a semi formal landscape setting, which will preserve and enhance pedestrian routes. Buildings will not exceed 3.5 storeys, and will positively address the Orchard, creating enclosure and surveillance for this key open space.

The Walled Garden

4.14. The Walled Garden character area is strongly formed by the existing stone wall. Due to the sloping topography of the site, the southern part of the site in which the Walled Garden character area is located is on lower lying land than to the north, therefore building heights may reach up to 4 storeys in height. The stone wall is to be preserved and enhanced where possible, although it is equally important to positively address the key space/public realm. Car parking should be accommodated by a variety of means to provide flexibility and lessen visual impact.

Abbey Park

4.15. The Abbey Park character area provides a pivotal space, centrally located within the site. In order to achieve a clear distinctiveness within this part of the site, the following urban form components and principles are proposed. These layout principles will be further supported by overall design principles set out in the following chapter.

4.16. The preservation and enhancement of Abbey Park House and its setting is key, as this will set the design standards required for all other development within this area. Abbey Park House is the key feature of this character area, therefore any new development must not exceed 4 storeys. Due to several tree preservation orders in this area, a distinct landscape setting will provide the backdrop for built form.

Kinness Burn

4.17. The Kinness Burn character area addresses the strategic open space for the site, the integrated landscape seeks to create a sensitive and appropriate transitional space within the development. As such, the following urban form components and principles characterise this zone. These layout principles will be further supported by overall design principles set out in the following chapter.

4.18. The Kinness Burn woodland will be upgraded where possible, through infill woodland and shrub planting of native species, introducing new pedestrian routes, play and art features. Built form in this area should not exceed 4 storeys, in keeping with the Walled Garden, it must also positively address streets/public realms, including areas of open landscape. Car parking should be accommodated by a variety of means to provide flexibility and lessen visual impact.

Kilrymont

4.19. The Kilrymont character area forms the key gateway in to the site, adopting a formal landscape setting for both St Leonards Fields House and Kilrymont House (existing buildings in full occupancy). St Leonards Fields House positively addresses Abbey Walk, and provides a landmark gateway building which aids legibility and way finding.

Memorial Hospital

4.20. The Memorial Hospital character area forms one of the gateways in to the site. In order to achieve a clear distinctiveness within this part of the site, the following urban form components and principles are proposed. These layout principles will be further supported by overall design principles set out in the following chapter.

4.21. In keeping with the adjacent character areas of Kinness Burn and Kilrymont, the built form within the Memorial Hospital character area will not exceed 4 storeys, and should positively address Abbey Walk. Car parking should be accommodated by a variety of means to provide flexibility and lessen visual impact.

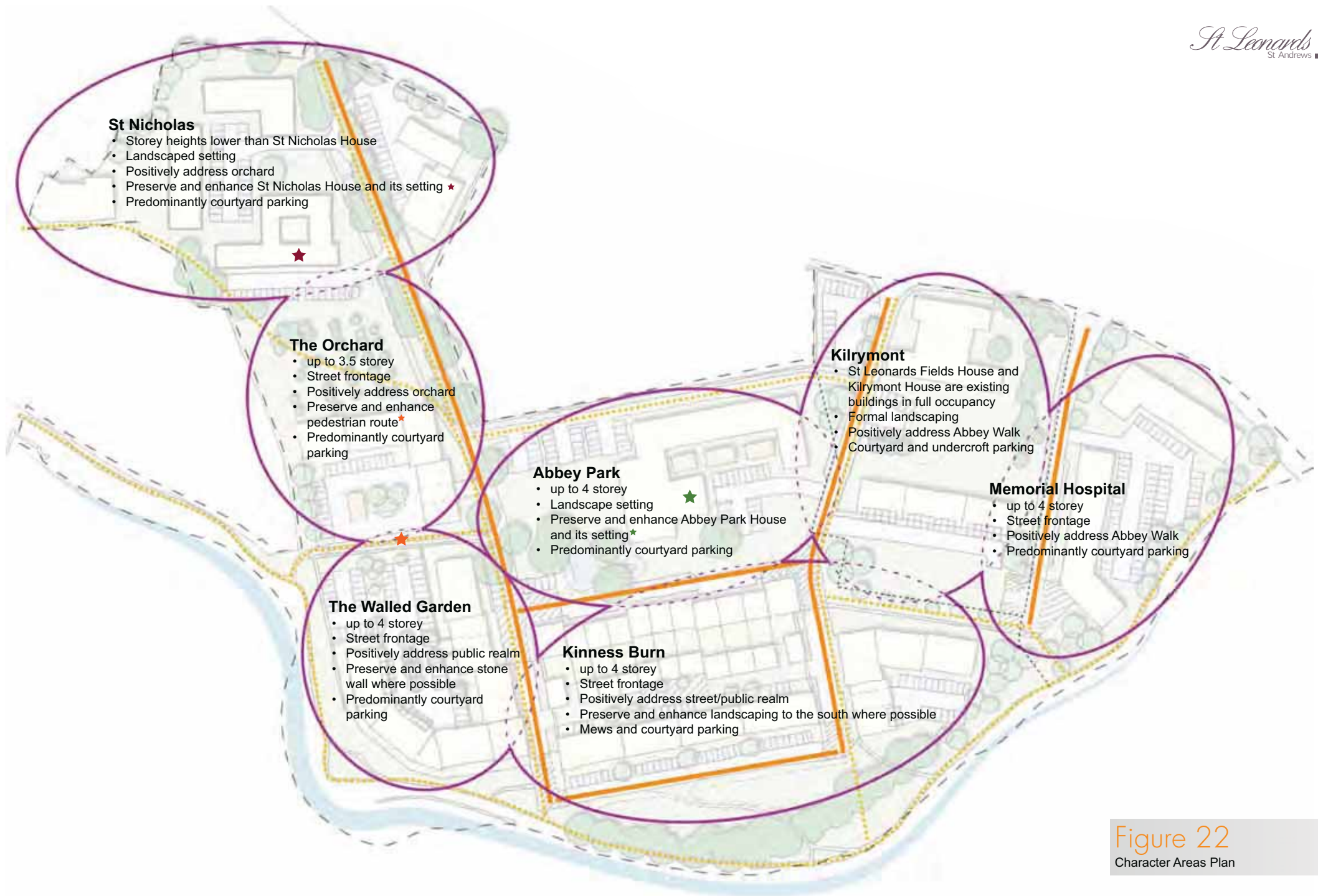


Figure 22
Character Areas Plan

Space Typology

4.22. Spaces within the development are categorised according to their intended character and function, and the movement they accommodate. As such, the function and nature of these spaces has been created according to their location in the site which guides their space typology including their nature of built form or landscape approach.

