

HOPE'S OR BULLOCK'S YARD

UPPINGHAM

AN OVERVIEW



Uppingham Local History Group
No. 11

October 2009.

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Hopes Yard in about 1950

HOPE'S OR BULLOCK'S YARD UPPINGHAM

**A Look at its Development
and
Those who lived here**



(Murray 1986)

FOREWORD

Uppingham is acknowledged a most attractive town with its fine church and public school, golden brown stone buildings, a frequent award winner in the annual 'In-Bloom' flower competitions with numerous small shops including antique and secondhand bookshops, where visitors can browse between the many top class restaurants and pubs. One of its most appealing features are the numerous Yards with their small individually owned boutiques, delicatessens, jewellers, town houses and apartments where people can walk or loiter undisturbed by traffic.

It was not always so. Sixty years ago the Yards were largely derelict, their buildings run down so that no one would buy them; their fate to be cleared to make way for car parking. Many fine old buildings and their histories were lost.

In the late 1970s a local businessman and entrepreneur, Mr. A. R. (Tony) Traylen, acquired much of Hope's Yard and in remarkably short time renovated and redeveloped the run down buildings into cottages, boutiques and offices. In the process he recovered much of their histories – names such as The Old Bakehouse and The Old Chapel recalling past uses for these premises. His idea proved a success and similar developments followed – Mike Goldmark in Printer's Yard and Council's sponsoring of apartments at Nelson's Court being two examples. Evidence of their success can be read in the flourishing boutiques rarely without a tenant and the spectacular rise in purchase prices and rents attached to the properties.

The following is an attempt to review what is known and guessed about one of these yards called Hope's Yard, its history, changes in usages and fortunes, its development and other information that helps understand how this corner of Uppingham came to be as it is now.

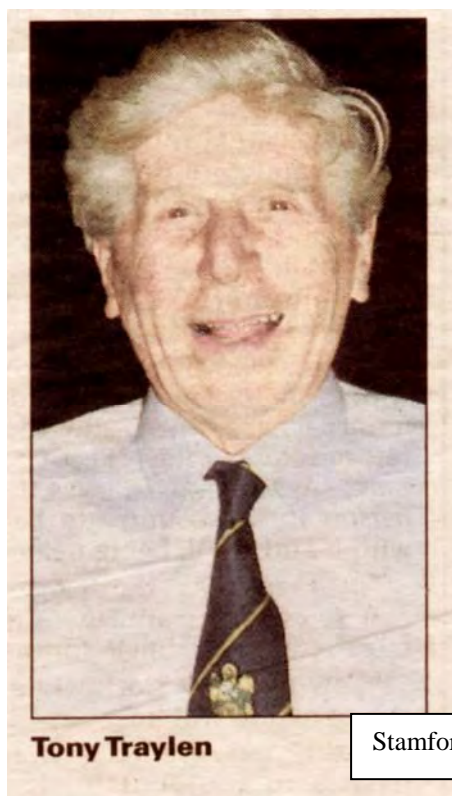
And also as a witness to Tony Traylen's numerous contributions to the town, both as entrepreneur and local historian.

P. N. Lane.

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VALETE

1927



2008

Before this Study could be completed, Tony Traylen died on 27th March 2008; the cancer which had been in remission for the past few years, returning and completing its work with deadly effect. So passed the man who did more than any other in recent times to popularise and record the history of the villages and parishes of this County of Rutland.

In a space of thirty years the Spiegel Press of Stamford printed eighteen volumes of his 'In Rutland' series of which he wrote all but two. At the time of his death revisions of the two parts of his first volume *The Villages of Rutland* were with Spiegel's awaiting printing. Only days before his final illness he had completed and sent to his publishers the finished draft of *Uppingham in Rutland Revisited*, expanding and updating his seventh volume about the town, now long out of print. The writer had the privilege of being consulted by Tony about some of the new material he planned to include in his revision and now looks forward with eagerness to see the book in print.

The profits and royalties of this prodigious output he donated to The Rutland Trust, a charity channelling grants and funds to individuals and organisations in Rutland.

Tony's writing about the history of Uppingham (itself only a small part of his output) is not his only contribution to the prosperity of this town. His vision in seeing how redevelopment of the Yards could be made a commercial success has been mentioned. In parallel he created The Yarn Market, a business supplying wools over a wide area of the country. Less well known was his involvement in publicising and promoting the town by a succession of pamphlets and brochures to encourage visitors and others to take advantage of what the town can offer.

He is greatly missed.

Peter Lane.

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METHODOLOGY

The Study looks at the development of the town from the point of view of -

- (a) Selecting a clearly defined part or area made up of a number of properties, rather than examining the history of a single dwelling;
- (b) Using other sources of information when, as is so often the case, property deeds are lacking.

In medieval times approximately half the parish of Uppingham was held in copyhold tenure of either the Preston with Uppingham or of the Rectory Manors. Whatever happened to a copyholder's deeds, reference to the court rolls held by the Steward of the Manor provided all information needed about a title, owners past & present, boundaries, rents, mortgages and much else. In the rest of the town where properties were held as ancient freehold, should deeds go missing or be damaged by age, damp, mice, fire or general carelessness, there were no back-up documents to support a title and owners could only rely on sworn testimony by the oldest lucid resident as to what he knew (or believed) to be the situation.

