



**LEUCHARS CONSERVATION AREA APPRAISAL
and
MANAGEMENT PLAN**



**ECONOMY, PLANNING AND
EMPLOYABILITY SERVICES**

APPROVED JUNE 2015

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1.0 Introduction & Purpose

1.1 Conservation Areas

In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Leuchars conservation area is one of forty-eight conservation areas located in Fife. These are all areas of special architectural or historic interest, 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.

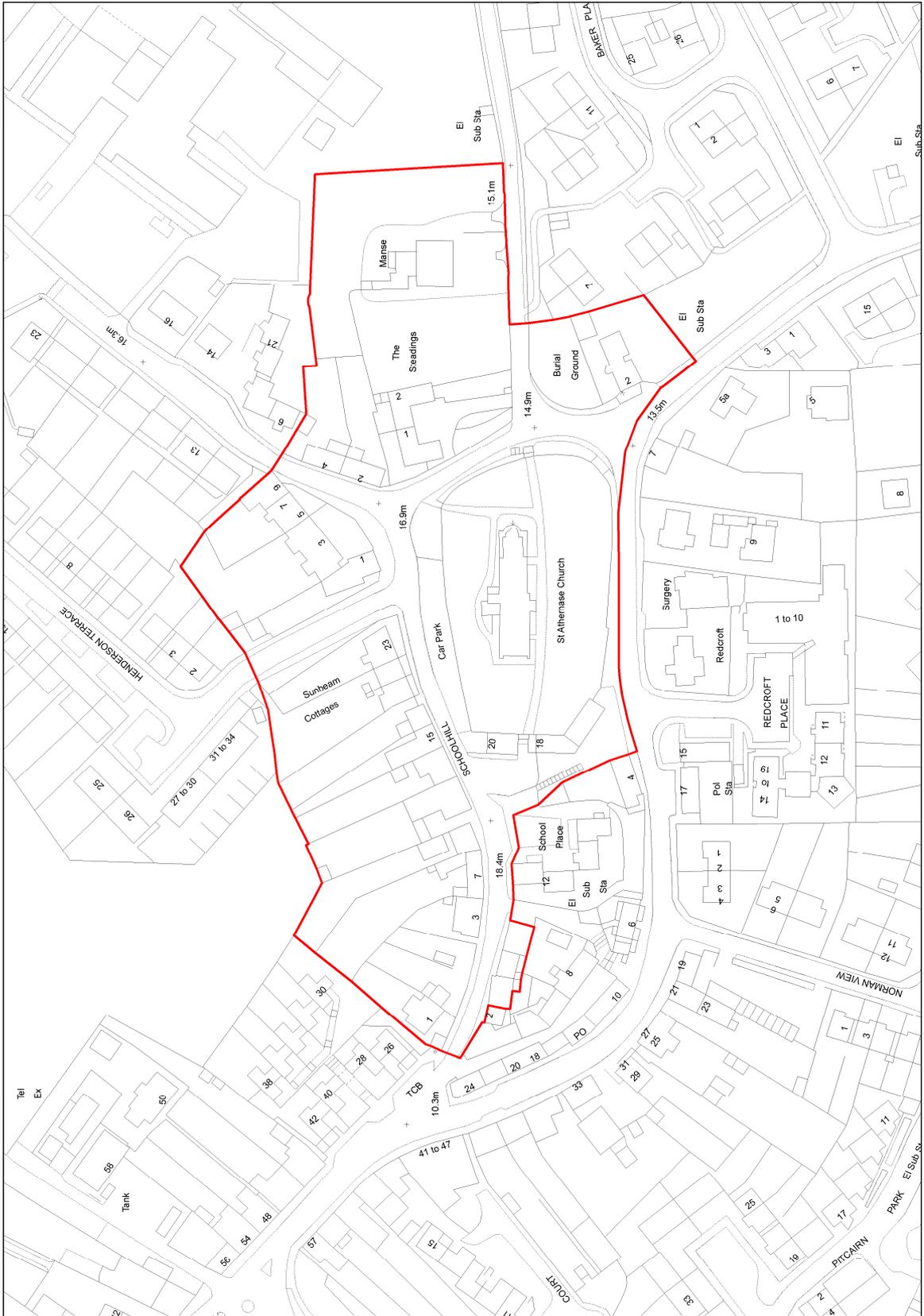
Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging and that the unique character of each area is respected. In this way, communities can benefit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

1.2 Purpose of this Document

Leuchars conservation area was designated in 1987 in recognition of the special historical and architectural interest of this part of the village.

The purpose of this appraisal is to:

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



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Leuchars Conservation Area boundary

2.0 Location, History and Development



St Athernase Church and graveyard



The village of Leuchars is located approximately 9.5 km north of St Andrews, 11km south of Dundee and 12km west of Cupar. Leuchars conservation area comprises that part of the village immediately to the north and east of and including St Athernase Parish Church.

The name of the village may derive from the Gaelic 'luachair' meaning place of rushes. It is likely that there was a pre-12th century ecclesiastical presence just west of the present church as thirty-four long cists were discovered in 1908 when work was done on the school playground. The local minister had also noted graves in this area in the 1790s. The church occupied one of two knolls in what was originally an area of marches, the castle occupying a second to the north of the village. The village continued to develop round the later church, built in the mid-12th century, part of which survives and is incorporated into the present church.



Timothy Pont; Robert Gordon map 1636-52. Source: National Library of Scotland. Note: Nethermuir is shown but not Earls hall.

The village as exists today, like many rural settlements in Fife, owes its origins to the first major period of agricultural improvement in Scotland. Around 1790 the Great Drain was constructed which dried up the extensive marshes (shown on the mid-17th century map above). Around this time the village was probably completely rebuilt and enlarged in response to the resulting 'clearance' of the land for agriculture.



