



**LOWER LARGO CONSERVATION AREA  
APPRAISAL  
and  
CONSERVATION AREA MANAGEMENT PLAN**



**ENTERPRISE, PLANNING &  
PROTECTIVE SERVICES**

MCH 2012

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## **1.0 Introduction and Purpose**

### **1.1 Conservation Areas**

In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of Conservation Areas from time to time. Lower Largo Conservation Area is 1 of 48 Conservation Areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations. Conservation Area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging, and that the unique character of each area is respected. In this way, communities can benefit from living in an environment that is one of recognisable value.

A written description of the Conservation Area boundaries and a schedule of properties within the boundaries are included in Appendix 1. A map showing these boundaries is included below.

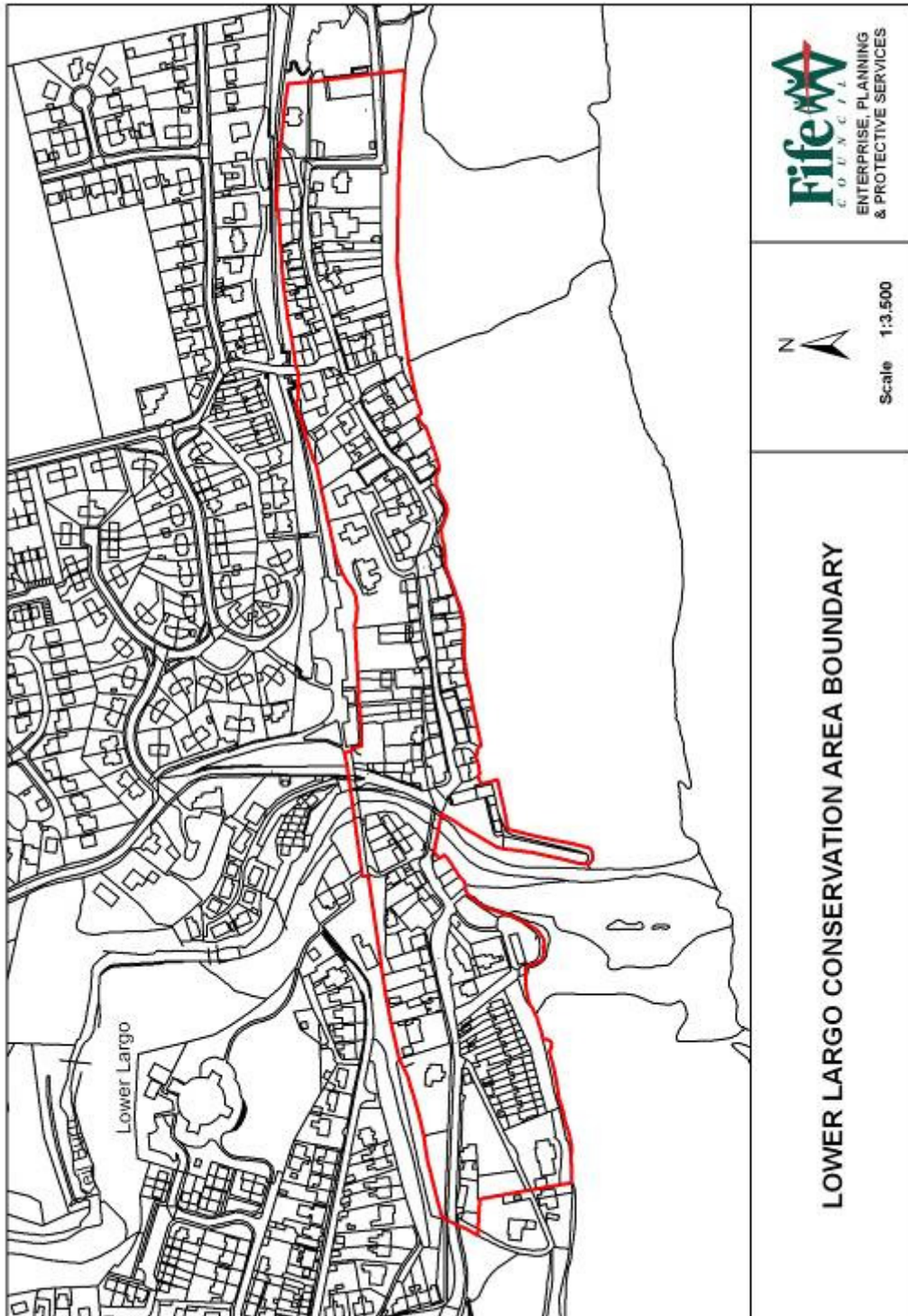
### **1.2 Purpose of this Document**

Lower Largo was designated as a Conservation Area in 1978 in recognition of the special historical and architectural value of this village. The purpose of the Lower Largo Conservation Area Appraisal is:

- To confirm the importance of the designation of the area and to review the current Conservation Area boundaries
- To highlight the significance of the area in terms of townscape, architecture and history
- To identify important issues affecting the area
- To identify opportunities for development and enhancement
- To stimulate interest and participation in conservation issues amongst people living and working in the area

- To provide a framework for conservation area management.

The nearby settlement of Upper Largo, which was also designated as a Conservation Area in 1978, is subject to a separate appraisal.



## **2.0 Location, History and Development**

The village of Lower Largo is located in the East Neuk of Fife, with Leven to the west, Upper Largo & Largo Law to the north, the fishing-villages of Anstruther, Pittenweem and Crail to the east, and the Firth of Forth to the south. The village is centrally positioned in Largo Bay, extending a distance of around a kilometre along the coastal fringe, excluding the adjoining villages of Drummochy and the Temple.

The settlement originated at the mouth of the Keil Burn which is located at the centre of Largo Bay. Both of these natural features providing advantages for early inhabitants. The early occupation of the surrounding area, and certainly its prehistoric origins, is evident from the standing stone circle, and a large, associated, henge monument on the Lundin Ladies Golf Club course. The area was an important centre of religious and ritual activity for the prehistoric community.

A late 5<sup>th</sup> century cemetery recently excavated on the links and a Type II Pictish symbol stone are clear indications of the significance of the Lower Largo area as a centre of early Christian and cultural importance. Certainly Lower Largo merited the attention of the Knights Templar, who held lands to the east in the 12<sup>th</sup> century, where ribbon torcs from the third century BC were found in 1848. Whilst these ancient sites lie to the east and west of the conservation area on undeveloped land there is, undeniably, the potential for hitherto unknown archaeological remains from Lower Largo's long occupation to lie around and within the settlement area. Indeed, the henge was only discovered in 2008.

