



Falkland Conservation Area Appraisal and Management Plan

April 2010

This report was written by Arc on behalf of Fife Council. It reflects the view of Fife Council and does not necessarily represent the opinions of Arc.

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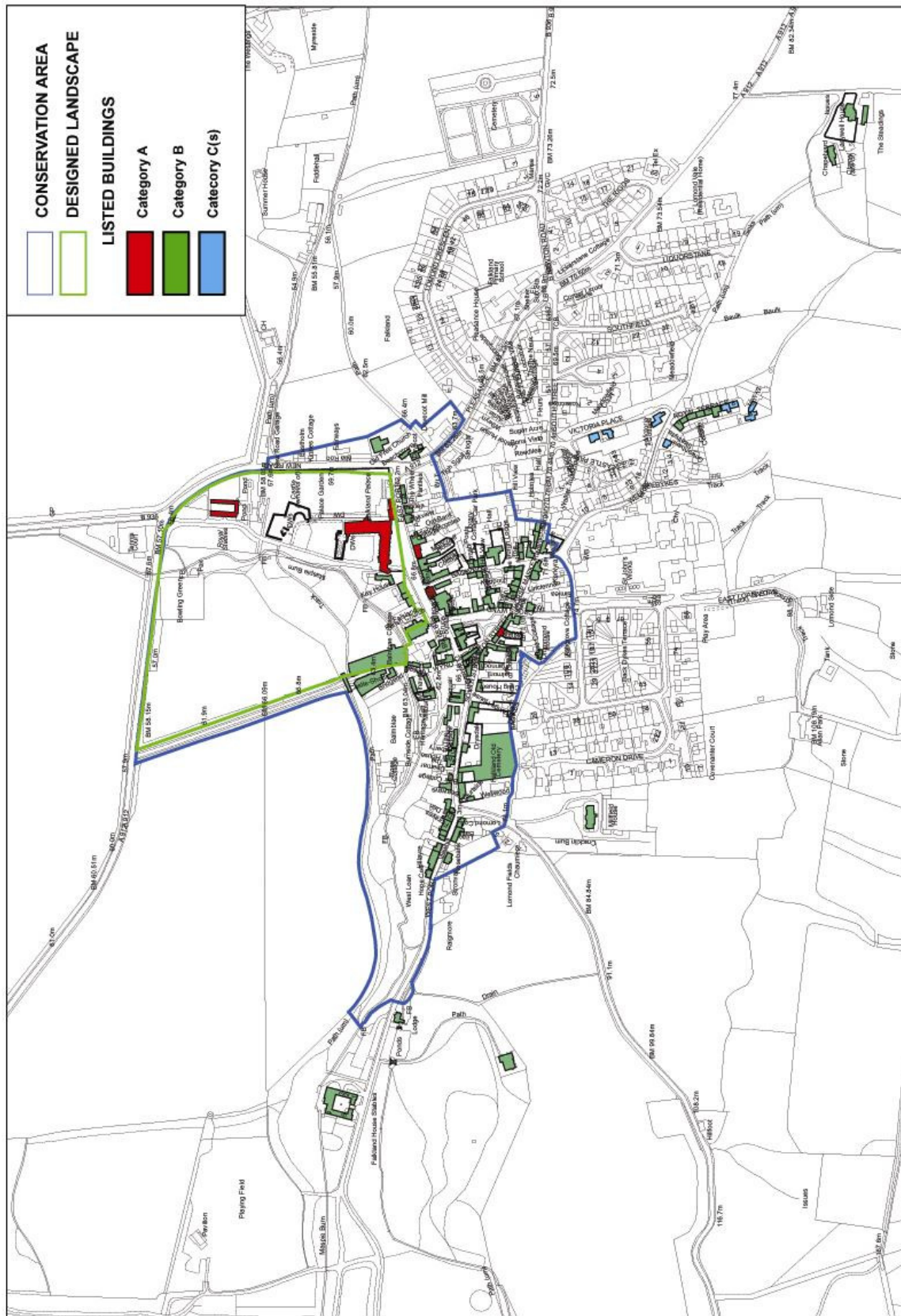
1. Introduction and Purpose

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. In 1970 Falkland was designated as the very first conservation area in Scotland. There are now 48 conservation areas in Fife and over 600 across Scotland. 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. A written description of the Falkland Conservation Area Boundaries and a schedule of properties within the boundaries are included in **Appendix 1**.





1.2 The Purpose of this Document

While Conservation Areas enjoy greater control over development and enhanced opportunities for conservation, it is important that decisions are based on an informed and holistic assessment of the Area's value. The purpose of this report is:

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

The report aims to support action by local residents, businesses, community organisations, Fife Council, heritage trusts, public sector agencies, utility companies, developers, and other stakeholders; all of whose knowledge, enthusiasm, commitment and resources can help conserve, and enhance Falkland as a thriving and sustainable community.

The Management Plan identifies the significant aspects of Falkland's heritage that are vulnerable or could be enhanced, gives guidance on maintenance and appropriate development, and suggests opportunities for partnerships, or further research.

This report is based on available information and is not a comprehensive report on the heritage of the Area. Where the evidence for assessment is notably thin, this is highlighted.



2. Historical Development

2.1 Origins and Development of Settlement

Although erected as a royal burgh in 1458, Falkland never functioned in the manner of a normal royal burgh. Rather, Falkland belongs to a unique category of medieval settlement that came into existence and developed as a dependency in service of the medieval castle, and subsequently the palace. This explains the spatial separation between Falkland and its earliest parish church, located 3km east of the burgh at Kilgour. It is possible that a settlement of sorts did exist at Falkland prior to the 12th century, but the crucial factor in the historical evolution of Falkland was the erection of a castle some time after 1160.

Following the gift of the royal hunting estate of Falkland by King Malcolm IV in 1160 to Duncan Macduff, 6th Earl of Fife (on the occasion of his marriage to the King's niece), it appears that whatever earlier hunting lodge may have existed was replaced by a castle, the site of which can still be traced in the grounds of the palace today.

With the attendant trading privileges that royal burghal status conferred in 1458, it is clear that this was aimed solely at ensuring that Falkland's merchants and manufacturers had access to foreign exotic goods with which to better supply the needs of the royals and nobility in residence at the castle. As a result, the medieval burgh was small and lacked the degree of specialist production seen in similar medieval royal burghs. Nevertheless, it was organised along the usual lines of medieval municipal government and the burgh morphology does exhibit those features common to most Scottish medieval burghs.

As a centre of administration and as a favoured hunting reserve of the nobles and royalty of medieval Scotland, a settlement grew up in the shadow of the castle to serve to the needs of the castle and its visitors. This role explains the seemingly unusual manner by which a non-economically productive settlement, awkwardly situated for production and trading purposes, was granted the status of a royal burgh.

Indeed, in the preamble to charter granting royal burghal status, King James II clearly states the main reason for the grant being: "*the frequent residence of the royal family at Falkland, and the damage and inconvenience sustained by the many prelates, peers, barons, nobles, and others*" attending court there. Falkland then evolved not as a settlement based on an economy of production, but as a service industry geared towards meeting the wants and needs of those drawn towards the castle and its hunting reserve.

The fact that a significant urban area developed only as a consequence of the Royal court's presence meant that this was a peaceful residence for the Royal family. The country location was key to the important outdoor pleasure of hunting. This pastime could be enjoyed at the expense of the diverse wildlife supported by the varied surrounding habitat, especially in the Howe before it was drained during the 19th Century.

Although the burgh did re-establish itself as a weaving centre following the decline of the royal hunting reserve during the 17th century, its failure to achieve any notable industrial success during the post-medieval period has resulted in the particularly good preservation of the original medieval burgh morphology. The one significant industrial complex, the linoleum factory, was sited outside of the historic burgh and disturbed its setting rather than damaging its built fabric.

Increased affluence during the 19th century, associated with industry, agricultural improvements and the partial restoration of the palace and creation of Falkland Estate, did result in some significant loss of historic fabric around the burgh. However, it also saw the beginning of work to recognise, understand and conserve the heritage of the area.

This in turn has been the basis of the modern tourist economy, whose seasonal nature in some way echoes the seasonal character that Falkland had in medieval times, when busy and colourful periods of royal residency would be followed by periods of quiet obscurity.



2.2 Archaeological Significance

As a dense and high status medieval settlement that has undergone little post medieval disturbance, most of the Conservation Area of Falkland is of considerable archaeological interest.

The fact that, outside of the Palace, there has been no significant archaeological investigation means that the extent and value of buried remains of historic activity are difficult to quantify. Nonetheless, a general assessment can be made from what is known about the areas development, with three zones identified:

Principal Archaeological Zones

The Palace

The remains of Falkland Castle and Palace were investigated and partially revealed during the repair and restoration of the Palace. The Palace grounds are the one part of the conservation area that has undergone considerable ground disturbance, during the 19th and 20th centuries. Nonetheless it is likely that unrecorded remains survive and, as a Scheduled Monument, there is a high degree of legal control over any ground disturbance.

The Medieval Burgh

The medieval burgh was a small, but dense and affluent urban area, which has seen little significant disturbance since medieval times, apart from the construction of a few central public buildings in the 19th century.

All areas within the bounds of the medieval burgh have the potential to contain significant urban archaeological deposits of medieval date. In some cases, standing buildings may contain historic features hidden within their structures while in other cases, sub-surface deposits may be the only source of evidence to characterise the earliest phases of the evolution of the burgh.

The area identified as the medieval burgh should be considered as a deeply sensitive archaeological environment both above and below ground. Any sub-surface works within the bounds of the medieval burgh are likely to impact upon buried archaeological strata. Consequently, specialist archaeological advice should be sought in connection with any works that involve ground disturbance works in this area.

The central area, representing the core of the medieval burgh is especially sensitive and is likely to contain buried archaeological deposits connected with the period of pre-burghal proto-urban settlement (c.1100 -1458).

Later Urban Areas

Some urban areas in the west and south of the conservation area, which are thought to have lain outside the walls of the medieval burgh, are deemed to have little potential for archaeological interest.

2.3 Development of the Area

Three distinct phases of development are evident within Falkland:

- Medieval Development
- Post Medieval to Early Modern
- Modern Development

An outline of each is provided below.

Medieval Development

The principal street developed to follow the natural topography, providing a roughly level east-west thoroughfare integrated with the wider medieval road network. This main route addressed the principal Palace entrance then widened out to form a market place in the burgh centre before narrowing once more. A minor market space, the Horse Market, was formed by a widening in one of the secondary arteries to the south.

Buildings formed dense, continuous walls enclosing the sides of these main public routes, with narrow frontages and long rigs of private open ground behind. Narrow pends provided occasional minor routes between these rigs. The medieval Town Hall and church would have been the main public buildings that deviated from this pattern and had an individual presence, but they and the rest of the urban settlement would have been dominated by the magnificent presence of the Palace.

The royal Palace is the supremely important building in Falkland, for its inherent architectural quality, as well as its historical and townscape importance. The building as it survives is essentially an early 16th Century Scots renaissance showpiece, built by James IV and V, after whose death in 1542 construction was abandoned, with the original vision unfulfilled.

