

5 Queens Gardens
St Andrews, Fife
Heritage Statement
February 2024



Report

Heritage Statement

Site

5 Queens Gardens, St Andrews, Fife

Client

RKA Architectural Design Studio

Planning Authority

Fife Council

Planning Ref

23/02462/PREAPP

Grid Reference

NO 50928 16527

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman Iron Age	43 - 410 AD
Early Medieval	410 - 1066 AD
Medieval	1066 - 1485 AD
Post Medieval	1486 - 1901 AD
Modern	1901 - Present Day



Executive Summary

Rocket Heritage & Archaeology Ltd was commissioned by RKA Architectural Design Studio, on behalf of their clients Andrew and Margaret Knight, to produce a Heritage Statement in advance of the proposed redevelopment of 5 Queen's Gardens, St Andrews, KY16 9TA (NGR NO 50928 16527).

The proposed development includes the conversion and reconfiguration of several internal rooms, the demolition of a 1980s addition, the construction of a single storey rear extension and a detached garden room, the removal and reinstatement of different sections of a rigg wall, and the restoration of a potting shed.

This report first identifies and describes the historical development of the site and outlines the significance of the designated and non-designated heritage assets within the site and a 150m radius study area, including the contribution made to significance by setting. It then considers the impact of the proposal on that significance.

The site lies within the St Andrews Conservation Area and contains two listed buildings (one Category B and one Category C):

- 4-21 Queen's Gardens (LB40842, Category C Listed)
- Rigg Garden Walls and Potting Shed (LB40694, Category B Curtilage Listed)

Within 150m radius of the red line boundary of the site, there is one scheduled monument, 63 listed buildings (5 Category A, 28 Category B and 30 Category C) and 25 non-designated assets.

The proposed development will cause negligible harm to the interior of the Category C 4-21 Queen's Garden listed building, whilst some changes could be considered enhancements, such as the replacement of sash windows and external refurbishment. Although there will be some degree of harm through the loss of green space to the rear, design changes as a result of pre-application comments have been implemented to minimise the harm.

Harm will be caused to the rigg garden wall due to demolition of a small part of rigg wall for the insertion of a glazed link passageway. However, the design utilises an already damaged section of the wall and as part of the proposed development other sections of the wall will be repaired or reinstated, as will the potting shed. The current nature of the walls will still be appreciable and the repairs should ensure the longer term viability of the structures.

The development will cause a small degree of harm to St Andrews Conservation Area through changes in the setting and the character. This harm will be caused by the removal of a small part of the historic rigg wall to create a passageway for an extension and the introduction of development into the rigg gardens, which have retained their undeveloped green character since the medieval period. However, the design has been refined to consider the heritage constraints and ensure a minimal degree of harm.



1. Introduction

- 1.1.1. This heritage statement considers the proposed redevelopment of 5 Queen's Gardens, St Andrews, Fife, KY16 9TA (Figure 1), a Category C listed building.
- 1.1.2. The proposed development work entails external and internal changes to the property. Internally, the changing use of rooms will require the insertion of new walls and openings. Externally, a 1980s single storey addition will be removed and replaced with an addition that will extend into the garden. This will require the removal of a 2.3m section of the 42m long central rigg wall in the garden. The rest of the central rigg wall will be restored and reinstated to its historical appearance. The potting shed at the south end of the garden will also be conserved and restored. A detached garden room will be built at the north end of the gardens.
- 1.1.3. The property (hereinafter referred to as the "site") is currently in use as a private home. 5 Queen's Gardens is a post-medieval terraced house with two modern additions to the rear and a large rear garden, set within two historical riggs.
- 1.1.4. According to Fife Council's planning portal, the following previous planning applications have been submitted for the site:
- 23/02519/TCA Tree A - approx. 25ft Dichotomanthes - To dismantle (Permitted)
- 1.1.5. In accordance with Policy 7a of the National Planning Framework 4 (Scottish Government 2023) and the requirement for applicants to describe the significance of heritage assets and assess any visual or physical impacts, including cumulative effects, this report draws together available information on designated and non-designated heritage assets.
- 1.1.6. All work was carried out in compliance with the codes of practice of the Chartered Institute for Archaeologists (CIfA 2022).
- 1.1.7. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land use through a map regression exercise. It considers relevant local and national policy and guidance.
- 1.1.8. The Historic Environment Record has been consulted and the relevant designated and non-designated heritage assets located in the immediate vicinity are identified in Figures 2 and 3.
- 1.1.9. This report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified.
- 1.1.10. The survey for this assessment was undertaken on the 26th of January 2023 by Andrew McMaster and Steven Smeltz. The weather conditions were bright and sunny. A selection of photographs from this site visit, as well as some provided by the client, have been included throughout this report.

1.2. Location and Description

- 1.2.1. Number 5 Queen's Gardens is located in St Andrews, on the northeastern coast of Fife, eastern Scotland. St Andrews lies 17km southeast of Dundee and 49km northeast of Edinburgh. The site is centred on NGR NO 50928 16527 (Figure 1).

- 1.2.2. Queen's Gardens lies within the medieval historic core of the St Andrews Conservation Area. 5 Queen's Gardens forms part of a group of 18 terraced sandstone houses that have a Category C listing (LB40842: 4-21 Queen's Gardens).
- 1.2.3. Historic St Andrews was, and remains, defined by North Street and South Street, which make up the long sides of a triangle terminating at the Cathedral. Queen's Gardens is in the southern part of this area, running south from approximately the midpoint of South Street. Other side streets run parallel to Queen's Gardens, including West Burn Lane to the east and Westview to the west. These streets terminate at Queen's Terrace to the south, which runs approximately along the route of a former mill leat. Queen's Gardens lies opposite Holy Trinity, the parish church of St Andrews.
- 1.2.4. Queen's Gardens is largely occupied on the eastern side by a terraced row of 18 stone-built houses, while the western side of the street forms the gardens of these properties. The northern and southern ends of the street are abutted by buildings fronting South Street and Queen's Terrace respectively, including St Andrews Town Hall, St Regulus Hall, and St Andrew's Episcopal Church.
- 1.2.5. Additional gardens to the rear of the terraced row back onto St Mary's Quad, part of the urban campus of the University of St Andrews.
- 1.2.6. No. 5 Queen's Gardens is currently in use as a residential property. It is narrower than the adjacent No. 4. The next properties, Nos. 6 and 7, are a similar width, but unlike 5, these were constructed to appear as halves of a wider property. As well as the ground and first floors, the property has a basement. Like other properties in the terrace, it also has an attic floor. However, unlike neighbouring properties this has been extended to increase space. An unsympathetic modern rear extension was added to the east of the property in the 1980s. The client notes that the property currently suffers from leaking, damp and dry rot (A. and M. Knight, Preapplication Response Letter, 2023).

2. Planning Background and Development Plan Framework

2.1. Statutory and Planning Policy Framework Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the listing of special buildings.
- 2.1.2. Listed Buildings are buildings which are found to be of special architectural or historic interest using the selection guidance published in Designation Policy and Selection Guidance (2020).
- 2.1.3. Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.2. National Planning Framework 4 (NPF4)

- 2.2.1. National Planning Framework 4 (NPF4) is the Scottish Government's spatial strategy for Scotland. It sets out the spatial principles, regional priorities, national developments and national planning policy. It replaces both NPF3 and Scottish Planning Policy.

2.2.2. The Scottish Government policy in relation to the historic environment is outlined in Part 2 – National Planning Policy; Sustainable Places, Policy 7 - Historic Assets and Places. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.2.3. The Historic Assets and Places Policy principles of intent states:

“To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places”.

2.2.4. The policy Outcomes are stated as:

“The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change”.

“Redundant or neglected historic buildings are brought back into sustainable and productive uses”.

“Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity”.

2.2.5. Policy 7; Historic Assets and Places sets out:

Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:

i. building is no longer of special interest;

ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;

iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or

iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;*
- ii. existing density, built form and layout; and*
- iii. context and siting, quality of design and suitable materials.*

Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i. reasonable efforts have been made to retain, repair and reuse the building;*
- ii. the building is of little townscape value;*
- iii. the structural condition of the building prevents its retention at a reasonable cost; or*
- iv. the form or location of the building makes its reuse extremely difficult.*

Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

Development proposals affecting scheduled monuments will only be supported where:

- i. direct impacts on the scheduled monument are avoided;*
- ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or*
- iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.*

Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.

Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.

Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:

- i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and*

ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

2.3. Planning Advice Note (PAN) 2/2011: Planning and Archaeology

2.3.1. Planning Advice Note (PAN) 2 (2011): provides advice on the position of archaeological remains in the planning process, outlining the requirement to protect these in a manner proportionate to their value.

Archaeology is the study of the material remains of the human past. Archaeological remains are a finite and non-renewable resource containing unique information about how Scotland's historic and natural environments developed over time, contributing to our local, regional and national identities.

Archaeological remains are valuable for their own sake, for the important contribution they make to a sense of place, and as a leisure, education and tourism resource. There are remains of every period and many types, ranging from upstanding masonry structures and historic buildings to less obvious features, such as artefact scatters, cropmarks, ancient settlements and field systems, and urban archaeological deposits.

2.4. Local Development Plan(s)

Fifeplan: Policy 14

2.4.1. The FIFEplan (LDP) was adopted in 2017. The main policies relating to Cultural Heritage assets accord with NPF 4. The principal policy dictating the approach to the historic environment pertaining to the proposed development is FIFEplan: Policy 14:

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.

2.4.2. Policy 14 continues that:

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.

2.4.3. St Andrews & East Fife Plan

2.4.4. The St Andrews & East Fife Plan (2009) sets out policies under *Safeguarding and Improving the Environments* that are specifically related to protecting and enhancing the historic environment. Policies E6-E12 cover the protection and enhancement of the historic environment across St Andrews and East Fife.

2.4.5. Policy E6: Conservation Areas

Development and demolition within a Conservation Area, or affecting its setting, shall preserve or enhance its character and be consistent with any relevant Conservation Area appraisal or management plan that may have been prepared for the area.

2.4.6. Policy E7: Listed Buildings

Development affecting a listed building, or its setting, shall preserve the building, or its setting, or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.

2.4.7. Policy E8: Demolition of Listed Buildings

Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it.

This will be demonstrated by inclusion of evidence to the planning authority that the building:

(a) has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser; and

(b) is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report. RCAHMS shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

2.4.8. Policy E9: Protection of Orchards

New development shall respect traditional orchards and development which results in the loss of these orchards will be resisted.

2.4.9. Policy E10: Riggs

New developments shall reflect the historic linear pattern of garden riggs and preserve the strong herringbone pattern of development evident in the settlements of Auchtermuchty, Newburgh and St Andrews. Development that results in the loss of this pattern will be resisted.

2.4.10. Policy E11: Historic Gardens and Designed Landscapes

Development affecting Historic Gardens and Designed Landscapes shall protect, preserve and enhance such places and shall not impact adversely upon their character, upon important views to, from or within them, or upon the site or setting of component features which contribute to their value.

2.4.11. Policy E12: Ancient Monuments and Archaeological Sites

Scheduled Ancient Monuments and other identified nationally important archaeological resources shall be preserved in situ, and with an appropriate setting. Developments that have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances.