The settlement which grew to become what is now Lower Largo, was formerly the adjoining hamlets of Seatoun, centred round the harbour, and Nethertoun, located slightly inland along the Keil Burn. It was made a Free Barony or Burgh of Barony in 1513 under Sir Andrew Wood as feudal superior of the Barony of Largo. By way of this charter it had the right to erect a

mercant cross and hold its own weekly Saturday market, and a week long fair starting on St Leonard's Day (6<sup>th</sup> November) each year. Burghs were classified and defined by the extent of these privileges. Royal burghs had the greatest trading rights, then abbatial burghs, burghs or regality then burghs of barony. Burghs of barony were created in large numbers across Scotland from the 15<sup>th</sup> to 17<sup>th</sup> centuries. They were created by local lords, usually barons, who had sought and been granted by charter the Crown's rights over a given area. The trading privileges of these burghs were restricted and usually only operated on a local or regional level. Most burghs of barony centred on villages and small towns. By stimulating trade, the lord could tax the people of his barony and generate an income.

A century later the village is shown on James Gordon's map of 1642 and Joan Blau's of 1654 as 'Largow burne-mouth'. On John Adair's map of 1684 it is shown as a simple linear settlement spreading east and west of the mouth of the Keil burn.



Detail from James Gordon's map of 1642 (Source: National Library of Scotland)

By 1775 it has grown slightly, as shown on John Ainslie's map, but still has the same simple linear form. However, by the mid-19<sup>th</sup> century it has grown dramatically, spreading inland to almost join with Kirkton of Largo as shown on the 1854 Ordnance Survey map. The map shows clearly the new railway line and station which played such a major part in this growth.





Detail from Joan Blaeu's Atlas of Scotland of 1654 (Source: National Library of Scotland)



Detail from a John Adair map of 1684 (Source: National Library of Scotland)



Detail from a John Ainslie map of 1775 (Source: National Library of Scotland)

Lower Largo initially developed as a satellite fishing village to Upper, or Kirkton of, Largo. Originally a single street running eastward from and around the harbour at the mouth of the Keil Burn where boats tied to mooring posts, some

of which still survive. In the mid 1800s the main inhabitants of Lower Largo were fishermen. In 1861 there were fifteen boat owners and skippers registered as resident. By 1930, however, the industry had disappeared. In its heyday as many as twenty-one herring boats would leave for Yarmouth each season with five or six men on board and boats would fill the harbour from the bridge to the sea.



1885 view of Harbour, Crusoe Hotel and Viaduct. Source RCAHMS.



View from the harbour pier out to sea. The Net House on the right of picture.

The harbour jetty was built circa 1770 and extended in the early 19<sup>th</sup> century. The harbour was later also used to export agricultural surpluses to Dundee and Edinburgh. The Crusoe Hotel incorporates a warehouse built at this time. The harbour was at one time an important point of import and export for the surrounding agricultural and industrial hinterland. The Net House at 1 Drummochy



An extract from the prospectus for the East of Fife Railway Company in 1845 reads:

*'The estimate of revenue, based upon the existing traffic, shows an excellent return for the capital invested.'*

*The passenger traffic at present supports a steamboat plying between Edinburgh and Largo twice a day, carrying on the average 220 passengers, which again employs four coaches from the districts of Anstruther, Elie, St. Andrews and Ceres, for the conveyance of passengers to Largo at its departure and arrival.*

*The number of visitors attracted annually to the watering-places of Wemyss, Leven, Largo, and Elie is at present very great, and, with the advantages of a Railway, will be much increased.'*

The prospectus continues, to say that *'The goods traffic will be no less considerable...'* before describing in similar fashion the considerable quantity of cattle, sheep and fish the railway could also carry.

Road was originally built as a granary in the late 17<sup>th</sup> or early 18<sup>th</sup> century. Salt was produced locally, east of Temple, and exported briefly during the late 18<sup>th</sup> century when the price was high. Other exports included coal, iron and sandstone to Holland. Timber was imported from Norway. A flax spinning mill was built at Kiel Burn in 1840 and closed in 1864. During that period linen manufacture was the main industry with the water mill for cleaning and a steam mill for spinning the flax, employing four and eighty-five respectively. Up to 1850 there was a loom in every house. The linen industry declined from the date power looms were introduced in Kirkcaldy and Dunfermline, until, by the end of the 19<sup>th</sup> century there were none left.



Flax mill and linen works now demolished.  
(Source RCAHMS)

The 1861 Parochial Directory for Fife & Kinross says of Lower Largo:

*'Formerly there was a spinning mill at the mouth of the Keil, driven partly by water, and partly by steam-power; but for some years the works have been suspended, and at present the building is used as an oil and oil-cake mill. There is a small pier at the embouchure of the Keil, which, as a harbour, is not of much importance. In old times a large trade was carried on here with Holland, and more recently with Norway; but all that has been long at an end.'*

In 1867, the Cardy Net Works was built by David Gillies. At its height it had thirty-three machines and employed sixty to seventy people most of whom had been hand loom weavers. The net factory was in production for less than twenty years before closing in 1886. A flour mill is also noted in operation in the 1880s.



Milestone on toll road from St Andrews

*“Surely there could not be a fairer spot for a summer residence.”*

Henry Farnie, Handybook of the Fife Coast, 1861.



Lower Largo Railway Station in 1965. (Source RCAHM)



Trade Card of 1872 showing Cardy Works. (Source RCAHMS)

The early 19<sup>th</sup> century was a prosperous period when the village benefited from being a port for the steam ferry from Newhaven (twice a day in summer and once in winter). Milestones on the roads from St Andrews and Crail give the distance to Largo Pier.

Lower Largo station opened on 11<sup>th</sup> August 1857. Subsequently ferry and harbor business was lost to the railways, although the village continued as *‘the resort of a considerable number of summer visitors’*. The station closed on 6<sup>th</sup> September 1965, another casualty of the Beeching cuts.



Detail from Ordnance Survey map of 1854. (Source: National Libraries of Scotland)

### 3.0 Character and Appearance

#### 3.1 Setting

Typical of the fishing villages in the East Neuk of Fife, views of the Firth of Forth and beyond to Berwickshire can be outstanding. The best of these views are from Drummochy Road, the pier area, and the eastern end of Main Street at Cardy Net Works.

Due to the semi-circular shape of Largo Bay and Lower Largo's central position, views from the conservation area also extend as far as Leven to the west and Ruddons Point to the east. The expanse of white sand and rocky cliffs in either direction makes for outstanding views.

The view inland from the harbour is also significant, including the old railway viaduct and the Keil Burn.