Typical renaissance details such as the roundel heads survive, though much of the original decoration has been lost. The courtyard form is still clear, with other elements signalled by the 20th century garden landscaping. The High Street setting is less sympathetic.

The third Marquis of Bute restored the palace sympathetically in the late 19th century and the National Trust for Scotland currently maintains the buildings and grounds to a high standard.

The physical dominance of the royal Palace over the medieval burgh reflected their social and economic relationship, while their close and direct urban conversation was characteristic of their interdependence.

The ruination of the Palace did not lead to significant changes in its townscape role, until the Victorian era, when the Palace was restored as a private building. In parallel, the burgh's urban growth was based on, and reflected, its commercial independence. The erection of new entrance gates and a street perimeter wall reduced the street width drastically in front of the Palace, and created a private, green cordon; separating the Palace from the public street.

This retreat from the public realm was reinforced by the planting of a new tree, which, along with the wall, now screens the Palace.



The key historic townscape relationship between the Palace and the High Street has been diluted by the modern sub-division of the public realm

This effect of hiding the Palace entrance is increased when coaches park directly in front of the main gates. The unlovely modern visitor centre, which screens the Palace as the High Street is entered from the East Port, further reduces its civic presence.

The hard surface of the main public thoroughfare, once generously wide so that the lively presence of the fine Palace facade could dominate the street during the busy years of Royal presence, has been reduced to a strip of unused lawn and a narrow road where cars struggle to pass.

Post Medieval to Early Modern

During the 18th and early 19th centuries, increased prosperity led to some individual new buildings and facades in the Georgian style, primarily on the High Street. These were somewhat larger in scale and neoclassical in style than the vernacular buildings they sat amongst, though the medieval pattern was largely undisturbed. The **Town Hall** is the principal example of this period.

The **Town Hall** is a good example of an unpretentious Georgian replacement of the medieval Tolbooth, dating from 1801. With a sympathetic scale for its setting, the Town Hall still stands apart in quality through its subtle detail and measured spire.

A painting from the 17th century indicates that the height of the Town Hall's tower is comparable to the earlier building, which abutted the buildings on either side, maintaining the medieval pattern of a continuous street frontage.



The Town House design subtly balances civic presence with continuity of street façade height.

The subtle front elevation elegantly marries the civic importance of the height of its clock tower with the 2-storey buildings either side, giving a graceful and undemonstrative street presence typical of other Georgian alterations to the burgh.

The **parish church** is a large Victorian Presbyterian building, of good quality, and fairly typical of its type. The Victorian parish church, completed in 1850, also replaced its medieval predecessor, but in a manner that was much more disruptive to the medieval townscape character of the burgh, than the replacement of the Tollbooth by the Town House.

Historic maps indicate that the earlier church was located in this same central position, and that it may have had open space around it; presumably used as a graveyard. Historic images indicate that it was much lower than the current structure, certainly with a much smaller spire. Neighbouring buildings indicate that there was some demolition to increase the open space around the new church and there is some evidence to suggest that the front of the new church was brought out into the public square.



The Kirk, rather than the Palace or Town Hall, now dominates the town centre. The reduction in the size of the Market Place which it brought about, together with the demolition of houses on Cross Wynd, have altered the historic spatial townscape balance of narrow streets and expansive meeting places.

Certainly the imposing scale of the Victorian church is in contrast to the scale with the earlier burgh buildings, and its visual isolation is emphasised by its central position and open space to either side. The fact that the church does not open directly onto the public square, but is separated by railings and a gate reinforces its discontinuity in the streetscape.

The probable extension of the church land into the main square would have reduced the size and utility of this public space, while the increased visual and physical presence of the kirk, coinciding with the screening of the Palace front, served to change the focus and character of the square so that it became more of a setting for the new kirk, rather than a primary public space in its own right.

The Victorian era saw more significant improvements and the erection of more substantial civic buildings. These buildings, of which the parish church and fountain are the primary examples, tended to be more ostentatious.

The townscape focus moved away from the, now ruined, Palace to the civic focus around the square. The coherent urban boundary provided by the medieval town walls was lost when the east and west gates were removed and the town walls largely demolished in the second half of the 19th century to facilitate expansion of the burgh.

In a more subtle development, the erection of the **fountain** in 1856 enlivened the market place. While the scale is appropriately Victorian, the craftsmanship and lively detail bring attention back into the central open space, strengthening the buildings traditional townscape role as a backdrop to the important social activity of this principal public space.



The market place with Victorian fountain

Falkland's **vernacular buildings** have strong common characteristics, but individually are rarely identical. The townscape derives much of its character from this combination of unifying features and individual charm or idiosyncratic detail. The buildings which are scattered throughout the conservation area demonstrate a progression of style from the 17th through to the 19th century, with commonality of features significantly reducing in the Victorian era.



The continuous street façade is a key characteristic of the area

Modern Development

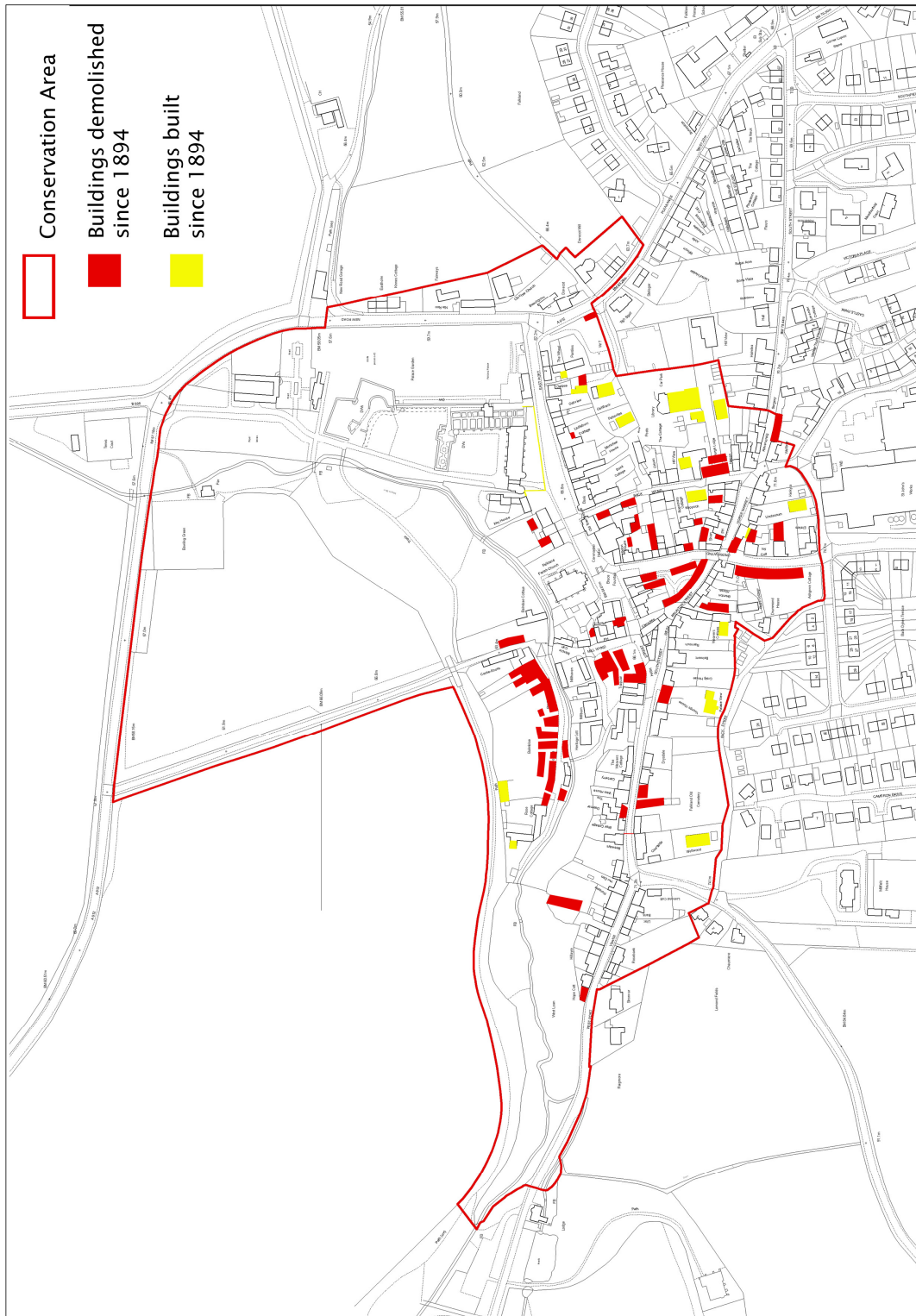
The 20th century saw significant expansion of the town outside of its historic boundary. To the south, where this was on rising ground, this development affected the visual setting of the historic village core.

Its historic townscape character was more seriously damaged by demolitions and new building within the medieval burgh, which significantly eroded its ancient urban pattern. The intervention of the National Trust for Scotland little Houses improvement scheme did much to limit this loss by restoring eleven dilapidated historic houses within the burgh.

Some 20th century development in Falkland, such as the **Village Hall** and earlier adjacent parking area and access road, both removed buildings from the street frontage and destroyed medieval garden property lines. The development is low density but, although it doesn't sit well within the context of Falkland, it provides an important community focus, including a public library.



The Village Hall



Contemporary map showing buildings that have been demolished since 1894 and recent backland

The plan on the previous page shows the loss of buildings recorded by the Ordnance Survey in 1894 and the erection of new buildings since that date. This highlights three key characteristics of the changes that occurred during that period:

The demolition of historic contiguous buildings that fronted onto the street caused a **reduction in the density of urban fabric** and significantly diluted the key medieval townscape characteristic of continuous buildings fronting onto public streets.



A modern urban green space in Falkland

The demolition of street-fronting buildings resulted mainly in the **creation of new public open green spaces** within the burgh. Though substantially different in character to the previous settlement pattern, these now contribute to the amenity of the contemporary village.



Modern backland development replaces the historic burgh boundary wall and rigg garden with development that is suburban in character.

The **erection of new buildings**, primarily houses, during the 20th century was generally brought about by the subdivision of the medieval gardens and erection of new buildings in the private green spaces which had previously been contained within a more or less continuous enclosure of street fronting buildings. This further undermined the original townscape structure.

3. Townscape Analysis

Townscape quality is a key element of the character, appearance, utility, and the social and economic life of the Falkland Conservation Area.

The analysis and recommendations of the *Falkland Streetscape Handbook and Design Guide*, produced in the 1990's, have provided an informed basis for this section. That more detailed document remains generally very relevant to townscape planning in Falkland today. This appraisal considers townscape in a wider conservation context and is necessarily more up to date in some respects.

3.1 Setting

The essential character of the urban grain of Falkland was established during its development as a medieval settlement associated with the strategic castles and later Royal Palace, beginning in the 12th Century, but with the most important period being between the 15th and 17th centuries. The country location was key to the important outdoor pleasure of hunting. This pastime could be enjoyed at the expense of the diverse wildlife supported by the varied surrounding habitat, especially in the Howe before it was drained during the 19th Century.

