



# **KINGHORN**

## **Conservation Area Appraisal and Management Plan**



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## **1 Introduction and Purpose**

### **1.1 Introduction**

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

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

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

The purpose of the Kinghorn Conservation Area Appraisal is:

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

KINGHORN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



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## 2 Background and Development

### 2.1 Origins and Development of Settlement

The coastal town of Kinghorn was for approximately 800 years a Royal Burgh, until local government reorganisation in the 1970's when it was incorporated into Kirkcaldy District Council and consequently Fife Council. The burgh charter of 1172 was consolidated in 1285 when Alexander III granted a weekly market. Although little is known of the burgh in medieval times we do know that early development of the town depended on sea trade in wool, fleece and hides. During the 18<sup>th</sup> century the prosperity of the town declined significantly only to increase once more in the 19<sup>th</sup> century through the diversification of the town's economic base to include cotton and flax mills, glue works, salt works and shipbuilding. During the 20<sup>th</sup> century Kinghorn developed into a tourist destination and dormitory town for Kirkcaldy.

The conservation area is largely focused on the historic core of Kinghorn, as defined by 18<sup>th</sup> century buildings. This includes the High Street the main thoroughfare and market place, the Nethergate leading to the central harbour, and the largely residential areas to the north, known as Eastgate, Townhead and North Overgate. The latter's counterpart, South Overgate, whilst originally part of this period, was totally cleared and redeveloped in the 1960's and is therefore excluded. Included however, is a small area of later Victorian residential development known as Kilcruik Road, situated north west of Townhead.



Cottage on Eastgate with marriage lintel over door

The second half of the 19<sup>th</sup> century however, resulted in more dramatic changes. The coming of the railway seriously disrupted the south east of the town with the erection of the railway viaduct leading to the demolition of many closes and wynds. Victorian development not only led to a major expansion of the town's boundaries, but dramatically altered the appearance of many existing streets. Buildings of earlier periods were demolished and replaced

with Victorian buildings of greater height and scale, as illustrated in the south side of High Street. In addition, many buildings were altered, such as the existing Parish Church originally built in 1774 but reconstructed in 1894.

The early 20<sup>th</sup> century saw comparatively little change within the historic core and it was not until the 1950's that the fabric of the town was again dramatically altered. Gap sites were a feature of this period and in the 1960's major redevelopment schemes occurred in the High Street, St. Leonard's and South Overgate. The removal of the mill adjacent to the Town House and the redevelopment of part of the North Overgate in the 1970's, to a large extent, finalises another period of major change.

## **2.2 Archaeological and Historical Significance of the Area**

In common with other Scottish Royal Burghs, few buildings remain which date to before the 18<sup>th</sup> century. Only one 17<sup>th</sup> century building remains in Kinghorn, with the majority of the historic town being delineated by 18<sup>th</sup> century building. With the improvement of the town's fortunes in the 19<sup>th</sup> century, a substantial public works programme was undertaken. The period 1817-1847 saw the erection of new public buildings, notably the Parish School and the Town Hall and Jail, together with the partial provision of a water supply and extensive schemes of road widening and levelling which resulted in the formation of pavements and the removal of projections on existing buildings.

The immediate appearance of Kinghorn, then, is no longer that of an ancient burgh. Street names, street pattern, building line and the Old Kirk, as well as the remaining examples of Fife Coast vernacular buildings, are clues to the antiquity of the settlement and its historical significance.

Kinghorn Old Kirk, Nethergate is the only Scheduled Monument in the area.



**Bell tower of the Parish Kirk, Nethergate**

### 3 Townscape Analysis

#### 3.1 Street Layout, Local Design Characteristics and Materials

The merit of the conservation area is confirmed by the number of buildings listed as being of architectural or historic interest. In total there are 46 listed buildings within the area. There is 1 Category A, 20 Category B and 25 Category C(S) listed buildings. Summary details for each of the listed buildings and important unlisted buildings within the area is provided in Appendix 2.