James Gordon map 1642. Source: National Library of Scotland



Robert Gordon map 1636-52. Source: National Library of Scotland



Joan Blaeu map 1654. Source: National Library of Scotland



Joan Blaeu map 1654. Source: National Library of Scotland



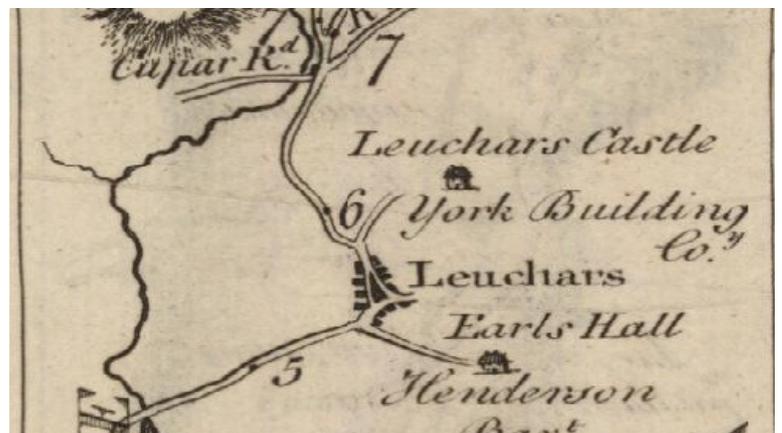
John Adair map 1684. Source: National Library of Scotland



Herman Moll map 1745. Source: National Library of Scotland



John Ainslie map 1775. Source: National Library of Scotland



George Taylor; Andrew Skinner map 1776. Source: National Library of Scotland

The Old Statistical Account (OSA), compiled in the 1790s refers to a village previously built of turfs becoming a neat county village *'built with stones and mortar; the houses at least are commodious for manufacturers'*. It further notes that seventy new houses were built within a few years, eight with two floors and four with blue slates. It notes that another ten were due to be built that summer. *'A great spirit for building has discovered itself for several years past, especially in the village...'* Freestone was not available in the district for building but fine, hard blue whinstone was available *'in inexhaustible fields'*. It adds that *'There is a most excellent well flowing with an abundant stream of soft water, near the west end of the village (for the village is now extending westward).'*' This westward expansion can be seen on the John Thomson and Christopher Greenwood maps of 1827 and 1828 respectively (see below).



Christopher Greenwood 1828. Source: National Library of Scotland

The OSA describes a *'pleasant healthy county village'* with a fee paying boarding school; two ale houses and thirty-four looms. The looms produced brown linen, and single and double sail cloth weave for the Dundee merchants. Several bought yarn and wove and sold it to merchants in Dundee and Cupar. One weaver produced damask and table linens. Carriers *'from all parts'* regularly passed through the village.

David Webster's 1819 Topographical Directory of Scotland notes two annual fairs and a population of upwards of six hundred chiefly employed in linen manufacture for the Dundee market.



John Thomson 1827. Source: National Library of Scotland

The New Statistical Account (NSA) in 1836 comments that *'since the last survey, the greatest change is the enlargement of our villages and the depopulation of the country parts of the parish'*. It now notes six hundred and fourteen inhabitants in the village. Although *'there are a great many engaged in weaving'* three-quarters working coarse

linens for Cupar and Dundee, *'the introduction of machinery has seen hand-spinning almost ceased'*.

The village is described as *'dry, well-aired, well-watered and healthy'* with *'an excellent turnpike'* through it. There are now four schools, one parochial, the others *'unendowed'* and a library. There are six ale houses and two annual fairs. (Pigot's National Commercial Directory in 1837 lists one brewer and four inn keepers and vintners. Perhaps unusually for such a small village it lists three surgeons.

In 1846 Samuel Lewis's Topographical Directory of Scotland describes the village as *'extensive, and neatly built, and appears to have increased since the conversion of the tract of land called the Tents Moor into farms, and consequent removal of numerous cottages on it, the occupiers of which now reside in the recently erected house'*. The inhabitants are still chiefly employed in weaving and in the *'trades requisite for the supply of the parish'*.



Ordnance Survey 1st Edition 1854. Source: National Library of Scotland

The directory notes good turnpike road communications with the neighbouring market towns. A couple of years later, in 1848, communications were further improved with the construction of a rail junction (rebuilt in 1900) to the west of the village, shown for the first time on the Ordnance Survey 1st Edition map of 1854. The Edinburgh, Perth & Dundee Railway line from Cupar was further extended to Tayport in 1850. In 1852

Leuchars Junction was created at the junction with the St Andrews Railway. From 1878 this was the start of the main line to the Tay Bridge. A new station was built around 1914 and the old station closed in 1956. The St Andrews line was finally abandoned in 1969, another casualty of the network cuts following the Beeching Reports in 1963 and 1965.

Westwood's Parochial Directory of 1862 anticipated the end of weaving in the village. '*...that branch of the industry is gradually becoming extinct*' and the village population was now chiefly employed as craftsmen and rural labourers. Five dressmakers and milliners and five tailors are listed. The impact of the railway is seen in the two coal merchants listed at the station; a railway agent and amongst the three inn keepers one for the new Railway Inn. A gas company manager is listed and the 1854 OS 1st edition also shows a gas works next to the railway station. Early 20th century photographs show street lighting in the Main Street.

In more recent times a Royal Naval station was established outside the village in 1917 and from 1920 occupied by the RAF, shortly to be replaced by the Army.