3.2 Topography and Street Pattern

The development of Falkland as a place of power was a direct result of topography: A flat area of land projects out into the broad swathe of the Howe of Fife from the sheltered north side of East Lomond, giving good access to the agricultural heart of Fife, and many important early roads. To the Royal family, Falkland offered seclusion and safety from the coast, ease of access to metropolitan Edinburgh and Perth, as well as to the ecclesiastical and educational powerhouse of St. Andrews.

The medieval street pattern of the 16th century still dominates the conservation area with its parallel street plan, typical of medieval east coast settlements. High Street is the major route through the town and it widens out at the Fountain to form a market place. Horse Market and Brunton Street form the other parallel street and the two are linked by the narrow wynds which grew up to link the two. The undulating street widths and building lines appear to be all that remain of the earlier phase of settlement.

The adherence to an early street pattern has meant that the footpath network is of random layout with varying widths and discontinuous. Streets and raised paths appear to have been cobbled with whin sets, but cobbled strips with no kerbs are common. Some streets remain fully cobbled and others have cobbled drainage channels.

3.3 Building Styles

As this typical medieval townscape pattern developed, individual domestic buildings would have been improved and replaced, within the common urban grain. Many domestic buildings still survive from the later stages of this period - that is the 17th century - after which the burgh fell into decline.

There are no traces of pre 17th century buildings, apart from the Palace gatehouse and later developments almost certainly meant that new buildings of a higher status replaced the original ones. Long narrow burgage plots would not be uncommon in a settlement with medieval origins, but developments from the 17th century onwards seem to have left little sign of this in Falkland. Some do remain in isolated locations and should be preserved. The traditional pattern of long narrow developments hard against the closes along rig boundaries is evident in certain areas of the town. Again the protection of these pends and closes, for example off Brunton Street, is important.

Considerable building replacement has taken place within this early street framework. Buildings appear to follow what may have been the original building lines and the general appearance of the town remains little changed since the 1850s. The backlands have, since the mid 19th century seen little development, but some significant areas have been lost to new houses and the development of the car Park to the north of High Street.

From the 17th century onwards, following the union of the crowns, royal visits declined and the settlement increasingly became important as a market town.

Flax was an important cottage industry from the 15th century and by the 19th century there had been significant expansion of weavers' cottages in areas like South Street, Wellbrae and Royal Terrace. There were two power looms in Falkland by the 1880's and this caused an influx of workers to the town. It is clear that the settlement remained a prosperous one, with Falkland having a gas works and a bank, as well as the usual service providers.



Cross Wynd in the early 20th century, a dense urban area showing many of the characteristic features of the historic Falkland townscape

Characteristic Features

The characteristic features of the houses express the era and culture prevalent when they were constructed, including:

- **A frontage directly onto the street** or from a small irregular courtyard, both always hard landscaped.
- **Masonry forestairs** giving access to upper levels
- **Sparse but important decoration** at entrances, by dated lintels or inscriptions.
- **Roofs are always pitched** typically at 40-60°. Simple, small, black metal rooflights are common. Dormer windows are a feature of later dwellings, found principally on the more elaborate 19th century buildings rather than the simpler 17th and 18th century ones.
- **Windows** are all always timber. Larger windows multi-paned sash and case, while smaller ones are side-hung casements.
- **Principal elevations** are commonly balanced, but not fully symmetrical.

3.4 Listed Buildings

The buildings of Falkland are the most significant aspect of the conservation area, being a repository of architectural design and craft skill over 800 years, the stage for historical events, and providing a continuing, sustainable, social and economic resource.

The distinctive merit of the conservation area is confirmed by the number of buildings listed as being of Architectural or Historic Interest. In total there are 95 listed buildings in the Conservation Area, 3 Category A, 42 Category B and 51 Category C(s), as shown on the map on page 6. Summary details for each of the listed buildings within the area are also provided in **Appendix 2**.

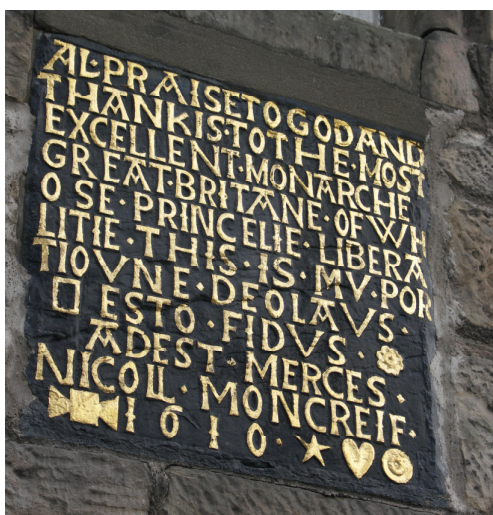
3.5 Building Materials

Vernacular buildings were built from local materials in accordance with local craft traditions. The continued use of authentic materials and detail in repairs and alterations to buildings is key to conserving and enhancing the Area's character. Such materials include:



The same building with original thatch

- Stone is the dominant wall material, as both rubble and dressed stone, in a variety of combinations. There are two types of stone. Buff local sandstone is mainly used for dressings and rubble, though grey Angus sandstone was used on higher status buildings in medieval times. The local basalt whinstone was used for rubble and, from the 19th century as dressed stone for rubble walling and pavement surfaces. Granite and artificial stone are never appropriate.
- Brick is an occasional material used in minor walls from the 19th century, using bricks from the works at Dunshelt.
- Lime mortar used local aggregate sources, such as the Lomond Hills quarry near Leslie. Clay mortar could have been used in wall cores, but the facing material is always lime. Pointing is full and flush, with a slightly open texture.
-



A typical historic inscribed panel



Lime mortar should generally be used in masonry repairs.

- **Lime renders** should be finished with limewash, with a yellow ochre being a common Fife colour, though a range of natural mineral tones would be traditional.
- Limewash could also be used to finish dressed stones or rubble walling. Modern synthetic paints are never appropriate as a finish to masonry.
- Cement mortars are damaging to natural stone, visually inappropriate and should never be used. Similarly, cement renders, whether painted or pebble dashed, are technically and aesthetically inappropriate. Renders should always be a thin lime harl



Mortar repairs in cement will damage sandstone masonry



Cement renders and plastic gutters are never appropriate.

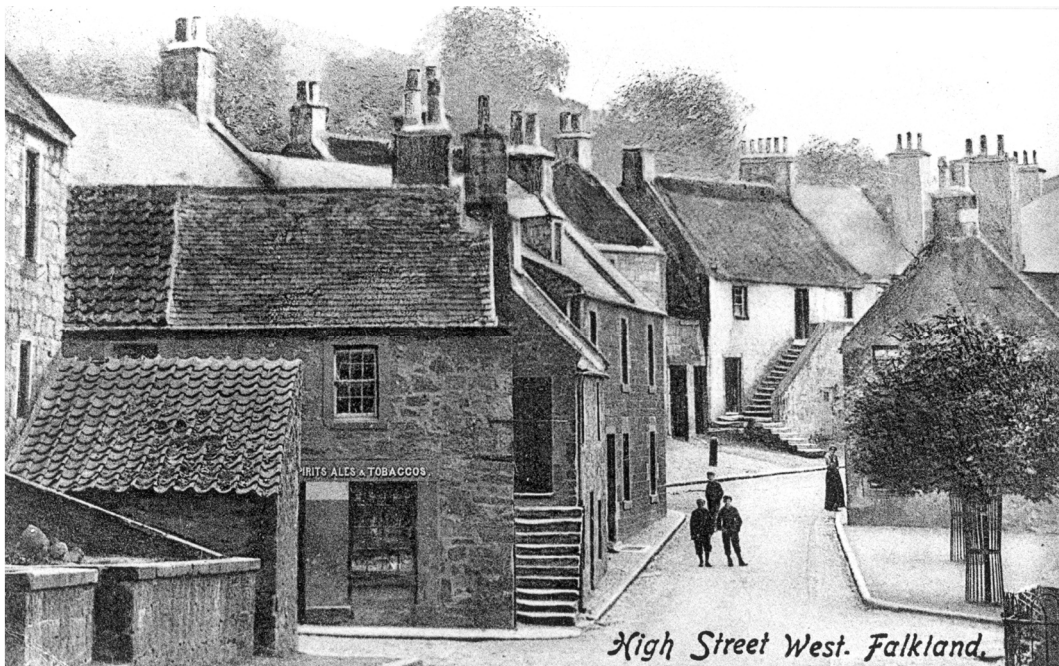
- **Rhones and downpipes** are typically cast iron and painted, though black would have not been historically ubiquitous. Rare surviving examples of zinc or lead rainwater goods should be conserved. Plastic gutters and downpipes are never appropriate.
- **Windows** are always timber. Though in medieval times they would have typically been unpainted, the dominant finish from the era of the surviving buildings was paint. Bright colours and high gloss finishes, only possible from modern synthetic paints since the 20th century, are inappropriate. Semi-gloss or matt finishes are typical, with cream, green or other colours characteristic.
- **Glass** would always have been crown glass rather than modern plate glass, which is inappropriate as it does not have an appropriate surface texture
- **External timber boarding** would have been often used historically, even in high status situations such as the Palace. Surviving examples are rare.



Modern plate glass does not match the original crown glass, while the white gloss paint is inappropriate.



Coloured timber windows are historically appropriate.



Coloured finishes to timber was usual

It would be inappropriate to use timber as a dominant external cladding material in new construction within the Area, because of its disproportionate townscape impact, but it would be appropriate on minor elevations, as a minor material on principal elevations, and for secondary structures.

- **Thatch** would have been the dominant roofing material until the 18th century. However, only one building retains its thatch, though its high status is informative. Many of the older buildings show clear evidence of thatch being their original roof covering, and reinstatement should be supported in such cases.



Traditional thatch and slated roofs



Synthetic tiles and modern rooflights are never appropriate.

- **Pantiles** are a common material, originally imported from the Low Countries, and produced locally from the 18th century. Originally regarded as a cheap industrial replacement for thatch, it now has the charm of local distinctiveness. Only traditional natural clay pantiles should be used, with flat profiles or synthetic modern alternatives never appropriate.



Mixing slate types during repairs should be avoided.

- **Slate** is also common. The older roofs have small, scotch slates in characteristic diminishing courses. 19th century roofs have the thinner, regularly sized Welsh slates, which were to dominate. Slate types should never be mixed on the same roof and modern synthetic or imported slates are never appropriate.

3.6 Trees and Landscape

The topographical location of Falkland, and the key relationship of the Palace to the wider landscape, established the fundamental characteristics of the Conservation Area. Whilst there has been much superficial alteration in the intervening years, these characteristics remain strong, and continue to define the landscape character of the burgh.

Palace Gardens

Little is known about the design of the medieval and renaissance gardens around the royal Palace, though it is recorded that in 1561 and 1565 Mary Queen of Scots played at being '*a country girl in the park and woods*' and in 1628 Charles 1 '*contrived and planted a new garden*'. At other times, the creation of lawns and production of vegetables in kitchen gardens is recorded.

Following extensive archaeological excavations in the 19th century, new ground levels were established around the palace, designed to reveal archaeological features and indicate historic arrangements. In the 1840's, new gardens were planted and in 1856 extensive orchards are recorded. During the two World Wars the gardens were used as a forestry nursery and for vegetable production.