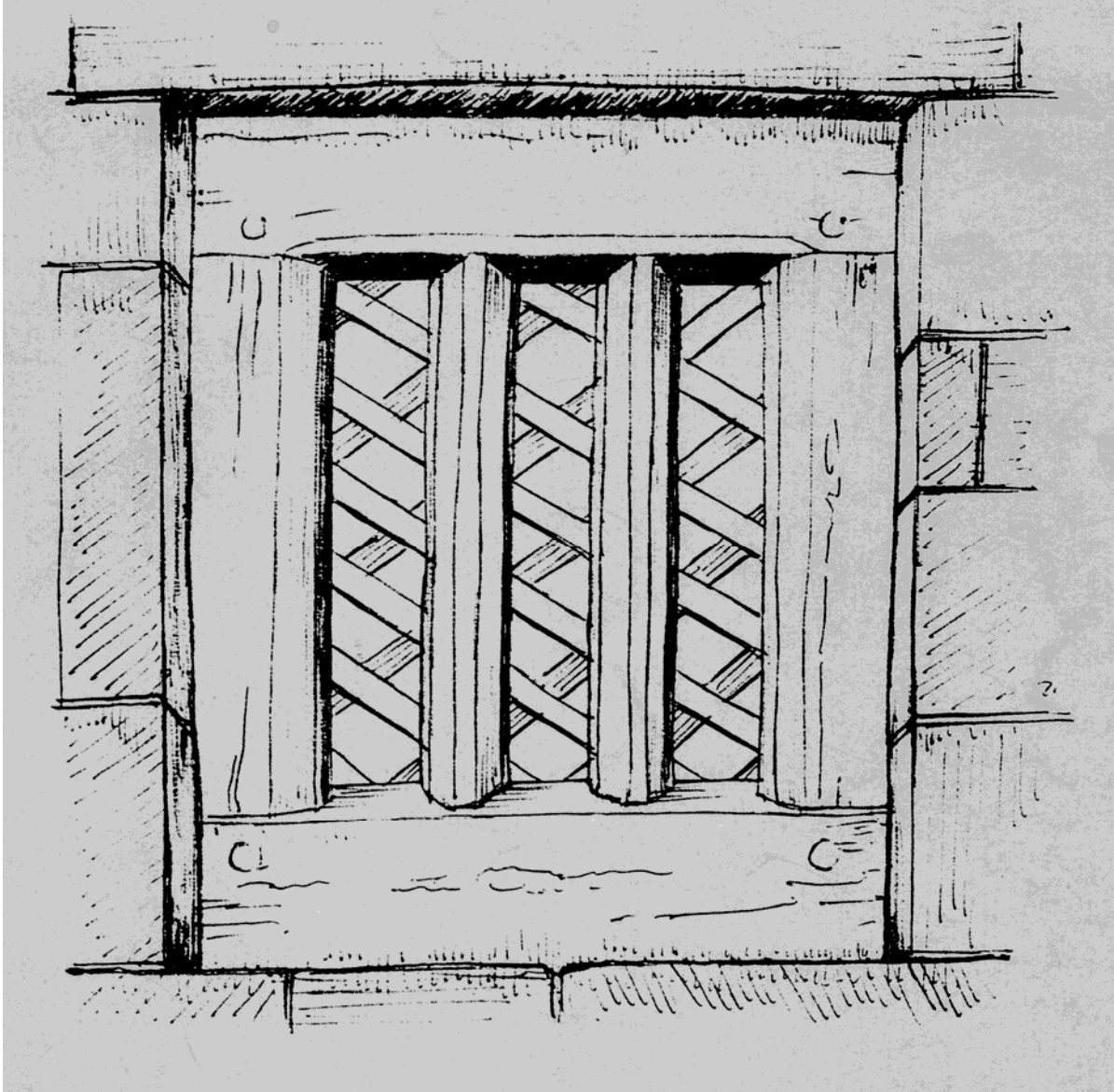
Hopes Yard is chosen because it offers recognisable boundaries, has always been freehold and few except its most recent deeds, are available.

Lacking direct evidence from title deeds, a surprising variety of alternatives can be substituted. The Study sets out to build a picture of the Yard and its residents from such parallel sources using -

- (a) Population records, most notably the Censuses from 1841 and more recently the electoral rolls.
- (b) Rate Assessments and Valuation Lists including that frequently overlooked survey known as Lloyd George's Little Domesday of 1910.
- (c) Deeds and plans of adjacent properties.
- (d) Town maps.
- (e) Commercial Directories.
- (f) Fire insurance policies.
- (g) Wills.
- (h) Postcards and photographs.
- (i) The Stamford Mercury.
- (j) Oral recollections.

Excepting two, all the sources are easily accessible and can be consulted in local Record Offices and Libraries or on-line.

