Kirriemuir Conservation Area Appraisal
and Management Plan

(Draft May 2014)
PREFACE

The Communities Committee, at their meeting of 27 May 2014, agreed the draft Kirriemuir Conservation Area Appraisal and Management Plan for public consultation.

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

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CONSERVATION AREA APPRAISAL
AND MANAGEMENT PLAN KIRRIEMUIR
DRAFT MARCH 2014

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HISTORIC ENVIRONMENT CONTEXT

1.1 Why Is The Historic Environment Important?
Conservation is recognised as an important central and local government activity which attracts widespread public support. But why is it important? Simply put, we derive pleasure from the visual qualities of historic buildings and townscapes. The historic environment provides the backdrop to our daily lives. It is the familiar place where we live, work, socialise, and educate our children. We take the continued existence of the historic environment for granted and it is only when a building is radically altered or demolished that we notice. The historic environment is a living laboratory that can tell children, and indeed adults, a great deal about our past.

The skills of stonemasons, slaters, carpenters, joiners and other craftsmen are contained in the fabric of historic buildings; in many cases the workmanship is over two hundred years old. Virtually every part of a traditional building has been shaped by the hands of our ancestors, from the sawing of individual timbers, through the dressing and fixing of slates, to the careful assembly of sliding sash and case windows.

Economically, historic areas have the potential to act as the focus of regeneration programmes. Carefully repaired, historic buildings can boost the image of an area and provide centrally located, living and working accommodation.

Traditional materials are usually environmentally friendly and relatively little energy is required for their manufacture. It is good environmental housekeeping to ensure that traditionally-constructed buildings are retained wherever possible; re-using historic buildings is ecologically sound.

Conserving the historic environment is, therefore, important for a number of different reasons, ranging from preservation for its own sake to economic and environmental considerations. The needs of society today have, of course, to be met - changes have to be made where they are necessary.

Today, the scope for changing our environment is much wider than it has ever been and change can happen very quickly, sometimes overnight. That is why the management of the historic environment recognises the need for change, but seeks to ensure that changes are appropriate and do not damage our heritage without good cause. As long ago as 1877, the artist, social reformer and champion of historic buildings, William Morris, wrote “we are only trustees for those who come after us”.

We are the custodians of a valuable, cultural and economic asset; damage to the historic environment affects not only the present, it impacts upon future generations.

1.2 How Is Our Heritage Protected?
Protection of the built heritage takes two main forms; the designation of conservation areas, which is undertaken by Angus Council, as the local planning authority, and the listing of individual buildings which is undertaken
by Historic Scotland who maintain the Statutory List. Angus Council is also responsible for assessing and advising on the curtilage of the listed buildings. Buildings which fall within the curtilage of a listing may also be covered by the listed building legislation and are afforded the same protection as those on the statutory list although they are often not noted on the list description. The first point of contact for enquiries about listed buildings and conservation areas is Angus Council.

1.3 What Is A Conservation Area?

Conservation areas are the mainstay of Angus Council’s approach to protecting the historic environment. The legislative power to designate conservation areas was introduced over forty years ago - the current legislation is the Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997. Section 61 of the 1997 Act requires all local authorities to:-

“from time to time determine which parts of their district are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and designate such areas as conservation areas.”

There is no standard specification for conservation areas. In Angus they range from historic royal burghs to small villages. In each case the aim of designation is to protect those features that are important to the character or appearance of the individual conservation area. The features that are worthy of protection include historic street layouts, good building groups, traditional materials, shopfronts, trees and the all-important, small scale details such as traditional doors and windows.

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
- Interpretation schemes
1.4 How Are Conservation Areas Managed?

After a conservation area is designated, section 64 of the 1997 Act requires Angus Council as planning authority to pay:

“...special attention to the desirability of preserving or enhancing the character or appearance of that area.”

Viewed individually, small scale changes or the loss of single historic details may not appear to be damaging to the character or appearance of a conservation area. When such changes are repeated many times the historic character of whole areas can be lost completely. That is why Angus Council has to ensure that even minor changes are carried out sympathetically, and why the law requires proposals to “preserve or enhance” the “character or appearance” of conservation areas. This means that Angus Council has to carefully judge the effect of all proposed developments or alterations, irrespective of the scale. Proposals are assessed against the planning legislation, central government advice as provided through the Scottish Government, Historic Scotland, Angus Council’s Local Development Plan and Guidance, and not least, the character statement for each conservation area in Angus. Character statements are being prepared for each conservation area, which trace the history and development of the settlement and identify those features which are important to its character or appearance.

The planning legislation allows Angus Council to bring certain minor works that do not normally require planning permission within the scope of planning control, by means of an Article 4 Direction. A number of the conservation areas in Angus have an Article 4 Direction and these will be reviewed over time. The emphasis is upon considering the impact of change at a wider level than just the individual building. The impact on the setting of the wider area, the creation of precedents for further undesirable changes and the unnecessary loss of historic fabric, (there is a strong presumption against the demolition of buildings in conservation areas), are all taken into account in arriving at a decision on any proposal.

1.5 What Is A Listed Building?

Under section 1 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, The Scottish Ministers are required to compile lists of buildings of special architectural or historic interest. This is done by Inspectors of Historic Buildings from Historic Scotland and the buildings they select are termed “listed buildings”.

A wide range of buildings are selected for listing if they meet the required standard. The term “building” includes walls, fountains, sundials, statues, bridges, bandstands, water pumps and telephone boxes. The aim of listing is to give statutory protection to the full range of architecturally and historically interesting buildings found across Scotland. All buildings of pre-1840 date are listed as a matter of course, unless they have been altered in a way that has damaged their character. Buildings constructed after 1840 are also listed if they have sufficient merit. Historic Scotland will pay particular attention to:
planned streets, villages or burghs;
works of well-known architects;
buildings associated with famous people or events;
good examples of buildings connected with social and industrial history and the development of communications;
distinctive regional variations in design and use of materials;
good examples within individual building types; and
technological innovation.