Other key views are less dramatic but no less important in terms of forming the special character of the area. Along Main Street the enclosed street space is punctuated at regular intervals by glimpsed side views of the sea through the gaps between buildings or where slipways intersect.

The wide panoramic views of the conservation area as viewed from the sea and beach or looking inland from the harbour jetty are equally important in contributing to its special character.



View west towards Leven



View East towards Ruddons Point



View inland towards Largo Law



View from pier inland towards Drummochy.



View of the sea from Main Street near the Baptist Church



### 3.2 Street Pattern and Topography

The steep escarpment which marks the route of the former railway line which ran from west-to-east forms the northern boundary of the conservation area. The village of Lower Largo is located along a narrow coastal band at the bottom of a south-facing slope rising up eventually to form the 290m high Largo Law. The shore of the Firth of Forth forms the natural, southern boundary of the settlement. The linear street pattern is therefore highly influenced by this sloping topography and southern constraint of the sea. The streets in Lower Largo consequently mainly run west to east (Drummochy Road and Main Street). Harbour Wynd and Durham Wynds link in at right angles and provide routes inland, up the slope and out of the village.



High density and enclosed character of Main Street



Lower density more open character of Drummochy Road

Road widths vary in the conservation area. Drummochy Road is relatively wide and the houses are generally set-back from the road, whereas Main Street is narrow and has an enclosed feel. The vistas down Main Street, in either direction, are significant, with individual buildings closing the respective vistas. These buildings, though mainly not listed, the exception being 57 Main Street, are important for this reason. Also the gaps between buildings where they occur are important in providing a glimpse of the sea and visual link between the two.

### 3.3 Buildings and Townscape

#### 3.3.1 Building Types



90 Main Street



Drum Park



Drummochy Road



Pantile roof with slate easing course

The built heritage character of the conservation area is essentially that of a traditional East Neuk fishing village, although there is now very little fishing. The later periods of development, particularly as a seaside holiday resort, have left their mark and added layers of character. The relationship of the settlement with the sea is a very important one in terms of its origin, early development and subsequent periods of growth and change. Even today this link is strong as the village is a desirable location for holiday and retirement homes.

There is no single predominant building type but a mixture of traditional architectural styles typical of the respective periods of the village's growth and development, with great variety within each. There are however two main styles represented:

- Traditional East Neuk vernacular with features such as steeply pitched roofs covered in pantiles (mainly single and two storey dwellings found on the north side of Drummochy Road and Main Street), and
- "Victorian Seaside" villas, individual and terraced, erected in the late 19<sup>th</sup> century when the coming of the railway signalled a boom in holidaymakers visiting Lower Largo (e.g. Drum Park and south side of Main Street).

There are few intrusions by 20<sup>th</sup> century development within the conservation area itself, Well Brae being the main example.

### 3.3.2 Distinctive Architectural Styles, Detailing and Materials

Reflecting the different periods of growth, associated development and redevelopment, there are examples of a wide range of traditional building materials and methods of construction. Architectural styles range from the truly vernacular, purely practical response using materials and skills close to hand; to styles, materials and skills introduced from further afield, often in response to changes in transport and communications.





Brick masonry and Welsh slate roof



Whin masonry with sandstone margins



Ornate dormer gable



Fore stairs

Cardy House used imported craftsmen and designs and has some fine sandstone ashlar masonry. The associated villas are quality sandstone broken range work and the Net Works has, post the advent of the railway, ornate polychrome brickwork. Throughout the village there are other examples of the use of these materials. More frequently, however, there are good examples of locally sourced whinstone rubble with blonde sandstone dressings. The earliest cottages however, appear to be constructed in the main in poor quality sandstone boulder rubble, possibly gathered from the beach.

*'Many of the houses have a decaying look, it being mostly built of red sandstone taken from the sea, which has the defect of gradually crumbling into dust, by long exposure to the weather.'*

Extract from 1861 Parochial Directory for Fife & Kinross

Unsurprising in such an exposed coastal location, much of the older masonry is now protected with modern renders.

Boundary walls use a variety of materials including, rubble, beach stones and brick.

The older out buildings tend to be in rubble masonry and, post advent of the railway, brick.

Similarly, roof coverings range from Scottish slate, Welsh slate and pantile depending on the age and style of building. There are many good examples of traditional corbie step ('crowstepped') gables along the Main Street which add character, though they are by no means ubiquitous. The pitch of some roofs and presence of thackstones suggests that some may have originally have been thatched.

Reflecting the different vernacular styles and the high density of development in much of the conservation area, details are important in defining character and interest.



Traditional timber door



Cardy Net Works

Windows and doors are still mainly of traditional timber construction with sash & case windows predominating. Replacement with upvc versions can adversely affect the character. Doors are traditionally solid though may have a light over. Fully glazed, multi-paned doors are not appropriate.

Dormer windows are a very common Scottish vernacular architectural feature and if not part of the original design are often added later. Many of the older buildings in the conservation area, however, still retain the plain original dormer-less form and this is part of their special character. The addition of dormers could diminish this. 42 Drummochy Road has particularly fine integral dormer windows which are notable by their exception and representative of a later, imported, villa style of architecture.

Surviving fore stairs and railings are important vernacular features and add much to the sense of place.

An example of an adaptation of a traditional building is the conversion of the Cardy Networks to residential use which includes the introduction of a large picture window into the sea-facing elevation.

### 3.3.3 Orientation and Density

Buildings almost without exception face southwards towards the Firth of Forth. They follow the narrow coastal strip with their log side facing the sea. The terraced high density development provides some protection from the elements within the buildings and outside. There are some higher status detached houses and others face the Keil Burn. The two Churches present their gable walls to the street with the body of the church filling the plots behind.

### 3.3.4 Key Listed and Unlisted Buildings

There are twenty-two listed buildings or structures in the Conservation Area; thirteen are category B and the rest category C(S). There



Old Railway Viaduct



Railway Inn



Bridgend House

are other buildings contemporary with them, however, these are often much altered reflecting the character of the settlement and pressure often to adapt rather than rebuild. These unlisted buildings are no less significant for their group value and contribution to the character of the conservation area.

### **Old Railway Viaduct**

B Listed

Built 1856-7 by East of Fife Railway Company the viaduct dominates the harbour area. It is significant as a major landscape element and a reminder of the importance of the railway to the development of the village. Functionally now obsolete it nevertheless needs ongoing maintenance.

### **Net House, 1 Drummochy Road**

B Listed

A late 17<sup>th</sup>/ early 18<sup>th</sup> century former granary, then a net house, now restored and converted to a dwelling. It is significant for its age, its commanding position and as a reminder of a past economic activity which shaped the village.