The architectural character of the area is for the most part varied, and in any given locality there is likely to be a mixture of 18<sup>th</sup> century Fife Coast vernacular buildings and 18<sup>th</sup> century Victorian developments. The character of the area is best described by looking at the following groupings:

- Nethergate/ Harbour and North Overgate
- Bowbutts
- High Street
- Kilcruik Road
- **Nethergate/Harbour and North Overgate**



**The Harbour and St James Place**

Fife Coast Vernacular is the most common style within the conservation area. The properties which constitute this style are primarily domestic, mostly terraced and two storey. The majority were built in the 18<sup>th</sup> century and the surviving examples are mainly located in two areas, the Nethergate/harbour and North Overgate. In both cases the buildings are stepped across the steep contours of the townscape. A sense of urbanity is created both by the terraced development and the continuous building line hard on the heel of the footpath, broken only by narrow wynds or closes and in some cases high random rubble stone walling. This hard

townscape is only rarely punctuated or softened by mature trees, for example, the Sycamores at St. James Place.

There is a basic uniformity of design, form and proportion to the buildings. These properties have a strong vertical emphasis and consist of steep pitched roofs, tall chimneys, coupled with a solid facade normally of three bays width into which vertically proportioned doors and windows have been formed. The doorway is often centrally placed and occasionally entrance is on first floor level, access being provided by an outside stair or forestair. There is some variation in detailing between buildings; the most notable being the contrast between skewed and crowstepped gables, chimneys located on the wallhead gablets as opposed to the gable and the fanlights, marriage lintels and forestairs all utilised in various combinations.

The main unifying elements, other than the setting, form and proportion of the buildings, are the use of sash and casement windows, often with astragals and a restricted use of finishing materials. Natural clay pantiles predominate, sometimes incorporating a slate easing course. Walling is constructed of uncut or coursed rubble, rendered with a lime wash, stucco scored to simulate stonework, or harled.

- **Bowbutts**

This large mansion house of rubble and slate, altered in the 18<sup>th</sup> century, is set within spacious grounds, the main frontage and garden is screened from public view by a combination of random rubble walling and where it abuts Bruce Terrace, a Lawson Cypress hedge. This garden area (formerly an enclosed field for archery) includes a dovecot or doocot, sundial, lodge and ornamental gatepiers as well as several mature trees (most notably a Lime and Horsechestnut), all of which contribute to the character and setting of the house.

- **High Street**



Shopfronts on Kinghorn High Street



Only part of the High Street is included within the conservation area, due to partial redevelopment in the late 1960's. The remainder consists of a wide variety of architectural styles and periods, from the early 18<sup>th</sup> century to late Victorian development. Three-storey tenement buildings characterise this area, and provide a contrast in scale and finishes with the single storey cottages at the eastern end. Ground floors in commercial use retain some fine original shopfronts, for example nos. 27-33. Stone and slate are the primary building materials, although pantiles appear on the smaller cottages.

- **Kilcruik Road**

The character of this street provides a sharp contrast with the remainder of the designated area and this transition is best observed on entry from Townhead. The narrow street, the continuous random rubble walls and the continuous canopy of mature trees create a strong sense of enclosure.

Houses play a secondary role in the townscape here, and the building line is varied. In most cases they are well set back from the roadway, and screened by walling and mature trees. There is a wide variety of house types, mostly two storey and detached but of varying plan size. The design of doors and windows give a strong vertical emphasis to the architectural character of these Victorian houses, augmented by steeply pitched roofs. This formula allows considerable variation in detailing but the main unifying elements are the use of dressed sandstone and grey slates. Recurrent details include sash and casement windows, panelled doors and cast iron rainwater goods, often with ornamental collector heads.

### **3.2 Trees and Open Spaces**

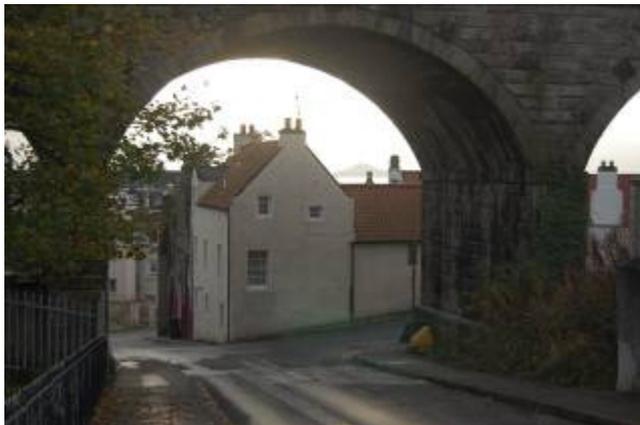
There are no 'official' areas of public open space containing trees within the conservation area. There are, however, the windswept grounds of Kinghorn Parish Church and substantial numbers of private gardens containing a variety of mature and ornamental trees. These range from small courtyards and rigg plots along North Overgate, St Leonard's Place, High Street, Trongate, Nethergate and St James Place to large landscaped gardens (Bowbutts on Eastgate and the grounds of the Victorian houses on Kilcruik Road).

