



UNIVERSITY OF  
**LEICESTER**

Archaeological Services

**An Archaeological Evaluation  
On Land off South View, Uppingham  
LE17 9TU**

**NGR: SP 867240 99488**

Mireya González Rodríguez



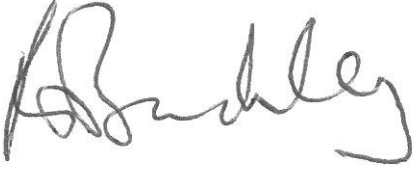
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Mireya González Rodríguez

For: Rhys Evans

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## An Archaeological Evaluation on Land off South View, Uppingham LE17 9TU (SP 867240 99488)

Mireya González Rodríguez

### Summary

*University of Leicester Archaeological Services (ULAS) carried out an archaeological evaluation on land off South View, Uppingham on behalf of Mr Rhys Evans. Three trenches, totalling c.46.90m<sup>2</sup>, a 2.3% sample of the site, were excavated to evaluate the former allotments field. The archaeological intervention was carried out on the 5th of February 2018, in accordance to National Planning Policy Framework in advance of a proposed residential development (Planning Refs: 2015/0291/FUL and 2017/0619/FUL).*

*The archaeological evaluation recorded features in one of the trenches (T2), consisting of post holes and gullies. No artefacts were recovered from the sampled features and it is thus impossible to establish a relative chronology of the archaeological activity in this area.*

*The site archive will be held by Rutland County Museums under the Accession Number OAKRM: 2018.1*

### Introduction

An archaeological trial trench evaluation was carried out on land off South View, Uppingham, by University of Leicester Archaeological Services following consultation with Leicestershire County Council on behalf of Rutland County Council, the planning authority. Planning permission has been granted for the erection of a single dwelling with associated access on land off South View, Uppingham (Planning Ref: 2015/0291/FUL and 2017/0619/FUL) (Fig.2). Planning permission is subject to conditions, including Conditions 4 and 5, which required a programme of archaeological work to assess the site by trial trenching.

The evaluation was undertaken in order to determine the presence, character and extent of any archaeological remains within the proposed redevelopment area, in accordance with the guidelines set out in National Planning Policy Framework (NPPF) (Section 12 Enhancing and Conserving the Historic Environment). The evaluation results will enable the Planning Archaeologist to recommend a suitable strategy to the Planning Authority with regard to the treatment of any archaeological remains found. All work followed the Institute for Archaeologists (CIfA) *Code of Conduct* and adhered to their *Standard and Guidance for Archaeological Field Evaluation* (2014).

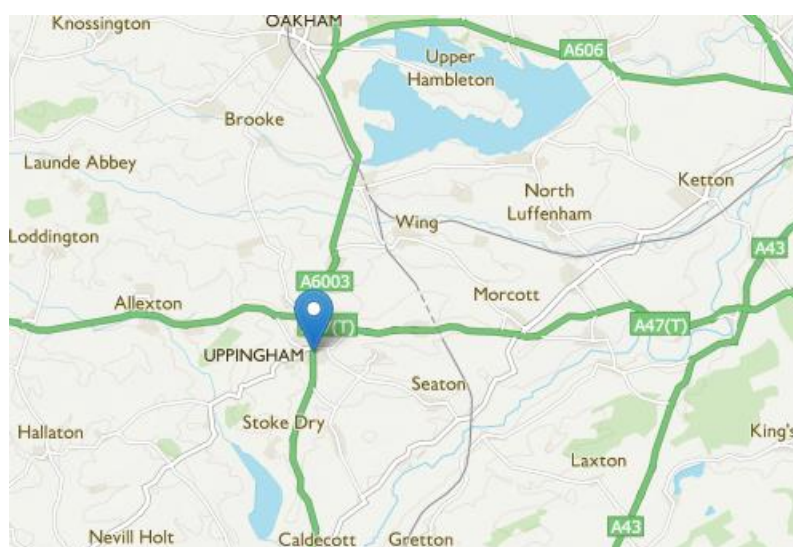


Figure 1. Location of Uppingham

### Site Description, Topography and Geology

Uppingham is a market town in the county of Rutland in the East Midlands of England, located on the A47 between Leicester and Peterborough, about 6 miles (10 km) south of the county town, Oakham on the A6003 road (Fig.1).

