



UNIVERSITY OF
LEICESTER

Archaeological Services

**An archaeological desk-based impact
assessment at Meadhurst,
Uppingham School,
Ayston Road,
Uppingham,
Rutland.
(SP 8659 9993)**

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Grid Ref: SP 8659 9993

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Cover photo: The rear of the site looking north-east from the gardens

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An archaeological desk-based assessment for Meadhurst, Uppingham School, Ayston Road, Uppingham, Rutland (SP 8659 9993).

Summary

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land at Meadhurst, Uppingham School, Ayston Road, Uppingham, Rutland.

The report was commissioned by Ridge working on behalf of Uppingham School in advance of the proposed building redevelopment, refurbishment and extension in order to provide updated facilities for the residential boarding accommodation.

The present Meadhurst House lies on the northern side of Uppingham town centre and to the west of Ayston Road. The original part of the range dates to the 19th century with late 19th and 20th century additions added to its northern and western sides. The site formed part of the medieval field system for Uppingham before Meadhurst was built so that the surrounding grounds, beyond garden activity, are likely to have undergone little recent disturbance.

At the time of the site visit for this report the buildings were still in use as a residence and boarding house serving Uppingham School. None of the buildings on site are listed although they are within the Uppingham Conservation Area.

The site lies within an area rich in archaeological remains and the Historic Environment Record (HER) indicates there is a moderate potential for prehistoric and Roman remains and a lower potential for medieval and post-medieval remains. It is possible however that the preservation of any archaeological remains may have been compromised by the original construction of the affected buildings.

The building at Meadhurst lies just within the northern limit of the historic core of Uppingham which has Anglo-Saxon origins, and which contains many Listed Buildings. There is unlikely to be a significant impact on the Conservation Area or on any Listed Buildings in the vicinity.

The 19th century stone-built Meadhurst House is of local value within the Uppingham Conservation Area. The loss of part of the existing building will have a low impact upon the historic landscape character or upon the nature of the locality. The educational nature of the site will be retained by the proposed new structure which will remain in use as a boarding house.

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document is an archaeological desk-based assessment for Meadhurst, Uppingham School, Ayston Road, Uppingham, Rutland (NGR: SP 8659 9993).

University of Leicester Archaeological Services (ULAS) have been commissioned by Ridge working on behalf of Uppingham School in advance of the proposed redevelopment, refurbishment and extension of the residential boarding house known as Meadhurst. The work will entail some demolition of existing structures along with stripping out, refurbishment and the construction of a new range to the west and north in order to provide updated and more suitable boarding accommodation.

The town of Uppingham lies in the southern part of the County of Rutland and is approximately 9km to the south of Oakham and around 28km west of Leicester (Figure 1). Meadhurst is located to the north of the historic core of Uppingham although modern housing development has expanded northwards to surround the site which is on the western side of Ayston Road (Figure 2).

The historic environment record (HER) for Leicestershire and Rutland records archaeological remains in the area from the prehistoric through to the Roman period.



Figure 1: Site Location

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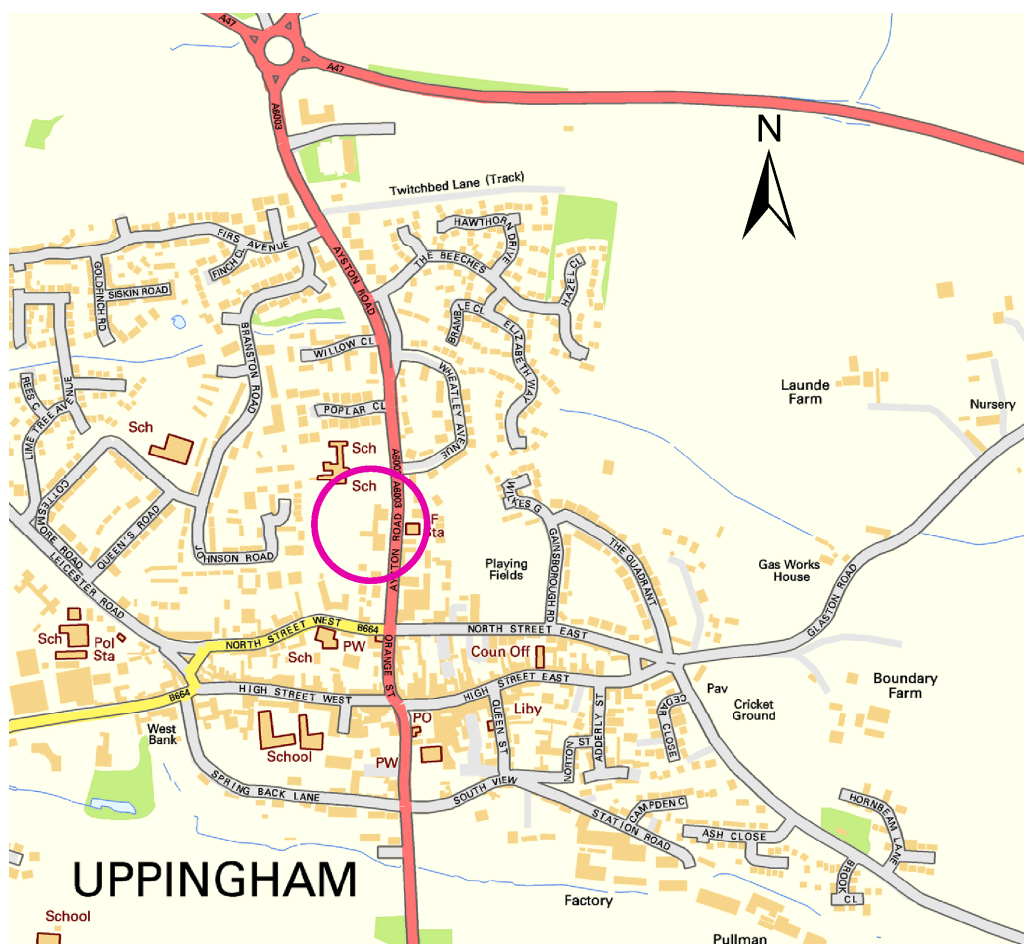


Figure 2: Meadhurst site location

Meadhurst site highlighted in the red circle. Contains OS data © Crown copyright [and database right] 2023

Planning background

This desk-based assessment has been prepared to inform a planning application for the proposed redevelopment and refurbishment of the existing boarding house building on site. It provides information on the significance of the historic environment, to fulfil the requirement of NPPF paragraph 194 which requires applicants:

‘to describe the significance of any heritage assets affected, including any contribution made by their setting.’

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs). It was amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings

on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) was published in 2012 and last updated July 2021. It is supported by National Planning Practice Guidance (updated 2019). Additionally there are three Good Practice Advice (GPA) documents published by Historic England.

Section 16 of the NPPF ‘Conserving and enhancing the Historic Environment’ provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Aims

The aim of this desk-based assessment is to present information on the significance, extent, character, date, integrity, state of preservation and of cultural heritage assets present within the study area. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers archaeology, built heritage (buildings) and landscapes.

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

Methodology

This report has been prepared based upon information current and available as of 17/04/2023. Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

The following sources have been consulted to assess previous land use and archaeological potential:

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England;
- Archaeological records (Historic Environment Record (HER) for Leicestershire and Rutland, Leicestershire County Council and Portable Antiquities Scheme (PAS) for Leicestershire and Rutland and Historic Environment Record (HER) for Leicester, Leicester City Council;
- Previous Ordnance Survey and other maps of the area National Library of Scotland database and Edina Digimap Website (digimap.edina.ac.uk) and Records Office for Leicestershire, Leicester and Rutland, Wigston Magna, Leicestershire;
- Geological maps (British Geological Survey website and Edina Digimap Website);
- Historic England Archives digital data from Historic England;
- Online digital sources e.g. Heritage Gateway, Pastscape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS, Conservation Area Appraisals; and
- Historical background material (ULAS Archives and various on-line facilities).

A site visit to Meadhurst was undertaken on 30/03/2023 in order to examine the area. Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains. An earlier site visit to another School property was also made on the 16/08/2021 in order to gain information for a desk-based assessment focussed around a previous proposal and photographs from this visit have also been used in this report. The 2023 site visit focused on the Meadhurst site and the buildings contained within, although selected designated heritage assets in the vicinity were assessed from publicly accessible rights of way.

Data was gathered for all heritage assets within the proposed development site boundary and a 500m radius (the study area). The impact on the setting of Designated Assets were also considered within a wider area.

All work follows the Chartered Institute for Archaeologist's (CIfA) Code of Conduct (rev. 2021) and adheres to their Standard and Guidance for Archaeological Desk-based Assessments (rev. 2020). Guidance on significance and setting is provided by Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and *Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets* (2017; GPA3).

Significance of Heritage Assets

Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (Annex 2).

Para 195 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below (Table 1).

The likely magnitude of the impact of the proposed redevelopment is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale of High, Medium, Low and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development. The Effect takes into account any mitigation strategies proposed and the scale runs from Neutral, Slight, Moderate, Large and Very Large. A matrix is used as a check to identify the effect on the heritage asset (Table 3).

Table 1: Assessing significance (value)

Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing magnitude of impact

Major	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
Moderate	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
Minor	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
Negligible	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset

Table 3: Assessing the Overall Effect

Significance (value)	Magnitude of Impact (Adverse or Beneficial)			
	Negligible	Minor	Moderate	Major
Very High	Slight	Moderate	Large	Very large
High	Slight	Slight - Moderate	Moderate - large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - large
Low	Neutral - Slight	Neutral - Slight	Slight	Slight - Moderate
Negligible	Neutral	Neutral - Slight	Neutral - Slight	Slight

Setting

Setting is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve (Historic England 2017, 3). Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

1: identify heritage assets and their settings.

2: assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its

surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.

3: assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

Benefits

A proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

Site Location, Geology and Topography

Meadhurst is located on the western side of Ayston Road to the north of the historic core of Uppingham. Modern housing estates lie to the north so that the Meadhurst site is now well within the town boundaries and is surrounded by buildings with a range of ages (Figure 3).

At the time of the 2023 site visit the buildings were all still in use as boarding residences and as the House Master's residence although the visit was made during the Easter break whilst no pupils were present. The buildings were inspected from the outside and none were entered.

The Meadhurst buildings are built close to the west edge of Ayston Road and consist of a stone-built three storey range of probable 19th century date with a late 19th and early 20th century two storey brick-built range attached to the north side. There are also a number of later 20th century additions to the complex. To the rear (west) of the Meadhurst buildings is a lawned garden area with a number of mature trees. The westernmost half of the rear gardens forms a large modern car park which was created around 2019. The site and buildings are discussed in greater detail in the site visit section below. Immediately to the north of Meadhurst, and forming its northern boundary, is Farleigh which is another boarding house belonging to Uppingham School.

The land on which Meadhurst is located is at around 145m aOD with a very gentle rise up from east to west and is around 1m higher than the Ayston Road surface.

The British Geological Survey indicates that the underlying bedrock geology is most likely to be Northampton Sand Formation consisting of sandstone, limestone and ironstone. There is no information on any overlying superficial deposits.

The Soilscape website indicates that the soils, where surviving, will be freely draining slightly acid but base-rich loamy and clayey soils (Soilscape 7).



Figure 3: Plan of proposed site

Red outline shows entire site, blue outline shows proposed building, yellow shows new courtyard
Imagery: Google ©2021

Historical and Archaeological Background

Historical Background

Uppingham is known to have existed by the late 5th or early 6th century, as indicated by its place-name which has three key components (coming from yppe (Anglian – ‘raised place’), – ingas (Old English – ‘the people of’) and from ham (Old English – ‘a community, estate or homestead’). The 6th century Saxon farmstead it is believed to have developed close to where the ancient track from Oakham to Rockingham crossed the ridge.

Uppingham is not mentioned in the Domesday Book but can be identified with one of the seven berewicks, dependent on the Manor of Ridlington, which was owned by the king (VCH 1935, 96). Uppingham was presumably granted to Henry de Newburgh, Earl of Warwick, by William the Conqueror at the same time as the nearby settlement of Preston to the north. The Manor was passed to the De Montfort family at an early date and in 1281 Edward I granted a weekly market and a 3-day fair at the feast of St.

Margaret the Virgin (ibid. 99). In 1367 Preston and Uppingham Manors reverted to the overlord, Thomas Beauchamp, Earl of Warwick, and in 1488 Anne, Countess of Warwick surrendered Uppingham to Henry VII. It remained in the Crown until 1550, and from then onwards the Manor passed through several families until it was finally sold to the Earl of Gainsborough in 1747 (ibid. 97).