3.0 Character and Appearance

3.1 Setting

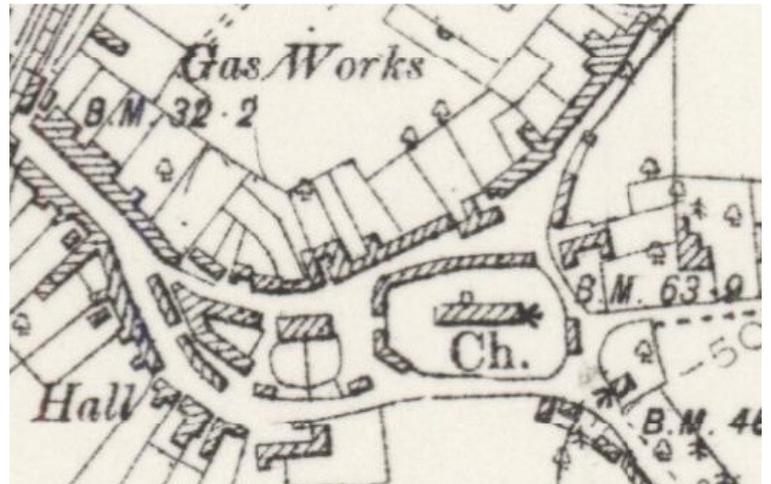


Leuchars Parish Church

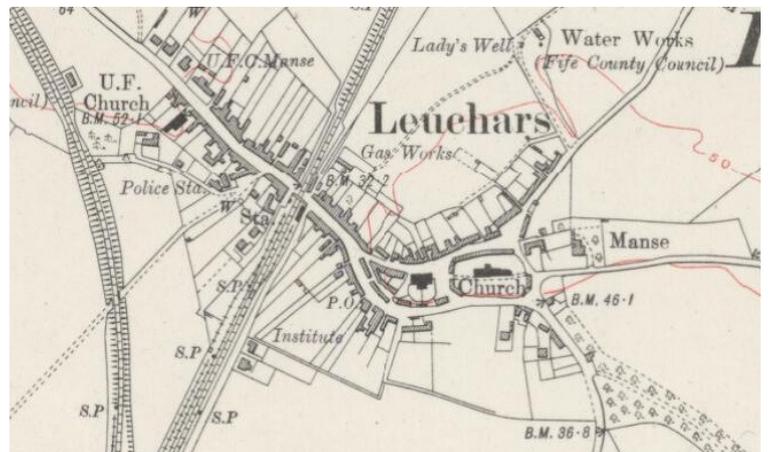
The knoll setting of the parish church forms the focus of the conservation area and exerts a major influence on its special character and appearance.

The church dominates the conservation area visually, architecturally and historically. There are no other significant natural features. The remainder of the village of Leuchars has little direct visual impact on the character of the conservation area. Similarly, though important historically and architecturally RAF Leuchars and Earlshall Castle and policies beyond the conservation area and village have no direct impact on the character or the setting of the conservation area.

3.2 Street Pattern and Topography



Ordnance Survey 1893. Source: National Library of Scotland



Ordnance Survey 1912. Source: National Library of Scotland

The street pattern within the conservation area is essentially linear following the historic route from Pitlie House, round the northern edge of the kirkyard, to join with the main route (later turnpike) between St Andrews and Dundee, which in turn joins with the main route from Cupar just to the north of the village. The former importance of Pitlie House and Earlshall Castle historically distorted the

pattern slightly north–eastwards and eastwards respectively from the parish kirk. Later the railway junction and stations moved the focus of activity and new development westwards from the original one centred round the church.

3.3 Buildings and Townscape

3.3.1 Building Types

The conservation area as a whole is characterised by a diversity in form but from a limited range of types of building. Most buildings date from the two main periods of prosperity and growth in the 18th and 19th centuries respectively. One and two storey, three bay cottages and houses predominate. Most of the buildings fall into the following broad types:

- 18th and 19th century cottages
- 18th and 19th century houses
- Modern re-development and conversion
- Parish church and associated manse



Above, right and below: examples of typical vernacular house and cottage types.



Below: detached Parish church manse



3.3.2 Distinctive Architectural Styles, Detailing and Materials

The majority of buildings are built in the characteristic 'Fife vernacular' style, with pantiled roofs and raised gable skews. None have the Corbie or crow-step gable or slate easing courses seen elsewhere in Fife.

Walls are generally constructed in whin rubble with



Brick built into kirkyard wall from former Glenboig brickworks east of Glasgow.

Dunkeld Quarries

The Tay valley cuts through the Dalradian rocks just south of Dunkeld, forming a narrow valley with steep sided hills on either side, namely Birnam Hill and Newtyle Hill. Slate outcrops on the southern slopes of both these hills were quarried extensively.

Both the Newtyle and the Bimam quarries were producing slates at the end of the 18th century. Of the Newtyle quarries Innerarity wrote in 1791:

"quarries of excellent blue slate which are sold on the spot at £1 the thousand and are carried a considerable distance".

Robertson wrote of the Bimam slates at the same time
"In the hill of Birnam is abundance of slate that splits into plates of a convenient size and thickness of a deep blue colour bordering on violet and exceedingly beautiful".

In the 19th century both quarries were in production, Newtyle producing 200,000 monthly. The proximity of the Newtyle quarries to the Tay probably gave them an advantage over those at Birnam but this would have reversed when the railway line reached Dunkeld. Both quarries were in production until the early 20th century.

sandstone margins and were generally left exposed though occasionally painted. The Old Statistical Account compiled in the 1790s notes that freestone was not available in the district for building but fine, hard blue whinstone was available *'in inexhaustible fields'*. The hard whinstone would not have necessitated a protective harl. A unifying decorative limewash applied directly to the masonry is likely to have been the most common alternative finish, including its use on more modest buildings from the 19th century. Buildings of all types are presently inappropriately finished in a modern smooth painted cement render and brilliant white masonry paint.



Characteristic features of Fife vernacular architecture – raised gable wall heads and red clay pantiles. Note: thackstane chimney head detail and 'blue' slates.

Traditional red clay pantiles are the dominant roofing material (50% of buildings). Westwood's Parochial Directory of 1862 notes a brick and tile maker nearby at Guardbridge. An additional, relatively high, percentage of roofs (17%) have inappropriate

modern concrete imitation pantiles. The remainder of roofs (30%) are slated. Many use uniform smooth Welsh slate laid in regular courses. Some, significantly, possibly retaining the original roof coverings, use Scottish slate laid in traditional diminishing courses.



A cottage of typical local vernacular style, now demolished, built against the eastern kirkyard wall.

The Old Statistical Account (OSA) compiled in the 1790s notes that seventy new houses were built within a few years, eight with two floors and four with blue slates. It is possible that these slates came from the Dunkeld Quarries. Although slates could have been transported by boat at a cost, the advent of the railways would have made it cheaper and easier to obtain materials like brick and slate from further afield. There is, however, other than the rebuilding of a few chimney heads, almost no brick used in the conservation area.



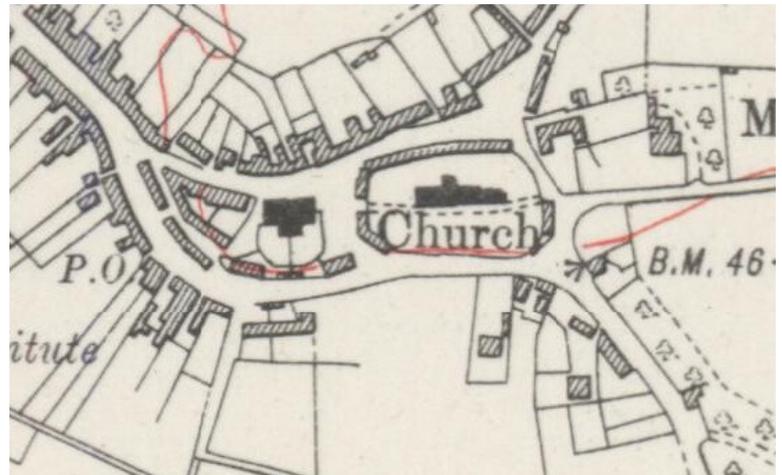
Date stone detail from 7 Pitlethie Road

Architectural ornamentation is, on the majority of buildings, minimal and confined to raised door and

window margins. Even a date stone embellishment is exceptional. Chimney heads are generally gable apex located with plain buff cans and copes. As a result of this lack of ornamentation, windows and doors assume greater prominence and importance in the overall design.

