



**University of St Andrews Potential District  
Heating Route:  
Archaeological Feasibility Study  
Project 5193**

## University of St Andrews Potential District Heating Route: Archaeological Feasibility Study

**On behalf of:** Vital Energi


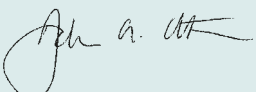
**NGR:** NO 50820 16928 to NO 51133 16893

**Project Number:** 5193

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<b>DRAFT</b>  15/02/19	Ronan Toolis Project Manager	<b>FINAL</b>  15/02/19	John Atkinson Managing Director
			

*This document has been prepared in accordance  
with GUARD Archaeology Limited standard operating procedures.*

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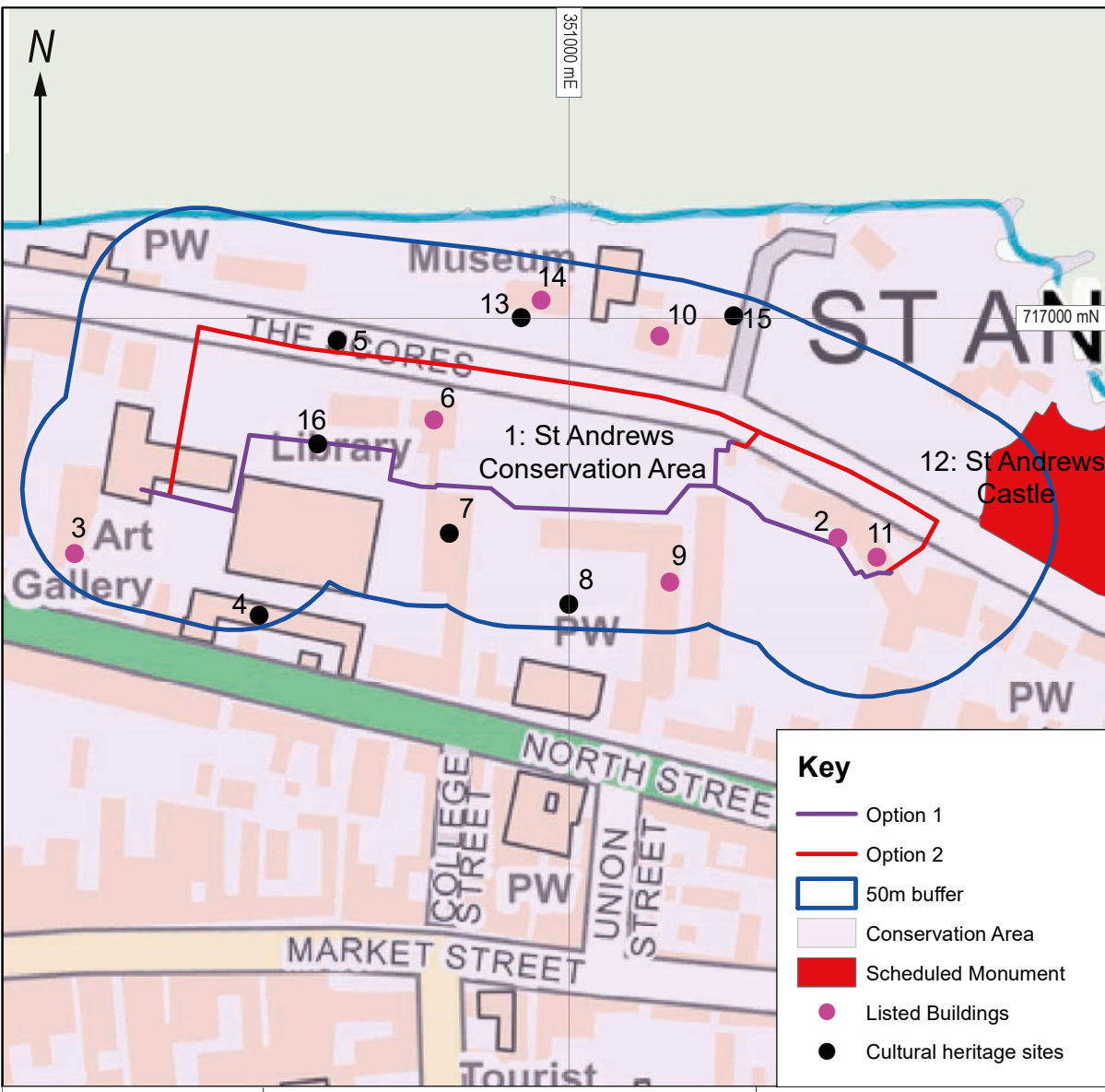
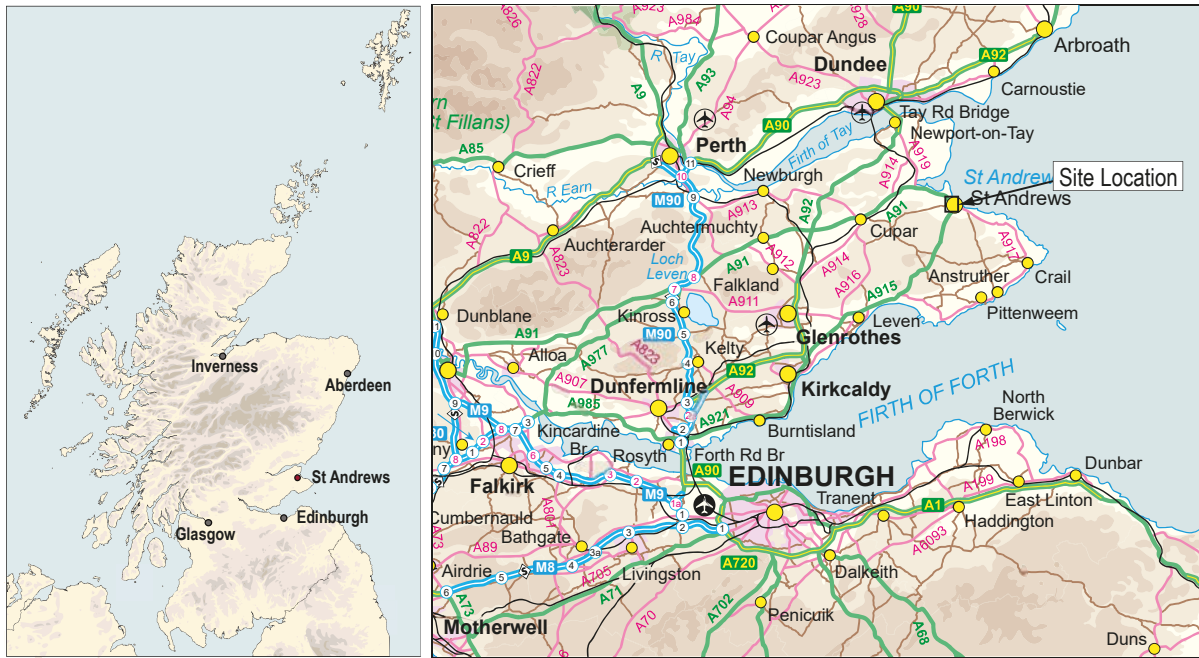