Much of the following information is taken from Rogers, 2003. Although the town gained its official Market Charter in 1281, a market had existed long before this date. The Market Place is the focus of the town and reflects a long history of Uppingham as a place to trade. The early 1300s were prosperous times for Uppingham until the Black Death ravaged the town in 1348-9 AD devastating the local population.

In 1584 Robert Johnson, Rector of North Luffenham, founded two grammar schools, one each at Oakham and Uppingham, to provide free education for the sons of local people. The Elizabethan Schoolroom, built in 1584 close to the churchyard, is one of the three oldest buildings in Uppingham (Grade I Listed Building).

During the 17th century, Uppingham became an important stop for coaches on the route between Stamford and Leicester. When the North/South route was opened in 1754-55 the London Mail coaches would stop at Uppingham and it was during this period that some fine coaching inns were built in the town. Two of them, the Falcon Hotel and the Crown, are still in existence to the present day. The School appears to have benefitted from the growth of the town and when the Reverend Francis Meres became headmaster in 1641 there were more than 30 boys attending the school.

The greater part of Uppingham was enclosed under an Act of Parliament of 1770 and further enclosures were made under the 1799 Act of Parliament. The parish was almost entirely pastoral, with only a small part being arable land. Uppingham experienced a period of major expansion during the 19th century. At this time Uppingham School attracted a very influential Headmaster, named Edward Thring, who oversaw a significant expansion of the school and in 1853 the first Lodge boarding house was opened (Uppingham School website). Also around this time it seems that the influential residents of Uppingham were open to the new technologies available to them at the time. Consequently, in 1894, after a lot of pressure and subsidy by the townsfolk, a terminus railway station was built.

Shortly afterwards, in 1895, Meadhurst, the subject of this report, was opened as one of the "Country Houses" belonging to the School. The year before the adjacent Farleigh boarding house was opened. The railway serviced a branch line between Seaton and Uppingham for both goods and passenger traffic. For many years the line was an essential element in the social and economic framework of the town but the increasing popularity of the motor car meant that it closed to passengers in 1960 and the decline in freight traffic led to its final closure in 1964 and its subsequent demolition.

The original building at the Meadhurst site was built in the open fields well beyond the northern limit of the town. It was one of a number of large country houses which were being constructed in the locality in the 18th and 19th centuries. The exact construction date has not yet been discovered but the building style suggests that it is likely to have been in the second half of the 19th century. It would probably have been built in one of the smaller parcels of land close to the town which were created following the enclosure and which were ripe for development.

The First Edition Ordnance Survey map, published in 1885, doesn't give the Meadhurst a name but shows the main stone-built range with a small garden around it. The main focus of the building appears to face southwards across relatively open ground towards Uppingham. Shortly after this date, in 1895, the site was named as Meadhurst and opened as part of Uppingham School. This was only a year before the neighbouring property to the north, called Farleigh, was opened by the School indicating that this was a period of growth and expansion for the School.

Previous Archaeological Work

There has been little previous recorded archaeological work within the boundaries of the Meadhurst site with only one programme of trial trenching which failed to reveal any archaeological evidence. However, there are a number of previous archaeological interventions of relevance that have been carried out within the vicinity of the assessment area. The level of work reflects the large amount of growth and development the surrounding area has undergone in the past 30 to 40 years. A 500m search buffer has been used around the proposed development site, and the relevant work is discussed below with the HER event numbers given in bold in the text. The full list is shown in the Appendices and is illustrated in Fig. 4 below.

Within the Meadhurst site were **ELE5286** and **ELE10047** which consisted of an archaeological evaluation by trial trenching in advance of the new car park built over the western half of the Meadhurst rear garden. Three evaluation trenches failed to identify any archaeological features.

In 2013 a fieldwalking survey (**ELE8775**) on land west of Firs Avenue, around 600m north-west of Meadhurst, recovered 95 worked flint of Mesolithic, Neolithic and Bronze Age date along with medieval and post medieval pottery. To the west of this site more fieldwalking (**ELE8880**) recovered 1178 worked flints spread across 3 hectares. Palaeolithic flints were found within the assemblage identifying the site as being in use both before and after the last ice age. A later geophysical survey in 2014 on land to the east of these two sites (**ELE9117**) only identified a possible parish boundary. A watching brief (**ELE4321**) on Stockerston Road around 450m to the south-west of Meadhurst found modern disturbance but with a single worked piece of flint within it. Trial trenching (**ELE4511**) on the east side of Ayston Road, approximately 550m north of Meadhurst, recovered a worked Neolithic or Bronze Age flint along with Iron Age, medieval and post medieval pottery.

A geophysical survey to the west of Firs Avenue (**ELE7005**) revealed evidence of Iron Age pits and possible prehistoric enclosures and pit alignments. The work followed a DBA (**ELE7007**) for this site. The site is around 500m to the north-west of Meadhurst. Trial trenching (**ELE7004**) confirmed the geophysical survey results and also revealed a possible Iron Age pit alignment and ditches. Also on the same site fieldwalking (**ELE7006**) recovered over 300 Mesolithic and Bronze Age flints.

Around 400m to the south of Meadhurst trial trenching (**ELE7012** and later watching brief **ELE7013**) exposed a Saxon ditch along with residual pottery and worked flint.

A possible medieval wall, pits and medieval pottery were found during a watching brief (**ELE4209**) at Crown Passage, High Street East approximately 250m south-east of Meadhurst. Trial trenching (**ELE7009**) at 56 High Street East in 1997 recorded possible post medieval building structures and undated stake holes. Further excavation (**ELE7010**) identified a late medieval oven and post medieval features. Within the finds

however were a range of residual Roman and Saxo-Norman pottery sherds. A building survey (**ELE7026**) took place on the same site.

On the southern edge of Uppingham a watching brief (**ELE10714**) in Saints Peter and Paul churchyard found only modern pottery. Within the church a watching brief in 2004 (**ELE7008**) saw foundations of the 14th century tower whilst (**ELE8742**) looked at the internal re-ordering work.

Three post medieval post holes were recorded at the Uppingham School Music Centre on School Lane, approximately 250m to the south of Meadhurst, during an evaluation (**ELE4837**).

A trial trenching exercise (**ELE7017**) at the Thring Centre, around 75m to the south-west of Meadhurst, revealed evidence of post medieval garden features.

There are a large number of listed and historic buildings within Uppingham which has resulted in many building surveys taking place. A historic building survey and watching brief (**ELE8480**) took place at the 16th century Vine House on High Street East approximately 300m to the south-east of Meadhurst. In 2004 historic building assessments (**ELE4835** and **ELE7022**) were carried out for Uppingham School at Numbers 1,3,5 and 7 and stables on School Lane. An archaeological desk-based assessment (DBA) (**ELE5282**) was carried out for Uppingham School on School Lane in 2004. The report concluded that there was a moderate potential in the area for medieval remains. A building survey (**ELE4281**) of the 17th century Granary to the rear of Market place was undertaken in 2005. A boundary wall survey (**ELE10971**) was carried out in 2018 at the Thring Centre belonging to Uppingham School following on from a heritage statement (**ELE10164**). This work also included a watching brief (**ELE11204**) which identified post medieval activity.

Negative watching briefs were carried out at “Lake Isle”, High Street East (**ELE9675**), Uppingham School (**ELE7018**), 7A North Street West (**ELE7019**), 47 High Street East (**ELE4520**). Negative trial trenching (**ELE7840**) took place on Leicester Road for Uppingham School.

A number of desk-based assessments (DBA) have been undertaken around the town. An assessment (**ELE5285**) for land belonging to The Beeches, approximately 450m to the north-east of Meadhurst, identified the potential for a range of archaeological deposits to be present. Subsequent geophysical surveying (**ELE7003**) revealed modern pitting and disturbance in the immediate locality. This was followed by trial trenching (**ELE7002**) which only found geological features. An assessment (**ELE5286**) on Johnson Road to the west of Meadhurst noted that the vicinity belonged to the town’s medieval field system and that the area had not been developed until around the 19th and 20th centuries. Another DBA (**ELE5284**) was produced for a site on High Street East, to the south-east of the site) which concluded that the town centre area had a high archaeological potential. A DBA (**ELE7021**) for a site on Stockerston Road, around 400m to the south-west of Meadhurst also noted the high potential for archaeological remains from most periods to be found. On North Street East, to the south-east of Meadhurst, a DBA (**ELE7024**) concluded that the high level of development may have disturbed earlier deposits in this part of the town. Later trial trenching and excavation (**ELE7025** and **ELE7792**) confirmed this although some post medieval pits were seen to the rear of the property. A DBA (**ELE9147**) for the site on Ayston Road, close to where a large number of worked flints were recovered, noted that the site had an extremely high potential to contain archaeological deposits. Another nearby DBA

(ELE4474) to the east of Ayston Road came to a similar conclusion. In 1997 a DBA (ELE7015) also took place at 27 High Street East. A 1999 DBA (ELE4209) and impact assessment (ELE7014) on London Road which identified the high archaeological potential for the area.

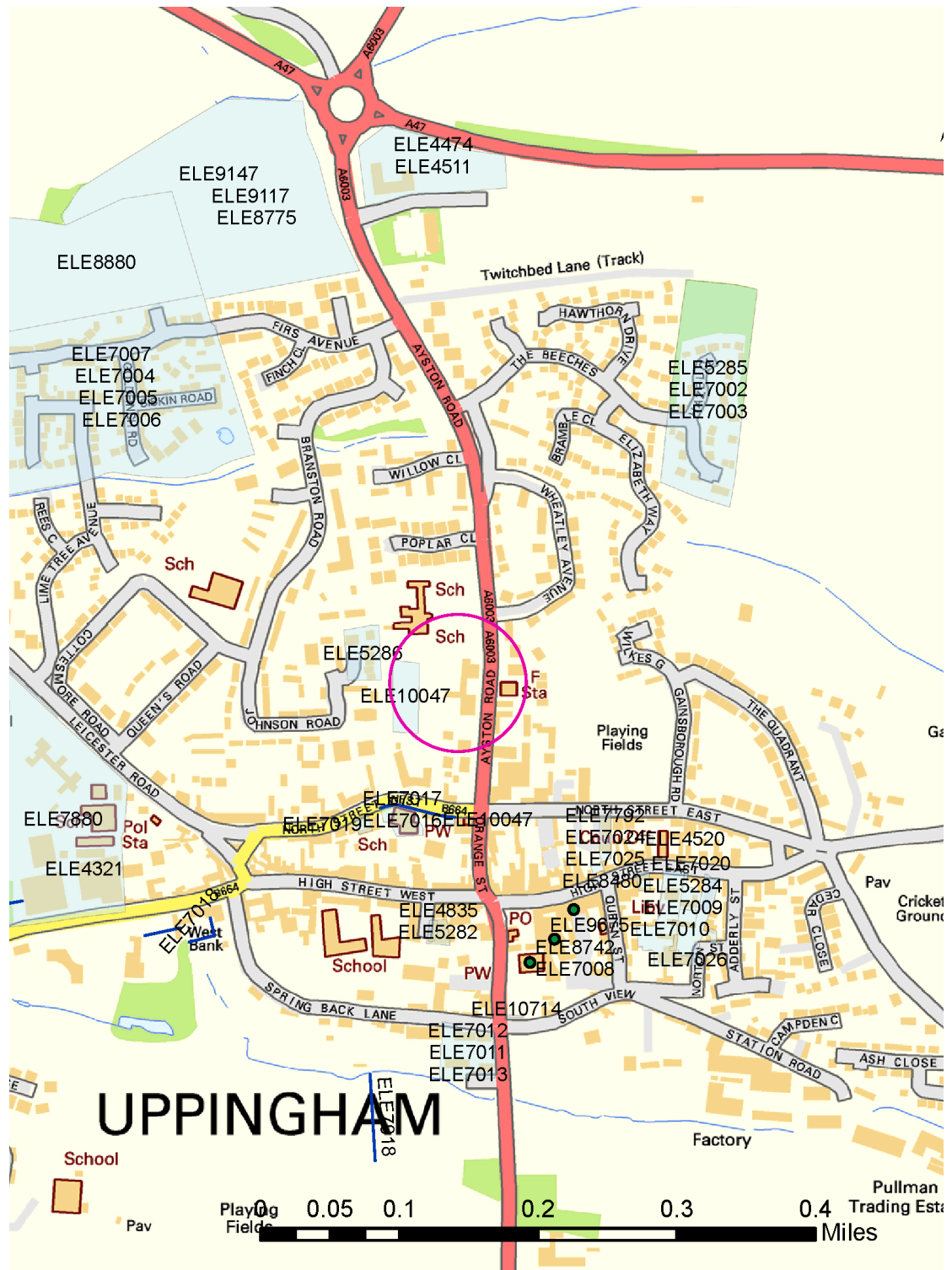


Figure 4: Plan of known events with a 500m radius of the Meadhurst site

Meadhurst site circled. From HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council. Contains OS data © Crown copyright [and database right] 2023

Designated Heritage Assets

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or battlefields located within 500m of the assessment area.