3.3.3 Orientation and Density

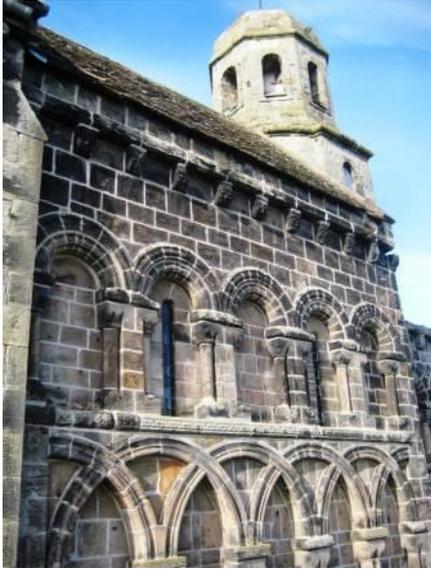
Most buildings front, with their long elevations, directly onto the road. They are often grouped in short rows; generally have large rear back-land plots, some containing ancillary buildings. Due to the combination of the change of gradient to the west end and south, relatively wide, curved, roads and architectural diversity, the general impression is one of low density and rural in character. A few exceptional buildings are detached, set back within larger plots, namely the parish church and former manse (with adjacent 'steading'). A curiosity is 'Rachael's Inn' 2 Main Street, a single built unit of a planned (late 18th century) but unfinished row.



Ordnance Survey map 1912. Source: National Library of Scotland

3.3.4 Key Listed and Unlisted Buildings

There are six statutory list entries for the conservation area. This covers only a small proportion (20%) of the total number of buildings in the conservation area. One, the parish church, is category A listed. The kirkyard is separately, category B, listed. Of the other six buildings contained in the statutory list, just under a third (33%) are category B listed and the rest are category C.



Category A listed St Athernase Parish Church

Most buildings are 18th and 19th century, of a modest common vernacular type, often altered and without any close historical associations. This is reflected in the high proportion of category C listings and low proportion of all buildings that are listed. Apart from the category A listed parish church there are no other outstanding buildings or structures.

Although not listed there are other buildings which contribute to the special character of the conservation area. 11 Schoolhill, noted in John Gifford's *The Buildings of Scotland. Fife*, is located north-west of the church. Attached to the end of a row of single storey cottages, it overlooks the area in front of the main entrance to the church. Originally it would have also faced the school. Built circa 1790; two storeys, three bays, with a bi-partite window over an unusual front door with a fluted frieze on a lugged architrave doorpiece. It has substantial rear wall and gable chimney heads and an interesting collection of rear courtyard buildings.



Unlisted No.11 Schoolhill



Unlisted 20 Schoolhill to the western end of the kirkyard.

Overlooking the public open space and backing onto the kirkyard at the main entrance is 20 Schoolhill. This single storey, three bay, two window with central door, cottage is typical of its type. Although the windows have been enlarged it is largely as originally built. It is shown on the Ordnance Survey 1st Edition 6" maps of 1854. Pantiled now, it may have been thatched (extant thackstones), with typical whinstone masonry and sandstone margins, skew copes, chimney heads and quoins. It also has an unusual small gable wall window overlooking the entrance to the kirkyard.

3.4 Spaces

There are few areas of public or private open space within the conservation area. There is a large open area in front of the main entrance to the parish kirk. The unsympathetic modern development which replaced the former school, though outside the conservation area, exerts a strong influence on the character of this part of the conservation area. More recent inappropriate alterations and additions to traditional buildings facing this open space have also had a negative impact on its historic character.



Main public open space at heart of the conservation area.

3.5 Trees and Landscaping

There is little formal landscaping within the conservation area and private garden ground is largely out of sight behind houses.



Mackenzie family burial ground

There are few significant trees or landscaped areas either public or private, which influence the character of the area. There are mature trees associated with the Mackenzie family burial ground and the nearby former parish manse which gives this part of the conservation area a different more rural character.



View looking west towards the parish church with the former manse to the right.

Although there are no individual Tree Preservation Orders all trees within the conservation area are protected and permission is required for felling or lopping.

3.6 Activity and Movement

There is little activity and movement within the conservation area. Some vehicular traffic passes along the High Street to the west of the conservation area or along Pitlethie Road. Otherwise it is for residential access.

4.0 Public Realm Audit

4.1 Street Furniture

Lighting and other street furniture can be an important component in enhancing the distinctiveness and character of a building or conservation area. Original cast iron columns for gas and electric lighting from the 19th century were often elegantly designed, with classical mouldings or other intricate details which complemented the contemporary local architecture.



New street lamps of appropriate design and sensitively located to minimise any adverse impact.



An old street light, now in the kirkyard, of unknown provenance.



Just within the conservation area the above furniture is located at the centre of the most important view of the parish church.



On the boundary of the conservation area the above is at the centre of the most important view of the category A listed parish church.



'East End' of village at beginning of 20th century. Note street lamp and public water pump.

Care needs to be taken to ensure that any street furniture is located sensitively so as to not adversely affect the historic or architectural special interest or



Re-use of sets to create a new public seating area

character or appearance of listed buildings or the conservation area such as key views.



East End is now a road junction with new stone boundary walls.

In the conservation area any such original street lighting has long been replaced. The recently installed lamps with utilitarian steel columns of hollow circular section with plain modern lamps are preferable to reproduction 'period' lamps which would have no historic precedent and would confuse the authentic character of the conservation area. The colour of the light and its brightness can also affect the night-time character of the conservation area though this was not assessed as part of the appraisal.

