



## Case information

<b>Case ID</b>	300016470		
<b>File Reference</b>	HGH/B/SL/278		
<b>Name of Site</b>	1-25 (Odds Nos) Carfrae Street and 164 and 172 Yorkhill Street (Former Pearson Hall), Glasgow		
<b>Local Authority</b>	Glasgow City Council		
<b>National Grid Reference</b>	NS 56566 65891		
<b>Designation No. (if any)</b>	LB33024		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	B
<b>Case Type</b>	Amendment		
<b>Received/Start Date</b>	2015 [Drill Hall Listing Review]		
<b>Decision Date</b>	25/05/2016		

## 1. Decision

In our current state of knowledge, the Former Pearson Hall continues to meet the criteria for listing. The statutory listing address and the listed building record have been amended.

<b>Previous Statutory Address</b>	1-25 (Odds Nos) Carfrae Street and 164 and 172 Yorkhill Street, Former Pearson Hall
<b>Amended Statutory address</b>	3, 5, 7, 9, 11, 15, 17, 19, 21, 23 and 25 Carfrae Street and 164 and 172 Yorkhill Street (Former Pearson Hall), excluding 4-storey brick and timber addition to east, Glasgow

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

The former Pearson Hall was listed on 15/12/1970 at Category B.

### 2.2 Development Proposals

There are no known development proposals.

### 3. Assessment

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#### 3.1 Assessment information

The former Pearson Hall was considered for amendment as part of the Drill Halls Listing Review 2015-16 and was visited on 03/12/2015. Only the exterior of the building was seen at this 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/>

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## **ANNEX A – Assessment Against the Listing Criteria\***

3, 5, 7, 9, 11, 15, 17, 19, 21, 23 and 25 Carfrae Street and 164 and 172 Yorkhill Street (Former Pearson Hall), excluding 4-storey brick and timber addition to east, Glasgow

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### **1. Description**

The building is a former drill hall designed by William Hunter McNab, of Leiper and McNab in 1901, with alterations in 1925 and converted into residential accommodation circa 2000. The building was built in contrasting architectural styles, using a combination of castellated Tudoresque and Arts and Crafts styles. 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 4-storey brick and timber addition to the east

The principal (east) elevation of the building has 2 finely detailed separate entrances. The left side of the elevation is taller with two angled sections flanking a canted, recessed stone entrance bay with a pedimented doorway with finials and rounded columnettes rising two storeys and forming the window mullions. The other entrance (to the right) is a wider arched doorway in a semi-circular polychrome brick tower with small tripartite windows and a deeply overhanging conical slate roof set between two lower pitched roof elements. The south elevation consists of a 3-storey, 3-bay section to the right and a 10-bay, 2 storey section to the left. It has mullioned and transomed windows. The 2-storey section has arched windows at the ground floor, two of which are infilled former entrances, with a later alteration to the left upper floors as part of the conversion to residential housing (c2000).

There are timber doors and multi-pane casement windows. The slate roofs are behind castellated parapet walls and there are cast iron rainwater goods.

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

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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](http://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**

An article in the Builder of 1901 notes that this building was built as the New Volunteer Headquarters and also provided the headquarters for the Volunteer Medical Corps. The Medical Corps entrance was on Gilbert Street and comprised a

drill hall measuring 70ft by 40ft, a store for ambulance wagons and an armoury. The arched elevation which faces north into the internal courtyard may have been the garages for the ambulances. The drill hall for the infantry battalion was much larger at 174ft by 74ft. This hall had access at both ends, although the principal elevation was to the east, and it is likely one of the two remaining entrances provided access to the hall at this end. The complex also contained a reading room, sergeants' mess, officers' mess and billiard rooms, with residential accommodation provided for the Sergeant Major on the top floor.

The World War One Audit Project notes that in 1914 the former Pearson Volunteer Hall was the headquarters of a number of units and base for some of their constituent companies and squadrons, including the headquarters for "A" to "H" Companies of the 6th battalion, Highland Light Infantry, No. 4 Company of the Lowland Divisional Transport and Supply Column, Army Service Company, the HQ and "A" and "B" Sections of the Lowland Mounted Field Ambulances, the headquarters for "A" to "C" Sections of the 1st and 2nd Lowland Divisional Field Ambulances and the 3rd and 4th General Hospitals, Royal Army Medical Corps (RAMC).

In 1947 the drill hall was taken over by the new 15<sup>th</sup> (Scottish Volunteer) Battalion, The Parachute Regiment under Brigadier Alastair Pearson and it is likely to have been renamed at this point. In 1999 the large hall to the rear was demolished and a 4-storey, timber and brick wing of apartments (1 and 3 Carfrae Street) was added to the north side on Carfrae Street forming a courtyard to the rear. The flats at 3 Carfrae Street are within part of the 1901 former drill hall as well as the early 21<sup>st</sup> century 4-storey, timber and brick addition. This addition is not considered to be of special interest in listing terms 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 20<sup>th</sup> 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.