Listed buildings are graded into three categories as follows:-

- **Category A**: Buildings of national or international importance, either architectural or historic, or fine little altered examples of some particular period, style or building type.
- **Category B**: Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.
- **Category C**: Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or altered; and simple, traditional buildings which group well with others in categories A and B or are part of a planned group such as an estate or an industrial complex.

The scope of listing extends to boundary walls and any buildings or features such as outbuildings, sundials and garden ornaments, if they are of pre-1948 date, even if the buildings or features are not mentioned in the List Description. The List Description, compiled by Historic Scotland, is a brief summary of the main features and history of a listed building - it is not intended to be an inventory of protected features. The absence of a specific mention in the List Description does not mean that a particular item or feature is not protected. The scope of listing extends to all elevations of the building, its interior, its boundary treatment and any features contained within its boundary.

### 1.6 How Are Listed Buildings Managed?

There are over 2000 listed buildings in Angus, many of which are within conservation areas. All categories of listed buildings are regarded as being of special architectural or historic interest irrespective of whether they are Category A, B or C.

Listed buildings are given special consideration under the planning legislation. Even where proposed alterations do not require planning permission, a special form of permission termed “listed building consent” may be required. Alterations to the interior may also require listed building consent. Examples of interior alterations which may require listed building consent include the removal of original doors, fireplaces, and panelling and the sub-division of important rooms. Most work to the exterior will require listed building consent, if Angus Council considers that the character of the building will be affected.

As with proposals which affect unlisted buildings in conservation areas, Angus Council is legally required to have regard to protecting the special qualities of
a listed building. Alterations to listed buildings are possible but the alterations must be consistent with maintaining the building’s character. In particular, there is a presumption against the demolition of listed buildings unless a very strong case can be made.

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.

Much of the guidance contained in the document is applicable for traditional buildings, regardless of whether they are listed, unlisted and/or located in the conservation area. These types of buildings are an important part of place-making and should be considered important when considering future development.
2.1 Purpose of the Guidance
The purpose of this document is to identify the character and appearance of the Kirriemuir conservation area and provide design guidance for development within the conservation area. 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 Policies and Supplementary Guidance that relates to development in conservation areas, will inform the assessment of development proposals and other changes against the impact upon character and/or appearance as required under section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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 and/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 and businesses 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.

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 comprising the character analysis and specific design guidance established will aid the assessment of development proposals;

- Provide background information regarding the historical development of Kirriemuir
- 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
- Provide specific design guidance which will aid the assessment of development proposals within, or affecting the character and/or appearance of the conservation area.
- Provide Supplementary Planning Guidance for any individual who is associated with the conservation area.
- To provide a framework for conservation area management
2.2 Reason for Designation
The town of Kirriemuir grew up around the church, and the area known as the 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 already the town was 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.

By 1561, Kirriemuir was reported to have had 32 houses with 124 people. Records detail that a school was located in the town by 1589 and a post office in 1715. There were certainly schools located in School Wynd and Bellies Brae in 1700.

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.

2.3 Conservation Area Boundary
The Kirriemuir conservation area covers a large part of the central area of Kirriemuir. It’s 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 the Brechin Road.

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. This review was undertaken in early 2013 including a six week period of public consultation with the simultaneous deletion of the previous boundary and adoption of the amended boundary, following committee approval, on 26 July 2013.
F.1: Kirriemuir Conservation Area Boundary (2013)
TOWNSCAPE ANALYSIS

3.1 Location
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 and is located approximately 5 miles from the main Aberdeen to Dundee road.

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. Surrounded by the hilly contours of the Glens, the centre of Kirriemuir could be described as a small plateau which is accessed by many steep routes in and out of the town.

3.2 Historical Context
Kirriemuir’s proximity to the Glens and drove roads 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.

It’s growth and development was influenced by weaving from the small weaving cottages to the much larger purpose built buildings. An extract from Kirriemuir in 1792 noted that of a population of 1584, just over 500 were weavers, followed a distant second by 56 shoemakers.

Kirriemuir is believed to have initially grown from two centres, the Kirkton of Kirriemuir, at the centre of the modern day town and at Milltown of Kirriemuir a few hundred metres upstream on the Gairie Burn. The importance of the Gairie Burn to the development of the town is further emphasised with the later development of the jute factories towards the end of the 19th century.

Kirriemuir

F.3: Growth of Kirriemuir
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 who was born in Kirriemuir before moving to Australia and Sir Hugh Thomas Munro who was the first person to list Scottish mountains above 3000ft and published them in a table in 1891. SEE WALK OF FAME KHT

3.3 Setting
Kirriemuir lies in the centre of the Strathmore valley occupying the higher ground which functions as the watershed between southern Strathmore which drains south westwards to the River Tay via the River Isla and the majority of northern Strathmore which drains north eastwards via the River South Esk to the North Sea at Montrose. This topographical location has resulted in a noticeably more varied landform than typically found elsewhere in Strathmore. The landscape around Kirriemuir is dominated by Kirriemuir Hill and the hills of the glens beyond and the Strathmore Valley.

The villages of Northmuir and Southmuir were established in 1813 and 1826 respectively.

The settlement of Kirkton of Kirriemuir started on a shelf of relatively flat land above the den created by the Gairie Burn to the south and steeper southern slopes of Kirriemuir Hill to the north, in an area which remains the town centre. From the late eighteenth century the town initially expanded in all directions, extending up the southern slopes of Kirriemuir Hill and to amalgamate with the Milltown of Kirriemuir.

Southmuir to the south of the Kirriemuir Den was originally a separate settlement from Kirriemuir but during the first half of the 20th century, extensive Council housing south of Kirriemuir Den effectively amalgamated Southmuir into Kirriemuir. Northmuir, to the north-west of Kirriemuir Hill has during the second half of the 20th century expanded southwards around the western slopes of the hill to effectively amalgamate with Kirriemuir. Northmuir has also expanded eastwards north of Kirriemuir Hill across the relatively gentle northern slopes of the hill.