All other archaeological resources shall be preserved in situ wherever feasible. The significance of any impacts on archaeological resources and their settings will be weighed against other merits of the development proposals in the determination of planning applications. The developer may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

Where compatible with their preservation, proposals for the enhancement, promotion and interpretation of ancient monuments and archaeological sites will be supported.

2.5. Other and Best Practice Guidance

2.5.1. Historic Environment Policy for Scotland (HEPS) (Historic Environment Scotland 2019)

2.5.2. The Historic Environment Policy for Scotland (HEPS) sets out how to approach decisions in the planning system affecting the historic environment and

supports good decision making for Scotland's unique places and outlines how decisions should be undertaken that will affect the historic environment.

- 2.5.3. Although it is non-statutory it should be considered whenever a decision will affect the historic environment. There are six policies within the document which define how the historic environment should be managed:

Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.

Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

Decisions affecting the historic environment should contribute to the sustainable development of communities and places.

Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent, and easy to understand.

2.5.4. **Managing Change in the Historic Environment (Historic Environment Scotland)**

- 2.5.5. Managing Change in the Historic Environment is a series of guidance notes regarding making changes to the historic environment. In total there are twenty-nine publications ranging from visitor guides to conservation guidance leaflets and academic reference reports.

- 2.5.6. Of particular relevance for desk-based assessments is the volume Managing Change in the Historic Environment: Setting (updated 2020).

- 2.5.7. Other titles relevant to the application include: Interim Guidance on the Principles of Listed Building Consent (2019) and Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent (2019). Whilst HES's role in relation to listing, scheduling, consents and appeals is explained in Historic Environment Scotland Circular - Regulations and Procedures (2019).

2.5.8. **St Andrews Design Guidelines**

- 2.5.9. This guidance document was approved in 2007 by the North East Fife Area Committee. It is intended as a supplement to the guidance provided in Fife's Urban Design Guide and the St Andrews Conservation Area Appraisal and

Management Plan (2009). Pertinent to this proposed development are the following:

Guideline 12:

'Protect the layout and characteristics of the medieval plan; continue to use this to determine the development 'grain' of the town centre.'

Guideline 13:

'Resist future development of the remaining riggs; protect walls, surfaces, planting including orchards, and any other historic features.'

Guideline 14:

'Continue to govern building alterations and redevelopment by the orientation of the traditional development pattern and the rhythm given by the width of the feu riggs.'

Guideline 17:

'Protect areas of open space in the town centre from development.'

Guideline 18:

'Encourage the management of visible private open space and encourage arrangements for the public to have access where appropriate.'

Guideline 59

'Ensure that repairs use the materials and details specific to the building period and design and that materials match the surrounding originals in colour, texture and quality; substitute modern materials will not be acceptable.'

Guideline 62

'Pay careful attention to the townscape context and the Memorandum of Guidance on Listed Buildings and Conservation Areas in preparing design briefs or considering development proposals for sites within the historic core.'

3. Historical Context and Location of Heritage Assets

3.1. Introduction

3.1.1. The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.

3.1.2. The location of designated and non-designated heritage assets within 150m of the site are discussed below and are shown on Figures 2 and 3.

3.2. Historical Background

Early Medieval

3.2.1. A monastery was founded in the area in the mid-8th century to house the relics of St Andrews, and a new church built in the late 9th century. Carved stone found within the cathedral ground attests to the ecclesiastical use of the area from this time period (SM13322). Despite Viking raids, the region retained ceremonial importance and royal associations, becoming the centre of the

bishopric of Alba in the 10th century (Lamont-Brown 2022 and Fife Council 2010: 3).

Medieval

- 3.2.2. The burgh of St Andrews was laid out from the mid-12th century to the west of the new cathedral (SM13322), and it is likely that the present streets of North Street and South Street were created at this point. Archaeological remains indicate the establishment of riggs running south from South Street, setting the pattern followed by the current side streets (Fife Council 2010: 3-4, 8, 18, 33).
- 3.2.3. An archaeological evaluation at the Byre Theatre (Canmore 108951), 200m west of the site, indicated that the medieval stratigraphy of the burgh was relatively well preserved. This records the transition from agricultural use to a peak of domestic activity in the 13th to 15th centuries, marked by pits, structural remains, and significant quantities of pottery. This was followed by a reduction in intensity and a transition to horticultural use from the 15th/16th centuries.
- 3.2.4. A comparable degree of preservation and a similar pattern of stratigraphy was recorded at West Burn Lane, c.100m east of the site (Ginnever 2015; Canmore 330103), and at Westview, 150m southwest of the site (Canmore 369118). A medieval buried land surface and three medieval sherds were also recorded during a watching brief in St Mary's Quad in 2013, 34m to the east of the site (Canmore 348634).
- 3.2.5. The burgh was a significant place of pilgrimage not just within Scotland, but across Europe, and was recognised as the ecclesiastical capital of Scotland. This religious importance may explain the presence of a lead bulla of Pope Clement IV (1265-8), found at Queen's Gardens in 1997 (Canmore 139866).
- 3.2.6. The parish church, Holy Trinity, was built around 1412 on South Street, opposite the northern entrance to Queen's Gardens. Later finds indicate that the area to the west and north of the church, now Logie's Lane, was a burial ground (Canmore 34347, 375926 and 34342).
- 3.2.7. A house of the Blackfriars, 200m west of the site, was reportedly founded in the later 13th century (Canmore 94440), but the associated chapel was not built until 1525. It was destroyed in 1559 by Reformers, and the land given to the burgh in 1567. A part of the north transept survives in Madras College (Fife Council 2010: 20).
- 3.2.8. The university of St Andrews was founded in the early 15th century by Augustinian clergy. The first two colleges established were St John's in 1418 and St Salvator's in 1450 (University of St Andrews 2013).

Post-Medieval - Modern

- 3.2.9. The importance of St Andrews declined following the Reformation as the monastic and ecclesiastical systems were dismantled. The university, however, continued to expand and in 1511 St Leonard's College was founded. In 1538, St John's, located on the south side of South Street, was transformed into the College of St Mary's by Archbishop James Beaton. Here secular priests were trained in the arts, theology, canon law, civil law and medicine. Further reorganisations in the late 16th century saw the college become the focus of Reformed Theology (University of St Andrews 2013; Muniments of the University of St Andrews Collection UYSM; Fife Council 2010: 14).
- 3.2.10. In the post-medieval period, the site fell within an area of fields to the south of South Street. The oblique plans of 1580 (Plate 1) and 1642 (Plate 2) render these

schematically as burgage plots running north-south, with a smaller plot or yard at the northern end, enclosed by buildings.

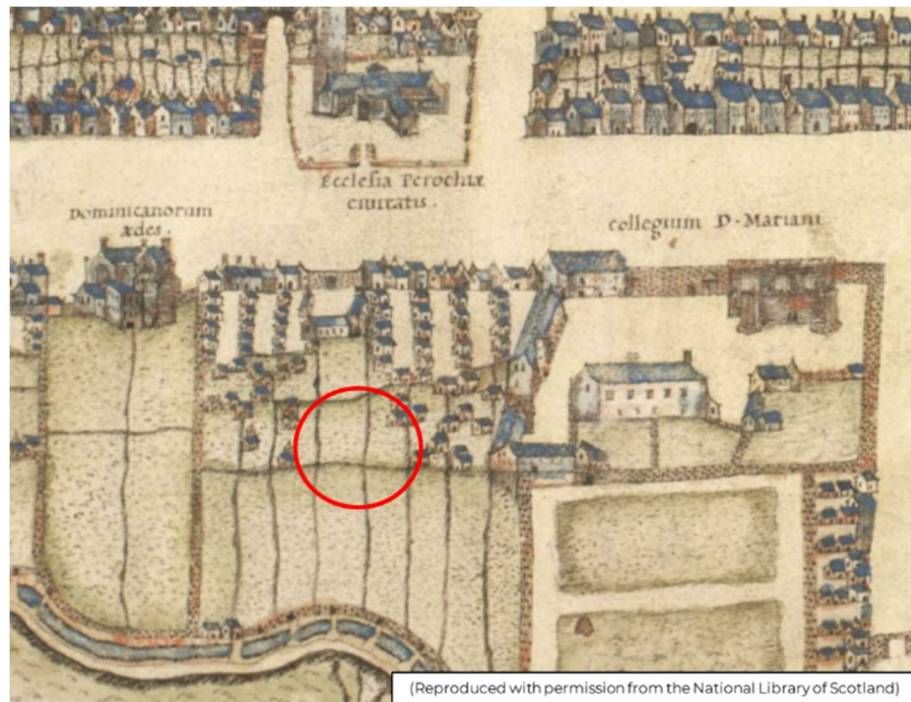


Plate 1: Extract of the Geddy map of St Andrews from 1580 showing approximate location of the site.

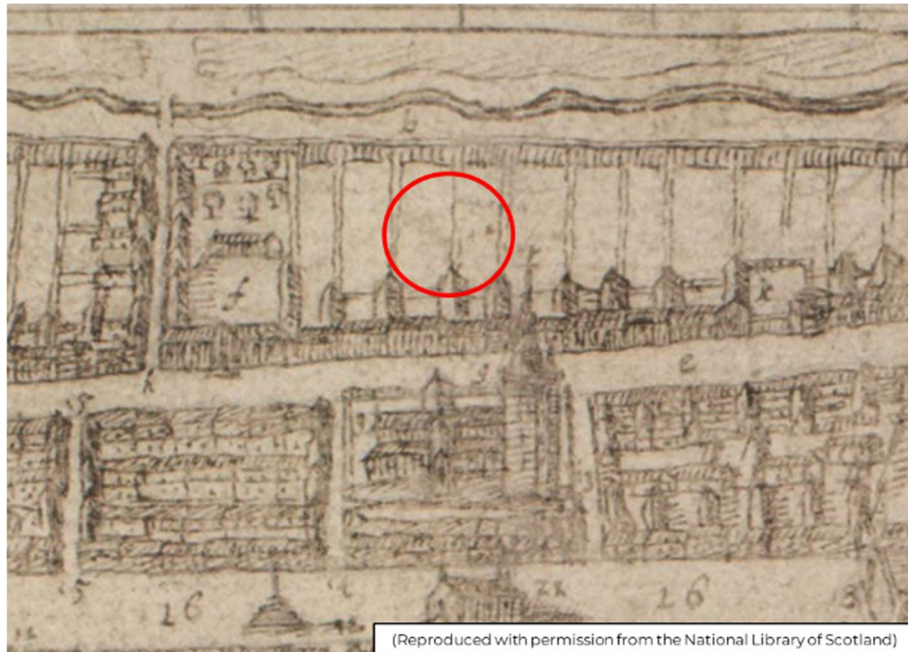


Plate 2: Extract of Gordon's map of Scotland from 1642 including inset town plan of St Andrews.

- 3.2.11. The town plan of 1775 provides more detail, indicating backlands, small plots immediately behind the street frontage, with longer plots to the south (Plate 3). These are not completely straight, and are somewhat offset from the

backlands. The plots extended beyond the mill leat to the south, stopping at a track recorded as Lead Braes (now in part Lade Braes).