On the south side of the Kilcruik Road, many individual properties contribute a range of trees, predominantly Sycamore with Scots Pine and individual ornamental trees such as Cherry and Yew. On the north side, two properties contain the majority of mature specimens within the conservation area. St. Leonard's Manse grounds contain a fine screen of over a dozen trees, with sycamore and beech predominating. Several species of Oak are contained within the boundary, especially at the driveway entrance, and there is an Elm set further within the grounds. At Gairlands, a mixture of Ash, Beech and Pine fronts the road, which together with an important screen of mature trees (Beech, Willow, Sycamore and Lime) on the northern perimeter, effectively ends this small area of Victorian development and demarcates the conservation area from the modern housing estate to the north.

### **3.3 Setting and Views**

The topography of Kinghorn has greatly influenced the townscape, as it was developed on hilly terrain along a cliff face and down to the coast of the Forth Estuary. Many of the older surviving streets are narrow, steep and winding. There is a notable decline leading down from the northern section of the conservation area to the southern end and as result many of the properties above the shore at St James Place also enjoy views across the Forth Estuary to Inchkeith and beyond.

Landmark, highly visible buildings in Kinghorn include Kinghorn Town Hall, the Parish Church with its high, ogee-capped bell tower, and the 4-arched 1846 rail viaduct. From the Trongate, views out to the Forth are framed by the viaduct arches, and looking up South Overgate the narrow street is terminated by the corbelled bay window of no. 3 North Overgate.



**Inchkeith is visible over the rooftops of properties on Nethergate, framed by the Railway Viaduct**

### **3.4 Activity and Movement**

As High Street forms part of the coastal route that links Kirkcaldy to Burntisland it is very busy with through traffic. In places it is very difficult for pedestrians to cross, with a fast blind corner at St Leonard's Place and on street parking adding to pedestrian discomfort. All other streets are of a residential nature and other than some steep and narrow points on pedestrian footpaths at Trongate and Nethergate most of the routes comfortably meet pedestrian and vehicular needs, including on-street parking requirements.

The railway viaduct crosses over the Nethergate and bisects the southern part of the conservation area. Although the viaduct dominates the streetscape it has little impact on traffic movement.

### **3.6 Negative Features**

The Kinghorn and Burntisland Townscape Heritage Initiative has had a positive impact on Kinghorn town centre, including the restoration of the derelict Kinghorn Town Hall which previously had a negative impact on the appearance of the town. However, a number of issues continue to adversely affect the area. These include:

- Poorly maintained and disused historic buildings along High Street, Cuinzie Neuk and Nethergate.

- Poorly designed modern shopfronts with oversized fascia and illuminated box advertising
- Poorly maintained road and paving surfaces
- Incremental changes to the historic fabric (e.g. replacement windows, exposed cabling, satellite dishes, cement renders).



**Kinghorn Town Hall following restoration**

## 4 Conservation Management Strategy

### 4.1 Architectural Features and Building Materials

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

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

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

### 4.2 Public Realm

Fife Council will investigate opportunities for public realm enhancement. Street furniture within the area will be repaired and maintained as appropriate, and opportunities for additional street furniture that is sympathetic to the area will be investigated.

Potential improvements include the repair and maintenance of cast iron railings at the top of Trongate. Boundary ironwork can be an attractive feature, but inappropriate additions and lack of maintenance has meant that the railings here are not a positive addition to the streetscape.



**Poorly maintained iron railings on the High Street**

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

### **4.3 Interpretation**

Fife Council is committed to producing interpretation panels or boards for all conservation areas as part of the Fife Signage Strategy.

Interpretation will be produced for the area outlining its heritage significance. A panel removed from Eastgate due to vandalism will be replaced. An existing panel in the Eastgate car park is not serving any useful purpose, being obscured by shrubs and blocked in by portable toilets. This panel is outdated and should be removed.

