



Case information

Case ID	300009347
File Reference	HGH/B/LA/476
Name of Site	Hepburn House (former drill hall), 89 East Claremont Street, Edinburgh

Local Authority	City of Edinburgh Council		
National Grid Reference	NT 25700 75084		
Designation No. (if any)	N/A		
Designation Type	Listed Building	Current Category of Listing	N/A
Case Type	Designation		

Received/Start Date	2015 [Drill Halls Listing Review]
Decision Date	25/05/2016

1. Decision

In our current state of knowledge, Hepburn House meets the criteria for listing at category C.

Previous Statutory Address	N/A
Amended Statutory Address	Hepburn House excluding former hall to rear, 89 East Claremont Street, Edinburgh

2. Designation Background and Development Proposals

2.1 Designation Background

There is no known previous assessment of this building for listing. The building is located within inventory area for The New Town Gardens (GDL00367) and within the New Town Conservation Area.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

Hepburn House was considered for designation as part of the Drill Halls Listing Review 2015-16. The building was visited on 02/06/2105 and the exterior and interior were both seen during the visit.

3.2 Assessment against designation criteria

The building was found to no longer meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**.

The designation criteria are published in the Historic Environment Scotland policy statement June 2016, Annex 2, pp. 51-53.

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

Elizabeth McCrone

Head of Designations
Heritage Management
Historic Environment Scotland

Contact	Yvonne Hillyard, Designations Officer yvonne.Hillyard@hes.scot , 0131 668 8088
----------------	---

ANNEX A – Assessment Against the Listing Criteria*

Hepburn House excluding former hall to rear, 89 East Claremont Street, Edinburgh

1. Description

Hepburn House was designed by Thomas Duncan Rhind and built 1911-12, with the drill hall extended in the early 1940s and the whole building refurbished 2002. It is a 2-storey and basement, 11-bay, roughly rectangular plan, Free Renaissance style former drill hall. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: the former hall at the rear.

It is built of irregular squared sandstone ashlar with polished ashlar margins and details including a base course, cill course and eaves course. The central 5-bays are stepped forward with full height plain pilasters between each bay. There is a frieze with chunky squared off stonework and a triangular pediment above. There is 3-light canted bay at each end. The first floor windows rise above the eaves course and are corniced.

The windows are 12-pane glazing in timber sash and case frames. There is a slated mansard roof with coped ridge and end chimney stacks.

The interior, which was seen in 2015, has a number of plain cornices, timber and glazed doors leading from the hallway into the larger rooms and simple timber chimneypiece in the original officers' room on the ground floor. The original lecture room (now divided into several smaller spaces) on the first floor, has a mutated cornice.

2. Assessment Against the Listing Criteria (HES Policy Statement, 2016) Annex 2, pp. 51-52

Criteria for determining whether a building is of 'special architectural or historic interest' for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [www.legislation.gov.uk/ukpga/1997/9/contents]

To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.

2.1 Age and Rarity

The building was constructed in 1912 with the plans submitted to the Dean of Guild court in January of that year. A miniature rifle range running across the back of the building was added during or just after construction because the plans were submitted in July 1912. The cost of the building, which was the headquarters of the 9th Battalion of the Royal Scots (Highlanders), was between £6,000 and the original estimate of £7,000, around double the amount allowed by the Ministry of Defence

through the Associations. Half the money was donated by the late commanding officer of the 9th Battalion, Lieutenant-Colonel James Clark, CBE. A useful comparison can be made with a small town drill hall: the cost of Bathgate Drill Hall, built almost exactly at the same time as East Claremont Street, cost as little as £1500.

Map evidence in conjunction with the drawings submitted to the Dean of Guild confirms that the building was originally U-plan with the drill hall in the north arm of the U and a wagon store in the south. It remained this way until the 1930s when it was altered and became rectangular in plan. A comparison of the Ordnance Survey map surveyed in 1931 and The Ordnance Survey National Grid map surveyed in 1944 supports this. Another subterranean rifle range is still evident in the garden and may have been added at this time. The refurbishment of the building in 2002 included the subdivision of the drill hall into smaller rooms and re-roofing the halls. The former hall to rear is not considered to be of special interest in listing terms, because of its extensive alteration and is proposed to be excluded from the listing.

In the late 1850s there was concern in the British Government about the Army's ability to defend both the home nation as well as the Empire. Britain's military defences were stretched and resources to defend Britain needed to be found. One solution was to create 'Volunteer Forces', a reserve of men who volunteered for part-time military training similar to that of the regular army and who could therefore help to defend Britain if the need arose.

