Kirriemuir Conservation Area
Analysis and Design Guide

Public Consultation Draft

Amended 1 March 2013
PREFACE

The Infrastructure Services Committee, at their meeting of 29 January 2013, agreed the draft Kirriemuir Conservation Area Analysis and Design Guide for public consultation. This included an amendment to the original conservation area boundary.

This document will provide supplementary planning guidance for development within the conservation area.

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The purpose of this document is to identify the character and appearance of the Kirriemuir conservation area and provide design guidance. This information will be used to manage change in the conservation area so as to ensure its preservation or enhancement. The townscape analysis in this document, together with Angus Council’s Development Plan and Advice Notes that relate to development in conservation areas, will inform the assessment of development proposals and other changes against the impact upon the character and/or appearance as required under section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The basis for properly discharging the statutory duties imposed upon planning authorities is the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (“the 1997 Act”). The application of the principles laid out in the 1997 Act is a legal requirement. The proper consideration of developments and alterations in conservation areas is informed by analysing the character and appearance of the area and by applying policies and guidance prepared by both local and central government. These are referred to in this document. The same duty of care is incumbent upon the Scottish Ministers when determining planning appeals.

There are measures that planning authorities can apply to deal with threats to the character or appearance of conservation areas such as the use of statutory powers to rescue buildings at risk from dereliction or lack of maintenance.

Appropriate design standards are required in conservation areas under the terms of section 64(1) of the 1997 Act. In order to assess whether these design standards are appropriate it is necessary to analyse all designs against their effect on the character or appearance of the conservation area. Whilst design guidance is helpful it can often be too prescriptive thus stifling innovation. Nevertheless, there are key aspects of the character and appearance of Kirriemuir that are so important they need to be stated as parameters for designers to work within.

This document provides the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a conservation area’s special interest has been clearly defined and published in an appraisal or other similar format then this definition can be used to guide the form and content of new development.

1.1 Conservation Areas

There are over 600 conservation areas in Scotland, which are usually areas within a village, town or city and can contain – other than buildings – open spaces, designed gardens and landscapes and historic patterns. These elements create the character of an area and any new development should be carefully assessed to ensure that it will also enhance this character through good design and use of appropriate materials. Conservation areas are living environments that will continue to adapt and develop. Designating a conservation area should not be seen as prohibiting change but as a means to carefully manage change to ensure the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

The public are consulted on any proposals to designate conservation
areas or change their boundaries. Once designated, local planning authorities are obliged to manage conservation areas, for example through:

- Assessing the character of the area and possible enhancement schemes through tools such as a Conservation Area Appraisal or Management Plan,
- Using appropriate controls over demolition and development,
- Making available professional advice and grants, where appropriate, for repair and restoration, or
- Interpretation schemes

1.2 Purpose of the Guidance

This document is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Angus Local Plan Review (2009). The design guidance established will aid the assessment of development proposals.

1.3 Reason for Designation

The town of Kirriemuir grew up around the church, and the area known as Roods was probably the first part of the town where conscious town planning occurred in the 12th or 13th centuries.

In 1459 the town was made a Burgh of Barony. This development was associated with the growing power of the House of Douglas who were the Earls of Angus and controlled the barony of Kirriemuir at that time. The rights and privileges of a burgh of barony varied and were different to those of a burgh town. Kirriemuir had no right of foreign trade, but was allowed weekly markets, resident craftsmen, the power to buy and sell, and a market cross. Kirriemuir is the only Burgh of Barony in Angus.

After a royal mandate in 1352, officials from Dundee were allowed to protect their trading interests by going to Kirriemuir to publicly forbid trading in the town and seize the goods of offenders. This indicates that the town was already increasing its manufacturing output. The town’s textile industry has been a crucial source of employment in the town for centuries. Handloom weaving in cottages gave way to textile factories in the 19th century when Stewart and Ogilvy’s Gairie Linen Works, and Wilkie’s Kirriemuir Linen Works became the town’s main employers.

Records detail that a school was located in the town by 1589 and a post office in 1715.

The townscape is very unique and retains much of its character today with clear evidence of the soft red sandstone synonymous with the “Wee Red Toon”. Much of the historic development is still in its original form and pattern.

1.4 Objectives of the Guidance

The guidance comprising the character analysis and specific design guidance will:

- Provide background information regarding the historical development of Kirriemuir,
- Provide specific design guidance which will aid the assessment of development proposals within, or affecting the character and/or appearance of the conservation area, and
- Provide Supplementary Planning Guidance for any individual who is associated with the conservation area.

1.5 Location and Setting

Kirriemuir is a gateway community at the foot of the Angus Glens, providing a range of services and facilities to the
wider area. It would be considered as a small local centre which provides services to a large rural area. Kirriemuir’s title of ‘Gateway to the Glens’ is very accurate. The beautiful Glens of Isla, Prosen, and Clova can be reached easily from the town, and links between the town and Glens are still strong.

Kirriemuir is located approximately five miles from the main Aberdeen to Dundee road. This is shown on the map contained in Appendix 1.

Kirriemuir may be considered as quite a hilly town with many of the roads into and out of the town centre on quite steep routes. The centre itself sits on a small plateau.

Kirriemuir’s proximity to the Glens and drove roads also ensured that agriculture played an important part in the town’s development. Markets, allowed by the town’s Burgh of Barony status, swelled the town’s population. The influence of farming continues to the present day, although the potato fields and berry fields that were found in the Northmuir area were replaced by housing during the last few decades of the 20th century.

The 2001 census noted a population of 5963. Historic records measured the town’s population as 4,686 in 1861.

Kirriemuir is linked to a number of famous people including the playwright, J.M Barrie whose birthplace is located within the conservation area and is maintained by National Trust for Scotland; along with others such as AC/DC rocker Bon Scott; film star David Niven and Sir Hugh Thomas Munro who was the first person to list Scottish mountains above 3000ft and published them in a table in 1891.

1.6 Conservation Area Boundary

The Kirriemuir conservation area covers a large part of the central area of Kirriemuir. Its main focus and furthest southern extent takes account of the town centre boundary as detailed within the Angus Local Plan Review 2009 and covers much of the one way system around the central area. The boundary extends northwards up Roods and North West towards Glengate. It is almost symmetrical in an east west fashion with Roods as the spine and covers the historic core.

The boundary was designated in 1972. In 2004 consideration was given to the designation of part of the Brechin Road as a conservation area. Following public consultation Angus Council did not proceed in determining a conservation area for that area.

There have been a number of small areas where it was felt necessary to amend the boundary line to take account of a property’s curtilage and development changes since it was first designated. The proposed changes are currently shown on the detailed conservation area map in Appendix 2.
Kirriemuir itself was mostly self contained until the late 19th Century when it expanded as a result of the industrial weaving boom.

Alan Reid’s Regality of Kirriemuir, published in 1909, lists three dozen different variations of the spelling of Kirriemuir such as Kerrimore and Kerymure.