Other items of street furniture can have an impact, such as benches and litter bins. The historic quality of a conservation area can be diminished by the casual use of ersatz 'heritage' furniture from a catalogue. The selection of any 'period' item off-the-peg should be based on archival documentation or other historical research. If no documentation or historic precedent exists, the next best option is to procure high quality street furniture to complement the architecture and character of the conservation area.

4.2 Surfacing

Street surfaces are significant as the foreground and setting for historic buildings. They also give cohesion and character to the streetscape as a whole. Historic surfaces acquire the patina of time and past activity,



Remnant of traditional surfacing treatment and materials (found just outside the conservation area).

and have cultural meaning. They are of their place and usually reflect local geology. Once removed such surfaces cannot easily be replaced. There is no visible surviving historic surfacing within the conservation area, although there is just outside the boundary which gives some clues as to past treatments. New surface treatments should be sympathetic with the age of the majority of the listed buildings in the conservation area. In the case of Leuchars conservation area this is late 18th and 19th century. Historically, there may have been, if anything, cobbled or whinstone spalls or horonized strips in front of buildings and in other high traffic areas. Sett paving was expensive and used selectively for high wear areas. Similarly, only the main street would have had a raised pavement. The historic character of Leuchars conservation area could be enhanced by choosing designs and materials which are less urban and formal. Late 19th century photographs show many streets and wynds with soft edges without gutters and raised kerbs (using sett channels instead) and this would be appropriate in these areas. The use of an agreed palate of historically sympathetic and complementary materials would enhance the special character of the conservation area.

Cobbles and compacted stone chippings using locally sourced sandstone or whinstone would provide a sympathetic historic setting for most buildings. For roadways the most historically sympathetic surfacing compatible with modern vehicular traffic would be hot-rolled asphalt with rolled-in chippings consistently sourced from a local quarry. Kerbs should preferably be in local whinstone.

4.3 Information and Interpretation Boards

There are no interpretation boards or any other information or signage to indicate that the conservation area exists or what is of special architectural or historic interest. These are recommended. Other ways to differentiate and draw attention to the significance of the area could include applying a different palate of materials and designs for the public realm surfacing or for street signage.

5.0 Survey of Specific Issues

5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Roofs for example, form a dominant character element in vernacular architecture. Where examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. Materials or components have a limited life and many will have already been renewed. It may not simply be a case of replacing like for like or retaining things as they were at the date of statutory listing. Many buildings have been re-roofed for example with inappropriate modern concrete tiles.



An example of inappropriate concrete roof tiles used on a building in the conservation area.

The particular mix and diversity of materials can be an important component of the character of an area. However, using similar types of slate or pantile particularly on a single terrace of houses or cottages even though they are in different ownership helps enhance their architectural and historic identity. Similarly, too great a variety of chimney can or ridge or skew treatments may have an adverse impact. 18th century or earlier buildings may use materials that were not available when built and whilst for example it is not practical to re-instate what would have been originally thatch in many cases, a more historically contemporary material may help enhance the significance.



Non-traditional treatment of wallhead using lead capping.

The loss of chimney cans or heads from now redundant chimneys further diminishes the historic and architectural character. Often this includes the

loss of thackstones which are usually reminders that the roof would have been originally thatched. The correct use of traditional building materials and methods can greatly enhance the historic character, as well as protect buildings.

6.0 Negative Factors

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

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

6.1 Unsympathetic Modern Development

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

"...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the 'DNA' of a place – how it has come down to us today and what were the key factors that have influenced its current form. It is important to stress that this process of analysis does not only describe what currently makes up a place – the form, layout and materials used – but it also involves understanding how its individual elements were created and why they took the form they did. Getting behind the appearance of a place is crucial to understanding and appreciating the linear patterns of development within a historic burgh, a planned neo-classical suburb or a 20th-century new town. Each place has its own character and its own story to tell."



Inappropriate detailing. Imitation old Crown glass glazing in modern development. Note also non-traditional top sash horns.

New interventions in historic settings do not need to look 'old' in order to create a harmonious relationship with their surroundings. It is usually best not to try to replicate traditional vernacular features or introduce new ones which risk ending up as pastiche. The orientation, building line and density,



Insensitive conversion of existing building.

Note: 'Velux' style multiple modern rooflights; concrete roof tiles; enlarged/new window openings; PVCu rainwater goods; exaggerated cement window and door margins; inappropriate glazing patterns. The cumulative impact is a major loss of special architectural and historic character.

proportion of garden ground, treatment of boundaries, building scale and mass, fenestration patterns, colours, materials and architectural paradigms used should be sympathetic, reflecting the character of the place even if the building is clearly new.



Pastiche new development.

Note the example above from the conservation area: unsympathetic design, proportions, mass, scale, materials; detailing (e.g. crown-step gables; Crown glass glazing); and orientation, all of which is historically and architecturally out of character. The previous building (in keeping with the general character of the conservation area) was orientated with the main elevation towards the road. **New Design in Historic Settings** suggests that a building of clearly modern design but harmonious with the surroundings would have been preferable.

6.2 Replacement Windows and Doors

Windows and doors play an important role in defining character, particularly in vernacular architecture where they are dominant elements. Inappropriate replacements can easily adversely affect this. The opportunity should be taken whenever possible to replace inappropriate windows and doors with well-designed traditional timber sash and case windows or solid timber plank or panelled doors. Approximately 13% of the buildings in the conservation area have inappropriate PVCu windows or doors.

Even where windows have been replaced with traditional style timber sash and case ones, the



Example above: design, colour, materials and detailing including door furniture all inappropriate for a building of this period and type.

detailing may be inappropriate and give a modern appearance (approx. 30% of all buildings) which detracts from the significance. For example 'trickle vents' for double glazed windows are not a traditional feature and should be concealed if possible or avoided. 'Horns' on sash windows are similarly not traditional on multi-pane windows, which did not need this additional joint strengthening feature (allowing a full tenon joint), prior to the use of float glass in the mid-19th century. Similar considerations need to be applied to doors where inappropriate ironmongery or glazed panels can have a significant impact.



Example above: window detailing of 'horns', sill depth and crown glass all inappropriate for a building of this period and type.