Figure 1: Site location plan.

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## Executive Summary

- 1.1 GUARD Archaeology Limited undertook an archaeological desk-top feasibility study of two potential routes for district heating within St Andrews in Fife. The aims of the study were to assess evidence for the past human use of the area, its archaeological sensitivity, and the potential impact of any development upon the archaeological resource.
- 1.2 The archaeological feasibility study has found that the district heating system route options are within the medieval burgh of St Andrews, an area defined as an Archaeological Area of Regional importance in the *St Andrews Conservation Area Appraisal and Management Plan*.
- 1.3 Development of the district heating system could potentially directly affect sub-surface remains of the medieval burgh, archaeological remains that survive below The Scores, sub-surface remains of Clifton Bank and the fabric of the category B Listed St Salvator's Hall. Any works that directly affect a Listed Building will require Listed Building consent in addition to planning consent.
- 1.4 Given the potential for uncovering previously unrecorded archaeological remains, GUARD Archaeology would advise that Fife Council is likely to require mitigation. This may take the form of an archaeological watching brief over some or all of the preferred district heating system route option.
- 1.5 Final decisions on the need for and scope of archaeological mitigation rest with Fife Council.

## Introduction

- 2.1 In February 2019, Vital Energi commissioned GUARD Archaeology Limited to undertake an archaeological desk-top feasibility study of two potential routes for district heating within St Andrews in Fife (BNG: from NO 50820 16928 to NO 51133 16893).
- 2.2 The potential route options are located within the town of St Andrews. Route Option 1 comprises a mix of previously developed land and greenspace. Route Option 2 consists entirely of previously developed ground (Figure 1).
- 2.3 The underlying bedrock is Sandy Craig Formation - Sedimentary Rock Cycles, Strathclyde Group Type, a sedimentary rock type that formed approximately 329 to 337 million years ago in the Carboniferous Period when the local environment was dominated by swamps, estuaries and deltas. The superficial deposits over the area are Raised Marine Deposits, Devensian - Clay, Silt, Sand And Gravel. These formed up to 2 million years ago in the Quaternary Period when the local environment was dominated by shallow seas (British Geological Survey).

## Legislative Background

### National Planning Legislation

- 3.1 The statutory framework for heritage in Scotland is outlined in the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act, and The Ancient Monuments and Archaeological Areas Act 1979, both of which are modified by the Historic Environment (Amendment) (Scotland) Act (2011).
- 3.2 Cultural heritage resources consist of designated and non-designated sites, including individual monuments, related settings and the wider cultural landscape. Sites with statutory designations are defined in the Historic Environment Scotland Policy Statement 2016, and comprise:
  - Scheduled Monuments;
  - Listed Buildings;
  - Conservation Areas;



- Marine Protected Areas;
- Historic Gardens and Designed Landscapes, and
- Historic Battlefields.

## National Planning Policy and Guidelines

- 3.3 The implications of the acts noted above with regard to local government planning policy are described within Scottish Planning Policy (SPP) (2014), Historic Environment Scotland Policy Statement (HESPS) (2016), the National Planning Framework (2014) and Planning Advice Note 2/2011 (2011). SPP and HESPS deal specifically with planning policy in relation to heritage.
- 3.4 Four paragraphs of *Scottish Planning Policy (SPP) 2014: Valuing the Historic Environment* are pertinent to this archaeological feasibility study.