The former Pearson Hall is an important example of a Volunteer Drill Hall because it was built as a headquarters building and therefore has a correspondingly large size and high level of detail. The majority of drill halls were typically local commissions and more domestic in scale, both in terms of size and the architectural detail. Whilst the interior of the former Pearson Volunteer Hall has been converted into residential accommodation, which also involved some changes to the exterior and a later addition to the north, the building retains much of its original high quality architecture.

## **2.2 Architectural or Historic Interest**

### ***Interior***

Drill hall interiors 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 of the building was not seen and therefore has not been taken into account in this assessment. The interior of the building was converted into flats around 2000 and it is unknown if there are any early 20<sup>th</sup> century details surviving.

### ***Plan form***

The requirements for drill halls were usually quite 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. This is the case at the former Pearson Volunteer Hall where the building was also the headquarters for the Volunteer Medical Corps and was correspondingly large in plan, containing two large halls rather than one.

The 2<sup>nd</sup> Edition Ordnance Survey map (dated 1910, published 1914) shows the drill hall as a large rectangular plan building filling the space between Gilbert Street and what is now Carfrae Street, with the distinctive footprint of the east side clearly visible. The main hall to the rear of the building has been removed and what remains of the early 20<sup>th</sup> century building is the principal entrance building to Yorkhill Street

and the rectangular plan run of the building to Gilbert Street, together forming an L-plan.

### ***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.

The former Pearson Hall was built as a volunteer headquarters and drill hall for multiple units, and is therefore proportionately large in scale and highly detailed. The principal elevation is built in a castellated Arts and Crafts style with some Tudoresque detailing and it has a pair of finely detailed entrances. The separate entrances directly evidence the multiple occupants for which the hall was built for.

William Hunter McNab was born in Stirling on 8 January 1862 and died in 1935. In 1881 he secured a place in the office of William Leiper, which enabled him to study at Glasgow School of Art, and in 1883 Leiper put him in charge of his drawing office. The majority of McNab's portfolio of work appears to be private houses, making the former Pearson Hall a rare example of his civic work.

The Architect James Miller is noted on the Dictionary of Scottish Architects to have carried out alterations in 1925 but it is not currently clear what these alterations were.

### ***Setting***

The former Pearson Hall is situated in Yorkhill, a central suburb of Glasgow. The immediate streetscape area is made up of a mixture of early and late 20<sup>th</sup> century tenement housing. The building itself is prominently sited on a corner, with the ground level falling away from its principal elevations, giving the building a notable presence in the street and surrounding area. The building's principal elevations make a significant contribution to the immediate 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. 51-52

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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 the former Pearson Hall has particular interest under a.

a. This former Volunteer Hall was built as a headquarters for both the battalion and the volunteer medical corps and, as such, is larger and more highly detailed than the majority of other drill halls. The building's interior has been altered but this is not unusual as many drill halls have been converted to other uses.

#### **4. Summary of Assessment Against the Listing Criteria\*\***

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This former Volunteer Hall was built as a headquarters for both the battalion and the volunteer medical corps and is an important example of a drill hall because of its substantial size and well-crafted street elevations. It is an unusual combination of Tudoresque and Arts and Crafts detailing, particularly to the Yorkhill Street elevation. The pair of entrances with a wealth of carved stonework details, directly evidence the multiple occupants for which this hall was built to accommodate. It is a prominent building in this largely residential area of Glasgow.

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

The early 21st century, 4-storey brick and timber addition that is part of 3 Carfrae Street 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**

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**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](http://www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing)

Category B is for buildings of regional or more than local importance; or major examples of some particular period, style or building type, which may have been altered. This former Volunteer Drill Hall is a very good example of a battalion headquarters and therefore Category B is considered to be the most appropriate category of listing.

#### **6. Other Information**

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N/A

#### **7. References**

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Canmore. Canmore: <http://canmore.org.uk/> CANMORE ID 168009

## Archive

Glasgow City Archives. Dean of Guild Plans, 1/7776 Yorkhill Street. Drill Hall and Regimental Halls (1900) and 1/9454 Yorkhill Street. Drill Hall and Regimental Halls additions.

Glasgow City Council. Building Standards 99/03707/BW, Partial demolition of army barracks and conversion of building into 37 dwellings.

## Maps

Ordnance Survey (Surveyed 1910, published 1914) Lanarkshire VI SW (includes Glasgow, Govan) 2<sup>nd</sup> Revision. London: Ordnance Survey.

## Printed Sources

Builder (2 November 1901) p.391

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

McKean. C, Walker. D, and Walker. F, (1989) *Central Glasgow: an illustrated architectural guide*. Edinburgh.

Osborne, M. (2006) *Always ready: Drill Halls of Britain's Volunteer Force*. Partizan Press. p.278

## Online Sources

Dictionary of Scottish Architects. William Hunter McNab at [http://www.scottisharchitects.org.uk/architect\\_full.php?id=100398](http://www.scottisharchitects.org.uk/architect_full.php?id=100398) [accessed 14/03/16]

Historic Scotland/Royal Commission on the Ancient and Historical Monuments of Scotland (2013) World War One Audit Project at <https://canmore.org.uk/event/965805> [accessed 30/03/2016]

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\* 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/>