Conservation Area

The Meadhurst site lies just within the northern limit of the Uppingham Conservation Area and Listed Buildings which are discussed below.

Non-Designated Heritage Assets

The HER for Leicestershire records no other sites within the proposed area, but there are a number of known archaeological sites in the vicinity of the assessment area. A summary of these within a 500m radius of the assessment area is described below. Portable Antiquities Scheme (PAS) finds are also referenced, and listed below (See Appendices). The full list of sites is shown in the Appendices and illustrated in Figure 5.

Prehistoric

In 1983 an undated wall and a number of worked flints (**MLE5844**) was found around 450m to the south-west of Meadhurst at Gower Lodge. More than 240 worked flints (**MLE5854**) and Iron Slag (**MLE5855**) were recovered at the same location in 1988. Around 300m west of Meadhurst a scatter of Mesolithic and Neolithic flints (**MLE5850**) were recovered near Uppingham Primary School. A Neolithic arrowhead (**MLE7321**) was found at Rutland Close around 450m north-east of Meadhurst. The numerous flint finds (**MLE8482**), Iron Age pit alignment (**MLE8484**), Bronze Age/Iron Age site (**MLE9644, MLE9645**) at Firs Avenue have already been discussed above. More Mesolithic and Neolithic flint from this location is recorded as (**MLE21020, MLE21111 and MLE21112**).

Roman

A small number of Roman pottery sherds (**MLE8126**) were found in 1983 at Gower Lodge.

Anglo-Saxon

Three sherds of Anglo-Saxon pottery (**MLE6247**) were found at Gower Lodge south-west of Farleigh.

Medieval

As noted earlier, the historic settlement core of Uppingham (**MLE5861**) and its market (**MLE5862**) lie to the south of Meadhurst which stands in an area occupied by medieval fields. A possible medieval oven (**MLE9646**) was identified at 56 High Street. A possible medieval boundary wall (**MLE9649**) was recorded at 7a North Street West. Medieval and post-medieval pits, post holes and a floor (**MLE10663**) were found at Crown Passage, High Street East approximately 250m south-east of Meadhurst. Medieval and post-medieval pottery (**MLE16516**) was recovered at 2 London Road around 500m south of the site. Medieval and post-medieval pottery (**MLE21021 and MLE2113**) is recorded from the Firs Avenue site 500m to the north of Meadhurst.

Post-Medieval and modern

Post-medieval remains (**MLE5994**, **MLE10116**) were found at 56 High Street and included surfaces, clay lined features, post holes and pits and pottery. Post-medieval (**MLE16658**) features were identified during work at 1-7 School Lane. On North Street East a possible post-medieval building and yard (**MLE19905**) was identified during excavation work. The site of a 16th century cottage (**MLE22471**) was identified at Swan Yard around 400m south-east of Meadhurst. The site of a late post-medieval lime kiln (**MLE20260**) is recorded to the west of Ayston Road close to Willow Close around 200m north of Meadhurst. Post-medieval finds and features (**MLE25065**) were identified at The Thring Centre south of Meadhurst.

The line of the former Leicester to Peterborough Turnpike Road (**MLE20655**) runs from west to east around 250m to the south of Meadhurst. The north to south Nottingham to Kettering Turnpike Road (**MLE20656**) follows the line of Ayston Road to the east of Meadhurst. A late post-medieval swimming pool (**MLE22219**) is shown on early Ordnance Survey maps on the site of Willow Close to the north-west of Meadhurst. The site of a World War II spigot mortar (**MLE19919**) is recorded at Wheatley's Avenue around 200m east of Meadhurst. More World War II remnants are seen with a Home Guard loop hole (**MLE22922**) in a wall at 30 Leicester Road.



Figure 5: Map of known archaeological remains within 500m of the Meadhurst site
 From HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.
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Conservation Area and Historic Buildings

Designated Heritage Assets – Conservation Area

Meadhurst lies within the Uppingham Conservation Area (**DLE483**) although the adjacent school property at Farleigh is not. The Conservation Area encompasses most of the historic town core and makes a clear deviation northwards to include the Meadhurst site (Figure 6). There is currently no conservation area appraisal for Uppingham.



Figure 6: Map showing extent of the Uppingham Conservation Area

The Meadhurst buildings lie just within the Conservation Area. From HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.
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There are numerous Listed Buildings within Uppingham most of which are concentrated within the Conservation Area to the south. Most are Grade II, although there is 1 Grade I building (The Elizabethan School Room) and a handful of Grade II* buildings.

The Grade II* Church of Saint Peter and Saint Paul (**MLE5856**) has a 14th century tower and lies around 300m south of the site. The War Memorial (**MLE17349**) is grade

II listed. Close to the church is the listed Old School (**MLE5858**) on the north side of Beast Hill. This is the school founded by Johnson in 1584. Uppingham School Library on School Lane is Grade II* listed with two ranges dating to 1584. The School Offices and Common Room (**MLE18421**) also have 1584 origins and are Grade II listed. The School wall and gateway are 20th century in date but are still Grade II. The Grade II* listed chapel (**MLE18424**) is 19th century as is the School room and New House (**MLE18425**).

The 17th century Granary (**MLE15777**) is Grade II and lies to the rear of the Market Place. Also 17th century is the Grade II house at 1 School Lane (**MLE166516**). Next door to this at Number 3 is a Grade II listed 18th century cottage (**MLE16655**) with Grade II Number 5 (**MLE16656**) beyond.

Many of the listed buildings in Uppingham lie along High Street East to the south-east of Meadhurst. Numbers 1 and 3 High Street East (**MLE18427**) have 17th century origins and are grade II listed. Number 2 (**MLE18461**) is a grade II listed stone-built house. Numbers 5 and 7 High Street East, the Falcon Hotel (**MLE18452**), and Number 9 are late 16th century and are both Grade II*. Number 10 (**MLE18434**) on the same street is of 18th century date and is Grade II listed. Number 11 (**MLE18453**) is early 19th century and grade II listed. Numbers 12 and 14 (**MLE18504**) is a Grade II listed 18th century house. Number 13 (**MLE18454**) is 17th century in date whilst Number 17 (**MLE18455**) is late 18th century. The 18th century house at Number 15 (**MLE18516**) is Grade II listed. Further along High Street East are Grade II listed Numbers 19 and 21 (**MLE18430**) which consist of 18th and 19th century hotel, house and shop. Numbers 18 and 20 (**MLE18463**) are 17th/18th century and grade II listed. Number 22 (**MLE18435**) is of 16th century date and is Grade II listed. Number 23 (**MLE18456**) is a Grade II listed late 18th century house as is Number 25 (**MLE18457**). Number 27 High Street East (**MLE5864**) is Grade II listed and may have earlier medieval origins. Number 31 High Street East (**MLE18431**) is a Grade II 17th century house. Numbers 33 and 35 (**MLE18458**) are both Grade II and of late 18th century date. At Number 37 is (**MLE18432**) a Grade II 19th century cottage. Number 39 (**MLE18459**) is a Grade II listed house created from two 18th century houses. Number 41 (**MLE18460**) is of 18th century date. Numbers 42 and 44 (**MLE18436**) has 17th century origins and is also Grade II listed. Number 43 (**MLE18517**) is late 18th century and Grade II listed. Number 47, Elton House (**MLE18433**) has 17th century origins and is Grade II. Numbers 50 and 52 (**MLE18465**) is a Grade II listed house dated 1616. The Hall (**MLE18503**) is dated 1612 and Grade II* listed. The walls and gate piers (**MLE18437** and **MLE18438**) of Number 56, The Hall, are Grade II and of early 18th century date. The stables (**MLE18466**) and coach house (**MLE18521**) belonging to the hall are also Grade II listed. To the south of High Street is 4 Hope's Yard (**MLE18445**) which is a Grade II listed 16th century timber-framed house.

High Street West also contains a large number of listed and locally important buildings. Number 1 High Street West (**MLE18443**) is a Grade II listed 18th century house. Numbers 3 and 5 (**MLE18469**) are Grade II listed and were once a single 17th century house. Number 6 (**MLE18439**) is early 19th century and Grade II listed. Tudor House at Number 8 (**MLE18501**) is Grade II* listed and is a late 16th/early 17th century house. Number 11 (**MLE18497**) is an 18th/19th century house and is Grade II listed. At Number 13 is a Grade II listed brick-built house (**MLE18444**). Number 15, the White Hart, (**MLE18470**) dates to the 17th century. Number 26 is 17th century and Grade II listed as are Numbers 50 and 52 (**MLE18441** and **MLE18442**). Numbers 28 and 30 (**MLE18467**) are dated 1787 and Grade II listed. Number 46 (**MLE18498**) a

Grade II listed 17th century cottage. Gamble Cottage at Number 54 (**MLE18499**) is a Grade II 16th century cottage. Number 60 (**MLE18468**) is a 17th century Grade II cottage. The Manor House is a Grade II 17th century building. (**MLE18507**) The Manor House barn and wall on High Street West (**MLE18502**) are Grade II listed and of 17th century date.

Along with High Streets East and West, North Street West contains a large number of listed buildings. Three Grade II listed early 19th century houses (**MLE18478**, **MLE18479** and **MLE18490**) are at Numbers 10, 12 and 14 North Street West. An early 19th century cast-iron milestone (**MLE18491**) is on the same street and is Grade II listed.

The Royal Oak on Queen Street (**MLE18492**) is a Grade II structure created from two 17th/18th century houses. Ford House at 7 Queen Street (**MLE18494**) is a grade II 17th century house.

Number 1 Leamington Terrace (**MLE18471**) is a Grade II listed 17th century house. Leamington House (**MLE18472**) was two 18th century cottages but is now a single Grade II listed dwelling.

Number 4 London Road (**MLE18473**) is a Grade II listed 18th century house now used as workshops for Uppingham School. Numbers 11 and 13 South View (**MLE17484**) are two Grade II listed houses made from a single 18th century house. Queen Cottage at 19 South View (**MLE178488**) is a Grade II 17th century cottage and outbuilding.

In the Market Place is the grade II post office (**MLE18474**) of 18th century origin. Number 3 Market Place (**MLE18490**) is a late 16th century Grade II listed house. The Vaults, at 4 Market Place, (**MLE18475**) is Grade II 17th century public house. Numbers 5 and 6 Market Place (**MLE18491**) is a Grade II listed 18th century house which may have earlier origins. To the rear of 5 and 6 is a Grade II listed former 18th century granary (**MLE18476**). Numbers 3 to 6 at Thorpe Road, around 400m south-west of Farleigh is a row of Grade II listed 19th century cottages (**MLE18495**).

The Old Cottage at 2 Hope's Yard (**MLE18511**) is a Grade II listed 17th century house around 350m east of Meadhurst.

Non-designated Heritage Assets

There are also a number of buildings of local importance within the town. Within the church yard is the 17th century monument to John Beaver (**MLE18447**). A possible market cross base (**MLE5857**) lies next to the church. The churchyard wall (**MLE18496**) is 18th century and later. To the east of the church is the site of the old stocks (**MLE5860**). The unlisted former Rutland Cinema (**MLE25499**), built in 1937, is located on the east side of Ayston Road, approximately 50m south-east of Meadhurst. Although not listed, 7 School Lane was a late 19th century house (**MLE16657**). Number 8 High Street East (**MLE18462**) has a 19th century frontage but may be older, while numbers 32 and 34 and the corner of 1 Queen Street (**MLE18464**) is an 18th century house. At Number 64 is The Wagon and Horses (**MLE18506**) an 18th century public house. Number 66 (**MLE20296**) might potentially be a 14th century hall and cross-wing.