### Listed Buildings

SPP paragraph 141 states: “Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.

### Conservation Areas

SPP paragraph 143 states: “Proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution, the presumption should be to retain it.”

### Scheduled Monuments

SPP paragraph 145 states: “Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances. Where a proposal would have a direct impact on a scheduled monument, the written consent of Scottish Ministers via a separate process is required in addition to any other consents required for the development.”

### Archaeology and Other Historic Environment Assets

SPP paragraph 150 states: “Planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made, they should be reported to the planning authority to enable discussion on appropriate measures, such as inspection and recording.”

- 3.5 **National Record of the Historic Environment (NRHE) and the local Historic Environment Record (HER)**

Other cultural heritage and archaeological sites, not subject to other designations, are recorded

within the National Monuments Record of Scotland (NMRS) and the local Historic Environment Record (HER), and many such sites have not yet been identified or recorded. Such undesignated sites are frequently assigned to regional, local or lesser categories of significance. The regional or local importance of such a site is established on the basis of professional judgement, although the criteria for identifying nationally important sites (as outlined in HESPS 2011 Annex 1) will often be referred to in making such judgements. Some sites are also, variously, classed as of lesser importance, unknown importance or other importance. Unknown or other importance usually refers to examples where insufficient information exists to assign importance.

## Local Planning Policy and Guidelines

Local planning policy is defined in FifePlan: The Fife Council Local Development Plan (2017), which includes the following policy relating to cultural heritage that is pertinent to this appraisal.

### *Policy 14 - Built and Historic Environment*

#### *Six qualities of successful places*

*The Council will apply the six qualities of successful places when considering development proposals. New development will need to demonstrate how it has taken account of and meets each of the following six qualities:*

- 1. distinctive;*
- 2. welcoming;*
- 3. adaptable;*
- 4. resource efficient;*
- 5. safe and pleasant; and*
- 6. easy to move around and beyond.*

*Guidance on how these qualities will be interpreted by the Council and addressed by those proposing development will be provided in the Making Fife's Places Supplementary Guidance.*

#### *Designated sites and buildings*

*Development which protects or enhances buildings or other built heritage of special architectural or historic interest will be supported. Proposals will not be supported where it is considered they will harm or damage:*

- the Outstanding Universal Value of the World Heritage Site and its setting;*
- the character or special appearance of a conservation area, and its setting having regard to Conservation Area Appraisals and associated management plans;*
- listed buildings or their setting, including structures or features of special architectural or historic interest;*
- sites recorded in the Inventory Historic Gardens and Designed Landscapes and other non-inventory gardens and designed landscapes of cultural and historic value;*
- Scheduled Ancient Monuments, including their setting;*
- patterns of traditional orchards and medieval garden riggs;*
- inventory Historic Battlefields; or*
- the preservation objectives of Historic Marine Protected Areas*

*For all historic buildings and archaeological sites, whether statutorily protected or not, support will only be given if, allowing for any possible mitigating works, there is no adverse impact on the special architectural or historic interest of the building or character or appearance of the conservation area .*

*Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future.*

*All archaeological sites and deposits, whether statutorily protected or not, are considered to be of significance. Accordingly, development proposals which impact on archaeological sites will only be supported where:*

- *remains are preserved in-situ and in an appropriate setting; or*
- *there is no reasonable alternative means of meeting the development need and the appropriate investigation, recording, and mitigation is proposed.*

*In all the above, development proposals must be accompanied with the appropriate investigations. If unforeseen archaeological remains are discovered during development, the developer is required to notify Fife Council and to undertake the appropriate investigations.*

### Other considerations

3.6 The Supplementary Guidance *Making Fife's Places* states that "Any development proposal should analyse each individual site or building in relation to its historic context" (Fife Council 2015, Appendix C). The SG summarises the key actions and guidance relating to cultural heritage that should be followed in preparing an application.

3.7 St Andrews is located within the local authority area of Fife which is advised on cultural heritage matters by the Fife Council Archaeologist.

### Aims and Objectives

4.1 The aims of this feasibility study appraisal were to assess the known or potential archaeological resource within and adjacent to the two proposed route options and the likely impact of any development on the archaeological resource, and to recommend a potential strategy for mitigating this impact upon any known or potential archaeological remains.

4.2 The specific objectives of the appraisal were:

- to identify any previously known archaeological monuments present within and adjacent to the two proposed route options through a search of the National Record of the Historic Environment and the local Historic Environment Record;
- to identify any previously unknown archaeological sites through the examination of documentary and cartographic evidence;
- to carry out a walkover survey of the two proposed route options;
- to assess the potential impact of any development on the archaeological resource, taking into account its varied significance; and
- to suggest appropriate mitigation measures for the protection of the archaeological resource or, where necessary, the investigation and recording of any sites likely to be affected by development where preservation *in situ* cannot be achieved.