Fife Council Planning Customer Guidelines
Windows in Listed Buildings and Conservation Areas are available online on www.fifedirect.org.uk. There is additional guidance from Historic Scotland: *Guide for Practitioners 3: Conservation of Timber Sash and Case Windows Historic Scotland 2002*;

*Looking After Your Sash and Case Windows
Historic Scotland 2003; and Historic Scotland Policy
Guidance for Windows in Listed Buildings and
Conservation Areas.*

6.3 Views /Vistas



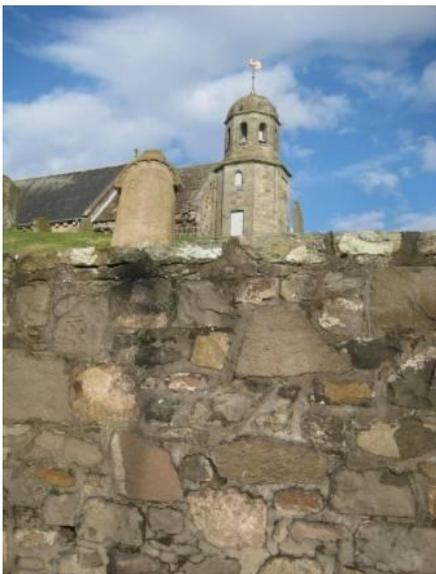
Views and vistas within, across, out and towards the conservation area contribute much to the special character of a conservation area. In relation to the Leuchars conservation area the most important is the view looking towards church when approaching from south.

7.0 Sensitivity Analysis

7.1 Materials

Modern cement mortars and renders have been inappropriately used on traditional masonry buildings, including listed buildings, throughout the conservation area. There is also widespread use of modern film-forming masonry paints. These types of paint and mortar are harmful from a technical viewpoint as they trap moisture within the masonry and accelerate decay.

In addition to trapping moisture, cement-rich mortars and renders do not absorb moisture either directly or through drawing it from the less porous adjacent stone to allow it to freely dissipate over a large surface area. Instead the adjacent stone will absorb a greater proportion of the moisture.



Extensive uses of modern cement mortars – e.g. on category B listed kirkyard walls.



Enlarged window opening; stained dark wood frame; PVCu rainwater goods; new boundary wall with narrow cope; cement mortar pointing; vent grill.

Depending on the location it may also absorb run-off from adjacent surfaces. The combined result will be the accelerated decay of the stone. Also aesthetically they are historically incorrect and do not protect or enhance the special character of either buildings or the area. Lime based paints and mortars should be used or breathable liquid silicate (mineral) paints. Traditional lime mortars, harls and colour washes should be used rather than the extensive use of wet dash modern cement renders, mortars and modern masonry paints.



Mixture of materials, finishes and profiles used for rainwater goods

Other examples of the inappropriate use of modern materials noted throughout the conservation area are concrete roof tiles and PVCu rainwater goods and soil pipes.



Unusual non-traditional detailing of front wall-head. A slate easing course would have been the local vernacular response to the need to improve the weatherproofing of this vulnerable area.

7.2 Colours

Early photographs taken towards beginning of the 20th century show a high proportion of the buildings with unpainted masonry or harling. Those that are painted appear to be whitewashed. The choice of colour can greatly affect the character of a historic building or area. Within the conservation area brilliant white, which was not historically available, is widely used for external renders, windows and other woodwork. Off-whites (not creams) are historically more appropriate.



Use of an appropriate traditional colour



Use of an inappropriate modern stained varnish.



Non-traditional pale yellow and intense black and white colours used on early 19th century cottages.

Pigments for lime-washes for walls may have been

derived from a range of animal, vegetable or mineral sources, provided that they were alkali resistant. Natural earth pigments and even lamp black may have been used in the past as they were cheap and readily available. Natural impurities in the local limestone used for producing the slaked lime for the lime-wash would have produced various off-whites, but not the brilliant whites seen today. Finishes would also have been softer and not the high gloss/ high sheen finishes common today.

Certain dark colours may be more appropriate for windows, having a historic precedent. External woodwork was not usually varnished and so is not generally an appropriate finish within the conservation area. In exceptional cases poorer quality external woodwork may have been painted to simulate a high quality hardwood. It may, in these exceptional cases be acceptable to use external varnishes if supporting evidence can be provided. Colours used should be restrained as intense colours were historically not generally available. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character of the area. For example, blue was available as a lime-resistant colour derived from French ultra-marine from the 1830s, it would however not enhance the 18th century character of a building built before it was available. In the same way a 'heritage' colour does not automatically mean it is suitable for all architectural periods or types of building.

Primary colours should be avoided for doors and for picking out margins although strong traditional colours in deep shades are acceptable for doors. The use of black for contrasting door and window margins is often considered traditional although this would have had a very different appearance to the modern intense high gloss blacks and whites so often seen.

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

In painting or otherwise finishing the main elevation of a building care should be taken not to treat parts

in different ownership differently. The finishes should unite and enhance the architectural whole in a single finish or colour scheme. Fife Council has produced guidelines on painting the exterior of buildings in conservation areas which describes, with examples, the basic principles which should be followed. This publication *Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas* is available online on www.fifedirect.org.uk

7.3 Alterations and Additions

Historic Scotland guidance *Managing Change in the Historic Environment. External Fixtures* warns of the potential cumulative detrimental effect and incremental damage which can be caused by relatively small scale inappropriate additions. The introduction of a new architectural feature or addition to a listed building should be avoided if there is no historic precedent or evidence for it. An extension or addition to a building or the introduction of a new feature such as a garage door, dormer window or roof-light may harm the special character of the building and the area.



Addition of rooflights or satellite dishes



Addition of wall and roof vents



The historic and architectural character of this category C listed 18th century building has been completely changed by the removal of the smooth harl and the addition of a pair of dormer windows. Also an early 20th century photograph shows the door as a window and the right-hand window the door.

Roof lights may be acceptable additions to some roofs. However, the size, proportion, number, location and design must be appropriate. Modern 'Velux' type roof lights (on 13% of buildings) may for



18 Schoolhill above originally would have been like adjacent 20 Schoolhill (below). Now has new roof slates and ridge tiles (was pantiled); inappropriate door and window style, colour and material; bay window added.



example have inappropriate wide frames or flashing aprons.



The basic design of the rooflight above right is similar to the traditional example above left. However, it is approx. 2.5 times as wide; with a dominant frame; and non-traditional apron material.

On a smaller scale, satellite dishes and even TV aerials, which are clearly modern intrusions, diminish the historic character. Similarly, additions such as security alarm panels, roof and wall vents, hanging baskets, porches or carriage lamps need to be considered carefully to ensure that they do not adversely affect the historic or architectural character. Other examples of inappropriate additions or alterations are: the loss of chimney cans; or original glass, introducing modern glass with different refractive characteristics. Examples of such can unfortunately be seen throughout the conservation area.