The Third Statistical Account of Angus, The County of Angus by W A Illsley in 1977 describes the evolution of the town with the church as the centre and a scattered hamlet growing around it.

The graphics in Appendix 3 detail the growth of Kirriemuir from around 1850 through to the present day.

2.1 Origins and Development

17th Century and Earlier
Up until this point Kirriemuir was a hamlet which was known as “The Kirkton of Kirriemuir”.

The Arbroath Abbey Register in 1201 gave title to the Abbey of “the chapels, lands, titles and all pertinents belonging to the Church of Kerimore”.

In 1459 King James II declared “Kerymure” a free burgh which allowed for powers to buy and sell items along with a weekly market. This began the transformation of the area to a market town.

The town formed around what is now the present Glens & Kirriemuir Old Parish Church and was bounded by the roads currently known as Reform Street to the north, Schoolwynd to the east, Kirkwynd to the south and Pierhead to the west. Outwith these bounds the ground formed commonties which allowed some the ability to use it as common pasturage and for “casting fuel, feal, divot and clay.”

The houses were small houses and were most likely made of clay with turf or thatched roofs. Windows and doors would have been small and only covered with sacks or animal hide with bare floors and an open fire in the centre.

By 1561 there were 124 people living in 32 houses.

1604 saw the Tolbooth being built in the centre and which is now the Gateway to the Glens Museum.

Stone was being more readily used for houses and by 1660 there were 167 people living in 41 houses.

A stone lintel is still in situ in Kirkwynd which dates to 1688 and reads IF1688BF. These often represented the marriage of those whose initials were carved into the stone and could be commonly seen either above doors or windows, or even internally above fireplaces.

![Figure 1 An example of the lintels seen in Kirriemuir.](image)

18th Century
The early 1700’s saw a school built in what is now Schoolwynd; unfortunately it was in a ruinous state by 1784.

A map dated 1715 does not show the Kirkton of Kirriemuir however it makes reference to Milltoun which was located further up the Gairie Burn.

Kirriemuir continued to grow and by the mid 1700’s the use of stone for building was common place. This saw
not only the more urban settlement grow but also the surrounding rural areas.

A second lintel was located to the right of the 1688 lintel in Kirkwynd reading J7 IB IR 50 which gives an indication that Kirkwynd was clearly developing around this time.

A Tannery and Boot Factory was established around 1750 in the area known as Tannage Brae and a parish school was built in Roods.

The town continued to grow and in 1774 a new manse was built. This required repair works in 1787 however is still standing today as a house in Manse Close.

Several other key buildings were built in the latter part of the 1700’s such as the Seceder Hall in 1775.

1786 saw the contract being signed for a new church and which is now The Glens & Old Kirriemuir Parish Church. It was designed by James Playfair of London, a well re-knowled architect. It was to seat 1600 and cost £1,249.

The steeple was gifted by Charles Lyell and the bell from the original church was installed however this was replaced and the present bell dates from 1839.

The 1792 First Statistical Account of Scotland’s chapter on Kirriemuir was contributed to by the then Reverend Ogilvy. It referred to the annual fairs in July and October for animals, flax, wool etc and that there was no better weekly market than that held in Kirriemuir. At that time there were 492 houses, 10 brewers (in-keepers), 228 weavers and 27 merchants. The Tannery on Tannage Brae produced 1200 pairs of shoes a year and that along with the manufacturing of coarse linen were clearly an influence in the growth of the town.

1792 also saw the building of the Chapel for the Relief Congregation. This building later became the Angus Mill as weaving and manufacturing continued to develop in Kirriemuir. This was located on land at the east of the bottom of Glengate but eventually was replaced by flats in 2000.

19th Century
Kirriemuir continued to expand significantly in the 19th century. 1807 saw the formation of the Auld Licht Kirk in Bank Street. Bank Street continued to become a prominent street with the Trades Hall being built in 1816 but by 1832 had became the U.P Church. It still stands to this day.
There was significant development of areas which are still prominent today outwith the central town area. Northmuir began to take shape in 1813 with Westmuir following in 1815 and Southmuir in 1820. There was no “Eastmuir” (what is the Brechin Road area) as this was private land and not developed in the same way as the commonty land.

1828 saw the tallest tenement in the area built in the town which is now the Cooperative supermarket in Bank Street. The Commercial Hotel previously stood on this site before the supermarket. Ogilvie’s Close, at the point leading from Bank Street to the rear of the Co-operative is not the original close; it previously joined up with Bank Street in approximately the centre of what is now the supermarket.

The weaving trade still continued to influence the development of the town. It was noted that in 1832 a weaver who previously stayed in a small two storey house in Roods moved to a larger house in East Hillbank and had a separate factory built beside it which held 7 looms. This was Crawford House which still stands today.

1833 was when the Star Rock Shop first opened in Roods. It is still frequented by many visitors and Kirriemarians alike.

By 1838 Kirriemuir was lit at night by gas lamps. From 1843 onwards a number of new churches were built;

- South Free Church, on the site of the current St Andrews Church (1843)
- The North Free Church, presently the Glengate Hall (1846)
- West United Free Church, now the Boys Brigade Hall (1853)
- Seceder Church, which was then used as a manufactory (1853)

Manufactories became popular uses either for buildings which were no longer required for their original use or expansions of what had been smaller individual weavers who came together either under one person or perhaps collectively in one building.

The mid 19th century (1854) saw the railway line reach Kirriemuir. This provided quicker and easier access from Kirriemuir to both Forfar and Dundee. It was located to the south east of the centre.

The current cemetery was established in 1858 when the parish kirkyard was no longer used.

Kirriemuir continued to flourish and in 1868 James & D Wilkie was established. It was founded as a jute mill on prime land near to the Gairie Burn and beside the railway line. This large mill provided local employment and as a result Kirriemuir began to expand. To this day the historical town centre is much the same as it was prior to this industrial development, centred around the Glens and Old Parish Church in Bank Street. It was opened in 1869 and was followed in 1872 by the Gairie Linen Works which was built by Messrs Ogilvy and Stewart next to Bellies Brae.
The foundation stone of the Town Hall was laid in 1885 in Reform Street. Reform Street continued to develop and the Police Station was built in 1895. It now houses the Police Station and Access Office.

20th Century
Development continued up the Brechin Road to the east and recreation was the focus in one such area with the building of Kirriemuir Bowling Club in 1906.

By the onset of World War I the handlooms were no longer in use. The factories had long since taken over the individual or small factory looms.

Around 1910, Dunn’s shoe shop was demolished. This stood in the centre of Bank Street and divided the road in two.

Kirriemuir has continued to grow, with what is now the current High School being built in 1954. The town is home to a varied population, although there is significant change in those who now commute out with the town for employment due to the decline in manufacturing although J D Wilkie’s continues to provide employment in the town. The town has continued to expand with significant housing developments in recent years.