Net House, 1 Drummochy Road

### **Railway Inn and 3 Station Wynd**

C(S) Listed

Noted in the statutory list entry as mid-18<sup>th</sup> century with much later alteration. It contributes much to the character of the conservation area due to its prominent position. It includes a post listing modern infill extension.

### **Bridgend House**

C(S) Listed

An earlier 19<sup>th</sup> century house with a range of





8 Drummochy Road (Far left)



Keilside Cottage, 10 Drummochy Road (white front)



Drummochy House, 16 Drummochy Road



Drum Lodge

outbuildings including stables. These ancillary buildings are, although functionally obsolete, significant as a reminder of a past horse based society.

### **8 Drummochy Road**

C(S) Listed

This later 18<sup>th</sup> century house is significant not only individually but, with the other houses which form the much restored terrace. It is representative of an early phase in the development of the village and with the buildings opposite is important in defining the character of the harbour/burn-side area part of the conservation area.

### **Keilside Cottage, 10 Drummochy Road**

B Listed

Early 19<sup>th</sup> century. See above comments

### **Drummochy House, 16 Drummochy Road**

B Listed

Mid/late 18<sup>th</sup> century. With Drum Lodge, the Railway Inn, the Old Manse and the Court House it is one of a number of higher status surviving buildings from this period.

### **Drum Lodge, Drummochy Road**

B Listed

Late 18<sup>th</sup>/early 19<sup>th</sup> century. Still set in its own grounds it is representative of this period and a much lower density of development in this part of the conservation area.

### **Belleview, 20 Drummochy Road**

C(S) Listed

Mid 19<sup>th</sup> century. This house marks the start of an outward expansion along Drummochy Road post the arrival of the railway.

### **Baptist Meeting House, Main Street**

B Listed

Built 1789-90 as a dwelling it was acquired for a meeting house in 1809.

### **21-23 Main Street (Old Manse)**

B Listed

Built mid-18<sup>th</sup> century with a fore stair to rear. It is one of the few surviving buildings of this period in this section of the Main Street. The thackstones suggest that it may well have once



Belleview, 20 Drummochy Road



Baptist Meeting House, 6 Main Street



57 Main Street



79 Main Street (Court House)

been thatched. There are signs of what appear to be masonry defects to the street facing elevation requiring early attention.

### **79 Main Street (Court House)**

B Listed

Late 18<sup>th</sup> century. The modern dry dash and dormer windows disguise a significant early building. The row of single storey C(S) listed cottages to the rear leading up to a source of spring water has been demolished following a fire. A modern house now occupies the plot.



21-23 Main Street (Old Manse)

### **57 Main Street**

B Listed

Early 19<sup>th</sup> century. Dormer windows and recently a modern porch have been added. The gable wall is of added significance in closing the vista looking east along this section of the Main Street. It also retains a drying green between the foreshore and the road which is of historic and streetscape significance, and which includes a 3.5m high modern sculpture.

### **Bower House, 92 Main Street**

C(S) Listed

Early 18<sup>th</sup> century. Although much altered it retains many typical features of the Fife East Neuk fishing village vernacular style.





Bower House, 92 Main Street



100-102 Main Street



99-105 Main Street



119/121 Main Street

### **100-102 Main Street**

C(S) Listed

Mid to late 18<sup>th</sup> century, originally four cottages. The former weaving shop (incorporating a later dovecote) located in the garden is of added significance as a reminder of the past weaving activity in the village.

### **99-105 Main Street**

B Listed

Most notable for the bronze statue in a niche in the front elevation erected in 1885 by David S Gillies, founder of the Cardy Net Works. The statue is of Alexander Selkirk, the inspiration for Robinson Crusoe, born in 1676 in a previous, thatched cottage on the site. The statue is a fine example of the work of sculptor T Stuart Burnett, ARSA. Masonry repairs have recently been undertaken including new window cills and lintels.

### **119-121 Main Street**

B Listed

18<sup>th</sup> century, altered late 19<sup>th</sup> century, restored 1970s. A number of historic architectural features still remain providing variety, interest and group value with 122 and 123.

### **123 Main Street**

C(S) Listed

Originally three 19<sup>th</sup> century cottages, now one dwelling. Although modernised and featuring a modern multi-pane fully glazed door it has group and streetscape value due to its location.

### **122 Main Street**

Category C(S)

Mid-18<sup>th</sup> century two storey cottage. It has group value with 119-121 and 123.



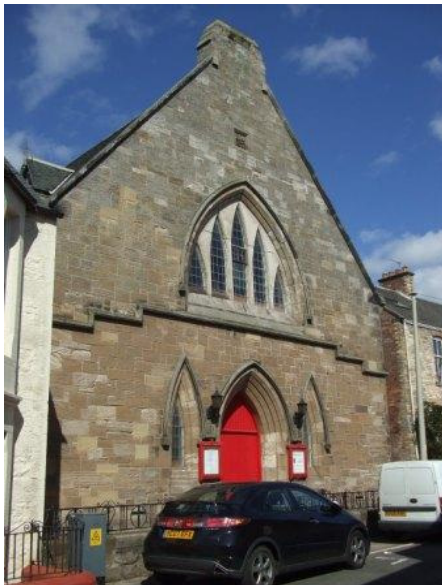
123 Main Street



Cardy House



Largo Baptist Church



St Davids Church

### **Cardy House, Cottage and Net Works**

The Net Works buildings, C(S) listed, were built in 1867. The associated owner's house, Cardy House, B listed, in 1871 and Cardy Cottage, C(S) listed (originally twin villas for built for the gardener and the networks manager) last in 1885. The bowling green laid out in front of the factory for the workers can still be seen. The Net Works was recently converted to form a residential dwelling incorporating large picture windows in the sea-facing elevation.

Other significant but un-listed buildings are the two churches, **St David's Church** and the **Baptist Church**. Both are major streetscape and historic character elements located on Main Street. They also contain a variety of enriching elements such as stained glass windows and architectural embellishments.

**83 High Street** although much altered and not listed is a substantial two storey building with wide bays. It commands a significant position within the village over looking a historically important access from the Main Street onto the section of the beach most suitable for drawing up boats. It is also at the junction with Durham Wynd.

### **3.4 Spaces**



Slipway by 52 Main Street



Main slipway near Durham Wynd



Space between buildings off Drummochy Road



Cardy House and Works

To the east of the Keil Burn there are few public or private spaces so those that there are, are significant elements in the streetscape. Most open space is private, located behind buildings. Where open spaces terminate at the foreshore, often with steps leading to the beach, they are more publicly visible and add much character to the conservation area.

The area of enclosed ground between the foreshore and street in front of 57 Main Street is the site of a modern sculpture. The open space allows views of the sea and provides a focal point at this dog-leg in the street.