The result of all this settlement evolution is a somewhat unusual settlement pattern with the town centre south of the hill and the settlement wrapping around the western and northern flanks of the hill. Southmuir now the southern part of Kirriemuir is also separated by the steep sided Kirriemuir Den.

3.4 Street Pattern and Topography
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 also.

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. The width of the streets is an important factor. Within the immediate town centre the space remains very enclosed, even with the removal of previous buildings and is not
characteristic of general high streets areas. 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 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.

F.4 High Street looking North

F.5 High Street looking South

Street pattern and movement, partially as a result of the one way traffic system, around the core central area naturally dictates the prominence of The Square.

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.

Although the street pattern is still very evident, there are clear indications of where the roads have been widened, and building lines altered, likely as a result of the larger mills and therefore requirements of better access. The areas of significant change are detailed below. 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 small 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 (former Baillies Brae), High Street and Bank Street meet is much more open due to the later alterations but still defined by the scale of the buildings around this area.

There are a number of closes and wynds within Kirriemuir providing pedestrian links to various streets and also to parking that is available in the central area. Many of these are still 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

F.6 The Square Then and Now

F.7 Dunn’s Shoe Shop before demolition gave a sense of enclosure to The Square
further west than now. This has been due to changes in the development of the streetscape in more recent times.

The street pattern towards the north of the conservation area is a horizontal linear form with a main spinal route of road known as Roods. It is likely that the topography of the land dictated much of the street pattern.

**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 from the central area of Bank Street in 1910 opening up The Square

- Widening of the roads to accommodate the larger mills, clear evidence in Reform Street where the rear of the buildings are left and new frontages created.

### 3.5 Buildings and Townscape

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 earth (sometimes referred to as feal and divot) 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 seems to have 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. There is a dominance of larger more prominent buildings in Bank Street.

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 somehow influenced the layout. This is also seen in Roods. There is a strong relationship between the gable ended buildings and the access, wynds, closes and public spaces along with creating vista stops at the end of streets.
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.

Few rear stair towers are in existence.

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

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 character from before. However there are a number of peripheral shops on Roeds and Bellies Brae which have laterally been converted to other uses, of which predominately residential.

Much of the character of the areas, to which the buildings contribute to, are defined in section Surveys of Specific Issues/Sensitivity Analysis/Assessment of Significance.

Key Features

- Gable end buildings are still in situ
- There are only a few rear stair towers remaining 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

3.6 Spaces
Spaces are as an important element and contribute to the character of the area. Whether they are formal or informal, large or small, public or private, these all have added value and are part of the development of the conservation area.

A hierarchy of space is also evident, from both the historical perspective, the function of the space and the prominence of its location. Spaces were often places where people would gather together, such as on market day, however often these spaces now are seldom used to full advantage, or at least not as commonly. They are often now spaces which we pass through rather than stop to look around. The below image shows the hierarchy of space within the central conservation area.
F.11 Space hierarchy within the conservation area

3.7 Trees and Landscaping
Most of the trees and open space are located just out with 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 oval area of green space however it is obstructed from view due to the layout of the surrounding buildings.

F.12 Greenspace within the conservation area

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

3.8 Public Realm
The public realm is as important to the character of the area as the buildings are. It provides a connection, both physically and visually to the buildings.

Floorscape: The paved surface greatly varies throughout Kirriemuir. Red stone setts have been used to success on the roads within the very core 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. Further work is being considered through the Kirriemuir Conservation Area Regeneration Scheme which will run from 2013 to 2018.

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 minimum intervention possible.

Footpaths are however quite narrow in a number of areas which is 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 the 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 mentioned above went some way to rationalising the main central area. Many lights, in the main central area are 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 creating 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 usual 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 retained traditional shop signage in the form of brackets 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:** There are a number of other areas where public art is prominent. The Peter Pan statue stands within The Square and is a landmark as you pass through the area. This includes the Walk of Fame and Millenium Globe within Cumberland Close. There are potential spaces within the town for sensitive additions to the existing public art however these should be considered and planned out taking account of townscape, public space and with reference to other additional town benefits as appropriate.
3.9 Surveys of Specific Issues/Sensitivity Analysis/Assessment of Significance

**Character Areas:** The conservation area covers a large section of the central area of Kirriemuir and has a number of different character areas. These broadly cover 5 areas:

1. Bank Street, High Street, Glengate (East), Wee Roods (green)
2. Reform Street (blue)
3. Kirkwynd and Brechin Road (red)
4. Land south of High Street towards Glengate (West) (yellow)
5. Roods (orange)
Shopfronts are considered a main feature and characteristic at street level, particularly in town centres. The varied appearances of high quality designed shopfronts have an important and positive impact on the streetscape. Conversely inappropriate shopfronts, materials or colour schemes can have a negative impact.

There are still a few original frontages but as with many would benefit from enhancement. Improvement to insensitive additions and alterations should be encouraged and consideration should be taken of not just the building in isolation but its contribution to the streetscape.

Repair of remaining historic detailing and enhancement of shopfronts will assist in creating cohesion within the streetscape. Historic images show that signage was predominantly located on the building itself and that there were few buildings with hanging signs. The exceptions to this were more prominent buildings such as banks and public houses. Shopfronts were simple in appearance and did not over dominate the public spaces. This is important when considering the width of the street.

There are a mix of shopfront types including early and mid 19th century, Victorian and 1930’s. These would all require individual analysis at any point when alterations are proposed. The analysis should inform the design proposal to enhance the shopfront and take account of its individual character. This in turn would assist in enhancing the streetscape.

F.16 A selection of shopfronts in the Glengate retain characteristics of their original form
F.17 Signage and shopfronts and important to the character and appearance. A variety is seen in Bank Street.

Every effort should be made to retain the original, simplistic character of the town in terms of built form and open space as the both relate to the overall historic character and appearance of the town.

**Materials:** Kirriemuir is very distinctive with its red sandstone buildings and has part influenced it to be 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 of local material 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 probably the most important feature in this 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 in combination with inappropriate cement pointing has however impacted on many of the walls. This may partly have influenced the use of lime harl applied to a limited number of buildings and the introduction of colour to buildings. The durability of the material has also resulted in the loss of some of the more architectural details, particularly around windows 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 you see as you walk around the streets. From many points outwith the central area that can be seen from the street level approaching 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 can be defined by Roods along with the prominence of larger buildings.