Plate 3: Extract of Ainslie's map of Scotland from 1775 including inset town plan of St Andrews

- 3.2.12. During the 18th century the town started to become associated with the sport of golf and the Royal and Ancient Golf Club was formed in 1754. The first clubhouse was built in a Neo-Classical style in an H-form plan by local architect, George Rae, in 1854 (LB40820). In the 19th century, the town began to expand rapidly with the construction of new streets, widened boulevards, terraced neighbourhoods and villas (Fife Council 2010: 6, 9-12, 17).
- 3.2.13. In the mid-19th century, the houses along South Street possessed extended strip plots running south. The area which is now Queen's Gardens is defined by the former plot of 78 South Street, now the Town Hall, with the yards and later extensions in the former plot of 76 South Street (noted as a Bank of Scotland's Office in Wood's town plan of 1820) (Plate 4). Much of the footprint now occupied by the Town Hall existed as buildings. A vennel gave access to South Street from a yard at the rear of these properties. At the southern end of this yard was access to the remainder of the plot. Minimal tree cover is recorded in the Ordnance Survey map of 1855 (Plate 5). The northern entrance to Queen's Gardens existed between 78 and 89 South Street as an access to the rear of properties to the west, and a formal garden with tree-lined paths to the south (OS 1855). The shed present on the site today is also drawn on the map. A break in the rigg wall as well as pathway lines indicate that this shed served two riggs belonging to what is now 74 and 76 South Street as well as the formal gardens to the south.

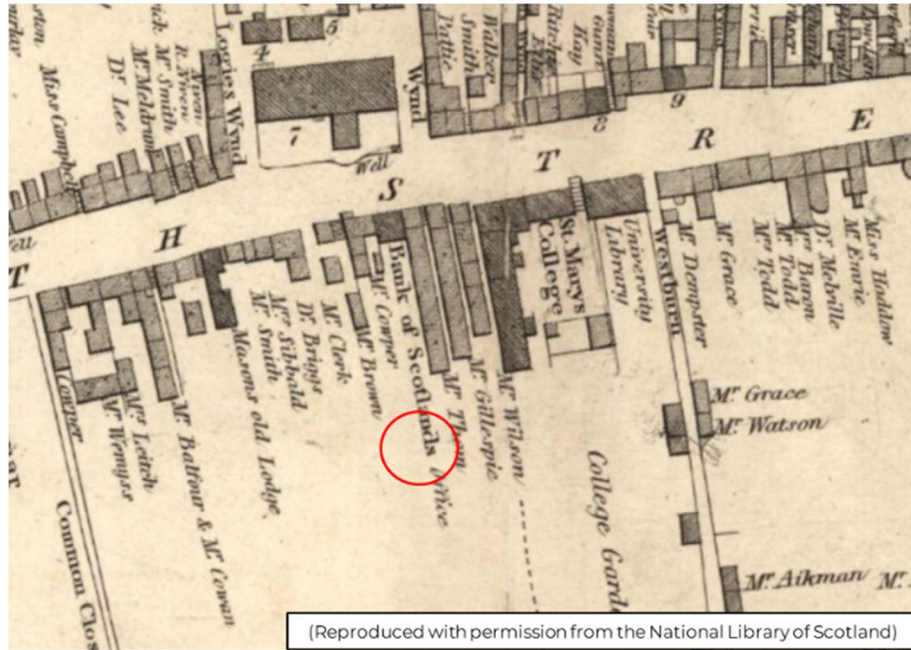


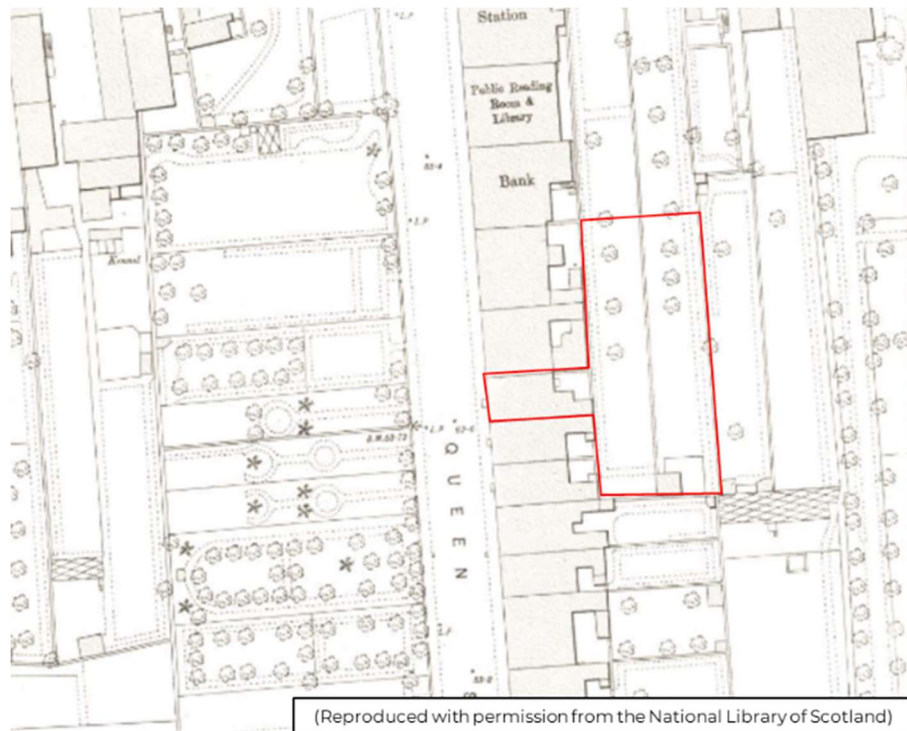
Plate 4: Extract of Wood's town plan of St Andrews from 1820



Plate 5: Extract of Ordnance Survey Town Plan from 1855

- 3.2.14. The present street of Queen's Gardens is first mapped on the Ordnance Survey map of 1895 where it is called Queen's Street (Plate 6). At this point, the northern end of the street consisted of separate buildings comprising a police station and a public library, with 2 Queen's Gardens housing a bank (Canmore 226090). The remaining properties in the area functioned as private housing. Including the site. It appears at this time as though the two riggs to the east of the house belonged to what is now 74 and 76 South Street and that 5 Queen's Gardens

may have had a garden with formal plantings and a walk across the street to the east (Plate 6). These burgage plots or riggs appear to have been sporadically planted with trees. By this date, 5 Queen's Gardens appears to have a small extension to its rear, like many of the properties along street.



(Reproduced with permission from the National Library of Scotland)

Plate 6: Extract of Ordnance Survey Map from 1895

- 3.2.15. There are no further notable changes observed on the OS maps dated between the 1940s and the 1970s. Although it is not clear when, at some point the riggs to the rear (east) of the house were transferred in to the ownership of 5 Queen's Gardens. The modern brick wall present at the northern end of the garden presumably dates to the point this occurred.
- 3.2.16. The present owners of the 5 Queen's Gardens relate that the building underwent an extensive renovation in 1937 which stripped the interior of many of its original features, including its tiled hearths, ironmongery, top floor corncing and top floor sash windows. Only one original fireplace survives today in the drawing room. In addition, a loft conversion was undertaken (A. and M. Knight, Preapplication Response Letter, 2023).
- 3.2.17. In the 1980s, an unsympathetic modern addition was added to the east of the property (Plate 7). It probably replaced the historical addition noted on the earliest OS map of the property dated to 1895.



Plate 7: Satellite imagery of the site from 2023 (Google Earth 2024)

4. Heritage Assets

- 4.1.1. Due to building development density, a study area of 150m has been utilised within this report. Figures of all conservation areas, designated assets and non-designated assets can be found in Appendix A.
- 4.1.2. Within this study area there is one scheduled monument, 63 listed buildings and 25 non-designated assets. The site also lies within a Conservation Area
- 4.1.3. 5 Queen's Gardens (Canmore 226049) is part of a terrace of 18 Category C listed buildings along the eastern side of Queen's Gardens (LB40842; Canmore 93134). The former 1 Queen's Gardens has been absorbed into the Town Hall and Library, which fronts onto South Street, on the north end of Queen's Gardens (LB40695; Canmore 93293). The southern end of the street is occupied by the Church of St Andrew to the west (LB40845) and St Regulus' Hall to the east (LB40843).

4.2. Conservation Area

- 4.2.1. The site lies within the historic core of St Andrews, which constitutes a Conservation Area (Figure 2).

4.3. Scheduled Monuments

- 4.3.1. Within a 150m radius of the site there is one scheduled monument dated to the medieval period: the Dominican Friary, 25m S of Blackfriars' Chapel, St Andrews (SM13321) (Figure 2).
- 4.3.2. Due to intervening built form, this asset has been scoped out of further assessment.

4.4. Listed Buildings

- 4.4.1. There are 63 listed buildings within the study area, 5 Category A, 28 Category B and 30 Category C (Figure 2, Appendix B: Table 2).
- 4.4.2. Due to the surrounding built environment and vegetation, sight-lines around the site are restricted and the proposed development will not be visible from the street. For this reason, many of the assets within the study area have therefore been scoped out of further assessment.

4.5. Non-designated Heritage Assets

- 4.5.1. There are 25 non-designated heritage assets within the 150m study area. Four are classified as views, four are modern assets, four are post-medieval assets, four are medieval assets, two are of unknown date and seven have not been assigned a date (Appendix B: Table 3). Many of these records describe archaeological evidence. Since setting does not primarily contribute to the significance of these assets and since the proposed development will not physically impact them, these have been scoped out of assessment. There will be no physical impact on standing non-designated assets, such as the gateway in St Mary's Quad (Canmore 275653). These assets share a common setting, the St Andrews Conservation Area, assessed below.

5. Proposed Development and Potential Impact on Heritage Assets

5.1. The Proposed Development

- 5.1.1. The proposed development entails the demolition of a modern (1980s) single storey addition on the ground floor. This will be replaced by a utility room passage that leads to an extension that extends into the rigg gardens to the rear in the form of two single storey rooms with a glazed link passage through the rigg wall. The utility passage will contain a utility room, W.C., pantry and storage. One room of the extension will contain a kitchen and dining room, whilst the other will contain a living room. The insertion of the glass passage will require the removal of a small part of the rigg wall albeit through a section that has already collapsed. A detached garden room will be built at the north end of the eastern rigg, containing a bedroom with ensuite bathroom (Figure 4).
- 5.1.2. Internally, the basement will be converted into a self-contained living space. The utility room will be removed and the kitchen reduced in size to make room for a living room. The bedroom will remain as a bedroom and the store turned into an ensuite bathroom. The window in the eastern wall of the new bedroom will be changed into a door with new steps leading to the courtyard and a new doorway from the bedroom to the bathroom will be created. On the ground floor part of the wall on the east side of the staircase landing will be removed to create a larger passage in the utility room extension which leads to the kitchen/dining room extension. A new rooflight will be inserted above the WC extension and new windows inserted. An external, traditional style balcony will be added, accessed by the door in the eastern elevation. On the first floor an opening will be created between the drawing room and bedroom, creating an extended drawing room space. The bathroom extension will be converted into a library. Finally, on the second floor, bedroom four will be converted into a bathroom. Three new rooflights will be inserted above the main staircase. Insulation will be added to the roof of the dormers, which will add approximately 150 to 200mm of height.

