



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



**ENTERPRISE, PLANNING &
PROTECTIVE SERVICES**

APPROVED MCH 2012

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1.0 Introduction & 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. Upper 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 Upper Largo conservation area boundaries and a list of the streets within the boundaries are included in Appendix 1.

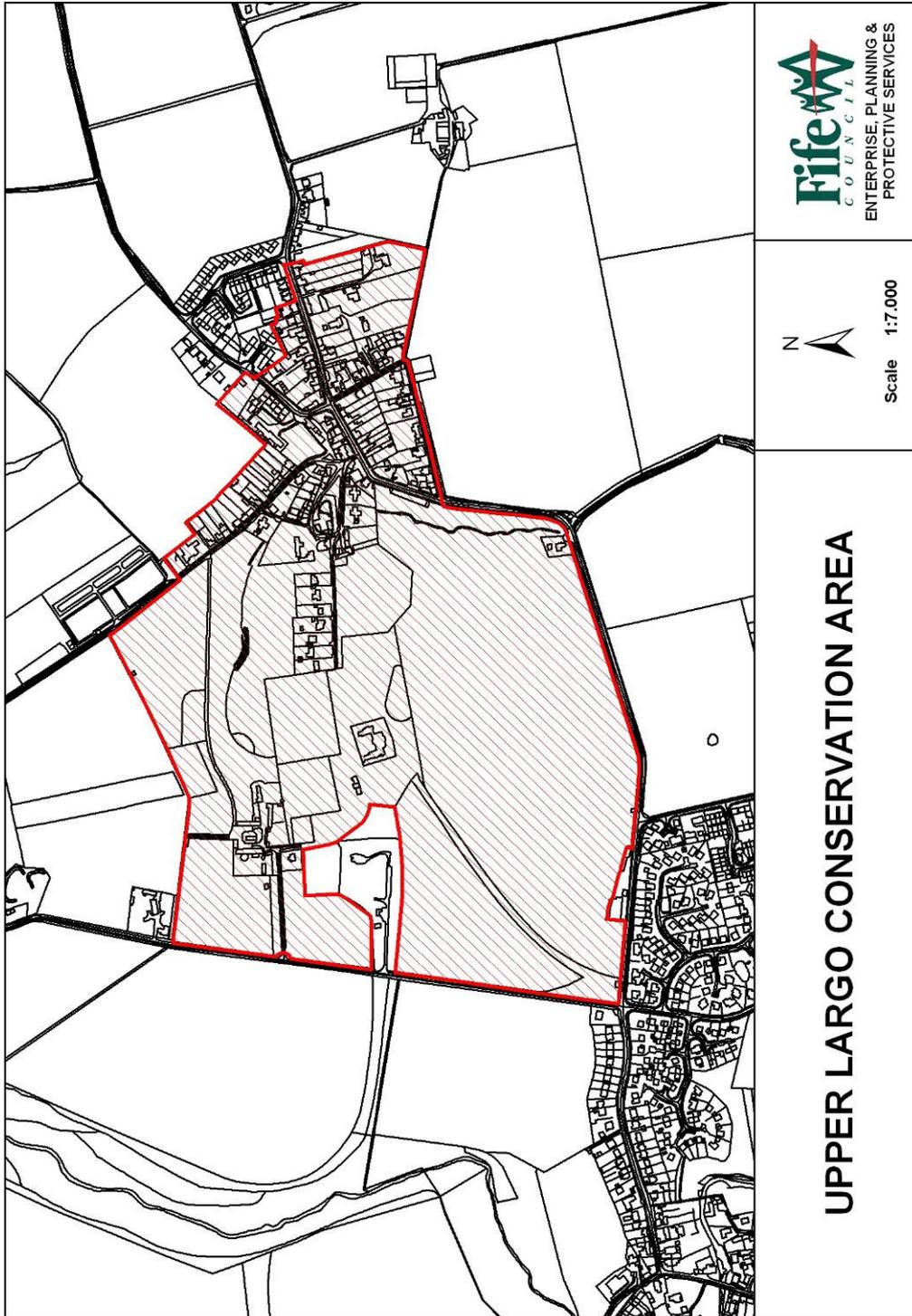
1.2 Purpose of this Document

Upper 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 Lower Largo, which was also designated as a conservation area in 1978, is subject to a separate appraisal.



2.0 Location, History and Development

2.1 Origins and Development of Settlement

Upper Largo is also known as Kirkton of Largo. Largo probably means 'place on a slope or hillside'. The church of Largo or Largauch was presented to the nuns of North Berwick by Duncan, Earl of Fife, in 1160. There are early 14th century references to 'ecclesiam de Lergau'; 'de Lergach', 'de Lergav' and various other spellings. There is a reference in 1451 to 'Largo' and in 1515 with reference to Andrew Woods 'unam liberam baroniam de Largo'. James III presented Sir Andrew Wood with the Lands of Largo in recognition of his naval successes including the route of the English fleet in the Forth in 1498. By a Charter in 1491 he was entitled to build 'a tower or fortalice with iron gates'. The only remains of this are the early 17th century tower, known as Wood's Tower. Although there was a medieval castle where Wood's Tower is now and a 12th century predecessor to the current parish kirk, the earliest remaining buildings in the village are those near the church dating from the 18th century. These are shown on the 1854 Ordnance Survey 1st Edition map, which includes the associated Manse and Church Rooms. Away from the immediate environs of the church, listed The Grange and St Andrews and Greycot Cottages all date from the late 18th century.