Stone built chimneys are still clearly visible in the area and 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, Brechin Road 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 as well as the likely hood from Kirriemuir’s own quarries. None of these are in operation. 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 slate quarries of note include Ballachullish and Easdale.

The use of 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 that was 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 often 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
slate 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 original
historical design. The variety in frontages and design adds to the character of
the town and gives 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. 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 with many others now removed.

**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.

**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.
Key Features

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

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

3.10 Negative Factors

Windows and doors play a part in defining the character and appearance of the conservation area and give a building definition. When these are replaced with inappropriate design and materials they can have a negative impact on the conservation area and on the individual building. Opportunity should be taken whenever possible to promote the re-instatement of windows and doors appropriate to the building.

Dormers and roof lights can all impact on the conservation area and should be carefully considered before their removal or insertion. Colour is also important when considering the finish of windows. This is also true of other architectural details such as rainwater goods, chimneys, shopfronts etc. Other interventions to properties including satellite dishes, TV aerials etc are also a detraction and siting should be considered carefully to ensure that they do
not impact on the conservation area. In some instances care should be taken to remove those items which are no longer in use.

Inappropriate repairs can be unsightly and often cause longer term damage to buildings. The use of cement in repair works to walls and chimneys, replacement of cast-iron rainwater goods with upvc and inappropriate paint schemes are all considered to have a negative impact on the conservation area. Good maintenance and repair and scheduled maintenance reviews of property should therefore be promoted.

The damage caused by poor and inappropriate repairs is particularly evident in Kirriemuir where the recognisable red sandstone is very soft and therefore weathering of walls is quite obvious. Care should be taken to ensure that the appropriate mortar is used in repair and that if stone indents are required that they are as close a match as possible both geological and aesthetically. In some instances it may not be possible to undertake a general repair of an area of concern and stone indents may be necessary. Again this should be done with the most appropriate geological and aesthetical match. DUE TO GENERAL CONDITION ISSUES BUILDING PROPOSALS WOULD REQUIRE A FULL AND APPROPRIATE ASSESSMENT AND STRATEGY.

There are a number of vacant buildings and areas of land, of varying prominence, location and size which detract from the conservation area. These are predominantly located within the central area. There are opportunities available during the period of 2013-2018 for assistance in restoring and re-using these buildings with grant assistance through the Kirriemuir Conservation Area Regeneration Scheme. This scheme can also assist in preserving and enhancing the conservation area.

3.11 Buildings at Risk Register

Derelect or poorly maintained buildings in the centre of towns have a negative effect on the economy of the area. Empty buildings discourage new businesses and can be off-putting for visitors.

The Buildings at Risk Register is maintained by the Scottish Civic Trust on behalf of Historic Scotland. A “Building at Risk” is a historic building, listed or otherwise, that meets one or several of the following criteria:

- Vacant with no identified new use
- Suffering from neglect and/or poor maintenance
- Suffering from structural problems
- Fire damaged
- Unsecured
- Open to the elements
- Threatened with demolition

This list is not exhaustive, and other criteria may be considered when assessing a building for inclusion in the Register.

Following a review of Angus in 2012 six buildings were considered to be on the Buildings at Risk Register (BaRR) in Kirriemuir.
1 to 7 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 appearing 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 Permission 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 in Nov 2006 to which listed building reference 06/01391/LBC relates.

Applications 14/00067/FULL and 14/00068/LBC were submitted in 2014 for alterations leading to a retail unit on the ground floor and flatted dwelling on the upper floors. These were conditionally approved in April 2014. It has been identified as a priority project through the Kirriemuir Conservation Area Regeneration Scheme (CARS) which will run from 2013 to 2018.

The Glengate Hall located on the corner of Glengate and St Malcolms Wynd is the Former North Free Church, and subsequently the hall to the nearby St Ninian's Church. This category C listed 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 re-modelled 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 has been identified as a priority project as part of the Kirriemuir CARS and work is underway for the conversion of the building to 8no. one and two bedroom flats.

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 Antiiburgher congregation, before becoming the West United Presbyterian Church, of which both were 19th century splinter groups of the Church of Scotland.
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 Permission and Listed Building Consent were granted, with conditions, for conversion into residential use in October 2004. To date no further works appear to have been undertaken to the building.

**The Warehouse** in Ogilvie’s Close is a two storey stone built warehouse with slate roof, with 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 appears to have one, possibly two; external stairs to the west elevation and the east elevation is bounded by kirkyard. 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.

**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 it is a dominant building within the townscape given its size and location. It has been identified as a priority project through the Kirriemuir CARS Scheme.

**3 Bank Street** (formerly Hooks) has sat vacant 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. The survey in 2012 described the condition as fair.

The building has some ground to the rear of the property which was used as a beer garden in its previous use. Planning Permission and Listed Building Consent were granted in 2010 for conversion to a Dental Practice however this development did not come forward.
MANAGEMENT PLAN

4.1 Overview
The management plan sets out a number of opportunities to promote the preservation and/or enhancement of the conservation area along with some of the statutory considerations for development within the conservation area and includes:

- Opportunities for Development and Enhancement
- Opportunities for Planning Action
- Monitoring and Review

It 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. It also sets out details about the monitoring and review of the conservation area. This information should be read in conjunction with the Supplementary Guidance being written by Angus Council which will guide appropriate development for the built heritage of Angus.

4.2 Opportunities for Development and Enhancement
Opportunities for development can be considered over both the short and long term. What is crucial is that they are based on an understanding of what is important about the conservation area and how best to preserve or enhance the character and/or appearance. General repair and maintenance of any property is essential and should also be considered over the short and longer term.

Not all development should be of a conservation or restoration nature, and indeed new development should where possible be used to promote not only new design but also good design in a historic setting. Where there is an opportunity for re-instatement of historic features or to enhance areas then this approach should be done by qualified and appropriate designers and craftsmen to ensure that what is produced is true to the area or building. Below are areas which could be considered as opportunities for development.