2.2 Street Pattern

There are a number of unique features with regards to the street pattern and development of Kirriemuir, compared to other towns in Angus and likely with many others throughout Scotland.

The most significant is the almost lack of High Street. Many of the other local towns have very defined High Streets which clearly demonstrate them as being the most important in terms of street hierarchy. These were often long streets with many tall frontages and predominance of shops particularly at ground floor. These could often be considered as part of the main axis of the town either in a north/south or east/west linear pattern. Kirriemuir differs in that it has a much shorter High Street which also sits on a short bend in the street line and therefore not providing as much prominence as afforded to other main streets in other towns. Perhaps this is partly due to the topography of the land but this layout gives a defined character to the townscape.
Another unique feature is that this pattern has seen very little alteration over the years, partly due to the limited scope to be able to physically alter the layout but also that there has been little need to change it. This has resulted in the retention of many features which can sometimes be lost as towns alter to accommodate modern development.

The curved pattern and circular route design around the town allows for some protection from natural elements such as the wind. This is further promoted through the relatively short distance between each side of the street, particularly in the south end of Roods, Glengate and Bank Street.

In comparison, the central section where Bellies Brae, High Street and Bank Street meet is much more open but still defined by the scale of the buildings around this area.

There are a number of closes within Kirriemuir providing pedestrian links to various streets and also to parking that is available in the central area. Many of these are still the original closes such as Manse Close, Bank Close, Jamieson’s Close and Roger’s Close. Many of these closes are quite inconspicuous and can easily be missed as you walk along the street. There have been some alterations to both St Colme’s Close and Ogilvie’s Close where they meet with Bank Street. Both appear to have previously been further west than now. This has been due to changes in the development of the streetscape in more recent times.

Key Features

- The original pattern of development is still quite clear today with much of the street pattern still in existence. The prominence of the church and central square area are clear focal points and clearly distinguishable on the through routes around Kirriemuir

- Clear influence of topography in the development of the streets

- Much of the original street pattern is evident today
• Weaving contributed to the growth of the town and also influenced the street pattern and areas of development for the smaller weaver cottages and the larger factories

• Dunn’s shoe shop demolished in 1910 opening up The Square

2.3 Building Typology

Much of the area contains many of the original stone buildings built in the mid 17th century and later. Prior to this houses were thought to be mainly built of mud with thatched roofs.

There is a predominance of residential units on the upper floors of many of the buildings. The core area within the town has retained much of its retail on the ground floor. However storage does appear to be at a premium with some upper floors vacant and only used for storage.

Wide frontages are often broken up with two and sometimes three different shops on the ground floor. Many of the upper floors are now flats. Although there is a dominance of larger more prominent buildings in Bank Street including Banks and previous and existing churches.

There are three gable ended properties within the central area at 39, 41 and 48 High Street. A further property at 42 Bank Street also has a gable end prominent on the street front. Most of the gable end properties have closes running along either side of them which may have influenced the layout.

Figure 11: Gable Ended Properties in the High Street.

Fore-stairs have almost but disappeared in Kirriemuir town centre, with a few remaining in St Malcolm’s Wynd. These were previously common place, particularly in weaver cottages where the weaver had the living accommodation on one floor and the looms on another.

Figure 12: Fore-stairs in St Malcolm’s Wynd

Few rear stair towers are in existence either although two are known to exist in Glengate.

The now Townhouse Museum in what is known as “The Square” is prominent in location and also in design with its rounded walls but very square tower.

Shopfronts

There is a predominance of smaller individual units for many of the shops, particularly in the Glengate area and further from the centre of the area.
Many shops retain many historic features and have retained much of the original character.

**Key Features**

- **Gable end buildings are still in situ**
- **Two rear stair towers remain in Glengate along with a small number of fore-stairs all of which are examples of a former typology**
- **Kirkwynd retains much of its original building line**

2.4 Scale & Grain

Scale of existing buildings is an important consideration in determining the scale of a new build within any given area.

The scale of buildings in Kirriemuir varies depending on the typology.

Traditionally the scale of buildings was quite small and low, based on the needs of those who lived and worked there. These were small cottages or two storeys where it was possible to both live and work within the property. Windows were small and some of these are still evident in properties today.

Some of these smaller scale properties still exist within the conservation area, particularly in Kirk Wynd and contribute well to the character of the area.

Other properties are much larger in scale, such as banks and churches, along with some of the tenements. There is a very eclectic mix of scale within the area, each adding to the value of the character and appearance of the conservation area.

This is evident in everything from the building height, to the number of storeys, window sizes and shop frontages. There are areas where some of the character has been lost however it would not be considered that this could not be re-instated.
Verticality is however very important in Kirriemuir which is created by features such as chimneys and windows. This is achieved regardless of the void to solid ratio.

Much of the original rigg pattern of historical Kirriemuir remains intact today. The varying grain density is also still evident.

The grain varies with it being finest, with narrower plot sizes, in and around the High Street to the west and those closes which run west from the High Street. Much of the original rigg pattern which ran down towards the Gairie is still evident.

A much coarser grain (wider plot widths) is shown along the area of Bank Street and High Street where this was partially influenced by the use of the buildings, with banks and churches being favoured here.

Key Features

- Predominance of two storeys with additional space achieved through detailed dormers
- Prominent buildings, either by location or historic use are larger in scale
- Small scale works in areas where the road width is narrow, i.e. Glengate, Kirkwynd, lower end of Roods
- Verticality of building elements is important
- Predominance of shops on ground floors on the main streets
- Variety of grain but more dense and finely grained on the High Street and predominance of a coarser grain to Bank Street

- Much of the original plot widths still appear to be in original form

2.5 Materials

Kirriemuir is very distinctive with its red sandstone buildings resulting in it being known as the “wee red toon”.

Both sandstone and slate from the local area were clearly available when buildings were established in stone. This was partly influenced by the necessity to use local materials as transport links were limited to the area with predominance of rail networks in other areas of Angus such as Montrose and Arbroath.

Wall materials are therefore the most important feature in the townscape. They form the basic character of the town, giving it definition and sense of place. This can have a high visual impact when viewed in its collective form.

Main elevations have dressed sandstone or ashlar frontages. Side and rear elevations tend to be less ornate with a coarsed rubble sandstone formation. The softness of the sandstone has however impacted on many of the walls. This may partly have influenced the use of lime harl applied to some buildings and the introduction of colour to buildings. The durability of the material has also resulted in the loss of some of the architectural details, particularly around window areas. Many buildings currently appear to be suffering from spalling stone.

Several of the prominent buildings have a more formal stone façade with the use of beige/brown ashlar frontages.
The roofscape of the town is as important as the parts seen from the streets. From many points outwith the central area as you approach the core, the variety in heights, materials and details provide a very eye catching and defined characteristic of Kirriemuir. The almost tiered development of the roads branching off from main routes can be defined by the roofs along with the prominence of larger buildings.

Stone built chimneys are still clearly visible in the area and are an important feature adding to the verticality and variety of the roofscape.