In 1659, a hospital for old men of the parish of the name of Wood was founded by a Mr John Wood. The original building was begun in 1665, from designs by Robert Myln, one of the famous family of Master Masons to the King. By 1829 it had fallen into a bad state of repair, and in 1830 from design by James Leslie, civil engineer, a new building was erected. The existing Wood's Hospital, now an Old People's Home, is the one built in 1830. No trace of the original hospital is to be seen.

John Thomson's 1832 map shows the basic form of the village as seen today. Note Lower Largo is

shown as 'Largo' whilst Upper Largo is shown merely as 'Kirktown'. By 1854, as shown on the Ordnance Survey 1st Edition, it has become Kirkton of Largo.



1654 Blaeu Atlas of Scotland (source: National Library of Scotland)



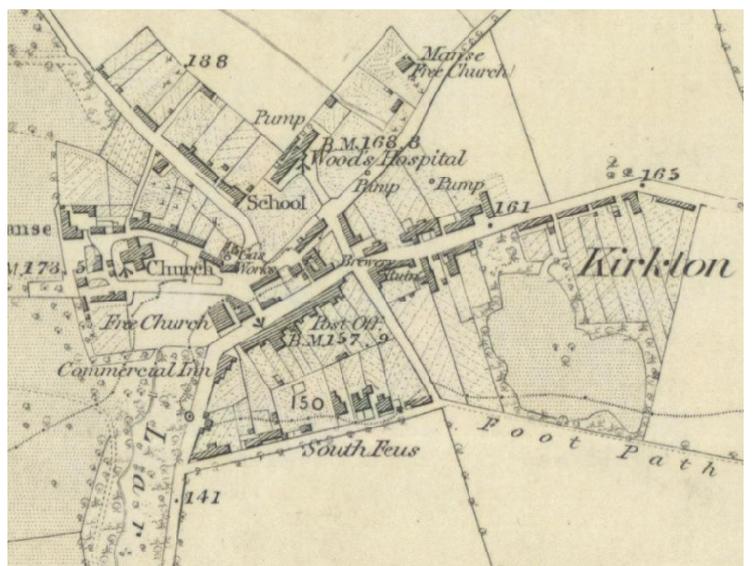
1732 Heman Moll (source: National Library of Scotland)



1832 John Thomson's Atlas of Scotland (source: National Library of Scotland)

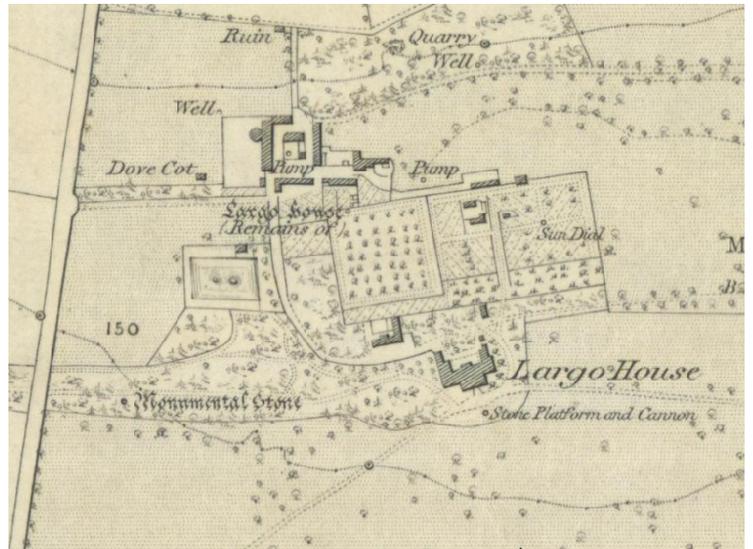


1854 Ordnance Survey 1st Edition (source: National Library of Scotland)



Kirkton of Largo village - 1854 Ordnance Survey 1st Edition (source: National Library of Scotland)

The 1854 OS 1st Edition now shows, in addition to the Parish Kirk, a Free Church and Manse, a Brewery, a Gas Works and a School though in a different location to the present day one. The Largo Hotel is shown as the Commercial Inn.



Largo House -1854 Ordnance Survey 1st Edition (source: National Library of Scotland)

The long and varied list of occupations noted in the 1861 Parochial Directory for Fife and Kinross in Upper Largo suggests a thriving community with its own bank, two blacksmiths, four dressmakers and three tailors, two shoe and boot makers, two teachers, a gas works manager, a doctor, three grocers and two joiners, amongst others.

2.2 Archaeological and Historical Significance of the Area



Route of Sir Andrew Wood's canal

The Upper Largo conservation area comprises of the designed landscape of Largo House and the essentially 19th century settlement of Kirkton of Largo which is centred on its 12th-century parish church. The current church structure includes a tower built in 1623 but mostly dates to 1817. Within the churchyard stands a Type II Pictish Symbol stone, found in two pieces at different places on the estate, erected here in the 19th century. This cross slab is indicative of Upper Largo having been an area of importance to communities in the early pre Christian period AD.

This early occupation period is also represented



Scheduled Ancient Monument -
Pictish Symbol stone and cross slab

‘Upper Largo, or Kirkton, which is about half a mile from the sea, is a fine, clean, well-built village, with a number of good houses and shops; and we know of no finer village in the County of its size.’

Extract from the 1861 Parochial Directory for Fife & Kinross

by several known important sites of prehistoric settlements, enclosures and find spots immediately outwith the modern artificial boundary of the conservation area. With the majority of the area remaining undeveloped there is a very high probability that more such archaeological sites from the prehistory of this part of Fife remain undiscovered within the designed landscape of the 18th century Largo House.