### **4.4 Planning Policy**

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

- the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
  - the Historic Buildings and Ancient Monuments Act 1953
  - Town and Country (General Permitted Development) (Scotland) Order 1992
  - Historic Scotland Scottish Historic Environment Policy - 2008
  - Scottish Planning Policy (Historic Environment) – 2009
  - Planning Advice Note 71: Conservation Area Management – 2005
- 
- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
  - Fife Council Kirkcaldy Area Local Plan – Adopted March 2003
  - Mid Fife Local Plan – to be adopted 2011
  - Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
  - Fife Council Urban Design Guidelines
  - Fife Council Planning Customer Guidelines - Various

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

puts the emphasis upon the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The Kirkcaldy Area Local Plan, adopted in March 2003, will be superseded in 2010 by the Mid Fife Local Plan. The existing Local Plan for the area pays due attention to the seven Conservation Areas within the Plan area; namely Abbotshall and Central Kirkcaldy, Kirkcaldy Harbour and Port Brae, Dysart, Coaltown of Wemyss, West Wemyss, Kinghorn and Burntisland. The Plan specifies that Conservation Area Appraisals should be prepared for each area, as well as Article 4 Directions put in place. Policy BE9 further states:

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

#### **4.5 Supplementary Planning Guidance**

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

- Windows in Listed Buildings and Conservation Areas
- Display of Advertisements
- Creating Better Places – The Fife Urban Design Guide

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

#### **4.6 Article 4 Directions**

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

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

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

Details of the Kinghorn Article 4 Directions are provided in Appendix 1.

#### **4.7 Monitoring and Review**

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

#### **4.8 Further Advice**

For any advice on conservation areas and listed buildings contact:

Planner (Built Heritage)  
Development Services  
Town House  
2 Wemyssfield  
Kirkcaldy  
KY1 1XW  
Telephone 08451 555 555 ext. 47 37 42 or 47 38 16

[www.fifedirect.org.uk](http://www.fifedirect.org.uk) The Fife Council website offers general information on listed buildings and conservation areas.

[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk) The Historic Scotland Website contains general advice on maintaining listed buildings and provides full listing details of all of Scotland's listed buildings.

## APPENDIX 1: KINGHORN CONSERVATION AREA ARTICLE 4 DIRECTIONS 2005

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

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

## APPENDIX 2

### ***Street Index of Properties in Conservation Area***

- Bruce Terrace – Numbers 5,7, 9 also vacant Church, Ladyburn Villa and Bowbutts House and Lodge
- Castle Wynd – Numbers 2-12 (inclusive)
- Cuinzie Neuk – Numbers 5-8 (inclusive)
- Eastgate – Numbers 1-19 (odd) and 6-22 (even)
- Glamis Road – Builder’s Yard, also Numbers 3-9 (inclusive)
- Glover’s Court – all properties
- Harbour Road – Railway Viaduct
- High Street – Numbers 1-63 (odd) and 2-24 (even)
- Kilcruik Road – Numbers 1-11 (odd) and 2-6 (even)
- Nethergate – Numbers 2-40 (even) and Kinghorn Parish Church and Barton Buildings
- North Overgate – all properties
- South Overgate – Number 2 and Julian Memorial Hall
- St Clair’s Entry – all properties
- St James Place – 1-17 (inclusive) and Providence House
- St Leonard’s Place – 2-22 (inclusive)
- Townhead – all properties

### **Description of Conservation Area Boundary**

Starting at the western end of St James Place, the boundary turns westward along the centre line of the land adjoining Providence House, which is included in the area. It turns at right angles at the intersection with Harbour Road and continues eastwards along the centre line for a distance of 130 metres. From this point it turns northwards and westwards along the wall which defines the rear of the properties on to the High Street and thereby excludes the Station Yard and lock-up garages. The modern property known as Linties Nest is excluded and the line bisects the pend to include No 63 High Street. At the intersection with the High Street, the boundary follows the centre line eastward but turns at right angles up Castle Wynd along the centre line. At the junction with Castle Hill Walk the boundary turns eastward along the centre line of the path till it meets St Leonard’s Lane, whereby the boundary follows the northern wall or enclosures of the footpath known as Glamis Road. The boundary diverges from the path to include the joinery works and the rear gardens of the North Overgate properties. The properties at 5-6 Townhead are also included but at the intersection with Barclay Road, the line turns southward and then westward to include all the properties onto Townhead and Kilcruik Road, with the exception of the bungalows at 13, 15 and 17 Kilcruik Road. The property at 11 Kilcruik Road is included in the area and the boundary traverses Kilcruik Road to contain Gairlands and St Leonard’s Manse.

