

CONDITION SURVEY AND DESIGN STATEMENT

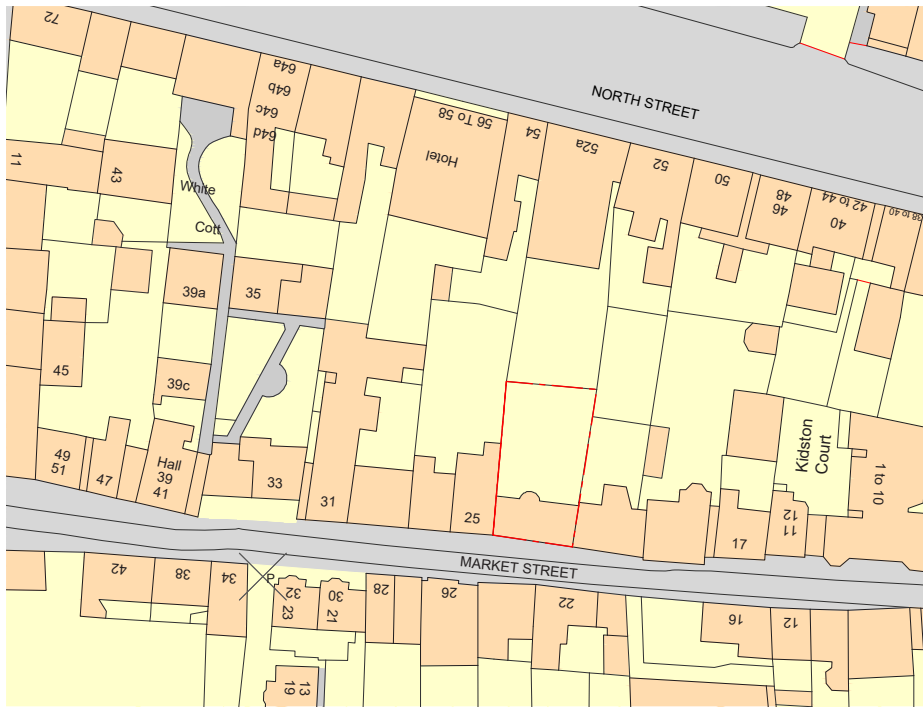
ALTERATIONS & EXTENSION TO B LISTED HOUSE

23 Market Street,
St Andrews KY16 9NS

1. Background

1.1. Site

23 Market Street is a two-storey terraced townhouse nestled in the heart of St Andrews' conservation area, on the eastern end of Market Street. This part of the street, unlike its western end, is narrower and almost solely pedestrianised with very occasional car traffic. The street scape is reminiscent of a more historic urban fabric with a dense pattern and a wide variety of house heights and styles, showcasing the urban evolution of St Andrews.



1. Location Plan

The house has been B listed since 1971, and according to the listing was built in the 18th century. The property's direct neighbours, 25 Market Street to the west is C listed and is dated from the early 19th century, and 21 Market Street was built in 1836 and is B listed.



2. 25 Market Street



3. 21 Market Street

To the rear of the property, a 200m² garden expands to the North, bound by over 1.7 meter tall stone walls, separating the property from its North Street neighbours.



4. Garden view, towards the north

1.2. Building Development & Planning History

The present application is a revised scheme of the application 22/04290/LBC previously submitted to Fife council in December 2022. The application received comments from Historic Environment and the Planning Officer, and the application was withdrawn to allow the design to be reconsidered. This present application proposes a revised scheme which takes on board recommendations from Historic Environment and Fife Council and will reference the previous scheme to highlight improvements.

There is no accessible record of planning or building warrant applications prior to 2002. A planning application was submitted in 2002 for the installation of a flue vent to the rear of the property. However the house presents clear signs of significant & substantial alterations, probably carried out mainly during the 80s and 90s. As a result, very little to none of the house's original features remain and the property has been stripped of its original character. A report of the observed alterations is detailed further below.

2. Condition Report

2.1. Exterior

2.1.1. Southern Elevation

The street elevation of 23 Market Street presents a traditional coursed, parallel punched sandstone, traditional for the time of construction. However, insensitive cement mortar pointing carried out at a later stage has altered the quality of the elevation and partially hides the coursing in places.

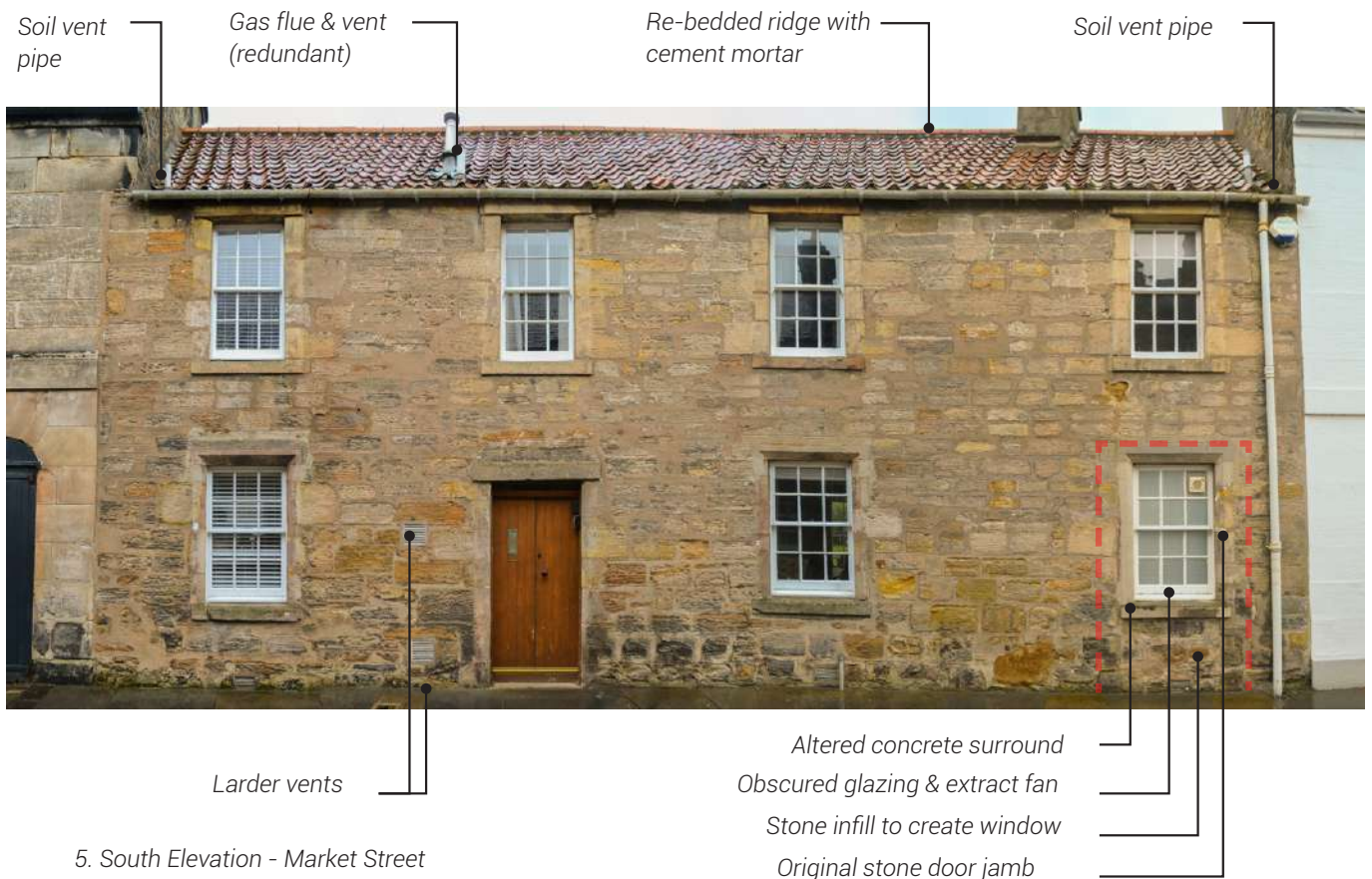
All windows are traditional sash and case timber, 12 panes with traditional astragal profile, painted white. The front door and most windows present traditional sandstone quoin stones, cast stone lintels, cills and surrounds with traces of residual paint. However the ground floor windows present signs of alterations to the surround stones. The left jamb stone of the right hand side window particularly has been replaced by cast concrete which clashes with the other windows. A stone infill can be clearly identified under the window cill, indicating the location of a former door, later replaced by a window. Additionally, this window has been altered with obscured glazing and an extract fan when an en-suite was created on the ground floor.

Two metal vents have been also been installed to the left of the front door, denoting alterations done to the house, probably in the 80s. All these alterations have been conducted without recorded permission.

The roof is a traditional Fife, pantiled roof with a slated easing course at gutter level and mortar fillets at the skewes. It appears that the ridge and lowest course of tiles were re-bedded with cement mortar at some point which can cause premature deterioration of the roof. There is also evidence of tile patching over the years and a close inspection of the roof might be required to identify repairs needed such as loose and porous tiles.

The gutters and downpipes are painted cast iron.

The diverse alterations observed on the southern elevation are noted on the diagram below:





6. Cement mortar pointing on south elevation

7. Bottom right window with altered concrete jamb, stone infill, obscured glazing & fan, detail

2.1.2. Northern Elevation

The northern elevation presents a painted uncoursed random rubble sandstone as is common for secondary elevations to be made out of cheaper material than the primary one.

The roof covering however is similar to the southern elevation, consisting of clay pantiles with slated easing course and mortar bedding. On this side the roof presents more moss and vegetation growth which might have impaired the quality of the tiles and will require closer inspection.



8. North Elevation - Garden - Observed alterations

The windows on this elevation are all resulting from the successive alterations to the house, larger in size than traditional windows and of modern proportions, likely dating from the 70s onward. They most likely result from creating larger or new openings in the elevation as their proportions and detailing are not traditional. Although timber framed, their opening systems also reflect their modern nature. They all present painted concrete lintels, cills and surrounds. Additionally two modern rooflights are clear alterations to the roof but with no recorded permission.



9. Modern timber casement window and french doors with concrete lintel, cill and surrounds

Another addition to the original lay-out of the house is the half-round stair turret. The footprint of the extension does not appear on past OS maps dating back from 1912 and 1965. However, those maps show different outbuildings of obvious different heights and different positions over the years, as shown on the drawings below. The turret extension construction can logically be placed after 1965.

The thickness of the wall denotes a brick cavity construction which is a clear indicator of a later date of erection than the rest of the house, most likely in the 1980s. The turret extension is roofed in slates, following the original pitch of the tiled roof. The extension has been painted in the same colour as the rear extension and the paint has been textured to mimic stone materiality.



Flue installed as part of the approved application 02/02660/EFULL in 2002.