An important feature in the adjacent landscape is the first canal constructed in Scotland; attributed to Sir Andrew Wood and cut between the house and the Kirk. There is archaeological evidence of a canal, approximately 0.5km long and claimed to be the first in Scotland, which was constructed from the castle to the parish church. Wood’s 15th century house was abandoned when the estate passed to the Durham family who commissioned the nearby Palladian style mansion house in 1753.

2.3 Development of the Area

The original settlement was centred round the parish church which is located on a prominent position on a small knoll to the west of the centre of the present day village. Although this church is 19th century, except for the 1628 spire and chancery, the site has been of religious significance for centuries, the earliest known date being 1160. It no doubt also benefited from its proximity to first Sir Andrew Wood’s mediaeval fortalice and hospital and later the Durham family’s Palladian mansion house. The road which passes through Kirkton of Largo is noted on Greene’s map of 1679 and on Roy’s Military Survey of 1747-50 and the road is listed in the 1790 Turnpike Act. The village has grown round the junction of these two main routes. In the early 1800’s growth occurred in response to the ferry at Lower Largo and later the railway station and its resort status together with adjacent Lundin Links. The villas and house along South Feus are a reflection of this. The 1861 Parochial Directory for Fife & Kinross notes:

‘Both Lower and Upper Largo are favourite resorts as sea-bathing quarters, a number of the inhabitants letting out a portion of their premises to summer visitors.’

Today, within the conservation area, there is a

large area of modern residential development to the SE of Main Street on previously undeveloped land. There is also a small area of new housing off Church Place to the south of the Parish church again on previously undeveloped land. Outside the conservation area there is a local authority housing scheme within the NE part of the village. Apart from these and some small scale modern infill, the settlement is largely unaltered from its 19th century form.

3.0 Character and Appearance

3.1 Setting

The village was originally clustered around the Parish Church which is sited on a knoll to the west of what is now the Main Street.

The village is sheltered by 290m high Largo Law and has impressive views over Largo Bay and the Firth of Forth. Its location also allows it to command the land route along the coast towards Crail and the East Neuk villages. These factors no doubt influenced the choice of location for the mediaeval fortalice, the hospital and later holiday villas. The sea at Lower Largo is just a 15 minute walk down the Serpentine Walk along the Largo Burn.

It also marks a staging post up the hill from Lower Largo and Leven before continuing along the coast towards Crail or uphill again inland towards St Andrews.

The neglected parkland of the former Largo House forms the western end of the conservation area. Elsewhere the village is surrounded by farm land giving it a rural character.

3.2 Street Pattern and Topography

With the exception of North Feus which extends up the slope of the Law to the north, the village mostly follows the contours of the lower slopes of Largo Law which rises up behind and is visible behind and between many buildings. Similarly, the land slopes away steeply down hill on the south side which limits development in that direction.



Parish Kirk



Largo Law viewed from the southern approach to the village



Parish Church viewed from the southern approach to the village

The focal point of the church on its knoll also influences the pattern of dwellings which surround and face it.

On the Main Street buildings front the pavement on the south side whereas on the north side, possibly to take advantage of the sun, they are more often set back behind forecourts or small gardens.

3.3 Buildings and Townscape

3.3.1 Building Types

With the exception of the institutional buildings, most are small, domestic and vernacular in character. Architectural detailing is plain. Skews are generally straight and without ornate skew puts. There are exceptions, North Feus has a pair of ornate skewputs and the Grange on South Feus has a single stepped gable.

Buildings are generally no higher than two storey with domers. Domers in a variety of styles are, as elsewhere in Fife, a feature of many buildings.

3.3.2 Distinctive Architectural Styles, Detailing and Materials

A high proportion of the buildings and walls within the village are constructed in whin rubble which is not surprising as the 1854 Ordnance Survey 1st Edition Map shows a whinstone quarry immediately to the north of Largo House policies. As whin is hard to dress, margins and other details are formed in droved sandstone ashlar. Some buildings use sandstone for the front elevation, either as squared rubble or ashlar. Wood's Hospital is notable for its fine polished ashlar. The 1861 Parochial Directory for Fife & Kinross notes that 'There is excellent sandstone in some places, and limestone of excellent quality is also wrought.' In a few cases large units of boulder rubble, some massive, can be seen exposed, forming the footings to walls and buildings.



Painted rubble masonry and bare ashlar

There is a variety of traditional materials used for roof coverings. Around the church, many roofs are covered in red clay pantiles and others in grey



Whinstone rubble masonry with sandstone margins



Painted masonry



Boulder rubble boundary wall

slate. In North Feus there is similarly a mixture of slate and pantile. Elsewhere the predominant roofing material is grey slate, mainly Scottish but including some Welsh slate. In Main Street only a few buildings have pantile roofs, the most notable being circa 1800 Greycot Cottage and no.17.

Chimneys are generally simple. Pots are mainly the plain round buff type. A notable exception is Rose Cottage with its three diamond stacks to each gable. Skews tend to be straight and skew puts plain, although there are exceptions such as one rear skew to Eden Cottage and the skew puts to Helen Cottage on North Feus.

Windows are mainly traditional painted vertical sliding timber sash and case type. The glazing pattern for residential properties shows great variety reflecting the different periods, though is mainly 6 over 6. Doors are in painted timber, without glazing except for occasionally a plain light over.

