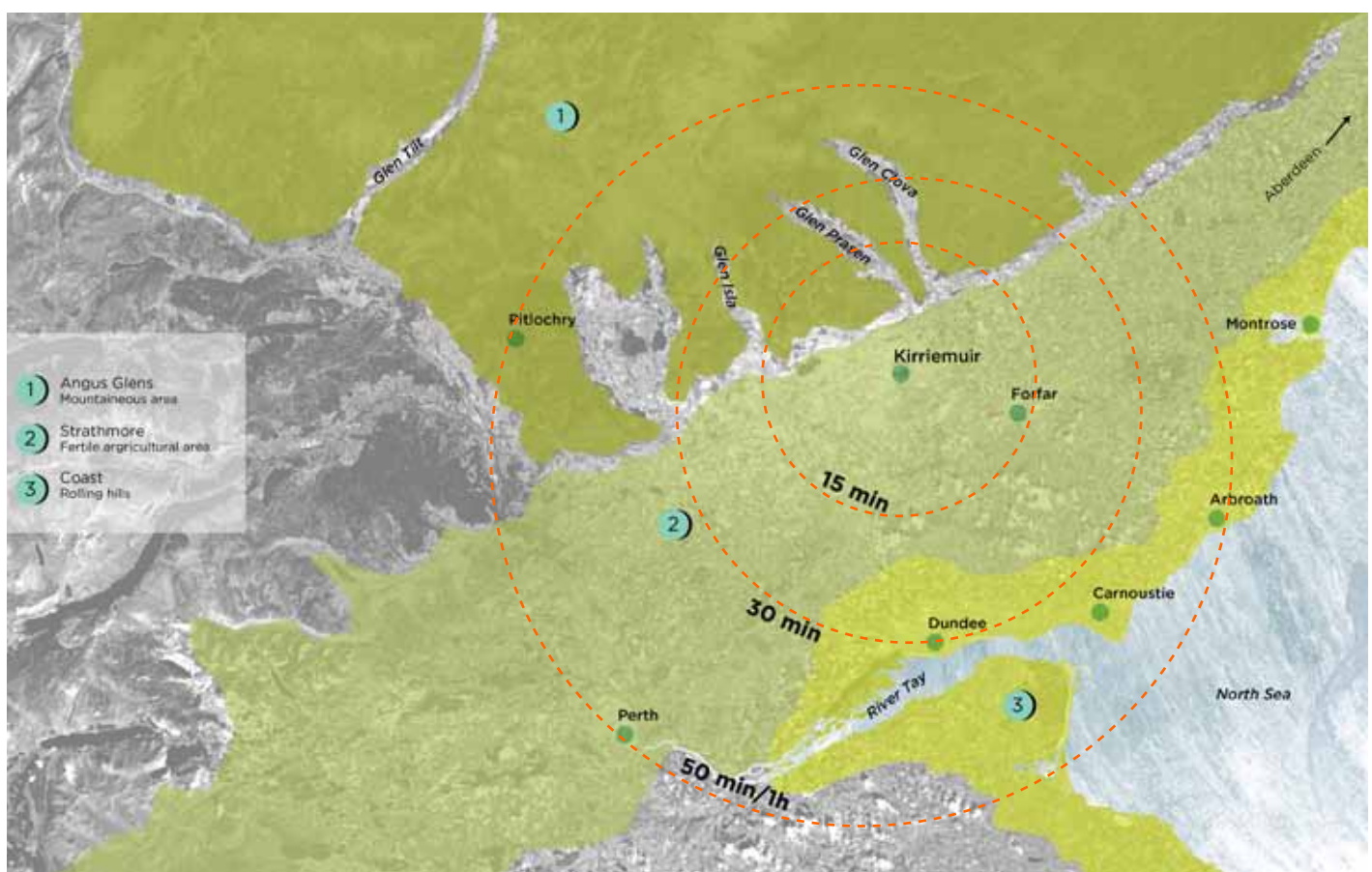


ANALYSING  
KIRRIEMUIR:  
**KEY OBSERVATIONS**

## Regional Context



Kirriemuir is a small town in Angus, 5 miles north of Forfar, with a population of 6,112.

It is strategically located within close-reach of business activity areas such as Dundee and Perth. It sits at the centre of the Strathmore Valley and at the foot of Angus Glens, hence its nickname "Gateway to the Glens".