Slipways, such as that near the sailing club used as a dingy park, provide valuable open space again linking with the foreshore.

Located often near the foreshore, former drying greens are a characteristic feature of such fishing villages. Similarly bleaching greens where there was once a linen industry. The open car park area to the west of Cardy Net Works, although just outside the conservation area, was one.

Off Drummochy Road the lower density of development makes open spaces less significant but they still contribute much to the character particularly where they allow views of the sea.

### 3.5 Trees and Landscaping

There are few trees in the Conservation Area which is understandable given the high building density and the little garden space available in the oldest parts of the village. Mature trees are particularly scarce. The grounds of Cardy House and Works are one of a few exceptions. Here the low building density allows plenty of space for trees. The harsh marine climate is another material factor which limits the number of large trees.

To the leeward side of the Main Street and along the escarpment which forms its backdrop the stands of trees contribute much to the character of the area and provide another layer





View of wooded escarpment to northern edge of conservation area



Single tree closing the vista looking east along Main Street



Fife Coastal path

to the northern boundary. Similarly, the setting of the Viaduct and Keil Burn area is enhanced by the backdrop of mature trees.

The garden of 55 Main Street closes the view eastwards along the Main Street and the single tree there is a significant landscape feature.

To the west of the Keil burn the much lower density of the development allows for garden planting and numerous smaller trees. As the roof-line of the houses is higher there, the importance of the trees in providing a soft natural northern boundary to the conservation area is less important but where glimpsed between buildings the trees still add much to the character of the natural environment.

All trees within the Conservation Area are protected and permission is required for felling or lopping.

### 3.6 Activity and Movement

Station Wynd now links the Main Street with the largest area of parking for the village. On street parking is severely limited so it remains an important link. In the past its importance was, as the name suggests, as a route from the railway station.

The main road links with the rest of Fife are the A915 west and A917 east inland from the conservation area. Vehicular traffic is minimal due to the narrow congested Main Street, some towards Lindin Links westwards but mainly towards Temple to the east. The intersections of Main Street with Durham Wynd and Harbour Wynd are key activity and movement nodes.

The Fife Coastal Path runs through the village. The Path is a seventy eight mile trail from the Forth Bridges to the Tay Bridges passing the Fife Coastal Villages and many Nature Reserves. A footpath separates Cardy House from the Net Works and allows a safe pedestrian route from the carpark to the end of the Main Street.

The relationship with the foreshore remains



Station Wynd

strong with regular public connections from the Main Street. Individual properties also often have a private beach access where they front the foreshore. Included in this, of note, is the sailing club.

Historically there were strong links between Lower and Upper Largo with regular movement between, using the Serpentine Walk along Largo Burn from Temple to the Eagle Lodge at Largo House.

### 3.7 Character Areas



The eastern extent of the village is defined by the wall enclosed Cardy House, Cottage and Net Works which fill the ground between escarpment and foreshore. The Main Street links westwards with the historic core of the village centred round the Keil Burn, former mills, harbour and railway station. The character of the village immediately west of and adjoining the burn is influenced by the harbour with its mix of small vernacular cottages and the landmark former granary, now the Net House.

Further west, off Drummochy Road, the character of the area changes. Building is less constrained by the embankment and sea and the land is less densely developed, opening up to join with Lundin Links where it merges with the housing to the north and west. Again the railway forms a hard northern physical boundary to the conservation area and the sea forms the boundary to the south.

The respective characters of these two areas are largely influenced by the topography. Buildings face the sea and provide shelter in their lee. Each area has seen ad hoc redevelopment and new development at different periods. More examples of the older 18<sup>th</sup> century vernacular, East Neuk style of single storey cottage, which would have lined each side of the original linear settlement, survive to the eastern end. Elsewhere they are



replaced by 19<sup>th</sup> century two storey houses built during the ferry and railway based periods of prosperity and development.

#### 4.0 Public Realm Audit

The choice of appropriate materials and detailing is important in protecting and enhancing the special character. Also where items of historic interest or good examples of the traditional use of materials exist within the public realm they should be recognised and valued.

Near 121 Main Street there are examples of traditional whin sets and split whin horonising; at 105 of cobbles and on the slipway near 50 the use of boulders from the beach. There is a hierarchy of materials and uses and this should inform the treatment of any new surfacing work to ensure that it is in character.

Although now redundant, an old style red telephone call box still stands to the side of the Baptist Church, together with a similarly styled red post box. Both add much to the character of the area.

There are two highly visible examples of large sculptures which impact on the character of their respective sections of the Main Street. Both are in private ownership and located on their properties. At 101 Main Street in a niche on the front (street) elevation is a statue of Alexander Selkirk, inspiration for the famous literary character Robinson Crusoe, erected in 1885. At 57 Main Street on the enclosed ground facing the foreshore is a large brightly coloured 3.5m high modern sculpture by the current owner.

There appears to be no historic seating, lighting or any other street furniture remaining. What is there at present is limited to a few areas of seating, a few lamp standards and some bollards. The introduction of any new items should be based on a careful assessment of what is really needed after considering alternatives to avoid introducing anything which may have an adverse effect. Simple modern,



Modern bollards and surface treatments - harbour pier



Traditional whin setts and horonising - 121 Main Street



Modern bollards and seating - 50 Main Street



Modern seat and surface treatment - harbour pier



Cobbled footpath -105 Main Street



Crusoe Hotel

well designed, quality items are generally better than 'period', pastiche items selected from a catalogue. If items can be shown as being historically accurate, their reinstatement with modern replicas may be an appropriate.

There are no information or interpretation boards within the conservation area although there is a board located in the car park next to Cardy Net Works. That board has a small amount of information on Lower Largo in addition to providing information on Upper Largo, Lundin Links and the Fife Tourist Route. Well designed boards and content, located at other spots within the conservation area would help the aim of protecting and enhancing the character and appearance through a better understanding of what is special about it.



From left to right:

- Telephone box and post box near Baptist Church
- 1885 sculpture 99-105 Main Street
- 2008 sculpture 57 Main Street

## 5.0 Negative Factors

The Crusoe Hotel is a significant building in the conservation area due to its prominent location at the heart of the harbour area and high degree of visibility from all directions, including closing the westward vista along the Main Street. It has been much altered and little remains of its original warehouse character. It is described by John Gifford in *Buildings of Scotland: Fife* in 1988 as a 'lump'. A modern wing constructed on the sea wall was added in 1996.

The Premier convenience store at the western end of the Main Street occupies a prominent position at the heart of the village facing the bridge. Although not listed it has, for this



Premier convenience store

reason, a significant impact on the character of the area. The existing shopfront and fascia is not appropriate and detracts from the historic character of the area. Reference should be made to Fife Council's Shopfront Design Guidelines.