The assessment site is a small narrow field formerly used for allotments, defined by existing hedgerow boundaries to the east, south and west, lying on the south side of South View (Figs.2-3). There are existing residential dwellings to the east. The site contains no features of local or district level importance in respect of landscape character, and has never been subject of any local landscape or environmental designation.

The Ordnance Survey Geological Survey of Great Britain indicates that the underlying geology of Uppingham is composed of Northampton Sand Formation which is a sandy limestone containing about 25% iron and is often referred to as ironstone.

The site has an area of c.0.20ha and lies to the south of St Peter’s and St Paul Church, to the east of the cemetery. Existing access into the site is provided via South View. The site is on a gradual moderate slope south, with an incline from 138m on the north to 134m on the south aOD.

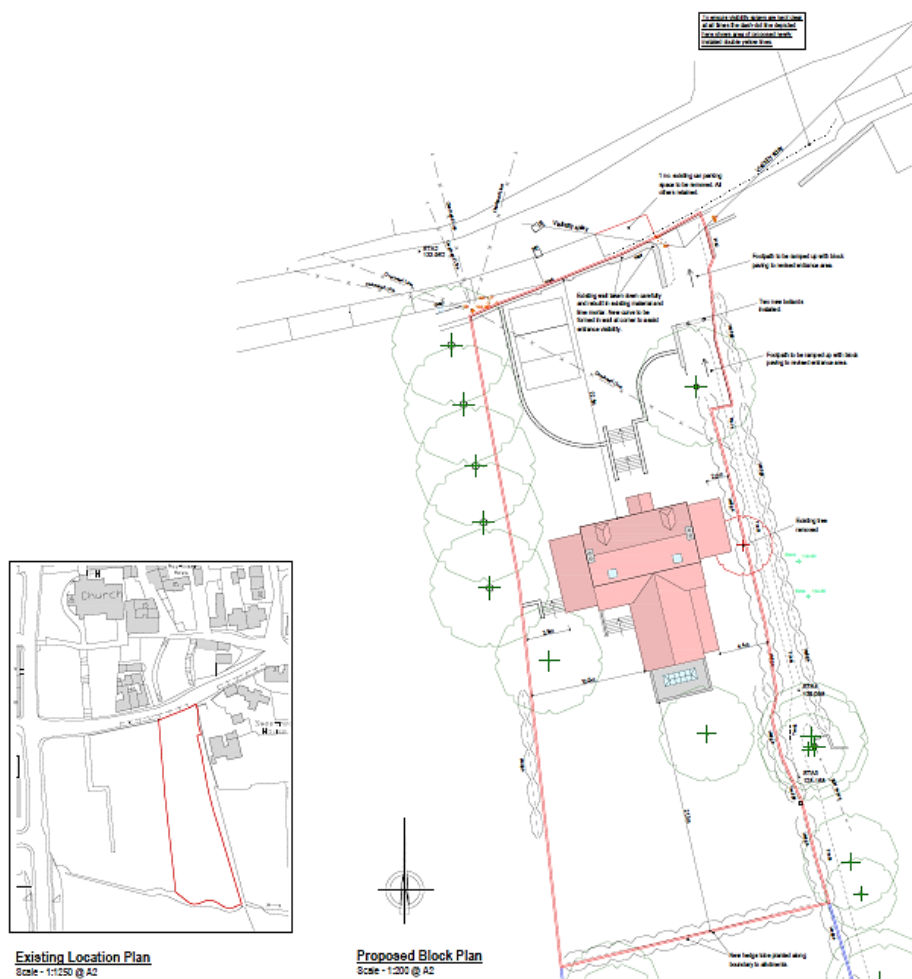


Figure 2. Location of proposed development area (provided by Client)



a. South facing view of assessment area



b. North facing view of assessment area



c. Northwest facing view of assessment area



d. Northeast facing view of assessment area

Figure 3. Assessment area prior commencement of archaeological evaluation

## Historical and Archaeological Background

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

Uppingham does not appear 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 nearby Preston. 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).

The town gained its Market Charter in 1281, although 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.

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, is one of the three oldest buildings in Uppingham (Grade I Listed Building).

During the 17th century, Uppingham was 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 this day.



