



CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN KIRRIEMUIR



PREFACE

The Communities Committee, at their meeting of 30 September 2014, agreed the Kirriemuir Conservation Area Appraisal and Management Plan.

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

For further information or assistance please contact:

Planning

T: 01307 473265

E: PLANNING@angus.gov.uk

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HIGH STREET, KIRKCALDY

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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. 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 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. 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.

Traditional materials are usually environmentally friendly and relatively little energy is required for their manufacture and traditionally-constructed buildings should be retained wherever possible; re-using historic buildings is ecologically sound.

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.

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. 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. The first point of contact for enquiries about listed buildings and conservation areas is Angus Council.

1.3 What Is A Conservation Area?

Section 61 of the Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997 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 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.



Guidance on the criteria for designation of a conservation area and the duties placed upon the local authority regarding development within a designated area are contained with Historic Scotland's Scottish Historic Environment Policy (December 2011) <http://www.historic-scotland.gov.uk/index/heritage/policy/shep>

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.

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. Angus Council must assess 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 the character statement for the conservation area. 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 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 by:

- 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; and/or
- Interpretation schemes.

PURPOSE AND JUSTIFICATION

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 Local Plan Policies and planning advice that relates to development in conservation areas, will help inform the assessment of development proposals and other changes against the impact upon character and/or appearance (section 64(1) Act 1997). It is a management tool which helps to identify the special interest and changing needs of the area.

2.2 Conservation Area Boundary

The Kirriemuir conservation area was designated in 1972 and covers a large part of the central area of Kirriemuir. Its main focus and furthest southern extent takes account of the town centre boundary as detailed within the Angus Local Plan Review 2009 and covers much of the one way system around the central area. The boundary extends northwards up Roods and North West towards Glengate. It is almost symmetrical in an east west fashion with Roods as the spine and covers the historic core. It was reviewed and amended following committee approval on 26 July 2013. Appendix 1 provides a detailed map of the conservation area.


2.3 Historical Context

The town of Kirriemuir formed around the church, and the area known as the Roods was likely 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.

Following 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. 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.

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



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.

2.4 Location and Setting

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.

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.

Kirriemuir is a gateway community at the foot of the Angus Glens, providing a range of services and facilities to the wider area. 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. The landscape around Kirriemuir is dominated by Kirriemuir Hill and the hills of the glens beyond and the Strathmore Valley.

TOWNSCAPE ANALYSIS



Figure 1 High Street looking North

Kirriemuir has a unique pattern, generally unlike traditional Scottish towns, which has developed over the years through its physical and economic development.

3.1 Street Pattern and Topography

A key feature of Kirriemuir is the almost lack of High Street compared to other towns and the one way system around the immediate town centre. The width of the streets is an important factor. The immediate town centre 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. 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. This gives a defined character to the townscape.

The 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.

There has been little alteration to the physical layout over the years. This has resulted in the retention of many features which can sometimes be lost as towns alter to accommodate modern development.



Figure 2 High Street looking South

Although the street pattern is still 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 street pattern around the town and the narrow streets allows for some protection from natural elements such as the wind, 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 Oglivie's Close where they meet with Bank Street. Both appear to have previously been further west and due to changes in the development of the streetscape in more recent times.