PART 1 : HISTORICAL SURVEY

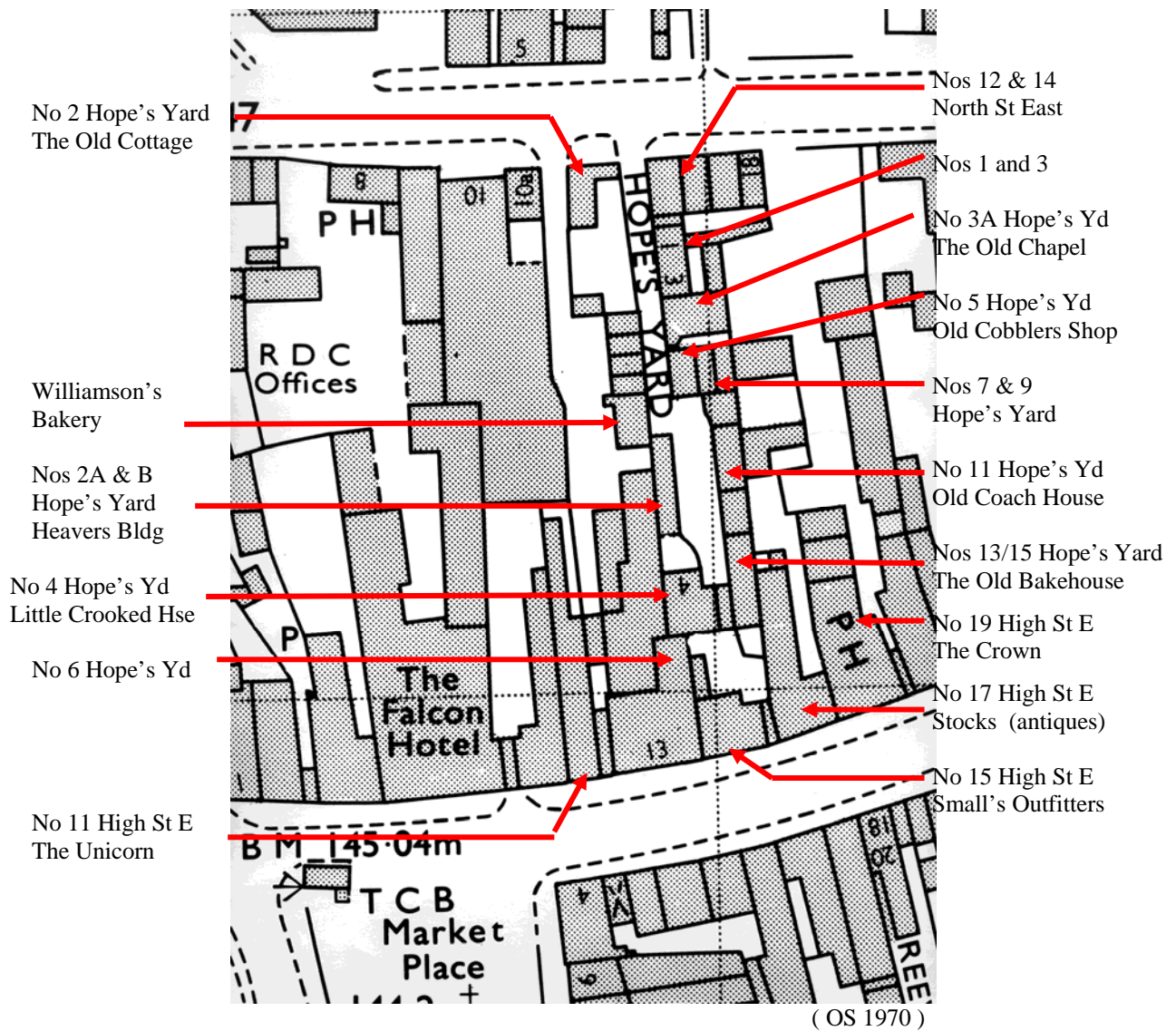


(J P W Metcalfe)

An original small medieval oak mullioned window set in the wall of the shop at No 5 Hope's Yard, is the only remaining visible external evidence of an earlier timber-framed structure within. The absence of any rebates or fixings suggests that it was not glazed but probably had some form of lattice or wooden shutter to keep out the weather.

Rutland Record No 17 (1997)

HOPE'S YARD POSTAL ADDRESSES (OS 1970)



HOPE'S YARD

Limits

Including the High Street and North Street frontages, there are sixteen properties in the Yard.

Left hand side

(i)	No 15	HSE	Small's Outfitters	Shop
(ii)	No 6	Hope's Yard	Absorbed into No 13 HSE	Cottage
(iii)	No 4	Hope's Yard	The Little Crooked House	Cottage
(iv)	No 2B	Hope's Yard	Heavers Outbuilding ¹	Gents hairdresser
(v)	No 2A	Hope's Yard	Heavers Outbuilding.	Unisex hairdresser
(vi)	No 2	Hope's Yard	The Old Cottage	Cottage

Right hand side

(vii)	No 13/15	Hope's Yard	The Old Bakehouse	Cottage
(viii)	No 11	Hope's Yard	The Old Coach House	Ladies hairdresser
(ix)	No 9	Hope's Yard		House
(x)	No 7	Hope's Yard		House
(xi)	No 5	Hope's Yard	The Old Cobblers Shop	Photography
(xii)	No 3A	Hope's Yard	The Old (Plymouth Brethren) Chapel	Bric à brac shop
(xiii)	No 3	Hope's Yard	Includes the former carriage house	House
(xiv)	No 1	Hope's Yard		Shop & Dwelling
(xv)	No 12	NSE		House
(xvi)	No 14	NSE		House

These, with outhouses, stores, small gardens attached to some of the dwellings, miscellaneous other buildings, together with the pedestrian right of way for public access and footpath between High Street East and North Street East, comprise Hope's Yard as it exists today.

The Yard and its buildings are half the width of one of Uppingham's ancient messuages. It is unlikely the other half comprised No 17 HSE. The tenure of Hope's Yard was always freehold whereas the Antiques Centre, formerly Stocks and before that Ovens (No 17) was copyhold of the Preston with Uppingham Manor. Also the manorial court rolls tell of a close association over several centuries between No 17 and The Crown at No 19.