After the war the Palace gardens were redesigned by Percy Cane to a modern design that responded to known historic features through their layout and planting. These are now recognised as having an artistic importance in their own right.



The Palace gardens designed by Percy Crane



The urban area from the Orchard.

Urban Edge

The definition of the burgh edge was gradually eroded on the east and south during the suburban expansion of the town in the 19th and 20th centuries, though it retains the strong backdrop of East Lomond to the south and a flatter swathe of agricultural land to the east.

Northern Hinterland

The great royal hunting park or forest of Falkland, enclosed by a timber palisade and ditch, stretched across the Howe to Auchtermuchty. It seems to have been primarily oak woodland and with open glades and '*supports wild animals of all kinds, given over to the hunting of kings*'. James V even imported wild boar from France to enhance its hunting opportunities.

The park and palace grounds also offered opportunities for courtly sport, notably archery, with one group of trees known as the *Queens Quarrels*, for their use in making arrows.

In 1654 Cromwell's troops cut down the great oak Forest of Falkland to provide timber for a fort at Perth, the general prospect of open landscape to the north of the Palace has survived to this day. Although most of the hunting park has become open agricultural fields, the immediate land to the north and west of the burgh maintained its character as a private pleasure ground, through the creation of the Falkland House Estate and restoration of the Palace.

While the northern landscape retained its fundamental character, there were three significant changes during the 18th and 19th centuries:

- The erection of the high enclosure wall around the palace gardens eastern perimeter, including the ornate northern gates. This wall blocked views in as well as diverting public traffic further away from the Palace.
- The expansion of the burgh across the burn into the Balmbrae area, since substantially demolished.
- The creation of the modern tennis court across the road from the Northern Palace entrance.

Key Characteristics

There are three fundamental characteristics of the landscape of the Conservation Area:

- The master: servant relationship of the Palace to the burgh
- The contrast between the dense urban form and the surrounding open countryside
- The contrast between the agricultural character of the surrounding landscape to the east and south, and the designed, leisure character of the landscape to the north and west.

These characteristics are experienced in three principal ways; through views, approaches and boundaries.

3.7 Public Realm

Public Spaces

In the medieval burgh, the open spaces between buildings were very important and clearly articulated between places of different character. When the royal family was in residence, the High Street would have been a busy and colourful place. At other times it would have been a quiet, but beautiful open space. In both cases, its scale and dignity as a setting for public activity contrasted with the informal intimacy of the narrow wynds and minor public spaces.

The decline and ruination of the Palace removed the seasonal colour and wealth of the royal court, but the increased commercial prosperity of the 18th and 19th centuries would have raised the general level of public activity all year round. The reduction in width of the High Street at the Palace and the church, the demolition of the gated entry at the East Port and of the Mercat Cross, the reduction in the public role of the Town House, and the introduction of cars, parking and a tarmac surface have all served to undermine the original character of the Market Place.

The fundamental elements of the space however remain, with the fountain, shops, outside café seating, summer tourists, church activity and street fair all serving to preserve its vitality, and counter its tendency to be seen as a rather inconvenient road.

In contrast to the hard, noisy, colourful and odorous qualities of the public street and market places, the private spaces behind houses would historically have been quiet, green and sweeter smelling.



Public use of the main public spaces counters the visual dominance of parked cars

Streetscape Features

A range of individual features affects the quality of streetscape on a smaller scale.



Cross Wynd showing surface drainage over cobbles.

Road surfaces

In medieval times the streets would have been mainly unpaved, by the late 19th century most of the road surfaces were covered over completely between the buildings with whinstone setts and cobbles. Prior to the introduction of underground drainage and water supplies, streets such as Cross Wynd had burns running down the centre of the street.

The following streets were fully covered in setts and cobbles:

- The High Street and Market Square, as far east as the junction between the Hunting Lodge Hotel and Moncrieff House.
- Cross Wynd
- Back Wynd
- Horse Market
- Brunton Street
- Sharp's Close
- Rotten Row

After the Second World War, the vehicular streets were covered in tar macadam and it is thought likely that the setts were simply tarred over.

Setts and cobbles are highly appropriate to the scale and landscape character of the conservation area, with their local whinstone material entirely in keeping with its language of local materials. Tar macadam, in contrast, is scaleless and ubiquitous, undermining local distinctiveness.



Cross Wynd showing later pavements and street with stone setts and underground drains.



Cross Wynd in 2007. Modern green space and parking have recently replaced buildings in this part of the historic urban core. Remnants of original cobbles can be seen.

Pavements

That development of the footpaths in Falkland was an unplanned and incremental undertaking is evidenced by their irregular character and variety of materials. Early photographs show whinstone kerbs edging raised whinstone cobbled pavements of varying widths in many places. Some prominent

pavements had been concreted by as early as the 1920's and it is possible that these originally had stone slabs. In some narrow locations there are cobbled strips, without a raised edging.



Tarmacadam lacks the scale and local character of the cobbles it covers.



If well maintained, the surviving cobbles surfaces are a significant aspect of the townscape.

The small random nature of the whinstone cobbles suggest they were a secondary product created by the production of larger stones, such as kerbs and setts, from the basalt whinstone quarries that sprung up on the Lomond and Ochil hillsides during the 19th century. Alterations and maintenance in the 20th century introduced a variety of other materials including stone and concrete slabs and tar macadam. The cobbles areas of Falkland are still sufficiently extensive to constitute a major aspect of the town's character and consequently require conservation. Some areas of pavement, including some old cobbled areas, are in a poor state of repair and these are often located in areas of uncertain ownership.



Cement re-surfacing of stone steps erodes townscape character



An old cobbled pavement in poor state of repair

Lighting

The first lights to appear in Falkland were Victorian gas lamps placed in key locations. None of these remain, though the locations and sometimes the posts have been reused for new electric lamps.

The streetlights are now a mixture of short cast iron swan-necked lamps and modern galvanised steel ones of varying sizes. The Market Place and car park have modern floodlights, mounted on the walls of tall buildings or on poles. The palace front is floodlit from lights at ground level behind the screen hedge.

The variety of street light fittings brings confusion rather than richness to the presentation and appearance of the public spaces. The quality of light, both in colour and how it models the streets and buildings at night fails to present the area's subtle complexity.



Utilitarian lighting of the pedestrian and car surfaces fails to present the richness of the architectural heritage of the area

Furniture & Signage

Historically, the streets of Falkland were free of the clutter of modern life. There were no traffic or information signs, no litter or dog bins, no grit bins, no bollards, no plant tubs or hanging baskets poles and very few seats. The signs that were to be seen, belonged to individual inns, hotels and shops and were invariably fixed to the buildings' frontages.

While such street furniture is often a necessary and beneficial accompaniment to contemporary urban life, aiding utility, facilitating economic activity, stimulating public intercourse, or adding visual richness, in some instances there is over provision, inappropriate location or poor design of individual items.

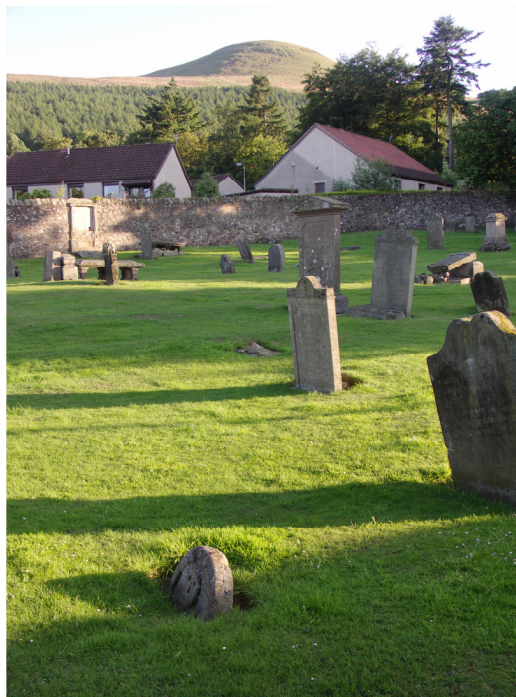


Street furniture is generally beneficial and contributes to the vibrancy of the burgh's public spaces

Parks & Plants in Public Places

The historic burgh of Falkland had no planned gardens or town greens. Typically for a medieval Scottish burgh, the public space consisted of streets and market places that had utilitarian hard surfaces designed for travel and trade.

The one exception to this rule is the Old Graveyard, which always seems to have been separate from the kirk on the Market Place, being located against the Back Dyke by the West Port.



The old graveyard

This peaceful and historic place contains some attractive 17th century memorials, but is currently maintained in a rather brutal municipal manner. Its setting is disturbed by some modern housing on higher ground to the south. Much could be done to enhance this historic and unique space within the burgh.

In the 19th century some trees were introduced to the streets in cast iron grilles, while isolating lawns with trees were created around the new kirk and in front of the Palace.

The public green spaces that were created by the demolition of buildings at Mill Wynd and Cross Wynd have a municipal character that is not characteristic of the historic burgh.

Hanging baskets and planted tubs contribute to the visual life of the burgh. Sometimes their location and design could be more carefully considered, to produce a more subtle effect that complements rather than upstages the historic public streetscape.



This planting imitates how nature would colonise such spaces.

The most appropriate and visually successful planting in public spaces is small scale, naturalistic and varied, deferring to the importance of hard surfaces in the historic streetscape.

The many wall plants that have naturally colonised masonry surfaces in the burgh are a sign of age and an important part of the subtle patina that historic streetscapes characteristically develop. Often wall plants have been deliberately maintained or even introduced. Plants such as *Sedum acre*, which grows in abundance in many locations in the burgh, are ecologically significant and benign to the host wall. Others can be damaging, usually non-native plants that have spread from private gardens.



Discreet, Informal and idiosyncratic planting complements the historic townscape

Small-scale, native planting, whether natural or deliberate, complements and enhances the historic streetscape. The larger modern green spaces reduce the historic dense urban character of the burgh streets, undermining their key contrast to the private rear gardens within the burgh and to the open landscape beyond.



Naturally established Sedum acre and Ivy-leaved toadflax

Private Gardens

Many houses in Falkland have private gardens, though often they have lost their historic boundaries. Where such boundaries survive they are an important characteristic of the historic settlement pattern. Private gardens, concealed or glimpsed behind buildings and walls, are an important contrast to the public streetscape, adding colour, while also promoting biodiversity.

The palace grounds are known to have once had historic kitchen gardens, but none of these now remain.

3.8 Activity and Movement

Traffic & Parking

The flow and accommodation of vehicles within the area is a significant issue in maintaining its historic character, which also affects accessibility for visitors and utility for residents.

Traffic Flows

The morning and evening flow of residents' cars does not usually coincide with the peaks of visitor or commercial traffic. Larger vehicles, such as buses going to the car park and lorries going to the factory, can have difficulty negotiating the narrow minor streets. As a result, buses often wait on the High Street in front of the Palace, obscuring it and detracting from the quality of the public street.

With the increased attraction of the Estate to visitors, higher levels of through traffic along the High Street and narrow West Port can be anticipated.



Trucks from the factory negotiate the narrow streets.