Figure 3 The Square Then and Now



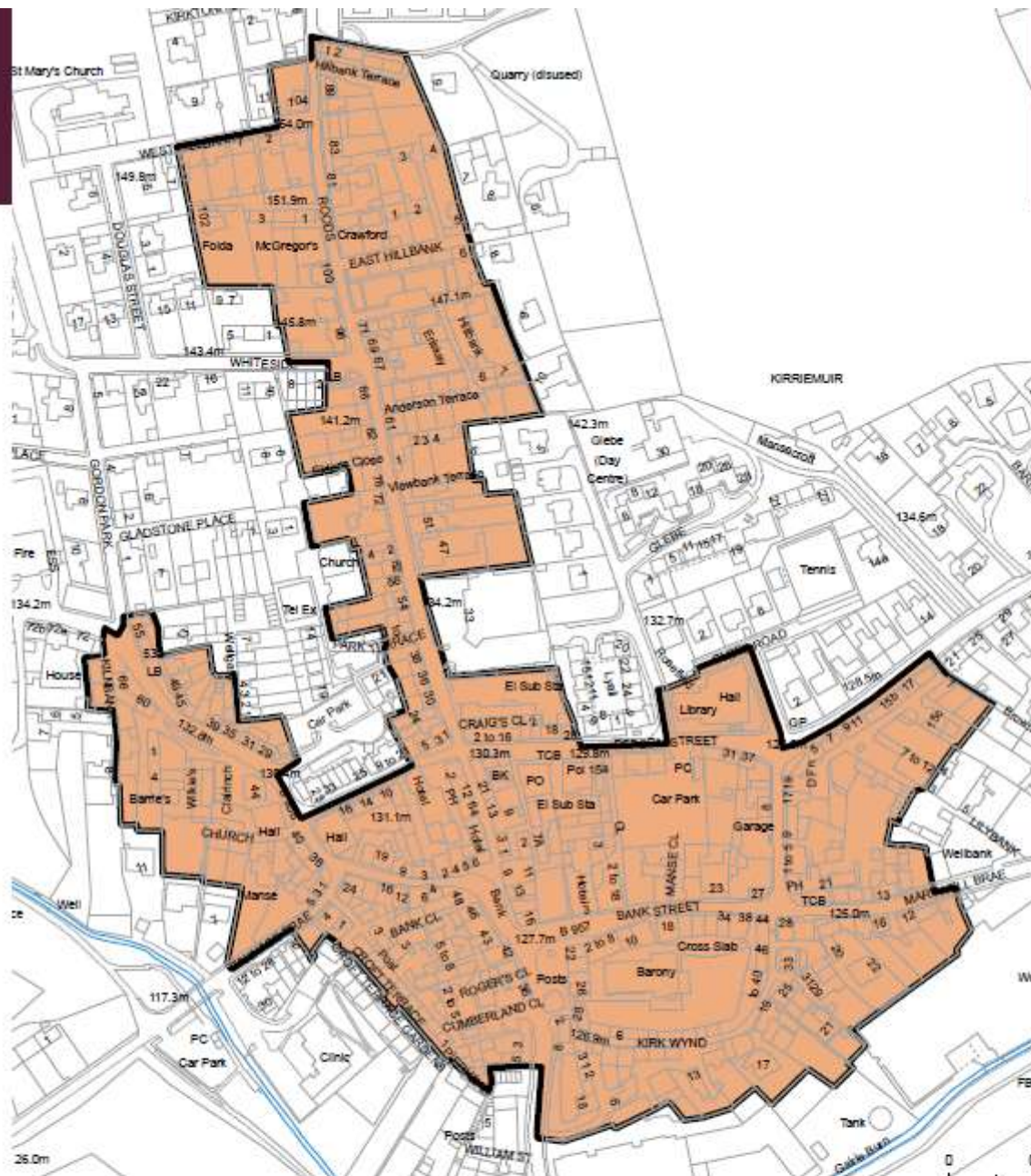


Figure 4 Pedestrian and Road Networks

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 evident with much of the street pattern still in existence.
- Topography influenced the street pattern and layout.
- Widening of the roads to accommodate the larger mills, with evidence in Reform Street where the rear of the buildings are left and new frontages created.
- Sense of enclosure created by the street width and building height proportions

3.2 Buildings and Townscape

Stone buildings built in the mid-17th century and later are predominant in the area. Prior to this; houses were thought to be mainly built of earth with thatched roofs.

There are some aspects of the character and appearance of the conservation area that are evident throughout much of the area. The main building **material** makes Kirriemuir very distinctive with its red sandstone buildings and has part influenced it to be known as the "wee red town".

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.



Figure 5: Roofscape Character

The **roofscape** of the town is as important as the parts you see as you walk around the streets. From many points out with 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.

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.
- Soft red sandstone is evident throughout all of the conservation area.
- Very few stone or Scots slate roof coverings which makes them rare and thus worthy of retention.

3.3 Public Realm and Open Space

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. This covers floorscape, open space and street furniture.

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.

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.

Information boards located in the public car parks give information about the history of Kirriemuir and surrounding area along with directional information.

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.

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.

3.4 Archaeology and Scheduled Ancient Monuments:

No Burgh Survey was 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. There are no Scheduled Ancient Monuments within the boundary of the Kirriemuir Conservation Area.



Figure 6 Areas of Archaeological Interest

Key Features

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

There are some other general observations which apply throughout the conservation area such as installation of inappropriate windows or doors, use of cement in repairs to the traditional soft sandstone, introduction of poorly designed dormers and other alterations which cumulatively impact on the character and appearance of the conservation area. Information regarding what action should be taken to reduce the impact of these is detailed within The Management Plan.

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), Roods (pedestrian section)
- 2 Reform Street
- 3 Kirkwynd and Brechin Road
- 4 Land around Glengate (West)
- 5 Roods

The following pages provides details of the individual character and key features for each of the different sections of the conservation area.



The Square, Kirriemuir

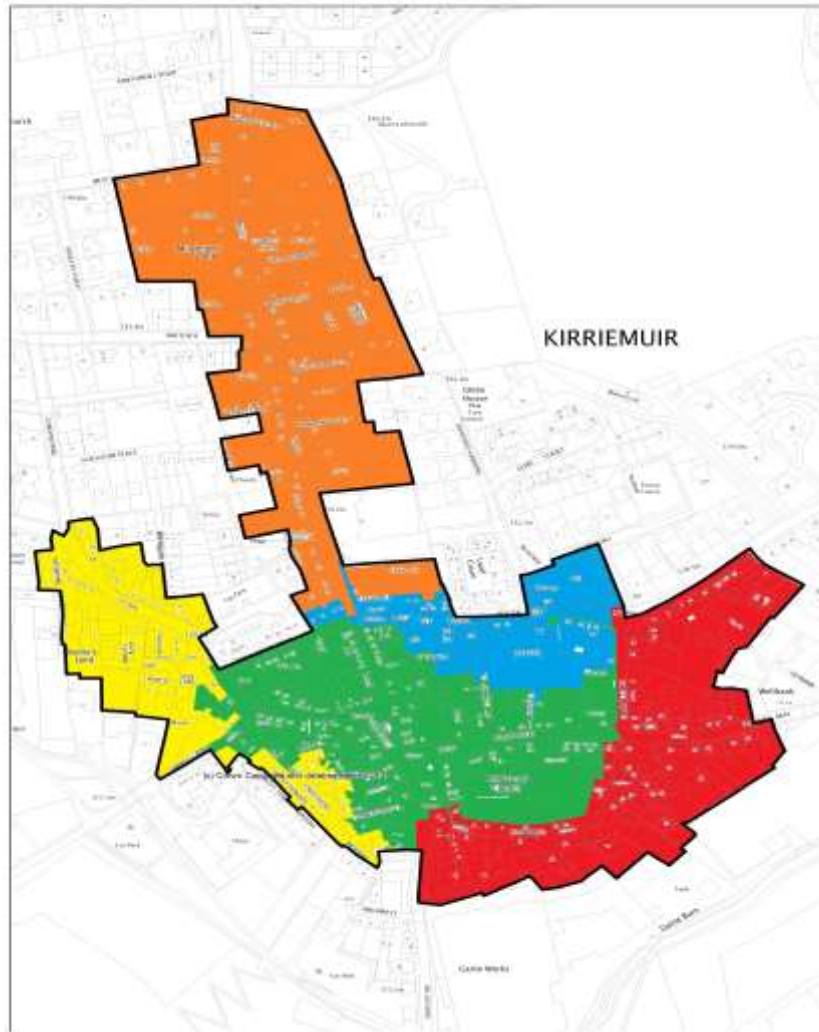


Figure 7 Overall Conservation Character Areas



Figure 8 Bank Street, High Street, Glengate (East) and Roods Character Area

4.1 Bank Street, High Street, Glengate (East) and Roods (pedestrian area)

This is the core central area and still contains a lot of the original historical development and character.

The core area within the town still retains much of its retail on the ground floor and residential units on upper floors. 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 a number of 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. Smaller individual retail units can be found in the Glengate area and further from the centre of the area.

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 spots 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.

Shopfronts are a dominant feature throughout much of this section of the conservation area and provide active frontages 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.