The boundary continues eastward to include the properties onto Townhead but on reaching No 14 which is included, follows the northern boundary wall of the road for a short distance before continuing along the rear of the properties on the northern side of Eastgate which are included in the area. At the intersection with

Orchard Road the line turns southwards and then follows the centre line of Eastgate till it reaches Bruce Terrace, where it follows the centre line southward until the Ship Tavern, whereby the line diverges southward to include this property and 9 St Leonard's Place and adjoining hall. From this point the boundary again follows the centre line of the road known as St Leonard's Place until it reaches the eastern end of the High Street where it turns southward along the centre line of the Trongate and Nethergate and under the viaduct. From this point the line turns to include the grassed area and boundary walls of the Caravan Park. The Parish Church and graveyard is similarly included along with Barton Buildings, opposite which the boundary is terminated at the Harbour wall.

**APPENDIX 3: LISTED BUILDINGS IN THE CONSERVATION AREA**

<b>Item No.</b>	<b>Address</b>	<b>Description</b>	<b>Listing Category</b>
1	Bowbutts Dovecot, Bruce Terrace	Probably 19 <sup>th</sup> century, 2 stage random rubble dovecot.. Slate roof.	B
2	Bowbutts House with ancillary buildings, Bruce Terrace	Late 18 <sup>th</sup> century (some earlier parts), 2 storey with attic coursed rubble, 6 bay L-plan house. Slate roof, timber sash and case windows.	A
3	Bowbutts gatepiers, gates and boundary walls, Bruce Terrace	Probably 18 <sup>th</sup> century, ashlar, corniced gatepiers with decorative urns. Rubble walls. Later ironwork gates.	C(s)
5	2-12 (even nos.) Castle Wynd	18 <sup>th</sup> century (altered 20 <sup>th</sup> century), 3 storey harled with stone margins, 5 bay rectangle plan tenement. Slated roof. Timber sash and case windows.	C(s)
6	1-5 Cuinzie Neuk and Trongate	Circa 1900. 2 storey and attic red brick and dry dash with mock timber details, 2 bay tenement on corner site. Grey slate roof. Timber sash and case windows.	C(s)
7	6 Cuinzie Neuk and Trongate	17 <sup>th</sup> century - altered. 2 storey harled house in irregular terrace. Pantile roof. Timber sash and case windows.	B
8	1 and 3 Eastgate including boundary walls	Dated 1728. 2 storey, 3 bay house. Dry dash with stone margins. Pantile roof. Timber sash and case windows.	B
9	16 and 18 Eastgate with boundary walls	18 <sup>th</sup> century. 2 storey, 3 bay flatted dwelling in regular terrace. Whitewashed render. Pantile roof. Timber sash and case windows.	C(s)
10	20 Eastgate	18 <sup>th</sup> century. 2 storey, 3 bay rectangle plan house in regular terrace. Harled. Concrete pantiles. Timber sash and case windows.	C(s)
11	2 Glamis Road with boundary walls	18 <sup>th</sup> century. Small 2 storey house adjoining No 35 North Overgate. Harled. Pantile roof. Timber sash and case windows.	C(s)
12	James Hay Joiners, former plash mill with ancillary buildings and boundary walls, Glamis Road	Late 18 <sup>th</sup> – early 19 <sup>th</sup> century. 2 storey and part basement, 3 bay rectangle plan workshop. Random rubble. Slate and pantile roof, timber sash and case windows.	B
14	Railway Viaduct, Harbour Road.	1846. 4 arch droved ashlar viaduct.	C(s)
15	1 High Street	Late 18 <sup>th</sup> - early 19 <sup>th</sup> century. 2 storey, 3 bay house converted to shop at ground. Rendered rubble. Slate roof. Top opening timber windows.	C(s)
16	21-35 (odd nos.) High Street, Cross Buildings	Late 19 <sup>th</sup> century. 3 storey, 6 bay classically detailed tenement, shops at ground. Squared rubble with ashlar dressings. Slated roof. Plate glass and timber sash and case windows.	B
17	37-39 (odd nos.) High Street	Later 19 <sup>th</sup> century. 3 storey and attic, 4 bay tenement shop at ground. Squared rubble with ashlar dressings. Slate roof. Plate glass, timber sash and case and pivot windows.	C(s)
18	2-6 (even nos.) High Street including gatepiers.	Early 18 <sup>th</sup> century. 2 storey and attic, 4 bay house with shops at ground. Rubble. Slate roof. Timber sash and case windows.	C(s)