Number 7 and 7a High Street West (**MLE18510**) is a 19th century house converted to a shop. The 19th century Uppingham Methodist Church (**MLE16332**) is not listed but is of local importance. Within the boundary of the Conservation Area but not listed is the 19th century Union Workhouse (**MLE17104**) to the south-west of Meadhurst. Also

of 19th century date is 4 Leamington Terrace (**MLE18446**) around 300m south of Meadhurst. Number 31 South View (**MLE178485**) is a 17th/18th century house which may have started as a barn. Numbers 7 and 8 Market Place (**MLE18492**) is a 19th century building with a 17th century rear range. The Queen Victoria Jubilee fountain (**MLE18514**) forms a key part of the Market Place.

Between the church and Beast Hill is the old Pinfold (**MLE5859**). Around 350m south-west of Meadhurst is the site of a former windmill (**MLE5851**). The site of another mill (**MLE5852**) is thought to be nearby.



Figure 7: Map of listed buildings within a 500m radius of the assessment area
 From HER for Leicestershire and Rutland. Data supplied by Leicestershire County Council.
 Contains OS data © Crown copyright [and database right] 2023

Historic Landscape Character

The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Programme (HLC) was carried out between 2006 and 2009 and is available at: https://archaeologydataservice.ac.uk/archives/view/leicester_he_2019/).

The programme is “a method of identification and interpretation of the varying historic character within an area that looks beyond individual heritage assets” (Historic England HLC).

The Meadhurst site falls within the settlement of Uppingham and is classified as HLE18777, Civic and Commercial and Educational.

Cartographic Evidence

The earliest map of Uppingham is the 1804 Tithe Map although a clear copy of this could not be obtained for this report. The next available map is the Hand Drawn Ordnance Survey map of Oakham and Rutland published in 1814. This shows the town clustered along North Street and High Street with very little activity going beyond the northern edge of High Street. The detail is not particularly clear but there is possibly a building located on the site of Meadhurst with the rest of the immediate area around it being open fields. It is not exactly clear if this building shows Meadhurst or not. Due to copyright reasons this map cannot be reproduced in this report but can be seen on the British Library website at:

<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/index.html>

The first available map with any useful detail is the First Edition Ordnance Survey 25 inch map published in 1885 (Figure 8). This map shows a rectangular building, and of the same apparent footprint, where the main body of the present three storey stone-built Meadhurst building is. At this date the site was not part of Uppingham School and is not named on this map. The building on the map faces southwards towards Uppingham and has a small range of outbuildings attached to its north-eastern corner. The site has a small garden to the south and west with a separate and empty field on its northern side. Slightly further north is larger property shown as Archfield which will become the core of the Farleigh site. To the south of Meadhurst the town is clustered along High Street but with some occupation spreading northwards along the eastern edge of Ayston Road.

The next available Ordnance Survey map is the second edition which was published in 1904 and shows the effect that Uppingham School appears to have had on the site (Figure 9). The building has, by this time, been named as Meadhurst and has had a new reverse L-shaped extension added to its north-west corner which now extends into the empty field to the north shown on the 1885 map. The extension presumably represents the boarding house portion of the building added by the School in preparation for its 1895 opening. To the north the former Archfield site has been renamed as Farleigh and has doubled in size, also as part of the new ownership by the School.

There is a significant time gap in the maps and the next available map is not until the 1952 edition (Figure 10). Despite the length of time the properties of both Meadhurst and Farleigh appear to have remained relatively constant during this time. A new detached building has been added in the north-east corner of the Meadhurst grounds but the main body of the building remains unchanged. Beyond the Meadhurst site boundaries the surrounding area shows that new housing developments have been built

around a crescent (Wheatley Avenue) on the eastern side of Ayston Road. More development can be seen extending northwards from High Street East.

By the time of the 1971 edition of the Ordnance Survey map a significant amount of housing has been built to the south-west of Meadhurst and Farleigh with Uppingham gradually expanding northwards. A new housing estate, named Dolphin Court, has been built along the western site boundary. The detached building shown on the 1952 map has been joined to the main north to south Meadhurst range by a small connecting building. This map cannot be shown for copyright reasons but can be seen on the Edina Digimap website.

The 1984 Ordnance Survey also cannot be reproduced in this report due to copyright reasons. There are no apparent changes to the buildings at Meadhurst on this map and the car park at the rear of the site has yet to be added. The map also shows that a large amount of modern housing has been constructed on the former open land to the west and north-west of the site.

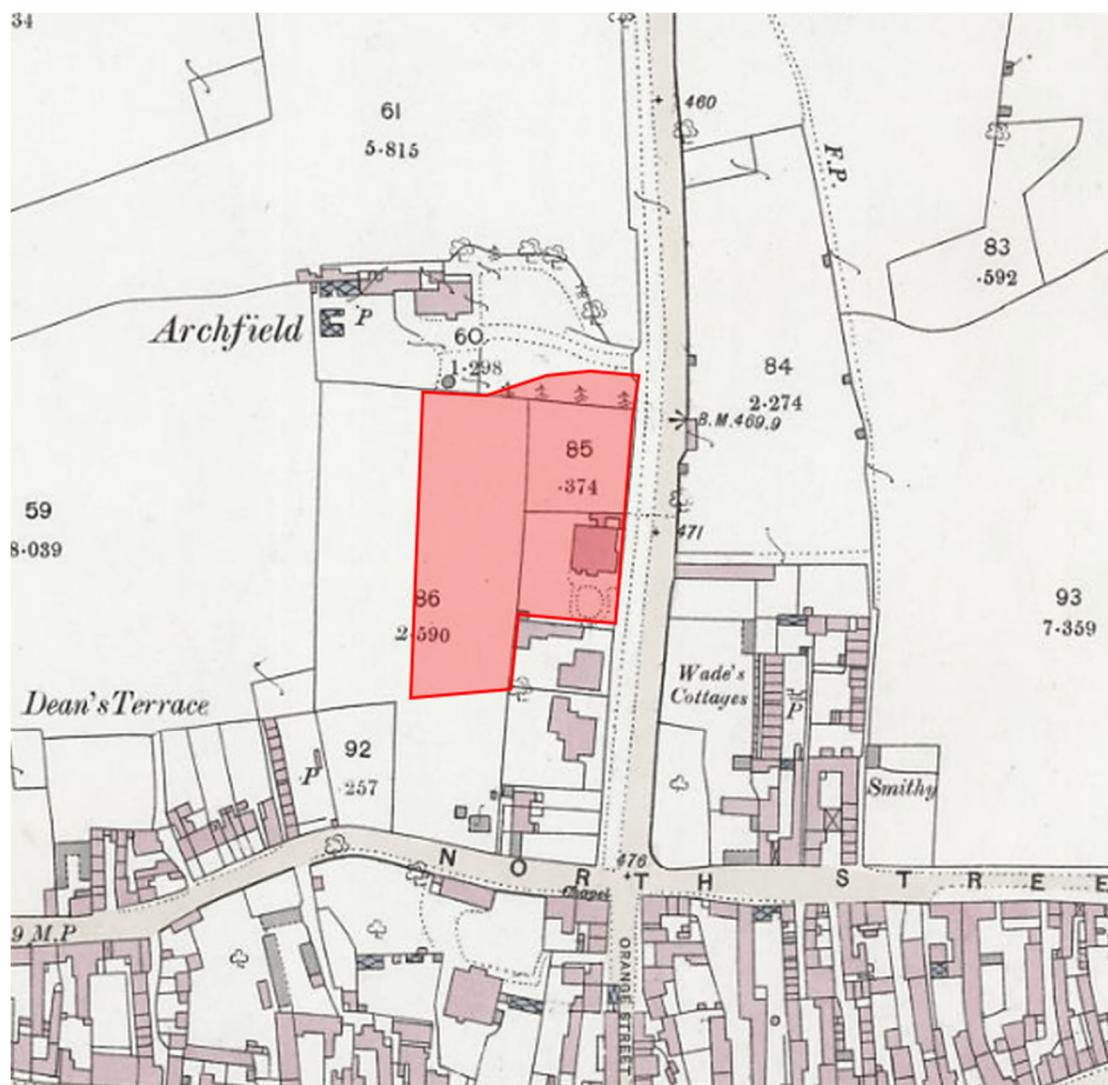


Figure 8: Detail from the 1885 First Edition Ordnance Survey

Approximate outline of the present Meadhurst site boundaries highlighted (ignoring the modern car park outline). Original scale 25 inch. Sheet XIII.6 Rutland

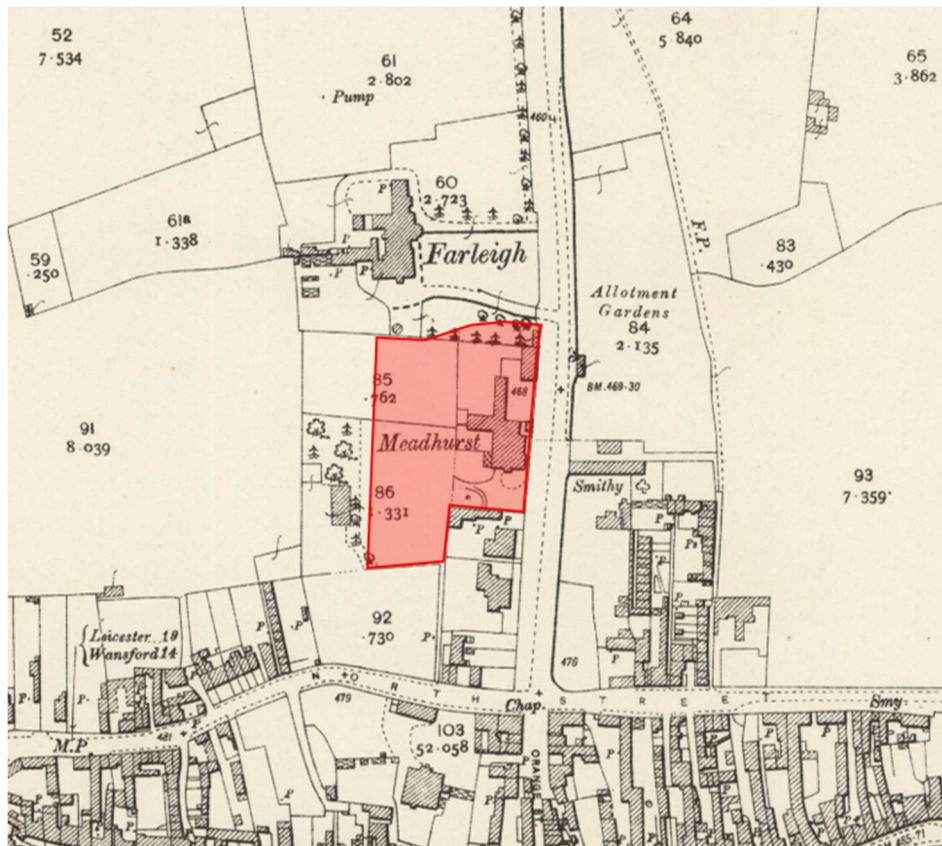


Figure 9: Detail from the 1904 Edition Ordnance Survey

Approximate outline of the Meadhurst site boundaries highlighted.
Original scale 25 inch. Sheet XIII.6 Rutland