The above example, from within the conservation



Rear extension to category C listed 2 Main Street

area, shows the cumulative detrimental effect and incremental damage caused by relatively small scale but inappropriate alterations or additions. Note: multiple rooflights to the front roof slope; (contrast with the small single original rooflight); satellite dish; PVCu modern style door; non-traditional colour scheme; hanging baskets and house sign.

Historic Scotland guidance *Managing Change in the Historic Environment. Extensions*, refers to the need for extensions to be sympathetic. It states that they must protect the character and appearance of the building; be designed in a high quality manner using appropriate materials and should be subordinate in scale and form; and located on a secondary elevation.

8.0 Buildings at Risk Survey

There no buildings in the conservation area on the national Buildings at Risk Register maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland.

9.0 Opportunities

9.1 Boundary Refinement

It is recommended that consideration is given to extending the conservation area to include School Brae and two cottages on the periphery of the conservation area, as shown on the Appendix 4 Plan.



4 Main Street



7 Main Street

The two buildings on School Brae are shown on the 1854 Ordnance Survey 1st Edition and retain much of their original character and appearance. Brewery House is category C listed. The brae, with these associated buildings, would contribute to the special architectural and historic character and appearance of the adjoining existing conservation area. 4 and 7 Main Street although not listed are shown on the Ordnance Survey 1st Edition, retain much of their original character and appearance and occupy key locations at 'gateways' to the conservation area and in the case of No.7 within the most important view of the parish church. Any unsympathetic changes to these buildings would have a negative impact on the conservation area.



School Brae

The existing conservation area boundary, designated in 1984, is otherwise appropriate and does not need any further modification in light of the absence of any major development proposals or significant changes in architectural or historical interest in the area.



School Brae, Old School House (right) and Brewery House (left)

9.2 Article 4 Direction

In order to properly ensure that the character of a conservation area is not affected by inappropriate alteration or development, additional controls are generally used by making what is known as an Article 4 Direction (Article 4 of the Town and Country (General Permitted Development) Scotland, Order 1992). Article 4 Directions are in place in all existing conservation areas in Fife and they can be varied according to the particular needs and character of an area. The current Article 4 Direction is considered to be sufficiently up to date not to require renewal although this will be kept under review, particularly following the recent changes in permitted development rights set out in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 which came into force on 6th February 2012. Further amendments and refinements are now proposed to the non-domestic elements of the General Permitted Development Order (GPDO) and impact of these will similarly be assessed. Details of the Leuchars Conservation Area Article 4 Direction are provided in Appendix 3.

10.0 Conservation Strategy

10.1 Planning Policy

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

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
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
Scottish Planning Policy – 2014
Planning Advice Note 71: Conservation Area Management – 2005
Approved TAYplan (2012)
Adopted St Andrews and East Fife Local Plan (2012)
FIFEplan Proposed Local Development Plan 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).

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 and is a material consideration in any development proposals for the town. In summary, this framework is as follows:

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

Policies E7 to E9, covers Conservation Areas, Listed Buildings and Demolition of Listed Buildings
Policy E10 Protection of Orchards and Riggs
Policy E13 Street Furniture

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.

FIFEplan – Local Development Plan 2014. Planning Policy is currently being updated through the production of a Local Development Plan for the whole of Fife. When adopted in 2016 this will replace the St Andrews and East Fife Local Plan (2012). Policy context is provided in:

Policy 1 – Policy Principles
Policy 14- Built and Historic Environment

10.2 Long Term Management

The policies contained within the adopted St Andrews and East Fife Plan provides continuing commitment to regeneration and enhancement of the built heritage.

10.3 Customer Guidelines

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

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.

10.4 Grants and Funding

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

12.0 Monitoring and Review

There are currently no formal monitoring programmes in place for Leuchars conservation area. It will be reviewed annually on an informal basis by one of Fife Council's Built Heritage Officers. Policies relating to the Conservation Area will also be reviewed at 5 year intervals with the production of the Local Plan which covers St Andrews and the East Fife area.

12.0 Further Advice

For general advice and advice on grants contact:

Conservation Officer
Fife Council
Economy, Planning and Employability Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY

Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

The following are recommended:

The Buildings Of Scotland – Fife. Gifford, J.
(1988) Penguin Books, London

Discovering Fife. Lamont-Brown, R. (1988) John Donald Publishers Ltd, Edinburgh
The Fife Book. Omand, D. (2000) (ed), Birlinn Ltd, Edinburgh
The Kingdom of Fife – An Illustrated Architectural Guide. Pride, G.L. (1999), Inglis Allen, Edinburgh.
Around North East Fife. Pearson, J.M. (2004), (ed), Levenmouth Printers: Buckhaven
The Place-Names of Fife, Vol. 2; Taylor, S. (2008), Shaun Tyas, Donington
Fife: Pictorial and Historical, Vol.II; Millar A.H. (1895), A Westwood & Son, Edinburgh and Glasgow

APPENDIX 1

BOUNDARY DESCRIPTION FOR LEUCHARS CONSERVATION AREA

Commencing at a point at the south-west corner of Braeside Cottage, (1 Schoolhill), thence north-east along the north-western boundary of Braeside for a distance of 32 metres, thence along the north-west boundary of 7 and 9 Schoolhill for a distance of 22 metres. Thereafter south-east along the north-eastern boundary of No 9 Schoolhill for a distance of 18 metres, thence north-east along the north-west boundaries of properties 11 to 23 Schoolhill to Henderson Terrace, thence across Henderson Terrace to the north-west corner of the property Hayswell (1 Pitlethie Road), thence north-east along the north-western boundary of the properties at 1, 3 and 5 Pitlethie Road, thence south-east along the north-eastern boundary of No 5 Pitlethie Road, thereafter south-east across Pitlethie Road to the northern boundary of 4 Pitlethie Road, thence east along the northern boundary of said property for a distance of 30 metres to the north-west corner of the manse in Earlshall Road, thence east along the northern boundary of said property for a distance of 60 metres, thence south along the eastern boundary of said property to Earlshall Road. Thereafter east along Earlshall Road for 50 metres, thence south along the eastern boundary of private burial ground, thence south along the eastern boundary of No 2 Main Street for a distance of 22 metres, thence south-west along the south-eastern boundary of said property to Main Street, thereafter north-west along Main Street for a distance of 30 metres to the junction of Main Street and Pitlethie Road, thence west along Main Street for a distance of 100 metres, thence north-west along the eastern boundary of No 6 Main Street for a distance of 20 metres, thence north-west along the western boundary of a footpath to Schoolhill thence west along Schoolhill for a distance of 36 metres, thence south along the eastern boundary of Dunmore (8 Schoolhill) for a distance of 10 metres, thence west across the ground to the south of said property for a distance of 18 metres, thence west across the ground to the south of said property for a distance of 18 metres, thence west across the ground to the rear of Rochill (6 Schoolhill) and 4 Schoolhill for a distance of 10 metres, thereafter north along the western boundary of property at No 4 Schoolhill to Schoolhill, thence west to the point of commencement.