The topography around Kirriemuir is varied, creating rich and distinctive agricultural landscapes.

Below:  
Diagrammatic map of Kirriemuir

Key:

1. Town Centre
2. Northmuir
3. Southmuir
4. Kirrie Hill
5. Kirrie Den
6. Northmuir Primary School
7. Webster's High School & Southmuir Primary School
8. Loch of Kinnordy

## Local Context



To the west of Kirriemuir lies Loch of Kinnordy with its wetland, woodland and grassland environment. Kinnordy Loch is a site of special scientific interest (SSSI) and a RSPB nature reserve.

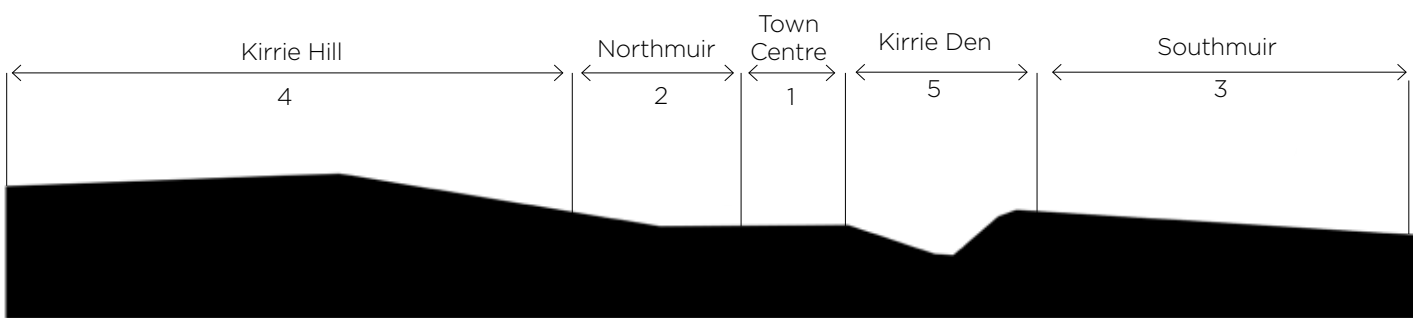
The Gairie Burn flows from the loch and runs directly through Kirriemuir. The presence of the Gairie Burn valley (The Kirrie Den) and of the Kirrie Hill (193m) influenced the development of the town: Kirriemuir is built on a series of hill, plateau and Den side.

The Kirrie Den and the Kirrie Hill are also the two main parks within the town and provide good outdoor recreational opportunities.

There are 3 schools in Kirriemuir: Southmuir primary, Northmuir Primary and Webster's High School.

Below, from left to right:

Photos of Kirriemuir and its wider surrounding & the Getaway to the Glens Museum building (old Town House).