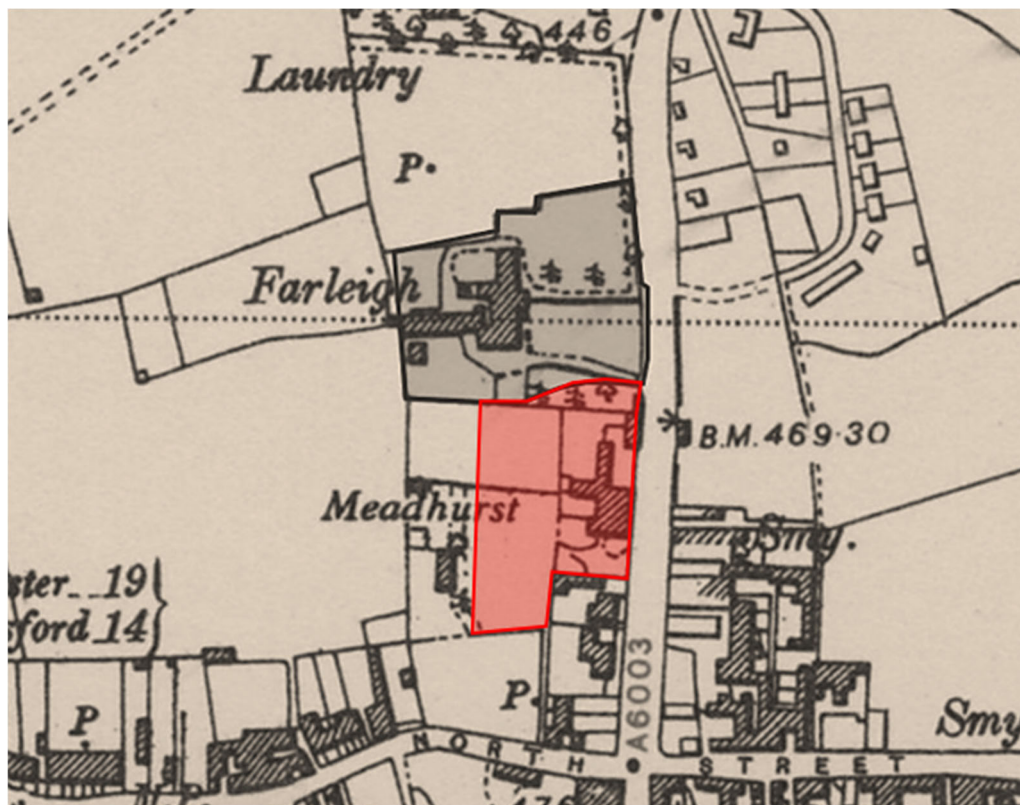


Figure 10: Detail from the 1952 Ordnance Survey map

Outline of site highlighted. Original scale 25 inch. Sheet XIII.NW Rutland

Historic Aerial Photography

Google Earth Historical Imagery was consulted. The earliest useful image is from 2018 and shows the Meadhurst buildings as they survive to the present day (Figure 11). The earliest portion of the building, which is shown on the 1884 OS map, can be seen with a slate roof to the south of the complex with the later, red tile roofed, extensions to the north. Sports fields are located to the west of the Meadhurst buildings and the car park has yet to be built.

No apparent changes to the buildings can be seen in the next image which was taken in 2021 (Figure 12). This image shows the new driveway and car park which has been constructed on the sports field to the rear (west) of Meadhurst.



Figure 11: Google Earth image of site in 2018

Meadhurst site boundary highlighted which excludes the new car park area on the west. Image ©2023 Infoterra and Bluesky



Figure 12: Google Earth image of site in 2021

Meadhurst site boundaries highlighted. Image ©2023 Bluesky

Site Visit

The site was visited by the author of this report on the 30th of March 2023 in order to assess the present state of the proposed redevelopment area. Attention was also paid to the likely impact that any demolition will have upon nearby heritage assets. None of the buildings were entered.

As noted above, the Meadhurst site lies immediately adjacent to the western side of Ayston Road (Figs 13 and 14). Ayston Road has a number of modern buildings flanking it towards the north where it joins the Leicester to Peterborough A47. A range of buildings with a wide variety of dates flank either side of the road. To the north of Meadhurst is the Farleigh site which is set back from the road and is partially screened by a large hedge.

The principal elevation of the three storey stone-built part of the Meadhurst building, which is shown on the 1885 OS map, faces to the south with only a side gable end and rear range looking out across Ayston Road (Figure 15). On the north side of the stone-built building is the two storey brick-built extension (Figure 16). The brick extension shown on the 1904 OS map is set back from the road to create a small tarmac covered

area (Figs 17 and 18). At the far northern end of the Meadhurst building is the detached building which also appears on the 1904 map but has been joined by a late 20th century infill building (Figure 19). The vehicle entrance to the rear gardens and car park forms the boundary between Meadhurst and Farleigh (Figure 20).

The south facing elevation of the stone-built part of the range faces across a gravel parking area with no trace of the laid pathways shown on earlier maps (Figure 21). The stone, slate roofed building appears to date to between 1850 and 1885. To the rear the buildings shown on the 1904 OS map extend into a small lawned area beyond which is the modern car park (Figure 22). To the north of Meadhurst is Farleigh, another Uppingham School property, which is partially screened by a mix of trees and hedges (Figure 23). Modern houses and apartments can be seen to the west beyond the car park with a similar aspect to the south (Figure 24 and 25).



Figure 13: View looking south-west along Ayston Road

Looking south-west from the east side of Ayston Road. Meadhurst location is arrowed. The historic core of Uppingham is to the left of the picture



Figure 14: Meadhurst site seen from Ayston Road
Looking north-east. Stone-built part of Meadhurst arrowed



Figure 15: Meadhurst seen from Ayston Road
Looking north-west. The original stone-built component is on the left, later brick-built extension runs to the north on the right of the picture



Figure 16: 20th century Meadhurst extension range seen from Ayston Road
Looking west. The original building is out of shot on the left



Figure 17: East facing Meadhurst extensions
Looking south. Ayston Road on the right



Figure 18: East facing Meadhurst extensions

Looking north. Ayston Road on right



Figure 19: Northern end of Meadhurst extension seen from Ayston Road

Looking south-west



Figure 20: Entrance of Meadhurst car park from Ayston Road
Looking west. Meadhurst buildings are on the left



Figure 21: South facing elevation of Meadhurst
Looking north at the original part of the building. Ayston road to the right



Figure 22: Looking eastwards towards Meadhurst buildings
Oldest part of the range is on the right



Figure 23: Looking north across the car park
Meadhurst on the right, Farleigh in the distance on the left



Figure 24: View south from the rear of Meadhurst
Looking south, Meadhurst on the left, car park on the far right



Figure 25: View westwards from the rear of Meadhurst
Looking west



Figure 26: Rear view of Meadhurst

The proposed new build will extend out beyond the present gable limit. The stone-built range will remain. All of the buildings to the left of the stone range will be removed. Looking north-east



Figure 27: Rear range of Meadhurst

Looking north-east. This range will be demolished

Appraisal of Development Impact

This assessment has been carried out prior to a planning proposal being submitted for the redevelopment of the site to improve and update the existing accommodation. An initial clearance plan has been proposed which shows that the proposed works at Meadhurst will involve the removal of the existing ranges to the north and north-west of the original Meadhurst building (Fig 28). This will effectively leave the Meadhurst building very much as shown on the 1885 OS map with only the added gable-ended extensions on the western side remaining.

The proposed new development will consist of a three-storey range extending westwards on a course roughly parallel to the present range which is to be demolished. The style and details of this buildings have been discussed between the client and the Conservation Officer. The proposed new range will be linked to the original Meadhurst building by a rectangular courtyard area with a covered walkway located approximately where the eastern end of the present east to west rear range is now. The area of the present range along Ayston Road which is to be demolished will be landscaped and will also contain a slightly larger drive area.

During the site visit in March 2023 none of the current buildings were entered. The client has worked with the Conservation Officer to balance and enhance the heritage aspects with the design. This includes opening up and greening the site frontage, new landscaping and the use of appropriate materials, massing and contemporary design. The proposed landscaping plans are shown in Figure 30. The design ensures that the original country house is the prominent feature from the street frontage and that the new build is subservient and set back into the site.



Figure 28: Meadhurst, outline clearance plan

Plan supplied by Client. Red hatched area shows buildings to be removed

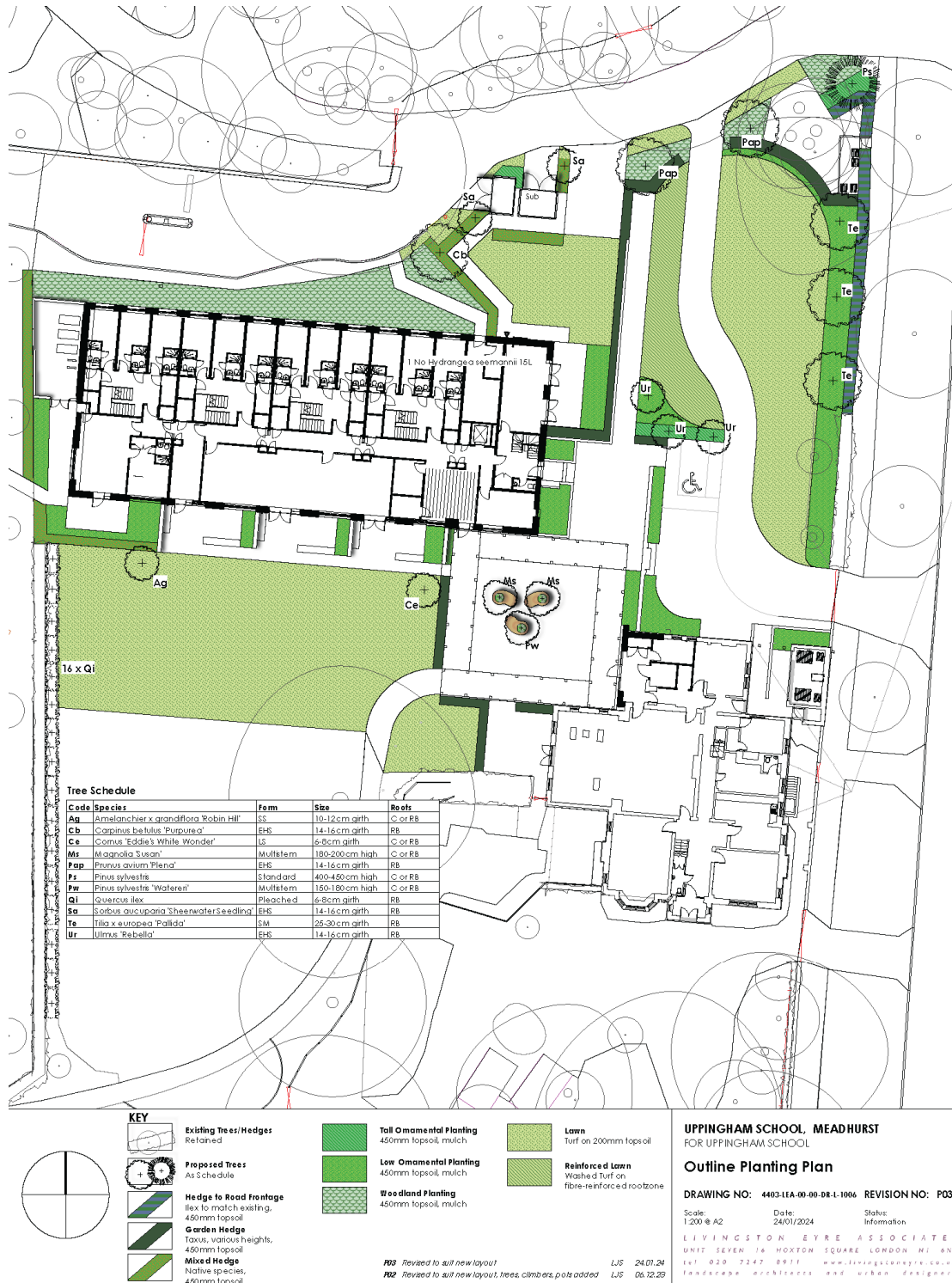


Figure 29: Meadhurst proposed landscaping plan

Drawing DR-L1006_revP003 supplied by client



Figure 30: Meadhurst proposed landscaping plan

Drawing DR-L1006_revP010 supplied by client

Designated Assets

Conservation Areas and Listed Buildings

The proposed development is located within the Uppingham Conservation Area, which contains a number of Listed buildings. The Conservation Area is of **Medium** value. The Grade II Listed buildings are also of **Medium** value while the Grade I and II* buildings are of **High** value.

The original part of Meadhurst is 19th century building using local and traditional stone with a more modern brick-built building range attached, all of which can be seen from Ayston Road. The original stone-built range fits more naturally into the Uppingham streetscape and is unlikely to be affected by the proposed works. The brick-built portions which will be demolished are not of great architectural merit and are also partially screened from the road by being set back from the road.

The original part of the building, shown on the 1885 OS map, adds to the setting of the Conservation Area whereas the brick-built portions add little to the setting of the Conservation Area other than its association with the earlier school buildings within the vicinity. Almost all of the listed buildings are located well to the south of Meadhurst and are closer to North Street and High Street. The loss of the present brick-built range will have no impact on any of the listed buildings. The proposed new extension will be to the rear of Meadhurst and will not be clearly visible from Ayston Road. It will also be set further back from the road than the present buildings which will also reduce any impact. The proposals indicate that the demolished buildings along Ayston Road will be replaced by a landscaped garden and driveway which has the opportunity to enhance the view from the road. The impact on the Conservation Area will be **Minor Adverse** and the overall effect will be **Slight Adverse** and therefore not significant.