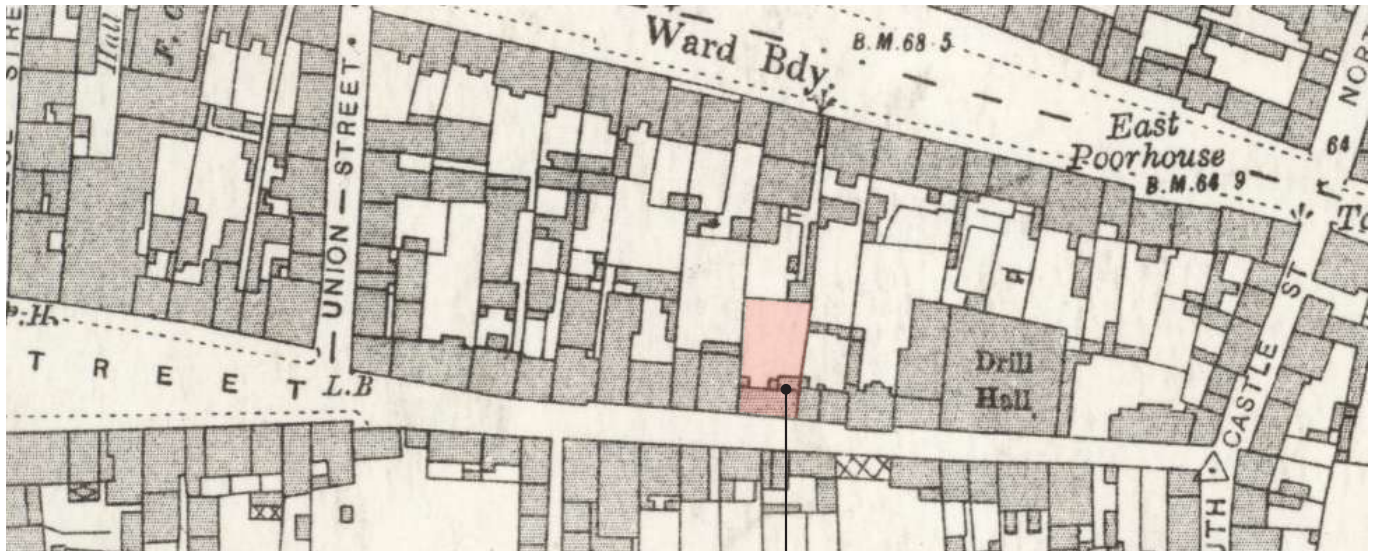


Concrete cill on turret extension indicating later construction

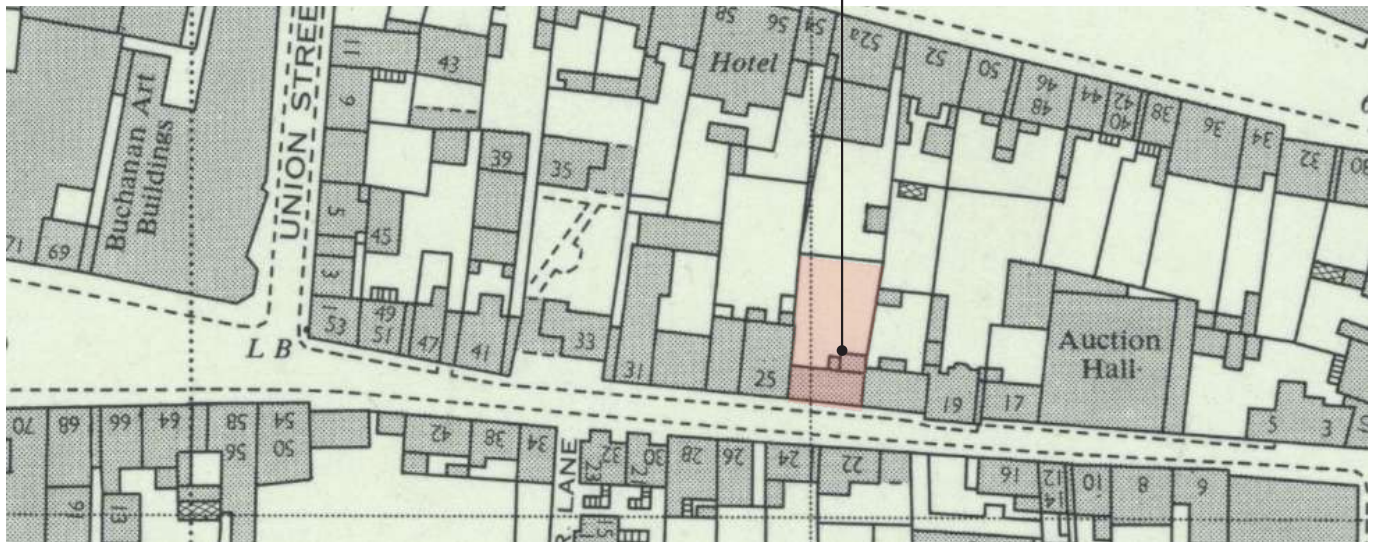


Texture difference between painted stone and painted brick of the extension

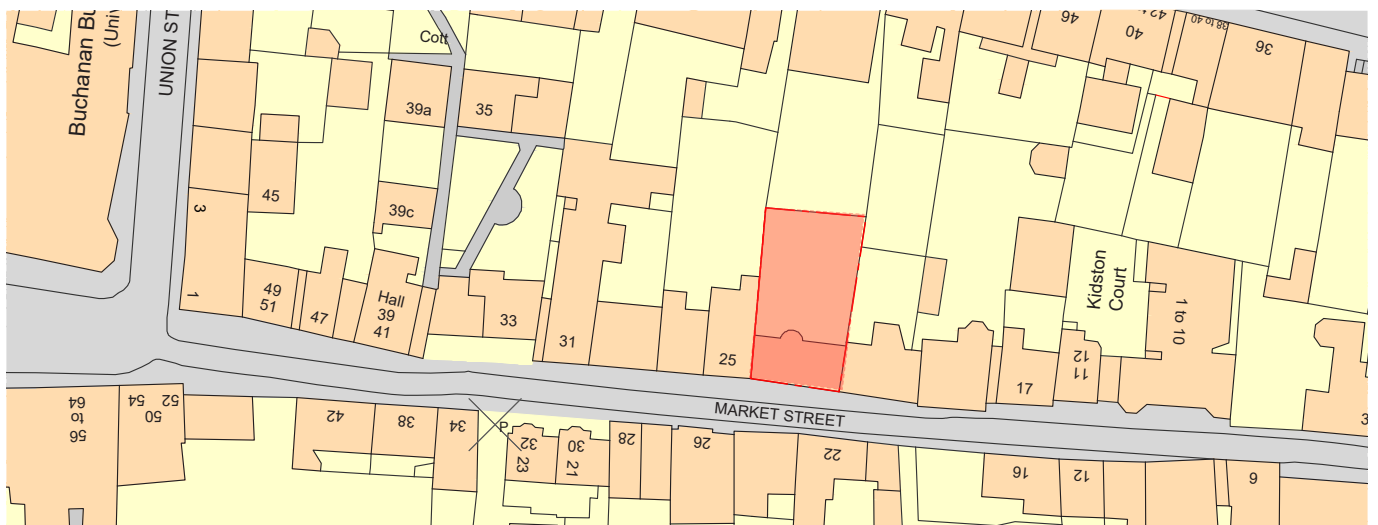
10. Turret Details



11. OS Map - 1912 - Market Street Outbuildings of various heights



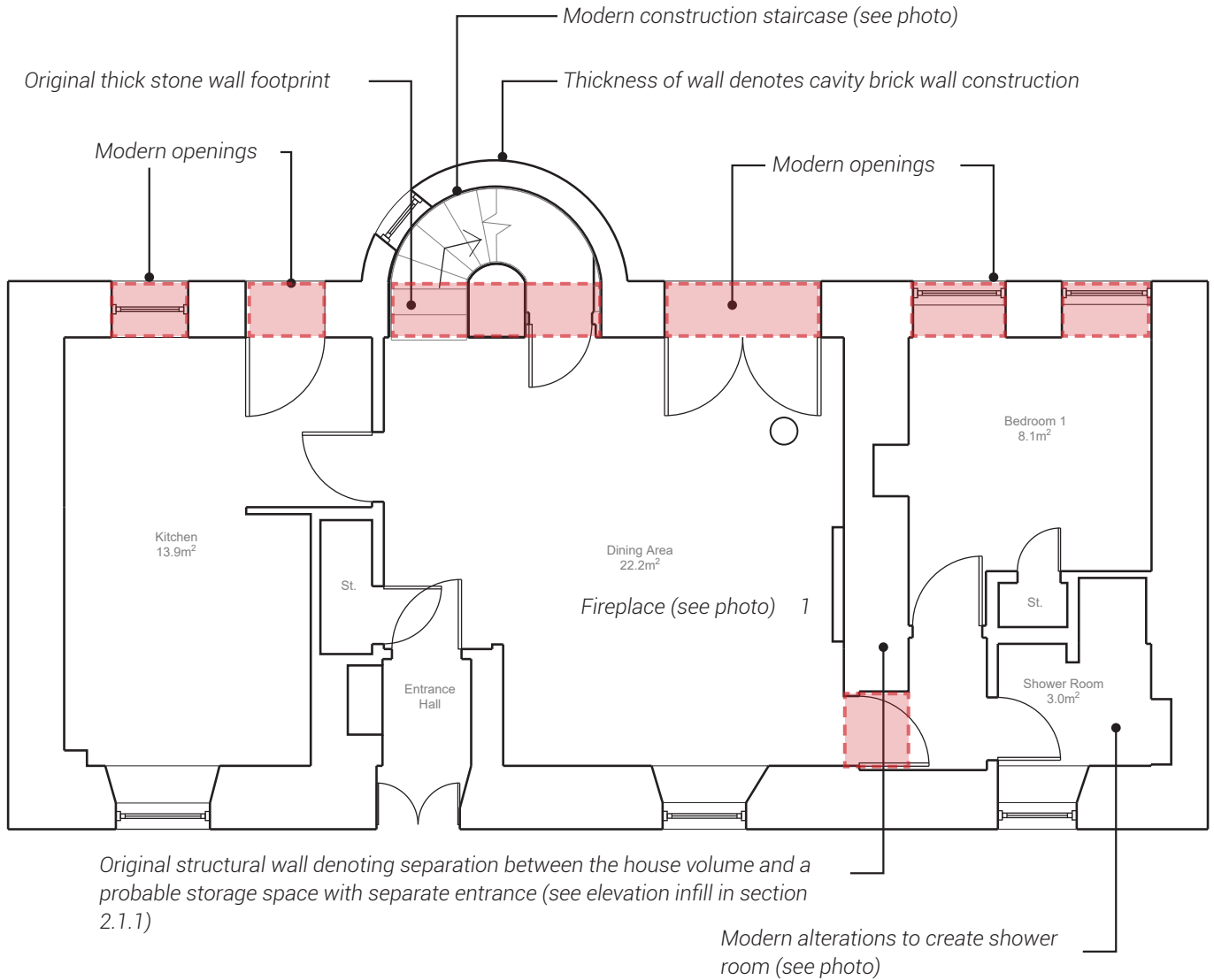
12. OS Map - 1965 - Market Street



13. OS Map - Current day - Market Street

2.2. Interior

Subsequently to several substantial alterations there is very little of the original features left in the property. There is no trace of original cornices and the original flooring is long gone, including the entrance hall tiles which are a more modern fit. Features and alterations are described further below.



14. Existing Ground Floor Plan & Observed Alterations

2.2.1. Ground Floor

The dining room fireplace is a traditional "Art Nouveau" style cast iron fireplace with tiles on both sides. The surround is a traditional looking painted timber one. The origin and age of the fireplace, tiles and mantel are difficult to ascertain and although in keeping with the character of the house they are not original.

The half round staircase leading to the first floor is a modern plywood construction as shown on the photo below.