## Methodology for baseline appraisal

- 5.1 The Archaeological Appraisal examined the two proposed route options (the Site) and a radius of approximately 50 m beyond their limits (the Buffer Zone). Study of the surrounding landscape was necessary to establish the local archaeological and historical context, in order to provide a broader understanding of the historical development of the Site and the potential for as-yet-undiscovered archaeological remains within the two proposed route options.
- 5.2 The archaeological appraisal of the Site and Buffer Zone employed the following methodology:
- GIS data on Scheduled Monuments, Conservation Areas and Listed Buildings was obtained from Historic Environment Scotland (HES);
  - GIS data on cultural heritage sites was obtained from the National Record of the Historic Environment (NRHE), maintained by HES;
  - Pre-Ordnance Survey maps of the Site, held by the National Library of Scotland (NLS), were identified and consulted on-line. Relevant maps, including manuscript maps, range in date from the sixteenth to the nineteenth centuries;
  - First, second and subsequent editions of the Ordnance Survey maps of the area of interest, were identified and examined via NLS;
  - Readily accessible primary and secondary historical sources were consulted for information relating to the area's historical past, including details relating to earlier land-use;
  - An inspection of the two proposed route options was carried out on 14<sup>th</sup> February 2019.

## Historical Background

- 6.1 Although a comprehensive history of the town of St Andrews is beyond the scope of this study, the foundation of the ecclesiastic centre is relevant as background to the development of the town and its environs. The following text is from Fife Council's *St Andrews Conservation Area Appraisal and Management Plan 2010*.
- 6.2 The settlement was originally called Kilrymont or Kinrimund and, by the eighth and ninth centuries, it was likely that the focus of the settlement was around a small ecclesiastical site at Kirkhill where the relics of St Andrew were allegedly first brought. By the eleventh century, the church of St Regulus was built to the south east of Kirkhill, heralding the expansion of the church in the settlement. In the twelfth century, the Augustinian Priory, the cathedral and the ecclesiastical precinct were established (Fife Council 2010, 3).
- 6.3 The town was likely to have been founded prior to 1144 as a non-royal burgh, administered by the bishop, and with rights to hold markets and fairs. The town grew westwards from its nucleus around Castle Street and it is likely that the two main streets of North Street and South Street were established at similar times. A backstreet between them was also formed shortly after, giving access to the backs of properties and, by the fourteenth century, had become Market Street.
- 6.4 It is likely that The Scores also dates from the fourteenth century. This was an important thoroughfare in the burgh, being the main route closest to the castle precinct.
- 6.5 In recognition of the importance of the medieval remains of the town, both route options are within the area defined as an Archaeological Area of Regional Importance in the *St Andrews Conservation Area Appraisal and Management Plan* (Fife Council 2010, 16).

## Baseline Research

- 7.1 The NRHE was checked on 13<sup>th</sup> February 2019. Any additions to these records made after that date have not been included in this appraisal. The Fife HER has no on-line search facility.
- 7.2 In the following appraisal, the reference in parenthesis (CHS and number) refers to the cultural heritage sites noted Appendix B and on Figure 1.

### Prehistoric, Roman and early medieval sites (8000 BC – AD 600)

- 7.3 There are no known prehistoric, Roman or early medieval sites within either of the proposed route options, or the 50 m buffer zone surrounding them.

### Medieval sites (AD 600 - AD 1600)

- 7.4 The two potential routes for district heating are wholly within the medieval burgh of St Andrews (CHS 8). A description of the medieval town is included at paragraphs 6.1 to 6.3.
- 7.5 In addition, potential route Option 2 would run along The Scores (CHS 5), a thoroughfare that probably dates from the fourteenth century.
- 7.6 A further two cultural heritage sites of medieval date are located in the surrounding 50 m buffer.
- 7.7 St Andrews Castle (CHS 12) is a multi-period, composite, structure of medieval and Renaissance style, built by the Bishops and Archbishops of St Andrews. It was started c.1200, but the matrix of what is now seen is a pentagonal courtyard castle built by Bishop Walter Traill in the years around 1400, following the destruction of its predecessor in the Wars of Independence.
- 7.8 A small assemblage of unstratified early thirteenth and fourteenth century pottery sherds (CHS 7) was recovered during an archaeological watching brief at a former squash court to the west of Butts Wynd and east of the university library. The pottery was residual material from a later remixed garden soil that hints at local activity in the area.

### Post-medieval and modern sites (AD 1600- Present)

- 7.9 There are two known cultural heritage sites of post-medieval or modern date on the two proposed route options, and a further ten cultural heritage sites, including one Conservation Area and eight category B Listed Buildings, are located within the surrounding 50 m buffer.
- 7.10 The earliest maps consulted date from the mid-seventeenth century and indicate that St Andrews was then a walled town (Gordon 1636-52; Gordon and Blaeu 1654; Blaeu 1662; Adair 1684). No detail of the town was recorded on these maps.
- 7.11 Roy's mid-eighteenth century map (Figure 2) recorded buildings on North Street and the open space that is now St Salvator's Quad. None of the houses on the north side of The Scores had been built and a series of enclosures lay at about the present-day locations of St Katherine's West, the Arts Building and the University Library.
- 7.12 The first edition Ordnance Survey map of 1855 (Figure 3) shows that much of the proposed route for Option 1 was the backland of the properties facing onto North Street. These appear to have been cultivated, and outbuildings were located at the northern end of some of the plots at about the present-day location of Butts Wynd Data Centre. The future location of St Salvator's Hall (CHS 11) was also garden or cultivated land. This map depicted the Fine Arts Buildings on North Street (CHS 4) and the United College of St Salvator and St Leonard (CHS 9).
- 7.13 By 1895, a building named Clifton Bank (CHS 16) had been built partly on the route of Option 1 (Figure 4). Within the 50m buffer, Swallowgate (CHS 6), Edgecliff (CHS 10) and University House (CHS 14) had been built on the north side of The Scores, and it is assumed that the drain (CHS 13) was also in existence by this time.