Shopfronts and Signage: These are one of the main components of a town centre conservation area and an important characteristic. A number of historical and architecturally important shop fronts would benefit from enhancement and restoration. Additionally there are a large number of modern shop fronts which are inappropriate to the historical character of the area. It is important to liaise with shop owners to achieve designs and colours which are more sympathetic to the Conservation Area and nearby listed buildings.

Unsympathetic changes to shop fronts, as they are to be found at ground floor, pedestrian level, have the most impact on the person in the street. Indeed it is the concentration of traditional shop fronts in certain Angus towns
that does most to produce the character required for designation as a Conservation Area

A great deal of damage is being done to old, characterful town centres by the insensitive renewal of shop fronts. Not only does the "blanket" introduction of modern shop front designs and materials destroy the traditional character of the town centre, it can eventually lead to all shopping streets looking the same, becoming boring and monotonous and losing their sense of individual identity.

The major elements of good and bad shop front design in town centre Conservation Areas can be seen in the following illustrations:-

F.25 Good and bad shopfront design.

In addition to the above the following information should also be considered when altering a shopfront:

- **Existing frontage lines should be retained**
A recessed frontage along most of the unit breaks the ground floor building line, presents a weak appearance and (except for entrances) should not be considered.

- **The use of discordant colours should be avoided Modern “standardised” shop fronts and house signs will not necessarily be acceptable**
The corporate image approach of some of the national firms should be subservient to the elements of local quality and character.

- **Avoid boldly projecting box-like fascias**
Traditionally fascia signs have been flat or slightly angled to the frontage. Modern box-type signs can be out of character and produce an over-prominent appearance.

- **Hand painted fascia signs are fully recommended**
This is the traditional method and can still be the most pleasing and effective. Stick-on letters, preferably made of wood, cast aluminium, bronze or brass, are the most acceptable form of fascia lettering after hand painting. Plastic is not ruled out but if accepted must be matt finished and of sufficient thickness so as not to wrinkle or become wavy in appearance.

**Dutch Canopies and Sunblinds**
Interesting and original features which add value to the conservation area and the individual buildings can often be lost by the unsympathetic erection of sunblinds.

The traditional sunblind is a flat projection from the shopfront in hard-wearing canvas and always fully retractable into a recessed box forming an integral part of the shopfront. They are utilised only on shops requiring them for practical purposes, i.e. the protection of goods from sunlight.

F.26 Examples of appropriate shopfront.
The new, Dutch canopies, have a curved profile with enclosed ends, usually made of cheap plastic, and have no housing as such, often being very untidy when folded. It is very difficult to integrate these canopies in a satisfactory manner and more often than not they are merely planted directly onto the frontage. Unlike the traditional sunblind, they are not always erected for practical purposes but as an advertisement or eye-catcher and as such their use is not confined to shops and they are not always retracted when not required.

F.27 Canopies should not be visible once retracted.

Because, of their size, colour, projection and shape which make them extremely conspicuous, Dutch canopies can be a very intrusive element in the street scene, will conceal architectural detailing and thus seriously detract from the appearance of a shopfront. The problems will be magnified in Conservation Areas and even more so on Listed Buildings.

Legislation: Planning Permission is required for many alterations which materially affect the external appearance of a building. Listed Building Consent is required for any alterations to a Listed Building which affects its character as a building of special architectural or historic interest. The provision of traditional sunblinds (folding into a blind box) or their maintenance (of the canvas for instance) would not normally require planning consent. Consent is certainly required for Dutch canopies on Listed Buildings. In the case of non-listed buildings, they must be considered individually and on their own merit to determine whether or not the erection of a canopy constitutes a material change. In most cases, permission will be required, (particularly within a Conservation Area). A material change is least likely to occur on modern buildings outwith Conservation Areas.

General Policy: Dutch canopies are likely to be alien to buildings which have been listed because of their special architectural or historic interest. In the case of the former, the shape, colouring, fixing method, etc. will detract from the architectural detailing, whilst in the latter case modern style fixtures are potentially incongruous on buildings listed because of their antiquity or historic associations.

Accordingly, only in very exceptional circumstances are Dutch canopies likely to be permitted on Listed Buildings. The erection of Dutch canopies will be discouraged in Conservation Areas, preference being given to more
traditional methods of providing protection from the sun. However, where certain criteria or requirements are stringently met, it might be possible to permit some Dutch canopies on commercial properties within the Conservation Areas. These requirements are indicated below and are aimed at controlling their size, design, colouring and use of materials, limiting their use to premises which require them for practical purposes and ensuring that acceptable fixing methods are used.

Outwith Conservation Areas and where planning permission is deemed to be required, similar conditions will be required to be met but they are likely to be applied less rigorously. Notwithstanding that the conditions can be met, consideration of a planning application will also take into account the effect of the proposed canopy/canopies upon adjacent fascias, existing projecting signs or advertising, nearby traffic signs, existing detailing of the shopfront or fascia, etc. Because of the tendency for canopies to deteriorate over time (especially if made of plastic) all permissions will be limited to five years after which an application for renewal will be required.

**Criteria To Be Met:** In considering planning applications for the erection of Dutch canopies, the Council will wish to see that the following criteria are met. In the case of non-listed buildings outwith Conservation Areas, the criteria marked thus* may be relaxed.

1. **Type of Shop** - The window displays in some types of shop do not require protection from sunlight and Dutch canopies will not therefore be permitted. The following shops may justify sunlight protection measures - clothes, butchers, bakers, florists and to a lesser extent confectioners, chemists and jewellers.

2. **Aspect** - North-facing shopfronts are not subjected to direct sunlight and blinds for practical purposes are not required. Conversely, south-facing properties will have the strongest case for the erection of canopies.

3. **Style** - The style of any proposed Dutch canopy should have some relationship to the building and its features. For instance, canopies with a curved top will not be permitted.