15.. Entrance Hall Tiles



16. Opening in original stone wall to create stairs



17. Modern alterations to fit shower room



18. Dining Room Fireplace, surround & hearth



19. Underneath of staircase - modern plywood construction

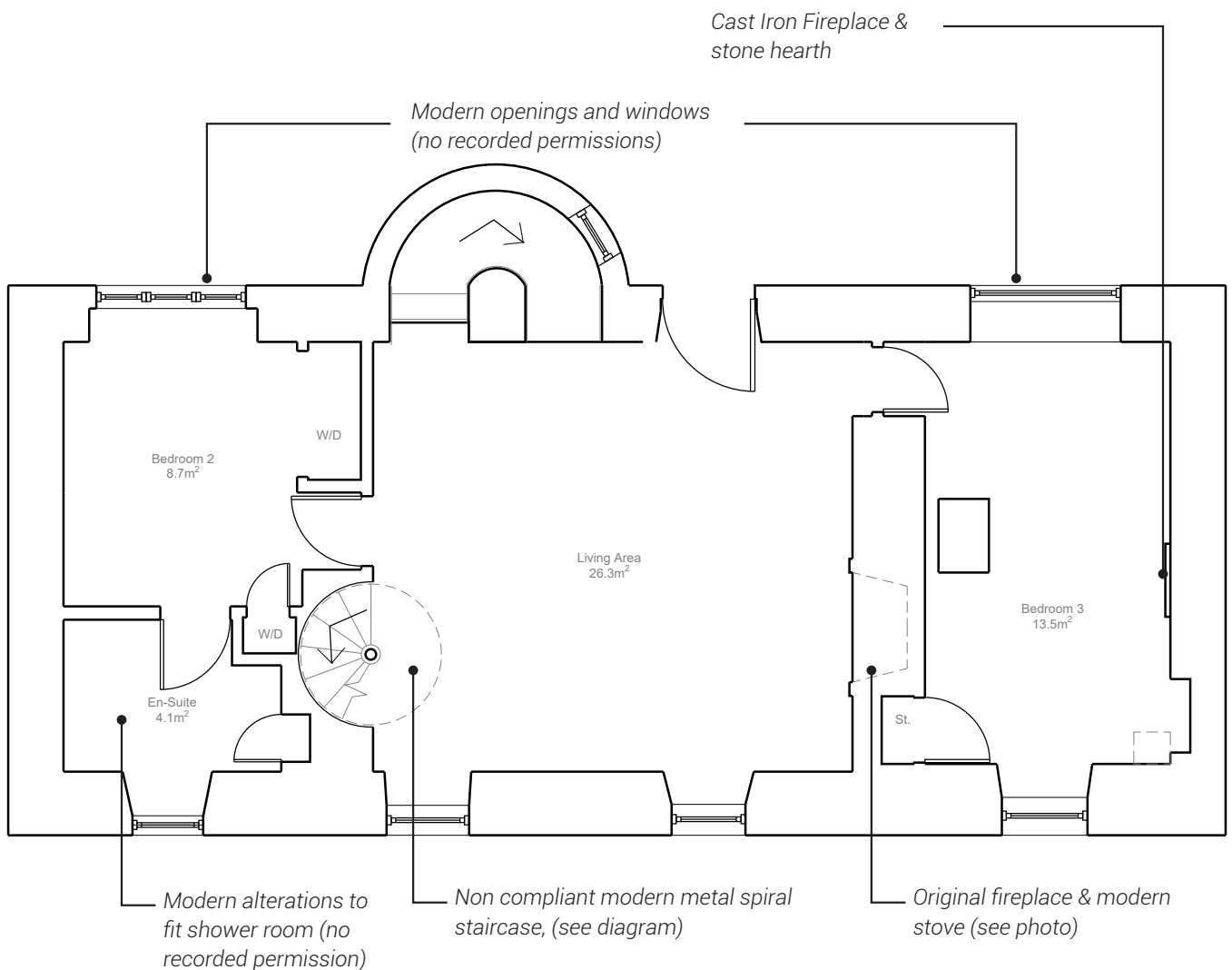
2.2.2. First Floor

Similarly to the ground floor, several alterations have been conducted over the years as are demonstrated on the diagram below.

The spiral staircase leading to the mezzanine space, probably fitted around the 80s, does not currently comply with Scottish Building Standards, and was unlikely to have at the time of installation as shown on the diagrams below.

The eastern lounge wall is the continuation of the structural stone wall present on the ground floor, presenting exposed stone and an original stone fireplace fitted with a more modern wood burning stove.

The east bedroom's south window is the only window in the property to retain original timber panelled shutters.



20. First Floor Observed Alterations



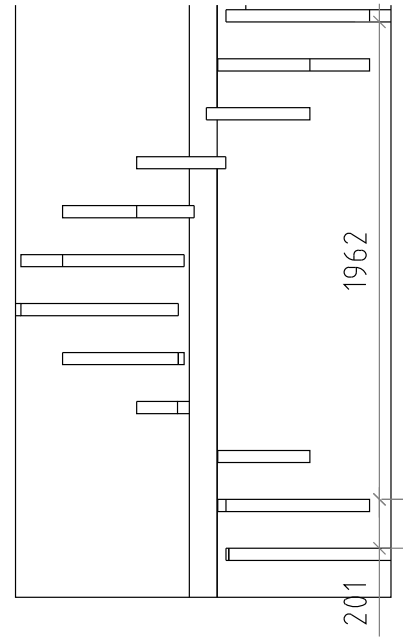
21. Modern timber casement windows - non original openings - no recorded permission



22. Wood Shutters & Cast Iron Fireplace, East Bedroom



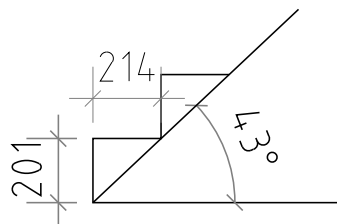
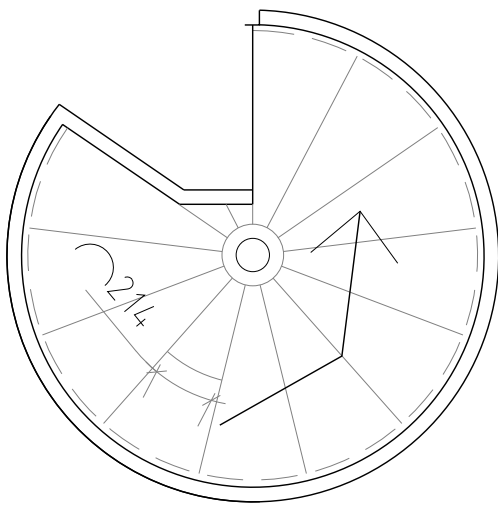
23. Stone fireplace and modern wood burning stove



24. Open Spirale Staircase Photo & Elevation

The open spiral staircase is a metal construction, probably originating from the 80s and leading to the mezzanine level above the lounge space. The stairs do not comply with Scottish Building standards as is demonstrated in the diagrams below. There is no recorded building warrant or planning permission available and they likely did not comply with building standards at the time of installation. The going of the stairs is of 210mm contrary to standard 4.3.2 stating that the minimum going should be 225mm. As a result the pitch of the staircase is 43° when the same standards sets the maximum pitch at 42°. Additionally the stair does not provide a clear headroom of 2.0m over the whole flight which goes against standard

Finally, this open staircase leads to the third storey of the building and constitute an unsafe route of escape for occupants of the mezzanine in case of fire. The windows provided on this floor do not comply with escape window standards which makes the top floor of the house dangerous to occupy.



25. Open Spiral Staircase plan & profile

2.2.3. Roof

The roof structure are traditional 45° timber rafters with a half lap joint at the ridge level at about 600mm centres. Parts of the rafters are still exposed giving a clear reading of the roof's structure.



26. Timber Framework & Junction Detail

Decorative ceiling joists span across the width of the building. Their appearance suggest that they are a later decorative addition and their texture denotes that they have been artificially aged to mimic the appearance of the existing structure.

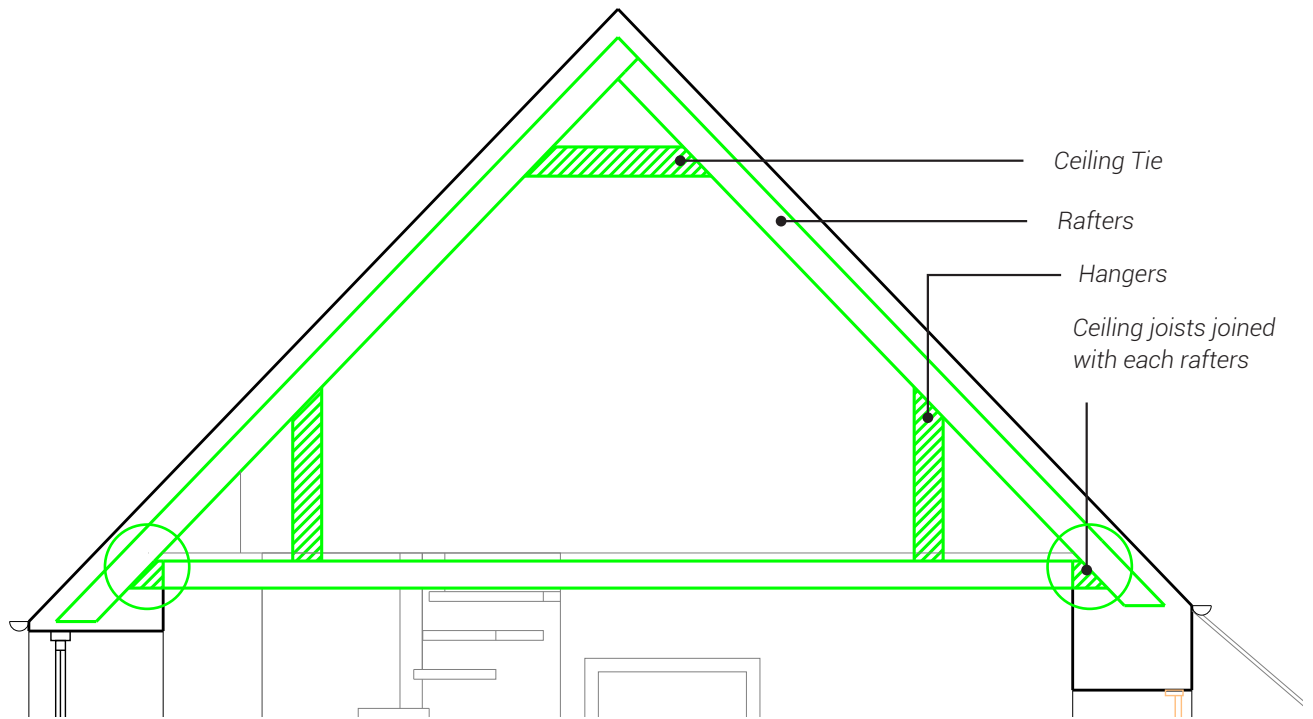


27. Texture disparity between original timber structure (left) and decorative joist (right)

The junction of the ceiling joists with the wall head also reveals that they have no structural purpose, as shown on the photos below. As the ceiling joists stop at the wall head instead of connecting with the rafters and act as tensioner, they do not fulfil any structural role. In a functioning structure system, each rafter should connect to a ceiling joist, which is not the case here.



28. Existing Roof Structure



29. Hatched Elements Denote Missing Elements Required for a Functioning Roof Structure

The framework appears to be missing structural elements, jeopardizing its integrity. The absence of structural ceiling joists, ceiling ties connected to the rafters and hangers implies that the rafters are free to move, weighting on the wallheads and that overtime the roof might bow. Lack of bracing also puts the roof's integrity at risk and weakens its resistance to elements.

Parts of the ceiling are showing evidence of movement in the roof with the plaster cracking and separating at the ridge as shown on the photos below.