Figure 2: Excerpt from Roy's 1747-55 Military Survey of Scotland. Reproduced by permission of the Trustees of The National Library of Scotland.



Figure 3: Excerpt from 1855 Ordnance Survey 6-inch map Fife Sheet 12 with route options. Reproduced by permission of the Trustees of The National Library of Scotland.



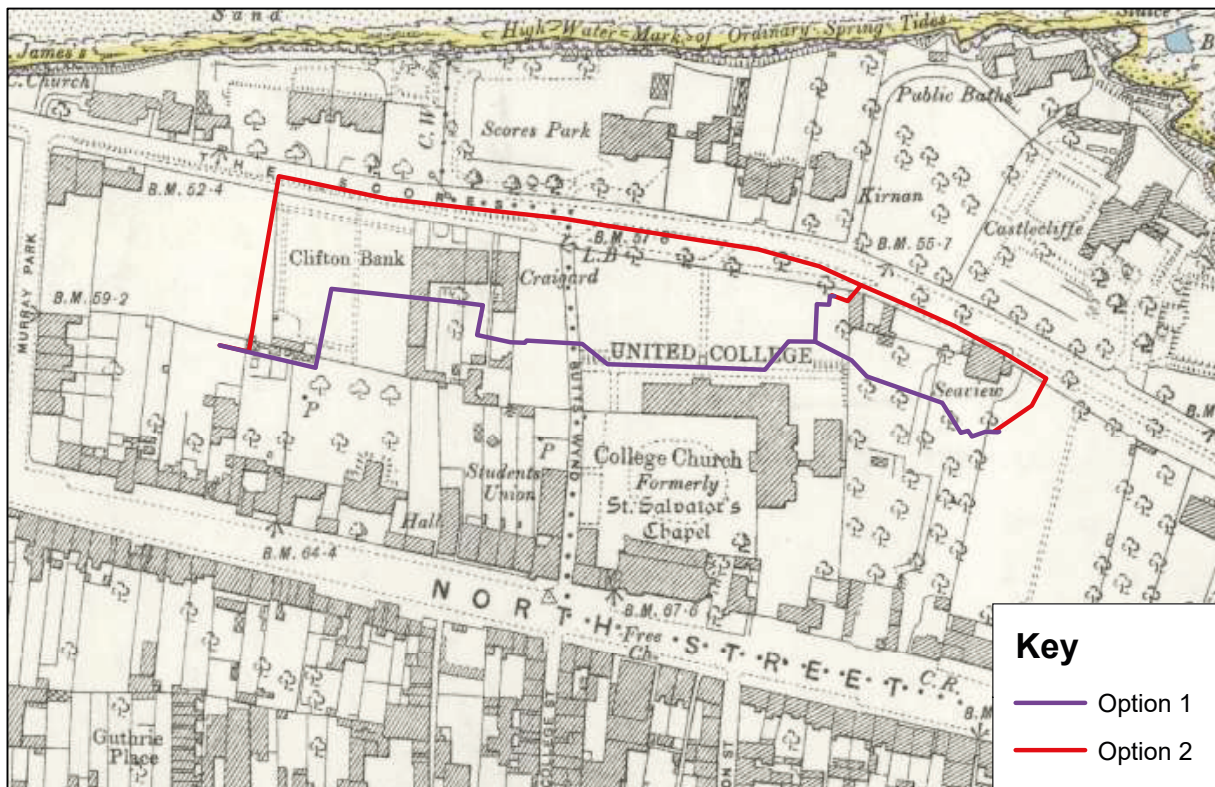


Figure 4: Excerpt from 1895 Ordnance Survey 25-inch map Fifeshire IX.10 with route options. Reproduced by permission of the Trustees of The National Library of Scotland.

- 7.14 No further changes were noted on subsequent Ordnance Survey maps until 1947, when St Salvator's Hall (CHS 11) and The New Picture House (CHS 3) were both in existence.
- 7.15 The 1967 Ordnance Survey 1:2500 map provides the most accurate depiction of the area prior to the construction of the Arts Building and the University Library (Figure 5).
- 7.16 Figure 5: Excerpt from 1967 Ordnance Survey 1:250 map with route options. Reproduced by permission of the Trustees of The National Library of Scotland.
- 7.17 Although it dates from the eighteenth century, the sundial at St Salvator's Hall (CHS 2) was not recorded on any of the maps consulted for this feasibility study.
- 7.18 The two proposed route options are wholly within St Andrews Conservation Area (CHS 1), which was designated in 1971.