4.23. The design of spaces within the development is intended to:

- Help to provide legibility and variety;
- Respond to the anticipated volume and type of traffic;
- Create a safe and attractive environment with clear priority to pedestrians;
- Make efficient use of land;
- Provide a permeable network which provides options and choices for movement between and within development blocks; and,
- Create a safe environment with design speeds appropriate to their surrounding.

4.24. Figure 22 identifies the character areas within the development, which will be further developed with illustrative cross sections and associative text over the next few pages.

St Nicholas

Character and Role

4.25. St Nicholas provides one of two vehicular access points into the site, and forms an informal landscaped area along the principal street. The St Nicholas space has an important gateway and spine function for the site and will therefore be characterised by distinctive avenue tree planting.

Movement Function

4.26. The primary function of the St Nicholas street will be for pedestrians, cyclists and low levels of vehicle movement,

Built Form

4.27. Buildings within the St Nicholas character area will not exceed the existing building of St Nicholas House in height. They will provide enclosure and natural surveillance over the area.

Landscape/Public Realm

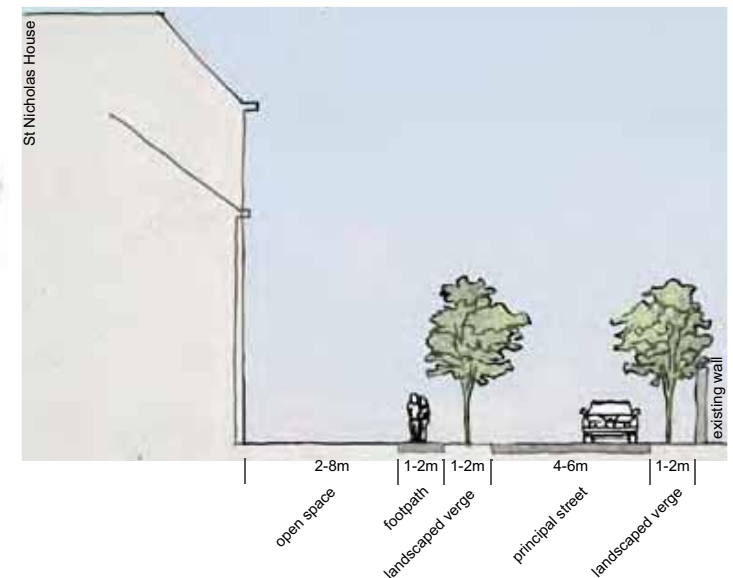
4.28. Tree planting and landscaped verges will typify this street typology to provide an avenue effect. Materials will be selected that relate to the urban location, including lighting, kerbs and paving finishes. Statutory services can be accommodated beneath the footpaths/carriageways.



FOR ILLUSTRATIVE
PURPOSES ONLY

Figure 23

St Nicholas
Cross Section



The Orchard

Character and Role

4.29. The Orchard adds a semi formal landscape to the principal street. The Orchard area is an important transitional space between built form and open space, and is a strong historical feature within the site.

Movement Function

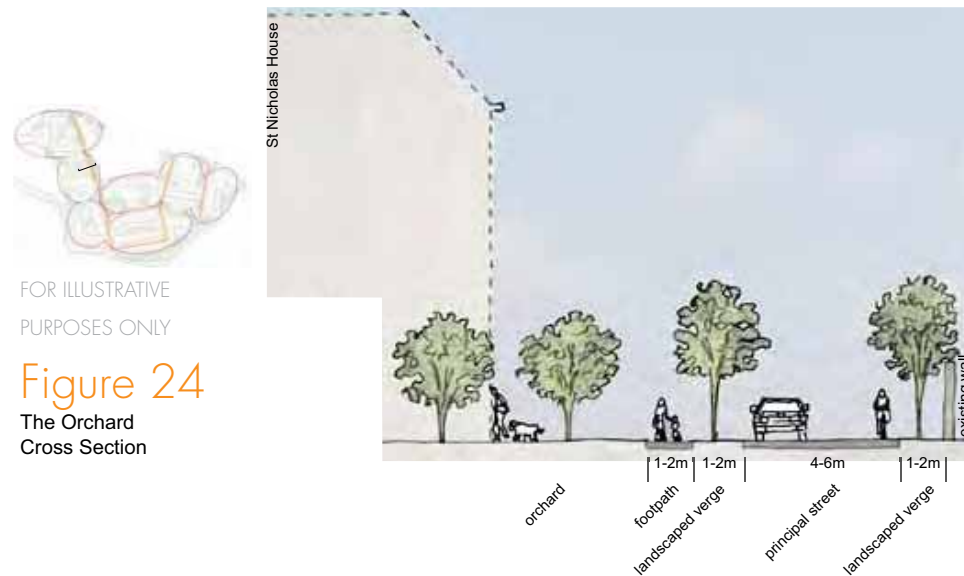
4.30. The primary function of the St Nicholas street will be for pedestrians, cyclists and low levels of vehicle movement,

Built Form

4.31. Building within the Orchard character area will not exceed 3.5 storeys in height. They will positively address the Orchard, providing enclosure and natural surveillance. There will be no building within the Orchard itself.

Landscape/Public Realm

4.32. Tree planting and landscaped verges will typify this street typology to provide an avenue effect. Materials will be selected that relate to the urban location, including lighting, kerbs and paving finishes. Statutory services can be accommodated beneath the footpaths/carriageways.



The Walled Garden

Character and Role

4.33. The Walled Garden introduces a more formal urban setting to the principal street. It retains historic reference through retention, where possible, of the stone wall, and has an important role in bookending development fronting on to Abbey Park.

Movement Function

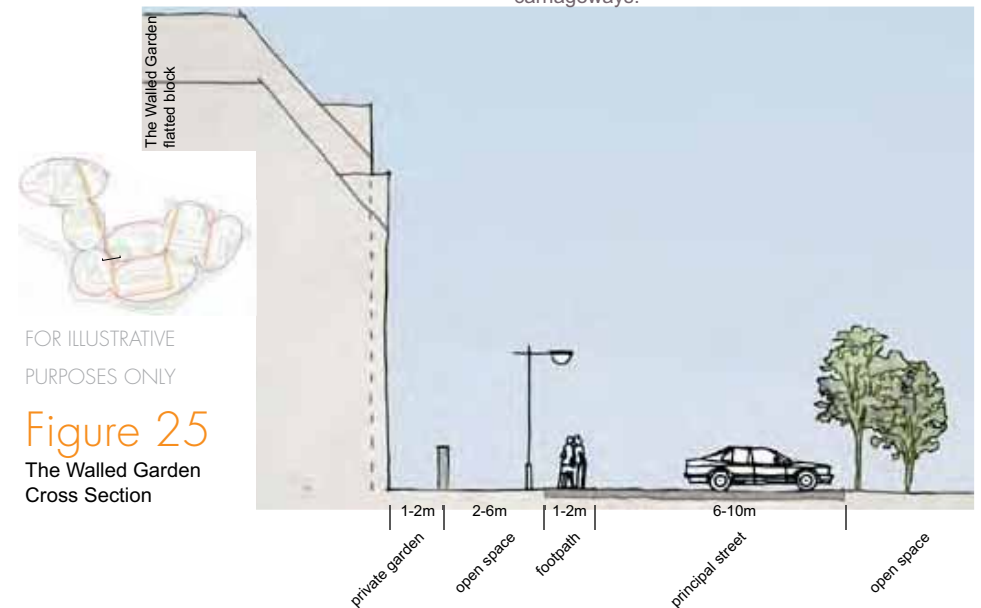
4.34. The Walled Garden street provides vehicular access to individual dwellings and private courtyard parking, as well as a pedestrian route to the Kinness Burn landscaped edge.