- 5.1.3. In addition, there will be a number of refurbishment works including the replacement of the roof using traditional scotch slate which is more in keeping with the building, the insertion of vent tiles near the roofline on the west elevation, the insertion of a boiler vent flue on the eastern elevation, the replacement of cement skewers with traditional lead watergates the replacement of plastic rainwater pipes with cast iron downspouts, replacement of the rotten dormer windows on the top floor with Victorian style timber sash and case windows to match the originals, restoration of the original sash and case windows which are rotting, removal of ivy from the rear elevation and the cleaning of stained stonework, the installation of Victorian style plaster cornice work in the locations where it was removed in the 1930s, and the removal of all surface run pipes and the repair of original decorations that were damaged by their instatement. A rear balcony will also be inserted on the ground floor in the rear courtyard. In the basement, a window in the east elevation will be replaced with a door. A new set of stairs with balustrade will be built leading from this door to the rear courtyard.
- 5.1.4. The client would also like to insert decorative details that are in-keeping with the period character of the property such as fireplaces, iron mongery, and Victorian tiles.
- 5.1.5. For a comprehensive list of the proposed development works, please refer to the planning application supporting documents.

5.2. Potential Impacts on Designated Heritage Assets

- 5.2.1. To understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.
- 5.2.2. The proposed development has the potential to cause a small amount of both physical harm and harm to the setting of 4-21 Queen's Gardens, as well as the rigg walls and potting shed, which although now part of 5 Queen's Gardens, are curtilage listed as part of the Category B listed 68 – 78 South Street (LB40694).
- 5.2.3. The setting of surrounding listed buildings and any potential harm is encompassed within the assessment of St Andrews Conservation Area, below.

Designated Assets

4-21 Queen's Gardens

- 5.2.4. The proposed development site is a Category C listed building located on the east side of Queens Gardens. It forms a part of a terrace of 19th century buildings. Numbers 4 - 21 were listed together in 2006 for their group value.
- 5.2.5. The site forms part of the street frontage of Queen's Gardens, in which the properties have a cohesive appearance of sandstone ashlar blocks, with decorative features around the doors and windows.

Description

- 5.2.6. This row of terraces was constructed between 1859 and 1869 by the architects J Milne and G Rae. 5 Queens Garden, like the rest of the terrace row, is constructed out of ashlar sandstone. It possesses a slate covered gable roof. The house has two floors as well as an attic and basement. Unusually, the property does not currently have a front garden opposite but instead a large garden behind which takes advantage of two historical riggs. A small post-medieval potting shed survives in the southern end of the garden.

- 5.2.7. The west elevation is divided into two bays (Plate 8). The ground floor has a pair of 2-pane sash windows and a pedimented doorway with consoles and keystone. A projecting string courses runs between the ground and first floor. The first floor contains two pairs of 2-pane sash windows with decorative carved stone pediments. Dormer windows have been added to the roof indicating a modern loft conversion. One of these windows is a projecting bay window and the other is a larger 2-pane sash window. There are two gable-end stone chimney stacks. A Victorian hopper head and downpipe are noticeable on the south end of the elevation. There is evidence of a renewal of the stonework at the bottom of the ground floor window.



Plate 8: West elevation, looking east (RKA Architectural Design68-78)

- 5.2.8. To the rear, the east elevation has a two-storey brick lean-to addition (of early 20th century date) and a single storey addition from the 1980s with pebble dashed render and extensive glazing (Plate 9). The basement has a multi-pane sash window. The ground floor has an inserted glazed door and a 6-pane sash window with modern stone surrounds. The door may have once led to the garden but steps to the ground are now missing. The first floor also has two 12-pane sash windows. There is a dormer window projecting from the attic with a pair of 2-pane sash windows as well as a fixed window on the south side.



Plate 9: East elevation of 5 Queen's Gardens, looking west (RKA Architectural Design)

- 5.2.9. The garden takes advantage of two riggs and the dividing boundary walls are extant although dilapidated. There are breaks in the walls where the stonework has collapsed (Plate 14) or been completely removed by previous owners. A brick wall at the north end of the garden was inserted when property boundaries were reassessed.
- 5.2.10. The garden is well screened by trees and other vegetation, which delineate it further from the university botanical gardens and St Mary's Quadrangle to the east and the other rigg gardens to the north and south.
- 5.2.11. On the interior, the property is set across four floors. The basement currently contains a utility room kitchen, bedroom and store. The ground floor contains a living room, office, vestibule, bathroom, stairwell and garden room. The second floor contains a bedroom, drawing room, bathroom and stairwell. The third floor contains three bedrooms, two stores and a stairwell.
- 5.2.12. The building is notable for its Victorian (or Victorian-style) features, including a wrought iron balustrade, cornices, architraves, skirtings, panelling, sash-windows, niches, some exposed wooden floors, an archway, shutters and timber panelled doors (Plate 10 to Plate 13). There is one original fireplace mantle, all others have been replaced with modern surrounds and do not contribute to the architectural or historical significance of the building (Plate 11).



Plate 10: Victorian balustrade. Looking west from landing between ground and first floors (RKA Architectural Design)



Plate 11: Fireplace, window panelling, and decorative cornicing in drawing room on first floor, looking north (RKA Architectural Design)

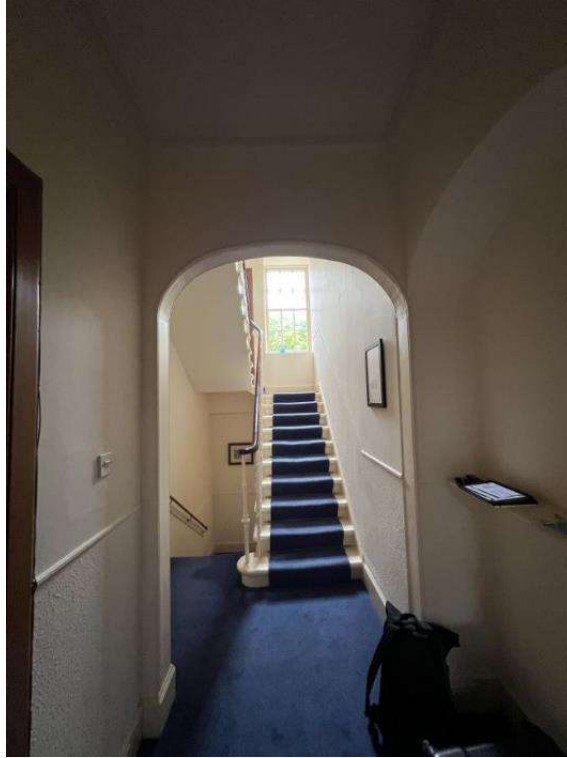


Plate 12: Arch and arched niche in hallway of ground floor, looking east (RKA Architectural Design)



Plate 13: Basement bedroom window, looking east (RKA Architectural Design)

Significance

- 5.2.13. 4-21 Queen's Gardens is a terrace of local significance, as attested to by its Category C listed status. The terraced houses have predominantly been designated for their group value and their category was altered from a B to a C in 2006. Their significance is derived from their historical, architectural and archaeological special interest. Many of the street fronts of these terraced homes have subtle decorative differences. The use of string courses, pediments, sash windows, ashlar stone, slate tiles and cast-iron hoppers is common.
- 5.2.14. The terrace was built by two notable architects: J Milne and George Rae. George Rae is thought to be responsible for the design of nos 5, 13 and 14. Rae was born in St Andrews and learned to become an architect through his family's business of wheel wrighting (Dictionary of Scottish Architects; Ardgowan Hotel). His family home, 59-61 South Street, still survives and one of the windows is crowned by his crest (LB40620). Rae designed many buildings along North and South Street, including the terraced houses that would become Ardgowan Hotel (LB40806), a hotel that would become St Regulus Hall (LB40843) and the first phase of the Royal and Ancient Golf Club clubhouse (LB40820). His association with 4-21 Queen's Gardens, therefore, contributes to its historical significance.
- 5.2.15. 5 Queen's Gardens, retains original internal decorative features. Its ground and first floor layout may also retain much of its original configuration.
- 5.2.16. No 5 is unique for its rigg garden and boundary walls, which are remarkable as surviving evidence of the medieval town's layout. Although not historically associated with the house, they contribute positively to its wider setting. Their survival allows a visual understanding of the expansion of the town. 5 Queen's Gardens stands within the medieval historic core of the town and exemplifies the growth and change that occurred across St Andrews in the Victorian period.

Potential Impact

- 5.2.17. Based upon pre-application advice, a design plan has been reformulated with the aim of addressing the important heritage considerations. Internal openings will be kept to a minimum and all historic features retained inside the house, the proposed changes will result in negligible harm. In accordance with Policy 7 of NPF4, the proposed development will not alter its special architectural and historic interest. Refurbishment works and the installation of decorative details will add to the Victorian character of the property and are considered to be an enhancement opportunity. The cleaning of stone work should be taken with care and relevant heritage advice should be followed to avoid unintentional harm (Historic Scotland 1994).
- 5.2.18. The proposed changes include restoring some of the sash windows which are currently not functional. If heritage guidance is followed in regard to the restoration and replacement of windows in listed buildings (HS 2008, HES2020; Fife Council: Windows in Listed Buildings and Conservation Areas), this will result in an enhancement of the building's significance.
- 5.2.19. Externally, the streetscape will not change. The asset is primarily experienced by those walking along Queens Garden and this view will not change.

- 5.2.20. The demolition of the 1980s extension will be an enhancement as the current building materials detract from the architectural significance of the asset. The replacement of this unsympathetic extension with a new addition will result in negligible harm to the physical fabric of the building.
- 5.2.21. Development to the rear of the buildings along Queen's Garden will alter the undeveloped green character of these areas, however in response to pre-application comments the footprints of the proposed extension and garden room have been reduced in order to ensure that 80% of the garden remains as green space retaining the appreciable nature of the space.

Rigg Walls and Potting Shed

- 5.2.22. During pre-Application consultation, Fife Council's Built Heritage Officer, Hector Martin, defined the stone boundary walls and potting shed as Category B listed likely due to their location within the curtilage of the Category B listed 68-78 South Street (LB40694).

Description

- 5.2.23. The rigg walls are constructed of random sandstone rubble with half rounded top stones (Plate 14). They run north to south and were originally associated with the properties fronting South Street. These riggs were subdivided into gardens for the properties fronting Queen's Gardens to the west when the terrace was created. A stone wall running east to west was inserted at this time, creating the south boundary of the garden. Later, when property boundaries were redefined, a red brick wall running perpendicular to the riggs was inserted creating the northern boundary of the garden (Plate 17).
- 5.2.24. Due to neglect, the potting shed and rigg walls have deteriorated and are in a dilapidated condition. Cement mortar has been used to repoint both the walls and shed. This mortar has further harmed these historical structures. The southern section of the central rigg has partially collapsed whilst the northern section is beginning to lean. Part of the wall shared with the University Botanical Gardens has been rebuilt after collapse.



Plate 14: Central rigg wall with eastern rigg wall behind, looking east from garden (RKA Architectural Design)



Plate 15: Looking north at post-medieval brick wall at north end of garden (RKA Architectural Design)

- 5.2.25. The potting shed (the oldest building on the property according to mapping evidence) is also in a dilapidated condition. It is square in plan and built of random sandstone rubble with a timber roof covered in traditional pantiles, with a finial at the peak (Plate 16 and Plate 17). The pyramidal roof has been rebuilt in the late 20th century with new machine cut timber. The pantiles, probably reused from the original roof, have started to degrade and the underside of the timber sarking to the south pitch of the roof is saturated with water ingress. The stonework on the south side of the door within the western elevation has partially collapsed. This has caused the timber lintel to shift. Like the lintel, the doors, windows and roof timbers display signs of woodworm and rot. The timber lintels to the square-headed doors (west and east) and window opening (east) are in a fragile state but are thought to be original. The timber door has been removed by previous owners and is stored within the potting shed, leaving the interior partially exposed to the elements. The floor of the potting shed is of squared sandstone flags likely of local origin. The southwest corner of the floor is composed of random brick and stone and may at one time have contained a stove burner.



