



## Speaking for Scotland's Buildings

*This comment was submitted by the AHSS Highlands & Islands Cases Panel via an online planning portal*

**Council:** Fife

**Application reference:** 21/00141/LBC

**Address:** The Aurrie, Main Street, Lower Largo

**Date AHSS comment submitted:** 12<sup>th</sup> March 2021

The AHSS Forth & Borders Cases Panel has examined the application affecting this property, which is situated within the Lower Largo Conservation Area.

While we broadly welcome the property's new use, there are two elements of the proposals which will compromise the distinctive role it plays in the local conservation area.

1) The window proposals (to insert sashes) are poorly detailed in the application, but sash windows are not typical of ecclesiastical buildings such as this, and the window reveals will lack the depth needed to hide sash weights, frames etc. Instead, if opening windows are required here, they should follow traditional patterns, such as the slim-framed metal hopper windows typically used, incorporating the existing stained glass. It is particularly important to avoid the insertion of thick frames, and the removal of the modern insertion in the central window would be a welcome outcome of these alterations. Slim metal-framed casement windows, again incorporating the existing glass, might also work.

2) The proposed fire door compromises the existing relationship between the south-most window and the present short door, and as proposed there would be a very modest depth of masonry between the window ledge and new lintel, detracting from the solid appearance of the church. Instead of damaging the existing door, an alternative should be found, possibly involving enlarging the neighbouring blocked entrance, or finding a different location for the fire exit. The blocked entrance is potentially preferable as it is further from the window location, and is at a lower depth so would require less height. Alternatively, the pavement could be lowered, as it appears to have been built up excessively around this area since the door openings and the neighbouring wall to the south were built.

3) The proposed alterations to windows and doors need more detail, as the resolution of provided drawings is inadequate in places and there is insufficient detail to know whether stone and window frame treatments will fit with the building or the conservation area.

We hope that these issues can be rapidly and simply addressed.