Some masonry is rendered and painted, other left bare or with the paint applied direct to the stone. Where painted, the colours used are predominantly black or white. Black is used for the whin rubble and white for render or margins. Most windows are painted white although doors are painted in a variety of, often bright, colours.

3.3.3 Orientation and Density

The houses along South Feus face south overlooking the Firth of Forth and are generally well spaced with garden ground behind and open fields in front. Elsewhere along Main Street and Church Place the density is considerably higher and houses front the street with small rear garden plots. The more modern houses to the SW of the

village and along East Drive are orientated towards the sun and views and have large garden plots.

Largo House, although a ruin now, was no doubt built to similarly enjoy the spectacular views and southerly aspect whilst protected by Largo Law rising behind to the North. Much of the designed parkland setting remains in spite of modern encroachments.

3.3.4 Key Listed and Unlisted Buildings

There are twenty-six listed buildings or structures and one Scheduled Monument in the conservation area. Over half (58%) are category B and the rest C(S) listed. Wood's Tower is a Scheduled Monument.

South Feus contains the highest concentration of listed buildings in the conservation area. The quality of the few unlisted buildings is high and the row as a whole shows variety yet similarity of style and character. The row is highly visible when approaching the village from the south.

26 South Feus at the SW entry to village creates an important first impression with its bowed whinstone gable and carved stone owl on the gable apex.

Largo Parish Church

Although retaining its early 17th century chancel and steeple this mainly 19th century Parish Church is the historic heart of the village and has much presence due to its position on a high knoll. The spire is visible from most directions.

The churchyard contains a number of significant grave stones and table tombs. The 1657 churchyard walls contain at a small square, early 19th century offertory and gate house. An open sided shelter houses the Pictish slab cross and symbol stone found in pieces on the estate nearby.

Church Place includes the early 18th century Parish Church Room, the 1770 Parish Church Manse, heightened in 1837 and several early cottage. Just to the north are the late 18th century



Carlton, 8 South Feus



Parish Church Manse



Largo House



Eden Cottage, St Andrews Road



Largo Hotel, Main Street



Simpson Institute, Main Street



2 Main Street



Free Church Manse, St Andrews Road

gatepiers to Largo House and beyond them the suburban villas along the beginning of the east drive.

Largo House once a Palladian style mansion house is now a roofless shell as are its various associated buildings. Built 1750 by the Durhams of Largo who bought the estate in 1662 and (though not proven) possibly to a John Adam design.

Wood's Tower is the surviving south west corner of an earlier 17th century house.

Eden Cottage on St Andrews Road is 18th century with a fine Gibbsian doorpiece. It has modern side and rear additions.

Wood's Hospital was set up in 1659, from a bequest by John Wood (a cadet of the family of Sir Andrew), specifically for the care of persons indigent to the Parish with the name of Wood. The present James Leslie designed Jacobean-style hospital built in 1830, occupies a prominent position within the village near the junction of the two main roads.

Rose Cottage, 3 North Feus is notable for its three bowed domers and robust triple end stacks.

Other significant, unlisted, buildings are:

The **Simpson Institute** built in 1890 with money gifted by Mrs Janet Simpson Galloway in memory of her parents and opened in 1891, is still the Village Hall and focal point for the community as a venue for group activities and events.

The Georgian **Largo Hotel** marks start of Main Street and is an ongoing reminder of the past turnpike road coaching inn days.

2 Main Street is an ongoing reminder of a past manufacturing industry in the village. It is shown on the Ordnance Survey 1st Edition map, adds streetscape interest and character to the area. Whilst still in use as a joinery works, it is in poor condition and in need of basic maintenance.

There are examples of former shops now converted to residential use which use cast iron



Former shop on Main Street

columns and lintels. These are significant as reminders of the former extensive retailing in Main Street and use of cast iron.

The Free Church Manse, although listed, is inexplicably not included within the conservation area but adjoins it.

3.4 Spaces

The designed parkland, which though neglected still surrounds the ruin of Largo House, is used as rough grazing for sheep and cattle. An area near the village is laid out as a cricket pitch



Largo House parkland looking SW towards home farm

Within the village itself there are few open spaces so their contribution to the character of the area is all the more significant.

There are publicly maintained planted areas at the foot of North Feus and at the junction of St Andrews Road and the Main Street. Both contain trees and grassed areas. Only the latter is designed for public use and has seating. It occupies a prominent position and has scope for enhancement. More could be made of the community notice board possibly with the addition of information and interpretation material for the conservation area. Consideration could also be given to relocating the two utility cabinets and litter bin. The second area at the foot of North Feus has considerable potential for improvement. Three sections of road and three footpaths converge at this point. It is a prominent position seen by visitors to the church and residents alike however it has a neglected appearance.



Landscaped area at foot of North Feus

The area around the Kirk with its graveyard, whilst not public space as such, provides another area of open space within the village. In addition to the church itself there are some particularly good examples of grave markers and the Pictish stone cross slab which is a Scheduled Monument. There is potential for including an information and interpretation board.



Landscaped area at junction of Main Street and St Andrews Road

The countryside which surrounds the village is

emphasised by the elevated topography and is often visible from within the conservation area.

3.5 Trees and Landscaping

The parkland around the ruins of Largo House provides space for many mature trees both planted and self seeded. Many of the parkland specimens are now in decline and without any proposed replacement planting will disappear.

Within the village there are two public landscaped areas, one at the junction of Main Street and St Andrews Road. Both contain trees and landscaping.

All trees within the conservation area are protected and permission is required for felling or lopping.