Figure 4. Map of Uppingham 1804 (assessment area marked in red)



Figure 5. Map of Uppingham 1839 (assessment area marked in red)

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 (Figs. 4-5). 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. Firstly Uppingham School attracted a very influential Headmaster, Edward Thring, who

oversaw a significant expansion of the school. Secondly, the people of Uppingham wanted to embrace the new technologies available to them at the time and consequently, in 1894, after a lot of pressure and subsidy by the townsfolk, a railway station was built. This 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 and the decline in freight traffic led to its closure in 1964 and subsequent demolition.

Historic mapping dating from the early 19th century indicates the presence of a structure within the development area fronting onto South View, and also indicates the present plot boundaries date back at least as far as the 18th century (Fig.5). Analysis of Uppingham's town plan undertaken by Andrew Rogers has further suggested that the eastern site boundary represents a southern continuation of an early route through the town.

### **Archaeological Background**

The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest. Although outside of the historic settlement core of Uppingham (MLE5861), important middle Saxon archaeological remains, fragments of Bronze Age pottery and worked flints have been located during redevelopment at the junction of Spring Back Way and London Road (MLE5845, MLE9647 & MLE9648).

### **Aims and Objectives**

Trial trenching is an intrusive form of evaluation involving the excavation of exploratory trenches to ascertain the presence, condition and date of any archaeological remains which may be present.

The main objectives of the archaeological work were:

- To identify the presence/absence of any archaeological deposits.
- To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground works.
- To establish the relationship of any remains found to the surrounding contemporary landscape.
- To recover artefacts and ecofacts to compare with other assemblages and results.
- To produce an archive and report of any results.

Within the stated project aims, the principal objective was to establish the nature, extent, date, depth, and significance of the heritage assets within their local and regional context in order to formulate a mitigation strategy to address the impacts of the proposed development on cultural heritage.

### ***Draft Research Themes***

The evaluation was designed taking into consideration the *East Midlands Research Framework* (Cooper 2006), and the updated *Research Agenda and Strategy* (Knight *et al.* 2012).

- (1) Review the evidence for developing settlement hierarchies in order to analyse changes in morphology of settlements in order to establish whether structural agglomeration represents nucleation or successive occupation in the same location (Knight 2012, 86).
- (2) Investigate the morphology of rural settlements within a complex landscape in order to assess the date of origin of the region's many planned villages and the factors underlying observed variations in settlement morphology (Knight 2012, 100).
- (3) Investigate the development, structure and landholdings of manorial estate centres to confirm the identity of features and clarify the chronology of manorial development, which in some cases may be rooted in the pre-Conquest period (Knight 2012, 101).



## Methodology

The Design Specification (Clay 2017) proposed the examination of three 10m by 1.5m trenches (c. 46.90m<sup>2</sup>) in order to provide a 2.3% sample of the site. The position of the trenches (Fig.6) was established to provide an even spread across the site, while targeting the areas most affected by the development.

The topsoil and overlying layer were removed in level spits under continuous archaeological supervision to the uppermost level of significant archaeological deposits, the natural substratum, or to a maximum safe working depth, depending on which was reached first. Trenches were excavated using a tracked 20 tonne 360° mechanical digger using a 1.5m wide ditching bucket. The trenches were recorded and then backfilled at the end of the evaluation.

All trenches, exposed sections and spoil heaps were visually inspected for features and finds. Archaeological features were hand cleaned, photographed and sample excavated as appropriate to address the objectives of the evaluation. Field notes were recorded on pro-forma ULAS trench recording forms whilst all excavated stratigraphic units were given a unique context number and recorded on pro-forma ULAS context sheets. Measured drawings of all archaeological features were drawn at a scale of 1:20 and were attached to the overall site plan, which will be tied to the Ordnance Survey National Grid.

A photographic record of the excavation was prepared, illustrating in both detail and general context the principal features and finds discovered. Colour digital photographs were taken throughout the evaluation. The photographic record also included 'working shots' to illustrate more generally the nature of the archaeological operation mounted.



Figure 6. Trench plan

## Results

Three ten metres trenches were excavated targeting the footprint of the proposed dwelling. The results of the evaluation are presented below by trench.

### *Trench 1 (T1)*

Trench 1 was located on the north end of the assessment area, 17.10m south of the remnants of the retaining wall. It was excavated perpendicularly to South View and parallel to the field boundaries. The topsoil, ranging from 0.29m to 0.36m in depth, consisted of a friable mid brown-grey silty loamy soil, with sparse small sub-angular limestone and ironstone. The subsoil was a soft mid orange silty clay with occasional sub-angular limestone and ironstone, with a variation in depth oscillating between 0.22m and 0.43m. The natural subsoil was light brown orange clayey silt with fragments of ironstone and limestone, seen at a minimum depth of 0.57m below ground surface.