Plate 16: North and east elevations of the potting shed, looking southwest (RKA Architectural Design)



Plate 17: West side of roof of potting shed, looking east from garden (RKA Architectural Design)

Significance

- 5.2.26. The potting shed, holds historical significance as a reminder of the previous nature of the gardens as well as a degree of architectural interest. The rig gardens and boundary walls are named throughout local policies and guidance, outlining the desirability of preserving these special assets (Fife

Council 2007: 6, 21, 45; Fife Council 2009: 80; Fife Council 2010: 18, 23, 31, 33, 42, 46).

- 5.2.27. Stone became a more common material from the 15th century, and it is notable that many later buildings are constructed out of reclaimed building stone from the cathedral, priory and castle (Fife Council 2010: 7-8 ; Fife Council 2007: 11). The rigg walls within the site boundary are likely to contain reclaimed material (Fife Council 2010: 8) and it is possible that the potting shed also contains reused stone.
- 5.2.28. Historical map evidence indicates that the potting shed dates from between 1820 and 1855 and likely served both the east and west rigg that now partially make up the garden for 5 Queen's Gardens, which originally extended uninterrupted to the dwellings fronting South Street to the north. The potting shed predates the construction of the terraces along Queen's Gardens and is therefore the oldest building within the site. Although the land now belongs to 5 Queen's Gardens, the parallel linear nature of the plots allows for an appreciation of their former connection with the properties along South Street.

Potential Impact

- 5.2.29. Whilst the proposed development will impact upon the rigg wall, design elements have been chosen to minimise the impact, ensure the continued legibility of the medieval burgage plots and respect the rhythm of their linear pattern. The architect has restricted the access point/glazed link that would cross the wall to 2.3m, to take advantage of part of the wall that has collapsed. This access corridor will be glazed, and the floor will contain a line of stone the same width as the wall to attest to its former presence. The new buildings will be offset from the rigg walls, allowing for the continued appreciation of their linear form, as required in Policy 10 of the local plan.
- 5.2.30. Although the design takes advantage of collapsed area along the wall, its further disassembly and removal would still constitute a small degree of harm. The preservation of the rigg garden space and stone boundary walls are noted throughout local policy and guidance documents. The proposed development, although it has worked hard to comply with NPF4 Policy 7, Policy 14 of the FifePlan (2017) and Policy E10 of the St Andrews and East Fife Local Plan (2009), still stands at odds with the guidance provided in the St Andrews Conservation Area Appraisal and Management Plan (2010) and with St Andrews Design Guidelines 13-16 (2007). However, the development proposal does allow for the sympathetic restoration of the remainder of the walls and potting shed – which would ensure their sustainability and enhance aspects of the setting of the adjacent listed building. It is proposed to reinstate 3.7m of the rigg wall at the north and south ends of the garden. This would recreate the appearance of the wall in the Ordnance Survey Map of 1855 (Plate 5). Heritage expertise should be sought to ensure that sympathetic building materials and techniques are used. Every effort should be made to reuse the collapsed stone and used reclaimed and/or locally sourced stone in areas of reinstatement. If these steps are taken, it is likely that the overall historical and architectural special character of the wall will be maintained.
- 5.2.31. The current condition of the wall and the nature of the proposed design means that any changes are potentially reversible in the future. The glass passage between the rigg garden walls takes advantage of a hole already present due to collapse which will mean further demolition will be kept to a minimum. If, in future, the extensions are removed this hole could be patched again to restore it to its original appearance and the residential space restored to garden.

- 5.2.32. Further mitigation may be in the form of a historic building recording of the potting shed and wall, which will allow a measured record of the buildings to be preserved prior to any repair.
- 5.2.33. Although the walls and potting shed are curtilage listed to the buildings on South Street, the change in ownership and permeability of the space has to some degree altered their relationship. However, the strong linear nature of the walls and the plots does allow their former nature to still be appreciated. The off-set nature of the proposed development will help to allow the perpetuation of the linear characteristic of the plots and although a small section of the wall will be lost, other areas will be reinstated. This reinstatement and the overall restoration work related to the walls and potting shed are an important enhancement opportunity. Development within the rigg gardens will nevertheless cause a small degree of harm to the significance and setting of these assets. These spaces are noted for their lack of development, which is an important reminder of their historical function. In response to pre-application consultation the size of the development footprint has been reduced to minimise the degree of harm.

St Andrews Conservation Area

- 5.2.34. The St Andrews Conservation Area was first designated in 1971. It encompasses the medieval core of the town and its later 19th century development.

Description

- 5.2.35. The site is located within the Medieval Town Burgh Character Area, which is characterised by its medieval street pattern. Four parallel streets running east to west converge at the cathedral to the east. Narrow wynds connect these main streets, allowing access to the town's market centre. These narrow streets form a herringbone pattern, reflective of typical medieval burgage plots (known as riggs). The riggs are an important characteristic of the conservation area. They radiate in a north to south orientation off North, South and Market Streets. Many of their boundary walls have been preserved, due to their limited accessibility from the main streets, and retain the appearance they had on the 16th century Geddy Map. Stone walls are an important feature of the conservation area, with tall stone walls often creating the rigg boundaries (Fife Council 2010: 23).
- 5.2.36. Surrounding the medieval centre of the town to the south and west are neighbourhoods of 19th century development. The streets here are usually broader, designed to accommodate the evolution of wheeled transport.
- 5.2.37. The conservation area contains a few 16th century houses, whilst many more buildings from the 17th and 18th century have survived and later development was often designed to match their style. These later buildings were often larger in scale. A visual harmony is present due to the common use of sandstone walls, slate roofs, multi-pane sash and case windows, and traditional door and window openings (Fife Council 2010: 21, 24-25). 19th century architecture displays common features of the Gothic Revival, Scots Baronial and Baroque styles, including cupolas, bow and oriel windows, string courses, gothic gablets, classical door pieces projecting corner turrets, bartizan roofs and corbelling (Fife Council 2010: 21-22). The 19th century windows tend to be larger than their earlier counterparts and are mainly sash and case (Ibid.: 23)

Significance

- 5.2.38. Queens Gardens is a key building group in the Conservation Area (Fife Council 2010: 28). The scale, proportions, materials and decoration all serve as statements of Victorian wealth (Ibid.: 37). Number 5 Queen's Gardens, with its sandstone, slate, sash windows, string course, decorative pediment, and cast-iron hopper, is characteristic of 19th century buildings throughout St Andrews. The site therefore makes a positive contribution to the significance of the conservation area.
- 5.2.39. The modern ground floor addition to the rear of the house does not contribute positively to the asset's significance. The rigg garden remains undeveloped and functions as an important private green space. The stone boundary walls survive, although show clear signs of dilapidation, later change and rebuilding. Ivy poses a threat to the built structures within this garden.
- 5.2.40. 68-78 South Street are a group of early 19th century 3-storey buildings on the south side of South Street. They are constructed out of ashlar stone, which has been painted, and have slate tile roofs. The ground floors of these buildings were used as shops (and a bank, which was remodelled in the 1970s). This clustering of buildings are also key within the conservation area (). They are Category B listed, making them of higher significance than those along Queen's Street. They are primarily experienced and appreciated in views along South Street, one of the main roads in St Andrews. They sit at the heads (north ends) of several rig gardens which extend south. Although they are post-medieval in date, they replicate the position of crofts or houses that would have been present along the road since the medieval period and reflect a building pattern that stretches back centuries. Over time, most of their rear gardens and associated boundary walls have been subdivided in order to serve some of the Victorian terraces along Queen's Gardens. Despite this, they retain their linear north-south pattern in thanks to the rigg walls that survive and allow for the medieval property boundaries and street patterns to be understood.

Potential Impact

- 5.2.41. The proposed changes are internal or occur to the rear of 5 Queen's Gardens and will not affect the streetscape. Views along Queens Gardens (Canmore 93134) will not be changed (Plate 18).



Plate 18: 5 Queen's Terrace in its streetscape, looking northeast

- 5.2.42. The rear extension and detached Garden Room have been designed to have a minimal aesthetic impact. They are single storey and their scale leaves 80% of the garden as green space, having been reduced in size as a response to pre-application comments. The revised design leaves a buffer between the additions and outer rigg wall, allowing the form and pattern of the riggs to be appreciated. The detached Garden Room has been set at a distance along a different plane, to reflect the traditional North-South orientation of the rigg.
- 5.2.43. These design choices have been made so that the proposal may comply with Policy 14 of the Fifeplan (2017) and Policy E10 of the St Andrews and East Fife Local Plan (2009), allowing the historic linear pattern of the garden riggs and herringbone pattern of development to be maintained.
- 5.2.44. Public views towards the proposed development site from St Mary's Quad, where a non-designated gateway is noted (Canmore 275653), will be screened by trees lining the west side of the quadrangle and the walls surrounding the university botanical gardens (Plate 19).



Plate 19: Looking west towards the site from St Mary's Quad (Google Street View)

- 5.2.45. It is proposed to remove the ivy, reinforce the rigg walls and reinstate two parts of the wall that have been removed over time in order to create passages between the two riggs. If done in a historically sympathetic manner, using appropriate materials and with guidance from heritage experts, this will enhance the setting of the conservation area by restoring the walls more closely to their historical appearance.
- 5.2.46. The removal of a small part of the rigg wall and the development of the rigg gardens will cause a small degree of harm to the setting and significance of the conservation area. The Management Plan highlights these rigg walls and gardens as important features within the Conservation Area (Fife Council 2010: 18, 23, 31, 33).
- 5.2.47. The St Andrew Design Guidelines encourage the safeguarding of these spaces in Guidelines 13 and 14 (Fife Council 2007: 21). Guideline 13 states that development of the remaining riggs should be resisted and that walls and other surfaces should be protected. Guidelines 17 and 18 encourage the protection and management of green open spaces in town (including on private property) (Ibid.: 21).

- 5.2.48. Number 5 Queen's Gardens has an unusually large garden set across two historic riggs and as such the proposed development retains the majority of the green space. Whilst the proposed design also allows for the repair and reinstatement of the built features of the garden space.
- 5.2.49. The size of the extensions and the buffer provided between the rigg walls also allows their linearity and original relationship with 68-78 South Street to continue to be appreciated.