Coaches park in front of the Palace

Street Parking

There is only a limited amount of private off-road parking for residents within the Area, because of the continuous street frontages of the historic dwellings. Vehicle parking within the Area is focused on kerbside parking where space allows, and the large municipal car park around the Village Hall. Street parking can be problematic due to the restricted width of many streets, but such spaces are fundamental to the historic character of the place, which was not created to accommodate car owners.

The Car Park

This area is the first impression many visitors have of Falkland. Although it is within the conservation area, it is neither an attractive nor informative gateway to the town.

3.9 Negative Features

Heritage at Risk

The following areas are identified as possibly being at risk through inaction or as a result of continuation of current or recent practice. It has not been within the scope of this report to investigate ownership or any current activity or plans for the future that may affect these examples.

Individual Buildings

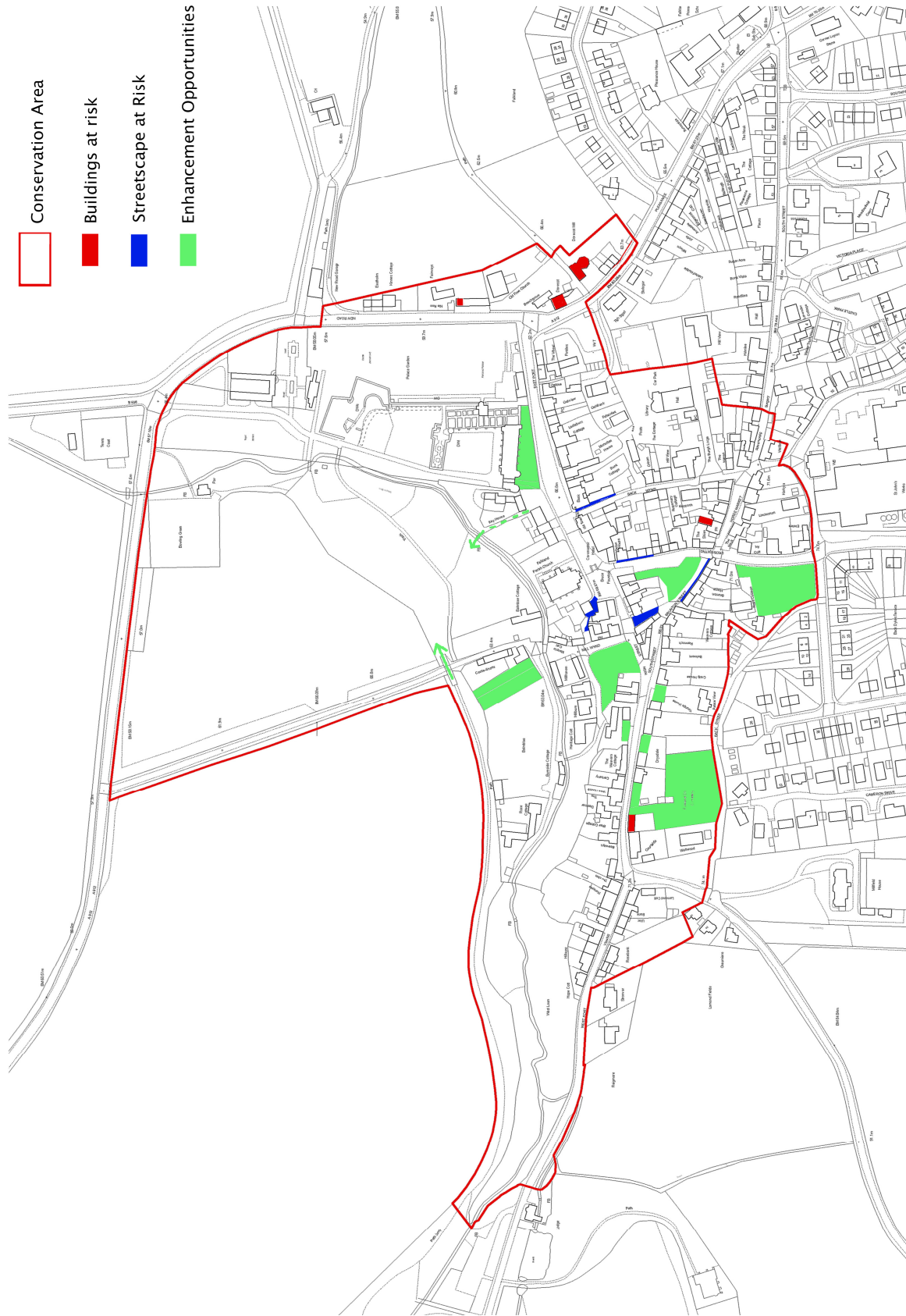
The buildings indicated in red in on the following map are in poor condition and cause concern. These are principally private residential buildings.

Townscape Features

There are four townscape elements highlighted:

- Several areas of **public footpaths** highlighted in blue are in poor condition and are cause for concern. Some of these areas are understood to be affected by uncertainty over their ownership.
- The **Back Dyke wall** has been damaged by recent partial demolition and alterations to create new vehicular accesses. Such works are completely inappropriate and highly damaging to an important townscape element.
- The **historic rigg character** of the traditional domestic gardens has been damaged by recent residential development projects. Such developments are quite inappropriate and highly damaging to an important townscape characteristic.

An area of **roadside retaining wall** on the eastern edge of the Area, highlighted in blue, is leaning into the road at a concerning angle. Apart from the potential damage to a historic wall, this is a potential hazard to the public.



Heritage at risk and principal enhancement opportunities.

Areas where Priorities Might Conflict in the Future

One major and one minor area have been identified where there is significant potential for conflicting priorities in future decisions.

Traffic

Future traffic flows and parking pressures in the Area may increase, specifically as a result of three possible developments:

- Increased accessibility to and promotion of the Falkland Estate as a recreational landscape and the possible development of some of its redundant buildings
- possible residential development of gaps sites in the urban fabric.
- development of the current car park as a green transport hub

Increased traffic would exacerbate the existing problems caused by traffic during the summer months and cause considerable pressures specifically at the West Port and in the minor streets that give access to the car park.

While the developments listed above would increase the accessibility and appreciation of the areas heritage, enhance important townscape characteristics and improve transport sustainability, to be successful any such developments must address the potentially detrimental impact of increased traffic.

Trees

The two mature sycamore trees that flank the kirk are important to urban views and the character of the heart of the conservation area. However, they also grow very close to the wall boundary beside the burn having caused some damage, and obscure views to the northern landscape.

When these trees reach the end of their life, it would be preferable to replant the same species of tree slightly further from the retaining wall and undertake appropriate repairs at that time.

The tree at the Palace gates is a mature specimen, but obscures a key aspect of the area's townscape character. When this tree reaches the end of its life, it should not be replaced.

4. Character Areas

Townscape is the feature that clearly distinguishes the special interest of a conservation area from the intrinsic merit of individual buildings within it. The townscape quality of Falkland is a key element of the character and appearance of the conservation area. Three distinctive areas are evident within the settlement.

4.1 The Palace and Market Place

The oldest part of the conservation area is based around and dominated by the Palace where the East Port widens out to form a market Place. The buildings immediately across from the Palace date from the 17th and 18th century and are high status buildings of the period showing classical detail. Along with these earlier buildings is a mix of late Georgian buildings, such as the Post Office and Town Hall and Victorian buildings like the Church and fountain. Buildings are largely two storey, though one is three storey in height. This is very much an area of public buildings and this is evident in design and detailing.

Buildings are largely natural stone, but many of the 17th and 18th century buildings may have been lime harled. Key House is harled and some properties are rendered and lined with white and creams being the major popular colours. The painting of quoins or margins to set them apart from the natural stone finish of main walls or from painted walls can be seen but is not a particular feature of the area. The tendency is to leave them unpainted or to paint them the same colour as the walls. Those that are painted have of muted dark colours or cream type colours. The later Georgian buildings and the Victorian buildings, showing tooled ashlar instead of rubble would never have been rendered or harled. Buildings in this central area are generally slated though one is thatched. Overall, Scots slates are the dominant roofing material.

4.2 East Port, Cross and Surrounding Area

Out with the East Port and Cross the feel of the town switches to lower status buildings with architecture being a simple vernacular with forestairs and crow step gables. Mixed with this are late 18th and 19th century buildings and low weavers cottages with simple domestic ornament. At West Port, along the entrance to Falkland House the character of buildings is Victorian. Overall buildings are generally two storeys or a single storey in height and show a wealth of small detail and variety of ornament commensurate with their period of construction. There are a significant number of carved wall panels and date lintels in the settlement, even on 19th century buildings.

Buildings generally front the street and are hard against roads and pavements. The undulating landscape and irregular road width gives the area a feel of incremental growth and a wide variety of ever changing views. In areas and certain streets irregular cobbles still remain as a street surface, edging to a house or a valley gutter.

4.3 Balmbrae

At Balmbrae, demolitions, from the 1960s at the earliest, have removed the once hard landscape and the area is characterised by houses dotted in open space with a backdrop of trees. This area to the north west of Falkland is dominated by a mature tree belt on a ridge above the Maspie Burn that is a typical rural burn before becoming enclosed by rubble walls as it flows east close to the rear of the church.

The original entrance to Falkland from the north, which runs down into Balmbrae still exists in the form of a track and shows traces of the cobbles found in the streets of the town proper. They may date from the period before the track fell into disuse. This rubble walled entry to the town, now largely used by walkers, is framed by mature trees and is an important historical feature as well as being a pleasant entrance into the town. The large single arch bridge spanning the track is a private bridge between the Palace and Falkland House and is an important feature of the area.

In the past, demolitions of buildings have provided a range of private garden areas, as well as the larger public open spaces. In one instance a private garden can be seen through the window openings of a former cottage. This is indicative of the informal feel of much of the conservation area. However, it is not a practice that should be encouraged.



5. Management Plan

The analysis of the key characteristics of the conservation area and the assessment of its significance may be interesting and informative, but it will only be of value if it affects the decisions that are made about its future maintenance and development. The purpose of this section is to guide this implementation process.

5.1 Policy context

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

- Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environmental Policy (SHEP) – October 2008
- SPP (Historic Environment) – 2009
- Planning Advice Note 71: Conservation Area Management – 2005
- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- St Andrews and East Fife Local Plan – 2009
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook
- Fife Council Design Guidance Notes - 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 environments and for the need to preserve and enhance these environments. 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 Cupar and Howe of Fife Area Local Plan (March 2003) provides the policy framework which identifies and gives particular protection to the historic core of

Falkland. Policies which relate specifically to Falkland Conservation Area are outlined below:

- **Policy BE10** specifically relates to Falkland and it states that *“Within the historic core of Falkland, development will be supported only if it can be demonstrated that it will contribute to the maintenance, preservation, reinstatement, safety, improvement, enhancement, or interpretation of the historic built environment. Development likely to damage irreversibly the setting, character, or appearance of the historic core will not be supported.”*
- In addition Policies **BE9** and **BE11 to BE15**, cover Conservation Areas, alterations and extensions to listed buildings, demolition of listed buildings, setting of listed buildings, window policies and changes of use of listed buildings;
- **Proposal 3** directs that Article 4 Directions for Conservation Areas will be updated and revised within the Plan period. These have been updated and revised and were approved by the Scottish Ministers in February 2008.
- **Proposal 4** makes provision for this report, directing that Conservation Area appraisals will be undertaken within the Plan period, leading to Conservation Plans, provide design guidance and draw up a schedule of required improvements for the building stock and streetscape; and
- **Proposal 6** indicates that the rehabilitation and repair of historic buildings at risk will be promoted.
- **Policy BE16** provides protection for Designed Landscapes, whilst policies **BE17 to BE19** make provision for the protection, investigation and recording of archaeological sites and ancient monuments.
- **Proposal 7** states that *“Fife Council will adopt strategies to safeguard from development significant archaeological remains which survive as yet unidentified, as well as sites of importance to local communities.”*

It is evident that the Development Plan (i.e. both Structure and Local Plans) contain suitably robust provisions in respect of the long term protection and sensitive management of Falkland. This section recommends how these policies should be specifically implemented in respect of Falkland Conservation Area.