There are a few examples of stone slates still evident in Reform Street and Kirkwynd. Other popular roof coverings are Scots slate and blue Welsh slate. It is worth closer inspection of each with regards to getting a good match for any repair works.

Angus had a ready supply of sandstone slate with quarries based around Aberlemno, Carmyllie and Balmashanner. The quarrying of the material provided roof coverings, paving and in some cases was used as walling.

Scots slate, which is a true geological slate, tends to predominate in many of Scotland’s historic burghs. Many smaller pieces were produced in the quarrying of Scots slates and the same technique of diminishing courses, used for laying stone slates, was employed to avoid having to waste a lot of the quarried material. The main quarries of note include Ballachullish and Easdale.

Stone slate was eventually supplanted but the material that replaced it was Welsh slate, not Scots. Around 1850 the Welsh slate quarries began to mechanise. Around the same time the spread of the railways facilitated transport of the material across the UK. The first Welsh slate imported into Scotland seems to have been of varying sizes and it was laid to diminishing courses as a consequence. Care needs to be taken when looking at roof coverings of true slate laid to diminishing courses as they are assumed to be Scots when they are actually Welsh. This requires a close inspection and familiarity with the various types of slate.

Eventually Welsh slates of uniform size were being imported into Scotland and they were quickly adopted in the Angus burghs. Many buildings that were probably roofed in stone slate originally, were recovered in the much lighter, and easier to use, Welsh slates.

Given the historic practice of replacing existing roof coverings with Welsh slate, the latter is an obvious choice for both new build and for recovering roofs where the original material is life expired and does not contribute to either the character or the appearance of the conservation area. Careful judgment is needed. In some cases the roof might be quite prominent and it might also form part of a building where the wall finish would not sit well against a flat and uniform roof covering.

Timber painted shopfronts are still evident and retain much of the historical design as previous. The variety in frontages and design adds to the character of the town and give clear definition to the use of the building. Several shopfronts also retain the original tiled mosaic entranceways which are eye catching to those passing by and an additional form of advertising in some cases.

**Metalwork**

Other elements that contribute to the conservation area are the cast iron rainwater systems, usually painted in black, and the cast iron railings. Railings around roof areas appear on a number of the buildings in Bank Street and High Street, again adding
to the character of the roofscape as previously mentioned.

**Key Features**

- There are numerous examples of high quality coursed rubble walling and mostly built in soft red sandstone
- Rigg walls give clear definition of boundaries and define the development towards the Gairie Burn
- There are a small number of ashlar buildings in the conservation area, which is evidence of more expensive walling materials being specified on prominent buildings
- Very few stone or Scots slate roof coverings which makes them rare and thus worthy of retention

**2.6 Archaeology**

There was no Burgh Survey completed for Kirriemuir unlike the other towns in Angus.

The presence of below ground archaeology should always be a consideration in those areas that were part of the original medieval burgh.

Kirriemuir retains much of its original layout and therefore care should be taken when considering works.

Archaeological considerations should always be taken into account where there will be ground disturbance, unless the Archaeological Adviser states otherwise. Standing archaeology is also a consideration, particularly where buildings in certain areas of the burgh are worked on.

A map indicating the archaeological interest areas is located in Appendix 4.

**Key Features**

- Considerable below ground archaeological potential in the older parts of the burgh

**2.7 Scheduled Ancient Monuments**

There are no Scheduled Ancient Monuments within the boundary of the Kirriemuir Conservation Area.

**2.8 Negative Factors**

As with most conservation areas there are a number of negative factors within the conservation area including the inappropriate use of replacement doors and windows or cement repairs to stonework or the clutter of inappropriate street furniture and signage.

Some of the buildings could benefit from some general maintenance and repair work, which should be done on any building, regardless of whether it is listed or not, or within a conservation area. This includes windows, doors, slate work and stonework.

There are six buildings on the Buildings at Risk Register which detract from the area and which influence the current visible perception of such a small town. These buildings are detailed further in section 2.9.

Care needs to be taken to preserve the existing character of all parts of the conservation area. This is particularly important in a number of streets given the movement of people and vehicles through the town and include the lower area of Roods, High Street, Bank Street, Glengate and Reform Street where there can be pressure to change. Kirriemuir does still contain an active street frontage which is characterised by the high number of buildings at ground floor level.
occupied by uses such as shops and other commercial premises and should be maintained as such.

2.9 Buildings at Risk

Following a review of Angus in 2012 there were six buildings currently considered to be on the Buildings at Risk Register (BaRR) in Kirriemuir. The following information is taken from the Buildings at Risk Register.

1-3 Roods is a 2 storey 3-window (widely spaced) stugged ashlar and slate building with ground floor shops, mainly with original features but with an altered corner shop. It is considered to be of fair condition and of relatively low risk. In 2009 the external inspection found the building mostly vacant with one retail unit open. Overall the building appears to be in fair condition; there are some slipped slates however and open joints to the gutters. Planning Consent and Listed Building Consent were approved, subject to conditions, for renovations to the retail units with change of use to the upper floor to a flatted dwelling, Nov 2006. Ref 06/01391/LBC.

Figure 16: 1-3 Roods.

Glengate Hall in the Glengate is the Former North Free Church, and then hall to the nearby St Ninian's Church. This building sits on an L-plan in red coursed rubble with plain Tudor openings. The facade features a corbelled octagonal bellcote. The building was extensively remodelled in the early 1960s, when a kitchen and WCs were installed on the lower floor and a stage and meeting room were added in the large floor space above.

The condition is considered as poor with a moderate at risk category. It is category C listed by Historic Scotland.

Figure 17: The Glengate Hall.

St Ninian’s Church, Glengate is a category C listed building. It is a Gothic rectangular-plan church in stugged ashlar. The front elevation features a Tudor doorway with triple lancets above and 3-bay flanks. The Church was originally home to the New Light Antiburgher congregation, before becoming the West United Presbyterian Church, both c19th century splinter groups of the Church of Scotland. Later it became a Boys Brigade Hall.

Figure 18: St Ninian’s Church.

During the survey in 2009 and 2012 an external inspection found the former church in poor condition; there are slipped slates, vegetation growth in gutters, some downpipes missing and the soft Kirriemuir sandstone is decaying in some areas. Planning consent and Listed Building Consent were granted, with conditions, for conversion into residential use in October 2004.

The warehouse in Ogilvie’s Close is a two storey stone built warehouse with slate roof, the external stairs to upper
storey now removed. It appears on the 1:500 OS Town Plan of Kirriemuir of 1861 as part of a long line of buildings running north-south, with pend access to Bank Street and through Ogilvy's Close to Back Wynd (now Reform Street). It appeared to have one, possibly two, external stairs to the west elevation. Whilst the stonework appears to be reasonably intact, there is extensive slate slippage to the south-east of the building exposing the roof space to the elements. There is extensive ivy growth obscuring the south elevation. It is considered to be in very poor condition with a high risk category.