6. Summary and Conclusions

- 6.1.1. The assessment has established that the proposed development will result in negligible harm to the physical fabric of the Category C listed 4-21 Queen's Gardens. With some of the works potentially creating enhancements, such as the refurbishment works using more historically sympathetic materials. It will, however, cause a degree of harm to its significance through changes in its setting by altering the historical undeveloped character of the garden. As a result of pre-application discussions, the development has been redesigned in order to minimise the harmful effects, by reducing the footprint and creating an off-set design that allows the linear nature of the plots to still be appreciated.
- 6.1.2. The proposed development will physically impact the Category B curtilage listed rigg walls. The widening of a collapsed part of the wall, rather than its rebuilding, to provide an access passageway within the rear extension, will harm the historical special interest of this asset to a small degree. Conversely, the repair of damaged sections of the wall will reinstate a number of missing or incomplete sections, enhancing it in part. The scheme provides an important investment opportunity which will allow for the restoration and preservation of the Category B curtilage listed potting shed as well. The design of the extensions means that reversibility is possible. In the future, if the additions are removed, the gap in the wall can be reinstated and the riggs can go back to functioning solely as garden space.
- 6.1.3. The proposed development will cause a small degree of harm to the significance of the St Andrews Conservation Area through changes to the setting. However, the changes will not be appreciable to most people experiencing the Conservation Area, and pre-application advice has been sought in order to minimise the degree of harm that the development may cause. The architects have endeavoured to create a design that complies with NPF4 Policy 7, Policy 14 of the FIFEPlan (2017) and Policy E10 of the St Andrews and East Fife Local Plan (2009) by allowing the overall character of the listed buildings and Conservation Area to be maintained.

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Cartographic

1580 John Geddy's S. Andre sive Andreae polis Scotiae Universitas Metropolitana
 1642 James Gordon's Fyfe Shire, MDCXLII - Fife provincia noviter delineate
 1775 John Ainslie's Counties of Fife and Kinross with the Rivers Forth and Tay
 1820 John Wood's Plan of the City of St. Andrews.
 1855 Ordnance Survey Town Plan 1:1056
 1895 Ordnance Survey St Andrews - Sheet IX.10.16. 1:500
 1912 Ordnance Survey Fifeshire IX.10 1:2,500
 1947 Ordnance Survey Fife and Kinross Sheet IX.SW 1:10,560
 1967 Ordnance Survey NO5016-NO5116 – AA 1:10,560
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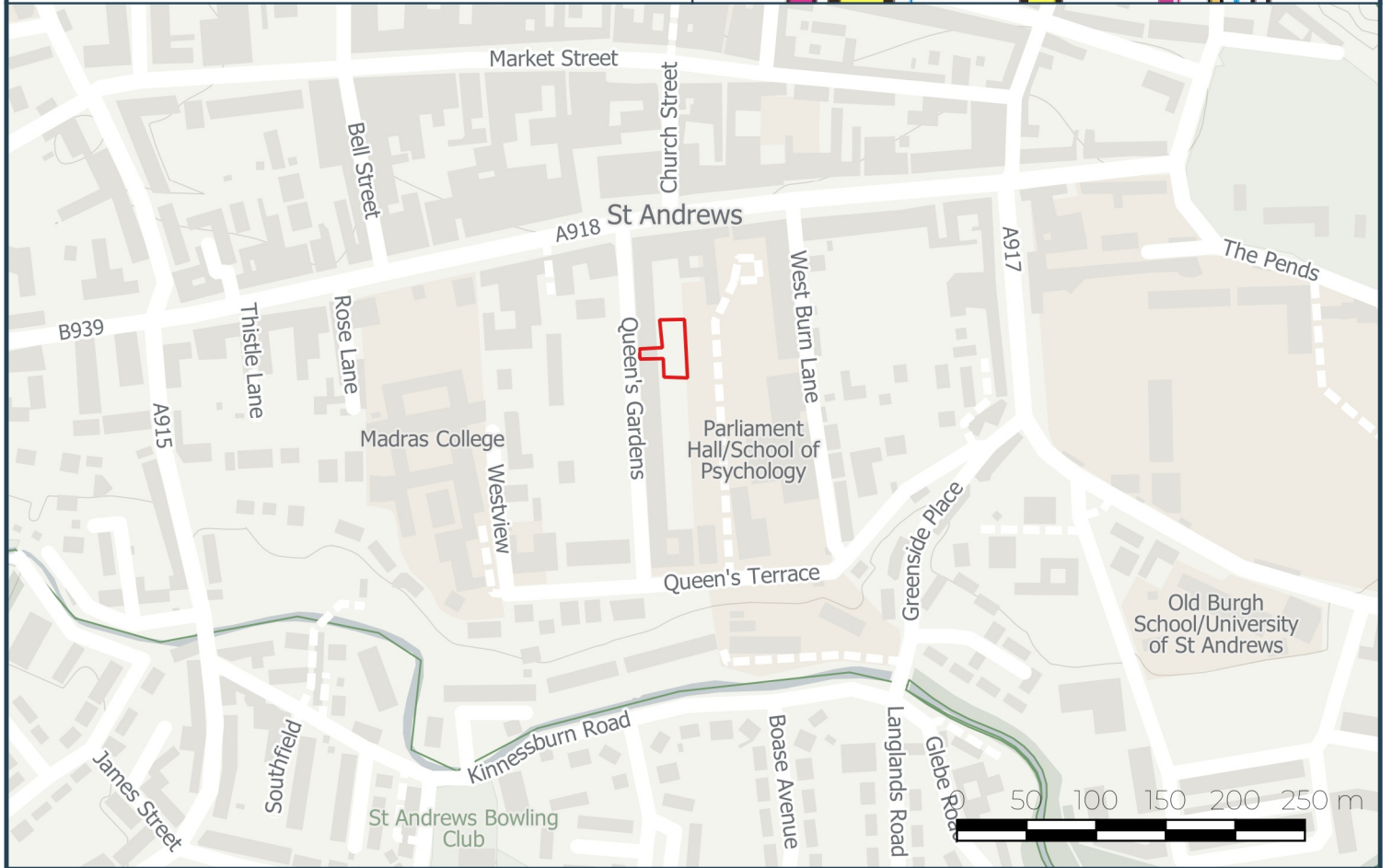
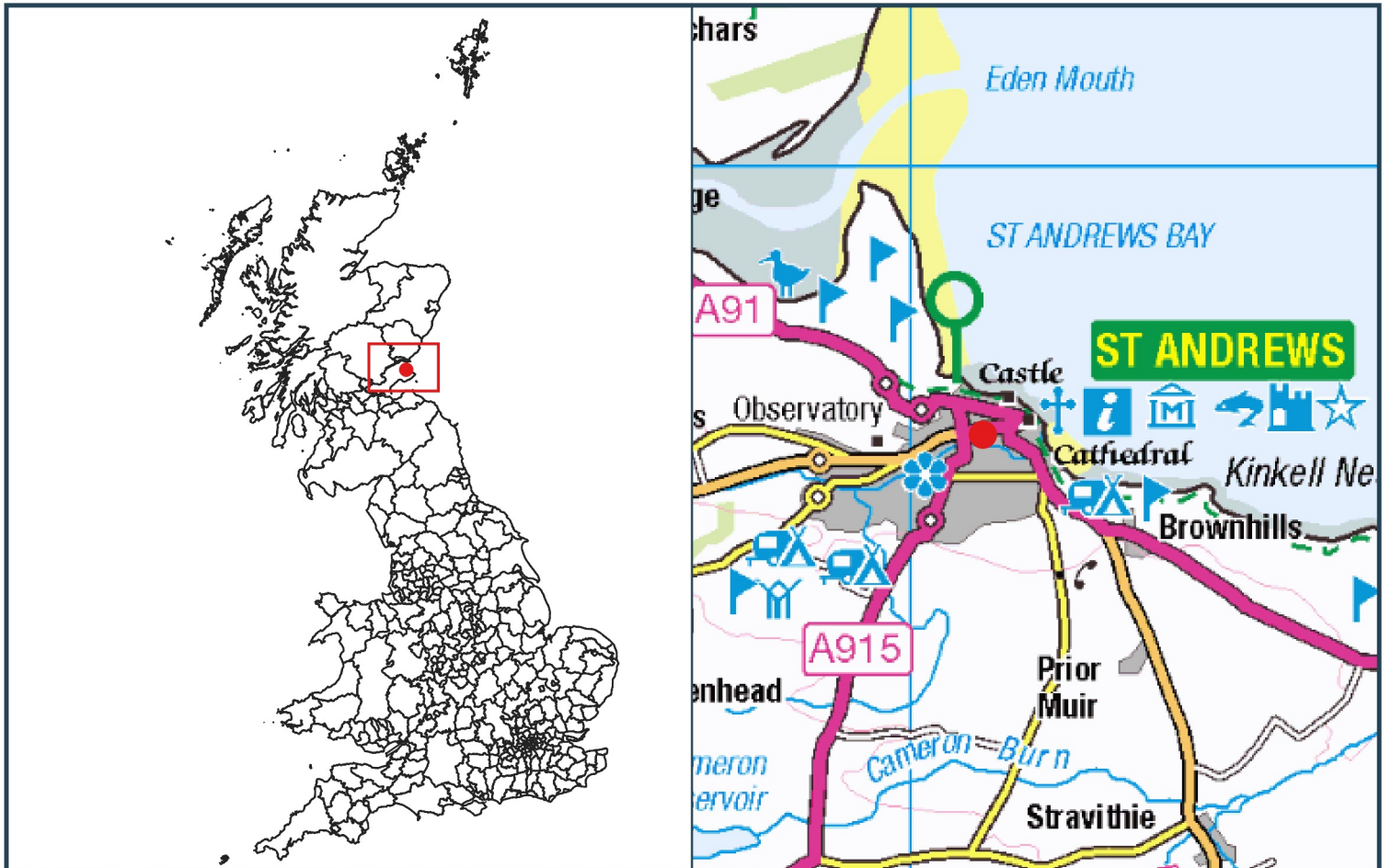
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Appendix A: Figures