Timber painted shopfronts are still evident and retains 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.

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 number of peripheral shops on Roods and Bellies Brae which have laterally been converted to other uses, of which predominately residential.

The now Townhouse Museum in what is known as "The Square" is a prominent feature with its later rounded walls but very square tower.



Figure 9 Gable end buildings on High Street



Figure 10 Fore-stairs in St Malcolm's Wynd



Figure 11 Glengate area with smaller scale properties.



Figure 12 Variety of Shopfronts

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.



Figure 13 Dunn's Shoe Shop before demolition gave an increased sense of enclosure to The Square



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. Much of the green space is either private areas of garden ground within property boundaries with the exception of the area surrounding the Glens & Old Parish Church. The cemetery provides an enclosed oval area of green space however it is obstructed from view due to the layout of the surrounding buildings.



Figure 14 Greenspace within the conservation area



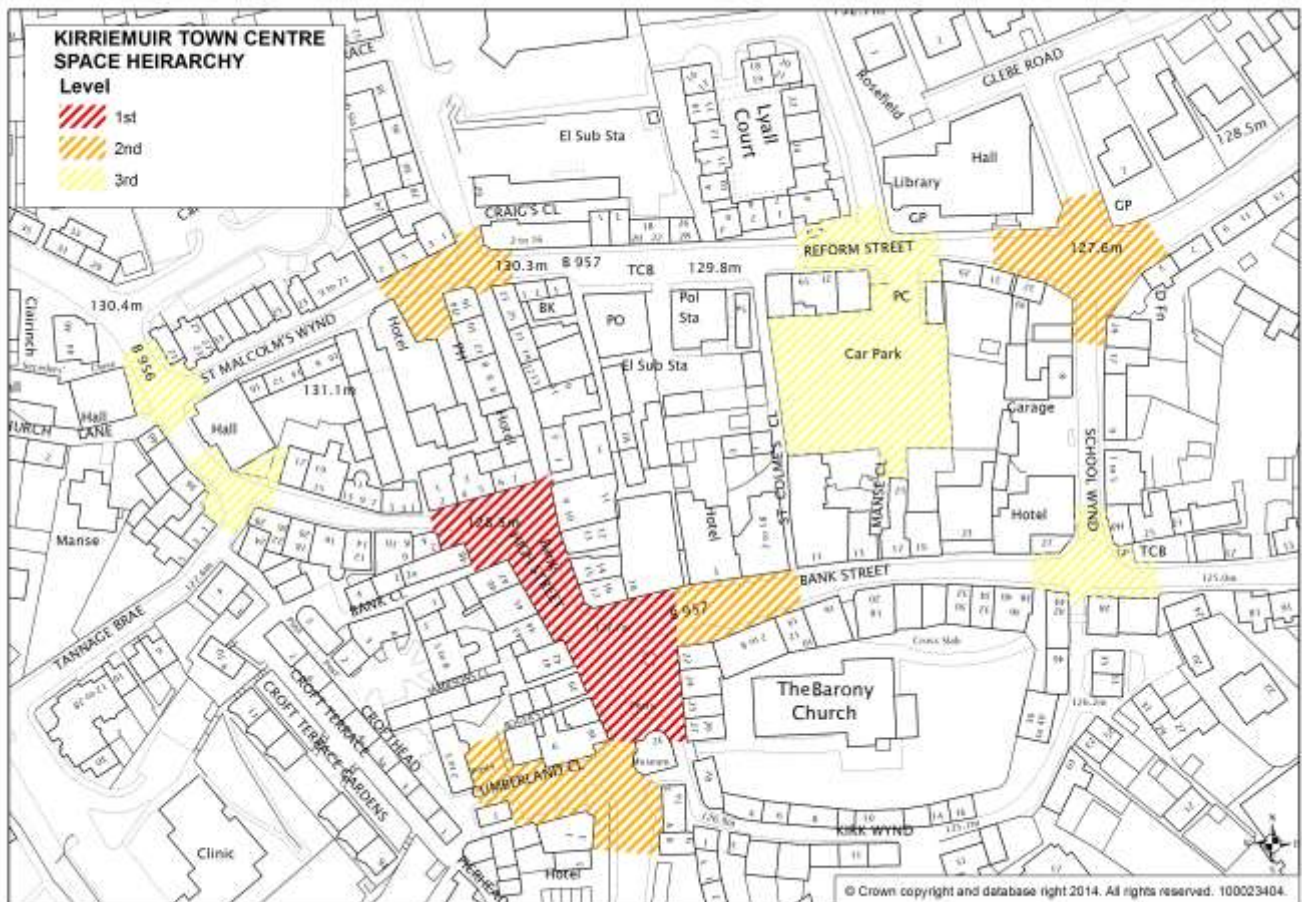


Figure 15 Space hierarchy within the conservation area

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.

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



Figure 16 Pedestrian Area in Roods

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.

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.

There are some areas of where signage is overly dominant. 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.

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 Millennium Globe within Cumberland Close.



Figure 17 The Square

The Buildings at Risk Register (BaRR) notes 4 buildings in total categorised as "At Risk" in this small section of the conservation area.



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 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 recently been sold. 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.



3 Bank Street is a vacant building in a prominent location on Bank Street. It is currently for sale. The survey in 2012 described the condition as fair. Planning Permission and Listed Building Consent were granted in 2010 for conversion to a Dental Practice however this development did not come forward.



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.

Applications 14/00067/FULL and 14/00068/LBC were conditionally approved in April 2014 for alterations leading to a retail unit on the ground floor and flatted dwelling on the upper floors. It has been identified as a priority project through the Kirriemuir CARS.