That half (or all as shown in the drawing on the next page) the shop at No 13 High Street East² together with Hope's Yard formed one ancient messuage, is the more likely. The history of the Unicorn Inn³ indicates that in the mid-C18th and probably earlier No 11 and the adjacent part of No 13 were occupied as one premises with the shared passage through to the Yard behind. Confirmation can be seen in the unified treatment of the facade, the end quoins at first enclosing only Nos 11 & half of No 13 adjacent, but subsequently extended to cover the remainder of the frontage of No 13. Likewise the shop fronts of the two parts of No 13 are treated differently. As a consequence they form a single entry in the Department of the Environment's 1984 List of Buildings of Historical & Architectural Importance.

In an abstract of the title of Ada Mary Glen prepared in 1906 for conveyance of No 13 HSE, the building was described to be in Unicorn Yard, "formerly called Hope's Yard". The significance is that even as late as the C19th No 13 (or a part of it) was still associated with

¹ Formerly a block of three toilets belonging to No 5 (?), 7 and 9 Hopes Yard in earlier times.

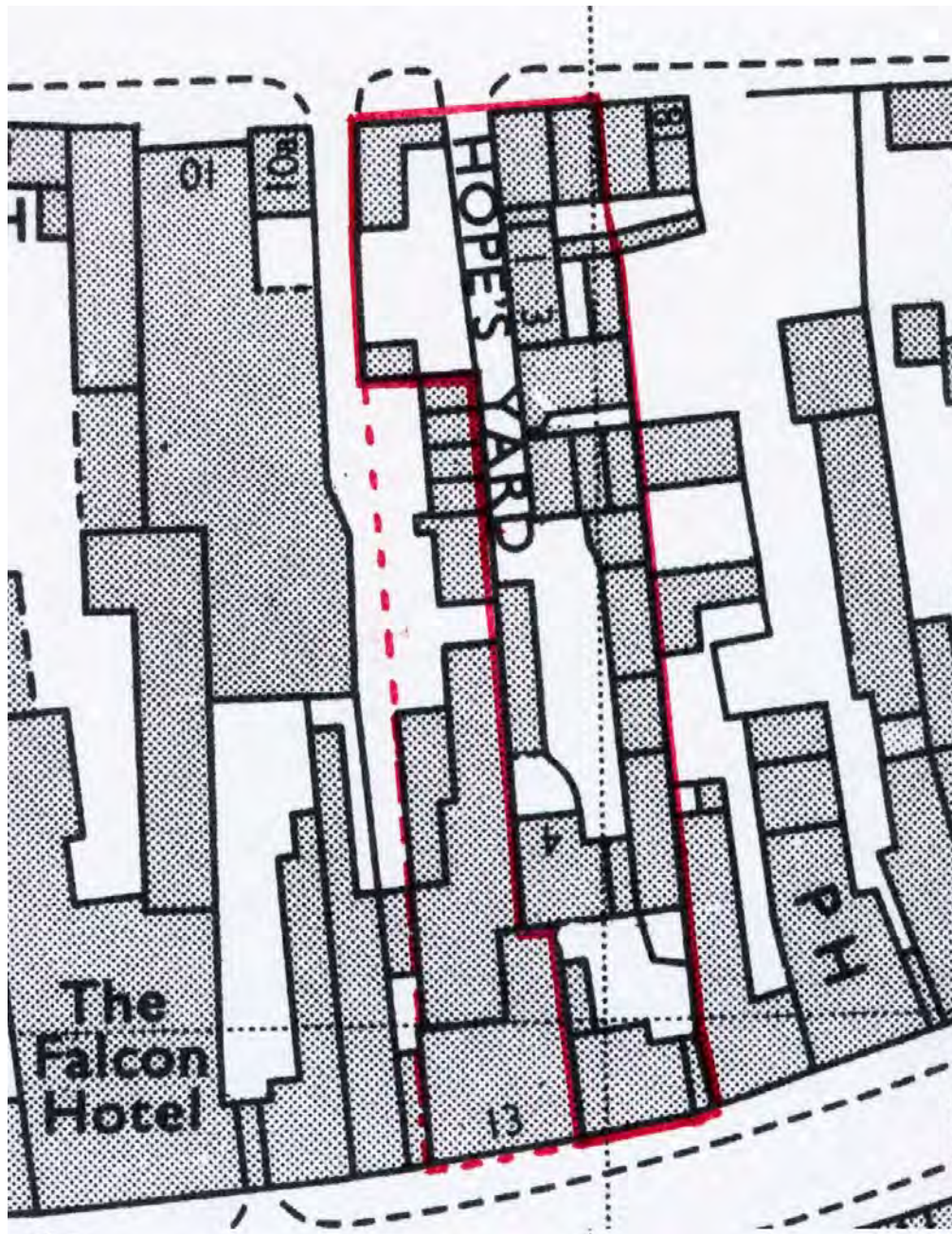
(Sources A R Traylen and R Pantton).

² Fine Fare Ltd in 1986; subsequently Somerfield plc and now the Age Concern charity shop.

³ ULHG Mini-History No MH 2 *The Unicorn*, 2008.

Hope's Yard. Originally Nos 15 and 13 each comprised two premises; and judging from the 1851 census yet another premises lay behind this last with an entrance into Hope's Yard still visible today. This survives as No 6 Hope's Yard though now integrated with No 13.