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19	16 and 18 High Street with boundary walls	Early to mid 19 <sup>th</sup> century. 2 storey, 3 bay house in irregular terrace. Harled. Slates. Timber sash and case windows.	C(s)
21	1 Kilcruik Road, including gatepiers, gates and boundary walls.	Mid 19 <sup>th</sup> century. Single storey and attic, 3 bay cottage. Squared rubble. Graded slates. Timber sash and case windows.	B
22	The Manse, 4 Kilcruik Road with boundary walls.	Mid 19 <sup>th</sup> century. 2 storey, 3 bay, rectangle plan, plain classical former manse. Dressed squared rubble. Slated roof. Timber sash and case windows.	B
23	28-32 (even nos.) Nethergate and Harbour Road.	18 <sup>th</sup> century - reconstructed later 19 <sup>th</sup> century. 2 storey with attic, 3 bay, L-plan, crowstepped small tenement in irregular terrace. Harl. Concrete pantiles. Timber sash and case windows.	B
24	34 and 36 Nethergate	18 <sup>th</sup> century, 3 storey, 3 bay small tenement in irregular terrace. Lined and painted render. Clay pantiles. Timber sash and case windows.	B
25	38 Nethergate (3 St Clair's Entry)	Dated 1774. 2 storey and attic, 2 bay, rectangle plan house in irregular terrace. Harl with painted margins. Pantiles. Timber sash and case windows.	B
26	Nethergate, 4 St. Clair's Entry.	18 <sup>th</sup> century. 2 storey with raised basement, 3 bay, rectangular-plan house in irregular terrace. Harl with stone margins. Pantiles, slate easing course. Timber sash and case windows.	B
27	Nethergate, 6 and 7 St. Clair's Entry.	18 <sup>th</sup> century. 2 storey, 5 bay, rectangular plan house in regular terrace. Harl with stone margins. Pantiles. Timber sash and case windows.	C(s)
28	40 Nethergate, Seagate House	18 <sup>th</sup> century, altered and re-worked 1999. Tall 2 storey and attic, 3 bay house with earlier single storey, crowstepping wing to rear. Dry dash with concrete margins. Concrete pantiles. Timber sash and case windows.	C(s)
29	Kinghorn Parish Church of St Leonard, Nethergate.	17 <sup>th</sup> century, with later alterations, repair and reconstruction. Cruciform-plan, aisled church with 3 bay nave, ogee capped 3 stage bell tower. Dry dash with stone quoins. Slate roof. Multi-pane coloured and stain glass windows.	B
30	Kinghorn Parish Church Graveyard with stones, boundary walls, gatepiers, gates and railings, Nethergate.	16 <sup>th</sup> century and later. Predominance of early relief-carved stones, many seriously eroded. Rubble boundary walls, square set ashlar gatepiers. Ironwork gates.	B
31	Kinghorn Old Kirk, Nethergate.	Probably 13 <sup>th</sup> century. Fragmentary remains. Coursed, squared rubble. Scheduled Monument.	C(s)
32	25 North Overgate including boundary walls.	18 <sup>th</sup> century. Small 2 storey with attic, 4 bay, crowstepped house. Harl with painted margins. Pantile roof. Timber sash and case windows.	B
33	35 North Overgate	18 <sup>th</sup> century. 2 storey, 3 bay house, rectangular plan house in irregular terrace. Thinly rendered rubble and harl with painted margins. Pantile roof. Timber sash and case windows.	C(s)