Key Features

- Variety of two and three storey buildings
- Prominent buildings create vista points in the street
- Organic layout due to environmental and topographical constraints is still evident
- Limited private amenity space
- Traditional shopfronts are evident
- Traditional features including, windows, chimneys and other architectural features still remain
- Large number of listed buildings
- Considerable archaeological potential
- Four on the Buildings at Risk Register
- The Square remains a prominent focal point
- Pedestrian closes provide important thoroughfares through the town

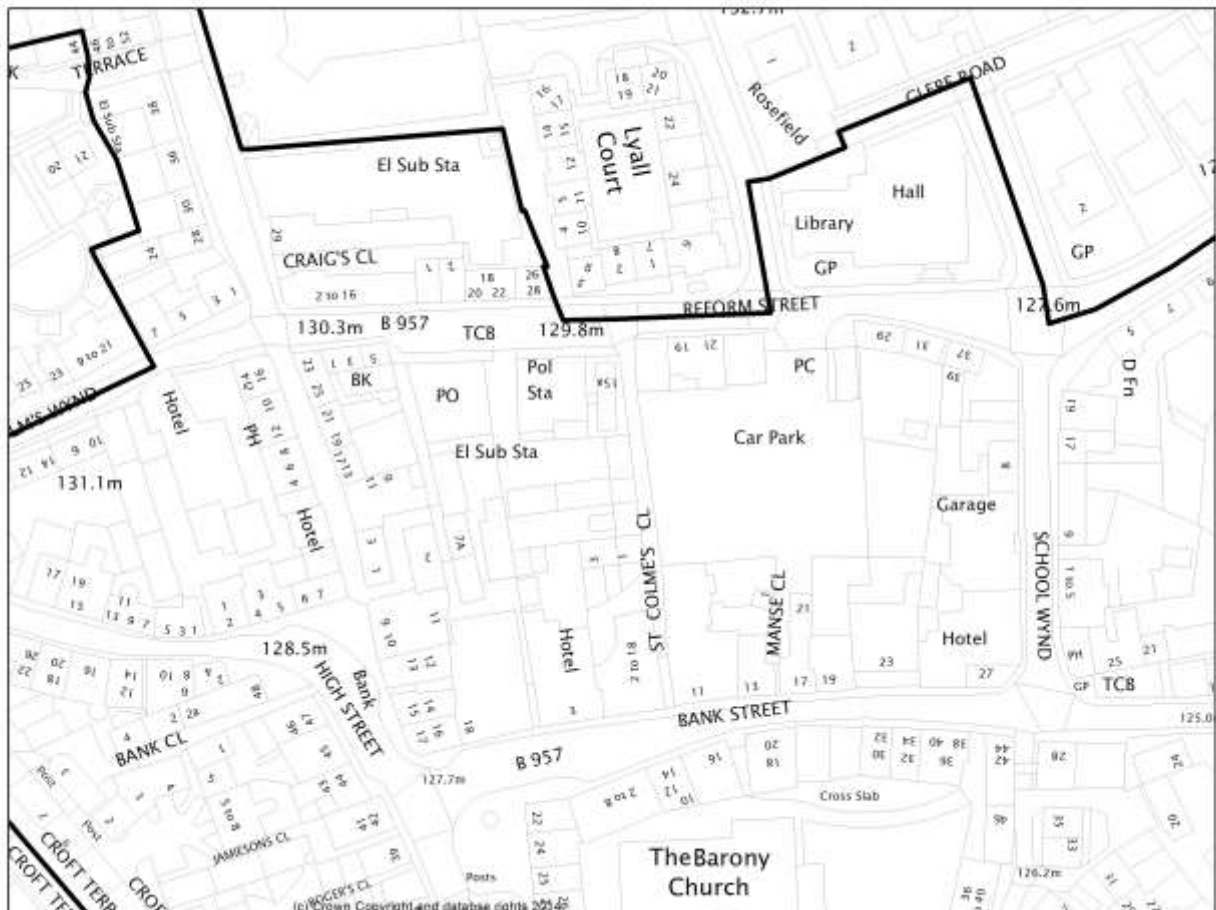


Figure 18 Reform Street Character Area

4.2 Reform Street

Reform Street has had the most significant change over time with the widening of the street. This is seen in the removal of frontages to the north most side of the street and creation of new building frontages from 2-28 Reform Street onto the widened street.



Figure 19 Reform Street Buildings with New Frontages

The Post Office and Library are dominant buildings on the street and make key landmarks as you travel through this section. Forming part of the one way traffic system, this street is similar in type to the others in the core area with retail on the ground floor and residential on upper floors.

There has been alteration over the years with the removal of buildings on the southern side of Reform Street and the creation of the now formed car park over what had previously been a manse and the Old Kirkyard. A school was previously located on what now forms the sheltered housing complex known as Lyell Court.

The Town Hall was built in 1885 and was later extended to also house what is Kirriemuir Library.