Though evidence is incomplete, the likely hypothesis is that the ancient message comprised Hope's Yard as one half with No 13 as its other half, stretching from High Street to North Street.



(OS 1970)

Hope's Yard : The Ancient Message

KEY :

- Present day Hope's Yard boundaries.
- - Boundaries of the original medieval message.

Origins⁴

Hope's Yard lies in the oldest part of the town, forming one of its earliest surviving features. Describing Uppingham's development, Professor Rogers argues the initial late C5th settlement was located on the ridge somewhere near The Crown. Because all other routes show signs of bending towards the town, he suggests the only direct through-route and therefore the earliest, is the lane passing in front of Tods Terrace and entering the town through Crown Yard and Passage, to cross High Street East before leaving by way of Reeves Yard and Beast Hill continuing south to Redgate and Lyddington. It is because this route is so early that he proposes the area of The Crown as the original core of the town.

As population increased, settlement spread either side to east and west making use of the tableland along the top of the ridge. Professor Rogers sees in the town's layout evidence of a later planned market town that he dates to the early C13th or even the late C12th with a market square and regular shaped plots though noting that in the vicinity of The Crown existing tenement boundaries are more disturbed than elsewhere - further evidence for the very early origins of this part of the settlement.

On his evidence and from its location it can be argued that occupation in the Hope's Yard area would have occurred some time in the C6th soon after the founding of the settlement and that it took its present boundaries not later than AD 1200. Naturally, no structure now survives from that time because of the nature of materials used, but boundaries are much longer enduring. Comparing Leland's and Camden's descriptions⁵, rebuilding in permanent materials (Professor Hoskins *Great Rebuilding*) took place at Uppingham between 1540 and 1620; dates supported by Archdeacon Johnson's Grammar School (1584) and by existing buildings such as Tudor House I, the White Hart and others. By 1654 construction in stone appears to be the norm⁶, a date that encompasses the Tudor fireplace at No 4 Hope's Yard.

There is persuasive evidence for the early development of the Yard in its present form. One is the small medieval window of a timber-framed building found in 1985 behind a wall of the shop at No 5. Said to date from the 1500s this was not the main building of the Yard, but Tudor infilling. Another is the position of the Yard's well just outside No 4 which together with the Tudor fireplace in the first floor room point to this being the main messuage or capital building of those to whom the Yard belonged. Mid-15th century roof timbers and later alterations to the structure of No 4 suggest it was once a small medieval hall house. For these reasons it is argued the layout of the Yard and positioning of buildings here, is medieval.

Uppingham is typical of a Midland village in having tenement plots fronting both sides of one long main street defined at their rear boundaries by a north and a south back way. Rogers suggests that in medieval times Queen Street and School Lane formed the town's east and west limits. At the south the line ran between the bottom of these two along Leamington Terrace, the path through the Churchyard and part of South View. So far as Hope's Yard is concerned, North Street East has for a long time formed the northern boundary of plots on this side, though old deeds for The Unicorn (No 11 HSE), for Uppingham School's Hawley Bursary (Nos 20/22/24 HSW) and others indicate that originally ownership of tenement plots located on the north side of the High Street carried on northwards beyond North Street; the relics of the open field selions out of which these tenements were first created⁷.

⁴ See Alan Rogers, RAI *The Making of Uppingham*, ULHSG 2003. In this section I have drawn extensively on Professor Rogers' views about the development of Uppingham.

⁵ Rev John Leland's *Itinerary*, c1535-40. William Camden *Britannia*, c1580.

⁶ John Evelyn *Diary* 1654 (7th August).

⁷ Rogers op cit pp 11-12.

In the 13th century 'planned' town that portion of the messuage plot now Hope's Yard contained a hall house built some way back from the town's main street extending across its full width. By the time of Hoskins' *Great Rebuilding* it had fallen into decay undergoing drastic alteration reducing it in size. Whether it was succeeded by a building or buildings set end on line with the north-south axis of the plot is unclear. If it did follow this pattern illustrated by Metcalfe⁸ in respect of the Bookshop (No 9 High Street East) then No 6 now incorporated into No 13 High Street East, may be that structure. Redeveloped in the 17th century, the main building on the plot was rotated through ninety degrees to front on the High Street and once again extended across the full width of the plot. Like those either side and opposite, the new structure was built as a shop in response to more peaceful conditions, improved communications and increasing prosperity. Behind and at the sides were outhouses, barns, stables & sheds for chickens, a pig or two, and perhaps a cow, an orchard and a garden beyond, places for growing fruit, vegetables & herbs, an ash pit and a dung heap. Two essential facilities, the shared rights and responsibilities for which took up much space in successive deeds, were the well (latterly a pump) and the pit latrine otherwise known as the 'necessary house'.

From its location in the older part of the town the property would be classified as an 'ancient messuage' or 'ancient cottage' holding land and rights of common in the pre-enclosure common fields surrounding the town and usually would be described as a 'messuage, cottage or tenement'. Another of these ancient rights was the title to a pew or a number of seats in the parish church. That by the 17th century when title deeds were becoming common, both No 13 and No 15 including their associated yards, were regarded as separate ancient messuages shows how far back in their history they had first become separated.