In 1859 the Rifle Volunteer Corps was formed and the Volunteer Act of 1863 provided more regulation on how the volunteer forces were run and it set out the standards for drills and a requirement for annual inspections. Most purpose-built drill halls constructed at this time were paid for by a major local landowner, the subscriptions of volunteers, local fundraising efforts or a combination of all three. The Regulation of the Forces Act 1871 (known as the Cardwell Reforms after the Secretary of State for War, Edward Cardwell) gave forces the legal right to acquire land to build a drill hall and more purpose-built drill halls began to be constructed after this date. The largest period of drill hall construction, aided by government grants, took place between 1880 and 1910. The Territorial and Reserve Forces Act 1907 (known as the Haldane Reforms after the Secretary of State for War, Richard Haldane) came into force in 1908 and the various Volunteer Units were consolidated to form the Territorial Force. The construction of drill halls largely ceased during the First World War and in 1920 the Territorial Force became the Territorial Army.

In the 20th century changes in warfare and weaponry made many of the earlier drill halls redundant and subject to demolition or change to a new use. Around 344 drill halls are believed to have been built in Scotland of which 182 are thought to survive today, although few remain in their original use. Drill halls are an important part of our social and military history. They tell us much about the development of warfare and the history of defending our country. They also, unusually for a nationwide building programme, were not standardised and were often designed by local architects in a variety of styles and they also have a part to play in the history of our communities.

Although it is relatively late in date in the history of drill halls, what distinguishes this hall from many others is its large size and the good quality materials and detailing of

the exterior. Three other drill halls were constructed in Edinburgh about the same time: McDonald Road (1911-12), Gilmore Place (1911) and Brandon Terrace (1911). Of these four, only McDonald Road and East Claremont Street remain in a form where the original function is still recognisable.

2.2 Architectural or Historic Interest

Interior

The interiors of drill halls were designed to be practical and largely unembellished. The main requirement was the provision of a large open space unimpeded by columns. In some cases a viewing balcony would be included. A wide entrance was also a typical feature to allow large groups of drill marching volunteers to enter and exit the building.

The interior scheme of this building is typical for a drill hall and befits its largely functional use and there is with no exceptional detailing. The interior has been altered by the subdivision of larger rooms and the replacement of some doors.

Plan form

The requirements for drill halls were basic – a large covered open space to train and drill as well as a place for the secure storage of weapons. The vast majority of drill halls were modest utilitarian structures. Most drill halls conformed to the pattern of an administrative block containing offices and the armoury to store weapons along with a caretaker or drill instructors accommodation, usually facing the street. To the rear would be the drill hall itself. Occasionally more extensive accommodation was required, such as for battalion headquarters where interior rifle ranges, libraries, billiards rooms, lecture theatres and bars could all be included.

The plan form at East Claremont Street is one that was frequently employed in the design of larger halls where the offices are located in an area at the front of the building with the drill hall at the rear. Halls of this plan form usually date from the early 20th century.

In these types of drill hall, accommodation is provided for a resident member of staff alongside officers' rooms, rooms for the recruits, equipment rooms and storerooms in the office area at the front. Access to the drill hall itself is provided in a variety of ways: at East Claremont Street direct access to the hall from the street is provided by stairs down at each side of the building as well as through the office building.

Technological excellence or innovation, material or design quality

Drill halls were built in a variety of architectural styles and no individual type dominates. They were usually designed by local architects and constrained by tight budgets. They often had a strong link to their local communities and could be used for other community activities. Architectural style could reflect the streetscape of the local community and be small and modest, similar to surrounding domestic properties, or they could be more eye-catching and overtly military in appearance, particularly for larger forces or headquarter buildings.

A newspaper report which described and illustrated two halls in Edinburgh designed by Thomas Duncan Rhind in 1911 outlined the accommodation in both buildings

which was to include 'quarters for administrative purposes, viz. orderlies' rooms, officers' rooms, men's recreation room and sergeant's room as well as a caretaker's house and a large drill hall with stores for the transportation waggons'.

Because the sum of money available for erecting this building was considerably larger than many other drill halls built after the 1907 Act, it is larger and more elaborate. The exterior detailing, the tall pilasters with unusual capitals and the frieze, all executed in polished ashlar are clearly designed to give the building a prominent presence in the streetscape, reflecting its status as the headquarters of the 9th Battalion. It is interesting that contemporary newspapers note that the numbers of recruits in the battalion was low at the time it was built and it is possible that the building was designed partly as a status symbol to encourage new recruits to join the volunteers.