Figure 20 Historic Reform Street Layout

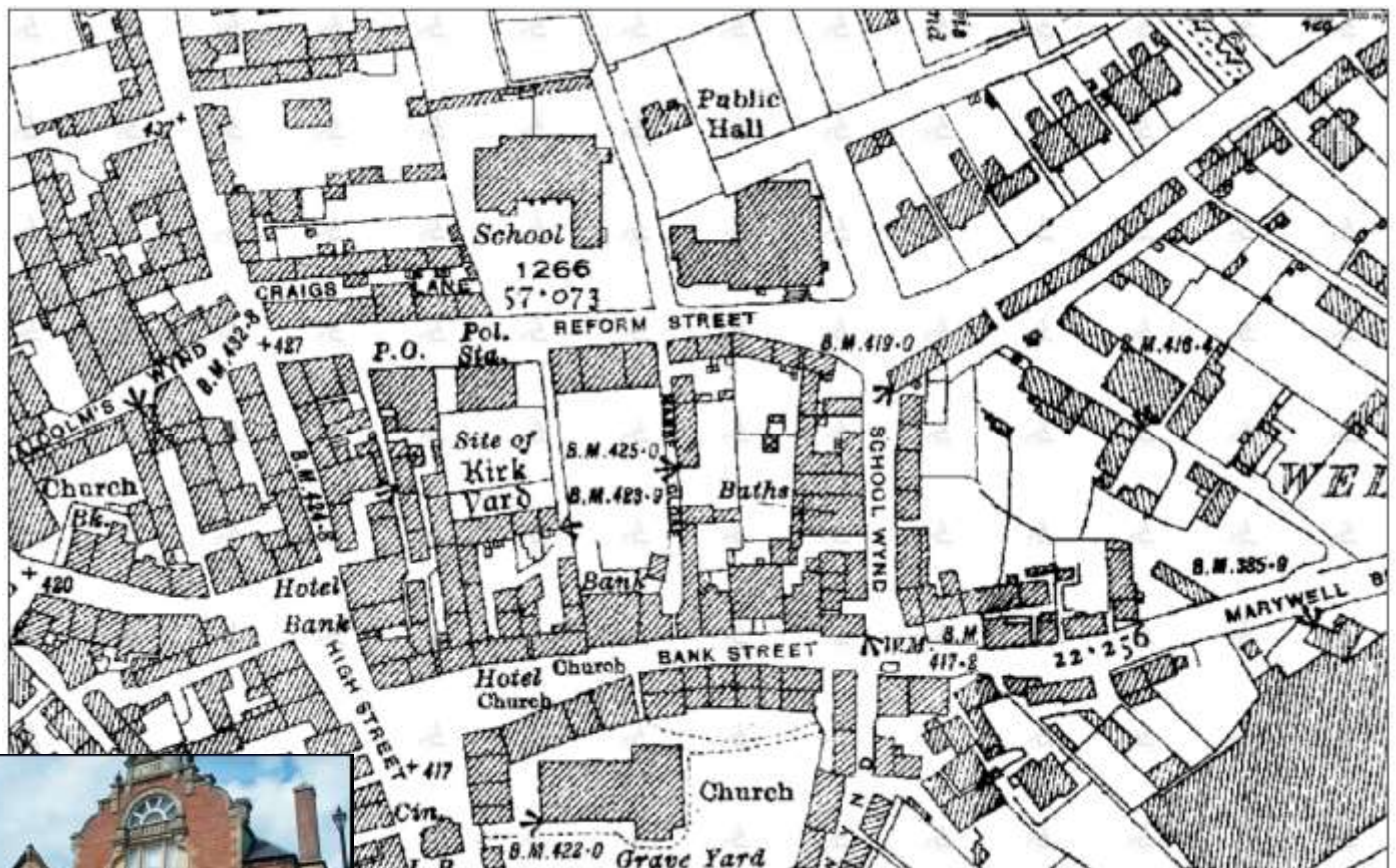


Figure 21 Kirriemuir Town Hall

A number of building facades would benefit from attention to ensure that the remaining traditional features are not lost.

Key Features

- Significant widening and alteration to the original building line
- Considerable archaeological potential
- Buildings retain some of the traditional architectural features
- Buildings have a defined use and purpose

4.3 Kirkwynd, School Wynd and Brechin Road

Much of the original layout is still evident in this area with those buildings to the immediate east and south of the town centre boundary with many original buildings and retaining the dense plot widths. Terraced buildings provide visual definition to the streetscape.

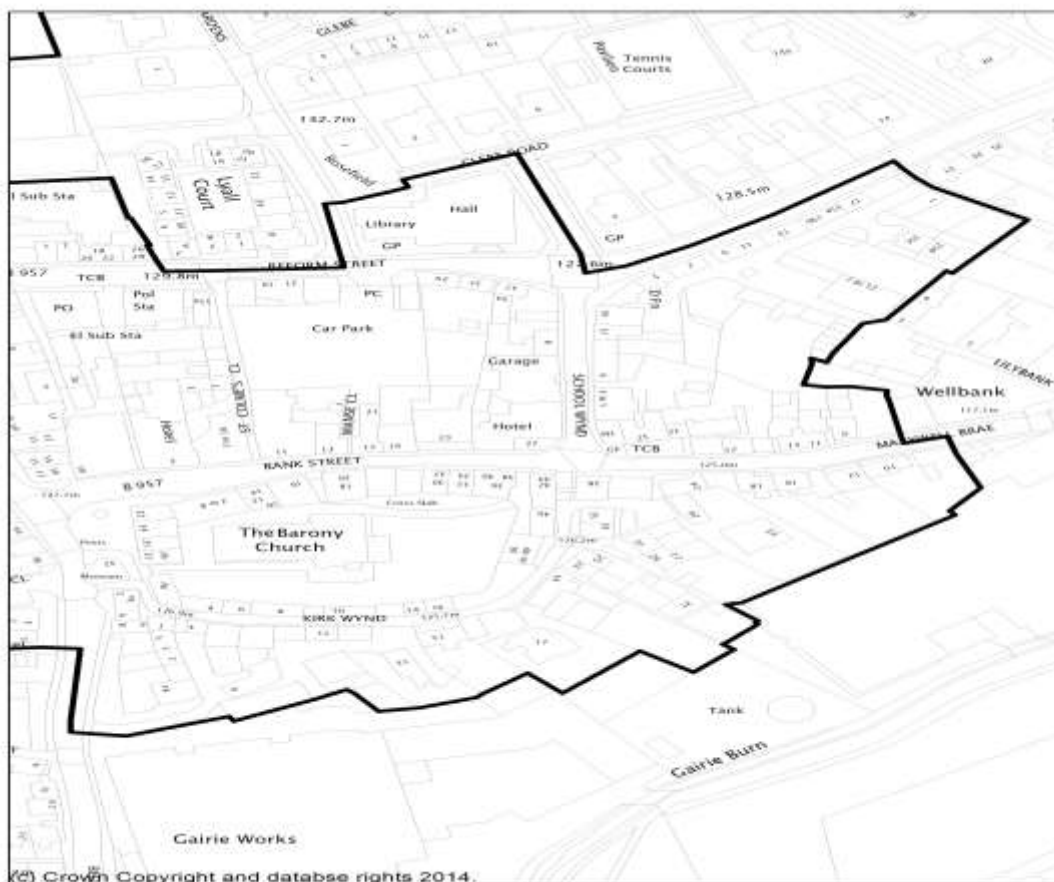


Figure 22 Kirkwynd, School Wynd and Brechin Road Character Area

They key frontages along the street are still reminiscent of the weaving cottage industry scale of development for which Kirriemuir flourished.

Although there has been small amendments to the building line and the removal of cottages at the corner of Brechin Road and School Wynd the ratio of street width to building height is acceptable. The sense of enclosure is retained as in the rest of the central conservation area however it is not overbearing on these narrow streets with maximum heights of two storeys.



Figure 23 Break in Building Line on School Wynd



Figure 24 Traditional Materials Evident in Kirkwynd



Figure 25 Glengate Character Area

Traditional features are retained on a number of the buildings including stone slates, timber sash and case windows and cast iron rainwater goods.