### Previous Archaeological Investigations

- 7.19 As far as can be ascertained, no archaeological investigations have been carried out within the two proposed route options.
- 7.20 Two archaeological investigations are recorded within the surrounding 50 m buffer.
- 7.21 The medieval pottery assemblage recovered during an archaeological watching brief (CHS 7) was found to be residual material from a later remixed garden soil.
- 7.22 A second archaeological watching brief at Bow Cliff (CHS 15) found a buried garden soil some 0.6 to 0.8 m below ground level.
- 7.23 This garden soil was also noted during excavations in St Andrews in the 1980s where the "large-scale importation of soil is common throughout St Andrews" was noted (Ross and Clark 1997,

25). This sandy loam was deposited onto the backlands, possibly in the late fourteenth or early fifteenth century (Hall 1997, 30), which strongly suggests that the backland areas were used for agricultural activity during that period before reverting to use as gardens in the seventeenth or eighteenth century (Ibid.). The excavations found that this imported soil was up to 1.1 m thick (Clark 1997, 142).

### Route Options Inspection

- 7.24 The two proposed route options were inspected on 14<sup>th</sup> February 2019 in overcast conditions.
- 7.25 At the electricity sub station at the west end of both routes, the ground level was markedly lower than that on Market Street due to the construction of the Arts Building and the University Library.
- 7.26 Route Option 1 runs through the medieval backlands of North Street and encompasses both grassed areas and previously developed land. Working from west to east, no traces of Clifton Bank (CHS 16) were noted in the grassed area to the north of the University Library (Plate 1).
- 7.27 The route runs below the two walls that define Butts Wynd (Plate 2) and into the grounds of United College, which was closed to pedestrians as works were being carried out. The route then runs along a paved pathway on the south exterior of St Salvator’s Hall (CHS 11; Plate 3) before entering the building via an existing vent.



*Plate 1: Grassed area to the north of the University Library.*



*Plate 2: Butts Wynd viewed from south.*



*Plate 3: Option 1 route at exterior of St Salvator’s Hall.*

- 7.28 Route Option 2 runs entirely on previously developed ground. From the electricity sub station, it runs north onto The Scores (Plate 4), and along The Scores (Plate 5) to the rear entrance of St Salvator’s Hall (Plate 6).





Plate 4: Option 2 route at junction with The Scores viewed from north.



Plate 5: General view of The Scores from east.



Plate 6: Route Option 2 at rear of St Salvator's Hall.

## Discussion

- 8.1 The potential routes for district heating are wholly within the medieval burgh of St Andrews (CHS 8), and within the area designated as an Archaeological Area of Regional Importance in the *St Andrews Conservation Area Appraisal and Management Plan* (Fife Council 2010, 16). They are also both wholly within St Andrews Conservation Area (CHS 1) and would potentially have a direct effect upon St Salvator's Hall (CHS 11), a category B Listed Building. Any direct effect upon St Salvator's Hall would require Listed Building consent in addition to planning consent.

### Route Option 1

- 8.2 This route runs through the medieval and post-medieval backlands of North Street, most of which has since been developed by the University of St Andrews. The route could potentially directly affect any sub-surface remains of the medieval burgh (CHS 8), any sub-surface remains of Clifton Bank (CHS 16) and the fabric of St Salvator's Hall (CHS 11).
- 8.3 The recovery of medieval pottery from an area adjacent to route option 1 indicates that such material can survive, and archaeological excavations on North Street in the 1980s uncovered features such as a well, a cesspit (Clark 1997, 36) and post-holes (Ross and Clark 1997, 21). It is likely that the preservation of these archaeological remains has been aided by the thick deposit of garden soil that was imported into the town backlands in the late fourteenth or early fifteenth century (Hall 1997, 30).
- 8.4 Given the above, there is good potential for the survival of previously unrecorded archaeological remains, deposits and artefacts on this route option. Consequently, there is quite a high potential

that archaeological remains could be encountered on route option 1. Since there is likely to be a deposit of the imported garden soil over the former backlands, the potential for encountering archaeological remains could be dependent upon the depth of excavations required for the district heating system.

## Route Option 2

- 8.5 This option mainly runs along The Scores and the route could potentially directly affect any archaeological remains that survive below The Scores (CHS 5), any sub-surface remains of the medieval burgh (CHS 8) and the fabric of St Salvator's Hall (CHS 11).
- 8.6 The route is within 50m of the Scheduled area of St Andrews Castle where archaeological excavations in advance of the construction of the Visitor's Centre between 1988 and 1990 also revealed the imported garden soil also found in the backlands of the burgh. Below about 0.6 m of imported soil and underlying spreads of disturbed material, the excavations revealed timber structures, a medieval tannery and several stone structures (Lewis 1996, 610).
- 8.7 The Scores has been a thoroughfare since about the fourteenth century. The creation and maintenance of the modern road along with the installation of associated infrastructure such as drainage and lighting may have disturbed or removed sub-surface archaeological remains. However, given that the land over this area also appears to have been spread with imported garden soil, there is a small potential that some archaeological remains have survived below the modern road. As with route option 1, the potential for encountering archaeological remains could be dependent upon the depth of excavations required for the district heating system.