Hooks in Bank Street has sat empty for a number of years. It is in a prominent location on Bank Street and is visible within the central area of Kirriemuir. It is currently for sale. Condition is considered to be fair.

The Airlie Arms Hotel in St Malcolm’s Wynd was an addition to the register in 2012. The property has been vacant for a number of years and is currently for sale or lease. The condition is considered to be fair but is a dominant building within the townscape.

The paved surface greatly varies throughout Kirriemuir. Stone setts have been used to success on the roads within the central area. These are then used further around Kirkwynd to define the area between pavement and roadway. Elsewhere the roads are generally laid in tarmac. Major environmental enhancements were undertaken in Kirriemuir town centre in the early 1990’s, funded jointly by Angus District Council, Tayside Regional Council and Scottish Enterprise Tayside when the paved seating area in the Square was created.

The general condition of the above, including pavement areas, is reasonable however there was a requirement for intervention in 2011/12 for crossing points to be inserted in areas of the cobbled setts for ease of access. This was done with the least intervention possible.

Footpaths are however quite narrow in a number of areas due to the historical layout and development of the town.
There are a number of pedestrian areas such as the large space in The Square along with lower part of Roods and the closes.

**Lighting**
Street-lighting throughout the conservation area is varied, as in most conservation areas. However the environmental enhancements which were mentioned previously went some way to rationalising the main central area with many lights being wall mounted. This goes some way to reducing the level of street furniture at general eye level and leaves the narrow footpaths clear.

**Street Furniture and Signage**
There is a mix of street furniture and signage. The previously mentioned environmental enhancement works addressed requirements for seating within the central area and created a focal point for the Peter Pan statue. This is still in a prominent location within The Square.

There appears to be a limited amount of cluttered signage which is unusual for many town centres. This may be partly influenced by the one-way system which in itself creates its own traffic management system. There is limited traditional shop signage in the form of bracket signs which would help to direct people or attract attention to shops on the winding streets.

Plaques are evident in discreet but visible locations for a Heritage Trail which was undertaken by Kirriemuir Heritage Trust and covers a number of buildings within the conservation area. There are also information boards located in the public car parks giving information about some of the history of Kirriemuir and the surrounds along with directional information.

**Public Art**
The Peter Pan statue stands proudly in the central area.

### 2.11 Trees and Open Space

Most of the trees and open space are located just outwith the conservation area boundary or further such as The Den to the south and Kirrie Hill to the north. The largest exception to this is the area surrounding the Glens & Old Parish Church within the centre of the area. The cemetery provides an enclosed area of green space however it is obstructed from view due to the layout of the surrounding buildings.

Many of the houses are close to the pavement and therefore there is a predominance of built form rather than that of gardens, which are more privately located to the rear of buildings.

Other areas of open space include the seating area within The Square and the public car park in Reform Street.

Overall the conservation area would be considered to be quite dense in built form.

### 2.12 Boundaries and Other Forms of Enclosure

There is still a predominance for traditional forms of boundary treatment such as stone walls. These can be seen dividing the riggs of properties such as the fronts of gardens in Roods. Larger stone walls can also be seen around Roods and as a definition of areas such as the car park in Reform Street. They were also likely used in the development of the terraced areas of development which run east to west up Roods such as East Hillbank. These are an important feature of the conservation area and most appear to be of original construction.

Very often the buildings themselves are creating a boundary between the road and the rest of the land belonging
to a property. Therefore in Kirriemuir the placement of building line is important in continuing to maintain this characteristic.

Railings and gates are fairly limited.

2.13 Buildings of Townscape Merit

There are a number of buildings of townscape merit; these include Kirriemuir Town Hall, The Glens & Old Parish Church, the Gateway to the Glens Museum and some of the properties in Kirkwynd with original features. Many of the shopfronts and the small groups of terraces along with the variety of building types including gable end properties and those originating as banks etc all add to the townscape value giving an interesting and quite unique little town.

2.14 Focal Points, Views and Vistas

There are many focal points and views within and outwith the conservation area and across the surrounds. The roofscape provides a number of focal points and includes features such as the Glens & Old Parish Church Steeple which clearly marks the town centre. This can be seen through glimpsing views within the surrounding streets and from outwith the conservation area boundary.

The Gateway to the Glens Museum is a vista stop as you look south from the area between High Street and Glengate. The same can be said as you travel up Bellies Brae towards the town centre and the Ogilvie Arms is clearly central to your forward view.

As you travel north up Tannage Brae the belfcote of the Glengate Hall is a clearly defined vista stop and creates an east termination to the road.

There are small areas defined as node points within the conservation area. These are points where traditionally you travel or pass through either on foot or in a vehicle. The main one is The Square, both from a vehicular and pedestrian point of view. The area at the bottom of Roods would also be considered as a nodal point.
Kirriemuir’s conservation area was designated in recognition of its special architectural and historic interest. The prime consideration in considering applications for development is to secure the preservation or enhancement of this established character and appearance.

All new development that takes place should respect, enhance and have a positive impact on the area.

Fundamental to this sense of place is the retention and re-use of the historic buildings in the town wherever possible.

The design of new buildings or the extension or alteration of existing ones in the conservation area should be carried out with sensitivity. This requires particular architectural and historical understanding and knowledge, judgement, skill and care. The aspiration of any new build should be to create buildings that aspire to be listed buildings of the future.

The design of new buildings and extensions should be appropriate to, and influenced by, the nature of the building, the site, its context and the established special character of the area.

The following guidance has been prepared to help ensure that the characteristics of the conservation area are preserved or enhanced.

The design guidance will be applied to all proposals within, and which affect the setting of the conservation area.

The guidance emphasises the importance of having a consistently high standard of design appropriate to its site and context and the use of appropriate materials. The guidance points are summarised with key objectives which fit with the character of Kirriemuir’s conservation area.

Advice Note 20 “Listed Buildings and Conservation Areas” also provides general information regarding development affecting historical buildings and conservation areas.

3.1 Proportion

**Objective: Retention of building proportions.**

Many of the existing buildings within the conservation area have proportions that are a consequence of the limitations imposed by plot widths and/or the structural limitations of using masonry as a load bearing material. This is particularly true of openings. Today it is possible to alter the emphasis away from the horizontal to reflect present day structural capabilities.

In many cases the limits imposed on design by the width of a plot will have an influence on proportion. The main issue is likely to be one of replicating the relative uniformity of scale rather than one of proportion. Provided that the scale remains within the range already evident in any given area then there is scope for a range of different designs which could fit within the overall framework without disrupting the surrounding townscape.

Proportioning needs careful thought but ill considered placing of poorly proportioned “traditional” openings is often just as bad as windows that are not vertical. Moreover, this is a difficult area on which to give specific advice so it should be addressed at individual site level as and when changes are proposed. Care should be taken where small original windows are still in place as these were a clear part of the character of the town as it developed through manufacturing and weaving industry.
Page 15 gives further information on the proportions within the conservation area along with the descriptions of scale and grain.