Non Designated Assets

Archaeology

There will be no impact on archaeological remains outside the proposed development area. The trial trench evaluation on the site of the car park behind Meadhurst failed to find any archaeological features or deposits.

The HER identifies a number of archaeological remains are present within a 500m radius of the site. The large number of flint scatter finds along with the Iron Age features in the northern area of the search radius suggests a moderate potential for prehistoric archaeological remains. There is a slightly lower potential for Roman remains. The site appears to have been part of the medieval field system suggesting therefore that there is a low potential for earthfast medieval and post-medieval archaeological remains.

The proposals are for the demolition of a brick-built rear wing and side extension followed by the refurbishment of the remaining buildings. The original Meadhurst building will be retained which would in some way return the view from the street to its early 20th century aspect. Although no archaeological work has been undertaken within the assessment area, previous trenching on the car park site nearby did not produce any archaeology.

Discussions between the Council and the client suggest that based on this they are happy that the proposal will not result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets and no further archaeological mitigation is required.

Meadhurst House

The proposal will entail the permanent loss of part of the late 19th century School buildings which first appear on the 1904 OS map. Some later 20th century extensions and linking buildings will also be removed. The resulting mix of buildings on both the front and the rear sides of the buildings is therefore rather eclectic with no real sense of homogeneity. The brick-built sections do not complement the earlier stone-built house.

The Meadhurst building is not listed, nor is it on the HER but is within the Conservation Area. The building is one of the last 19th century buildings extending from the town centre and fronting onto the west side of Ayston Road. It has a local significance in that it was one of the first country houses to be built in this former open area of Uppingham before being absorbed into the expanding town.

As with the adjacent Farleigh site Meadhurst has also played a role in the growth of Uppingham School in this part of the town since the late 19th century. The later school building extensions do not have the same significance but have still played their part in the School's presence on the site for well over 100 years. As a building of local interest the Meadhurst House is of **Low** value and the impact will be **Minor Adverse**. The proposed development has the opportunity to enhance the site as the new buildings are placed further back from the road and the overall effect would therefore be **Slight Adverse**.

Discussions between the Council and the client suggest that based on this no further archaeological mitigation is required.

Historic Landscape Character

The surrounding area has over the past century or more changed from open fields to housing estates and commercial properties and is beyond the limit of the historic town core. The current school building adds to the overall character of the school. However, despite the loss of the brick-built wings, the educational function will be retained by the construction of new accommodation. The proposed new extension will cover a larger part of the present garden and will be closer to the neighbouring properties, most of which are modern. The demolition of some of the buildings will be clearly visible from Ayston Road. There will therefore be a **Negligible** impact on the historic landscape character of the area and the overall effect will be **Neutral**.

Conclusion

This document provides an assessment of the heritage assets which will potentially be affected by a proposed redevelopment and refurbishment at Meadhurst, Uppingham School, Rutland and describes the heritage assets potentially affected by the proposed development of the site in accordance with the Government's National Planning Policy Framework.

The proposed development site presently consists of an extended late 19th century stone building with later brick-built additions along with its surrounding landscape and forming part of the larger Uppingham School Campus.

The Historic Environment Record (HER) for Rutland indicates that there is moderate potential for archaeological deposits to be present on site particularly from the prehistoric and Roman periods. The state and quality of preservation of any archaeological remains may have already been compromised by the original construction of the buildings and associated landscaping. The demolition of the present

buildings is therefore unlikely to disturb any previously unknown archaeological deposits.

Despite being within the Conservation Area the proposals are unlikely to have a significant impact on the Conservation Area or any of the Listed Buildings within Uppingham.

The loss of part of the brick-built buildings will also have little or no impact on the historic landscape character of the locality and the educational character of the site will be retained.

Overall the proposed development will not have a significant impact on any heritage assets within the study area. The Senior Planning Archaeologist has indicated that as the proposal will not result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets, no further archaeological mitigation is required.

Table 4: Summary of impacts

Heritage Asset	Significance (value)	Impact	Proposed Mitigation	Effect (after mitigation)
Designated Assets				
Conservation Area	Medium	Minor Adverse: The site lies just within the Conservation Area although the work will have a minimal impact on the setting.	Reinstatement and careful design and landscaping following demolition and rebuilding of the buildings alongside Ayston Road	Slight Adverse
Listed Buildings in the Area	Grade I & II* - High Grade II - Medium	None – There will be no impact on any of the Listed Building in the area, which are separated by topography, distance and vegetation	N/A	N/A
Non-Designated Assets				
Archaeology in the vicinity of the proposed development area.	Low - Medium	None - The proposed development will have no impact on archaeology outside the proposed area	N/A	N/A
Previously unknown archaeology within the proposed development area.	Unknown but likely to be of Low to Medium value. There is a moderate potential for prehistoric and Roman remains and a low potential for medieval and post-medieval remains.	Unknown -There is some potential for previously unknown archaeology within the site, although the current buildings may have caused some truncation.	N/A	N/A
Meadhurst House	Low – these late 19th and 20th century buildings are of local value	Minor Adverse – The original part of the buildings will be refurbished.	N/A	Slight Adverse
Other Historic Buildings in the vicinity of the proposed development area.	Low	No impact – The historic buildings in the vicinity are separated by topography, distance and vegetation and there will be no impact on them.	N/A	N/A
Historic Landscape Character	Low	Negligible – the loss of the brick buildings will have a minimal impact on the setting of the historic landscape character.	Reinstatement and careful design and landscaping following demolition and rebuilding	Neutral

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Appendix I: Archaeology ‘events’ listed on the Historic Environment Record for Leicestershire and Rutland within a 500m radius of the Meadhurst assessment area

EvUID	Name	Location	Grid Ref
ELE7018	1999 watching brief during trenching around Uppingham School, Uppingham, Rutland	Uppingham School, Uppingham	SP 8626 9953
ELE10164	2015 heritage statement, Uppingham School, Thring Centre, North Street West, Uppingham	North of the Thring Centre	SP 8654 9978
ELE10971	2018 historic building survey of a boundary wall at the Thring Centre, Uppingham School, Rutland		SP 8654 9978
ELE4281	2005 building recording of The Granary, rear of 6, Market Place, Uppingham, Rutland	The Granary, 6, Market Place, Uppingham	SP 867 996
ELE7008	2003 watching brief during the restoration and reordering St Peter & St Paul's Church in Uppingham	St Peter and St Paul's Church, Uppingham	SP 866 996
ELE8742	2004 watching brief during the restoration and re-ordering of St Peter & St Paul's Church in Uppingham, Rutland	St Peter & St Paul's Church, Uppingham	SP 8667 9960
ELE9675	1997 watching brief at the "Lake Isle" Hotel and Restaurant, High Street East, Uppingham, Rutland		SP 8672 9966
ELE10047	2016 trial trenching, Meadhurst and The Thring Centre, Uppingham School, Uppingham, Rutland	Land north and south of North Street, Uppingham	SP 8654 9986
ELE10714	2018 watching brief, Uppingham war memorial		SP 8665 9954
ELE11204	2019 watching brief, Thring Centre, Uppingham School, Uppingham, Rutland		SP 8650 9978
ELE4209	2005 watching brief at Crown Passage, High Street East, Uppingham	Crown Passage, High Street East, Uppingham	SP 86714 99723
ELE4321	2005 watching brief on land adjacent to 32, Stockerston Road, Uppingham, Rutland	32, Stockerston Road, Uppingham	SP 86154 99715
ELE4474	2006 archaeological desk-based assessment for a proposed office development at Uppingham Gate	Uppingham Gate	SK 86558 00531
ELE4511	2006 trial trenching at Uppingham Gate, Ayston Road, Uppingham	Uppingham Gate, Ayston Road, Uppingham	SK 86558 00531
ELE4520	2006 watching brief on land to the rear of 47, High Street East, Uppingham	47, High Street East, Uppingham	SP 86814 99755
ELE4835	2004 historic building assessment of nos 1, 3, 5 and 7 and stables, School Lane, Uppingham, Rutland	1, 3, 5, 7 and stables, School Lane, Uppingham	SP 86566 99644
ELE4837	2005 evaluation and building recording at the Music Centre, Uppingham School, School Lane, Uppingham, Rutland	Music Centre, Uppingham School, School Lane, Uppingham	SP 86569 99645
ELE5282	2004 desk-based assessment for School Lane, Uppingham, Rutland		SP 86565 99643
ELE5284	1997 desk-based assessment for land off High Street East, Uppingham, Rutland (SP 8685 9965)	High Street East, Uppingham, Rutland	SP 86845 99658
ELE5285	2000 desk-based assessment for land east of The Beeches (Site D) Uppingham, Rutland	East of The Beeches, Uppingham, Rutland	SK 86880 00267
ELE5286	2002 desk-based assessment, land off Johnson Road, Uppingham, Rutland	Johnson Road, Uppingham, Rutland	SP 86477 99967
ELE7002	2001 trial trenching at The Beeches (site D), Uppingham, Rutland	The Beeches (Site D), Uppingham	SK 8687 0026
ELE7003	2000 geophysical survey at land east of The Beeches (site D), Uppingham, Rutland	The Beeches (Site D), Uppingham	SK 8687 0026
ELE7004	2000 trial trenching at Firs Avenue, Uppingham, Rutland	Firs Avenue, Uppingham	SK 8620 0026
ELE7005	2000 geophysical survey at land west of Firs Avenue, Uppingham, Rutland	Land west of Firs Avenue, Uppingham	SK 862 002

ELE7006	2000 fieldwalking survey at Firs Avenue, Uppingham, Leicestershire	Land at Firs Avenue, Uppingham	SK 8620 0026
ELE7007	2000 desk-based assessment for land west of Firs Avenue, Uppingham, Rutland	Land west of Firs Avenue, Uppingham	SK 8620 0026
ELE7009	1997 trial trenching at 56 High Street East, Uppingham, Rutland	56 High Street East, Uppingham	SP 8684 9966
ELE7010	1997 excavation and watching brief at 56 High Street East, Uppingham, Rutland	56 High Street East, Uppingham	SP 8684 9966
ELE7011	1999 desk-based assessment, London Road, Uppingham, Rutland	London Road, Uppingham	SP 8660 9950
ELE7012	1999 trial trenching, London Road, Uppingham, Rutland	London Road, Uppingham	SP 8660 9950
ELE7013	2000 watching brief, London Road, Uppingham, Rutland	London Road, Uppingham	SP 8660 9950
ELE7014	2000 archaeological impact assessment, London Road, Uppingham, Rutland	London Road, Uppingham	SP 8660 9950
ELE7015	1997 desk-based assessment of the impact of proposed car parking provision at 27, High Street, Uppingham, Rutland	27, High Street East, Uppingham	SP 8675 9971
ELE7016	2000 desk-based assessment for a proposed new languages building at Uppingham School, Uppingham, Rutland	Languages Building, North Street West, Uppingham	SP 8652 9977
ELE7017	2000 trial trenching in the grounds of the Thring Centre, Uppingham School, Uppingham, Rutland	The Thring Centre, Uppingham School, Uppingham	SP 8652 9977
ELE7019	1999 watching brief for development at 7A North Street West, Uppingham, Rutland	7A, North Street West, Uppingham	SP 8647 9976
ELE7020	2003 watching brief on land at 50 High Street East, Uppingham, Rutland	50, High Street East, Uppingham	SP 8685 9969
ELE7021	2008 desk-based assessment for proposed development at Uppingham School, Leicester Road/Stockerston Road, Uppingham	Uppingham School, Leicester Road/Stockerston Road, Uppingham	SP 8594 9984
ELE7022	2004 building recording, Uppingham School Music Centre	1-7, School Lane, Uppingham	SP 8655 9964
ELE7024	2004 desk-based assessment of proposed works at North East Street, Uppingham, Rutland	North Street East, Uppingham	SP 8675 9975
ELE7025	2005 trial trenching at North Street East, Uppingham, Rutland	North Street East, Uppingham	SP 867 997
ELE7026	2006 building recording at the hall, 56 High Street East, Uppingham, Rutland	The Hall, 56, High Street East, Uppingham	SP 8684 9961
ELE7792	2005 excavation and watching brief at North Street East, Uppingham, Rutland	North Street East, Uppingham	SP 867 997
ELE7880	2008 trial trenching on land at Uppingham School, Leicester Road, Uppingham	Uppingham School, Leicester Road	SP 859 998
ELE8480	2010 building recording and an archaeological watching brief at Vine House, 42-42A, High Street East, Uppingham	42, High Street East, Uppingham	SP 868 997
ELE8775	2013 fieldwalking north of Firs Avenue, Uppingham	North of Firs Avenue, Uppingham	SK 8630 0049
ELE8880	2013 field walking survey north of the 'Firs Avenue' 2000 development in Uppingham	North of Firs Avenue, Uppingham	SK 8612 0043
ELE9117	2014 geophysical survey, Aston Road, Uppingham	West of Ayston Road	SK 8630 0049
ELE9147	2014 desk-based assessment of land at Ayston Road, Uppingham	Land at Ayston Road, Uppingham	SK 8630 0049