4. **Retractability** - In most circumstances, only the retractable variety of canopy will be considered acceptable. This should help to prevent these
fixtures from becoming a permanent feature in the street scene and will ensure that they loosely relate to the traditional concept of retractable sunblinds.

5. **Width** - Dutch canopies must be restricted to the width of each individual window. They will not be permitted to extend over a full frontage comprising, for instance, of two shop windows and a doorway.

![Canopies should not cover the full width of the frontage.](image1)

6. **Position** - Wherever possible, the Council will insist upon canopies being positioned within the recesses of the window openings in order to avoid the ‘stuck-on’ effect of attaching to the building face itself. They must be mounted below the fascia panel, not above it, and most certainly not across it. Under no circumstances will Dutch canopies be permitted above ground floor level.

![Canopies should be placed within the recess.](image2)
7. **Fittings** - The use of canopy hoods (usually in timber) should be avoided. They appear clumsy, quickly deteriorate and can detract more from a building than the canopy itself. Fitting into a projecting box attached to the shopfront will not be allowed.

8. **Materials** - Woven, canvas type materials should be used (as with traditional sunblinds) rather than plastic or p.v.c. which tend to deteriorate quicker. Shiny plastic will rarely be acceptable and certainly not in Conservation Areas.

9. **Colours** - Colours should be matt, neutral rather than garish and should relate to the predominant colours of the shopfront and building within which the shop is located.

10. **Lettering** - Lettering as a form of advertisement will not normally be allowed.

11. **Public Safety** - Sunblinds, canopies, awnings, etc. are subject to legislation with regard to their height and projection. The height above the pavement should be a minimum of 2.4 metres (8 feet) and should project no further than 0.45m (1.5 feet) from the kerbline. These measurements are enforceable through legislation other than planning but any proposal for a Dutch canopy which does not give adequate clearances will not receive planning approval.

F.31 Careful placement for public safety is essential.

**Security Grills**

If a development involves a material change in the appearance of a shopfront then a planning consent is required. In the opinion of the Council, external screens - solid or open-mesh - necessitate a planning application, while internal devices do not require planning approval.

A wide range of shop window security measures are available and this list is not intended to be comprehensive.
F.32 Examples of shopfront security

Undoubtedly the most visually acceptable is armoured plate glass which is virtually indestructible and, of course, undetectable from normal glass. Probably the most popular are the various types of mesh screens lowered immediately behind the window during non-shopping hours. These are not visually offensive and still permit passers-by to look at the goods on display in the shop window. A number of these open-mesh types of screens are capable of being used externally, thus affording some protection to the glass itself whilst still permitting window shopping. Obviously these blinds are more visually intrusive than internal screens although not necessarily unacceptably so. Unless the rolled-up blind can be accommodated behind the fascia, a projecting storage box will be required which makes this type of screen less acceptable.

Undoubtedly visually most unacceptable is the solid metal roller blind again mounted behind the fascia or in a storage box attached to the fascia. They are reminiscent of industrial estate doors and give a blank, bleak, fortified appearance.

There is no prospect for window shopping outwith normal hours and the inability to see inside, for instance by the police, can be a counter security measure.

Non-Listed Shops within Conservation Areas: These buildings are an important part of the character of the conservation area and are as important when considering the visual effects. The Council feels that the use of roller blinds is inconsistent with these efforts and will not therefore be acceptable. However, in addition to the various internal protection devices, external open-mesh grills
would be acceptable for jewellers and electrical goods shops only, as long as a projecting storage box is not required.

**Listed Buildings:** Buildings are listed because of their age and intrinsic character and accordingly solid roller blinds are damaging to this character and are totally unacceptable. Indeed the Council will discourage the use of any external security measures unless of a traditional appearance.

**Period shop fronts must be preserved**
The few remaining traditional old shop fronts form the mainstay of the Angus town centre Conservation Areas and it is essential that they are retained. It is not accepted that it is necessary to rip out these characterful shop fronts and replace them with “anywhere” plastic and glass frontages in order to have a profitable trade. In fact a period type shop front can be a considerable asset in the attraction of custom.

**Illuminated Signage**
Possibly the biggest threat to town centre Conservation Areas comes in the guise of illuminated signs. If Conservation Areas are to be taken seriously it will be essential to restrict illumination of shop signs and to ensure and insist upon good design where such illumination is to be allowed. All illuminated signs in Conservation Areas require Advertisement Consent. In dealing with these applications Angus Council will pursue the following policies;

- **Businesses Not Open Late at Night:** Businesses that are not open late at night on a regular basis (i.e. after 6.30 p.m.) will be allowed fascia illumination only by means of individually illuminated letters where the illumination forms an integral part of the fascia. This will require a subtle and quality approach and will only be approved if the Council is fully satisfied that the proposal is respectful of the building’s status. Applicants should be aware that the number of properties that could acceptably accommodate this type of illumination is likely to be limited.

- **Listed Buildings Open Late:** Where the business is located within a listed building and is regularly open after 6.30 p.m., trough lighting of the fascia may also be acceptable. These comprise fluorescent tubes shielded by a pelmet and fixed above the fascia. On a listed building they need to be carefully sited, taking advantage of any architectural detailing - tucked under a string course or moulding for instance with the pelmet coloured to tie-in and illuminating the name of the business only.

- **Non-Listed Buildings Open Late:** The greatest scope will be accorded to businesses that open late at night on a regular basis and are located in non-listed buildings. The policy will be extended to include individually illuminated letters, trough lighting, spot lamps (maximum of two) and logo signs of a restrained but quality appearance and finish. A series of lamps projecting from above the fascia and mounted on stalks are contrary to Historic Scotland advice and will not be acceptable.
All Applications: Floodlights that provide a wash of light down the front of a building will also be permissible subject to their location (e.g. immediately under the eaves), style etc. being acceptable to the Planning Authority.

Illuminated Projecting Signs: Projecting signs are an unnecessary appendage to most building frontages and when permitted in quantity can produce a cluttered appearance. Illuminated projecting signs, therefore, will only be permitted on properties regularly open outwith normal hours, offices with cashline machines or located down a side street. Where permitted, illuminated projecting signs must be of ‘traditional’ single hanging board style with overhead spot lamps or pelmet lighting.