A

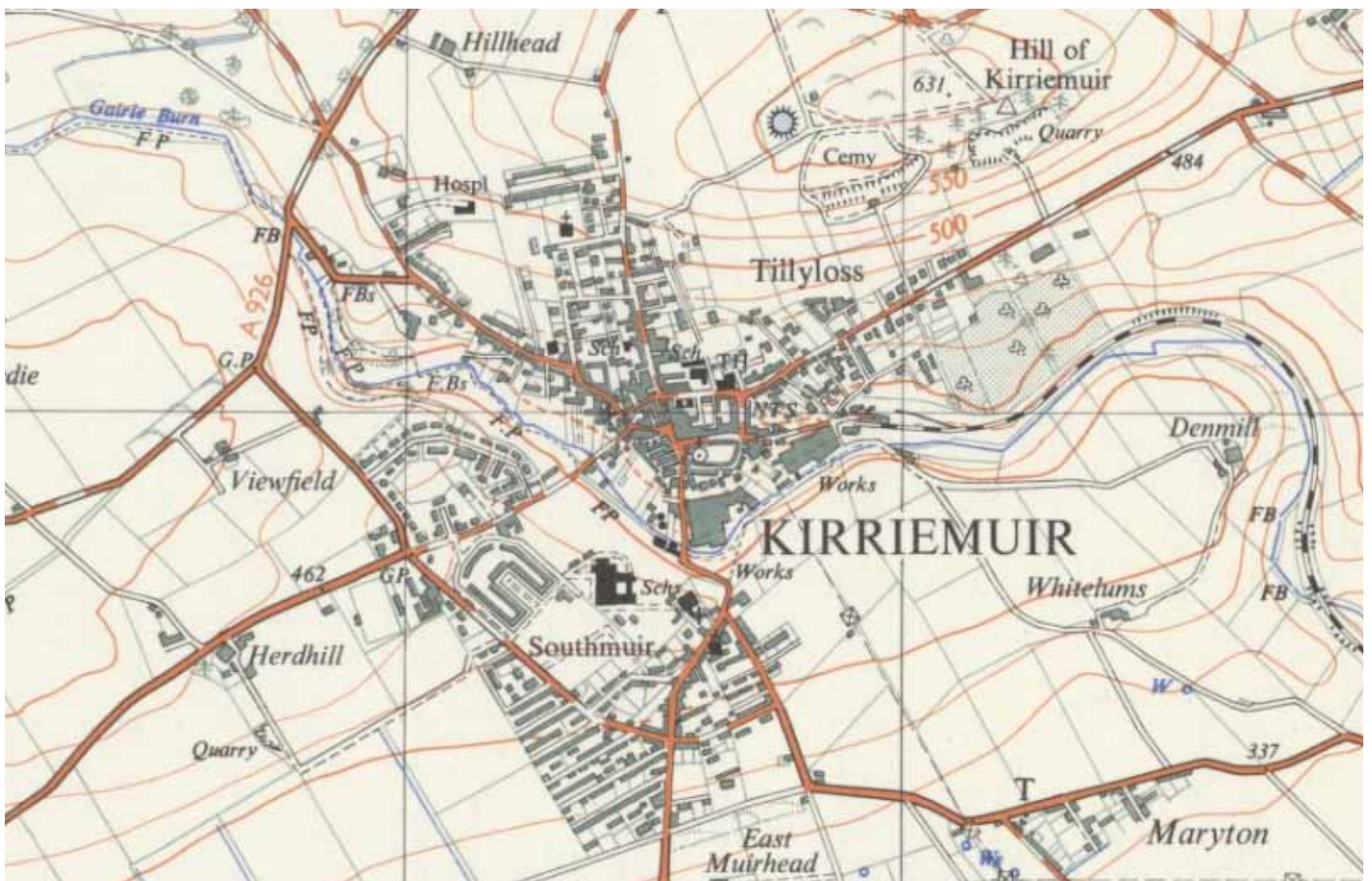
B

Above:

Diagrammatic section through Kirriemuir highlighting its distinctive topography. To be read in conjunction with adjacent map.

Below:  
1959 Ordnance Survey map of Kirriemuir

## Historical Context



Kirriemuir has a very rich history going back to Pictish Times. The villages of Northmuir and Southmuir, separated by the Gairie Burn Valley, were established in 1813 and 1826 respectively and have since amalgamated into Kirriemuir.

Kirriemuir is well known as the birth place of both J.M. Barrie, the creator of Peter Pan and Bon Scott, AC/DC lead singer and lyricist.

Kirriemuir used to be a centre for weaving industry in the 19th century. The Gairie Works are the most iconic remnant of this time.

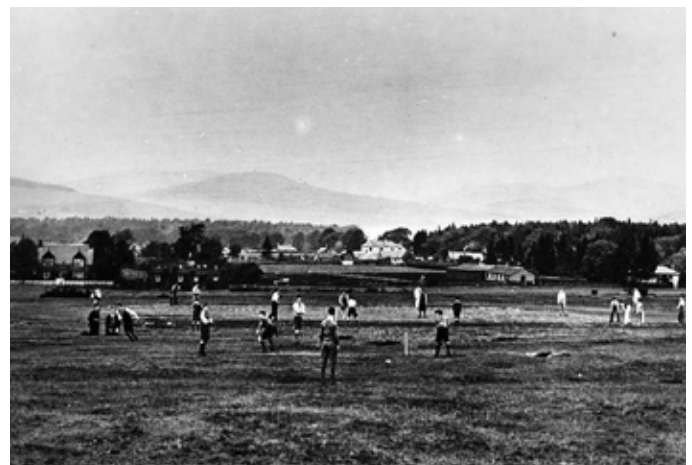
Below, from top to bottom:  
Meikle Mill from The Den, 1903  
The Den, Looking towards Glen Gate  
The Commonty, around 1950