5.2 Long Term Management

The Finalised St Andrews and East Fife Local Plan 2009 has now superseded the Cupar and Howe of Fife Local Plan 2003. The policies contained within the replacement plan provide a continuing commitment to regeneration and enhancement of the built heritage up until 2018. A list of relevant policies is outlined below:

- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality – Design
- Policy E5 Housing Development and Open Space

- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings
- Policy E11 Protection of Orchards and Riggs
- Policy E12 Ancient Monuments and Archaeological Sites

Although the plan is designed to cover a 10 year period it will be reviewed after 5 years.

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

5.4 Article 4 Directions

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

Details of the Falkland Conservation Area Article 4 Directions are provided in **Appendix 4**.

5.5 Development and Enhancement Opportunities

Falkland is blessed with a community that has an active and informed interest in preserving, understanding and enhancing life within their local area. This manifests itself in a diverse range of organisations, many of which are listed in the 'Useful Contacts' in **Appendix 3**.

These local groups represent the diversity of interests within the community and are an important repository of local knowledge that compliments the wider experience and greater resources of organisations such as Fife Council, the

National Trust for Scotland and Falkland Heritage Trust, who all have a long-term commitment to the Area.

While there may occasionally be conflicts of interest between these different groups, through dialogue many of these potential conflicts can be avoided and there is a great potential for progress through partnership.

Examples of important specific partnership opportunities to enhance the conservation area to the wider benefit of Falkland include:

Improving Public Access to the Orchard

The Orchard is part of the Falkland Palace property, and is managed by the National Trust for Scotland. It is normally only accessible through the palace grounds by fee-paying visitors during opening hours in the summer tourist season. Other public uses, such as for the annual Big Tent stewardship festival, are rare, but suggest a greater potential.

Falkland Heritage Trust's Landscape Management Plan includes a proposal to reinstate the lost private walk from the estate into the Orchard as a public route. There is also a pedestrian entrance from the Market Place and a wider entrance off Mill Wynd, both of which are rarely used.

The orchard is an important element in the conservation area, with a rich and diverse significance. It has the potential to increase amenity of residents as well as enhance appreciation of the historic character of the area. This will require partnership planning between the Heritage Trust, NTS and other stakeholders.

Enhancing the Old Graveyard

The Old Graveyard is a significant and distinctive element within the conservation area, which is undervalued and rarely visited. It contains some attractive early 17th century memorial monuments and a large section of surviving Town Wall. It offers a peaceful contemplative place, with interesting views and has amenity value for both residents and visitors.

The graveyard is owned and maintained by Fife Council. Current maintenance practices suppress the areas potential habitat value and by changing management practices it could be transformed into a rich habitat of considerable biodiversity significance. However, some fabric repairs and landscape works, such as signage, seating and paths, should also be undertaken.

While Fife Council would need to take the lead in this enhancement project, it can only be successful if the community is involved from an early stage. Falkland in Bloom and Scottish Natural Heritage might be important consultees in developing a planting and maintenance strategy, while the Falkland Society's archive might inform any interpretation or historical research.

Increasing Use of the Town Hall

The Town Hall is an important individual component within the heart of the Conservation Area. Since the creation of the Village Hall, the Town Hall has lost its public function and now is rarely open to the public.

It is owned by the National Trust for Scotland (NTS) and is occasionally used by them in support of their work at Falkland Palace. If greater public use could be made of the Town Hall, it would enhance appreciation of a key building in the Area as well as fostering activity on the High Street. Any such increase in use would need to be developed in partnership between the NTS and local community organisations, taking into account issues of maintenance, staffing and accessibility.

Avoiding Coach Parking on the High Street

Currently, the difficulty that large buses have in negotiating access to the Car Park and the lack of dedicated parking area for the palace means that coaches frequently park outside the palace gates while their passengers tour the building and grounds, despite the fact that this area has a double yellow line. This detracts from the visual amenity of the principal building and public space and impedes vehicle flows.

It should be possible to arrange for coaches to drop off passengers near the palace and then wait at a remote location until it is time for them to be collected. If such parking were outside the Conservation Area, it would remove the problem of large vehicles negotiating small wynds.

Such a policy would require agreement and active management between the NTS and possibly other organisations. Liaison with the coach operators should be adequate to ensure compliance, some degree of enforcement may be necessary.

Controlling & Informing Development

The existing planning controls regulating development in the Conservation Area, as well as the additional statutory controls affecting Listed Buildings and Scheduled Monuments, give a high level of potential control over changes to the area. The Local Plan and Structure Plan set the context for permitted development and reference relevant documents that should be taken into consideration. Intelligent interpretation is always a key aspect of good planning decisions and this may require more specific assessments to be made in respect of any individual proposal.

Small Opportunities

There are a number of individual gap sites along the historic street frontages of the burgh, sometimes used as parking or as garden area. These are likely to be appropriate for new buildings or other structures that reinstate or reinforce the street edge.

Large Opportunities

The modern open green spaces are another area where the historic townscape could be significantly enhanced by appropriate changes that reinforce the edges of key streets in the historic urban core. The visual impact on the streets of these modern green spaces, which are uncharacteristic of historic Falkland but part of its modern amenity, could also be reduced.

The 3 principal areas, located off Cross Wynd and Mill Wynd, are not considered by Fife Council to be suitable for substantive new building. However, their street edges could be more strongly defined by enclosure walls, park buildings or tall planting. Specific proposals should be developed in close consultation with the community.

The aim should be to recover some of the historic streetscape character and enhance the setting of the existing listed buildings, by redefining the edges of these green spaces. This should also be viewed as an opportunity to significantly enhance the public amenity spaces themselves.

Ironically, the one modern green space that is very strongly defined by a wall, the enclosed lawn in front of the Palace, also undermines a key area of historic townscape character. Opportunities to alter this balance should be considered.

Balmblae

Consideration has been given to the suitability of redevelopment of the Balmblae gap site. There is limited merit in developing this site, as the demolished buildings were a post medieval extension of the core historic burgh and their reinstatement would not have great townscape significance.

Management of the site for wildlife would be more appropriate, as this would reflect the historic northern boundary of the medieval burgh while enhancing the sites biodiversity significance. An exception might be made for the eastern edge gap site, which retains its individual narrow site definition.

Redevelopment of the St. John's Works

Should this factory cease its current industrial use, it might become an opportunity for re-development as a brown field site. The visual impact of these buildings on the Conservation Area in views from the north is considerable and this should be a material consideration in any proposals.

APPENDIX 1

CONSERVATION AREA BOUNDARY DESCRIPTION AND STREET INDEX

FALKLAND CONSERVATION AREA

Commencing at a point at the north-west corner of the Bowling Green (grid ref 252 077) and continuing east and south-east along the south and west side of the A912 to a point opposite the south west corner of the New Road Garage. East for some 10metres, crossing the A912, thereafter southwards, along a line formed by projecting the line of the rear boundaries of the properties on New Road, to a point in the south-east corner of the grounds of the former Free Church, south-west along the south eastern boundary. At the boundary between the former Free Church and Beechgrove, cross the access track to a point directly opposite the rear garden boundary of the properties in the Pleasance, following the said boundary for 45m, south eastwards, to the rear garden boundary of 1 Lomond Crescent; westwards for some 30 metres along this boundary to the west side of the Pleasance, following the road northwards for 64m, then westwards for 60m along the southern boundary (on the north side of the access track) of the land belonging to Oakbank, continue south along the east boundary of the car park, west to the rear of the garages (south) for 40m. At Briar Cottage continue south for 40m between Dunheved and The Old Surgery, and across South Street to the to include the cobbler's premises, then 18m west to the boundary of Wellbrae House, in South Street, follow the west and south boundaries of Wellbrae, cross the road to rear boundary of first two properties in Horsemarket then west along the boundaries of Kerkyra (aka Jaslin), Elmlea, and Ashgrove, across Cross Wynd and continuing west along the southern boundary of the play park, north west along the footpath between the play park and 2 Back Dykes to the southern boundary of Drummond House. Continue along the western boundary of Drummond House heading in a northerly direction, west between the garages and Weavers Cottages following the stone wall. Continuing west for 170m along the north side of Back Dykes, to the point where the boundary meets the unclassified road from Leslie to Falkland, thereafter over the said road to the southern most tip of garden ground belonging to Lomond Cottage on the south side of West Port; following the boundary for some 20 metres to meet the south-east boundary of Rosebank, West Port. Following this boundary west for some 20 metres, north along the western boundary of "Rosebank" to its meeting point with West Port; continuing westwards along West Port and field parcel number 8630, to the entrance archway for the House of Falkland. Following the boundary wall of said house grounds, north westwards, for some 45 metres and continue over the Maspie Burn and northwards for some 20 metres to its meeting point with the footpath and southern boundary of field parcel number 9454. Following the footpath in an easterly direction for some 230m towards the stone bridge, 10m before the bridge continue north running parallel with the track leading to the A912, continue in an easterly direction along the A912 to the point of commencement.