Built Form

4.35. Buildings within the Walled Garden character area will reach a maximum of 4 storeys in height, and will positively address the public realm, providing enclosure and surveillance over key spaces.

Landscape/Public Realm

4.36. Predominantly hard landscaping will typify this street typology. Materials will be selected that relate to the urban location, including lighting, kerbs and paving finishes. Statutory services can be accommodated beneath the footpaths/carriageways.



Abbey Park

Character and Role

4.37. Abbey Park provides a pivotal central point within the site, and forms a well established landscape setting along the principal street. The Abbey Park space has important historical reference within the site, and therefore will be characterised by distinctive existing features including Abbey Park House, which is a Grade B listed building.

Movement Function

4.38. The primary function of the Abbey Park street will be for pedestrians, cyclists and vehicular movement.

Built Form

4.39. Buildings within the Abbey Park character area will not exceed the existing building of Abbey Park House in height. They will provide positive frontages to the principal street, enhancing natural surveillance.

Landscape/Public Realm

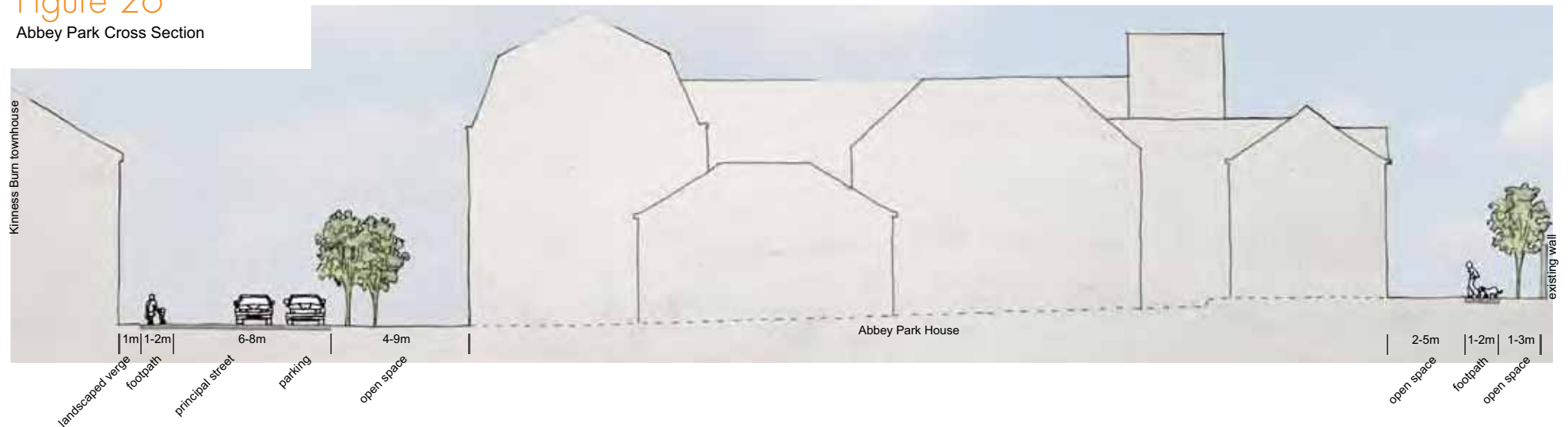
4.40. Tree planting and landscaped verges will typify this street typology to provide an avenue effect. Materials will be selected that relate to the Abbey Park House itself, including lighting, kerbs and paving finishes. Statutory services can be accommodated beneath the footpaths/ carriageways.



FOR ILLUSTRATIVE PURPOSES ONLY

Figure 26

Abbey Park Cross Section



Kinness Burn

Character and Role

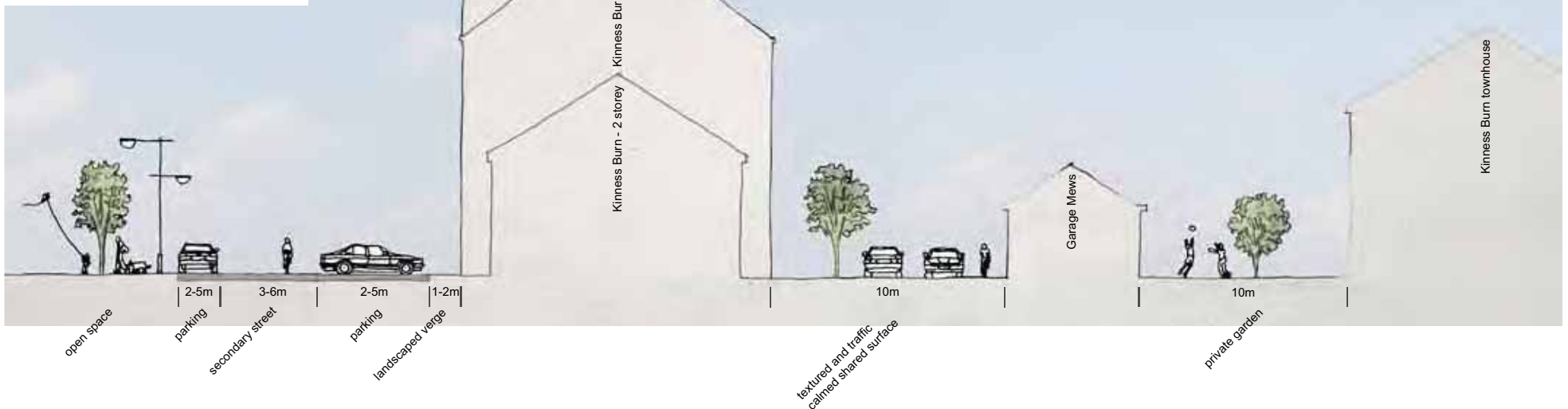
4.41. Kinness Burn provides a formal urban setting on the south side of the principal street, in contrast to the informal landscape setting on the north side associated with Abbey Park.



FOR ILLUSTRATIVE PURPOSES ONLY

Figure 27

Kinness Burn Cross Section



Movement Function

4.42. The primary function of the Kinness Burn street will be for pedestrians, cyclists and vehicular movement. Secondary streets in this area provide vehicular access to individual dwellings and accommodate private parking. Pedestrian routes also run either side of the development block, providing access to the Kinness Burn landscaped edge.