In times of growing population space was always a problem. One such peak at the end of the 13th century associated with the 'planned town' ended with the Black Death of 1348. Further population crises occurred in the Tudor period, in the C18th marked by doubling the size of the upper churchyard (1744) and in the C19th when Thring re-invented Uppingham School. Extra population was housed behind existing streetfront houses and shops. Barns and outhouses were converted to provide living accommodation, cottages were fitted into open areas or gardens, with any remaining space becoming yards. Instead of one family with servants, there now existed a community of half a dozen or more households. Access was by way of an opening or passage off the main street, passing through the crowded yard between and under buildings until the exit on to the back way was reached, usually a wider opening capable of taking carts. With so many having right of access and the general convenience offered for movement between High Street and North Street, these thoroughfares quickly became public rights of way. Overcrowding and insanitary conditions were usual. The worst examples such as existed in Unicorn Yard, Innocents Yard and Hopkins Court have now disappeared. What it must have been like can be imagined from Reeves Yard, Crown Yard and of course Hope's Yard as they were recorded in the Census enumerations and on the town maps of 1858, 1873 and 1904.

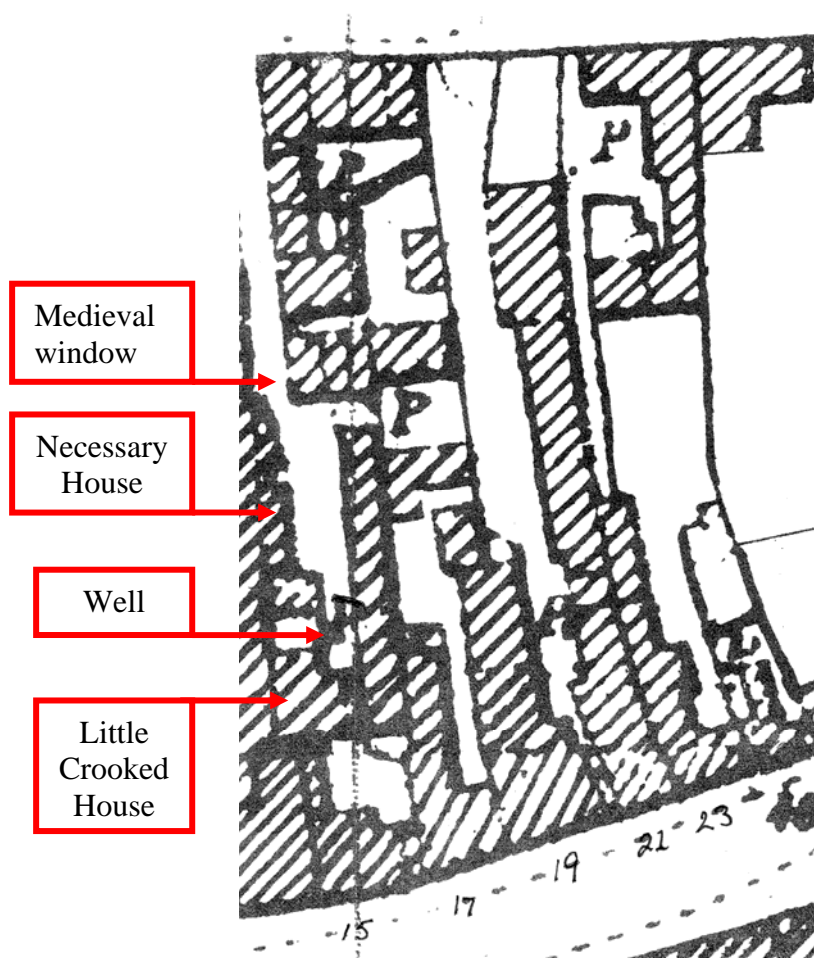
Though situated within the Preston with Uppingham Manor, the Hope's Yard properties have been ancient freehold from time immemorial, as are all the properties lying to its west up to and including The Falcon. The present multi-ownership results from past owners selling off parcels and portions of the Yard as their needs dictated, as well as sub-divisions between inheritors following an owner's death.

⁸ Warwick Metcalfe Cased Houses in Uppingham, Rutland Record No 17 (1997), RLHRS.



(Norman Tompson)

The first floor Tudor Fireplace at No 4, The Little Crooked House



1910 OS Map showing the position of the well marked ' P '

No 4 The Little Crooked House : DoE Listing 1984

SP 8699-8799
4/71

UPPINGHAM

HOPE'S YARD

No 4

II

House. Late C16/early C17. Coursed rubble with Collyweston stone slate roof, coped gables, brick end stacks. L-plan. Rear wing painted white. Two storeys. C20 doors to north and in angle. Fenestration mostly small casement windows with glazing bars. C20 brick buttress to south. First floor has very fine jowled stone fireplace, a 4-centred arch with moulded stops set in a square surround, with cornice over.



Medieval
window

No 5 Hope's Yard

Sixteenth and Seventeenth Centuries

So far everything written about the Yard has been based on opinion and surmise, well founded but nonetheless deduced from how the development of the town and its yards might have occurred. Recently Mr Nick Hill of English Heritage examined The Little Crooked House to determine its age and provenance. He found C16th and C17th features that confirm this building is the earliest hard evidence for the development of the Yard. The following incorporates his preliminary ideas given at a recent meeting of the Uppingham L H Group.

In medieval Rutland the houses of prosperous but ordinary people copied the general pattern of high status buildings such as Flores House, Oakham and Quaintree Hall, Braunston but on a smaller scale – a central open hall with a roofed chamber at either end, the one providing domestic privacy and the other a service area separated by a screen passage. Indications are at one time The Little Crooked House was such a building.