There is an unnatural break in the building line on the west most side of School Wynd which over time has seen the removal of a large building and more recently a petrol station. This has left an open area used as a car park for the nearby public house on the corner of School Wynd and Bank Street.

The retention of stone setts within Kirkwynd further enhances the historic character of this part of the conservation area.

The other areas of development, behind the immediate main streets are less dense, and generally appear to be singular buildings in a variety of styles and appear to have further defined curtilage boundaries and private space.

Key Features

- Original development pattern still retains the building line from historic development with the exception of School Wynd
- Dense, terraced development to the immediate streets
- Kirkwynd retains the historic character defined by the street pattern and materials

4.4 Land Around Glengate (West Area)

Buildings continue to be found close the heel of the footpath and provide a defined edge to the street. The northern area contains dense 2 storey terraced development with defined areas of private/semi-private amenity space located behind.

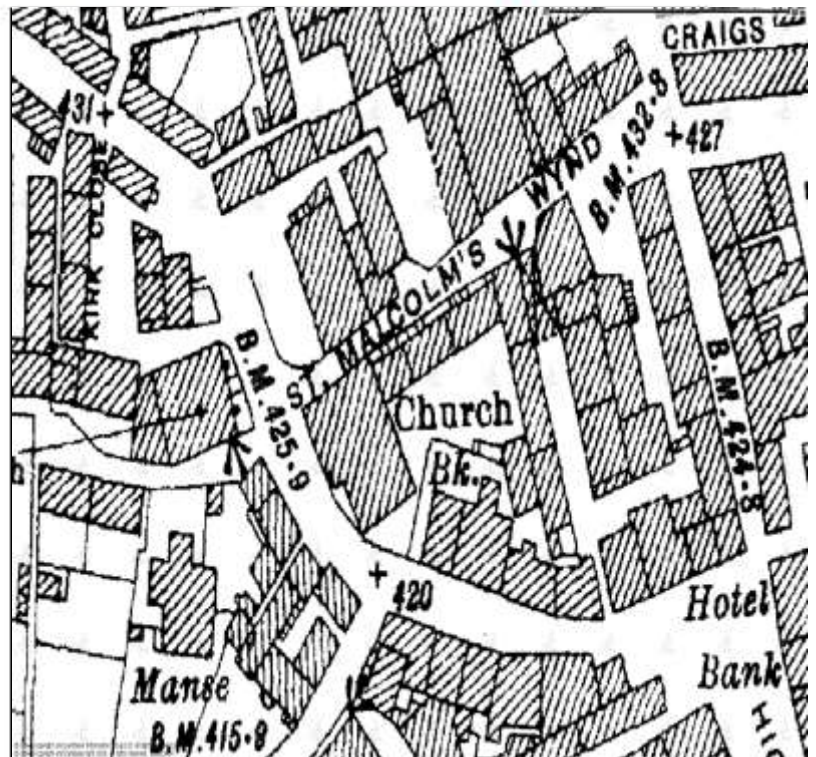


Figure 26 Historic Development Pattern in Glengate



The sense of enclosure previously afforded to this street has been altered due to the removal of similar terraces to the south. These buildings would previously have continued the dense development layout as seen in the core area. The removal of these has opened up the views of the original rigg development pattern to the south of the street.

The Buildings at Risk Register contains St Ninian's Church on the Register. This category C listed building is described as a Gothic rectangular-plan church in stugged ashlar. 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.

It is a focal point building on the approach from the town centre and as you look along St Malcolm's Wynd. It is a dominant building in this section of the conservation area.

Key Features:

- Building line altered on the southern side of Glengate resulting in views south towards The Den.
- Although not as dense as the central area this is the final area where buildings are close together in form.
- Entry to the conservation area down Glengate with the Glengate Hall bell-cote acting as a landmark.