Built Form

4.43. Buildings within the Kinness Burn character area will not exceed four storeys in height. They will provide positive frontages to the principal street, and Kinness Burn landscaped edge.

Landscape/Public Realm

4.44. Hard landscaping will typify the street north of the development block, with tree planting and landscaped verges along the street to the south of the development block. Materials will be selected that relate to the urban location, including lighting, kerbs and paving finishes. Statutory services can be accommodated beneath the footpaths/ carriageways.

Kilrymont

Character and Role

4.45. Kilrymont provides the main vehicular access point into the site from Abbey Walk, and forms a formal landscaped area along part of the principal street. The Kilrymont space has an important gateway and spine function for the site.

Movement Function

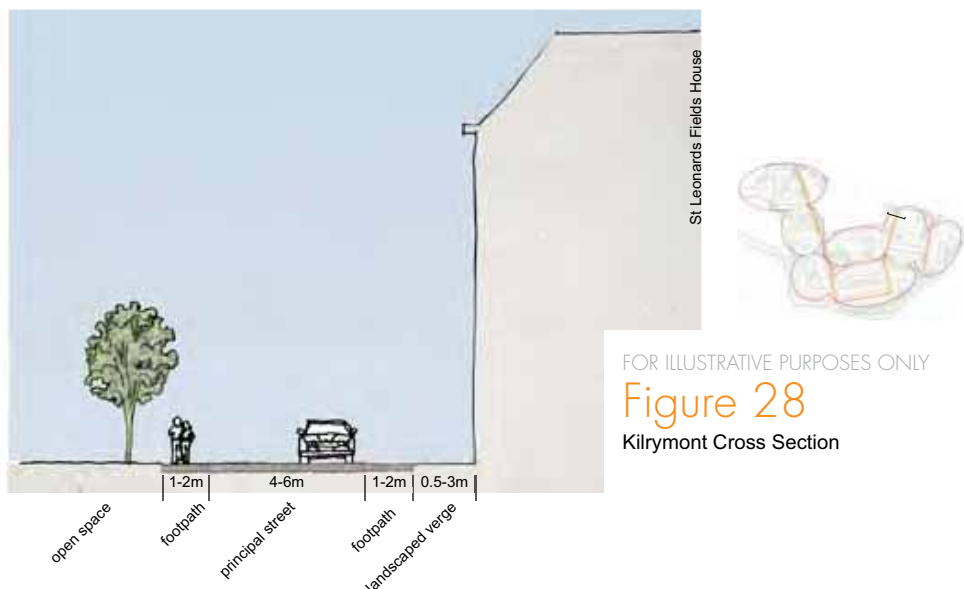
4.46. The primary function of the Kilrymont street will be for pedestrians, cyclists and principal vehicular movement.

Built Form

4.47. St Leonards Fields House and Kilrymont are existing buildings in full occupancy. St Leonards Fields House positively addresses Abbey Walk, and Kilrymont positively addresses the formal landscaped garden between the two buildings.

Landscape/Public Realm

4.48. Predominantly hard landscaping will typify this street typology. Materials will be selected that relate to the urban location, including lighting, kerbs and paving finishes. Statutory services can be accommodated beneath the footpaths/carriageways.



Memorial Hospital

Character and Role

4.49. The Memorial Hospital provides a semi formal landscape setting within the site.

Movement Function

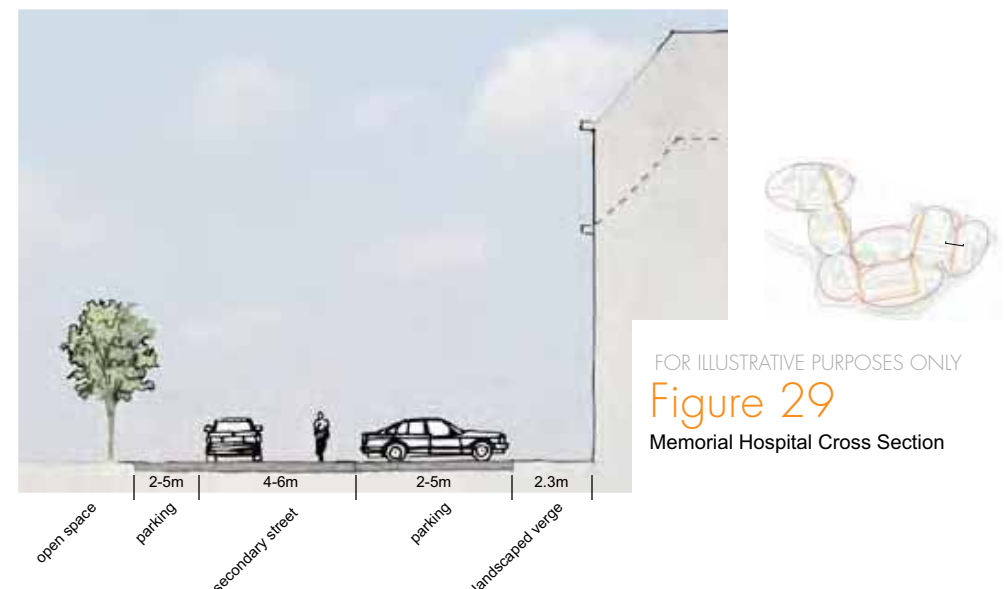
4.50. The Memorial Hospital street provides vehicular access to individual dwellings and private courtyard parking, as well as a pedestrian route to the Kinness Burn landscaped edge.

Built Form

4.51. Buildings within the Memorial Hospital character area will not exceed 4 storeys in height, and will provide positive frontages on to Abbey Walk, and streets/public realms within the site.

Landscape/Public Realm

4.52. Tree planting and landscaped verges will typify this street typology to provide an avenue effect. Materials will be selected that relate to the urban location, including lighting, kerbs and paving finishes. Statutory services can be accommodated beneath the footpaths/carriageways.





DESIGN PRINCIPLES



the orchard



active street frontages



St Nicholas access

5.1. The option testing process resulted in an indicative vision for development. The development vision, strategic objectives, and a list of key urban design principles can be articulated and these are set out below. All development will be expected to reflect these principles in their detailed design and layout proposals.

Objective 1 - Embrace the unique environment setting, and enhance the existing features on the site.