CONSERVATION AREA STREET INDEX May 1997 Falkland

Back Dykes
Back Wynd
Balmbrae
Brunton Stree
Cross Wynd
East Port
High Street
Horse Market
Mill Wynd
New Road
Pleasance
South Street
West Port

APPENDIX 2: SCHEDULE OF LISTED BUILDINGS

No.	ADDRESS	SUMMARY DESCRIPTIONS OF LISTINGS WITHIN CONSERVATION AREA IN FALKLAND BURGH	CATEGORY
1	Falkland Parish Church	David Bryce 1849. Early pointed,, 4-bay rectangle with 5 bell tower, lucarned and pinnaced broach spire: stugged ashlar, slated.	B
2	Bruce Fountain, High Street	A. Roos, 1856. Mid pointed, spired open octagon rising from square base; horse trough and bollards.	B
3	Key House and Key Cottage, High Street	Dated TMMK 1713 at door lintel, 2 storey, 3 window harled and whitewashed with margins. Rear part 18 th century 2 storey stepped in slope, harled and pantiled. Crowstepped gable, one with pigeon loft entries.	B
4	St Andrew House, High Street including garden walls	18 th century 2 storey to front, 3 (higher wallhead) at back, whitewashed hall with painted margins, pantiled: moulded door piece, 3 windows with swift dormer heads at 1 st floor.	B
5	Old Post Office, High Street including garden walls	Early 19 th century Georgian Gothick 2 storey and basement 3 window (centre bipartile) ashlar, hood moulded windows and doorpieces of Langley pattern, Crenellated parapet, slated.	B

6	The Saddlers, High Street	Dated 17GLBT71 at door lintel 2 storey, 3 window at first floor, whitewashed stucco with painted margins.	B
7	Fountain House, High Street	Dated 1735 at lintel, 2 storey 3 window harled with margins, slated; corbelled corner and grotesque head skewputt; slated	B
8	Savings Bank and Co-operative Building, High Street	Dated 1886. Baronial 2-storey attic and basement, crowstepped 2-gable front to Cross, circular stair tower on N and corbelled angle turret at SE; South basement window has lintel dated 17GKMN50, 17 th century moulded doorpiece incorporated on north side.	C(S) - Changed from B for Group in 2006
9	Stag Inn, High Street and Mill Wynd	Dated IL.EF 1680 at lintel of wing, front building probably of same period 2-storey 3 window painted stucco with painted margins, pantiled; harled and crowstepped gable to Wynd; much altered single storey wing to north, rubble and pantile with piended roof.	B
11	House (Mr Henry Dolly), High Street	18 th century 2 storey 3 window painted stucco and pantile, single storey harled and pantiled wing to back, openings partly raised in roof with swept heads.	B
12	House (National Trust, empty in	Dated IEMG 1751 at lintel 2 storey rubble built with margins,	B

	1971), High Street West	forestairs; Roman tiled in 1971. Built on natural rock foundation.	
13	Millyard, off High at rear of above	Early 19 th century, partly altered. Single-story to South, 2-storey in slope to Burn at back; rubble and slate.	C(S) - Changed from B for Group in 2006
14	The Weaver's Cottage, High Street, West Port	18 th Century 2 single storey weavers' houses restored as a single house. Single storey, battered walls with small fenestration, harled with margins and pantiled.	B
15	Bellsehill, High Street, West Port	Probably 18 th century, raised to 2 storey early in 19 th , ground fenestration since altered 2 storey, 3 window, ground floor haled, belt course 1 st floor level, 1 st rubble with margins; slated	C(S) - Changed from B for Group in 2006
16	The Wee Hoose, High Street, West Port	Circa 1840. Single-storey 1 window and door painted stugged ashlar; pantiled with slate skirting.	C(S) - Changed from B for Group in 2006
17	House (Miss Margaret Shields), High Street, West Port	Dated 1874 at lintel. Single storey 2 window and centre door, rubble and slate.	C(S) - Changed from B for Group in 2006

18	Beeways, High Street West	Early 19 th century. Originally double house, 1 door now blocked. 2 storey 3 window droved rubble and slate, rubble and pantile crowstepped wing of earlier date at back	B
19	House and Embo, High Street, West Port opposite foot of Lomonds Rd	Dated 1752 Mrs Bayne's 2 storey 3 window rubble with patches of blue whinstone, plain architrave, pulvinated frieze and cornice to door, moulded eaves course, crowstepped and slated; Embo is single storey and attic with crowstepped gable to street at right angles to above, late piended porch in angle.	B
20	Tornaveen, High Street	Late Victorian 2 storey 3 window (outer windows bipartite) sneaked rubble, slated; eccentric sculptured detail, corinthianesque doorpiece, lion and eagles at 1 st floor executed by Galloway, wood turner and amateur sculptor.	B
21	Ladieburn Cottage, High Street	Circa 1870 2 storey and attic 4 window (2 bipartites) plain rubble with stugged dressings; slated, 2 canted dormers. Modern ground floor shop.	C(S) - Changed from B for Group in 2006
22	Moncrief House, High Street	Dated NMAO1610 at lintel. 2 storey and dormerless attic 4 window ashlar, thatched; moulded openings, inscribed panel, small blind attic window under eaves.	A

- | | | | |
|----|---|---|---|
| 23 | Bruce Arms Inn,
High Street
including garden
walls | Dated 1607, at inscribed lunette panel, remodelled early 19 th century. 3 storey 4 window squared rubble, original moulded openings at first floor, others 19 th century with margins, 2 artisan pilastered doorpieces. Back wing with inset pediments dated NMAO 1611, evidently from Moncreif House. | B |
| 24 | Bank of Scotland
and Town Clerk's
Office, High street
and Back Wynd
including garden
walls | Originally c. 1845, west extension circa 1880, large south addition to Back Wynd Harold O Tarbolton, dated 1900 CG. Original part 2 storey 3-window, moulded arched timber-mullioned openings. West extension has canted front with gabled dormer heads; rear extension single storey and attic. Ashlar and slate, finely detailed throughout. | B |
| 25 | Falkland Town
Hall, High Street | Thomas Barclay 1800-1. Classical, 2 storey with arched openings at ground floor, 3 window fronts to N and E clock tower with octagonal belfry drum and spire. Ashlar with raised quoins, ground floor, painted, slated. 1 st floor room has good contemporary ceiling, 1618 and 1715 coats of arms from previous building incorporated interior. | A |
| 26 | Covenanter Hotel,
High Street | Dated 17RBEB71 2 storey 3 window snecked rubble with painted margins, raised quoins, roman Doric columned doorpiece with swagged frieze; scrolled skews, slated. Eastern extension small 2 storey baronial with crowstepped gable and turret | B |

c.1870.

- | | | | |
|----|---|--|---|
| 27 | "Betty's" Fashion and Footwear Shop, High Street | 18 th century partly altered. 2 storey and attic , 3 window at 1 st floor ground floor shop, painted stucco with painted margins. Slated, 2 dormers of c.1850. | B |
| 28 | Mrs Elizabeth Crowfords premises (Richard Howden's shop), High Street | Rebuilt late 19 th century, gables are 18 th century. 2 storey 2 window (1 bipartite) rubble with stugg4ed red sandstone dressings at openings, ground floor shop crowstepped; pantiled, slate skirting. | C(S) - Changed from B for Group in 2006 |
| 29 | Cameron House, High Street including garden walls | 17 th century. 3 storey 3 window rusticated stucco facing with vermiculated quoins is late 19 th century; crowstepped and pantiled; back wing with 2 window gable. | B |
| 30 | Houses (Ross & Drysdale), High Street including boundary walls | 18 th century. 2 storey 4 window rubble and modern Roman tile, ground floor alteration (formerly shop) on east; small lean to shed extension at eastern house, dry dashed gable to Parliament Square. | B |
| 31 | Claredale, Rottenrow, off High Street including outbuildings with garage on South Street West | North Section. Reconstructed c.1900, 2 storey 3 window, windows altered to bipartite and upper windows raised in roof with piended dormer heads, rubble and slate. Central section. Mid 19 th century single storey 2 | C(S) - Changed from B for Group in 2006 |

		<p>window and centre door rubble and pantile. Northern Section. Single storey and loft outbuilding, rubble and slate.</p>	
32	Electricity Sub-station, High Street.	<p>18th century, restored and converted to sub-station 1960. 2 storey, 2 window whitewashed harl with margins, slated, gable forestair.</p>	B
33	Spittal and Son's Property, High Street and South Street West	<p>18th early 19th centuries cruset block. High Street frontage is early 19th century 2-storey 3 window whin rubble with sandstone dressings, 1 window west frontage at gusset; South Street West frontage is single-storey stuccoed with railed forestairs.</p>	B
34	House (John Criag), High Street including garden walls mutual with Belmont in South Street West on east side)	<p>Mid 19th century. 2 storey 3 window squared stone with dressed margins, pantiled; 2-way perron to door with octagonal terminal press to parapet.</p>	C(S) - Changed from B for Group in 2006
35	House (Mr Alexander Young), High Street including garden walls	<p>Later 18th Century. 2 storey 2 window harled with margins, railed forestair, scrolled skewputt, slated.</p>	B
36	Bruce's Buildings, High Street including garden walls	<p>Dated 1869. Baronial, 2 storey 6 window snecked rubble with stop chamfered openings 2 corbelled wallhead gables, crowstepped; rounded angle corbelled to</p>	C(S) - Changed from B for Group in 2006

		square on east, angle turret at west; slated.	
37	House (Stewart) High Street, West Port including garden walls	Mid 19 th century. Single-storey and attic 2 window and centre door snecked rubble; slated, alterations and dormers at back 1971.	C(S) - Changed from B for Group in 2006
38	Graveyard, High Street, West Port	Square gatepiers with moulded caps circa 1840; rubble walled enclosure burials from 1670; a few stones 18 th century onwards.	C(S) - Changed from B for Group in 2006
39	House (miss Margaret Shields) High Street, West Port including garden walls	Dated RACS1717 at lintel. Single storey and attic limewashed rubble and modern Roman tile, small fenestration, one door now blocked as window.	B
40	Courtside, High Street West including garden walls and garage	East section: Circa 1840. Single storey 2 window and centre door stugged rubble with droved dressings, pantiled. West Section: Late 19 th century. Single storey and attic snecked rubble with margins, 2 segmentally arched bipartites and centre door; slated, 2 canted dormers built out to square and gabled, small centre dormer, all barge-boarded; single storey piend roofed garage set back, rubble partly repaired in brick, pantiled.	C(S) - Changed from B for Group in 2006
45	Beechgrove, Pleasance	Dated 1756 at skewputts. 2 storey 3 window rubble, cill and	B

		lintel courses at first floor, moulded eaves course, crowstepped and slated. Victorian bay at gable, modern porch.	
46	Dovecot (house), Pleasance	Mid 19 th century. 2 storey 2 window and centre door, 2 masonry gabled dormer heads, stugged coursed square rubble at front, remainder rubble, gable to street slated; lean-to outshot at rear.	C(S) - Changed from B for Group in 2006
47	Cottages (Drysdale and Davidson), East Port	Mid 19 th century. Single storey squared rubble and pantile, eastern house re-glazed and partly altered.	B
48	Oaklea, East Port	Circa 1870. 2 storey 3 window (2 bipartites) coursed rubble with margins, consoled doorpiece, slated.	C(S) - Changed from B for Group in 2006
49	Crinan, Back Wynd (including garden walls)	Mid 19 th century. Single storey 2 window and centre door painted rubble with painted margins, stop chamfered doorway; pantiled.	C(S) - Changed from B for Group in 2006
50	House (Stebbing), Back Wynd (including garden walls)	Mid 19 th century. Single-storey 2 window painted rubble and pantile.	C(S) - Changed from B for Group in 2006

51	Hillview (Nelson), Back Wynd (including garden walls)	Mid 19 th century. Single storey 2 window and centre door, rubble and pantile.	C(S) - Changed from B for Group in 2006
52	Youth Hostel, Back Wynd including garden walls	Mid 19 th century. Tall 2 storey L-plan modern dry dash harl with margins slated; lower 2 storey west wing pantiled.	C(S) - Changed from B for Group in 2006
53	The Haven, Back Wynd	18 th century. Single-storey and dormerless attic, crowstepped gable to wynd. Harled with painted margins, pantile.	B
54	House (empty, formerly Jean Clark), Back Wynd	Mid 19 th century. Single storey 3 window and door, stugged snecked rubble and pantile.	C(S) - Changed from B for Group in 2006
55	House (Messrs Thomas and Alexander Pedder), Back Wynd.	Mid 19 th century, in present form, perhaps old house remodelled. 2 storey 2 window snecked rubble with painted margins, pantiled.	C(S) - Changed from B for Group in 2006
56	Dunira, Back Wynd	18 th century, altered. Single storey 3 window (1 altered to bipartite) bull-faced stucco and pantile,, 2 piended dormers.	C(S) - Changed from B for Group in 2006
57	House and stable and store building,(Miss	Dated 1879 at lintel. 2 storey 3 window snecked rubble with stugged dressings, one door now	C(S) - Changed from B for