## 6.0 Buildings or Other Elements at Risk

### 6.1 Inappropriate Materials

There is evidence of the extensive use of modern cement mortars on listed and other traditional masonry buildings and structures throughout the conservation area. These mortars are not only historically inappropriate but also harm the stone by trapping moisture and accelerating decay. Traditional lime mortars should be used.



Cement slurry applied over ashlar at 52 Main Street

Inappropriate modern cement renders and pointing mortars with modern film forming masonry paint or bare roughcast occur frequently. At 52 Main Street some fine sandstone ashlar masonry has been over coated with a modern cement slurry. However, it is heartening to note more recent examples of the use of a traditional lime harl to a gable wall at 57 Main Street and lime mortar re-pointing at 101 Main Street.



New traditional lime harl on 57 Main Street.

### 6.2 Replacement Windows and Doors





Upvc windows and doors

Within the hierarchy of the elevation of a traditional vernacular building the windows and doors play an important role in defining character. Inappropriate replacements can easily adversely affect this. There are for this reason Fife Council design guidelines on replacement windows. There are examples of window openings being enlarged and replacement windows and doors of alien design and materials (eg. upvc, fully glazed doors, diamond glazing patterns). The opportunity should be taken whenever possible to re-instate these with well-designed vertical timber sash and case windows or timber panelled doors. The introduction of new architectural elements such as a porch or dormer window can have an adverse effect if material, design or scale is not appropriate.

### 6.3 Buildings at Risk



Former stables at Bridgend House

There are no buildings or other built heritage within the conservation area included on the national Buildings at Risk Register maintained by the Royal Commission on behalf of Historic Scotland. Nevertheless there are some buildings that undoubtedly contribute to the character yet may be at risk.

Part of the special character and appearance of the conservation area is the result of its mix of different types of building reflecting past activities even though they may now be obsolete. An example is the stable. In converting such a building to residential use the pressure is to add domestic materials and design elements to give it the character and amenities of a house. As a consequence much of that non-domestic character may be lost. Former shops are another category at risk and there are several examples along Main Street of the conversion of the former retail part to residential use.



There are other reminders of past uses which add character and may be vulnerable to loss. For example, at Well Brae there is a structure which encloses a former well and further along Main Street to the east is a stone trough where

Rear of 91 Main Street



Well house at Well Brae

water emerges from a spring within a carved hollow in the vertical bedrock.



Spring at 81 Main Street



Former shop at 50 Main Street

## 7.0 Opportunities and Conservation Strategy

### 7.1 Boundary Refinement

There are no proposals to refine the Lower Largo conservation area boundary. The existing conservation area boundary, designated in 1978, is still appropriate and does not need any further modification in light of the absence of any major development proposals and significant changes in architectural or historical interest in the area.

### 7.2 Planning Policy

The policies contained in this management strategy compliment the Conservation Area Appraisal, and comply with:

- Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Scottish Historic Environmental Policy (SHEP) – October 2011
- SPP Historic Environment – 2010
- Planning Advice Note 71: Conservation Area Management – 2005

- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Finalised St Andrews and East Fife Local Plan (2009)
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Masterplans Handbook

The Fife Structure Plan seeks to safeguard Fife's heritage and natural environment by encouraging the re-use of buildings of historical or architectural interest; prioritising the use of brownfield sites for housing or other appropriate development; and encouraging development which would assist in urban regeneration. Policy SS1: Settlement Development Strategy puts the onus upon Local Plans to focus future development within existing settlements, and amongst other things the policy states that "...the Council will have regard to the protection of built heritage or natural environment".

The Structure Plan recognises the importance of Fife's historic environments and for the need to preserve and enhance these environments. The emphasis is on the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The St Andrews and East Fife Local Plan (2009), replacing the St Andrews Area Local Plan of 1996, provides the main policy framework for St Andrews and the East Fife area and is a material consideration in any development proposals within the Local Plan boundary. It provides the statutory framework which will ensure, also, that any improvements are carried out in a fashion most appropriate to the sensitive and imaginative conservation of the area. In summary, this framework is as follows:

- Policy E7: Conservation Areas
- Policy E8: Listed Buildings
- Policy E9: Demolition of Listed Buildings



While the above Local Plan policy framework provides the Development Control context to secure ongoing preservation/enhancement of the area in a sensitive manner, and to secure that preservation/enhancement in the long-term, the Local Plan also places great importance on the benefits which regeneration initiatives can provide.

### **7.3 Long Term Management**

The policies contained within the Finalised St Andrews and East Fife Local Plan (to be adopted in 2011) provide a continuing commitment to regeneration and enhancement of the built heritage up until 2021. The plan contains policies which support ongoing preservation/enhancement in East Fife, including Lower Largo. A list of relevant policies and proposals is outlined below:

- Policy B5 Tourism and Hotel Developments
- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality - Design
- Policy E5 Housing Development and Open Space
- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings
- Policy E10 Protection of Orchards and Riggs
- Policy E12 Ancient Monuments and Archaeological Sites
- Policy E13 Street Furniture
- Policy E27 The Coast
- Policy C8 Footpaths/ Cycleways/ Bridleways

Although the plan is intended to cover a 10 year period, it will be reviewed after 5 years, allowing for any future developments which may come forward for the settlement and surrounding area.

## **7.4 Supplementary Planning Guidance**

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines that supplement the adopted policy framework and provide general and specific guidance and set design standards for Conservation Areas. Relevant Planning Customer Guidelines from the series include:

- Windows in Listed Buildings and Conservation Areas
- Painting the Outside of Listed Buildings and Buildings in Conservation Areas
- Shop Front Design Guidelines

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

## **7.8 Article 4 Direction**

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

The Article 4 Direction will be reviewed following the changes introduced by The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order on

6<sup>th</sup> February 2012.

Details of the current Lower Largo Conservation Area Article 4 Direction are provided in Appendix 3.

## **8.0 Grants and Funding**

There are no grant schemes available or planned for Lower Largo Conservation Area in the foreseeable future. Limited grants may be available from Historic Scotland for listed buildings in need, such as buildings at risk, and these are assessed competitively. Historic Scotland support for conservation areas is channelled through local authorities and target those conservation areas that are most in need of regeneration. For other potential sources of funding refer to: <http://www.ffhb.org.uk/>

## **9.0 Monitoring and Review**

There are currently no formal monitoring programmes in place for Lower Largo Conservation Area. It will be reviewed annually on an informal basis by one of Fife Council's Built Heritage Officers. Policies relating to the Conservation Area will also be reviewed at 5 year intervals with the production of the Local Plan which covers St Andrews and the East Fife area.