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34	43 North Overgate	18 <sup>th</sup> century. 2 storey, 3 bay house in irregular terrace. Harl and rubble. Concrete pantiles. Timber sash and case windows.	C(s)
35	2 North Overgate, Viewforth House including boundary walls.	18 <sup>th</sup> century - altered 19 <sup>th</sup> century. 2 storey with basement, 3 bay, rectangular-plan house in irregular terrace. Rendered with painted margins. Pantile roof with slate easing courses. Timber sash and case windows.	B
36	4 North Overgate including boundary walls.	18 <sup>th</sup> century. 2 storey, 2 bay rectangular plan house in regular terrace. Harl. Clay pantiles. Timber sash and case windows.	B
37	14 and 16 North Overgate, Glover's Court including boundary walls.	Late 18 <sup>th</sup> early 19 <sup>th</sup> century. 2 storey, 5 bay T-plan tenement. Dry dash with stone margins. Slated roof. Timber sash and case windows.	C(s)
38	30 and 32 North Overgate	Mid 19 <sup>th</sup> century. 2 storey, 3 bay flatted dwelling with former shop at ground. Whitewashed rubble. Pantile roof. Timber sash and case and modern timber windows at ground.	C(s)
39	34 North Overgate	18 <sup>th</sup> century. Small single storey and raised basement, 3 bay house in irregular terrace. Painted render on rubble. Pantile roof. Timber pivot windows.	B
40	36 North Overgate	18 <sup>th</sup> century. 2 storey, 3 bay house in irregular terrace. Harl with stone margins. Pantile roof. Timber sash and case windows.	B
41	38 North Overgate and Eastgate.	18 <sup>th</sup> century. 2 Storey, 3 bay house with forestair at end of terrace on corner site. Harl with painted margins. Pantiled roof. Pivot windows.	B
49	1,2 and 3 St James Place.	18 <sup>th</sup> century. Irregular pair of houses in short terrace. No1: 2 storey, 3 bay house. Harl. Nos. 2 & 3: 2 storey with attic, 3 bay flatted house with crowsteps to right gable. Modern catslide dormer windows. Modern pantiles. Timber sash and case and modern pivot windows.	C(s)
50	St Leonard's Place, Archway Motors, former St Leonard's Mill	Late 18 <sup>th</sup> century, enlarged 1838. 2 storey, 9 bay, rectangular plan, flat roofed, former flax mill with vaulted interior. Stugged, squared and snecked rubble. Timber windows.	C(s)
51	4 St Leonard's Place, former gatehouse to St Leonard's Mill including boundary walls.	Probably 1838. 2 storey, 3 bay former gatehouse. Dressed, squared, snecked rubble. Dry dash to rear. Grey slates. Timber sash and case windows.	C(s)
52	Town House including boundary walls, exercise yard and railings, St Leonard's Place and North Overgate.	Thomas Hamilton, 1826-30. 3 storey, 3 bay with recessed single storey wing, rectangular plan, crenellated Tudor town house with prison and tower. Chemically cleaned sandstone ashlar. Slate roof. Multi-pane leaded windows.	B
53	9 St Leonard's Place and South Overgate, Julian Memorial Hall including boundary walls.	Probably 1838. 3 storey and part basement, flat iron plan former mill building on prominent corner site. Squared and coursed rubble. Slate and modern tiles. Modern windows.	C(s)
54	1 Townhead including boundary walls.	18 <sup>th</sup> century. 2 storey, 3 bay house with high cellar in irregular terrace. Rendered with painted margins. Pantile roof. Timber sash and case and modern plate glass windows.	C(s)

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55	7, 9 and 11 Townhead and Barclay Road including boundary walls.	18 <sup>th</sup> century. 2 storey, rectangular plan small tenement with curved forestairs. Harl. Pantiles with slate easing course. Timber sash and case windows.	C(s)
56	Kilcruik Cottage including boundary walls, Townhead.	Dated 1787. 2 storey, 3 bay rectangular plan house. Harled with stone margins. Concrete pantiles. Timber sash and case windows.	C(s)

**UNLISTED BUILDINGS OF MERIT**

<b>Address</b>	<b>Description</b>
House on St Leonard's Lane/Glamis Road	2 storey 19 <sup>th</sup> century house with walled garden.
29 High Street – access through Cross Buildings to Cross Cottage, Anchor Cottage, Gypsy Cottage and Lavender Cottage	19 <sup>th</sup> century terrace of 2 storey harl and pantile cottages. Much altered.