	Smith), Back Wynd	blocked as window; warehouse 2 storey rubble and pantile.	Group in 2006
58	Smith and Anderson's Stable and Store, Back Wynd	19 th century, but incorporating 1669 VF EB lintel. Single storey and loft snecked rubble and pantile, piended loft entrance.	C(S) - Changed from B for Group in 2006
59	Seton House, Cross Wynd	Rebuilt 1868 (dated), 2 storey 3 window (centre 1 st dummy) coursed stone and slate; quadrant 1 window North West angle; Slated, 2 piended dormers. Inset stone IS EA 1706.	C(S) - Changed from B for Group in 2006
60	House (Mr Mackie, formerly National Trust for Scotland) Cross Wynd	North Section: Mid 18 th century 2 storey 4 window harled with margins, central wallhead gable with arched and key blocked attic window now blocked; slated. South Section: Dated 16GBMH86 at lintel of door, now blocked; 2 storey 2 window harled. Both sections slated.	B
61	House (Mrs Liliass Chisholm), Cross Wynd	Dated 1793 at door lintel but probably older. 2 storey low 2 window at 1 st floor, rubble and pantile.	B
62	Kind Kyttock's Kitchen (Mrs Chisholm) Cross Wynd	19 th century 2 storey 2 window coursed stone and pantile; ground floor is shop windows chamfered and one slightly widened.	C(S) - Changed from B for Group in 2006

63	House (David Bett) Parliament Square, Cross Wynd	18 th century, altered 2 storey 2 window stuccoed with painted margins, modern Roman tiled roof. Rear wing 2 storey rubble with pantile, 2 small single storey outbuildings forming cobbled court with rear wing of The Shien; lintels RT EM1672 and MBIW 11730, the former said to have come from Scone Palace.	B
64	The Shien (James Kilbane), Parliament Square, Cross Wynd	Mid 19 th century 2 storey plain modern dry-dash harl and slate; rear wing 2 storey rubble built ruin.	C(S) - Changed from B for Group in 2006
65	House (Mrs Christina Wylie), Cross wynd at corner of Horse Market	Mid 19 th century plain 2 storey 3 window snecked rubble and slate.	C(S) - Changed from B for Group in 2006
66	Ivy Cottage and Kirken Cross Wynd	18 th century, altered 19 th and given dry dash harl finish in recent times. 2 storey L plan, irregular fenestration with margins, partly with dormerheads.	C(S) - Changed from B for Group in 2006
67	Ravensraig, South Street	Dated 1807 at lintel. Single storey 3 window and door, coursed stone and pantile; later stop chamfers.	B
68	House (Miss Elizabeth Skinner), South Street	Dated 1798 at skew ends. Single storey 2 storey 2 window and door, 1 door 1 window outhouse, droved ashlar and pantile.	B

69	Wellbrae, South Street at corner of Well Brae including garden wall to Well Brae	Dated IH CK 1663 at window lintel but much rebuilt 18 th and 19 th centuries. 2 storey painted stucco with margins, modern Roman tiles; west section is 3 window, east section 1 window.	B
71	Lomond Tavern, Horsemarket	Dated MB1819 at panel with boot over lintel. 2 storey 3 window (ground floor windows altered to bipartite) painted rubble with painted margins, pantiled.	C(S) - Changed from B for Group in 2006
72	Rosedale, Horsemarket	Late Victorian. Single storey and attic, 2 bipartites with stop chamfers and centre door, snecked rubble and slate; recent continuous dormer with 3 galdets.	C(S) - Changed from B for Group in 2006
73	House (Mr Robert Craig), Horsemarket	Mid Victorian, simple neat design. Single storey and attic 2 window and centre door, snecked rubble with margins, slated, 2 later canted dormers.	C(S) - Changed from B for Group in 2006
74	Dundrennan, Horsemarket	Dated WFEB 1694 at lintel. 2 storey stuccoed with margins, Victorian 1 st floor ariel bays.	C(S) - Changed from B for Group in 2006
75	House (Mr William Collins), Horsemarket at corner of Back Wynd	17 th /18 th centuries 2 storey 2 window and door at 1 st floor, forestairs; rubble with margin, crowstepped, modern Roman tiles.	B

76	House (Mrs Jane Drysdale), Horsemarket	Mid 19 th century. 2 storey 3 window sneaked rubble and slate.	C(S) - Changed from B for Group in 2006
77	House and shop (Markinch and District Co-op) Horsemarket (incl garden wall)	Mid 19 th century. 2 storey 3 window sneaked rubble and slate, ground floor shop.	C(S) - Changed from B for Group in 2006
78	Southbank and Chemist's shop (Leven) together with outbuilding to South St, Horsemarket	Circa 1800. 2 storey 3 window painted ashlar, slim artisan Doric column doorpiece, small shop insertion on south; slated; single storey and loft rubble and pantile outbuilding.	B
79	Three Houses (Mrs Honeyman and National Trust), Brunton Street, at corner of Cross Wynd	18 th century. Row of 3 2 storey rubble and pantile houses, west pair low in proportion with Roman tiled roofs, east house pantiled. Partly altered, irregular fenestration, small addition at gable of eastmost house.	B
80	Brunton House, Brunton Street including garden walls	Dated 1712 at sculptured armorial panel, 3 storey 3 window, coursed rubble, moulded doorpiece; crowstepped and pantiled with slate skirting. Crowstepped stair tower at back.	A
81	Wester Brunton House (National Trust formerly Colin Hamilton) Brunton St, including	Early 18 th century. 3 storey 3 window (centre windows smaller) irregularly spaced, harled with painted margins; windows of rear elevation moulded; small detached pantiled outbuilding.	B

	outbuilding and garden walls.	Restored. Nell at gable unfortunately harled over.	
82	Houses (partly restored as Cottage Craft Centre and partly in ruins) Sharp's Close, off Brunton Street.	18 and 19 th centuries, partly restored 1970-71. Row of single storey weavers houses and shed stepped to slope of cobbled close; rubble and pantile, harled gable to Brunton Street. Inset stone dated 1659.	B
83	Backdykes, Sharp's Close off Brunton Street	Late 18 th century 2 storey 3 window rubble openings partly blocked and altered, corbelled angle; later lean-to addition. Pantiled.	C(S) - Changed from B for Group in 2006
84	House (Mr Walker, formerly 2 houses) South Street West including garden walls (mutual on west side with Belmont, South Street West)	West Section: Early 19 th century 2 window and centre door, rubble with painted chamfered margins, pantiled. East Section: Single storey 2 window, dry dash harl and pantile.	C(S) - Changed from B for Group in 2006
85	House (Mr Ross), South Street Wst	Early 19 th century. 2 storey 3 window ashlar and slate.	C(S) - Changed from B for Group in 2006
86	Premises (Spittal and Son) South Street West	18 th century. 2 storey 2 window, stuccoed and slated; lean-to outbuilding with pigeon entries at gable.	B

87	Glenvale House, Mill Wynd	18 th and early 19 th centuries. Originally 2 storey 3 window, now 3 storey 3 window droved rubble, moulded eaves course, piended roof, modern concrete tiles; largely reglazed.	B
88	Maspie Cottage, Mill Wynd	Early 19 th century 2 storey 2 window painted rubble with painted droved dressings; north outbuilding harled brick and pantile.	C(S) - Changed from B for Group in 2006
89	Stable yard of Bruce's Mill House (demolished)	19 th century. Single storey rubble with piended pantiled roof; house and arch to stable court which has been demolished.	C(S) - Changed from B for Group in 2006
90	Millbank (formerly Miller's House of Bruce's Mill)	Late 18 th century renovated 2 storey harl and pantile, modern doorpiece.	C(S) - Changed from B for Group in 2006
91	Millyard House, Millyard off Mill Wynd, including garden walls	Late 18 century 2 storey 3 window squared rubble with droved dressings slated.	B
92	Mill Wynd Bridge, Over Maspie Burn	Probably rebuilt early 19 th century small single segmental arch, rubble-built.	C(S) - Changed from B for Group in 2006
93	The Den, West	Mid 19 century 2 storey 3 window snecked rubble with chamfered	C(S) - Changed

	Port	openings, slated.	from B for Group in 2006
94	Floraves, West Port	Later 19 th century 2 storey 3 window (2 bipartites) snecked rubble with stop chamfered margins, slated.	C(S) - Changed from B for Group in 2006
95	West Cottage and The Cottage West Port	Early 19 th century, much altered single-storey and attic rubble with margins, mansard slated, roof with 2 dormers; lattice glazing.	C(S) - Changed from B for Group in 2006
96	Viewhill, West Port	Late 19 th century. Single-storey and attic, 2 bipartites and centre door, snecked rubble, slated, 2 canted dormers; single storey back wing, snecked rubble and pantile.	C(S) - Changed from B for Group in 2006
97	Hillerye Cottages, West Port	Early 19 th century, altered and extended later, single storey, originally 2 window and centre door, now 3 bipartites and door, rubble and slate; adjoining block roofless, used as shed.	C(S) - Changed from B for Group in 2006
98	Hope Cottage, West Port	Mid 19 th century. Single storey 2 window and centre door, snecked rubble and slate, lying panes.	C(S) - Changed from B for Group in 2006
99	Lomond Cottage, West Port	Later 19 th century. Single storey and attic, 2 arched bipartites and centre door now blocked as	C(S) - Changed from B for

		<p>window, rubble; slated, 2 gabled dormers of 2 arched lights; piended outshot at east glable.</p>	<p>Group in 2006</p>
100	Lilac Bank (2 houses), West Port	<p>Mid 19th century blaock of 2 cottages each 2 window and centre door snecked rubble, stugged dressings and droved margins, slated.</p>	<p>C(S) - Changed from B for Group in 2006</p>
101	Rosebank, West Port	<p>Early 19th century, altered later 2 storey and attic 3 window with painted stop chamfered margins; slated 2 canted and gabled dormers, later timber porch; single storey wing and outbuildings on west.</p>	<p>C(S) - Changed from B for Group in 2006</p>

APPENDIX 3: Useful Contacts

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The National Trust For Scotland

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Local Organisations

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Falkland Stewards

Web: <http://www.falklandstewards.org.uk>

Sustainable Falkland

Contact Falkland Heritage Trust

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APPENDIX 4

The Falkland Conservation Area Article 4 Directions

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

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 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	The carrying out on land within the boundaries of a private road or private way of works	To prevent unmitigated development and inappropriate

Class 27	required for the maintenance or improvement of the road or way.	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 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland Act 1987 (b); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 35	Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings.	To protect the harbour against development which may compromise its listed status and the adjoining Site of Special Scientific Interest to meet with the EU Birds Directive criteria.
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	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out

	for the purposes of their undertaking.	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 13 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.