### 3.2 Scale

**Objective: Protection of the scale, height and mass of buildings within the varying conservation area.**

Scale relates to the size of the building in relation to its surroundings and the size of an individual element in relation to the size of the other elements. Inappropriate scale and proportion not only relates to the building within the area but also repeatedly within other building elements such as replacement windows or extensions.

It is important that the scale of new buildings and extensions to existing buildings should reflect the scale of buildings generally found within the boundaries of the conservation area. Any new development should reinforce the character and appearance of the street frontage in terms of height and scale, and should take its design cues from appropriate buildings in the immediate locality.

Storeys and buildings heights vary throughout the conservation area and this should be considered with care regardless of the type of proposal. Page 15 outlines the scale of the conservation area whilst page 16 outlines the key features of scale.

### 3.3 Building Line

**Objective: Retention of the existing building line**

In general it is recommended that the building lines be maintained throughout the conservation area. This is particularly important where the building line is hard to the heel of the pavement line and where it has also helped in the formation of boundaries and areas of definition in the streetscape.

### 3.4 Materials

**Objective: Retention or re-use of stone within the conservation area**

Materials are an important feature in unifying a conservation area. Where existing traditional materials are visible then they should be retained. More detailed information on materials within the conservation area can be found on pages 16 to 18.

The application of paint or tiled frontages to stonework which remains otherwise in good condition will not be acceptable within the Conservation Area.

The retention of facades and the use of traditional materials appropriate to the area will also be encouraged for repair and building work. Where appropriate or necessary this would include the re-use of existing material.

Materials for an extension should match the finish on the main building although, in the case of stone buildings where the original stone is unavailable or the cost is prohibitive, an alternative traditional material such as render can be used. Information related to the repair of sandstone walls is contained in Advice Note 30 "Repair to Sandstone Walls".

Traditional materials include:
- natural slate for roof finishes;
- natural stone;
- cast iron for rainwater goods and railings; and
- timber for windows and doors

There may from time to time however be scope for high quality contemporary designs which may be more appropriate in some cases. An example of this may be in the extension of a building.
3.5 Colour

**Objective:** Colour should be carefully considered to ensure that it does not detract from the visual aspects of the building or its surroundings.

The use of colour is an important consideration in building elevation and streetscape. Painting schemes should be harmonious and add to the environment rather than detract from and be injurious to the streetscape. In the case of a listed building, painting the facade can be a material alteration which can affect the character of the conservation area.

Colour can significantly alter features or proportions which can in turn make the building and its surroundings seem off balance and inharmonious. This relates not only to stonework and facades but also to smaller features such as windows and doors. It also includes details such as lettering on shopfronts.

Stonework which has not already been painted should not be painted in the future. Paint schemes should be carefully considered, including for smaller fascia panels, as this can detract from the overall appearance.

3.6 Roof Design

**Objective:** Retention of traditional roof form, features and materials

Dormers have long been part of the Scottish townscape and they add visual richness to the street scene as well as providing evidence of their period of construction by virtue of their different forms. Accordingly, the precedent for dormers in Scottish burghs is a long established one.

However, the practice of the past has not always been the most appropriate architecturally. It is important that they are appropriate in their scale and are not top heavy in appearance. It is important to consider the surrounding streetscape along with the individual building for which any dormer may be proposed. The important point here is that historic practice does not necessarily translate as good practice.

Two main dormer types predominate and they seem to fall into categories that can be identified by both type and date of construction. Earlier dormers are generally quite plainly detailed and are relatively unobtrusive. They are inset into the roof plane and have flat sides and faces, usually with a piended (hipped) roof. In the absence of documentary evidence for their form it is not possible to say whether the latter is a corollary to structural limitations, internal space planning or the stipulations of the building standards.

There should be a presumption in favour of retaining those few Scots slate roofs because of their rarity value and their potential contribution to both character and appearance by virtue of the way they are laid on the roof. Where Welsh slate is the existing roof material, its replacement on a like for like basis would generally be consistent with the legislative test of section 64 of the 1997 Act. Where Welsh slate replaces a material that is of little merit, the proposal probably meets the test of “preserve” as required under section 64. This is provided that the appearance of the conservation area is either preserved or enhanced. A Welsh slate of a markedly different colour to the buildings in the immediate area might neither preserve nor enhance the appearance of the conservation area.

Some outbuildings may still have roofs covered with slates that have gaps between adjacent slates on the same course, a technique termed “half” or “open” slating. This allows moisture to escape more easily and it usually signifies the use of the building as animal accommodation. The presence
of ammonia from animal urine would have rotted roof timbers unless it was allowed to evaporate quickly, hence the relatively open layout of slates laid using this technique.

3.7 Rainwater Goods

**Objective: Rainwater goods should be retained or replaced with traditional forms rather than UPVC and retained in a darker colour such as black**

Rainwater goods are important to help remove water from the roofs on buildings and take it away from the base of the building.

Traditionally rainwater goods were manufactured in cast iron with gutters shaped into a half round or ogee shape and laid to a fall. The gutters were fixed either using ‘drive in’ brackets, which were inserted into the wall and carried the gutters along the eaves, or attached to brackets fixed to a timber fascia board. Downpipes were fixed vertically to the wall using collars and discharged the water into gullies. Hoppers, either plain or with some form of decoration, were often placed at the junction between the gutter and the downpipe.

It is acceptable to use either cast iron or heavy duty cast metal for rainwater goods. Extruded aluminium is very light and easily damaged and therefore considered inappropriate. UPVC is not acceptable as it is not an historic or traditional material. The proper maintenance and upkeep of traditional rainwater goods will avoid decay and unnecessary replacement.

Rainwater goods should be clearly specified on applications as cast iron or cast aluminium, painted in a dark colour, usually black. The positions of any soil vent pipe, (SVP), or other pipes should be clearly marked on drawings accompanying the planning application.

3.8 Chimneys

**Objective: Retention of traditional roof features and materials**

Chimney heads were formed originally in stone but where they have been replaced, many have been rebuilt in facing brick. Whilst either material is historically accurate, it would not be acceptable to truncate any existing chimney stack, even if the flues are not in use, where it forms an important feature of the building and the roofscape. There remain a number of wallhead chimney features throughout the central area, which dominate and contribute to the overall architectural quality of the buildings.

Whilst all chimney stacks should be retained, if there is a structural reason why one requires to be taken down, it should normally be rebuilt to match exactly the style, proportion and detailing of the original. Adding chimney stacks of the correct scale and proportion to new works is also important to retain the particular character of the streetscape.