Appendix II: Known archaeological monuments listed on the Historic Environment Record for Leicestershire and Rutland, within a 500m radius of the Meadhurst assessment area

MonUID	Name	MonTypes	Period	
MLE5857	Possible market cross base, St. Peter & St. Paul's Church	MARKET CROSS?	Medieval	SP 866 995
MLE5860	Site of town stocks, Uppingham School, east of the church	STOCKS	Medieval	SP 866 995
MLE7321	Neolithic arrowhead from 3 Rutland Close	FINDSPOT	Early Neolithic	SK 864 003
MLE16516	Medieval and post-medieval pottery, 2, London Road	FINDSPOT	Early Medieval to Late Post-medieval	SP 866 996
MLE5844	Undated wall south of Gower Lodge	WALL	Unknown	SP 863 996
MLE8126	Roman pottery from south of Gower Lodge	FINDSPOT	Roman	SP 863 996
MLE6247	Anglo-Saxon pottery from south of Gower Lodge	FINDSPOT	Anglo Saxon	SP 863 996
MLE5852	Windmill north-east of the church	WINDMILL	Early Post-medieval	SP 867 998
MLE9649	Possible medieval wall, 7a North Street West	BOUNDARY WALL?	Medieval	SP 864 997
MLE9646	Possible late medieval oven, 56 High Street East	OVEN?; PIT	Late Medieval	SP 868 996
MLE5851	Windmill site at Uppingham School	TOWER MILL	Late Post-medieval to Modern	SP 861 997
MLE19919	Spigot mortar emplacement, Wheatley Avenue	SPIGOT MORTAR EMPLACEMENT	Modern	SK 866 001
MLE20260	Ayston Road kiln	LIME KILN?	Late Post-medieval	SK 8657 0018
MLE22922	Wall with World War II loophole, 30, Leicester Road	LOOPHOLED WALL	Modern	SP 8622 9982
MLE20655	Turnpike Road, Leicester to Peterborough	TOLL ROAD	Late Post-medieval	SK 790 025
MLE20656	Turnpike Road, Nottingham to Kettering	TOLL ROAD	Late Post-medieval	SK 783 092
MLE5857	Possible market cross base, St. Peter & St. Paul's Church	MARKET CROSS?	Medieval	SP 866 995
MLE5860	Site of town stocks, Uppingham School, east of the church	STOCKS	Medieval	SP 866 995
MLE7321	Neolithic arrowhead from 3 Rutland Close	FINDSPOT	Early Neolithic	SK 864 003
MLE16516	Medieval and post-medieval pottery, 2, London Road	FINDSPOT	Early Medieval to Late Post-medieval	SP 866 996
MLE5844	Undated wall south of Gower Lodge	WALL	Unknown	SP 863 996
MLE8126	Roman pottery from south of Gower Lodge	FINDSPOT	Roman	SP 863 996
MLE6247	Anglo-Saxon pottery from south of Gower Lodge	FINDSPOT	Anglo Saxon	SP 863 996
MLE5852	Windmill north-east of the church	WINDMILL	Early Post-medieval	SP 867 998
MLE9649	Possible medieval wall, 7a North Street West	BOUNDARY WALL?	Medieval	SP 864 997
MLE9646	Possible late medieval oven, 56 High Street East	OVEN?; PIT	Late Medieval	SP 868 996
MLE5851	Windmill site at Uppingham School	TOWER MILL	Late Post-medieval to Modern	SP 861 997
MLE19919	Spigot mortar emplacement, Wheatley Avenue	SPIGOT MORTAR	Modern	SK 866 001
MLE20260	Ayston Road kiln	LIME KILN?	Late Post-medieval	SK 8657 0018
MLE22922	Wall with World War II loophole, 30, Leicester Road	LOOPHOLED WALL	Modern	SP 8622 9982

MLE10116	Post-medieval/modern remains, 50 High Street East	PIT; POST HOLE	Late Post-medieval	SP 868 996
MLE10663	Medieval and post-medieval remains, Crown Passage	WALL; FLOOR; PIT; POST HOLE	Late Medieval to Early Post-medieval	SP 867 997
MLE16657	Post-medieval house, 7 School Lane	WALL; HOUSE	Early Post-medieval to Modern	SP 865 996
MLE16658	Post-medieval remains, 1-7 School Lane, Uppingham	PIT; FEATURE; POST HOLE	Late Post-medieval	SP 865 996
MLE19905	Probable post-medieval building and yard, North Street East	BUILDING; YARD; DRAIN	Post-medieval	SP 867 997
MLE21020	Flint scatter from north of Firs Avenue, Ayston	FLINT SCATTER; LINEAR FEATURE	Early Mesolithic to Early Bronze Age	SK 8635 0047
MLE21021	Medieval and post-medieval pottery from north of Firs Avenue, Ayston	MANURING SCATTER	Early Medieval to Late Post-medieval	SK 8635 0047
MLE21111	Neolithic/Bronze Age flint from north of Firs Avenue	SITE?	Late Neolithic to Early Bronze Age	SK 8616 0041
MLE21112	Mesolithic/early Neolithic flint scatter from north of Firs Avenue	FLINT SCATTER	Late Mesolithic to Early Neolithic	SK 8616 0041
MLE21113	Medieval/post-medieval pottery from north of Firs Avenue	MANURING SCATTER	Early Medieval to Late Post-medieval	SK 8616 0041
MLE22195	St Peter and St Paul's Church burial ground, Market Place	CHURCHYARD	Early Medieval to Modern	SP 8666 9958
MLE22219	Late post-medieval swimming baths, Willow Close	OUTDOOR SWIMMING POOL; POND	Late Post-medieval to Modern	SK 8647 0018
MLE22471	Site of C17th cottage, Swan Yard	HOUSE	Early Post-medieval to Modern	SP 8670 9959
MLE25065	Post-medieval remains, Thring Centre, Uppingham School	WALL; PIT; STRUCTURE	Early Post-medieval to Late Post-medieval	SP 8650 9978
MLE5850	Prehistoric flint from west of Uppingham Primary School	FLINT SCATTER	Early Mesolithic to Late Bronze Age	SK 861 001
MLE5854	Prehistoric flint from south of Gower Lodge	SITE?	Early Mesolithic to Early Bronze Age	SP 862 996
MLE5855	Undated iron slag from south of Gower Lodge	METAL WORKING SITE?	Unknown	SP 862 996
MLE5859	PINFOLD, SOUTH OF UPPINGHAM SCHOOL ART STUDIO	POUND	Early Medieval to Modern	SP 866 995
MLE5861	Historic settlement core of Uppingham	TOWN	Early Medieval to Late Post-medieval	SP 865 996
MLE5862	Uppingham market	MARKET	Early Medieval to Modern	SP 866 996
MLE5994	Post-medieval remains, 56, High Street	BUILDING?; PATH	Post-medieval	SP 868 996
MLE8482	Late Mesolithic flint from west of Firs Avenue	LITHIC SCATTER	Late Mesolithic	SK 862 002
MLE8484	Iron Age pit alignments west of Firs Avenue	PIT ALIGNMENT	Iron Age	SK 861 002
MLE9644	Possible pit circle west of Firs Avenue	PIT CIRCLE?	Late Neolithic to Early Bronze Age	SK 862 003
MLE9645	Late prehistoric site west of Firs Avenue	SITE; ENCLOSURE; PIT; DITCH	Bronze Age to Late Iron Age	SK 862 002

Appendix III: Listed buildings and other historic buildings recorded on the Historic Environment Record for Leicestershire and Rutland, within a 500m radius of the Meadhurst assessment area

MonUID	Name	MonTypes	Period	GridRef
MLE18502	BARN AND WALL TO THE MANOR HOUSE, HIGH STREET WEST	BARN; WALL	Early Post-medieval to Modern	SP 865 997
MLE18512	BOUNDARY WALL TO FORMER RECTORY, LEAMINGTON TERRACE	WALL	Late Post-medieval to Modern	SP 866 996
MLE18438	NORTH BOUNDARY WALL TO NUMBER 56 (THE HALL), HIGH STREET EAST	WALL	Early Post-medieval to Modern	SP 868 997
MLE18496	CHURCHYARD WALL	WALL	Late Post-medieval to Modern	SP 866 995
MLE18422	UPPINGHAM SCHOOL WALL AND GATEWAY	WALL; GATE	Modern	SP 865 996
MLE18437	WALLS AND GATE PIERS TO NUMBER 56 (THE HALL), HIGH STREET EAST	WALL; GATE PIER	Late Post-medieval to Modern	SP 868 997
MLE18447	MONUMENT TO JOHN BEAVER IN CHURCHYARD, LONDON ROAD	GRAVESTONE	Early Post-medieval to Late Post-medieval	SP 866 995
MLE18481	MILESTONE, NORTH STREET WEST	MILEPOST	Late Post-medieval	SP 863 997
MLE18514	QUEEN VICTORIA JUBILEE FOUNTAIN, MARKET PLACE	COMMEMORATIVE MONUMENT	Late Post-medieval to Modern	SP 866 996
MLE18508	PUMP TO REAR OF NUMBER 38, HIGH STREET WEST	WATER PUMP	Late Post-medieval to Modern	SP 864 997
MLE18513	MONUMENT TO EDWARD THRING IN CHURCHYARD	COMMEMORATIVE MONUMENT	Late Post-medieval	SP 866 995
MLE17349	WAR MEMORIAL	WAR MEMORIAL	Modern	SP 866 995
MLE15777	GRANARY TO REAR OF 5 & 6 MARKET PLACE (north building)	GRANARY	Early Post-medieval to Modern	SP 867 996
MLE16332	Uppingham Methodist Church	WESLEYAN METHODIST CHAPEL	Late Post-medieval to Modern	SP 866 997
MLE16654	1 SCHOOL LANE	HOUSE	Early Post-medieval to Modern	SP 865 996
MLE16655	3 SCHOOL LANE	HOUSE	Late Post-medieval to Modern	SP 865 996
MLE16656	5 SCHOOL LANE	HOUSE	Late Post-medieval to Modern	SP 865 996
MLE17104	Uppingham Union Workhouse	WORKHOUSE; SCHOOL	Late Post-medieval to Modern	SP 861 998
MLE18420	UPPINGHAM SCHOOL LIBRARY, SCHOOL LANE	CHAPEL; HOSPITAL; REFECTORY; SCHOOL BOARDING HOUSE; LIBRARY; WAR MEMORIAL	Early Post-medieval to Modern	SP 865 995
MLE18421	UPPINGHAM SCHOOL OFFICES AND COMMON ROOM, SCHOOL LANE	HOUSE; SCHOOL; OFFICE	Early Post-medieval to Modern	SP 865 995
MLE18423	UPPINGHAM SCHOOL CHAPEL	CHAPEL; SCULPTURE; SCULPTURE; WAR MEMORIAL	Late Post-medieval to Modern	SP 865 996
MLE18424	UPPINGHAM SCHOOL SCHOOL ROOM	SCHOOLROOM	Late Post-medieval to Modern	SP 864 996
MLE18425	UPPINGHAM SCHOOL NEW SCHOOL HOUSE	SCHOOL HOUSE	Late Post-medieval to Modern	SP 864 996
MLE18426	UPPINGHAM SCHOOL SCIENCE BLOCK AND VICTORIA TOWER	CLASSROOM; SCULPTURE	Late Post-medieval to Modern	SP 864 996