View looking east from East Drive across the cricket pitch

3.6 Activity and Movement

Most vehicular traffic through the village is along the A917, former 1790 Turnpike road, east from Windygates towards Crail. The A915, St Andrews Road, which joins in the Main Street, links across country with St Andrews picking up the settlements along the way. Both are at times very busy with through traffic.

South Feus and Church Place mainly provide access to residents. Quiet minor roads similarly follow the east and west boundaries of the Largo House policies northwards, converging near Pitcurvie.

Pedestrian movement within the conservation area is mainly to and from and along the Main Street on roadside pavements. Also there is pedestrian movement through a vennel which links from North Feus to the north and two parallel vennels converge from St Andrews Road. East Drive provides a popular recreational walking route.



Vennel linking Main Street with North Feus



South Feus looking south towards Forth



Main traffic route through Upper Largo, A917 looking north

3.9 Character Areas

There are two main distinct character areas within the conservation area, namely, the former Largo House and its policies including the home farm, and the adjoining village of Kirkton of Largo or Upper Largo.

The housing along the north side of the East Drive is a modern incursion within the former policies, as is the caravan park and garage to the west and south respectively though these latter two areas are outside the conservation area. However, within the village there are three sub-character areas:

The **Main Street**, which still has a commercial/retail character with the hotel, post office, chandlers and hairdressers. The Simpson Institute marks the eastern end and the Donalson & Son Joiners the western end.

To the north of the Main Street and with access from the Largo policies via the East Drive is the Parish Kirk. Sited on raised ground it is highly visible. This and the **Church Place** buildings which ring it and containing the former Church Manse and Parish Church Room and links with and includes the North Feus, has a distinct residential character. The northern extent of this part of the conservation area is marked by the Kirkton of Largo Primary School on North Feus.



Largo House and policies



Main Street



East Drive



South Feus



A variety of signage on the Largo Hotel

John Wood's Hospital is set back from St Andrews Road within its own grounds on the NE edge of the conservation area.

The third sub-character area is **South Feus** which turns its back on the village to enjoy the uninterrupted views south across the Firth of Forth. The villas and cottages are predominantly early 19th century with the Grange dating from 1790.

Elsewhere within the village part of the conservation area there are a couple of small scale modern infill residential developments and a large low density development in the SE corner. Outside the conservation area in the NE of the village there is a local authority social housing scheme.

4.0 Public Realm Audit

Within the public realm, there are items either free standing or attached to buildings, which contribute much to the character of the conservation area. There are others which detract or diminish. The traditional red telephone call box is now redundant and its future will depend on ongoing maintenance and repairs being carried out. In good repair it will add character, in bad repair detract. A post box attached in the post office wall is in use so being maintained. There is a cast iron wayside marker at the junction of the High Street and St Andrews Road. It is included in the listing for St Andrews Cottage and presently in good condition. Individually and collectively they make a significant contribution to the historic character of the area.

Signage, whether private or within the public realm, can detract from the character of the area by either producing clutter or by virtue of its poor quality. Quality can be influenced by a mixture of materials, colours and design.

There is however nothing to say that there is a conservation area or explain what is special. Appropriate signs and interpretation boards would help protect and enhance the area by improving understanding, appreciation and value.

Street furniture and in particular street lighting should reflect the character of the area and be



Mixed style street lighting

either good quality reproductions of known researched examples or unobtrusive simple modern designs and located so as not to detract from the historic character of the area. Some standard lamps retain older columns with more modern lamp sections added but there is no consistency of design.



5.0 Negative Factors

5.1 Poor Quality Modern Development



Modern infill development on Main Street

There are examples of modern development set within the conservation area. Exclusively residential, the quality of the architecture and design varies considerably. The worst show no sense of place. Materials, architectural details, mass and form can sometimes be alien to the character of the area. Some are merely bland, intentionally or unintentionally avoiding pastiche, are clearly modern but attempt to blend in. However few have any sense of place or positively enhance the conservation area.

5.2 Poor Quality Alterations and Additions



Former Free Church from Main Street

A number of listed and other historic buildings have had alterations carried out. The quality varies considerably from crude blocking in of redundant doors or windows to large scale additions. These can often harm the architectural integrity of a building and introduce alien features.

For example, the 1844 built Free Church has been converted to garage use with the loss of all original character when viewed from the Main Street. Viewed from Church Place, however, some characteristic features remain.

6.0 Buildings or Other Elements at Risk

6.1 Inappropriate Materials



Failed cement render to Parish Church Room

There are many examples of the use of modern cement mortars on traditional masonry buildings throughout the conservation area. This includes both pointing and renders. The B listed early 18th century Parish Church Room for example has a thick modern cement render which is showing extensive signs of failure. There is also widespread use of modern film forming masonry paints applied to modern cement renders and directly onto the whin and boulder rubble. Both paints and mortars are inappropriate from a technical viewpoint as they trap moisture within the masonry and accelerate masonry decay. Also aesthetically they are historically inappropriate.



Cement mortar and dry-dash render on a wall.

There are examples of traditional cast iron rainwater goods being replaced in modern plastic with a resulting adverse effect on character and appearance.



Extant lime harl (right) on building next to Parish Church Manse

6.2 Replacement Windows and Doors



Inappropriate window and door styles and materials (and plastic rainwater goods).

Within the hierarchy of the elevation of a traditional vernacular building windows and doors play an important role in defining character. Replacements can easily adversely affect this. There are for this reason Fife Council design guidelines on replacement windows. Within the conservation area there are examples of window openings being enlarged, windows and doors being replaced with alien designs and materials (eg. upvc, aluminium or fully glazed doors). The opportunity should be taken to re-instate vertical timber sash and case windows as well as timber

panelled doors. The introduction of new architectural elements such as a porch can have an adverse effect if materials, design or scale is not appropriate.