On the south-east corner of the trench, a possible linear feature was recorded at 0.57m below ground surface. This may also be a natural undulation of the ground. Approximately 4.5m from the north end of the trench, a pipe crossed the trench on a north-east to south-west alignment. No other archaeological features or deposits were encountered in Trench 1.

Trench 1						
Alignment	N-S					
Length (m)	Width (m)		Area (m <sup>2</sup> )	Min. depth (m)		Max. depth (m)
11.03m	1.50m		16.5m <sup>2</sup>	0.32m		0.84m
Interval from N	<b>0m</b>	<b>2.5m</b>	<b>5m</b>	<b>7.5m</b>	<b>10m</b>	To end S
Topsoil depth	0.32m	0.36m	0.29m	0.35m	0.35m	
Subsoil depth	-	0.39m	0.43m	0.23m	0.22m	
Top of Natural substratum	-	0.75m	0.72m	0.58m	0.57m	
Base of trench	0.32m	0.75m	0.84m	0.71m	0.57m	

Table 1. Summary of Trench 1 dimensions



Figure 7. North facing view of Trench 1 (Scales: 1.00m)

## Trench 2 (T2)

Trench 2 was located on the centre of the assessment area, 4.15 metres south of T1 and 4.85m east of the field boundary, on an east-west alignment perpendicular to the field boundaries. This area was particularly affected by bioturbation. The topsoil, ranging from 0.26m to 0.37m in depth, consisted of mid brown-grey silty loamy soil, with a friable consistency, and rare small sub-angular fragments of ironstone and limestone. The subsoil was a soft and friable mid orange-brown silty clay with rare sub-angular ironstone and limestone, with a variation in depth oscillating between 0.17m and 0.42m. The natural subsoil was light brown orange clayey silt, seen at a minimum depth of 0.56m below ground surface.

Trench 2						
Alignment	W-E					
Length (m)	Width (m)		Area (m <sup>2</sup> )	Min. depth (m)		Max. depth (m)
10.22m	1.50m		15.33m <sup>2</sup>	0.45m		0.79m
Interval from W	0m	2.5m	5m	7.5m	10m	To end E
Topsoil depth	0.28m	0.29m	0.26m	0.37m	0.32m	
Subsoil depth	0.17m	0.27m	0.32m	0.42m	0.41m	
Top of Natural substratum	-	0.56m	0.58m	0.79m	-	
Base of trench	0.45	0.56m	0.58m	0.79m	0.73m	

Table 2. Summary of Trench 2 dimensions



Figure 8. East facing view of Trench 2 (Scales: 1.00m)

Two gullies and two post holes were recorded in T2, and each feature type was sampled excavated (Fig. 9). Gully [2] crossed the trench on a north-south alignment. It had a linear plan, concave shallow sides and a flat and irregular base. It measured 1.50m on its north-south axis, 0.40m in width and 0.08m in depth. Its only fill (1) was a mid brown-grey clayey silt with inclusions comprising occasional charcoal flecks and rare small sub-angular ironstone and limestone fragments. No finds were recovered from this context.

On the west end of the trench, two postholes were located, the westernmost one was half-sectioned. Post hole [4] was 0.45m in diameter and 0.17m in depth. It had an irregular circular plan with U-shaped sides and a flat base. It contained fill (3), a light grey brown silty clay with rare sub-angular pebbles.