## Conclusions

- 9.1 The archaeological feasibility study has found that the district heating system route options are within the area defined as an Archaeological Area of Regional importance in the *St Andrews Conservation Area Appraisal and Management Plan*.
- 9.2 Development of the district heating system could potentially directly affect any sub-surface remains of the medieval burgh (CHS 8), any archaeological remains that survive below The Scores (CHS 5), any sub-surface remains of Clifton Bank (CHS 16) and the fabric of St Salvator's Hall (CHS 11).
- 9.3 Both district heating system route options have the potential to encounter previously unrecorded archaeological remains, although there is perhaps less potential for this with route option 2.
- 9.4 Given the potential for uncovering previously unrecorded archaeological remains, GUARD Archaeology would advise that Fife Council is likely to require mitigation. This may take the form of an archaeological watching brief over some or all of the preferred district heating system route option.
- 9.5 Should the development of the district heating system directly affect the fabric of St Salvator's Hall, Listed Building consent will be required in addition to any planning consent.
- 9.6 Final decisions on the need for and scope of archaeological mitigation rest with Fife Council.

## Technical Information

- 10.1 The paper and digital archive for the desk-based assessment will be lodged with the National Record of the Historic Environment. The list of archive material can be found at Appendix C.
- 10.2 The two proposed route options are within the area covered by Fife Council's *St Andrews Conservation Area Appraisal and Management Plan*, 2010.

10.3 All elements of the assessment have been undertaken in line with the following policies and guidelines of the Chartered Institute for Archaeologists of which GUARD Archaeology Ltd is a Registered Organisation.

- *Code of Conduct* (2014);
- *Standards and Guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment* (2014), and
- *Standard and Guidance for historic environment desk-based assessment* (2017).

10.4 The Chartered Institute for Archaeologists requires that information pertaining to archaeological assessments is made publicly available via the OASIS project. The project aims to provide an on-line index to otherwise inaccessible archaeological grey literature, such as this desk-based assessment. The online OASIS form for this project (OASIS Reference: guardarc1-342825) has been completed. Once the Planning Application has been determined by Fife Council, and with the consent of Vital Energi, the desk-based assessment will be uploaded to OASIS. The Fife Council Archaeologist will then validate the OASIS form thus placing the information into the public domain. OASIS can be accessed at <http://ads.ahds.ac.uk/project/oasis/>

**University of St Andrews Potential  
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Archaeological Feasibility Study**

**Section 2: Appendices**



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## Appendices

### Appendix A: References

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#### Other sources

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#### Vertical aerial photographs consulted

Sortie	Date	Frame(s)
106G/Scot/UK/0051	6/5/46	4403
ASS/51188	9/6/88	191

### Appendix B: Gazetteer of Cultural Heritage Sites

CHS No: 1  
 Name: St Andrews Conservation Area  
 BNG: NO 5097 1694 (centred within buffer)  
 NRHE No: -  
 HER No: -  
 Significance: National: Conservation Area  
 Description: There is a wide variety of architectural design and scale throughout St Andrews Conservation Area. This includes sixteenth century university buildings and decorative nineteenth century public buildings, along with the large detached merchant houses dotted throughout the town and the small-scale vernacular terraces. The area of greatest archaeological significance is that which defines the medieval burgh. These are the three main central roads, North Street, South Street and Market Street and their backlands.

CHS No: 2  
 Name: Sundial, St Salvator's Hall  
 BNG: NO 51112 16907  
 NRHE No: NO51NW 218.01

HER No: -  
 Significance: Regional: Category B Listed Building LB40767  
 Description: This eighteenth century sundial came from Cults Manse in Fife.

CHS No: 3

Name: The New Picture House

BNG: NO 50789 16890

NRHE No: -

HER No: -

Significance: Regional: Category B Listed Building LB51110

Description: The New Picture House is a little-altered cinema in an unusual, and possibly unique, marriage of styles created to sit within a traditional St Andrews streetscape. The Classical detailing of the loggia is reflected in the very fine auditorium, while the Art Deco modernity, lending massing and scale to the structure, is discreetly positioned but obvious to those who wish to see, behind the pantiles and crowsteps.. The emphasis at the New Picture House is on distinct local identity and this is very rare in cinema design of the 1930s.

The New Picture House was so named owing to the existence in St Andrews of another cinema, The Cinema House, which had opened in 1913 and was demolished in the early 1980s. Local architects James Gillespie and Scott, based at 4 Queens Gardens in St Andrews, worked prolifically in the area and their work characteristically takes note of the area's vernacular character. When first built, The New Picture House had a first floor café which is now sublet as a bar/restaurant and accessed from a new entrance to the west of the cinema entrance. Other changes include the addition a of second screen in 1980, and third screen in 2001. In 2005 the balcony was extended to accommodate luxury seating, and the two watercolour panels from the original balcony front were framed and hung elsewhere within the building.

CHS No: 4

Name: Fine Arts Buildings, 89-93 North Street

BNG: NO 50881 16871

NRHE No: NO51NW 196

HER No: -

Significance: Regional: Category B Listed Building LB40775

Description: This was built ca 1812 and was the town house of the Lindsays of Wormiston. The building was, until recently, St Katharine's School, the junior school of St Leonards School for Girls, which opened in North Street in 1894. The school moved in 1970 from North Street to the Sanitorium Building within the grounds of St Leonards School.

CHS No: 5

Name: The Scores, general

BNG: NO 5052 1705 to 5127 1687

NRHE No: NO51NW 307

HER No: -

Significance: Local

Description: The Scores is listed as a cultural heritage site on NRHE.

CHS No: 6

Name: Swallowgate, The Scores

BNG: NO 50942 16956

NRHE No: NO51NW 219

HER No: -

Significance: Regional: Category B Listed Building LB40822

Description: Swallowgate was designed by Sir Rowand Anderson in 1895.