6.3 Buildings at Risk

There are seven entries for Upper Largo on the national Buildings at Risk Register maintained by the Royal Commission for Historic Scotland. All are associated with the former Largo House and estate. They include the Palladian style mansion house, stables and coach house, walled garden, doocot, home farm steading and house and a water tank building. All are ruined shells, in the high risk category, and at a critical stage where urgent intervention is needed to save them.

In addition, both of Largo House's pairs of category B listed gate piers are at risk. Eagle Gate has only one of the original pair of carved eagles and the carved urns have disappeared completely from the East Entrance gate piers.

Wood's Tower, is a Scheduled Monument and for this reason not on the Register. Although previously restored by the East of Neuk of Fife Preservation Society in the past, it is currently in a poor condition and in need of attention.

Listed buildings are also vulnerable to unauthorised alterations which may destroy their historic character and appearance. An example is 26 Church Place which is according to the Statutory List description an 'early to mid 18th century 2 storey, 3 bay house. Harled boulder rubble with some ashlar margins. Central door with diminutive 1st floor windows above. 2 1st floor windows, left ground window formerly a door. Pantiled roof, brick end stacks. The building as it is today has been so altered as to be almost unrecognisable.



Largo House



Largo Home Farm House



26 Church Place

6.4 Inappropriate Colours



Inappropriate colours

Colour can have a great influence on the character of a building or area. Almost without exception, other than doors, the colours used for windows and walls in Upper Largo conservation area are limited to either black or white. Whilst off whites rather than modern brilliant white are recommended for walls and even dark colours for windows, colours such as orange or pink are considered inappropriate. Fife Council has produced guidelines on painting the exterior of buildings in conservation areas

6.5 Traditional Features

There is a wide variety of surviving traditional features which although often small, add to the character and help define its sense of place.

These may range from the extant surfacing to the former inn stable yard; to a tethering ring; ornate ironwork; a stone bollard; to traditional sign writing on a gable wall ('Blacks Boot & Shoe Warehouse' - High Street).



Ornate ironwork



Tethering ring



Corner protector



Extant traditional surfacing

7.0 Opportunities and Conservation Strategy

7.1 Boundary Refinement

There are no proposals to refine the Upper 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) provides 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 Upper 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 Unlisted 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.

7.4 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 6th February 2012.

Details of the 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 Upper 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. Refer to <http://www.ffhb.org.uk/> for other potential sources of funding.

9.0 Monitoring and Review

There are currently no formal monitoring programmes in place for Upper 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
- The Place-Names of Fife**, Vol. 2; Taylor, S. (2008), Shaun Tyas, Donington
- Fife: Pictorial and Historical**, Vol.II; Millar A.H. (1895), A Westwood & Son, Edinburgh and Glasgow

APPENDIX 1

BOUNDARY DESCRIPTION AND SCHEDULE OF STREETS WITHIN THE CONSERVATION AREA

The Area comprising Main Street, North Feus, Church Place, Wood's Hospital and grounds, and Largo Home Farm, Largo House and grounds, extending from the Simpson Institute and Bellevue Main Street in the east to the road from Lundin Links to Blindwells in the west but excluding Largo House Caravan Site.

STREET INDEX

Main Street
St Andrews Road
North Feus
South Feus
Church Place
East Drive
Gillies Court

APPENDIX 2

LISTED BUILDINGS AND SCHEDULED MONUMENTS WITHIN THE CONSERVATION AREA

Item No. Address Description and Scheduled Monument or Listing Category

8966	Largo House	<p>Possibly John Adam, dated 1750, but apparently built over a number of years. Wings to rear 1831. Classical house (now roofless) with symmetrical 7-bay front, the centre 3 bays advanced and pedimented. 4-bay flanks and 3-bay semi-circular central projection at rear. 2 storeys over raised basement. Diagonally dressed ashlar with polished dressings and rusticated quoins. Harled rubble flanks and rear. Central door with Ionic pilastered doorpiece and segmental, dated pediment; 2 flanking windows with elaborate egg and dart architraves, coat-of-arms in pediment. Band course over basement continuing on all elevations; all east windows with lugged architraves, apron panels at ground, bracketed cills above, simple margins to remaining elevations. Rear of main block, 7 windows with shallow 3 window central bow (blind central). Harled rubble with ashlar dressings and band at ground floor. A few remains of interior plaster survive, interior otherwise destroyed.</p>	B	
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8987	Largo House Walled Garden	Probably 17th century, with later rebuildings. Whin and boulder rubble, large square enclosure, now much overgrown.	C(S)	
8967	Home Farmhouse	Mid 18th century with alterations. 2 storey, 3 bay house, harled with painted ashlar dressings. Glazed central door and enlarged windows to ground floor. Original first floor glazing. Pantiled roof, straight skew s with simply moulded skew putts to front and crowsteps to rear at north east gable. End stacks. Single storey wing to right, rubble with droved ashlar dressings and pantile roof. Modern addition at rear.	B	
8988	Home Farm Dovecot	17th/18th century lectern type dovecot, with whin and boulder rubble, formerly thinly harled, with large ashlar dressings. Central door, rat course stepped at sides and crowstepped gables. Roofless. Stone nesting boxes remain.	B	