## **10.0 Further Advice**

For general advice and advice on grants contact:

Planner (Built Heritage)  
Fife Council  
Enterprise & protective Services  
Town House  
1 Wemyssfield  
Kirkcaldy  
KY1 1XW

Telephone: 08451 555 555 (X476998)

## **11.0 Recommended Reading and Other Resources**



The following are recommended:

**Lundin Links, Upper and Lower Largo, Leven.** Cunningham, S. (1913) (ed), Thomas Adams & Sons: Portobello

**The Fringes of Fife.** (ed), Geddie, J., W & R Chambers, Limited: Edinburgh.

**The Buildings Of Scotland – Fife.** Gifford, J. (1988) Penguin Books, London

**Discovering Fife.** Lamont-Brown, R. (1988) John Donald Publishers Ltd, Edinburgh

**The Coast of Fife – A Heritage Guide.** Martin, P. (1996), Fife Council, Glenrothes.

**The Fife Book.** Omand, D. (2000) (ed), Birlinn Ltd, Edinburgh

**The Kingdom of Fife – An Illustrated Architectural Guide.** Pride, G.L. (1999), Inglis Allen, Edinburgh.

**Around North East Fife.** Pearson, J.M. (2004), (ed), Levenmouth Printers: Buckhaven

**The East Neuk of Fife: Its History and Antiquities.** Wood, Rev. A. (1887), (ed), Thomas & Archibald Constable: Edinburgh

**'Cardy inside out'.** Bruce-Watt, J (1986), in Mackay, S; *Scottish Victorian interiors*; Scottish Interiors Collection; Edinburgh

## **APPENDIX 1**

### **BOUNDARY DESCRIPTION AND SCHEDULE OF STREETS WITHIN THE CONSERVATION AREA**



Commencing at a point on the centre line of the public footpath immediately south east of the public toilets at Drummochy Road and thereafter north and east along the said footpath to its junction with Drummochy Road; thence north for some 10 metres to the boundary of the former railway ground; thence east and north along the southern boundary of the former railway line to a point at the north east corner of the curtilage of "Clunie Cottage", Drummochy Road; thence east along the top of the former railway embankment to a point on the viaduct immediately above the west bank of the Kiel Burn; thence north to the north side of the viaduct; thence east and north along the north side of the viaduct to the boundary of the former Largo Railway Station; thence south to the north west corner of the cartilage of "New Cottage"; thence east and north along the southern boundary of the former Railway Station and railway line to its junction with Durham Wynd; thence east across Durham Wynd and thereafter east along the southern boundary of the former railway line to the north east corner of the cartilage of "Cardie House"; thence south some 74 metres to the High Water Ordinary Spring Tide Line; thence west along the High Water Ordinary Spring Tide Line, around the seaward periphery of the pier to a point at the south east corner of the cartilage of "Drum Brae"; thence north and west along to the western boundary of Drum Brae and the eastern boundary of "Drum Lodge" to the junction of the boundary of "Drum Lodge" and "Drum Cottage"; thence west to the point of commencement.

### **STREET INDEX**




Drummochy Park,  
Main Street,  
Drum Road,  
Station Wynd,  
Durham Wynd.



**APPENDIX 2**




**LISTED BUILDINGS WITHIN THE CONSERVATION AREA**




Item No.	Address	Description and Listing Category		
40004	Lower Largo, 2 Harbour Wynd, Bridgend House & Outbuildings	Earlier 19th century. 2 storeys and dormerless attic, 3 bays; painted whin rubble with contrasting long and short roughly droved dressings. Central door with later timber porch; modern glazing; end stacks, slate roof. 2 storey range of outbuildings, stables, lofts etc, rubble built to north.	C(S)	
40005	Lower Largo, 8 Drummochy Road	Later 18th century. 2 storeys and dormerless attic, 3 bays, pebble dashed with cement margins and quoins. Central panelled door. 1st floor and attic windows in west gable. Pantiled roof, skews with moulded skew putts, end stacks.	C(S)	





40006	Lower Largo, 10-12 Drummochy Road, Keilside Cottage	Early 19th century, restored 1978. 2 storeys and dormerless attic, 3 bays. Front rendered and lined as ashlar, with painted margins. Harled gable end. Central door with flanking windows, 1 window only 1st floor. 12-pane sash windows. Straight skews, stack at south west gable, pantiled roof.	B	
40007	Lower Largo, 16 Drummochy Road, Drummochy House	Mid/late 18th century 3 storeys, 3 bays harled with painted margins and quoins. Central corniced door in moulded architrave, enlarged window to left, 2 storey canted window to right. Remaining windows 12-pane sashes. Eaves course and cornice straight skews, end stacks, slate roof. Narrow pend and small chamber over on west gable. Rear wing.	B	
40008	Lower Largo, 20 Drummochy Road, Bellevue	Mid 19th century, 2 storeys, 3 bays, rendered and lined as ashlar. Central door, straight skews corniced end stacks, slate roof. Forestairs and 1st floor door at rear.	C(S)	




40009	Lower Largo, 1 Drummochy Road, Net House	Late 17th century/18th century, restored 1972. 2 storey, boulder rubble with large sandstone lintels to ground floor, and low buttresses to long sides. South elevation has arched door near centre with stugged ashlar dressings and deep flanking buttresses, 2 windows left and 3 right; 3 small, first floor windows, window over door, raised through eaves with catslide roof, large modern studio window with gabled head. Glazed doors in east gable. North elevation irregular fenestration, 6 ground and 4 1st floor window. Pantiled roof with slate easing course, skews and 2 stacks. Curved boulder rubble wall to south remains of west pier, probably 18th century, with steps down to water, and low bastion enclosing circle of setts at site of horsemill.	B	
40010	Lower Largo, 9 Drummochy Road, Drum Lodge	Late 18th/early 19th century, 2 storeys and attic 3 bays with late 19th century rear wing and alterations to south front. Harled mainly with painted margins. South front ground floor alterations comprise central door in moulded and segmentally pedimented doorpiece, flanked by canted windows with balustrades. Some 12-pane glazing remains. Straight skews, end stacks, slate roof. Rear wing with gabled dormerheads	B	