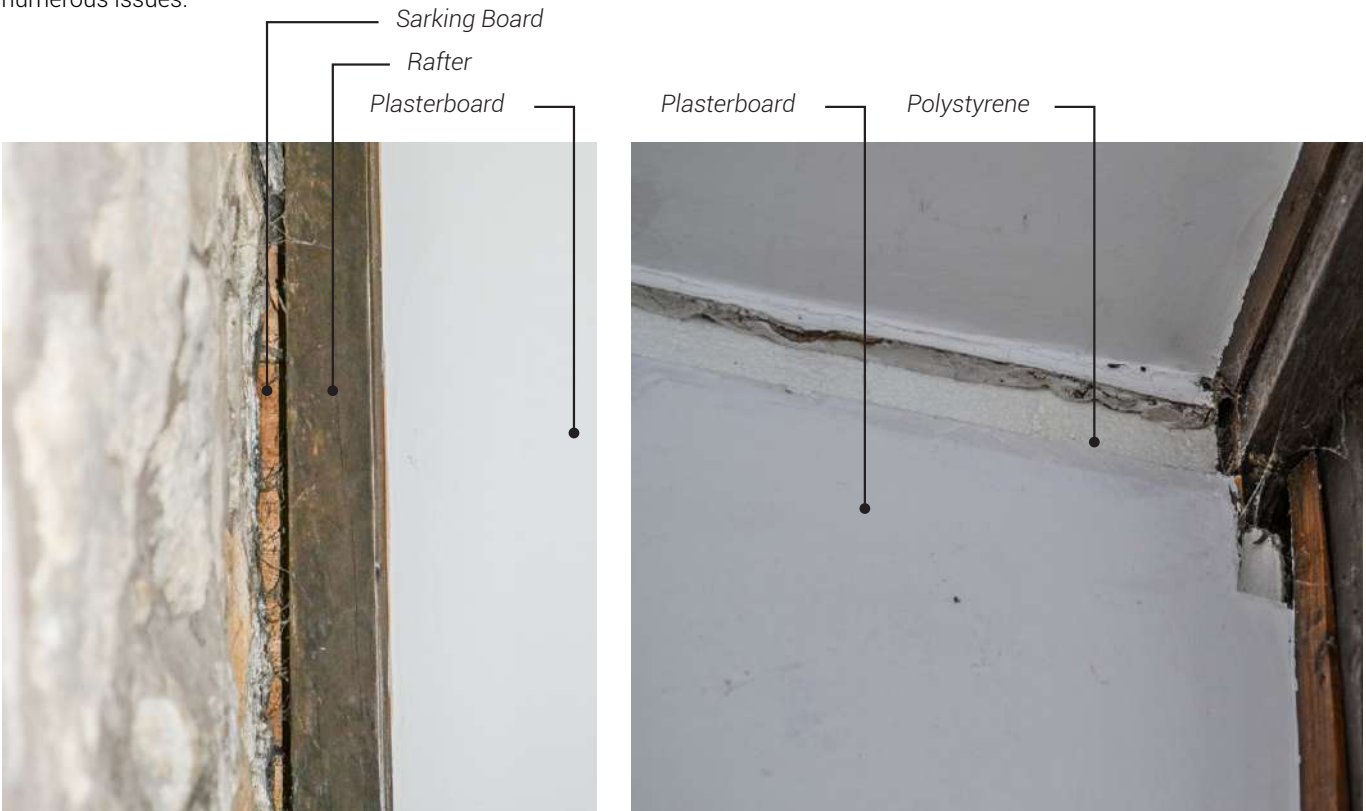


30. Signs of Movements in Roof Structure

2.2.4. Fabric

The external sandstone walls of the property are lined internally with a layer of plasterboard and possibly a thin layer of insulation. The ground floor is an uninsulated timber floor, at a similar level to the ground level. Windows are traditional timber sash & case single glazing to the south and timber, single glazed casement windows to the north.

A closer inspection of the roof fabric reveals that the underneath of the sarking board has been lined with a thin sheet of polystyrene, in an effort to insulate the roof space. Plasterboard have been directly fitted to this insulation layer which poses numerous issues.



31. Roof Fabric - Details



32. Roof Fabric - Details showing obvious signs of movement in the roof structure and the poor quality of the the roof insulation. The signs of water ingress on the gable wall also demonstrate the roof's need of urgent repair.

Firstly, this level of thermal insulation is insufficient to meet the current standards of energy performance and should be upgraded in an effort to future-proof the house and its occupants.

Secondly, the application of a non breathable material directly on the underneath of the roof is preventing any natural ventilation and resulting in moisture building up, impacting the roof's condition. This should also be upgraded to prevent moisture damage to the roof structure.

In conclusion the roof of the property is needing a total refurbishment to be viable. The structure requires to be entirely stripped and rebuilt to safe standards of construction, which will also allow improvement to the efficiency of the thermal and waterproof envelope of the building.

Left in its current state, the roof's condition and structure will continue to degradate, eventually leading to the unavoidable renewal of all its elements.

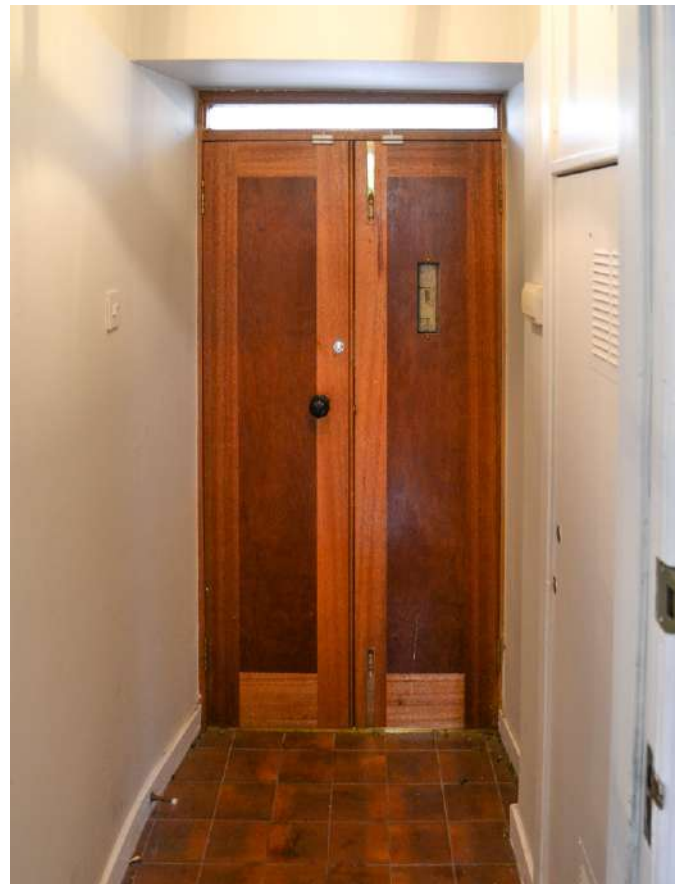
3. Proposal

The proposal consists of interior alterations of the lay-out in an effort to create a more efficient, liveable space on all three floors of the property, converting the second floor from a mezzanine into a full attic floor, a single storey extension to the rear elevation, a staircase extension, new roof structure and addition of dormers on both elevations. The proposed alterations and extensions are detailed below.

As HES advises, the proposal *'seeks to understand, acknowledge and make a positive contribution to the existing urban structure, the pattern of development blocks, streets and buildings.'*

3.1. Interior Alterations

3.1.1. Ground Floor



33. Entrance Door - Exterior & Interior

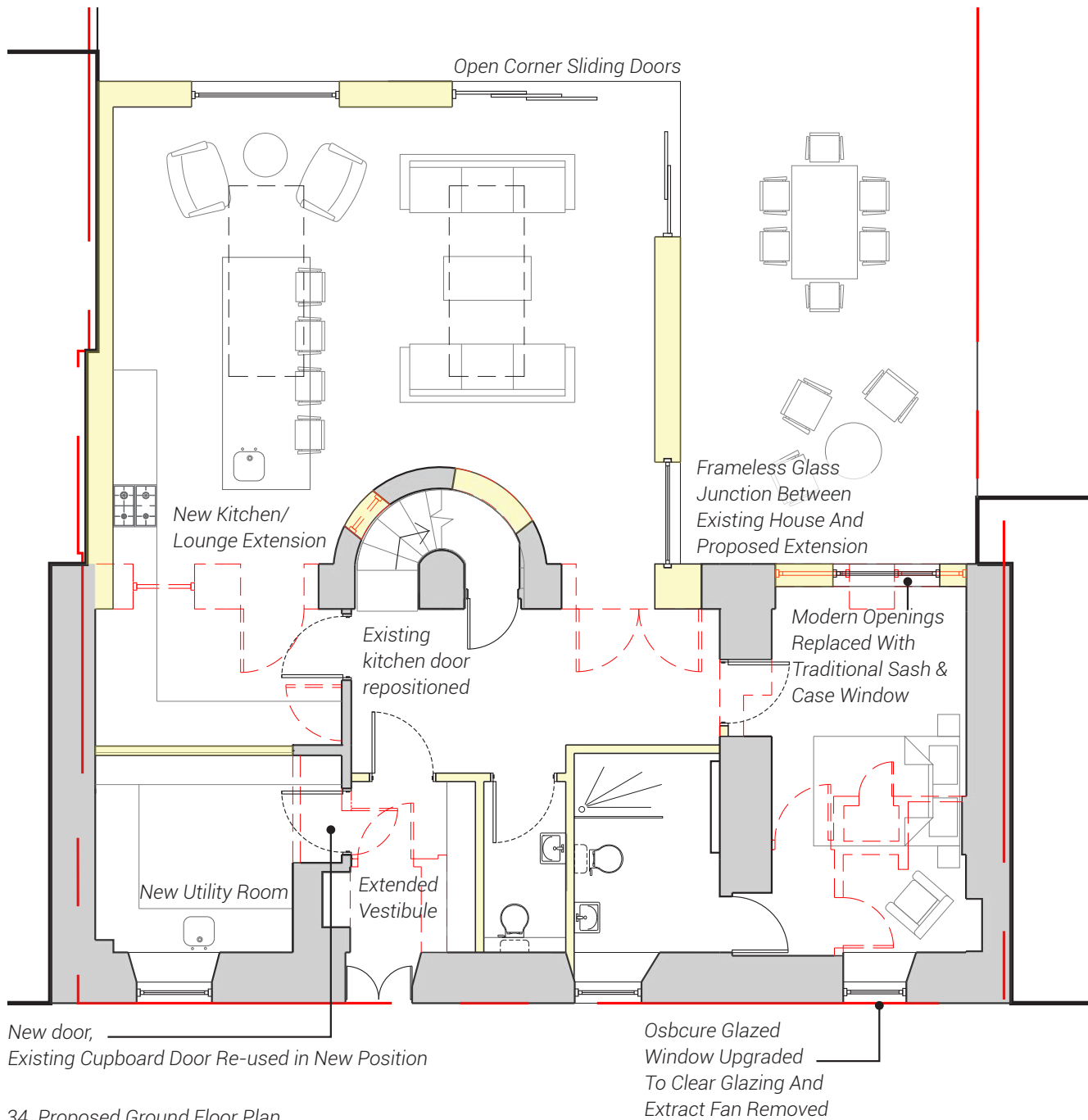
The proposal is to extend the vestibule space, currently narrow and impractical, and does not present any features original to the house. The existing door is to be retained to preserve the external appearance of the property.

The existing modern kitchen is to be divided into a new utility room and a new kitchen. The proposal adds an accessible WC on the ground floor which the house was lacking, only offering en-suites as sanitary facilities which is detrimental to the usability of the house. This addition provides a better standard of habitation and usage for the occupants. The en-suite adjoining the bedroom is to be relocated and it is proposed to replace the glazing of the currently obscured window and remove the extract fan, restoring the elevation original appearance. The window to this new en-suite is not proposed to be obscured, rather the usage of sympathetic interior blinds will be preferred.

The proposed new partitioning of the ground floor will give the property more privacy. The ground floor openings of the house being at eye level on a rather active pedestrian street, they offer direct views into the living spaces and through the building all the way into the garden. Using the street facing openings for more utilitarian spaces will offer the house's inhabitants more privacy.