Eligible businesses will be permitted to choose between fascia illumination and a projecting illuminated sign at one per frontage but not both.

Non-Illuminated Projecting Signs: Non-illuminated projecting signs, whilst not as onerous as the illuminated variety in Conservation Areas, can nevertheless mask views or mar buildings and be visually obtrusive in a historic street setting.

Projecting signs should only be contemplated under exceptional circumstances. The traditional hand painted trade sign is very appropriate in Conservation Areas and their retention and reintroduction, where applicable, will be encouraged. Projecting signs may also be appropriate when a shop is heavily overshadowed or when sited down a minor, narrow side street.

Signs and shop fronts are an essential yet constantly changing part of the commercial activity of a town centre. This is accepted but it is also the local Planning Authority’s duty to conserve the character and traditions of its historic town centres. Otherwise the unnecessary removal of older shop fronts, the insertion of incongruous modern, standardised fronts and fascias and the creation of clutter caused by projecting signs will quickly erode the special character that makes these town centres special.

Although intended primarily as advice, the guidance given will be insisted upon by the Council in coming to decisions on appropriate planning applications. This is not to say that NO alterations will be permitted but there are still shop fronts (but getting fewer all the time) that contribute so much to the character of a place that the Planning Authority has a duty to safeguard them as an integral part of our heritage for future generations to enjoy.

A balance between commercialisation and conservation can be obtained. The recommendations given here leave much scope for interpretation by GOOD DESIGNERS. In dealing with planning applications the Planning Authority will grasp any opportunity to achieve more extensive improvements or restorations, such as the replacement of excessively deep or inappropriate fascia panels.

In determining planning applications affecting shop fronts in Conservation Areas, the Planning Service may require more detail to be provided in
planning applications, particularly elevational plans showing the full façade of the building and outline details of adjoining premises, etc.

Although this advice applies primarily to shops AND OTHER COMMERCIAL PREMISES in Conservation Areas, the same policies will be applied to Listed Buildings outwith Conservation Areas and many of the recommendations are just as applicable elsewhere.

At present the Kirriemuir CARS can provide grant assistance for re-instatement of features or where applicable shopfronts within the town centre.

**Development Of Brownfield Sites:** These should be considered when the opportunity arises. The development of these sites should take account of the immediate surroundings, be influenced by the identified character of the conservation area and be distinctive. This should be informed by an appropriate analysis and impact assessment of the building and surrounding area including where appropriate a standing building assessment.

Promotion of sympathetic, high-quality new development is an important part of integrating old and new development. This is applicable regardless of whether it is the development of brownfield sites or an extension or alteration to an existing property and should respect the character and appearance of the conservation area but in an innovative way. Historic Scotland’s New Design in Historic Settings provides guidance on the effectiveness of contemporary design in historic areas such as conservation areas.

New interventions in historic settings do not need to look ‘old’ in order to create a harmonious relationship with their surroundings. It is usually best not to try to replicate traditional vernacular features or introduce new ones which risk ending up as pastiche. The orientation, building line and density, proportion of garden ground, treatment of boundaries, building scale and mass, fenestration patterns, colours, and materials used should be sympathetic and reflect the character of the place even if the building is clearly new.

**Unlisted Buildings in Conservation Areas:** For unlisted buildings in a conservation area, the following examples illustrate the type of work that will usually require planning permission regardless of the elevation involved:

- Stone cleaning, painting and cladding or rendering the external walls, including boundary walls and outbuildings;
- Any alteration to the roof including changing the covering to another material, the installation or removal of rooflights, raising/reducing the height of a chimney or rebuilding it in another material;
- Most demolition, including partial demolition;
- Most extensions and any extension which extends beyond the existing building line on any side of the building which faces a road or footpath;
- The formation of hardstandings for vehicles or any other purpose;
- Installation of oil storage containers;
• Installation of satellite dishes on any elevation which faces onto a road or footpath.
• Window alterations/replacement which are not on a like for like basis

Flatted And Non-Domestic Properties: Special provisions apply to flatted and non-domestic properties, in which case planning permission will usually be required for any external alterations, including replacement windows and doors. If you are unsure whether your property is defined as a flat under the planning legislation, the Department of Planning & Transport will be pleased to offer advice. If the building is listed then an application will be required for most external or internal alterations.

Listed Buildings in General: The legislation that safeguards listed buildings is understandably tighter than for unlisted buildings and it is best to check before undertaking any works. Most alterations, internal and external, may require listed building consent even if the alterations do not require planning permission. A particularly important point to note is that the construction of any new building or structure of any type, within the curtilage, or grounds, of a listed building will require planning permission. This includes the formation of hardstandings and the installation of oil storage containers.

Satellite Antennae: In the case of a non-listed dwelling house if a satellite dish is no larger than 90cms (any dimension) and is not located on or project beyond the forward most wall, nor does it in part of whole projecting above the highest part of the roof (normally the ridge) of the original dwellinghouse then no planning consent is required. If a satellite dish is to be sited so as to “project beyond the forward most wall of the original dwellinghouse”, under such circumstances planning consent is required but for non-residential buildings (including flats), planning consent is required for any location on the building.

Whether or not consent is forthcoming will largely depend upon the likely prominence of the dish, its visual effect upon the immediate environs and the other siting options, if any. An approval will only be forthcoming if all the requirements, or conditions of the planning officials or Committee can be met but because of the sensitive nature of Conservation Areas refusals are likely to be more common than approvals.

The erection of a satellite dish on any listed building will certainly require Listed Building Consent and may also require Planning Consent too. Consent is unlikely to be forthcoming where the dish will be readily viewed by the general public and/or where the character of the building is likely to be adversely affected.