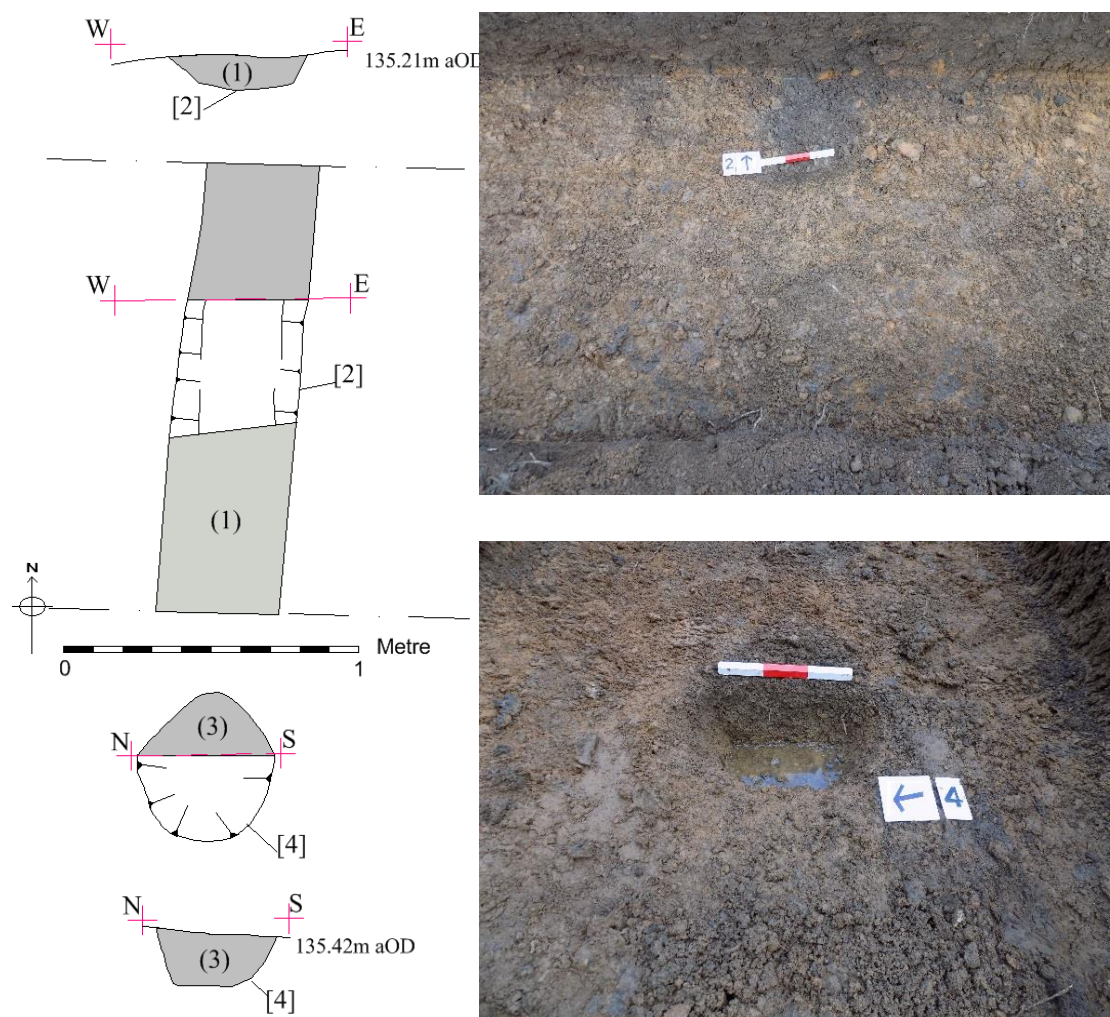


Figure 9. Plans and sections of features excavated in Trench 2 (Scale: 0.30m)

### ***Trench 3 (T3)***

Trench 3 was located on the west end of the central area of the site, against the west field boundary. It was excavated on a west-east alignment, 1.90 metres south of T2 and 7.95m west of the footpath. The topsoil fluctuated between 0.21m and 0.33m and consisted of mid brown grey silty loamy soil, with a soft and friable consistency, and rare small sub-angular ironstone and limestone. The subsoil was a soft and friable mid orange brown silty clay with occasional sub-angular fragments of ironstone. The subsoil depth varied between 0.29m to 0.42m. The natural subsoil was a light brown-orange clayey silt, seen at a minimum depth of 0.56m below ground surface.

Trench 3						
Alignment	N-S					
Length (m)	Width (m)		Area (m <sup>2</sup> )	Min. depth (m)		Max. depth (m)
10.07m	1.50m		15.1m <sup>2</sup>	0.37m		0.63m
Interval from N	0m	2.5m	5m	7.5m	10m	To end S
Topsoil depth	0.22m	0.25m	0.21m	0.21m	0.33m	
Subsoil depth	0.15m	0.37m	0.35m	0.42m	0.29m	
Top of Natural substratum	-	0.62m	0.56m	0.63m	-	
Base of trench	0.37m	0.62m	0.56m	0.63m	0.62m	

Table 3. Summary of Trench 3 dimensions



Figure 10. South facing view of Trench 3 (Scales: 1.00m)

A modern linear feature was recorded in the north-west corner of T3. This contained medium sized limestone and fragments of charcoal. The area surrounding this trench had a significant amount of garden waste, including terracotta plant pots and compost bags, but also pane glass, perhaps indicating the presence of greenhouses, associated with the allotments formerly occupying this space. No other features or archaeological deposits were uncovered in T3.