STREET INDEX

Schoolhill (North side)	Braeside Cottage	1	Schoolhill
		3	“
		5	“
		7	“
		9	“
	Masonic Lodge & House	11	“
	Wemyss Cottage	13	“
		15	“
		17	“
		19	“
	Sunbeam Cottage	21	“
	Sunbeam Cottage	23	“
Schoolhill (South side)	Bank Premises	20	Schoolhill
	Dunmore	8	“

	Rockhill	6 4	“ “
Pitlethie Road (West side)	Hayswell The Anchorage	1 3 5	Pitlethie Road “ “ “ “
Pitlethie Road (East side)	Mansefield Mansewood	4 2	“ “ “ “
Earlshall Road (North side)	Manse		Earlshall Road
Main Street (North side)	Wood End Church Store Parkview	2 2 4 4	Main Street “ “ “ “ “ “

APPENDIX 2

LISTED BUILDINGS IN THE CONSERVATION AREA

APPENDIX 3

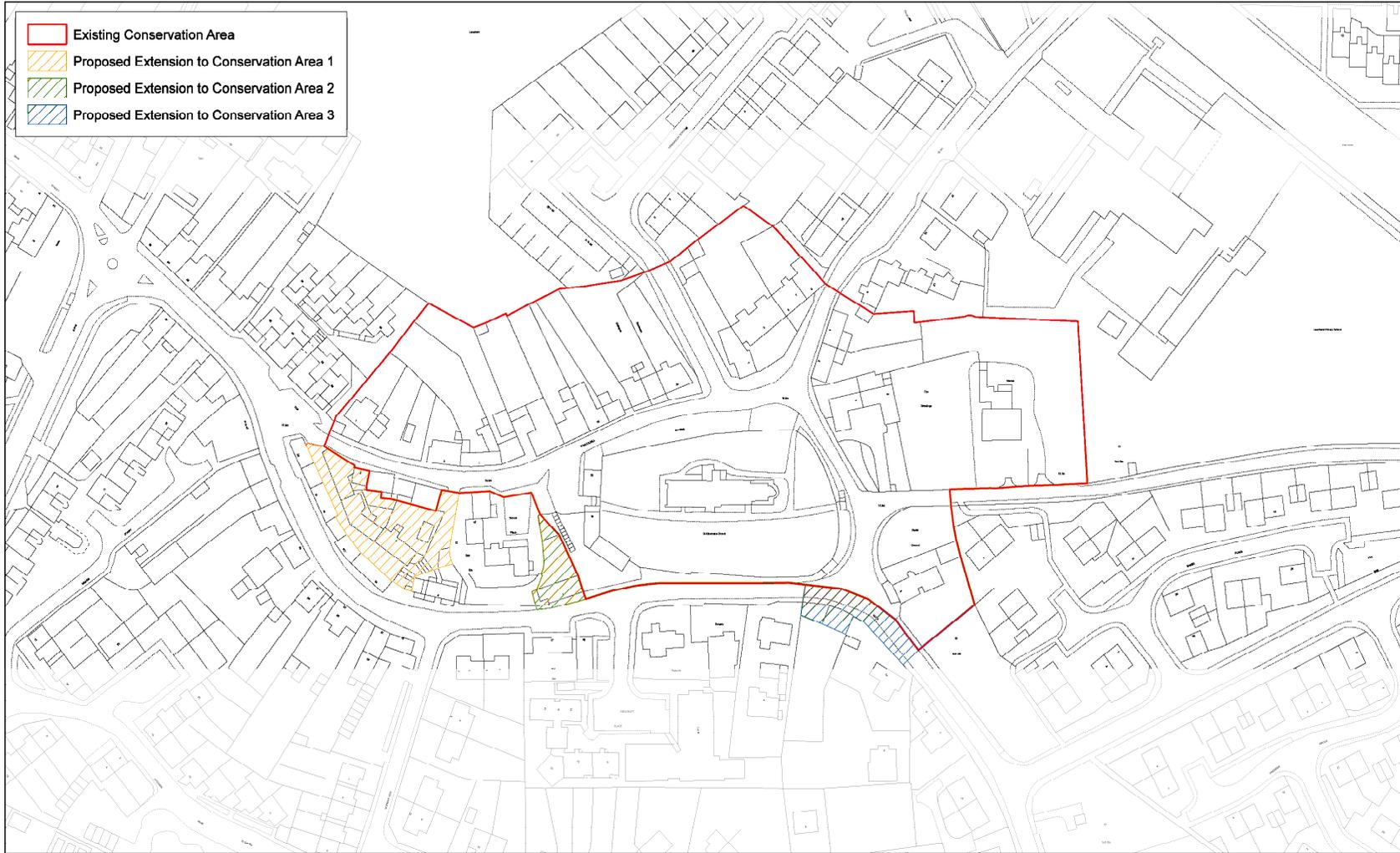
LEUCHARS CONSERVATION AREA ARTICLE 4 DIRECTION

Leuchars Conservation Area was first designated 20th November 1987. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 19th February 1993 (approved by Scottish Office on 25th October 1993).

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwelling house.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 2	Any alterations to the roof of a dwelling house including the enlargement of a dwelling house by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 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 dwelling houses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.

APPENDIX 4



- Existing Conservation Area
- Proposed Extension to Conservation Area 1
- Proposed Extension to Conservation Area 2
- Proposed Extension to Conservation Area 3

Proposed Extensions to Leuchars Conservation Area

N

 Scale 1:1,250



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