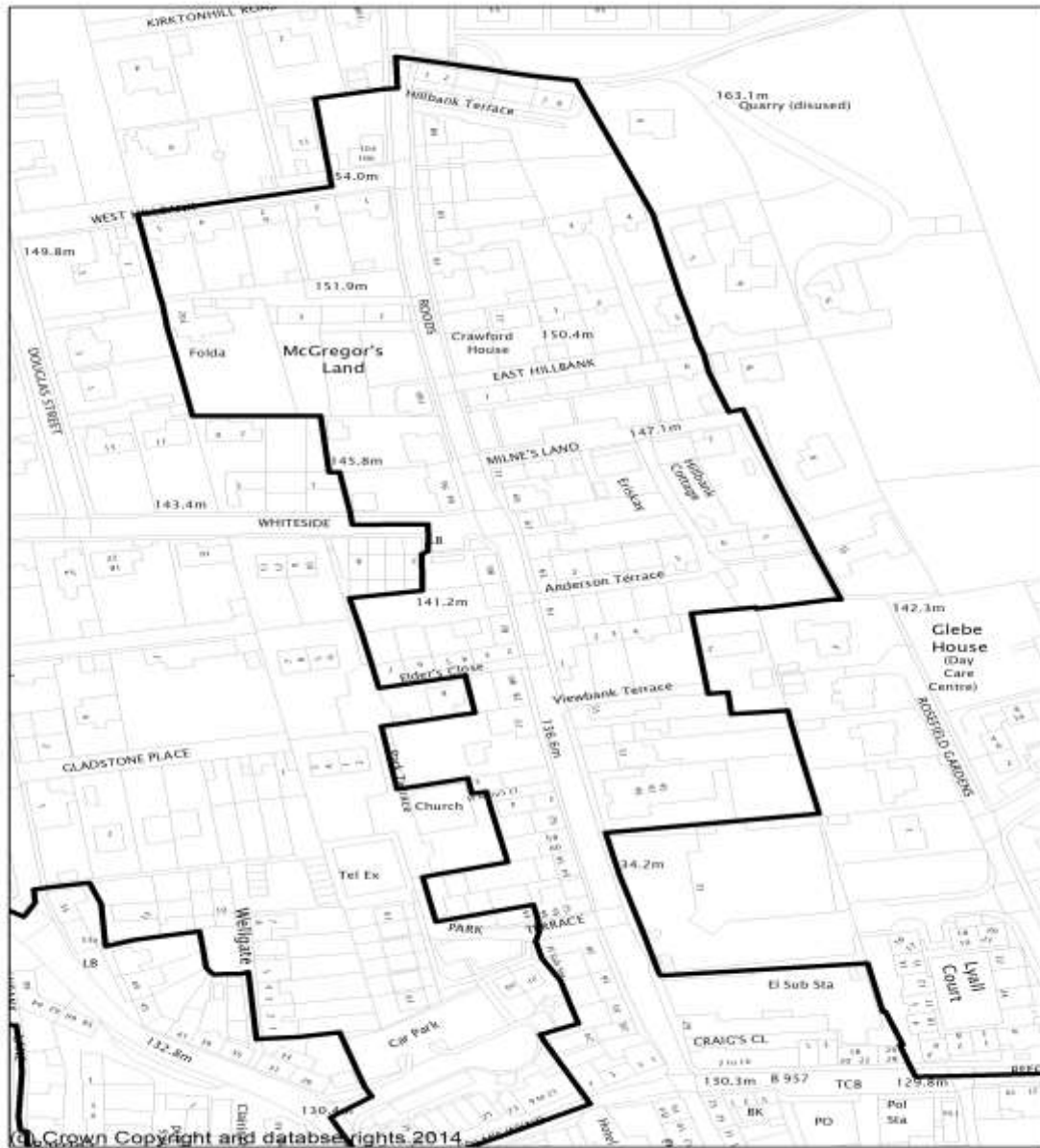


Figure 27 Roods Character Area

4.5 Roods

This area is located on the steep road which heads north from the town centre. This is a main route in and out of the town and the main development on Roods facing directly onto the road. From there, smaller lanes and roads have allowed development to form based on the topography of the land.

Development is somewhat prohibited due to the nature of the road layout with many of the smaller access points off of Roods having only one entry point. This has resulted in linear development running east/west.

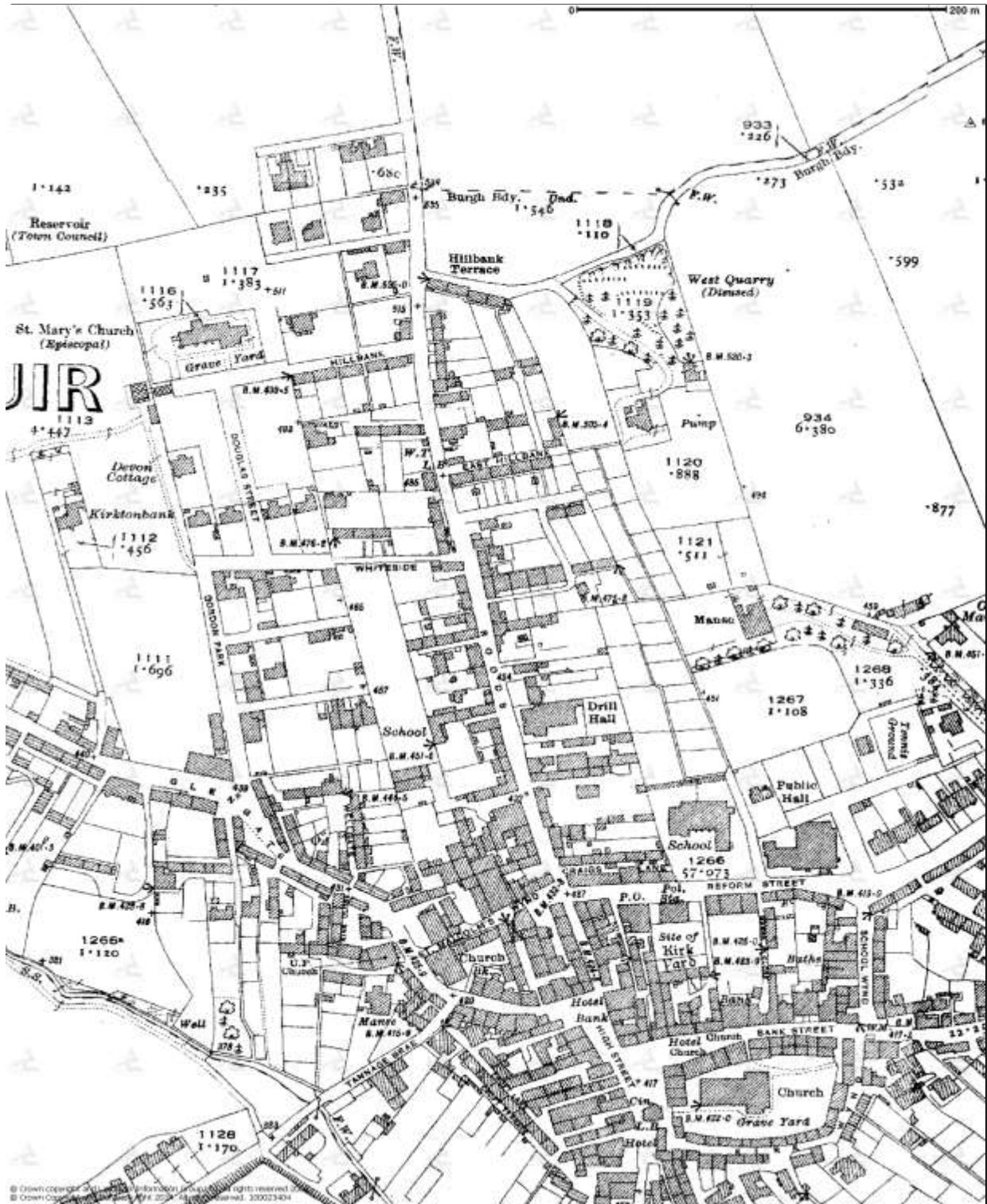


Figure 28 Historic Development of Roads

There is variety in the building heights as they step up the hill however the overall scale of the buildings is generally similar however the variety provides an attractive definition as you travel along the route.



Figure 29 Variety in Building Heights

Boundary walls also provide definition to the street although there have been some alterations in places over the years with sections removed.

A key view point as you travel south down Roods is the view given through the immediate town centre to the green areas on Bellie's Brae on the southern side of the conservation area and which is framed either side the buildings.