As a general overview the following gives an indication of what would require Planning Consent:

1. Any dish in excess of 90cms (any dimension) on a dwellinghouse or 1.3 metres on any other building (including flats).
2. A second dish erected on any dwellinghouse or a third dish on any other building (including flats).
3. Any dish wholly or partly projecting above the highest part of a roof (usually the ridge).
4. On the front of a dwellinghouse that is located within a Conservation Area.
5. The siting of a dish on any listed building (note Listed Building Consent will be required).

**Window Alterations**: Windows on a building contribute to the character of the area and alterations to their appearance, particularly for unsympathetic replacements can have a detrimental impact on the area as well as the individual buildings. This is often noticeable in buildings of multiple ownership where there is inconsistency when windows are replaced.

**Unlisted Buildings in Conservation Areas**: Conservation Areas contain many unlisted buildings which make an important contribution to the overall townscape. If the quality of these areas is not to be harmed it is important that replacement windows in unlisted buildings respect the original method of opening, the size, and general configuration of the original windows. The policy requirements are as follows:

1) The section sizes and method of opening of the original window must be respected

2) Double glazing is acceptable; this normally requires the use of a sliding sash and case window in either upvc, timber or aluminium. Timber double canopy windows may be acceptable in some instances

3) Any astragals must be replicated. Although it will be acceptable to install double glazed windows in unlisted buildings in conservation areas, the astragals should be accurately reproduced. Astragals in upvc or aluminium must not take the form of simulated astragals applied to, or sandwiched within, the glazing unit. Proportions should be carefully considered.

4) The following window types will generally attract a recommendation of refusal:
   - tilt and turn windows;
   - windows with simulated astragals;
   - windows which do not generally replicate the original glazing pattern;
   - windows where there is no offset in the two halves of the window creating a ‘shadowline’ as with traditional sliding sash and case windows;
   - windows with bare, i.e. unfinished aluminium frames.

5) In areas where only a few windows have been altered, the council will seek to halt any further deterioration in environmental quality.
The above policy requirements MAY be relaxed in the following circumstances:

- on enclosed elevations not seen by the general public;
- in very remote/isolated locations;
- if sited in a mixed area of poor townscape quality;
- where the building has been substantially and detrimentally altered;

Planning permission may be required depending on the type of building involved, the elevation of the building affected and the type of window proposed. Please contact the Development Standards section of Planning for further advice.

**Listed Buildings:** Irrespective of whether a listed building is in a conservation area or not then traditional windows should always be repaired and retained wherever possible. In 2010 Historic Scotland published a guidance note Managing Change in the Historic Environment [http://www.historic-scotland.gov.uk/windows.pdf](http://www.historic-scotland.gov.uk/windows.pdf) which advises on alterations to windows in listed buildings.

In general the following should be considered:

- Replacement windows in listed buildings must replicate the originals in terms of materials, configuration and method of opening,
- Secondary glazing will be permitted where it can be installed without damage to the original interior details and where it is not visible from the street outside: the faces of the frames should, therefore, be finished in a dark colour
- Where a listed building has lost its original windows, any subsequent...

**Trees:** 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.

**Buildings at Risk** gives an indication of prominent or important buildings which are considered at risk and opportunity should be made where possible to promote the development of these. The best means of ensuring the maintenance of historic buildings is through an appropriate and sustainable use. Imaginative and sympathetic re-use of redundant buildings should be encouraged, most notably in the case of the vulnerable historic buildings on the Scottish Civic Trust Buildings at Risk Register, as identified.
4.3 Planning Policy and Guidance

The conservation area appraisal will be used to provide an understanding of the important features and qualities of the area and will be used to promote appropriate development in addition to the following:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011
- Article 4 Directions (Article 4 of the 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
- Town and Country Planning (Scotland) Act 2007
- Planning etc (Scotland) Act 2006
- SPP 23 Planning and the Historic Environment - 2008

This list is not exhaustive.

Any development within the conservation area should take account of the following national and local guidance along with the specific characteristics and appearance of the conservation area.

Policy ER12: Development Affecting Conservation Areas
Policy ER13: Demolition of Buildings in Conservation Areas
Policy ER14: Trees in Conservation Areas

In addition to these local policies, a number of buildings within the conservation area are also listed buildings either as defined by the Statutory List or as a curtilage listing. In these cases policies and guidance regarding listed buildings should also be taken into consideration. In this case;

Policy ER15: Change of Use, Alterations and Extensions to Listed Buildings
Policy ER16: Development Affecting the Setting of a Listed Building
Policy ER17: Demolition of Listed Buildings

Where an area is considered to have archaeological interest then consideration should be given to the following:

Policy ER18: Archaeological Sites of National Importance
Policy ER19: Archaeological Sites of Local Importance

Policy ER21: Design Guidance

It should be noted that a review is being undertaken in 2014 of the Local Development Plan and therefore the above references to policy may change. Reference should always be made to the appropriate policies and guidance.

**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.

**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.
Care should be taken to ensure that advertisement and signage is considered as part of not only the building but also within the context of the conservation area to protect from a detrimental impact in the area.

Monitoring of signage and advertisement should be undertaken to ensure that where possible every opportunity is used to enhance the area.

**Buildings Standards:** The proper construction of new buildings and alterations to existing buildings is supervised by the Building Standards Section of Planning.

This is separate from, and additional to, any requirements under the planning legislation. Please contact the Building Standards Officer for your area for advice on whether your proposed alterations require a Building Warrant.

### 4.4 Opportunities for Planning Action

Planning action sets out parameters for development and monitoring of the conservation area and assists in ensuring that the works undertaken are appropriate to the area. These cover a series of tools through policy, regulations and guidance which are available to the planning authority and include:

- Conservation Area Boundary Designation
- Effects of Permitted Development
- Article 4 Directions
- Advertisements
- Urgent Works, Building Repair and Amenity Notices
- Tree Preservation Orders

**Conservation Area Boundary Designation:** The boundary has been amended during the analysis process in 2013. 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.

**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 Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 which came in to force in February 2012.

**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).

4.5: 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.
### Listed Buildings in the Conservation Area

**Appendix 1**

<table>
<thead>
<tr>
<th>Address</th>
<th>LB Grade</th>
<th>Listed Date</th>
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