*Images courtesy of Iain Anderson - [www.vintagekirriemuir.com](http://www.vintagekirriemuir.com)*



Below, from top to bottom:  
Kirriemuir from South, The Commonty, 1950s  
Glamis Road, Southmuir, 1924  
Game of Cricket on The Hill, 1953

*Images courtesy of Iain Anderson - [www.vintagekirriemuir.com](http://www.vintagekirriemuir.com)*



**MAIN COMMUNITY ASSETS**

Bowling Club
CARS
Community Organisations
Community Planning Partnership
DD8
Golf Club
Health Partnership
Housing Associations
KALBA (Business Association)
Kirrie Thistle
Kirrie Youth FC
Kirriemuir and Dean Area Partnership
Kirriemuir Community Allotment Group
Kirriemuir Heritage Trust
Kirriemuir Regeneration Group
Leader / Voluntary Action
Local Business Owners
Local Property Owners
Local Accommodation Providers
Northmuir Primary
Private Owners
Southmuir Primary
Voluntary Sector
Webster's High School
..

**MAIN PHYSICAL ASSETS**

Key:

*Main Built Assets*

- 1. Town Centre

*Main Landscape Assets*

- 2. Kirrie Hill
- 3. Kirrie Den
- 4. Gairie Burn
- 5. Loch of Kinnordy
- 6. Kinnordy Estate
- 7. Caddam Woods
- 8. Kirriemuir Gold Course
- 9. Core Path Network

*Main Education Assets*

- 10. Northmuir Primary
- 11. Southmuir Primary, Webster's High and Sport Centre

*Main Historical Assets*

- 12. Gairie Works
- 13. CARS project



**Main Existing Assets**

**Community Assets**

Kirriemuir has a very strong sense of community with plenty of groups, associations and volunteers willing to invest time and talent into the town.

**Physical Assets**

Kirriemuir main physical assets are:

- Its Town centre (1) with its distinctive red sandstone buildings and many attractions (Peter Pan Statue, Gateway to the Glens Museum, Tayside Police Museum, J.M. Barrie Birthplace Museum...)
- Its parks and open spaces (2-8) accessible from the Town Centre through the Core Path network (9)
- Its schools (10-11) which attract young families to Kirriemuir.
- Its history, still visible in the landscape and built environment - e.g. Gairie Works (12), Town Centre CARS Project (13),

**MAIN COMMUNITY CHALLENGES**

Bowling Club
CARS
Community Organisations
Community Planning Partnership
DD8
Golf Club
Health Partnership
Housing Associations
KALBA (Business Association)
Kirrie Thistle
Kirrie Youth FC
Kirriemuir and Dean Area Partnership
Kirriemuir Community Allotment Group
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Local Accommodation Providers
Northmuir Primary
Private Owners
Southmuir Primary
Voluntary Sector
Webster's High School
..

**MAIN PHYSICAL CHALLENGES**

Key:

*Main Built Challenges*

1. Fairlie House
2. Gairie Works
3. Access Office
4. Post Office
5. Ex Bank of Scotland
6. The Vault
7. Den House

*Main Natural Heritage Challenge*

8. Kirrie Den
9. Missing Core Path Network connections



**Main Challenges & Opportunities**

***Vacant Buildings***

From small scale - Den House approx. 120m<sup>2</sup> (7) - to large scale buildings - Gairie Works approx. 8,800m<sup>2</sup> (2) - , at least seven buildings have been identified as vacant or in need of a new use (1-7).

***Under used Natural Heritage***

Kirriemuir has many quality varied open spaces in town and beyond but some of them are under utilised and overlooked, especially The Kirrie Den (8) which has an incredible potential. Access to open spaces and pedestrian and cycle circulation around town should also be improved (9).

***Missing Connections***

As highlighted on the adjacent page, one of Kirriemuir greatest asset is its active community. Nevertheless, connections and communication between the town's many **community** groups should be strengthened.

Kirriemuir would also benefit from being better promoted at a national and international level.

Those three main Challenges & Opportunities directly feed into the Kirriemuir 2026 objectives (p.22).