Traditional features remain on a number of the buildings however it is evident that these have diminished with alterations to window openings and materials along with other features. This could be considered as detrimental to the conservation area and has potentially been exacerbated by the limited number of listed buildings within this section of the conservation area.

Key Features:

- Historic layout of buildings is retained
- Plot areas are defined
- Building height variety as you step up the main frontages on Roods but scale maintained
- Traditional building materials are still clearly evident along with a number of original buildings

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 relevant national and local policies and guidance.

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. which detract from the visual amenity 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 aesthetic match.

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.

MANAGEMENT PLAN

5.1 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.

During the period 2013 to 2018 funding will be available through the Kirriemuir Conservation Area Regeneration Scheme to provide grant assistance for projects within the area. Information regarding the funding is available by contacting KirriemuirCARS@angus.gov.uk or by visiting the website at <http://www.angus.gov.uk/kirriemuircars/>

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.

The following image indicates areas where consideration could be given for enhancement of the conservation area.

5.2 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.

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.

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.

Historic Scotland provides additional guidance within their Managing Change Guidance <http://www.historic-scotland.gov.uk/shopfronts-2.pdf>

5.3 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.

5.4 Spaces

Opportunities should be taken to ensure that spaces are visibly attractive and have a purpose, either as a pleasing space to move through, sit in or visit. 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.

5.5 The Buildings at Risk Register

Where prominent or important buildings are considered at risk, 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.

5.6 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.

5.7 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.

There is a variety of both national and local policy and guidance which is applicable to development. Details of the national are contained in Appendix 2.

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.

The adopted Angus Local Plan Review (February 2009) contains the following policies of relevance:

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

In addition, and where applicable:

- 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
- Policy ER18: Archaeological Sites of National Importance
- Policy ER19: Archaeological Sites of Local Importance
- Policy ER21: Design Guidance

A review of policies is being undertaken in 2014 and therefore the above references to policy may change. Reference should always be made to the appropriate policies and guidance.

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.

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.

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.

5.8 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
- 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 monitored and reviewed if necessary.

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).

5.9 Monitoring and Review

The conservation area will be monitored through:

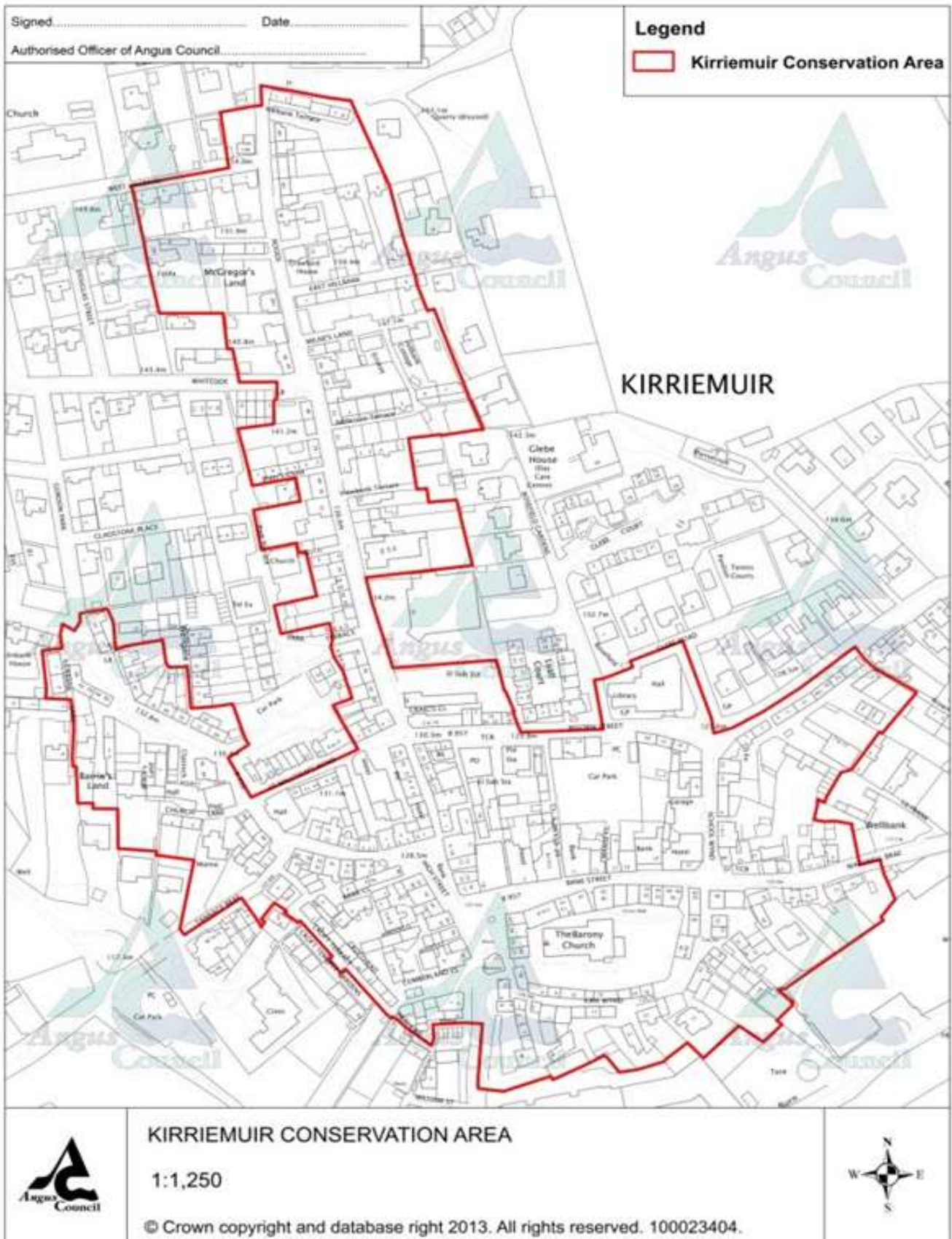
Photographic surveys: there is currently a collection of photographs from the Kirriemuir conservation area, however a detailed survey of all buildings and open spaces within the conservation area will be undertaken in due course as permitted and will form a basis for monitoring further change;

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.

Appendix 1 Kirriemuir Conservation Area



Appendix 2 National 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
- 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
- A Guide to Conservation Areas in Scotland – Scottish Government 2005
- 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.

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.