MLE18427	AC JOHNSON AND UPPINGHAM DAIRIES, 1 AND 3, HIGH STREET EAST	HOUSE; SHOP	Early Post-medieval to Modern	SP 866 996
MLE18428	FALCON HOTEL ANNEXE AND JT BACKUS AND MURRAY, 5 & 7, HIGH STREET EAST	HOUSE	Early Post-medieval to Modern	SP 866 996
MLE18429	UPPINGHAM BOOKSHOP AND THE SPORTS SHOP, 9, HIGH STREET EAST	HOUSE	Late Medieval to Modern	SP 866 997
MLE18430	CROWN HOTEL AND WEST BROMWICH BUILDING SOCIETY, 19 & 21, HIGH STREET EAST	HOTEL; HOUSE	Late Post-medieval to Modern	SP 867 997
MLE18431	31 HIGH STREET EAST (north side)	HOUSE	Early Post-medieval to Modern	SP 867 997
MLE18432	FORGE COTTAGE, 37, HIGH STREET EAST	HOUSE	Late Post-medieval to Modern	SP 867 997
MLE18433	ELTON HOUSE, 47, HIGH STREET EAST (north side)	HOUSE	Early Post-medieval to Modern	SP 868 997
MLE18434	DOROTHY GILKS JEWELLER, 10, HIGH STREET EAST	HOUSE; SHOP	Late Post-medieval to Modern	SP 866 996
MLE18435	THE PET SHOP, 22, HIGH STREET EAST	HOUSE; SHOP	Early Post-medieval to Modern	SP 867 996
MLE18436	42 AND 44 HIGH STREET EAST (south side)	HOUSE	Early Post-medieval to Modern	SP 868 997
MLE18439	HOUSE ADJOINING TUDOR HOUSE TO EAST, 6, HIGH STREET WEST (north side)	HOUSE	Late Post-medieval to Modern	SP 865 996
MLE18440	26 HIGH STREET WEST (north side)	HOUSE	Early Post-medieval to Modern	SP 865 996
MLE18441	MERION HOUSE, 50, HIGH STREET WEST	HOUSE	Early Post-medieval to Modern	SP 863 997
MLE18442	52 HIGH STREET WEST (north side)	HOUSE	Early Post-medieval to Modern	SP 863 997
MLE18443	BAINES TEA ROOM, 1 HIGH STREET WEST	HOUSE	Late Post-medieval to Modern	SP 866 996
MLE18444	THE RUTLAND BOOKSHOP, 13, HIGH STREET WEST	HOUSE	Late Post-medieval to Modern	SP 865 996
MLE18445	4 HOPE'S YARD	HALL HOUSE	Late Medieval to Modern	SP 866 997
MLE18446	MOLE END, 4, LEAMINGTON TERRACE	HOUSE	Late Post-medieval to Modern	SP 865 995
MLE18450	UPPINGHAM SCHOOL HALL AND CLASSROOMS	SCULPTURE; SCHOOL HALL; CLASSROOM	Late Post-medieval to Modern	SP 865 996
MLE18452	FALCON HOTEL, HIGH STREET EAST	HOTEL	Early Post-medieval to Modern	SP 866 997
MLE18453	11, HIGH STREET EAST	HOUSE; SHOP	Late Post-medieval to Modern	SP 866 996
MLE18454	UNICORN INN, 13, HIGH STREET EAST	INN; SHOP	Early Post-medieval to Modern	SP 866 996
MLE18455	THE TOY SHOP, 17, HIGH STREET EAST	HOUSE	Late Post-medieval to Modern	SP 867 997
MLE18456	23, HIGH STREET EAST	HOUSE	Late Post-medieval to Modern	SP 867 997
MLE18457	25, HIGH STREET EAST	HOUSE; SHOP	Late Post-medieval to Modern	SP 867 997
MLE18458	33 & 35, HIGH STREET EAST	HOUSE; SHOP	Late Post-medieval to Modern	SP 867 997
MLE18459	39, HIGH STREET EAST (north side)	HOUSE; SHOP	Late Post-medieval to Modern	SP 867 997
MLE18460	41 HIGH STREET EAST (north side)	HOUSE	Late Post-medieval to Modern	SP 867 997

MLE18461	2, HIGH STREET EAST (south side)	HOUSE; SHOP	Early Post-medieval to Modern	SP 866 996
MLE18462	8, HIGH STREET EAST (south side)	HOUSE	Late Post-medieval to Modern	SP 866 996
MLE18463	18 & 20, HIGH STREET EAST (south side)	HOUSE	Early Post-medieval to Modern	SP 867 996
MLE18464	32 & 34, HIGH STREET EAST and 1, QUEEN STREET	HOUSE; SHOP	Late Post-medieval to Modern	SP 867 996
MLE18465	50 & 52, HIGH STREET EAST (south side)	HOUSE	Early Post-medieval to Modern	SP 868 997
MLE18466	STABLE TO NUMBER 56 (THE HALL), HIGH STREET EAST (south side)	STABLE	Late Post-medieval to Modern	SP 868 996
MLE18467	28 & 30, HIGH STREET WEST (north side)	HOUSE	Late Post-medieval to Modern	SP 864 997
MLE18468	60 HIGH STREET WEST (north side)	HOUSE	Late Post-medieval to Modern	SP 863 997
MLE18469	3 & 5, HIGH STREET WEST (south side)	HOUSE	Early Post-medieval to Modern	SP 866 996
MLE18470	WHITE HART PUBLIC HOUSE, 15, HIGH STREET WEST	PUBLIC HOUSE	Early Post-medieval to Modern	SP 865 996
MLE18471	1 LEAMINGTON TERRACE	HOUSE	Early Post-medieval to Modern	SP 866 995
MLE18472	LEAMINGTON HOUSE, 6, LEAMINGTON TERRACE	HOUSE	Late Post-medieval to Modern	SP 865 995
MLE18473	4 LONDON ROAD (west side)	HOUSE	Late Post-medieval to Modern	SP 866 995
MLE18474	POST OFFICE, 2, MARKET PLACE	HOUSE	Late Post-medieval to Modern	SP 866 996
MLE18475	THE VAULTS, 4, MARKET PLACE	PUBLIC HOUSE	Early Post-medieval to Modern	SP 866 996
MLE18476	GRANARY TO REAR OF 5 & 6, MARKET PLACE (south building)	GRANARY	Late Post-medieval to Modern	SP 867 996
MLE18477	D NORTON AND SON, 9 & 4, HIGH STREET EAST	HOUSE	Late Post-medieval to Modern	SP 866 996
MLE18478	10, NORTH STREET WEST (north side)	HOUSE	Late Post-medieval to Modern	SP 864 997
MLE18479	12, NORTH STREET WEST (north side)	HOUSE	Late Post-medieval to Modern	SP 864 997
MLE18480	14, NORTH STREET WEST (north side)	HOUSE	Late Post-medieval to Modern	SP 864 997
MLE18482	THE ROYAL OAK, QUEEN STREET	HOUSE; PUBLIC HOUSE	Early Post-medieval to Modern	SP 867 996
MLE18484	11 AND 13 SOUTH VIEW	HOUSE	Late Post-medieval to Modern	SP 866 995
MLE18485	THE COTTAGE, 31, SOUTH VIEW	HOUSE	Early Post-medieval to Modern	SP 868 995
MLE18486	28 STOCKERSTON ROAD (north side)	HOUSE	Late Post-medieval to Modern	SP 862 996
MLE18488	QUEEN COTTAGE AND OUTBUILDING TO NORTH, 19, SOUTH VIEW	HOUSE	Early Post-medieval to Modern	SP 867 995
MLE18488	QUEEN COTTAGE AND OUTBUILDING TO NORTH, 19, SOUTH VIEW	HOUSE	Early Post-medieval to Modern	SP 867 995
MLE18490	YE OLDE SPYRE RESTAURANT, 3, MARKET PLACE	HOUSE	Early Post-medieval to Modern	SP 866 996
MLE18491	5 & 6, MARKET PLACE	HOUSE	Late Post-medieval to Modern	SP 866 996
MLE18492	7 & 8, MARKET PLACE	HOUSE; BANK (FINANCIAL)	Early Post-medieval to Modern	SP 866 996
MLE18494	FORD HOUSE, 7, QUEEN STREET	HOUSE	Early Post-medieval to Modern	SP 867 996

MLE18495	3-6, THORPE'S TERRACE	TERRACE	Late Post-medieval to Modern	SP 862 997
MLE18497	11, HIGH STREET WEST	HOUSE	Late Post-medieval to Modern	SP 865 996
MLE18498	46 HIGH STREET WEST (north side)	HOUSE	Early Post-medieval to Modern	SP 864 997
MLE18499	GAMBLE COTTAGE, 54, HIGH STREET WEST	HOUSE	Early Post-medieval to Modern	SP 863 997
MLE18501	TUDOR HOUSE, 8, HIGH STREET WEST (north side)	HOUSE	Early Post-medieval to Modern	SP 865 996
MLE18502	BARN AND WALL TO THE MANOR HOUSE, HIGH STREET WEST	BARN; WALL	Early Post-medieval to Modern	SP 865 997
MLE18503	THE HALL, 56, HIGH STREET EAST	HOUSE	Early Post-medieval to Modern	SP 868 996
MLE18504	NELSONS, 12 & 14 HIGH STREET EAST (south side)	HOUSE; SHOP	Late Post-medieval to Modern	SP 867 996
MLE18505	SUNDIAL HOUSE, 45, HIGH STREET EAST	HOUSE	Early Post-medieval to Modern	SP 867 997
MLE18506	WAGON AND HORSES PUBLIC HOUSE, 64, HIGH STREET EAST	PUBLIC HOUSE	Late Post-medieval to Modern	SP 869 996
MLE18507	THE MANOR HOUSE, HIGH STREET WEST	HOUSE	Early Post-medieval to Modern	SP 865 997
MLE18509	58 AND SHOP ADJOINING NUMBER 58, HIGH STREET WEST (north side)	HOUSE; SHOP	Late Post-medieval to Modern	SP 863 997
MLE18510	7 & 7A, HIGH STREET WEST	HOUSE; SHOP	Late Post-medieval to Modern	SP 865 996
MLE18511	THE OLD COTTAGE, 2, HOPE'S YARD	HOUSE	Early Post-medieval to Modern	SP 866 997
MLE18515	UPPINGHAM SCHOOL STUDIES, BOUNDARY WALL AND GATEWAY	WALL; GATE; SCHOOLROOM	Early Post-medieval to Modern	SP 865 996
MLE18516	SMALLS CLOTHIERS, 15, HIGH STREET EAST	HOUSE	Late Post-medieval to Modern	SP 867 996
MLE18517	43 HIGH STREET EAST (north side)	HOUSE	Late Post-medieval to Modern	SP 867 997
MLE18518	SPENCERS, 6, HIGH STREET EAST	HOUSE	Late Post-medieval to Modern	SP 866 996
MLE18519	THE LAKE ISLE RESTAURANT, 16, HIGH STREET EAST	HOUSE	Late Post-medieval	SP 867 996
MLE18520	GRAFTON COUNTRY PRINTS, 54, HIGH STREET EAST	HOUSE	Late Post-medieval to Modern	SP 868 997
MLE18521	COACH HOUSE TO NUMBER 56 (THE HALL), HIGH STREET EAST	COACH HOUSE	Early Post-medieval to Modern	SP 868 996
MLE18523	Theatre, Stockerston Road	MEMORIAL HALL; THEATRE	Modern	SP 861 997
MLE18524	Lorne House, 27, High Street West	SCHOOL BOARDING HOUSE	Late Post-medieval to Modern	SP 863 996
MLE18525	West Bank, 1, Stockerston Road	SCHOOL BOARDING HOUSE	Late Post-medieval to Modern	SP 863 996
MLE18530	40, High Street West	HOUSE	Late Post-medieval to Modern	SP 864 997
MLE20296	66, High Street East, Uppingham	CROSS WING HOUSE?	Early Medieval to Modern	SP 869 996
MLE25147	Buttery and Music Centre, Uppingham School	SCHOOLROOM	Modern	SP 8656 9956
MLE25148	Workshops for Uppingham School, London Road	WORKSHOP	Late Post-medieval to Modern	SP 8662 9955
MLE25498	Social Club/Cosy Cinema/Bowls Club, North Street East	CLUB; CINEMA	Modern	SP 8673 9981
MLE25499	Rutland Cinema, Ayston Road	CINEMA	Modern	SP 8664 9985

MLE5856	CHURCH OF ST PETER AND ST PAUL, LONDON ROAD	CHURCH	Early Medieval to Modern	SP 866 996
MLE5858	OLD SCHOOL, NORTH SIDE OF BEAST HILL	SCHOOL	Early Post-medieval to Modern	SP 866 995
MLE5864	27, HIGH STREET EAST (north side)	HOUSE	Late Medieval to Modern	SP 867 997



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