<p>P210 1631. 122</p>	<p>Sir Andrew Wood's Tower</p>	<p>A circular tower, a fragment of a major sixteenth/ seventeenth century house on the site of an earlier, documented, castle, and a small area around this tower. An area around, and under which may lie remains of the residences and earlier castle.</p>	<p>SAM</p>	
<p>990</p>	<p>Eaglegate Lodge</p>	<p>Late 18th/early 19th century, with alterations. Single storey. Pinned within rubble with large droved long and short ashlar dressings. Bow ed south end, originally with tripartite, now narrow outer lights blocked. East elevation with door and 3 windows (enlarged to right of door). Pinned slated roof and 2 corniced ashlar stacks. Rubble and harled rear. Outshots.</p>	<p>C(S)</p>	

8991	Eaglegate gatepiers	Later 18th century. 2 large square vermiculated ashlar piers with Greek key pattern bands below cornices capped by eagles. Very low rubble quadrant walls housing cast-iron railings.	B	
8992	East entrance gatepiers	Later 18th century. Square piers set in rubble walls, supporting fluted urns with swagged bands.	B	

8974	22, 24, 26 South Feus	Early 19th century terrace. Single storey and attic cottages originally 2 3-bay units with additional bay and bow ed west elevation added circa 1970. Whin rubble with ashlar dressings, the later bay galetted with whin rubble. No 22 has centre panelled door and 2 later bipartites, 2 louvred dormers. No 24 has door at left 1 window to right and bow ed dormer above, No 26 has door with 2 flanking windows, 2 bow ed dormer at left and the 1970 addition with 3 windows on bow ed west elevations, 1 return window and owl finial. Each house with rear extensions. Slate roof, end and axial stacks.	C(S)	
8973	Largo Cottage, 18 South Feus	Early 19th century with later alterations. 1 storey and attic, 3 wide bays. Whin rubble with ashlar dressings, some painted. Door off-centre left with tripartite to west and large central canted bay, 1 original window at right; 3 original panted dormers. Straight skew s, end stacks, slate roof. Alterations to rear.	C(S)	
8972	The Grange, 16 South Feus	1790, east end altered 1914. Original part 2 storeys and attic, whin rubble with widely droved ashlar dressings. 4 bays additional crowstepped bay to east. Original 4 bay front with pilastered doorpiece off-centre right, 2 storey canted window off-centre left, additional projecting bay to west of ground floor window; 3 original 1st floor windows; 3 panted dormers, slate roof. Addition to east with later projecting ground floor, 1 projecting bipartite above with pitched slate roof and one decorative angle stack.	C(S)	

8971	South View , 14 South Feus	Earlier 19th century w ith later 19th century alterations. 2 storeys, 3 bays; painted w hin rubble w ith contrasting long and short dressings, eaves band and cornice; central pilastered doorpiece (door now glazed but retaining original fanlight), projecting canted bay to right, and shallow square bay with bipartite to left. Straight skew s. Corniced end stacks slate roof. Single storey outbuildings to north.	C(S)	
8970	Seafield 10, 12 South Feus	Earlier 19th century pair of 2 storey houses, No 10 3-bay, No 12 2-bay. Painted w hin rubble w ith contrasting long and short dressings, eaves band and cornice; both w ith modern porches, 12-pane glazing. No 10 w ith central door and 1 blocked w indow above. Slated roof, straight skew s, end and central corniced stacks. Additional rear w ing No 12.	C(S)	
8969	Carlton, 8 South Feus	Earlier 19th century. Single storey and attic, 3 bays. Painted whin rubble w ith droved ashlar dressings, margins and quoins. Central slightly projecting bay w ith panelled door, fanlight and pilastered doorpiece. Original w indow left and modern bow to right. Eaves band, cornice and blocking course, 2 bow ed and central modern dormers. Wide gables, east blank w est with 2 ground and 1st floor w indows. Slated roof, straight skew s and corniced end stacks.	C(S)	

13017	Greycot, 26 Main Street	Circa 1800. 2-storey, 3-bay. Boulder and whin rubble, painted, with droved dressings and painted margins and quoins. Central door, 12-pane glazing to 1st floor. Pantiled roof with slate easing course. Skews with moulded ends. Stack at left. One storey pantiled rear wing with central wallhead stack. Rubble garden walls to NE and S Feus.	B	
13018	St Andrews Cottage, 2 St Andrews Road	Later 18th century. Single storey cottage, raised to 2 storeys early 19th century, 3-bays. Harled painted rubble with widely droved ashlar dressings and raised margins. Rusticated quoins above 1st floor band course, central door, 12-pane glazing, slated roof, straight skews and corniced end stacks. 1 window to S gable with attic light. Sun fire insurance plaque above 1st floor centre window. outbuilding with loft attached to N. Rubble garden walls with mileage plaque on SW corner.	B	
8965	Law view, 52, 54 Main Street	Early 19th century, 2 storey, 3 bay house. Harled with painted margins and rusticated quoins. Central door, 2-pane glazing. South garden elevation has central modern porch addition and single storey pantiled wing to east. Main roof slated with straight skews and ashlar end stacks.	C(S)	