40011	Lower Largo, 21 & 23 Main Street, Old Manse	Mid 18th century 2 storeys and dormerless attic, 3 bays; harled with boulder ground course, painted margins, central door, 12-pane glazing 1st floor, modern variant ground. Straight skewes with moulded skew putts, end stacks, 2 modern roof lights, slate roof. Forestairs at rear to 1st floor door.	B	
40012	Lower Largo, 57 Main Street, Dunvegan	Early 19th century with alterations. 2 storeys and attic, 3 bays. Painted galetted whin rubble with long and short dressings. Central door behind modern lean-to glazed porch. 12-pane glazing; 2 later wallhead piended dormers. Straight skewes, end stacks, slate roof.	B	
40013	Lower Largo, 79 & 81 Main Street, Court House	Late 18th century with late 19th century dormers. 2 storeys and attic, 3 bays. Pebbledashed with painted chamfered margins. Central doors under roughly dressed lintel. Altered glazing, 2 large piended and canted dormers. Pantiled roof with slate easing course, end stacks. Outshots to rear.	B	


40015	Lower Largo, 99 – 105 Main Street	House built by David Gillies, net manufacturer, 1885, replacing thatched cottage, birth place of Alexander Selkirk. 2 storeys, 5 bays. Whin rubble with large, stugged and broached ashlar dressings, some concrete repairs. 2 central doors and statue of Robinson Crusoe by Stuart Burnett in niche above. Inner flanking bipartites and outer single lights. Pantiled roof with slate easing course, straight skews and end stacks. Altered to form 4 flats in 1935 by James Gilles.	B	
40016	Lower Largo, 119 and (west part of) 121 Main Street	18th century altered in late 19th century, restored 1970s. Single storey long range. Harled with some ashlar margins. Some original window openings, dormer inserted late 19th century when converted to studio. Pantiled roof, slate easing course. Two 18th century chimneypieces survive. No 121 now occupies eastern 3 bays and pend.	B	
40017	Lower Largo, 123 Main Street	Originally 3 19th century cottages now 1 house. Single storey, 8 bays. Harled. 3 doors, 5 windows. Pantiled roof piended at west, 3 corniced stacks.	C(S)	



40018	Lower Largo, 125 Main Street, Cardy House	1873 David Gillies (Lower Largo). 2 storey, 3 bay villa. Polished ashlar front with rusticated quoins and dressings. Central door set in cavetto moulded reveals, bracketted cornice and low balcony with small figure of Atlas. Tripartites at left; 2 storey, 4-light canted windows at right. Cornice and blocking courses, end corniced stacks, piended platform roof with wrought-iron cresting. Good greenhouse in walled garden to east. 2 polygonal painted ashlar gatepiers in brick and rubble garden wall. Spearhead railing to front terrace and statues.	B	
40019	Lower Largo, 127 Main Street, Cardy Cottage	Dated 1885. David Gillies (Lower Largo). Pair of single storey and attic cottages, each 2 bays. Stugged and snecked, squared rubble, ashlar dressings, and rusticated quoins, harled end gable. 2 central doors, 2 flanking windows all in blocked architraves; 2 large piended canted dormers. End stacks, slate roof.	C(S)	

40020	Lower Largo, Main Street, Cardy Net Works	1867 David Gillies (Lower Largo). 3 parallel ranges of brick sheds built on rubble base with buttresses to south, and contrasting brick dressings to pilaster strips. West (main) elevation 10 bays with 5 windows. 2 boarded doors with brick lintels and modern garage door. Open cartshed at north end. South end piended roofs with rooflights, and ventilators in walls. Tall brick stack at west end. Dogtooth brick nogging at eaves and slate roof, piended to south, gabled to north. 2 channelled painted ashlar corniced gatepiers at north end and 2 brick ones with cornices, also painted and similar corner pier to south. Walls 1872 David Gillies. 2 stugged ashlar square corniced gatepiers to east at north end.	B	
40021	Lower Largo, 6 Main Street, Baptist Meeting House	Dated 1809 possibly incorporating earlier fabric. Single storey, rendered with droved ashlar dressings. 3 windows to south, door in east gable in painted margins. Pantiled roof with slate easing course.	B	
40022	Lower Largo, 90 & 92 Main Street, Bower House	Early 18th century with much later alterations. 1 storey and attic to north, 2 full storeys to south, 4 irregular bays. Harled with painted margins. 18th century architrave to door at south elevation. Some altered fenestration. North front with door at west, 1 window at east, 1 1st floor window raised through eaves. Crowstepped skewes to north, straight to south, moulded skewputts, end stacks, pantiled roof.	C(S)	

40023	Lower Largo, 100 & 102 Main Street	Mid/late 18th century. Low 2 storey pair of 3 bay houses now one. Possibly incorporating earlier fabric (single storey to north). Rendered and lined as ashlar, painted margins. Street frontage altered. Variety of astragaled glazing to rear. Pantiled roof. Single storey piended roofed former weaving shop in garden with dovecot incorporated.	C(S)	
40024	Lower Largo, 122 Main Street	Mid 18th century. 2 storeys, single storey to north, 3 wide bays. Harled with painted reveals. South elevation: off-centre door, 3 windows ground, 3 to 1st, some 12-pane glazing survives. Central door only on north elevation crowstepped gable to north east, end stacks pantiled roof.	C(S)	
40025	Lower Largo, Old Railway Viaduct	1856-7, built by East of Fife Railway Company. 4 wide segmental arches supported on piers with low roll moulded crowning parapet. Squared rubble with ashlar voussoirs, broad pilasters at outer ends. Curved abutment walls at west.	B	

40026	Lower Largo, 1 (The Railway Inn) & 3 (Lea-Rig) Station Wynd	Mid 18th century with much later alteration. 2 storey, 3 bays with 2 additional eastern bays now 3 Lea-Rig. Harled with painted margins and quoins. Central entrance bay slightly projecting, 2 windows in west gable end, single storey 3-bay rear wing, pantiled roofs; 3 Lea-Rig altered fenestration, slate roof. Out-buildings adjoining to east.	C(S)	
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## APPENDIX 3

### THE LOWER LARGO ARTICLE 4 DIRECTION

The Lower Largo Conservation Area was originally designated in 1978. The Article 4 Direction under the Town and Country (General Development) (Scotland) Order 1992 was approved on 25<sup>th</sup> October 1993.

USE CLASS	SUMMARY DESCRIPTION OF USE CLASS	REQUIREMENT FOR USE CLASS
Part 1 Class 1	The enlargement, improvement or other alteration of a dwelling house.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 2	Any alterations to the roof of a dwelling house including the enlargement of a dwelling house by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 9 Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.

Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 32	Any development relating to sewerage by a regional or islands council being development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe or sludge main or associated apparatus.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwelling houses; any development under the Housing (Scotland Act 1987 (b)); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 35	Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings.	To protect the harbour against development which may compromise its listed status and the adjoining Site of Special Scientific Interest to meet with the EU Birds Directive criteria.
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.