Title:
Figure 1: Site Location

Address:
5 Queen's Gardens, St Andrews, Fife



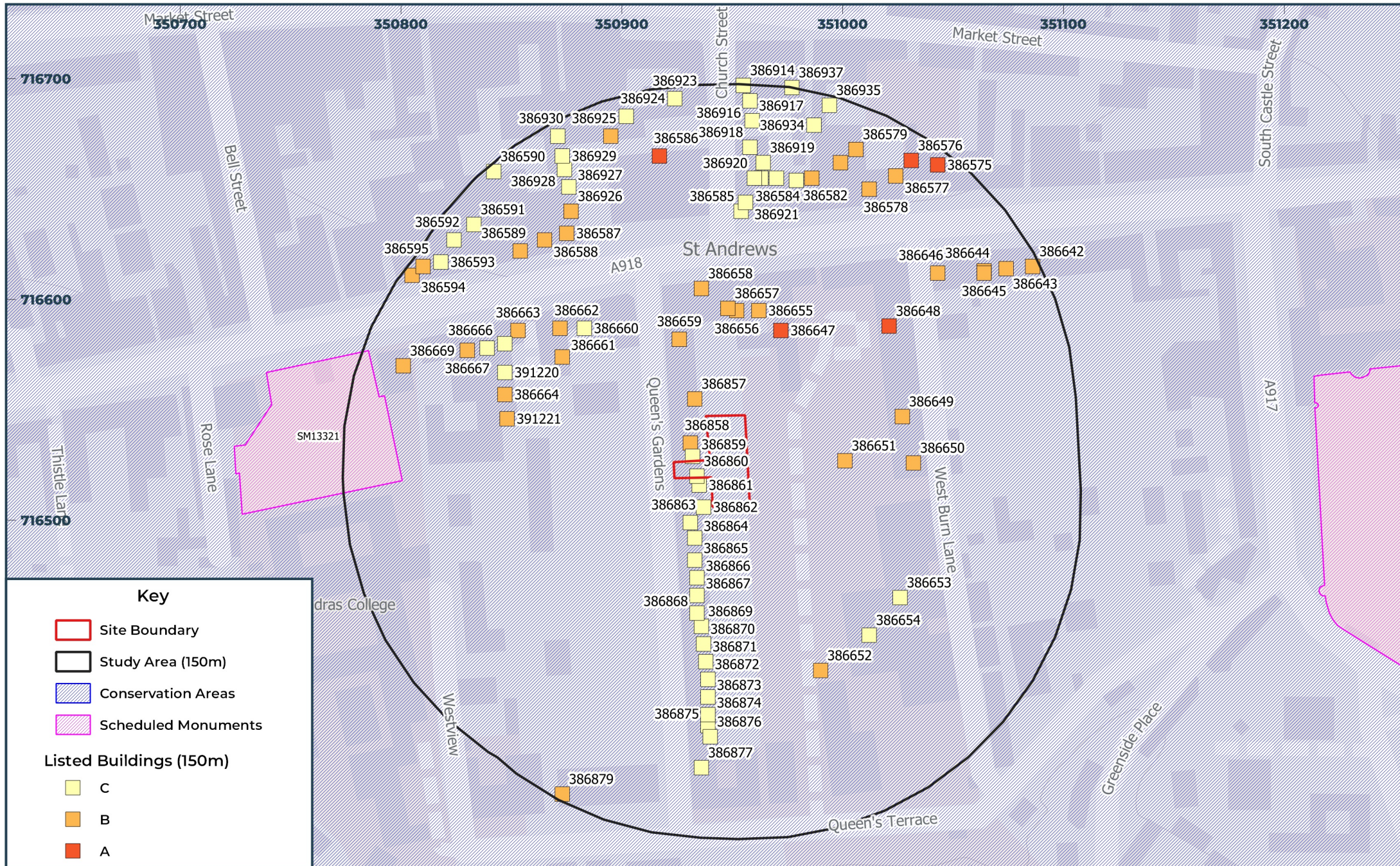


Figure 2: Designated Assets

Address: 5 Queen's Gardens, St Andrews, Fife

Contains OS Data © OpenZoomstack 2024

0 10 20 30 40 50 m



1:2200 @ A4



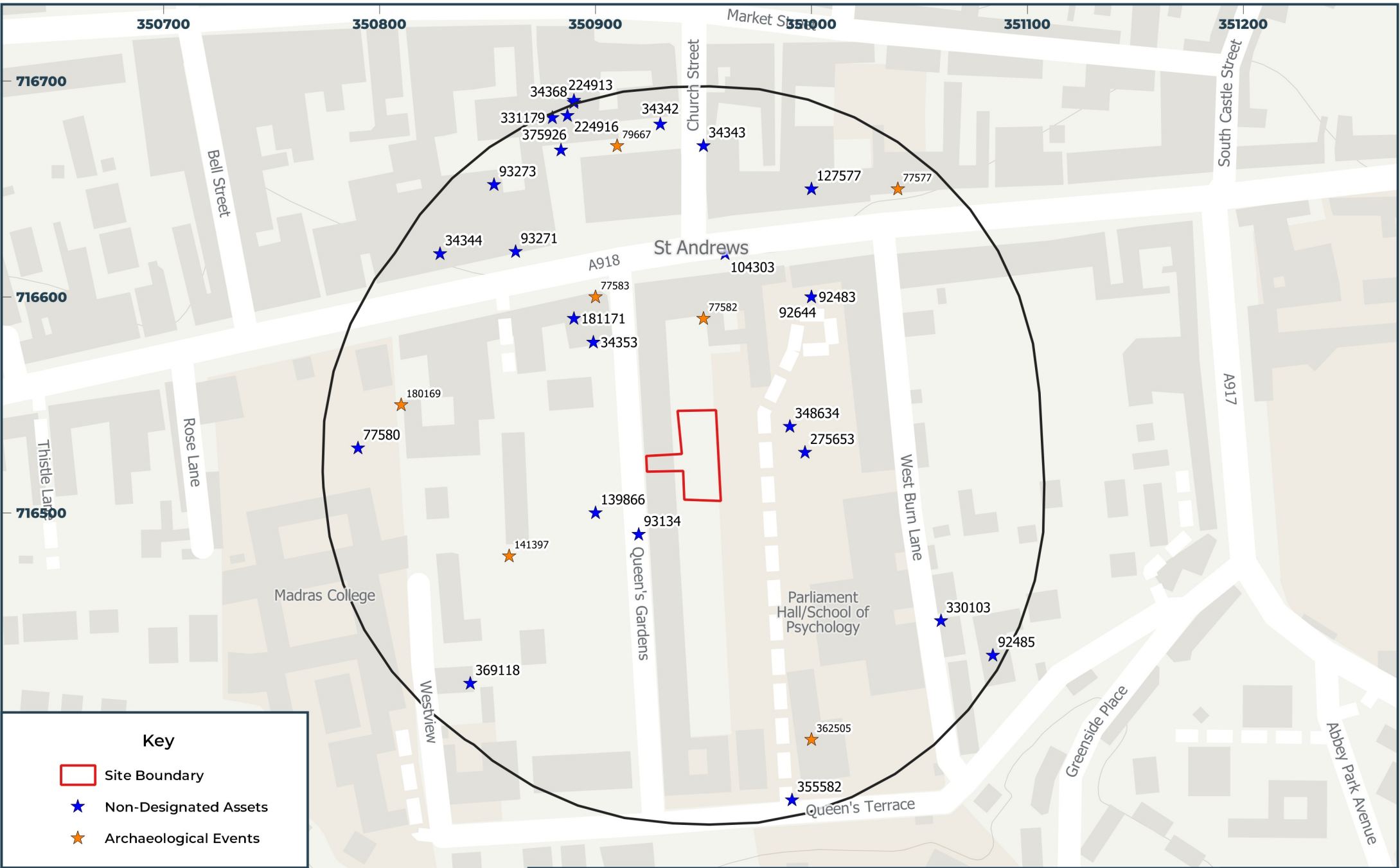


Figure 3: Non-Designated Assets and Archaeological Events

Address: 5 Queen's Gardens, St Andrews, Fife

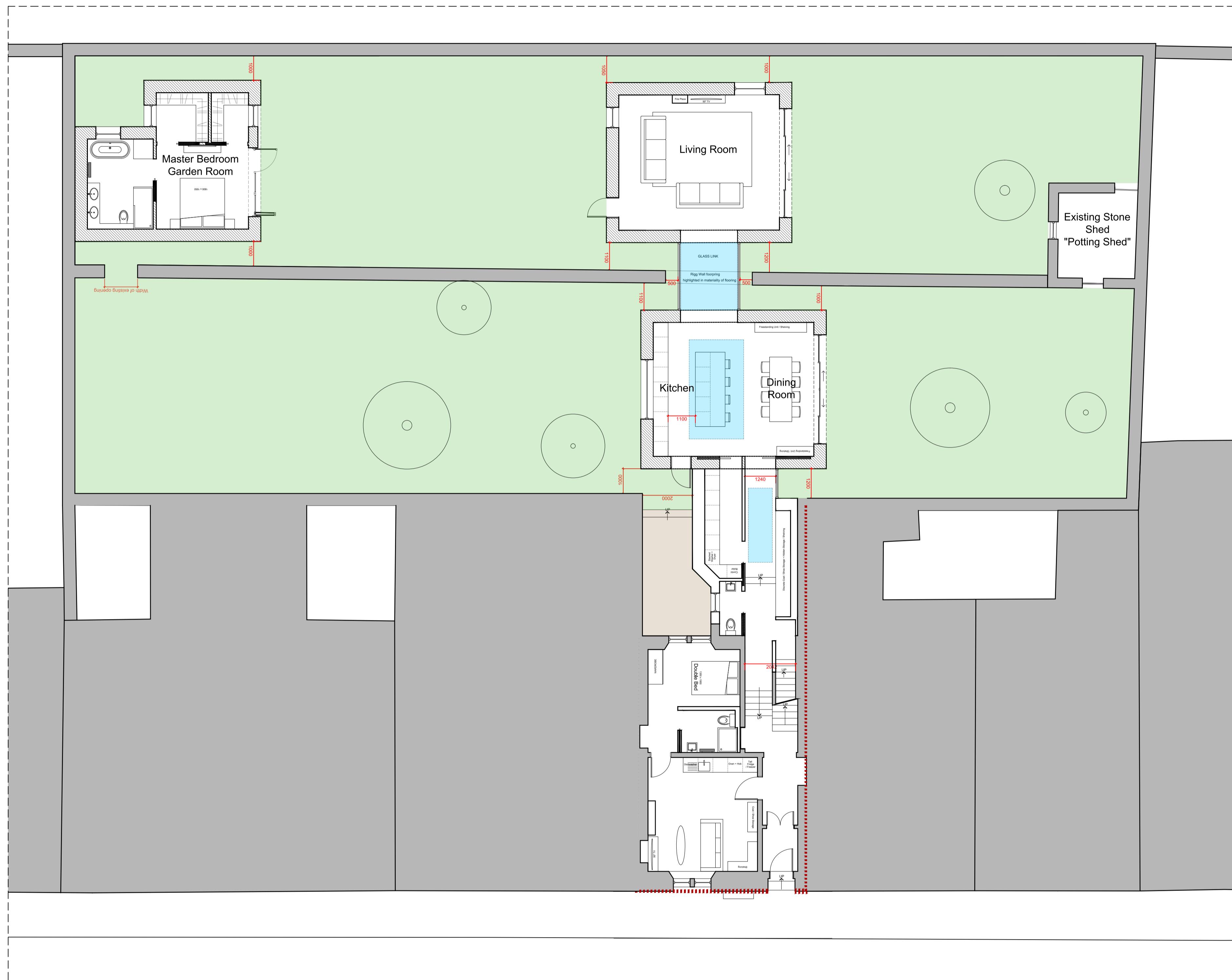
Contains OS Data © Crown Copyright OpenZoomstack 2024

0 25 50 75 100 m



1:2250 @ A4





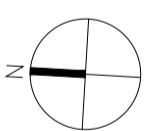
1 PROPOSED GARDEN / GROUND FLOOR PLAN
1:100

Notes:

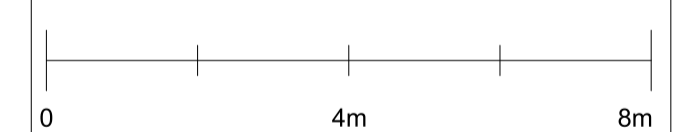
1. Do not scale from drawings.
2. All Dimensions to be checked on site.
3. All Dimensions in mm unless noted otherwise.

Existing
Proposed

North



Scale Bar



Project
5 Queens Gardens
Drawing
Proposed Garden Plan (Ground Floor)
Scale @ A1
1:100

Drawing Number
1095.GA.04

Rev	Date
PRE2	27 October 2023

Figure 4: Proposed Ground Floor Plan

Appendix B: Gazetteer

In order to understand the nature and extent of the surrounding historic environment resource, a study area of a 150m buffer of the study site was adopted. The following gazetteer represents all of the entries from PastMap.