8989	Largo Parish Church and Churchyard	<p>Alexander Leslie, architect 1817 incorporating part of 17th century chancel and tower dated 1623. 1826: an aisle belonging to old church was incorporated. Renovated 1894 by Honeyman and Keppie, further restoration 1965 by L A Roland and Partners. Cruciform plan with various additions with Decorated and perpendicular Gothic detailing. Central tower and spire. Ashlar, with rendered chancel. Tall traceried windows in gables and some return walls either loop or perpendicular in design, hoodmoulds over windows, stepped string over window in east gable with date stone. Low crenellated parapets with squat apex and angle pinnacles. Shallow corbelled parapet to tower, faceted spire with low gabled louvered opening and weather vane. Interior: galleried at west and in transepts, with Gothic panelled gallery fronts. Low pitched, braced collar beam roof with traceried decoration. Pulpit, installed in Newburn Kirk 1815 and brought to Largo 1965, panelled with reeded pilasters supporting sounding board. A series of interesting, classical monuments, mainly to the Durham family. Circa 1808 to 1849, the early ones by J Dalziel, the later by David Ness. Stained glass in chancel and north east transept J & W Guthrie circa 1880. Churchyard walls; a tablet states that in 1657 John Wood Esq caused the walls to be built. Rubble-built coped walls with two small, square gatehouses probably early 19th century set into walls flanking entrance at north east. There is an interesting collection of 17th, 18th and 19th century table tombs and headstones.</p>	B	
13016	30-32 Church Place	<p>18th century, much altered. 2-storey, harled. N Elevation: 2 windows in 1st floor and catslide roof to porch with forestair to upper floor. S elevation: 3-bays, outer ground floor windows tripartite. Crowsteps at E gables (left shared with No 28). Slate roof, brick end stacks. Rendered, straight skewers to Nw with moulded skew putts.</p>	C(S)	

8964	Parish Church Room, 28 Church Place	<p>Early 18th century with alterations. 2 storeys, 3 bays. Harled with some ashlar dressings. Entrance front originally 2 doors in left ground bay, one now window; central forestair to 1st floor door. 2 later 1st floor windows. South front altered fenestration to ground floor, 3 windows in weathered stone architraves to 1st. Straight skew s with simply moulded skew putts, crowstepped skew to south-east. End stacks.</p> <p>Pantiled roof with straight skew and skewputt left and right (mutual with adjoining building). Rendered left and brick right end stacks.</p>	B	
13704	26 Church Place	<p>Early/mid 18th century. 2 storey, 3 bay house. Harled boulder rubble with some ashlar margins. Central door with diminutive 1st floor windows above. 2 1st floor windows, left ground window formerly a door. Pantiled roof, brick end stacks.</p>	C(S)	
8963	Parish Church Manse, 20 Church Place	<p>1770 with considerable alterations and enlargements 1822. 2 storeys and dormerless attic, 3 bays; harled with painted margins. Central door in moulded architrave; bracketted cills. One window to each floor in gable ends including attic. Glazing mainly plate-glass sashes. Slate roof with straight skew s and corniced ashlar end stacks. Rear wing, 19th century</p> <p>2 storey, 3 bays with stair in re-entrant angle.</p>	B	

8993	Rose Cottage, 3 North Feus	Circa 1860; single storey and attic 3-bay cottage, with rubble with prominent painted droved ashlar dressings. Central door, 12-pane glazing in ground and 3 bow ed dormers. Slated roof, straight skewes, end stacks with 3 diamond flues to each. 3 windows to rear with small piended addition at north east. Plaster decoration remains in hall.	B	
8994	Struan, 4 North Feus	Circa 1800. 2 storeys, 3 bays. Whin rubble with large droved long and short ashlar dressings. Modern central door. Original 12-pane glazing. Slated roof, straight skewes and corniced end stacks. Rear outbuildings.	B	

8968	Wood's Hospital, St Andrews Road	<p>James Leslie, civil engineer, 1830. Jacobethan; polished ashlar.</p> <p>2 storeys, 13 bays symmetrical front, 3-3-1-3-3. Central advanced gabled bay with door and 2 flanking latticed bipartites, all under 4-centred arched hoodmoulds, stepped string course and large 1st floor tripartite with multi-pane glazing. Y-tracery and ogee hoodmould. Skews with decorative cusping below and scrolled crockets, central birdcage pinnacle (repeated to north) and obelisk terminal pinnacles. Outer bays in groups of 3 with shallow advanced central gabled bay housing door (modern) under 4-centred arch with Y-traceried fan-light. String course above and cill course to central 1st floor window. Hoodmoulds to ground floor and 1st central windows; outer 1st floor windows with wall-head gablets. Original glazing pattern. All gablets finialled; straight skews, stacks with panelled plinths and sets of 4 octagonal flues, slate roof. End gables with 1 blind window to ground and 1st floor. Rear additions. Interior altered. Set in walled grounds. Octagonal piers to carriage and pedestrian entrances; single storey out building set into wall at north east.</p>	B	
13706	Eden Cottage, St Andrews Road	<p>1756. 2 storeys and dormerless attic, 3 bays. Harled with ashlar dressings. Central panelled door in Gibbs surround with keystone, original 12-pane glazing. Attic light in south west gable. 3 window rear. Crowsteps at north rear skew. Slated roof, straight skews with beak skew putts and corniced stacks. Rubble front garden wall and large walled garden to rear.</p>	B	

APPENDIX 3

THE UPPER LARGO PROPOSED ARTICLE 4 DIRECTION

The Upper Largo Conservation Area was originally designated in 1978. The Article 4 Direction under the Town and Country (General Development) (Scotland) Order 1981 covers the area in Use Classes I (i); II (ii). It is proposed that the following Article 4 Direction under the 1992 GPDO update and replace the existing Direction for the area.

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	The erection or construction and the maintenance, improvement	To protect the special character, fabric and layout of an historic building and the surrounding

Class 30	or other alteration by a local authority of certain buildings, works or equipment.	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 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.