To the north elevation, the non original opening and modern windows of the bedroom are proposed to be replaced with more traditionally proportioned ones to restore the elevation to a more original appearance. The current openings are modern alterations with concrete lintels and jambs, and poor quality brick infill in the stone work. Introducing traditional windows will enhance the north elevation's authenticity and aesthetic appeal by replacing modern, unsightly features with historically fitting elements.

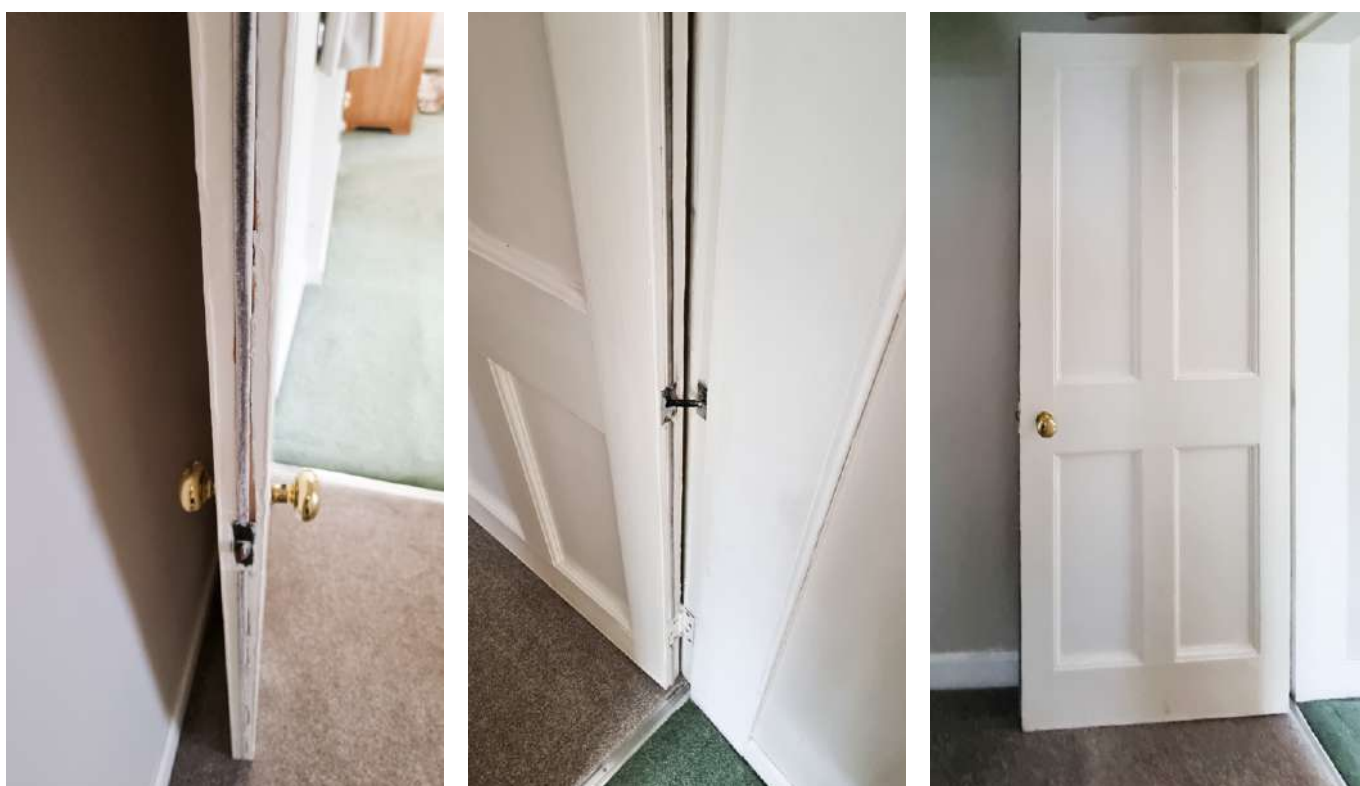
Existing internal doors which are proposed to be removed from their current location will be re-used in a new position and any new door will be four panel timber doors of a similar style, painted to match the existing.



34. Proposed Ground Floor Plan

As explained in the condition report, there are very little original and historical features to be preserved as most have disappeared over multiple alterations conducted over the years. The art nouveau style fireplaces and timber surrounds, although traditional, are not original and fitted after the 1920s. However, efforts have been made to retain them in the proposed lay-out. Some of the internal panelled doors could be deemed original to the house, however they have been upgraded to become fire doors, fitted with self-closers, smoke seals and fire-resistant sheets.

These alterations must have been conducted when the house was leased as a holiday home and obtained the HMO status, with no recorded permission of such change of use and status. Efforts have been made to reuse existing doors which are proposed to be removed in new locations where possible and the proposed new doors will be four panels timber doors, painted to match the existing.

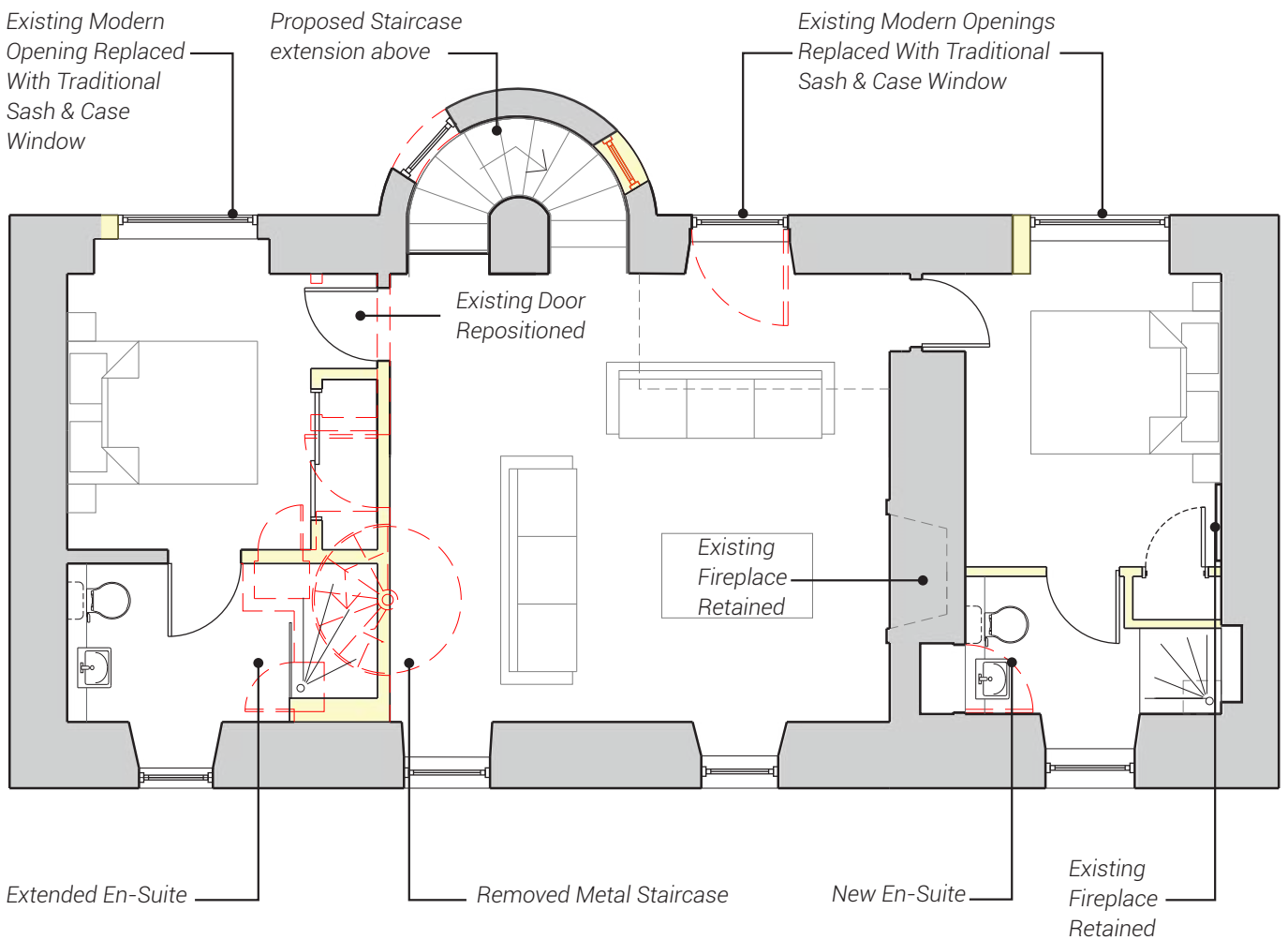


35. Existing Door Showing Modern Alterations

3.1.2. First Floor

The lounge space is to be retained as existing, including the fireplace and hearth. All the windows to the South elevation on the street are also to be retained. The windows to the rear elevation are proposed to be replaced with more traditionally proportioned and detailed windows to replace the existing modern ones. Those modern additions to the rear elevation are detrimental to the historical aspect of the house, mixing styles and proportions. The proposal will harmonise the existing elevation and restore its historical character.

The metal spiral staircase leading to the mezzanine is to be removed as it is unsafe to use, non compliant with building standards and presents a risk to the occupants. This removal will allow for the bedroom 2's en-suite to be extended. A new en-suite is to be created to bedroom 3 as the house currently lacks sanitary facilities with only two private en-suites. A new staircase is to be fitted on the footprint of the existing staircase to lead to the attic floor which will offer a safe and compliant vertical circulation to the second floor.