3.9 Windows

**Objective: Reinstatement of the traditional window patterns throughout the conservation area**

Window details are important to the character of any modern or traditional building but particularly so in relation to their wider impact on the conservation area. The character of any historic building or area is reinforced by the continued use of traditional windows, the vast majority of which are timber sliding sash and case types, contemporary with the building period. Many original windows have survived but in some cases have fallen into disrepair only to be replaced rather than overhauled upon any upgrading of the property. Common to all other areas, the installation of poorly designed and unsuitable
replacement windows can have an adverse impact on the overall character.

Replacement windows in general, should reinstate the original sash and case of traditional windows. Most window and door openings are formed with surrounding margins either in painted render or in decorative stonework.

Although of varying architectural styles and periods, one common factor is the vertical emphasis of the window openings with the exception of those which may have originated as part of the development of the weaving industry at a time when very small windows were used. Every endeavour should be made to reinstate the original window patterns, particularly on the main public elevations.

There may be an opportunity to insert double glazing if new windows have to be installed either in an extension or a new building. Sometimes it will not be possible to accurately replicate the same design with double glazing, particularly if there are glazing bars, therefore double glazing may not always be acceptable. Where the original windows have been removed in the past the reinstatement of timber windows to the original pattern would enhance both the character and appearance of the building and the Conservation Area.

Upper floor windows particularly above shop fronts should also have a vertical emphasis and should follow the recommendations for windows in residential areas.

Dormers should also be of vertical proportion with a traditional pitched and slated roof. Large wide dormers are not considered appropriate as the scale and proportion is not traditional to the area (see also section on Roof Design).

3.10 Doors

**Objective: Retention of existing traditional doors or replacement with replication of original design or that reflects the design style of the building**

Where there are existing doors they should be retained and if new doors are required, these should replicate the original if it exists in any form or be of a style that reflects the design style of the main building.

The correct style of ironmongery should be used for all historic entrance doors. Modern lever handles are not acceptable nor are modern materials such as stainless steel. Cast iron, brass and bronze are all acceptable. Letterboxes, handles, knobs and knockers should complement the style of the entrance door.

Timber entrance doors to residential properties should be painted an opaque colour. Bold colours look best including black and white.

The style of every external door, the material, colour and ironmongery should be specified on every application. UPVC doors are not considered appropriate within the conservation area.

Existing door widths should not be altered and alternative arrangements may be needed to accommodate disabled access where possible. Steps to front entrance doors may be relocated to allow the discrete positioning of a ramp

3.11 Gardens, Open Spaces and Trees

**Protection of defined spaces**

Open space and garden areas are fairly limited in the conservation area. Any areas such as these should be protected where possible.

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3.12 Walls, Railings and other forms of enclosure

**Retention of walls, railings and other boundaries**

The main types of boundary are that of walls.

Many of the buildings contain stone walls which define the boundary and in most cases could be relatively true to the original layout.

These boundaries should be retained as a characteristic feature of the conservation area. They not only help to define the individual development pattern of riggs but also bring cohesion to the area in its built up form.

They also contribute to the streetscape where the actual building wall or frontage is a key element.

3.13 Roads and Pavements

**Objective: Retention/reinstatement of traditional street surfacing in select areas**

Streets are the foreground of our buildings and the backdrop to everyday lives. Streets cluttered with traffic signs, bins, bollards, guard rails and street furniture result in streetscapes that are both unsightly and lack character.

Retaining historic features keeps the streets individuality and helps create a sense of place. It can contribute to regeneration. Investing in quality solutions reduces maintenance costs and makes cleaning easier.

The broad advice here is to keep it simple so the ground plane is subordinate to the building plane and forms just another component of the townscape. Kirriemuir is not overly dominated by signage and this should be maintained with care taken when considering any other requirements.

Any redundant signage should be removed.

3.14 Street Furniture

**Objective: Retention of traditional street furniture**

Any new street furniture should complement the character and appearance of the conservation area and be consistent in appearance. Contemporary design, provided it is of a high quality and complements its context can be used.

Existing historic materials and traditional street furniture should be retained wherever possible. Any redundant signs should be removed unless they relate directly to the conservation area.

Environmental improvements should enhance local distinctiveness and reinforce those qualities which make an area special. The most modest schemes are usually the most successful in reinforcing a sense of place.

3.15 Listed Buildings and Other Important Buildings

**Objective: Protection of both the individual building and its group form**

The detailed list of buildings as prepared by Historic Scotland is attached as Appendix 5. However it should be remembered that analysis under section 14 of the 1997 Act (regarding listed buildings) will take precedence over analysis under section 64 (conservation areas). This will apply to all alterations to listed buildings where listed building consent is required.

3.16 Ancillary Developments

**Objective: Unobtrusive placement of ancillary development**
All ancillary development, for example, garages, fire escapes, satellite dishes, burglar alarms etc. should be designed so as not to detract from the character and appearance of the Conservation Area.

Satellite dishes and burglar alarms should be positioned as discreetly as possible. Acceptable positions for satellite dishes can generally be found, often concealed in gardens or within roof valleys, in preference to obtrusive positioning on front elevations or on roof ridges. Advice Note 12 “Satellite Antennae” contains information relating to the positioning of satellite dishes.

Alarm boxes are best located at the highest corner, just under the eaves, with the box painted the same colour as the wall.

3.17 Micro Renewable Energy Equipment

<table>
<thead>
<tr>
<th>Objective: Consideration of location and effect on the building’s appearance</th>
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An historic environment is significant but also sensitive to change and the location of solar panels must sit harmoniously within the environment.

Solar panels can be set vertically, on roof slopes, on outbuildings or in the grounds of a property. In general, as solar panels will change the appearance of a building or structure even where a slim-line panel is used, care should be taken when locating them. Where possible, solar panels should be sited on the rear roofs of buildings. It is preferable to locate panels in less intrusive locations to minimise the visual impact on the building and on the street scene. Providing that the panel is not overshadowed it will still provide the necessary energy required.

3.18 Shops and Commercial Frontages

| Objective: Shopfronts should respect the form of the building without creating monotony |

The design and appearance of shop fronts play an essential role in ensuring that diversity and vitality continues by improving perception of the public realm. In this way they contribute significantly to the local economy. Where original good quality shopfronts exist, they should be retained. Planning permission may be given to replace shopfronts that are of inappropriate design or beyond repair.

Reference to a shopfront includes all ground floor premises with a fascia sign and/or window display, including non-retail uses such as banks, building societies, estate agents, cafes, bars, restaurants, hot food takeaways and launderettes.

A good shopfront should respect, but does not need to copy, the scale, proportion and architecture of the building above it, so that it forms an integral part of the building. Each frontage may, therefore, be separate with its own individual style, but should respect the form of the building above and frontages to each side; this gives the shopping street rhythm and harmony without monotony.

The key to achieving a good shopfront design is proportion. The design may be traditional or contemporary but the elements which make up the shop front must be correctly proportioned and detailed. Shopfronts should be constructed in timber or powder coated aluminium, although the stall riser, or base of the window, should be constructed in solid masonry to keep any timber off the ground and protect it from decay. Historic Scotland has produced the following national guidance for shopfronts; Managing Change in the Historic Environment.
Guidance Notes: Shopfronts and Signs. Angus Council’s Advice Note 2 “Shopfronts and Signs in Conservation Areas” provides further information and advice on this topic. Advice Note 10 “Shop Window Security” contains information regarding security for listed and unlisted buildings in Conservation Areas.