## Conclusion

The evaluation trenches at South View, Uppingham, revealed a linear modern feature in Trench 3 and two gullies and post-holes in Trench 2. One of the gullies and one of the post holes were sampled excavated. No dating evidence was recovered from within the fills, thus it cannot be assumed these features to be of medieval or post-medieval in origin. Given the former use of this plot as allotments, it is likely that the features are associated with draining gullies and plot boundaries.

## Archive

The site archive will be deposited with Rutland County Museum under Accession No. OAKRM. 2018.1.

The archive consists of:

- |                |                                                                                                                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PAPER</b>   | 4 x ULAS pro forma Context sheets<br>3x ULAS pro forma Trench Recording Sheets<br>1x ULAS Context Summary Record sheets<br>1x ULAS Digital Photography Record sheets<br>1x ULAS Drawing Records sheet<br>1x permetrace sheets<br>1x bound copy of this report |
| <b>DIGITAL</b> | 1 CD-R with 41 digital photographs; excel file with copies of the site indices; a PDF_A copy of this report; TurboCAD file                                                                                                                                    |

## Publication

A summary report will be submitted to the regional journal *Transactions of the Leicestershire Archaeological and Historical Society*.

University of Leicester Archaeological Services supports the *Online Access to the Index of Archaeological Investigations (OASIS)* database held by the Archaeological Data Service at the University of York. The online OASIS form (Appendix 1) shall be completed detailing the results of the evaluation and once the report has become a public document following is incorporation into the Historic Environment Record it shall be placed on the website.

## Acknowledgements

The project was managed by Richard Buckley and the fieldwork was directed Mireya González Rodríguez with the assistance of Naomi Cooper.

Thanks are extended to Mr Rhys Evans and contractor on site for their cooperation.

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## Appendix 1: OASIS data entry

<b>PROJECT DETAILS</b>	<b>Oasis No</b>	<b>Universi1-308563</b>		
	<b>Project Name</b>	Archaeological Evaluation at South View, Uppingham		
	<b>Start/end dates of field work</b>	05/02/2018		
	<b>Previous/Future Work</b>	No/No		
	<b>Project Type</b>	Field Evaluation		
	<b>Site Status</b>	None		
	<b>Current Land Use</b>	Allotment		
	<b>Monument Type/Period</b>	None		
	<b>Significant Finds/Period</b>	None		
	<b>Development Type</b>	Urban Residential		
	<b>Reason for Investigation</b>	NPPF		
	<b>Position in the Planning Process</b>	As Condition		
	<b>Planning Ref.</b>	2015/0291/FUL and 2017/0619/FUL		
<b>PROJECT LOCATION</b>	<b>Site Address/Postcode</b>	South View, Uppingham LE17 9TU		
	<b>Study Area</b>	0.20ha.		
	<b>Site Coordinates</b>	SP 867240 99488		
	<b>Height OD</b>	134m aOD- 138m aOD		
<b>PROJECT CREATORS</b>	<b>Organisation</b>	University of Leicester Archaeological Services		
	<b>Project Brief Originator</b>	Planning Authority		
	<b>Project Design Originator</b>	Patrick Clay		
	<b>Project Manager</b>	Richard Buckley		
	<b>Project Director/Supervisor</b>	Mireya González Rodríguez		
<b>PROJECT ARCHIVE</b>	<b>Sponsor/Funding Body</b>	Developer		
		<b>Physical</b>	<b>Digital</b>	<b>Paper</b>
	<b>Recipient</b>	-	Rutland County Museum	Rutland County Museum
	<b>ID (Acc. No.)</b>		OAKRM2018.1	OAKRM2018.1
<b>Contents</b>		Images raster/digital photography Spreadsheets Text	Context sheets Drawing Report	
<b>PROJECT BIBLIOGRAPHY</b>	<b>Type</b>	Grey Literature		
	<b>Title</b>	An Archaeological Evaluation on Land off South View, Uppingham		
	<b>Author</b>	Mireya González Rodríguez		
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