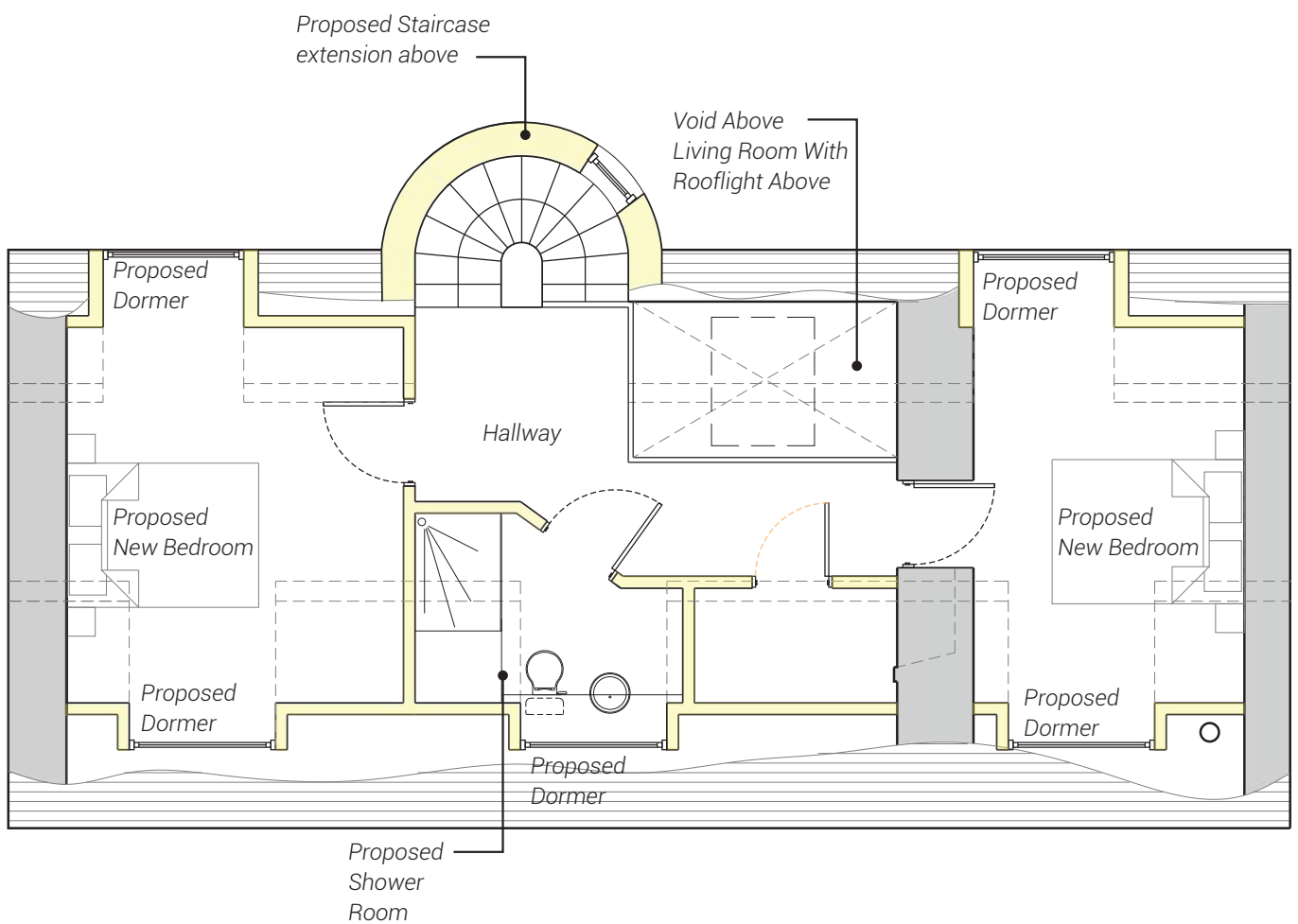
36. Proposed First Floor Plan

3.1.3. Attic Floor

The existing mezzanine level, currently impractical and unsafe due to lack of headroom and possibilities of escape, is proposed to be removed and replaced with a full attic floor. To create a usable and safe new attic floor, the proposal is to lower the existing first floor ceiling to maximise head space under the roof. This alteration is illustrated in the section drawings below.

The new attic floor comprises two bedrooms and a shower room, served by the staircase extension to the north. To offer enough usable space, the proposal includes the creation of three dormers to the south and two to the north, which will offer more headroom in the bedrooms and shower room. The new proposed lay-out offers ample circulation and adequate ways of escape in case of fire as well as an adequate level of sanitary facilities.

The new lay-out includes a void in the floor to open a double height space with a rooflight above and maintain the link between the living room and the attic floor. This will participate in creating a sense of open in both spaces.



37. Proposed Attic Floor Plan

These internal alterations have little to no impact on the historical character of the house as all the few features still remaining are retained. On the contrary the proposal seeks to restore the historical character of the property by re-introducing more traditional features, replacing windows and opening which didn't fit in harmoniously. These improvements from the current state of the house and the previous design proposal will bring a strong sense of balance and harmony within the overall project.

3.2. Roof Alterations

3.2.1. Eaves & Ridge

As stated above in the condition survey, the existing structure and fabric of the roof's state require it to be stripped and rebuilt to current standards of insulation, waterproofing and structure. Taking an opportunity to redeem the roof space, it is proposed to improve its habitability.

To offer enough usable space to create adequate headroom and in an effort to minimise the alterations to the public elevation, the proposal involves raising the eaves height to the rear of the property only. This allows additional headroom in the attic space without impacting the South Elevation or the pitch of the roof, offering a very similar appearance both on the outside and in the inside. The pitch of the roof will remain the same on both sides of the property, maintaining its aesthetic.

The added section of wall on the North elevation will be filled with reclaimed natural sandstone, built in a similar random rubble uncoursed manner and painted to match the existing wall.

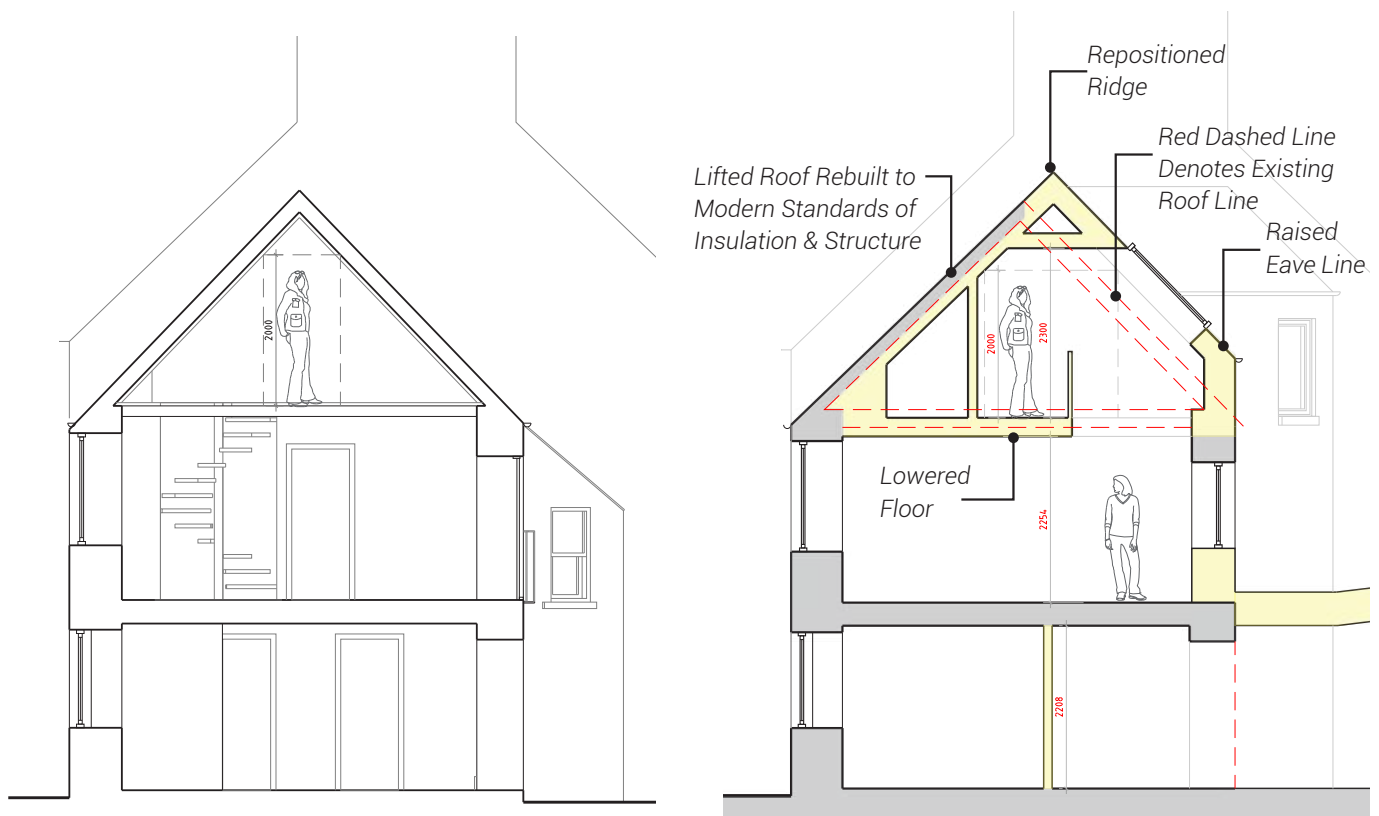


38. Existing & Proposed North Elevations



39. Existing & Proposed South Elevations

Added Section of Wall ■
Added Section of Roof ■



40. Existing & Proposed Sections

In the condition survey mentioned earlier, it was noted that the current state of the roof structure and fabric necessitates its complete reconstruction to meet contemporary standards for insulation, waterproofing, and structure.

Addressing safety concerns highlighted in the condition survey, adjustments are needed to the coombed attic ceiling, attic floor, ceiling height, and the staircase leading to it. The original roof structure has undergone extensive alterations, compromising its integrity and safety due to the absence of ceiling ties, hangers, and adequate ceiling joists. To rectify these issues it is proposed to strip and rebuild the entire roof structure while maintaining the original pitch.

Taking an opportunity to redeem the roof space, it is proposed to improve its habitability. To do so it is proposed to raise the eaves height at the rear of the property only, providing additional headroom in the attic without affecting the South Elevation or altering the roof pitch. This adjustment ensures a consistent appearance both inside and outside the property. The pitch of the roof will remain unchanged on both sides, maintaining its aesthetic integrity.

The proposed addition to the South elevation will feature reclaimed natural sandstone, constructed in a random rubble uncoursed manner, and painted to match the existing wall.

In order to minimize visible alterations, specific measures have been taken,

- Lower second floor
- Raise eave levels on the rear elevation only.
- Retain existing pitch on both sides.

These steps preserve the roof's original 45° pitch and eaves level on the south elevation, ensuring a consistent appearance from the street. Despite the minimal rise of the ridge, 23 Market Street remains the lowest roof in the street and appears subservient to neighbouring structures. Given the narrow and pedestrian nature of Market Street, the change in height is imperceptible from street level. As a terraced house without visible gables, the asymmetrical profile does not impact the property's visual character, as the traditional pitch is retained.

The proposal is to re-tile the roof as part of the general upgrading of the roof work. The existing tiles will be carefully removed & put aside to be refitted on the upgraded structure when possible. As part of the general work to upgrade the roof, new pantiles might require to be fitted, any shortfall should be make up with down takings.

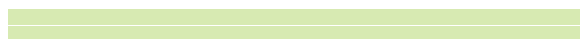
The area of roof that is proposed to be removed entirely is similar in size to the areas of added sections and therefore should provide enough material and reclaimed pantile to cover the roof with matching tiles as shown on the diagrams below.



Total Surface Removed Section of Pantiles



Total Surface Added Section of Pantiles



41. Clay Pantile Replacement

3.2.3. Dormers

The proposal is to build three traditionally designed gabled dormers on the South elevation with hipped slate roof and timber finishes with traditional sash and case windows. The design takes cues from the neighbouring properties and wider conservation area. Market Street presents a wide variety of dormer designs in terms of size, shape and date of construction so the proposal will be able to fit in comfortably within the area. The dormers and windows present vertical proportions, in keeping with the other windows of the southern elevation and the neighbouring properties.



42. Selection of Dormers on Market Street



43. Selection of Dormers on Market Street

A traditional design approach to the street elevation makes sense to tie in with the historic character of Market Street. Most properties at this end of the street present dormer windows, erected and upgraded over the years, of different styles and materials.



44. 21 & 25 Market Street in 1947, showing much smaller dormers than presently



45. In 2006, 21 & 25 Market Street, are showing much bigger dormers. Other dormers have appeared on the street.

These elements were added to the houses to fit the ever-changing accommodation needs of their occupants and represent the evolution of the historic environment. The richness and uniqueness of Market Street and more generally of conservation areas, come from their variety of rooflines, heights, shapes and material, symbols of different building eras.

Traditional styled dormers would remain in keeping with the neighbouring properties due to their scale, shape and materials and add to the variety of the streetscape as is suggested in Making Fife's Place Supplementary Guidance:

'Uses modern technologies and materials where appropriate, and traditional materials and design details in places where their existing use provides strong local character.'

The proposal is to create three hipped gabled dormers, in a similar style to dormers throughout Market Street and the wider conservation area, set back from the eaves on the roof, to not interfere with the street elevation. The size of the dormers has been carefully considered to not interfere with the roof form and the general roof scape of the street.



46. Existing View of 23 Market Street



47. Proposed View of 23 Market Street



48. Existing View of 23 Market Street



49. Proposed View of 23 Market Street



50. Existing Elevation Viewed from the East



51. Proposed Elevation Viewed from the East



52. Roofline Variations Proposed & Existing

As demonstrated in the views and diagram above, the proposal has a very minimal impact on the street and roofscape. The variations in the roofline read the same before and after the work done to the roof and the addition of the proposed dormers.