Abbreviations:

HES Number Historic Environment Scotland Reference Number

Canmore Canmore Reference Number (HER Number)

Table 1: Scheduled Monuments

HES Number	Canmore	Name	Period
SM13321	94440	Dominican Friary, 25m S Of Blackfriars' Chapel, St Andrews	Medieval

Table 2: Listed Buildings

HES Number	Canmore ID	Name	Category	Period
LB40623	94436	67, 69 SOUTH STREET.	A	Post-Medieval
LB40624	93268	71 SOUTH STREET.	A	Post-Medieval
LB40633	34347	HOLY TRINITY CHURCH (TOWN KIRK), SOUTH STREET	A	Medieval
LB40686	34369	ST. MARY'S COLLEGE, WEST RANGE, PRINCIPAL'S HOUSE AND PRECINCT, INCLUDING WEST BOUNDARY WALL.	A	Post-Medieval
LB40687	93294	UNIVERSITY LIBRARY ORIGINAL BUILDING.	A	Post-Medieval
LB40625	225501, 225502	73-81 SOUTH STREET.	B	Post-Medieval
LB40626	127577, 225601	83-85 SOUTH STREET.	B	Post-Medieval
LB40627	225639	87-89 SOUTH STREET.	B	Post-Medieval
LB40628	225598	91 SOUTH STREET AND 1 CRAIL'S LANE	B	Post-Medieval
LB40634	93269, 93270, 93271	109-121 SOUTH STREET ALBERT BUILDINGS	B	Post-Medieval
LB40639	225546, 225537	133-139 SOUTH STREET	B	Post-Medieval
LB40681	225645	54 SOUTH STREET, WITH GARDEN WALLS OF LANG RIG.	B	Post-Medieval
LB40682	225644	56 SOUTH STREET, WITH GARDEN WALLS OF LANG RIG.	B	Post-Medieval
LB40683	225643	58 SOUTH STREET, WITH GARDEN WALL OF LANG RIG.	B	Post-Medieval
LB40684	225642	60 SOUTH STREET, WITH GARDEN WALLS OF LANG RIG.	B	Post-Medieval
LB40685	225641	62 SOUTH STREET.	B	Post-Medieval
LB40688	228395	UNIVERSITY LIBRARY 1889-90 EXTENSION.	B	Post-Medieval
LB40689	228396	UNIVERSITY LIBRARY 1908 EXTENSION.	B	Modern
LB40690	94434	SUNDIAL, ST. MARY'S COLLEGE.	B	Post-Medieval

HES Number	Canmore ID	Name	Category	Period
LB40691	34326	DOVECOT, ST. MARY'S COLLEGE.	B	Post-Medieval
LB40694	225510, 225511, 225524, 345527	68-78 SOUTH STREET.	B	Post-Medieval
LB40695	93293	TOWN HALL, SOUTH STREET AND QUEEN'S GARDENS	B	Post-Medieval
LB40697	225292, 225293	102-104 SOUTH STREET	B	Post-Medieval
LB40698	225285	108, 110 SOUTH STREET	B	Post-Medieval
LB40699	225279	112 SOUTH STREET (SECOND HOUSE IN CLOSE)	B	Post-Medieval
LB40702	225260	SOUTHGAIT HALL (ORIGINALLY ROYAL HOTEL). SOUTH STREET	B	Post-Medieval
LB40704	225250	MADRAS COLLEGE SCHOOLHOUSE EAST.	B	Post-Medieval
LB40840	226090	BURGH OFFICES, QUEEN'S GARDENS (FORMER COMMERCIAL BANK).	B	Post-Medieval
LB40841	93143	3 QUEEN'S GARDENS.	B	Post-Medieval
LB40845	93148	ST. ANDREWS EPISCOPAL CHURCH, QUEEN'S TERRACE	B	Post-Medieval
LB40885	224882	COUNTY LIBRARY, CHURCH SQUARE, INCLUDING LATER EAST WING.	B	Post-Medieval
LB40886	268194	BOOTS' BUILDING, 1 LOGIE'S LANE.	B	Post-Medieval
LB44610	225098	112 SOUTH STREET (LAST HOUSE IN CLOSE), INCLUDING GARDEN WALLS	B	Post-Medieval
LB40629	225597	95 SOUTH STREET	C	Modern
LB40630	80311	97-99 SOUTH STREET	C	Post-Medieval
LB40631	225592	101-103 SOUTH STREET	C	Post-Medieval
LB40632	225575	105, 107 SOUTH STREET AND 29, 31 CHURCH STREET	C	Post-Medieval
LB40635	225556	123, 125 SOUTH STREET	C	Post-Medieval
LB40636	225551	127 SOUTH STREET, POST OFFICE.	C	Post-Medieval
LB40637	94437	129 SOUTH STREET. (EXCLUDE TELEPHONE BOOTHS AT GROUND FLOOR).	C	Post-Medieval
LB40638	225548	131 SOUTH STREET	C	Post-Medieval
LB40692	93298	BUTE MEDICAL BUILDING.	C	Post-Medieval
LB40693	93308	BELL-PETTIGREW BUILDING.	C	Modern
LB40696	225297	96-100 SOUTH STREET.	C	Post-Medieval
LB40700	225277	112, 114 SOUTH STREET.	C	Post-Medieval
LB40701	225266	116 SOUTH STREET.	C	Post-Medieval



HES Number	Canmore ID	Name	Category	Period
LB40842	226046, 226049, 226051, 226052, 226054, 226056, 226059, 226064, 226065, 226067, 226069, 226072, 226075, 226080, 226086	4-21 QUEEN'S GARDENS.	C	Post-Medieval
LB40843	93154	ST. REGULUS HALL, QUEEN'S GARDENS AND QUEEN'S TERRACE.	C	Post-Medieval
LB40874	92640	7, 9 CHURCH STREET.	C	Post-Medieval
LB40876	92642	11, 13 CHURCH STREET.	C	Post-Medieval
LB40877	224938, 34343	15, 17 CHURCH STREET.	C	Post-Medieval
LB40878	224864	19 CHURCH STREET.	C	Post-Medieval
LB40879	224866	21, 23 CHURCH STREET.	C	Post-Medieval
LB40880	224868	25, 27 CHURCH STREET.	C	Post-Medieval
LB40881	224870	29 CHURCH STREET.	C	Post-Medieval
LB40883	224877	10 CHURCH STREET INCLUDING 2 CHURCH SQUARE EXTENSION	C	Post-Medieval
LB40884	224973	4-6 CHURCH SQUARE.	C	Post-Medieval
LB40887	224900	2 LOGIE'S LANE.	C	Post-Medieval
LB40888	224920	3, 4, 5 LOGIE'S LANE.	C	Post-Medieval
LB40890	224931	9 CRAIL'S LANE.	C	Post-Medieval
LB40891	224947	11 CRAIL'S LANE.	C	Post-Medieval
LB40893	224879	16 CRAIL'S LANE.	C	Post-Medieval
LB44609	225039	112 SOUTH STREET (FIRST HOUSE IN CLOSE), INCLUDING WALLED COURTYARD	C	Post-Medieval

Table 3: Non-Designated Assets

Canmore	Name	Site Type	Period
34342	ST ANDREWS, 1 CHURCH SQUARE	HUMAN REMAINS (PERIOD UNASSIGNED), INORGANIC MATERIAL (GLASS), UNIDENTIFIED POTTERY	Unassigned
34343	ST ANDREWS, 15 CHURCH STREET	BUILDING (PERIOD UNASSIGNED)	Unassigned
34344	ST ANDREWS, 129 SOUTH STREET	PLOUGH MARKS (PERIOD UNASSIGNED)	Unassigned
34353	ST ANDREWS, 78 SOUTH STREET, CLYDESDALE BANK	NATURAL FEATURE(S) (PERIOD UNKNOWN)	Unknown
34368	ST ANDREWS, MARKET STREET, STAR HOTEL, WELL	WELL (PERIOD UNASSIGNED)	Unassigned
77580	ST ANDREWS, 141 SOUTH STREET	ARCHITECTURAL FRAGMENT (PERIOD UNASSIGNED)	Unassigned

Canmore	Name	Site Type	Period
92483	ST ANDREWS, BAKER LANE, GENERAL	GENERAL VIEW	Not Applicable
92485	ST ANDREWS, GREENSIDE PLACE, ST ANDREWS PARISH CHURCH HALLS	CHURCH HALL(S) (PERIOD UNASSIGNED)	Unassigned
93134	ST ANDREWS, QUEEN'S GARDENS, GENERAL	GENERAL VIEW	Not Applicable
93271	ST ANDREWS, 117 SOUTH STREET	HOUSE (20TH CENTURY), SHOP (20TH CENTURY)	Modern
93273	ST ANDREWS, 121 SOUTH STREET	TERM PENDING	Post-Medieval
92644	ST ANDREWS, CRAILS LANE, GENERAL	GENERAL VIEW	Not Applicable
104303	ST ANDREWS, SOUTH STREET, GENERAL	GENERAL VIEW	Not Applicable
127577	ST ANDREWS, 83 SOUTH STREET	HOUSE (20TH CENTURY), SHOP (20TH CENTURY)	Modern
139866	QUEEN'S GARDENS	BULLA (LEAD ALLOY)	Medieval
181171	ST ANDREWS, SOUTH STREET, BANK OF SCOTLAND	BANK (FINANCIAL) (19TH CENTURY)	Post-Medieval
275653	ST ANDREWS, SOUTH STREET, ST MARY'S COLLEGE	GATEWAY (PERIOD UNASSIGNED)	Unassigned
224913	ST ANDREWS, 3 LOGIE'S LANE	TERM PENDING	Post-Medieval
224916	ST ANDREWS, 4 LOGIE'S LANE	TERM PENDING	Post-Medieval
330103	ST ANDREWS, WEST BURN LANE	DITCH(S) (MEDIÉVAL), PIT (MEDIÉVAL), UNIDENTIFIED POTTERY (MEDIÉVAL)	Medieval
331179	ST ANDREWS, 4 LOGIES LANE	COMMERCIAL PREMISES (20TH CENTURY)	Modern
348634	ST MARY'S QUAD	BURIED LAND SURFACE (MEDIÉVAL), UNIDENTIFIED POTTERY(S) (MEDIÉVAL)	Medieval
369118	ST ANDREWS, 10 WESTVIEW	BOUNDARY DITCH(S) (MEDIÉVAL)	Medieval
375926	ST ANDREWS, CHURCH SQUARE	HUMAN REMAINS (PERIOD UNKNOWN)	Unknown
355582	ST ANDREWS, QUEEN'S TERRACE	GRAFFITI (21ST CENTURY)	Modern

Table 4: Archaeological Events

Canmore	Name	Organisation	Type	Date
77577	ST ANDREWS, 67-69 SOUTH STREET, ST JOHN'S HOUSE	University of St Andrews and North East Fife District Council	Excavation	1990

Canmore	Name	Organisation	Type	Date
77582	ST ANDREWS, 70-72 SOUTH STREET	C A Kelly and E Proudfoot	Watching Brief	1990
77583	ST ANDREWS, 89 SOUTH STREET	Fife Archaeological Index	Watching Brief	1989
79667	ST ANDREWS, CHURCH SQUARE	Scottish Urban Archaeological Trust	Excavation	2003
141397	106-110 SOUTH STREET	Scottish Urban Archaeological Trust	Excavation and Watching Brief	1998
180169	ST ANDREWS, 118 SOUTH STREET, SOUTHGAI HALL	S Farrell	Watching Brief and Evaluation	2000 and 2001
362505	ST ANDREWS, QUEEN'S TERRACE	AOC Archaeology Group	Evaluation	2018