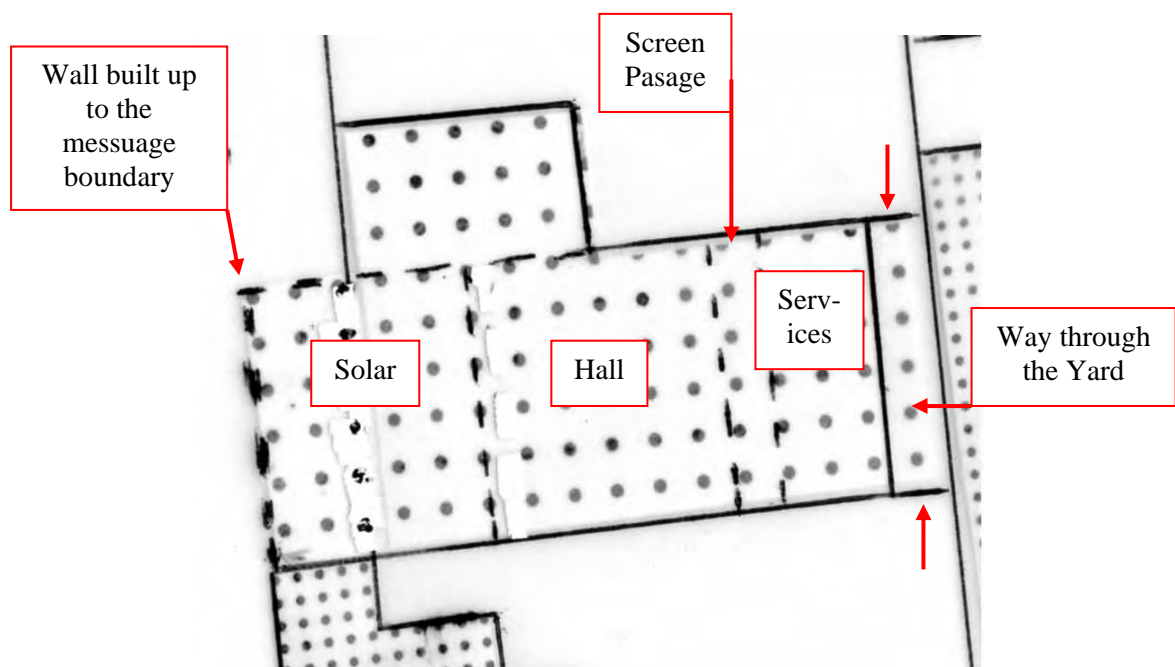
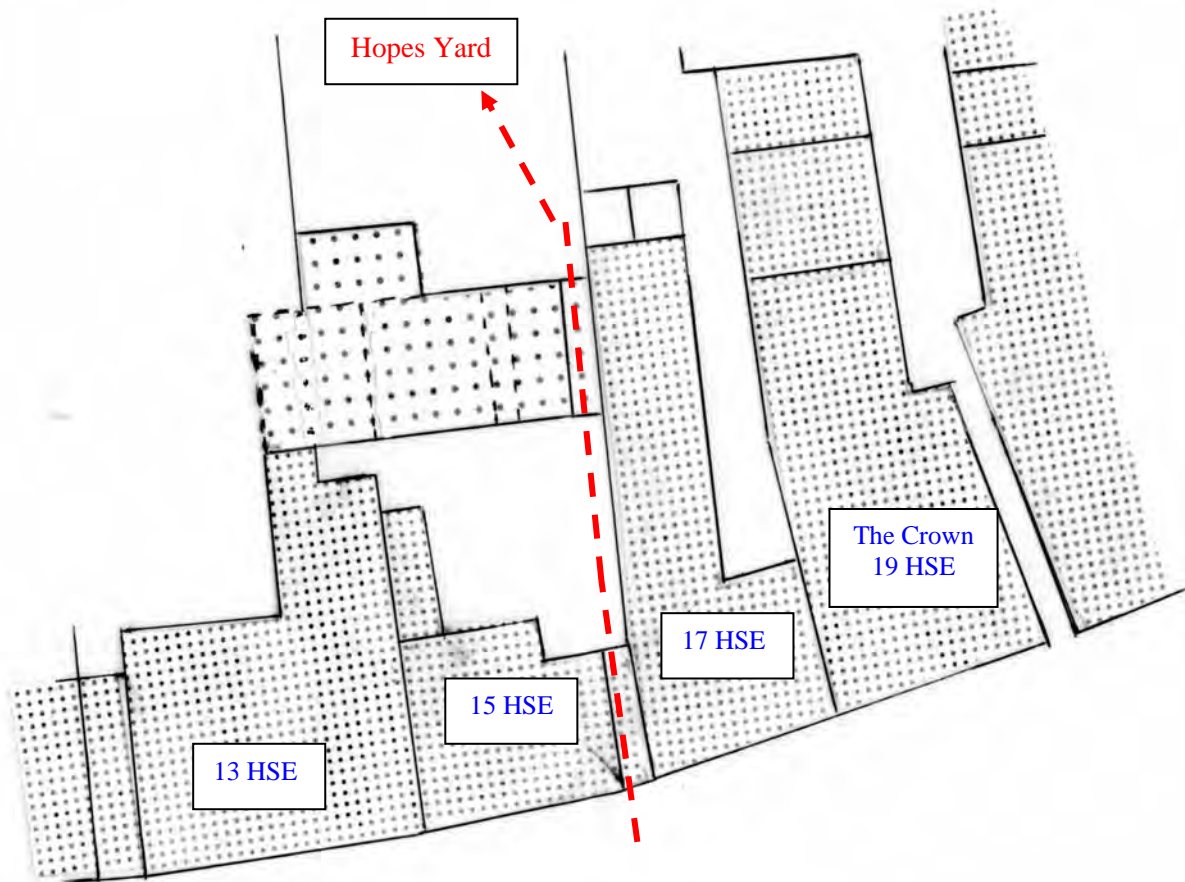
Hill's preliminary thoughts are that originally the Little Crooked House was a timber frame construction built in the C16th having a central hall and extended one bay farther east across the passage over what is now Nos 13/15 Hopes Yard. Judging by the roof beams, it was a large building half as big again as today. In the C17th a floor was inserted at the same time as the two fireplaces. Evidence comes in part from the ends of the outside walls at the through passage with an infill wall joining them, and the remnant of a purlin set in the gable end wall at first floor level indicating at one time the cottage extended farther east. In the roof space the presence of remnants of a frame building and clasp purlins date to the late C15th or early to mid-C16th. Also signs are that at this time the wing extended further north than today. The two massive stone fireplaces, one on the ground floor and the other at first floor level dating to the early part of the C17th are additional evidence for a larger higher status building.