3.19 Advertisements

**Objective:** High standard, traditional format with clear lettering in scale with the fascia panel and overall shopfront

All outdoor advertising affects the appearance of the building or place where it is displayed. Advertisements should contribute in a positive way to the appearance of an attractive and cared-for environment.

Fascia signs and other advertisements should be of a high standard of design and be of a traditional format with clear lettering in scale with the fascia panel and that of the overall shopfront. No advertisements should be positioned above the ground floor fascia level. Internally illuminated fascia signs and the illumination of signs using backlighting are not appropriate. Hand painted and raised lettering signs may be illuminated by discreetly sited washdown lighting. Further advice is contained in Advice Note 2 “Shopfronts and Signs in Conservation Areas”.

3.20 Safeguarding Views

**Objective:** Safeguarding of views in and through the conservation area, particularly in relation to vista points

Views and aspects need to be taken account of when considering development proposals. The height and/or building line of new development may detract from the character of the area or make the existing view inharmonious or disproportionate.
The conservation strategy sets out guidance on managing change and details of how the conservation area will be managed including opportunities for development and enhancement and planning action which will be used along with the design guidance set out in chapter three. The strategy also sets out details about the monitoring and review of the conservation area.

4.1 Planning Policy

The conservation area analysis and guidance will be used in addition to the following:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 – Scottish Government
- the Historic Buildings and Ancient Monuments Act 1953
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Angus Local Plan Review - Angus Council 2009
- Planning Advice Notes - Angus Council
- PAN 42 Archaeology; The Planning Process & Scheduled Ancient Monument Procedures
- PAN 71 Conservation Area Management - Scottish Government 2004
- Scottish Historic Environment Policy – Historic Scotland 2009
- Managing Change in the Historic Environment Guidance Notes – Historic Scotland

Existing planning advice notes and supplementary planning guidance will be reviewed as necessary to ensure that they provide appropriate guidance. This list is not exhaustive.

4.2 Opportunities for Development and Enhancement

From time to time there may be opportunities for funding assistance from a number of sources including Angus Council, Historic Scotland and The Heritage Lottery Fund.

4.3 Opportunities for Planning Action

Conservation area boundary

The boundary has been amended during the analysis process in 2012. The main justifications for undertaking the amendments to the current boundary were to;

- ensure that any property and its curtilage are included within the boundary
- protect the areas which are archaeologically sensitive
- ensure that key areas of Kirriemuir which maintain the character and appearance are preserved or enhanced over the coming years.

This should continue to be reviewed periodically.

Effects of permitted development

There are examples of development which would not have required planning permission (under the General Permitted Development Order1992), and in some cases, are not appropriate in the preservation or enhancement of the conservation area. Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings are not covered by this legislation.
Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and there is the potential, without development management, for more of such developments to appear.

Classes of development which are usually ‘permitted’ include alteration or removal of stone walls or railings; small extensions or some types of alterations to the exterior of houses, including replacement windows; small buildings or alterations within the curtilage of houses; some satellite dishes; repairs to private streets; some forms of telecommunications development; some types of development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and certain types of development by local authorities, including lamp standards and street furniture.

Commercial buildings, flats and houses in multiple occupancy do not have permitted development rights and therefore planning permission is required in relation to these types.

**Article 4 Direction**

There is no Article 4 Direction in Kirriemuir. It is not considered necessary for the introduction of one given the changes to the Permitted Development Order.

**Advertisements**

There are certain types of advertisements which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose additional advertisement controls through Regulation 11 of the 1984 Regulations and seek the approval of the Scottish Ministers. A Regulation 11 direction controls normally permitted forms of ‘minor’ advertisement which can have an impact in areas of environmental quality. Certain types of advertisements, such as shop or business signage, can have a significant impact on historic building frontages and on the overall quality of the townscape.

Additional advertisement controls would be a useful Development Management tool and should therefore be drafted for consultation and Scottish Ministers’ approval.

Usually Regulation 11 advert controls are only approved in conservation areas.

**Urgent Works, Building Repair or Amenity Notices**

Angus Council has a number of powers available to take enforcement action against unauthorised development. This is to ensure that the quality and attractiveness of historic buildings and areas are not impacted upon by unauthorised or inappropriate development. This is supplemented by the use of urgent works and building repairs notices that are most commonly applied under legislation.

At the time of preparation amendments were being made to the legislation through the Historic Environment (Amendment) (Scotland) Act 2011 (HEAS Act).

**Tree Preservation Orders**

Trees make a valuable contribution to the character of the conservation area. Felling or insensitive lopping could adversely affect this character. Anyone who wishes to fell, lop, prune or top trees within the conservation area is required to give six weeks prior written notice to the Council who may then make a Tree Preservation Order if it is considered appropriate and/or ensure that appropriate new or replacement planting is undertaken. In general works that sustain the future of important trees will be supported, although it is accepted that trees that are dead or unsafe will require to be
removed. Where a tree or trees can be shown to detract from the character of the conservation area felling may also be appropriate.

There are currently no Tree Preservation Orders in the conservation area.

4.4 Monitoring and Review

The conservation area will be monitored through:

- Photographic surveys: there is currently a collection of photographs from the Kirriemuir conservation area, however a detailed survey of all buildings and open spaces within the conservation area will be undertaken in due course as permitted and will form a basis for monitoring further change;

- Observation: where possible officers from the planning authority will visit the conservation area and check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;

- Liaison: officers will liaise with local amenity groups, the public and other interested parties as necessary;

- Review: the conservation area analysis will be monitored and reviewed from time to time depending upon constraints and other priorities.
CHAPTER 5 CONCLUSION

Angus Council is committed to work with all matters relating to conservation of the historic built environment. A dedicated conservation section deals with a wide variety of aspects relating to listed buildings and the management of conservation areas.

Kirriemuir is an eclectic town with a variety of building form and style which contribute to the overall character and appearance of the area and add to the uniqueness of the “Wee Red Toon”. Its links with its own growth and development through manufacturing and weaving and the people for whom Kirriemuir is also associated such as J M Barrie are all part of the importance of this town and its relatively untouched appearance.

Kirriemuir should not only be appreciated for its historic features but for the potential it offers for its own economic future as an attractive small town which offers good location to those who live or visit there.

The townscape analysis set out in the document, along with the design guidance and conservation strategy allow for a better understanding of the conservation area, emphasising the important features and how best to ensure that changes and new development do not have an adverse effect on the area. The information contained in this document, along with the relevant legislation and policies should be used to guide any development within the Kirriemuir conservation area.
Kirriemuir

circa 1850  
circa 1900  
circa 1970  
Present day
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