5.2. **Principle - Key buildings, open spaces and features on the site should be retained/refurbished where possible.** The listed buildings on the site will be retained and refurbished breathing new life into them. Key open spaces, those being the Orchard and Kinness Burn will be reinstated following a landscape framework, and feature will be made of the large stone wall, forming the Walled Garden area. Areas of the existing section of wall to the north and east of the walled garden will be reused and improved. The wall to the west and south of this character area will be incorporated into the detailed design and will be subject to change. Development around St Nicholas shall be of a scale and style that respects the existing building and its setting. In this respect, development adjacent to St Nicholas House shall be subordinate in size/height to the existing building. Views/glimpses of St Nicholas House from Abbey Walk and the site entrance shall be retained. In particular, the role of St Nicholas House, being the dominant building, should be retained through any new development to the north, and views of the historic building roofscape should be visible from the western site entrance and the initial stretch of this access road.

5.3. **Principle - The retained buildings on the site shall have active streets and spaces connecting them.** All streets and spaces overlooked by the existing historic buildings shall be of the highest quality, offering innovative and creative public realm design solutions, and avoiding standard design solutions to these important frontages.

5.4. **Principle - Care should be taken to preserve and respect the very different nature of routes that run south from Abbey Walk.** The western access road entered through St Nicholas is tree lined with a blanket tree preservation order, the alignment of roads and footpaths will respond to the existing trees, and preserve them where possible.

Objective 2 - Expand the potential range of uses where possible.

5.5. Principle - Create an integrated, mixed use development. There is an opportunity to provide a real mixed use development on this site, creating jobs, homes, community/cultural facilities, with supporting infrastructure such as Class 2 and 4 office development. The potential for increased provision of tourism and visitor related facilities should be sought. Subsequent development proposals will be expected to facilitate the proper integration of mixed use schemes, for example, where residential can coexist alongside Class 2 and/or 4 business uses. The integration of these uses helps create living, active streets at different times of the day and evening.

5.6. Principle - Provide an appropriate mix of uses to help create a distinctive development. Expanding the range of uses in a balanced and mixed manner will reinforce the distinctive character that we aim to achieve in this area, and help to create an attractive, diverse, safe and active community. Delivery of these uses will be subject to market conditions and extensive market research in support of applications pending. Abbey Park House should not be allowed to fall further into disrepair, therefore, a period of 12 months following a planning grant, should be permitted for obtaining a hotel operator.

5.7. Principle - Provide appropriate, well integrated affordable housing which suitably adds to the variety of house types. Affordable housing on site will be fully integrated as part of the overall design. Housing would be phased across the site subject to funding availability, and would provide for a range of local housing needs.





St Leonards Fields House dual frontage



public art adds quality and legibility



car parking behind frontages



landscape sensitive traffic calming measure

Objective 3 - Maintain a distinctive character and identity, using the historical development patterns as a principal referencing tool when considering new development at STA08.

5.8. **Principle - The historical land use context shall be used to inform design and layout solutions.** The key references for land use, form and layout should be drawn from the former St Leonard's School and Memorial Hospital use on the site, and their associated buildings, open space and movement patterns, and the townscape analysis described earlier in this document. Development proposals shall respect, reflect and enhance this context.

5.9. **Principle - Development should provide positive street edges to building frontages, where double frontages occur, a distinctive approach to this should be explored.** Building frontages overlooking streets and public spaces shall have different treatments employed in the design, in order to create a sense of place. Most importantly the public front of buildings should positively face the street.

5.10. **Principle - A landscape, open space and greenspace framework should set the context for future development proposals and result in areas of green space that are significant, usable and with purpose.** The landscape framework should embrace the concept of green corridors or networks, to maximise the permeability of green spaces, encouraging and increasing biodiversity throughout the site. Care should be taken to avoid too much visitor car parking around these areas.

Objective 4 - Create a high quality public realm, maximise connectivity to, from and through the development and improve access to sustainable transport choices.

5.11. Principle - Detailed proposals for the public realm should demonstrate the creation of a high quality environment for the user.

The public realm is the area around and between buildings and streets. Detailed designs should demonstrate how these spaces deliver an enjoyable and pleasant experience for people living, working and visiting the area. They should be distinctive, safe, easy to access and form part of the broader movement network across the site.

5.12. Principle - Car parking should be accommodated by a variety of means to provide flexibility and lessen visual impact.

A design led approach should be considered to the provision of car and cycle parking, which is well integrated with a high quality public realm. The levels of car parking required should take cognisance of the proximity of the development to the Town centre. The preferred option shows the vast majority of car parking located behind frontages in private courtyards. Careful design of private courtyard parking will be required to ensure the private courtyards offer a quality of place in their own right".

5.13. Principle - Public art should be used appropriately to add quality to, and assist with legibility. A public art strategy will be required when developing proposals for the site. Public art should integrate into the site and be used to define key spaces and junctures, as well as assisting with legibility throughout the site.

5.14. Principle - All streets and spaces shall be well connected, both internally and externally. Connectivity of spaces and places is an important element when designing detailed layouts. Developments should promote easy and convenient access to and through the site, particularly by pedestrians and cyclists. The development should provide appropriate links and movement corridors to the wider area, including the Town centre and East Sands. This will assist the integration, in terms of social and economic links, and any new development to the existing and proposed communities. Dual access off Abbey Walk at St Nicholas House and St Leonards Fields House would meet the requirements of Fife Council, and provide a desirable loop through the site.

5.15. Principle - Make efficient use of road space/junctions to help create quality streetscapes. Key road junctions within the site should be improved to allow for efficient vehicular movement but primarily to maximise opportunities for pedestrians/cyclist to move to, from and through the site safely. When detailed development plans are drawn up it is important that consideration is given to development proposals nearby such as East Sands, and the potential positive impact of such proposals.

5.16. Principle - Development should attempt to reduce reliance on the use of the car as a movement choice. The design and layout of the development shall be designed to encourage and prioritise trips to and from the site by pedestrians/cyclists.

5.17. Principle - The design of streets shall be so as to traffic calm naturally. Traffic calming should not rely on hard measures such as speed cushions. Natural forms of traffic calming should be used in the design, such as short stretches of forward visibility, and designing in visual pinch points. Some visitor parking will be on street. Through imaginative design, this approach can also be used as a form of natural traffic calming.

5.18. Principle - Future development proposals will be expected to provide a range of building heights, from 2.5 storeys to 4 storeys across the site and along individual streets, to reflect the character area strategy set out in Section 4. This will ensure the provision of an appropriate variety of streetscapes/roofscales and help define a sense of identity for individual streets/character areas. The use of building heights should respond, and be in proportion to, the adjacent street width. Building height is an important aspect in relation to reflecting the street typology and character of the development at a scale appropriate for this site within St Andrews.

PROGRESS SO FAR



5.19. Knightsbridge have worked on the STA08 site for over 10 years. Throughout this time they have worked closely with the local community and stakeholders to ensure that development proposals blend well with the existing environment. They have held numerous public exhibitions and met with key stakeholders throughout the process.