53. 38 Market Street in 2006 and in 2023. An application was granted in 2006 for four dormers, front and rear elevation.

The length and proportions of the house justify the presence of three dormers. 23 Market Street, unlike most of its neighbours, is a longer property with more windows on its elevation, giving it a very different rhythm. The rule of thumb in the street is a dormer window for every 3 to 4 metres of elevation. Number 23 is about 13 metres long which allows it to comfortably house three dormers on its roof without breaking the existing harmony of the roofscape.



54. 38 Market Street Street Elevation - 2 Dormer Windows on 8 Metres Elevation



55. 19 Market Street Street Elevation - 3 Dormer Windows on 9 Metres Elevation



56. Proposed 23 Market Street Street Elevation - 3 Dormer Windows on 13 Metres Elevation

To the rear elevation, the proposal consists of two dormers, of a similar traditional style.

The dormers to the rear of the property are slightly larger in size to improve the internal space and offer generous light intake and views to the garden and the interior of the block formed by Market Street and North Street. The low density of the block, the generous size of the gardens and the tree plantations allow the windows to not have direct window overlooking.



57. View Towards the Rear of North Street

Similarly to the street elevation, the dormers present double timber sash and case windows, painted white. The roof hips and dormer cheeks are covered in reclaimed slate. The overall proposal for the rear elevation, dormers and accompanying reshaped openings on the first and ground floor will give the property an overall consistent traditional appearance, tying with the street elevation.

The design approach to the rear of the property is similar to the street one. The rear elevations of Market Street and North Street form an eclectic ensemble of extensions, dormer windows, sheds, terraces and roof extensions, signs of the evolution of historic buildings across the years. These evolutions are led more by their function than their aesthetic for most, a pure expression of the response to a need for space, light or view. As such these works have allowed themselves to be more generous in size and the additions are easily readable from the original structures, symbols of their era of construction.



58. North Street Rear Elevations in 1947



59. North Street Rear Elevations in 2006 - Buildings have been extended or replaced with bigger, boxier shapes

Historic Scotland, in their *New Design in Historic Settings* advises that 'New development in historic places can respond to the amount, nature and mix of current uses, particularly where they are distinctive to the area and relate to its historical growth.' and that 'New design should consider and respond to these layers of history – the 'narrative' of the place.'

In a more secluded setting such as the rear elevation of 23 Market Street, dormers of more generous proportion do not have a significant impact on the surrounding area and the visual amenity. In an effort to be more sympathetic to the historical character of the house, the proposal has been revised from a set of contemporary zinc clad dormers to more traditionally detailed gabled dormers. This design will provide the whole ensemble of the house, with the other alterations proposed to the rear elevation, a more historical character, closer to its original appearance. The whole of the house will present a more natural evolution, more akin to its neighbours.



60. Existing Rear Elevation Presenting a wide variety of openings in styles, proportions and detailing. The proportions and styles are at odd with the character and date of construction of the house. There is no consideration for traditional elevation lay-out and geometry



61. Previous proposed design. The proposal takes cues from the existing lay-out of the elevation, horizontal proportions and modern opening. The design proposes a contemporary evolution of the multiple layers of alterations the house has gone through over the years.



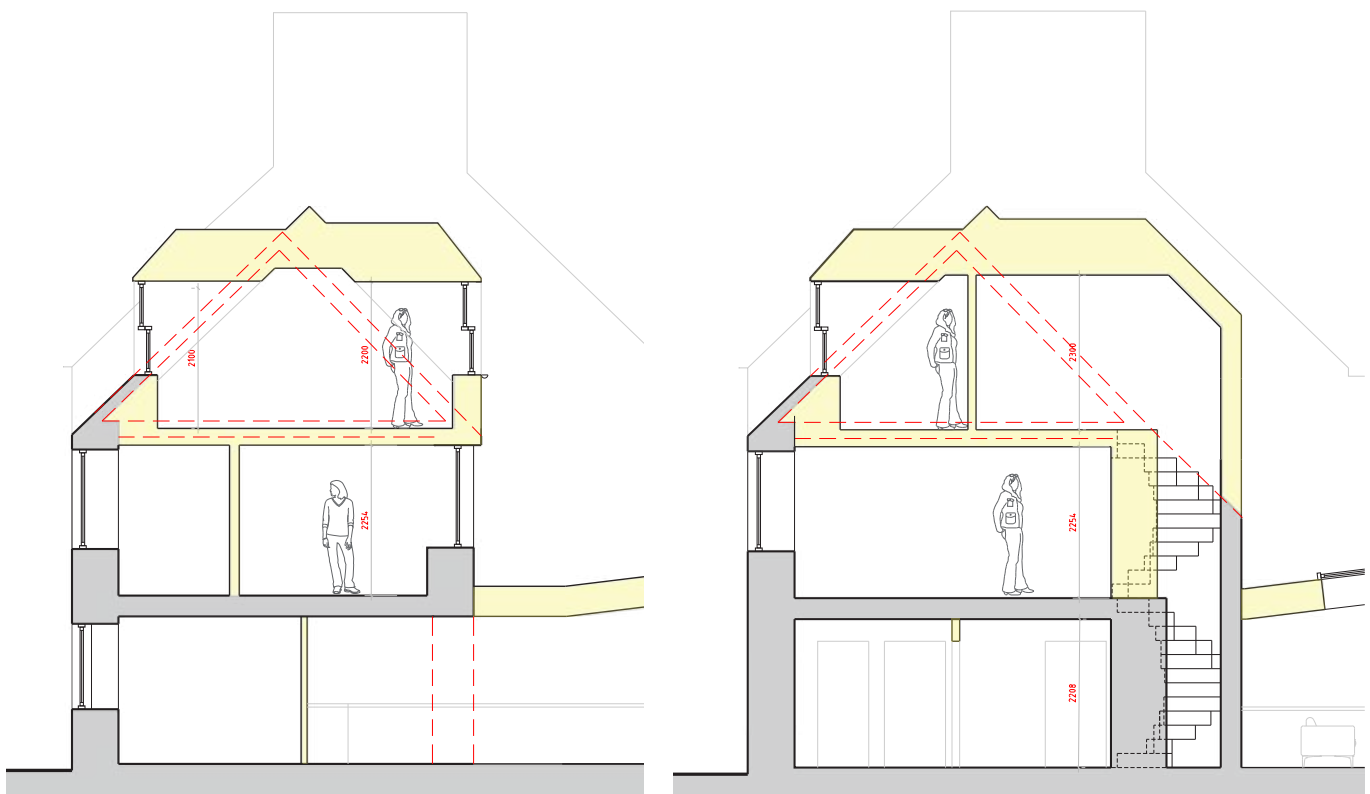
62. Revised Design - The proposal is to harmonise the existing elevation and staircase extension to create a historical ensemble with traditionally proportioned and detailed windows, dormers and vertical elements. This allows for a more engaging contrast with the proposed ground floor extension.



63. Proposed South & North Elevations Window Proportions

As a house of narrow and long proportion, the property is difficult to inhabit and organise. It has limited circulation space available which limits the layout possibilities. The modern staircase brick extension is a proof of that issue, the plan needed extended to fit a central staircase that would not disrupt the efficacy of the layout's flow.

The addition of the dormer windows on both sides of the property will greatly enhance its usability to fit modern needs of accommodation. In conjunction with the roof and floor adjustments, the second floor will become a safe, welcoming, habitable space, meeting building standards in terms of energy usage and savings and standards of living spaces.



64. Proposed Internal Improved Space

3.2.4. Material

In an effort to improve the house's fabric and energy efficiency, taking the opportunity of rebuilding the roof due to its current state, it is proposed to refit the roof with properly detailed insulation and vapour control layer which will allow for appropriate ventilation of the roof space, avoiding dampness build up in the future and provide a level of insulation compliant with the energy efficiency standards.

As part of the work to improve the roof fabric the roof's pantile cover need to be taken down and carefully put aside. Once the structural and fabric work conducted, the new southern slope of the roof will be tiled in clay pantiles reclaimed from the down takings from the South and North elevation. The new ridge will be built to match the existing one in bedded lime mortar and reclaimed half round tiles. The bottom of the north slope of the roof is to be covered to match the existing with a slated easing course at the eaves with reclaimed traditional slates if the existing slates prove too damaged for re-use. A survey should be conducted to assess the condition of the clay pantiles and slates to determine if they need replaced, in which case the damaged elements should be replaced by reclaimed ones.

3.3. Extension

3.3.1. Ground floor extension

The proposed extension is a one storey, single sloped roof construction, extending from the rear, less formal elevation of the house and projecting into the garden space. The extension will comfortably sit against the western wall bounding the property. To keep in with the house's character, the extension proposes a similar low ceiling height at the junction which then gently slopes up to offer more generous openings to the garden and a pleasant transition between the inside and outside space.

The elevation of the extension is to be clad in a coursed rubble natural sandstone, reminiscent of the traditional materiality of the house whilst offering a contemporary approach to stone work and masonry. The vertical proportions of the extension take cues from the house's, to complement its traditional character with modern elements such as long glazing sections and large panes of glazing. The generous sections of glazing allow the proposed extension to remain light and transparent and not block the existing elevation, creating an engaging contrast between the masonry and the lightness of the glazing and the roof.

'The historic centres of Scotland's towns and cities, burghs and villages exemplify the use of local or indigenous materials and vernacular traditions in establishing their distinctive identity. In these locations, high quality sustainable materials, well-detailed and finished will tend to harmonise with traditional building stock.' states Historic Environment Scotland in *New Design in Historic Settings*. Whilst celebrating the vernacular architecture and material, the extensions responds to them with high quality details, exemplary of contemporary architecture.

The new build offers a much needed extension of light and attractive space in a congested lay-out whilst leaving a generous amount of garden space and not impacting the density of the block too much.



65. Proposed Extension View From The Garden

As most townhouses, 23 Market Street is terraced between two other dwellings and is enclosed by tall garden stone walls on all sides to the rear. To embrace this original setting, characteristic of the historic urban landscape, the proposal is to abut the extension on the western wall. The previous proposal was to extend across the whole width of the elevation but it is considered more sympathetic to the character of the property to not cover the entirety of the elevation. Instead, this proposal is for a shorter extension which only spans across two thirds of the elevation.