CHS No: 7

Name: St Andrews University, medieval pottery

BNG: NO 5095 1691

NRHE No: NO51NW 728

HER No: -

Significance: Local

Description: A watching brief was undertaken in November 2009 during construction works associated with a development on a former squash court to the west of Butt's Wynd and east of the university library. A small assemblage of unstratified early thirteenth and fourteenth century pottery sherds was recovered. However, this was residual material from a later remixed garden soil that only hints at local activity in the area. No other significant archaeological finds or features were recorded.

CHS No: 8

Name: St Andrews medieval burgh

BNG: NO 5100 1688 (centred)

NRHE No: NO51NW 1

HER No: -

Significance: Local

Description: St Andrews, a burgh belonging to the bishop of St Andrews in the 12th century, was erected a burgh of regality in 1614 and became a royal burgh in 1620.

CHS No: 9

Name: United College of St Salvator and St Leonard

BNG: NO 51039 16890

NRHE No: -

HER No: -

Significance: Regional: Category B Listed Building LB40772

Description: The east side of the court was built in 1829-31 to a design by Robert Reid, architect. It is in the Jacobean style with a semi-elliptically arched porch and was extended in 1905 in same style by Gillespie and Scott, architects. The north side was built in 1845-6 to a

design by William Nixon, architect. The north boundary wall onto The Scores and Butts Wynd dates from the fifteenth century.

CHS No: 10  
 Name: Edgecliff, The Scores  
 BNG: NO 51037 16991  
 NRHE No: NO51NW 216  
 HER No: -  
 Significance: Regional: Category B Listed Building LB40814  
 Description: The Baronial style building was built in 1864-6 to a design by George Rae, architect.

CHS No: 11  
 Name: St Salvator's Hall, halls of residence  
 BNG: NO 51130 16895  
 NRHE No: NO51NW 218  
 HER No: -  
 Significance: Regional: Category B Listed Building LB40766  
 Description: The halls were designed in the English domestic gothic style by Mills & Shepherd and built in 1928. Alterations in 1946 were by Alexander Russell.

CHS No: 12  
 Name: St Andrews Castle  
 BNG: NO 51260 16935  
 NRHE No: NO51NW 3  
 HER No: -  
 Significance: National: Scheduled Monument SM90259  
 Description: The monument consists of the surviving portions of St Andrews Castle and the areas likely to have been occupied by its outer courtyards.

St Andrews Castle is a multi-period, composite, structure of medieval and Renaissance style, built by the Bishops and Archbishops of St Andrews. It was started c.1200, but the matrix of what is now seen is a pentagonal courtyard castle built by Bishop Walter Traill in the years around 1400, following the destruction of its predecessor in the Wars of Independence. Artillery blockhouses were built to replace the outer angle towers in the early 16th century, and fragments remain at the SW corner.

These were largely destroyed in the siege which followed the murder of Cardinal Beaton in 1546, during which siege a mine and counter-mine were dug beneath the ditch. The last major addition was the rebuilding of the entrance front in the 1550s by Archbishop Hamilton, in an advanced early-Renaissance style. The castle is now extensively ruined, with much of the E range, which included the hall, having fallen over the sea-cliff.

The monument is of national importance because it is one of the best-preserved medieval episcopal residences in Scotland, and because of the outstanding quality of its medieval and Renaissance architecture. It also has the best-preserved mine

and counter-mine in Britain, and is of considerable importance in the study of the development of siege and artillery warfare.

CHS No: 13

Name: Witch Lake, drain

BNG: NO 5098 1700

NRHE No: NO51NW 109

HER No: -

Significance: Lesser

Description: As a result of minor rock fall a stone drain, reported as a possible cist, was noted high in the cliff above Witch Lake. Its dimensions could not be measured, but it appeared to include re-used architectural fragments. Such drains have been reported on a number of occasions along the cliff below the nineteenth century housing on The Scores, but there are few detailed accounts of them. It is not known if the drains relate to the building of these houses, or whether they are part of an earlier drainage system.

CHS No: 14

Name: Univerity House, The Scores

BNG: NO 50988 17008

NRHE No: NO51NW 220

HER No: -

Significance: Regional: Category B Listed Building LB40815

Description: The University House was built in 1863-5 and was considerably altered circa 1891-92.

CHS No: 15

Name: Bow Cliff, The Scores archaeological monitoring

BNG: NO 51069 17001

NRHE No: NO51NW 796

HER No: -

Significance: Lesser

Description: A watching brief on groundbreaking works associated with a development revealed a buried garden soil 0.6-0.8m from ground level. This lay below an imported topsoil.

CHS No: 16

Name: Clifton Bank

BNG:

NRHE No: -

HER No: -

Significance: Lesser

Description: A structure named Clifton Bank was recorded on the 1895 Ordnance Survey map and on all subsequent editions. It is no longer in existence.



**Appendix C: Archive material**

	Description	Format	Number
Digital archive	Digital photographs	JPEG	13
	Report	PDF	1
	Shapefiles (ArcMap)	.cpg	1
		.dbf	1
		.prj	1
		.sbn	1
		.sbx	1
		.shp	1
		.shx	1

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