5.20. The Consultation process undertaken by Barton Willmore on behalf of Knightsbridge and Fife Council has followed the terms of the Planning etc. (Scotland) 2006 Act. The consultation focuses upon the SDF for the STA08 site, and meets the requirements as identified within the Finalised St Andrews & East Fife Local Plan. The primary focus within the SDF is less on the detailed design of the overall site, and more on the strategic concepts, such as development principles, land use patterns, and connectivity of the site to the wider St Andrews area. It was key that this came across throughout the Consultation process, and that any comments regarding the existing detailed applications for the site were outwith the remit of the Consultation exercise.

5.21. On Friday 26th August 2011, an advertisement was posted in the St Andrews Citizen notifying the public of the commencement of the Consultation Process, and intimating that a public event was to be held on Friday 2nd September 2011. The advertisement placed, set out:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the SDF;
- the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments on the SDF may do so; and
- a statement that comments made to/ in connection with the SDF are not representations in connection with any live, extant Planning Applications.

5.22. The advertisement was published 7 days in advance of the consultation event. The consultation materials included; brochures, display banners, public opinion surveys, website and community information line and email.

Public Consultation Event

5.23. Public exhibitions took place as part of the Consultation process, over a period of 6 weeks between Thursday 25th August 2011 and Thursday 6th October 2011.

5.24. St Andrews Town Hall was selected as the preferred venue for the event, due to its accessible and central location within St Andrews.

5.25. Preview showings of the SDF public display materials, were held with both the St Andrews Preservation Trust and the Royal Burgh of St Andrews Community Council on Thursday 1st September, which allowed these stakeholders the opportunity to review the SDF in private, ask any questions, but more importantly, gave Knightsbridge the opportunity to engage fully with these stakeholders, given their status within the Town. This was held from 4.30pm until 7.30pm, and was well attended by the Preservation Trust, who welcomed the opportunity to meet further with representatives from Knightsbridge. The public event was held from 10am until 8pm on Friday 2nd September 2011, this allowed people who work normal office hours to attend as well as those able to attend during the course of the day.

5.26. The display section of the event comprised 5 pull-up banners. These explained the purpose and process of the Strategic Development Framework, introduced Knightsbridge's vision for the site, illustrated the context and concept, and provided an indicative land use plan for discussion and debate.

5.27. Following the public event on the 2nd September 2011, a static exhibition, comprising the 5 banners was set up at St Andrews Local Office. This was available for the public to view, alongside

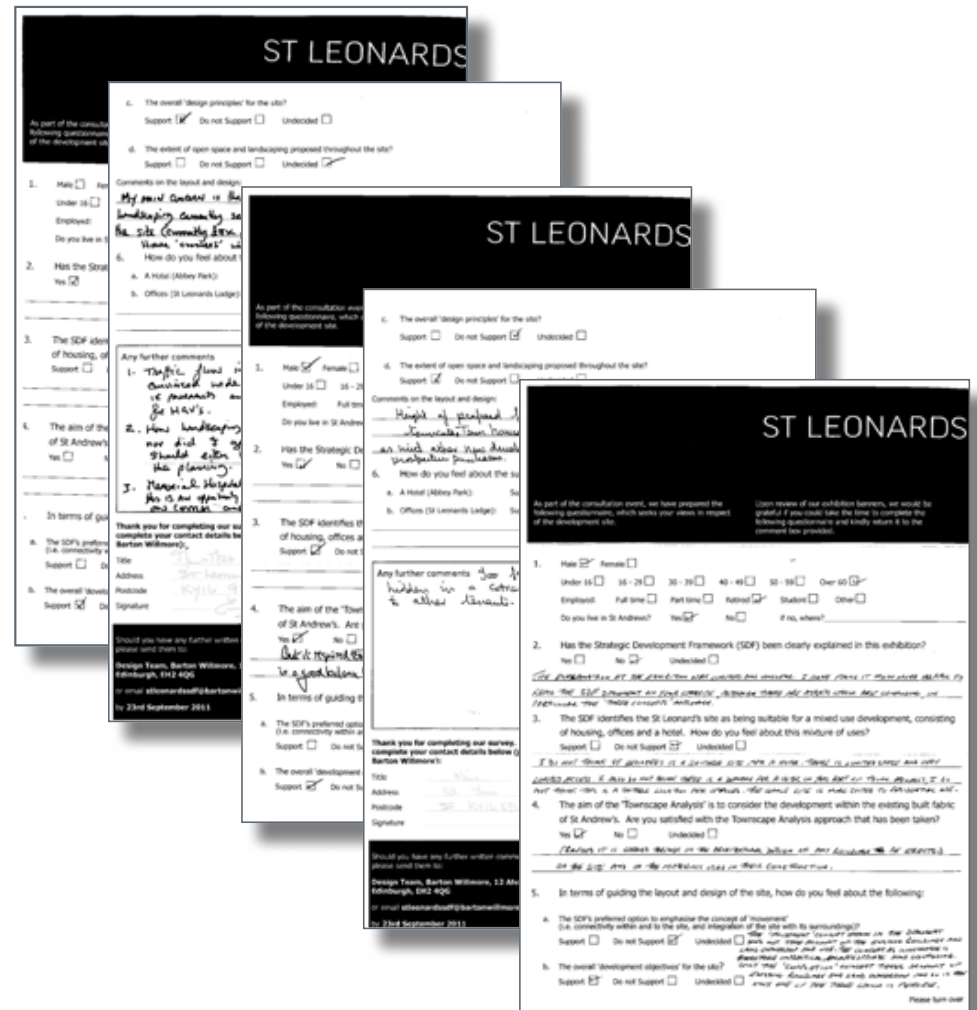
questionnaires and self-addressed envelopes for the remainder of the 6 week consultation period, which ended on Friday 7th October 2011.

5.28. Knightsbridge also made full use of their dedicated Abbey Park web-site, where those wishing to view the SDF in full, and thereafter, make detailed comments could download this for further reading.

5.29. The full Project Team, together with representatives from Fife Council and Kingdom Housing Association were present at the event to explain the boards and the proposed development in more detail, and of course to answer any questions that arouse from viewing the display boards.

5.30. A questionnaire was issued to all attendee's who were encouraged to answer the questions and make any additional comments on the reverse of the questionnaire.

5.31. Approximately 60 people attended the event, with 27 people completing the questionnaires. Of these completed questionnaires, and the verbal comments received it was viewed that the majority of respondents were in support of a mixed use development on the site, and supported the approach to analysis, concept, objectives, design principles and open space provision within the SDF.







Traditional Detailing

6.1. The character of a place is not only determined by architectural style and choice of materials, but is enlivened and enriched with traditional and appropriate detailing.

6.2. Some of the traditional details evident in St Andrews are as follows:

Roof Dormers

- Various style are evident - proportions are important to ensure traditional character is maintained.

Gable and Skews

- Gable ends have an exposed stone slab skew of a minimum size;
- The base of the skew has a termination stone.