66. Previous Proposal (left) and New Proposal (right)

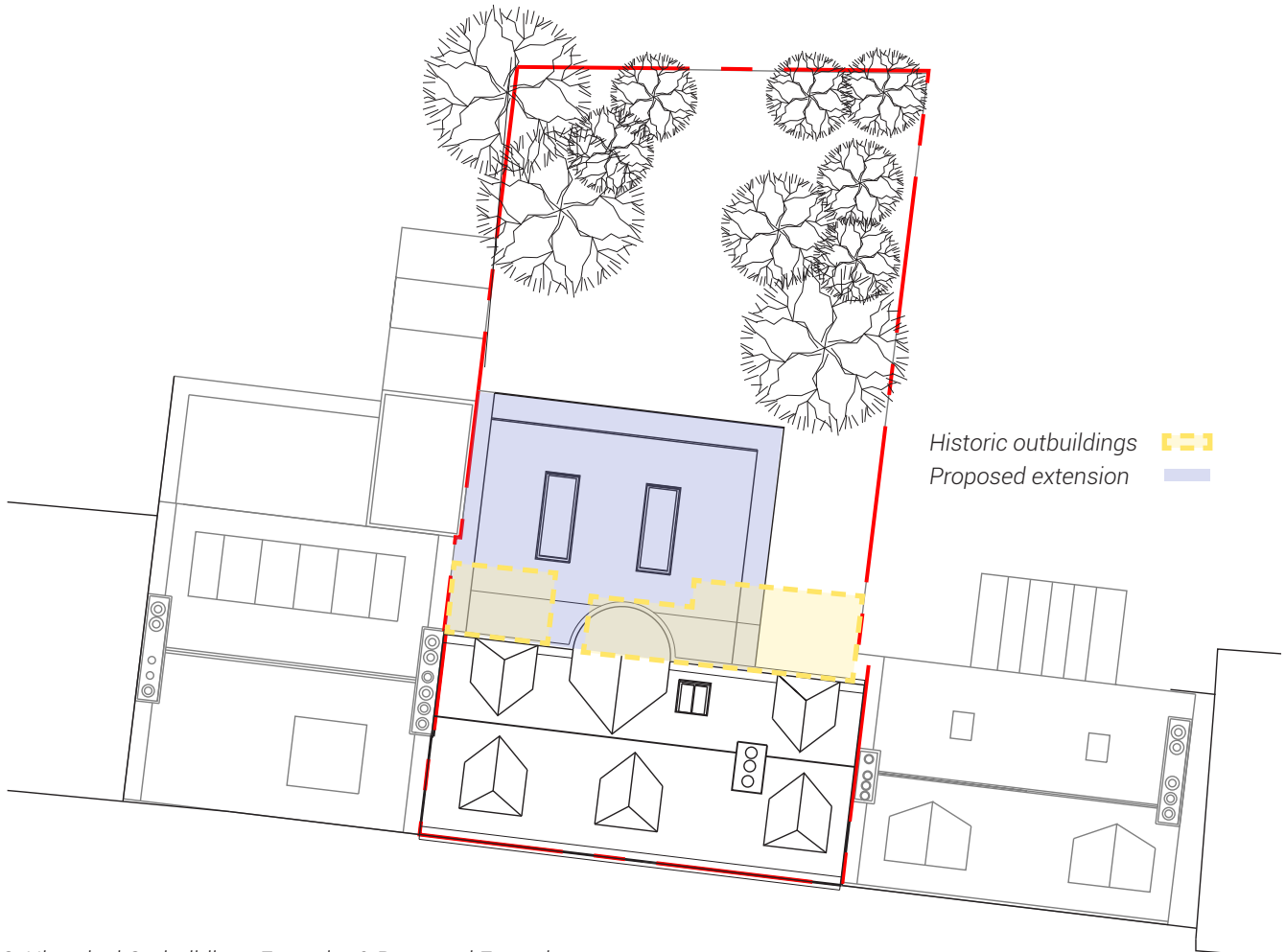
This reconsidered proportion between contemporary and traditional is complemented by the proposed enhancement to the existing elevation. The newly found rhythm and harmony of the traditional elevation offers a more interesting contrast with the modern architecture of the extension.

In contrast with the previous proposal, by covering less than two third of the house's elevation, the extension highlights its traditional vertical elements. Instead of hiding it, the extension complements the newly found verticality of the house.



67. Proportions Proposed North Elevation

Compared to the historical density of the site, the extension does not represent a big increase. Previous outbuildings, present on the OS maps from 1912 and 1965, occupied over half of the proposed extension's footprint, so looking at the historical context, the extension does not impact the density of the block. The proposal leaves more than 150m² of usable garden space for the property.



68. Historical Outbuildings Footprint & Proposed Footprint

The proposal offers an opportunity to make the most of modern architecture and materials whilst complementing the qualities of a historical house, respecting the traditional grain and appearance of the street and conservation area to allow for a bolder intervention at the back.

The proposal is for a shallow, single sloped roof that is visually shorter than half of the height of the overall elevation, and two third of its width, maintaining a low, subservient profile to the main body of the house.

The proportion, lightness and transparency of the extension offers a clear reading of the existing elevation. Apart from the general proportions of the house, none of the historical original features remain to be shown on the rear elevation. The materials selected for the proposed extension celebrate the heritage of the historical property, a character that has long disappeared from its rear elevation.

St Andrews, and more generally Fife, have a rich history of successful contemporary extensions to listed and historic buildings, often winning architectural awards. Celebrating architectural heritage by complementing it with an innovative, carefully detailed contemporary design will always do more for a listed building than a plain and less daring attempt. The design quality of an extension will irrevocably have an impact on the general quality of the house it is attached to and rather than being an inferior architectural entity, it should be a statement of its design era.



-  Modern
-  Historical

69. Proposed historical and modern North elevation.



70. Beach House - Extension to a B listed house in Elie by WT Architects.



71. Wormit House - Extension in Wormit by WT Architects.

72. Sand House - Extension in to a C Listed House by WT Architects.

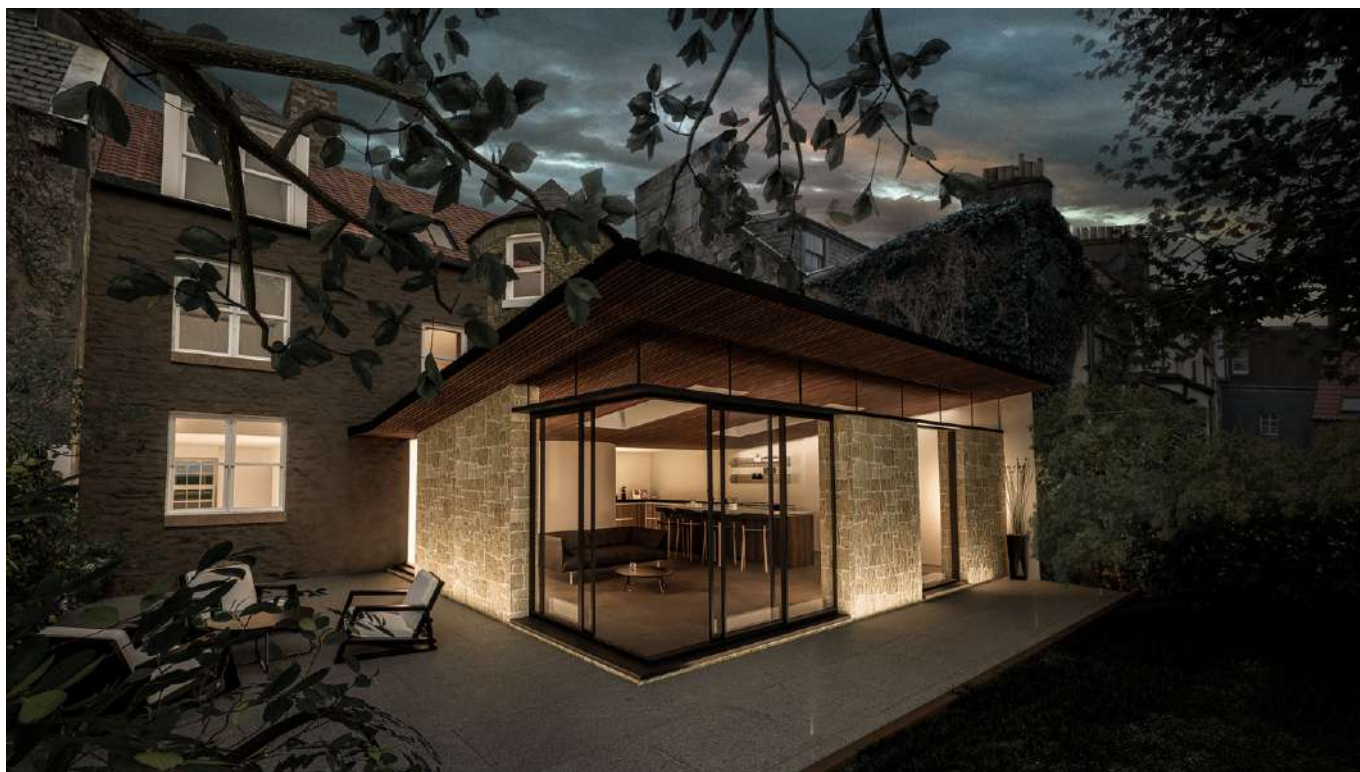


73. Rear extension to Ginger Beer Lodge in St Andrews by Andrew Black Design



74. Rear extension to 30 The Scores in St Andrews by Andrew Black Design using a similar material palette as the proposal for 23 Market Street

The new extension proposal allows for a more delicate and considered relationship between the house, the extension and the garden. Instead of covering the elevation, as was proposed in the previous scheme, the extension joins on the house with a low profile, matching the internal ceiling height and creates a considerate corner between the house and the new built. A glass to stone junction between the house and the extension allows for a light and soft touch. The patio created to the east of the extension will comfortably sit between the restored existing elevation and the new extension, celebrating this meeting of traditional and modern architecture. The openness of the extension, through the glazed junction of the house, the high level glazing and the open corner allow views and light to flow freely between existing and new, indoor and outdoor.



75. Proposed Rear Extension To 23 Market Street

3.3.2. Staircase extension

The staircase extension is proposed to continue the existing volume in an interpretation of the traditional Scottish external staircase. To tie in with the more traditional original aspect of the house and create an engaging contrast with the modern extension, the staircase extension is of a more traditional style with a hipped slated roof and stone cladding. In doing so, the proposal creates two clear different elements, the bulk of the house, traditional in its proportions and material, and the subservient but contemporary extension.

Various possibilities have been explored for an internal staircase leading to the second floor, however due to the narrowness of the plan, as explained earlier, circulation, both vertical and horizontal is limited. A staircase central to the plan would heavily compromise the habitability and use of the house and as the staircase extension demonstrates, the ideal situation is to locate the stairs slightly outwith the plan.

The use of the house has obviously evolved over the years, going from three extensions of different heights in 1912 to two in 1965 to a single new one to this day. It is possible to assume that the previous extensions contained staircases, maybe two serving each side of the thick stone wall to the east of the property. The proposal is to continue this evolution of the house, proposing to extend the staircase turret further. Unlike the previous proposal, which was a modern interpretation, the turret extension is akin to the traditional Scottish tenement lay-out with a staircase extension at the back. Its appearance ties with the staircase outbuilding that can be spotted across Tayside, in stone and slates.



76. Examples of traditional external staircase volumes in Scottish architecture

4. Conclusion

23 Market Street is a historical house, nestled in the ever-changing conservation area of St Andrews. The house and its neighbours are symbols of the evolution that buildings undergo over the years and their occupants, not always for the best. Number 23 has been heavily altered over the years, often without statutory permissions in place, resulting in poor and unsafe work to be conducted, largely detrimental to the soundness of the house and its integrity.

Although not neglected, the house was never particularly cared for, stripped of its original features and altered sometimes beyond recognition or consideration for its future. The property is showing obvious signs of fatigue, especially in the roof, where the structure has clearly become unsafe and the fabric is failing, putting the building and its occupants in danger.

The scheme presented in this statement attempts to rectify some of the errors of the past by improving the house's habitability, structure and fabric whilst acknowledging the valuable historical heritage the house represents. Taking cues from the historical evolution of the conservation area, the different policies and guidance in place, the history of the house and successful developments encountered in St Andrews and Fife, the proposal is a carefully considered mix of traditional architecture to the public front and contemporary to the more secluded rear of the property. Through its consideration for the historical environment and its design qualities, the proposal will contribute to ensure the sustainable future of the house whilst being a valuable addition to the character of the area.

The design presented here is also an improvement on the previous scheme, as it takes on board comments from Historic Environment and the Planning Officer to enhance the character of the existing house and celebrate it with a contemporary extension. Materials, proportions and lay-out have been carefully considered to respect the historical character of the house whilst bringing much needed upgrades and improvements. The rejuvenated elevations and internal lay-out are nicely complemented by the reconsidered extension.