The architect Thomas Duncan Rhind (1871-1927) received his early training as a sculptor with his father, John Rhind and older brother William Birnie Rhind but went on to study architecture. Rhind was an enthusiastic member of the volunteer forces, becoming a major in The Royal Scots and receiving the Territorial Distinction. On the outbreak of the First World War he was appointed Commandant of Redford Barracks while German prisoners of war were held there and served as provost marshal for a time after which he became Brigade Major in the Lothian Brigade and was appointed CBE in January 1916. He then joined the staff of Sir Andrew Geddes, Director of Recruiting, at the War Office in London and was appointed Deputy Assistant Adjutant General, undertaking the organisation of the statistical branch of the Recruiting Department. He was promoted Brevet Lieutenant Colonel in 1917 and appointed Assistant Adjutant General. On the transfer of the recruiting to civil administration he was appointed Controller of Statistics under the Ministry of National Service and was knighted in 1918. Latterly he was chief recorder at the Ministry. During his time in London he was attached to the London Scottish. Because the latter part of his career was largely working in administration, Rhind's output was relatively small. This hall is therefore significant as an example of his work.

From his connection with the Territorial Forces, in particular the Royal Scots, he would seem an obvious choice for designing drill halls in the Edinburgh area. He is known to have also designed McDonald Road drill hall, which is a short distance east of this site and Bathgate Drill Hall (opened 3 December 1912). He probably also designed a number of others in West Lothian (Broxburn, Fauldhouse and West Calder) which were all occupied by companies of the 10th Battalion of the Royal Scots, judging by their close stylistic similarities.

The East Claremont Street hall has various stylistic elements which are typical of his work. For example, the chunky character of the capitals of the pilasters is similar to some of the details of his commission for McVitties & Guest former teashop at the corner of Princes Street and South Charlotte Street. The most elaborate cornice in the interior (in the former lecture room at first floor level) has a similar sculptural character. The sculptural treatment of details like this perhaps stems from his early training

Setting

The East Claremont Street hall is located in a prominent corner position in a largely residential area. Stylistically the building makes little attempt to relate to the

surrounding buildings, other than in the general way in which they all use some classical details – the pediment and pilasters of the hall and the corniced windows of the adjacent houses. However, the scale of the building fits in with that of the neighbouring houses. The building is located within the New Town Conservation Area.

Regional variations

There are no known regional variations.

2.3 Close Historical Associations

None known at present.

3. Working with the Principles of Listing (HES Policy Statement, 2016) Annex 2, pp. 53

In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of vernacular buildings*
- d. authenticity*

When working with the principles of listing Hepburn House has particular interest under a and d

- a. It is a significant example of a drill hall because of its size, larger than most other halls country-wide, and because of the good quality materials and detailing on the exterior.
- d. The exterior elevations of the administrative offices are almost completely unchanged when compared to the plans submitted to the Dean of Guild, although internally the building has undergone a number of alterations.

4. Summary of Assessment Against the Listing Criteria**

The former East Claremont Street drill hall is a good example of a drill hall with administrative offices built in the wake of the 1907 Territorial and Reserve Forces Act. It was designed by the Edinburgh architect Thomas Duncan Rhind who practised in Edinburgh before the First World War and was an enthusiastic volunteer himself, his later years mainly devoted to military administration work. The exterior has not been significantly altered since it was built in 1912 and it uses good quality materials and unusual neo Renaissance details such as the pilaster capitals. It is a prominent presence in the streetscape in an area on the edge of Edinburgh's New Town.

In our current state of knowledge it may meet the criteria for listing.

The drill hall to the rear has been significantly altered and it is not considered of special interest in listing terms at the time of this review. It is proposed to be excluded from this listing.

5. Category of Listing

Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing

Buildings of local importance; lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. It is considered that this building is of local importance and should be listed at category C.

6. Other Information.

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 333065

Maps

Ordnance Survey (surveyed 1912, published 1914) Edinburghshire 003.03 (includes: Edinburgh). 25 inches to the mile. 3rd Edition. Southampton: Ordnance Survey.

Bartholemew, J G (1917-1918) Post office plan of Edinburgh, Leith and Portobello. Constructed from Ordnance and actual surveys by John Bartholomew. Edinburgh: Bartholemew

Ordnance Survey (surveyed 1931, published 1933) Edinburghshire 003.03 (includes: Edinburgh). 25 inches to the mile. 5th Edition. Southampton: Ordnance Survey.

Ordnance Survey (surveyed 1944, published 1948) NT2575SE Includes Edinburgh (Leith, Pilrig) National Grid Maps. Southampton: Ordnance Survey.

Archive

Edinburgh City Archives: Dean of Guild drawings 18 January 1912 and 18 July 1912

Printed Sources

Gifford, J. et al. (1988) *The Buildings of Scotland: Edinburgh*. London: Penguin Books. p.419.

Historic Environment Scotland (2016) Scotland's Drill Halls Preliminary Report. Unpublished.

Hossack, I. (2014) Bathgate's Other Railway Station. Bathgate: Bennie Museum

Scotsman (3 December 1912)

Scotsman (23 April 1913)

Scotsman (6 September 1915)

Online Sources

Dictionary of Scottish Architects. *Thomas Duncan Rhind* at http://www.scottisharchitects.org.uk/architect_full.php?id=100334 [accessed 02/02/2016].

* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

** A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>