Crow Stepped Gable

- A common feature in older properties;

- Crow steps have heavy skew putts base stem at the eaves and gutter.

Mansard Roofs

- A common feature throughout the town in old and new properties.

Chimneys

- Chimney stacks are constructed of exposed masonry or harled;
- Chimney stacks have a heavy moulded cope to hold clay chimney pots.

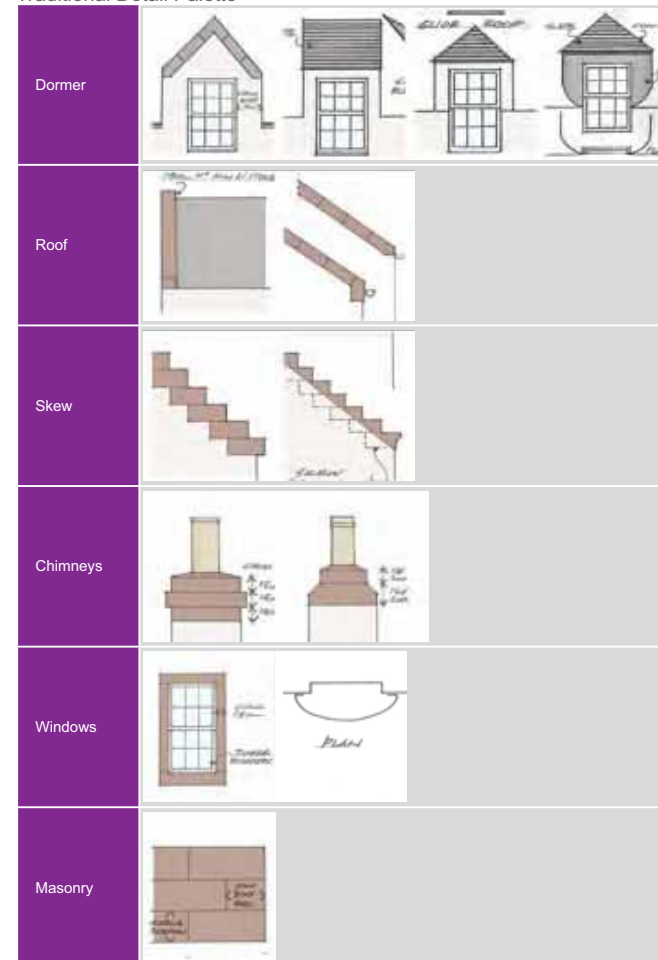
Windows

- Proportions of sash and case windows carefully considered;
- Astragal sizes carefully considered.

Masonry

- Details of masonry finish consistent;
- Termination of rubble and ashlar carefully considered and set out.

Figure 23
Traditional Detail Palette



Architectural Strategy

6.1. Broad guidelines are set out in the following section for the treatment of buildings within the development, informed by architects Austin Smith Lords specialist team of conservationists.

6.2. The architectural strategy is a response to the strong vernacular building traditions of St Andrews as described in section 2 of this document. The strategy seeks to balance the need to create a cohesive development and provide variety and legibility. The guidelines for the development as a whole are set out as follows.

Roof Design

6.3. The local character analysis gives details on vernacular treatments. However, other roofs forms or contemporary solutions should not be precluded and may be acceptable where appropriate.

Materials

6.4. Guidelines are given on the colour or hue of materials. Figure 19 is based on wall and roof materials used in traditional buildings in the area. The predominant wall materials will be buff colour to resemble the local stone and a white/off white render. The predominant roof material will be dark grey to resemble the colour of slate. The wall and roof material table identifies a range of other colours and hues which can be used occasionally.

Details

6.5. The range of details suitable for this development include:

- Contrasting materials for door and window jambs/surrounds;
- Prominent sills;
- Large prominent dormers;
- Bay windows.

6.6. Use of these details will help create a local distinctive development.

Figure 24
Material and Colour Palette

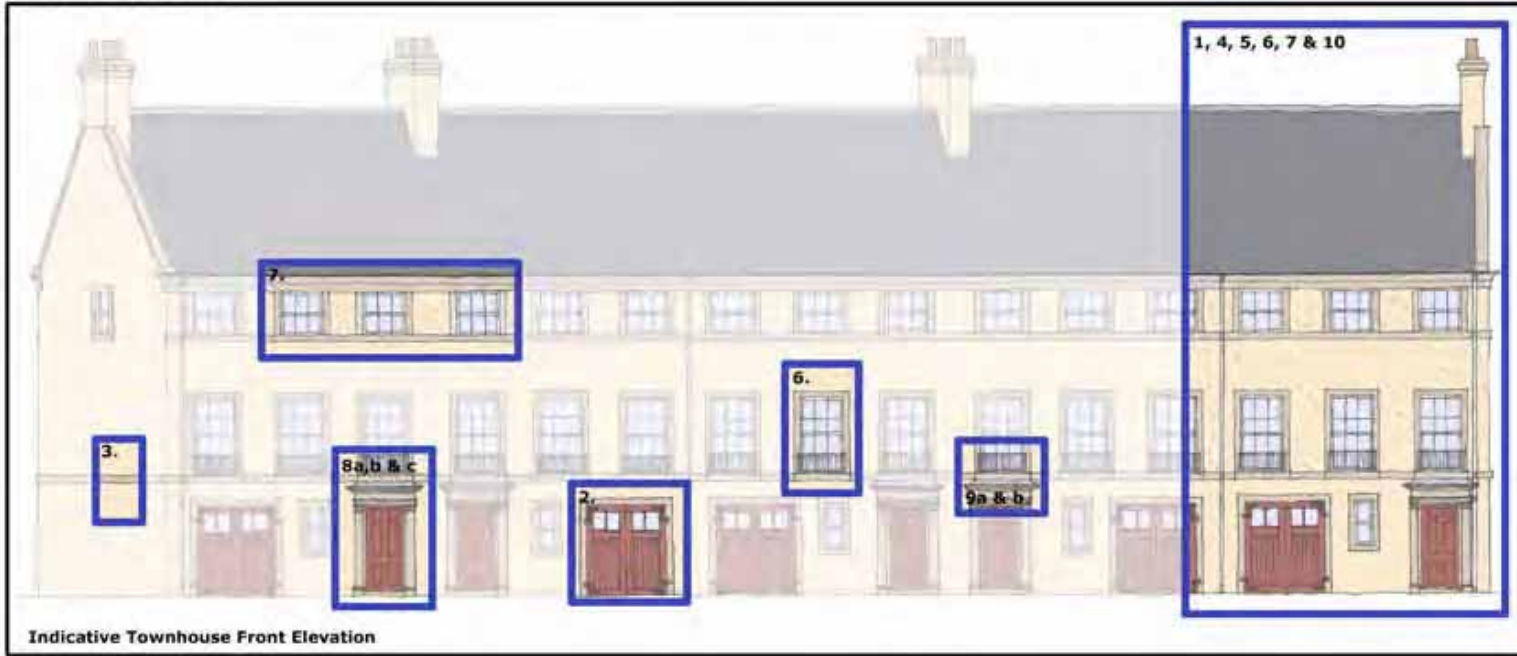
Walls	
Brick	402c 467c
Render	7527c 467c 600c
Stone	7403c 4655c 467c
Roofs	
Slate	425c
Tile	425c 1565c
Doors	
	282c 626c 216c 425c
Windows	
	282c 626c 216c 425c



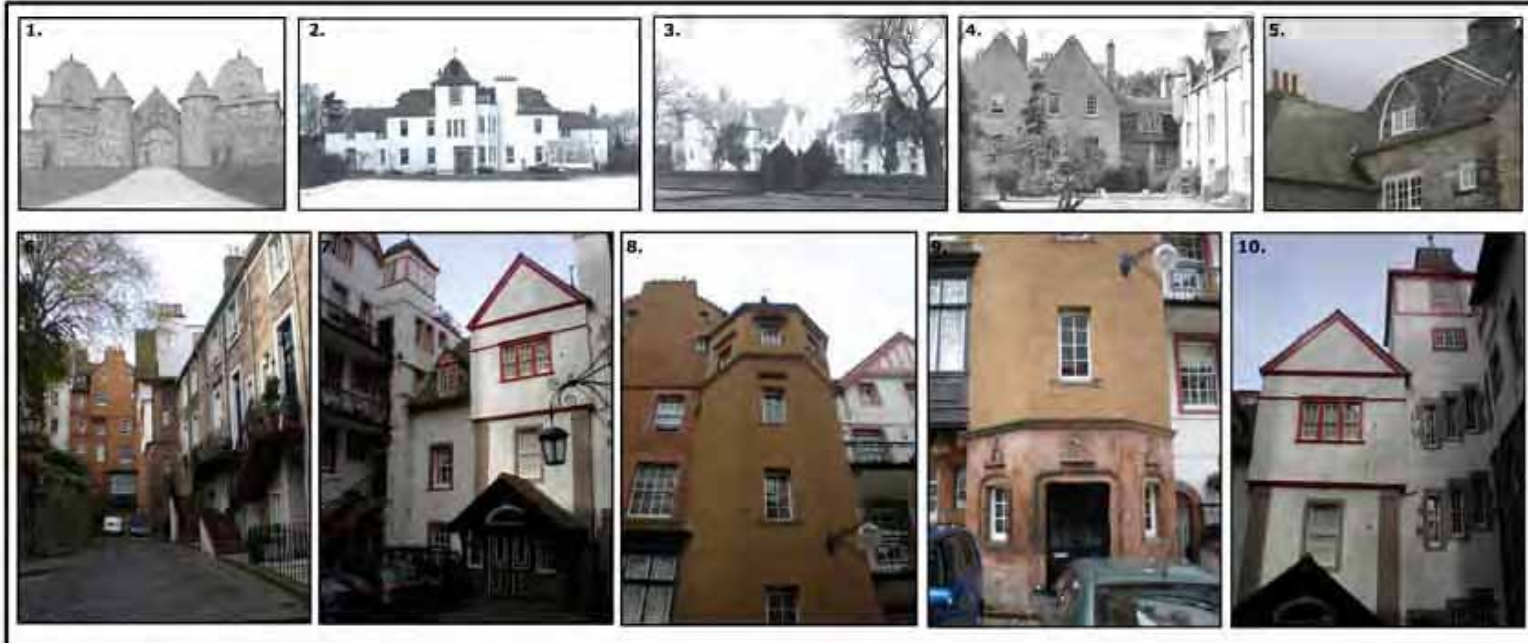
Indicative Townhouse Front Elevation Local Precedents and details

- 1.** 35 North Street, St Andrews. Existing Georgian townhouses. Note simplicity of elevation and reliance on good proportion and unpretentious detailing. Window heights vary according to floor level to express hierarchy of rooms behind. Windows all recessed sash and case 12 paned astragalled.
- 2.** Belgrave Crescent lane mews, Edinburgh. Note how Garage doors are handled with glazed lights allowing the garage to be converted into a home office space without altering appearance of street.
- 3.** South Court pend off South Street, St Andrews. Note use, and colour, of harl with simple stone trims breaking up elevation and expressing frame of window surrounds.
- 4.** Tenement South Street, St Andrews. Note simple pilastered doorcase to main entrance and how window frames are picked out.
- 5.** Dormers and window surrounds South Street, St Andrews. Simple proportions and detailing.
- 6.** College Street / North Street, St Andrews. Georgian Townhouse elevations. Simplicity and good proportion. Notice how scale of windows alters to pick out principal floor. Entrances understated. Simple slate clad dormer with pediment. Windows all recessed sash and case 12 paned astragalled.
- 7.** South Street, St Andrews. Early Georgian tenement. Note simple rhythm of windows especially how the window surrounds on the top floor visually form an arcade like rhythm through use of stone trims that are almost abstract pilasters.
- 8.** A, B and C. Pilastered Doorcase surrounds from South Street, St Andrews. Simple, though well detailed, these surrounds are very much characteristic of the street.
- 9.** A and B. Juliet Balcony details. Image A illustrates a Georgian solution whereby the principal reception room of the townhouse, located on the piano nobile, was expressed on the elevation with simple Juliet balcony adorning each of its windows. Image B illustrates an understated and discrete modern retrofitted Juliet balcony that elegantly overcomes non compliance with the 1100mm rule.
- 10.** Simple Scottish vernacular tenement on South Street, St Andrews. Note simple slate clad dormer and how window surrounds are picked out in stone against the harled backdrop.

Local Precedents and details



Indicative Townhouse Front Elevation



Indicative Tenement Front Elevation Precedents and details

1. Formakin Estate Gates and Lodges, Sir Robert Lorimer. Striking symmetrical composition. Note how the rhythm and composition of the angled facades focuses attention on the entrance gate at the fulcrum of the composition.

2. Harmony, Balerno, Sir Robert Lorimer. Asymmetric composition. Use of both hard and simple window treatment to unify into sculptural composition. Varied roofscape adds visual interest.

3 and 4. Pitkerro, Sir Robert Lorimer. Asymmetric composition. Use of gables, roofs and window hierarchies to unify a larger composition. Relative simplicity of sash and case windows.

5. Cusped Dormer, Wayside 96 Hepburn Gardens, St Andrews by Sir Robert Lorimer. Elegant slate clad cusped dormer detail.

6 -10. Ramsay Gardens, Royal Mile, Edinburgh. Sydney Mitchell. Use of colour, gables, archtraves, windows, astragals, doorcases and pediments to bring harmony to a complex asymmetric composition. Note simplicity of wrought iron balconies.

Precedents and details



Indicative Townhouse Front Elevation