The sketch on the next page seeks to apply Hill's ideas to a possible layout. Should the altered line of the passage through the Yard be correct, it follows Nos 13/15 Hopes Yard were built either as part of the down-sizing of No 4 or later, at which time the through route was diverted to pass through the old screen passage now formed into the end of the building. Another possibility is the ground floor fireplace was once positioned at the other end of the first floor chamber, repeating the layouts found at No 5 the Falcon Hotel's banqueting room and No 9 High St East, Uppingham Bookshop's sports shop.



The remnant of a purlin left in the wall, indication that at one time No 4 extended another bay to the east over what is now Nos 13 & 15 Hopes Yard.

Hopes Yard : Hall House Sketch Layout



The Eighteenth Century : Fire Policies

Fire insurance offices were established in London from the late 17th century. In the next century major London based Companies such as the Sun, Royal Exchange and Phoenix had developed substantial business in the provinces through local offices including agents at Uppingham. With the exception of the Phoenix whose records are at Cambridge University Library, the City of London's Guildhall Library holds the records of over 40 London based insurance companies that offered insurance against fire⁹. Indexing of the registers is incomplete but a number of insured premises in Uppingham have been identified, including 13/15 Hope's Yard comprising Bullock's bakery and the adjacent 17 High Street East.

The Sun Policy Register¹⁰

1718	Thomas Peake	malster	The Unicorn, 11 High Street East.
1718	John Richards	mercier	[?] High Street East " <i>near Bell Inn</i> ".
1722	John Bunning	malster	The Unicorn, 11 High Street East.
1725	Thomas Forster	apothecary	15 High Street East (part) described in the policy " <i>next but one ye Unicorn with shop upon street</i> ".
1726	John Edgeson	grocer	next The Unicorn, 13 High Street East.
1777	Thomas Bullock	baker	13/15 Bullock's (Hopes) Yard.
1781	Fauconberg Reeve	baker (sic)	The Crown, 19 High Street East.
1782)	John Cooke	grocer	Stocks, 17 High Street East (part).
1784)		& druggist	
1786	Thomas Bullock	farmer	Stocks, 17 High Street East, Tenants – John Cooke, druggist and John Billington, glazier.
1793	Thomas Holmes	malster	The Crown, 19 High Street East, with Fauconberg Reeves & Judkins.

Royal Exchange Insurance

Two policies have been identified, Thomas Bullock farmer and Cooke junior (sic) grocer & druggist, but no further details obtained.

Regarding The Sun's policies, besides identifying policyholders by name making it possible to locate an insured premises, they describe the buildings and contents, both personal possessions and stock, with insurance valuations. The result is the earliest descriptions known of the Yard and adjacent parts of the High Street.

(a) 13/15 Bullock's Yard (and 17 part of High Street East ?).

- Thomas Bullock and Sarah his wife, bakers & oatmeal makers ¹¹ .	18 April 1777
On their household goods in their now dwelling house	
not exceeding twenty five pounds	£ 25
Utensils & stock therein only not exceeding five pounds	£ 5
Bakehouse not exceeding twenty pounds	£ 20
Utensils & stock therein only not exceeding five pounds	£ 5
Barn slated & stable adjoining not exceeding twenty five pounds	£ 25
Utensils & stock therein only not exceeding five pounds	£ 5
Utensils & stock in their Grist mill and kiln and small stable	
adjoining not exceeding one hundred pounds	£100
All thatched except as otherwise mentioned	£200.

⁹ Fire insurance Records at Guildhall Library, Manuscripts Section Leaflet No 10.

¹⁰ Guildhall Library, Redstone Card Index ref MS17817/30.

¹¹ Sun Insurance policy 383212, Guildhall Library.

- Thomas Bullock, farmer ¹² .	14 June 1786
On a house stone build & slated & thatched, tenants John Cooke druggist and John Billington glazier	£200.
(b) 17 High Street East.	
- John Cooke, grocer & druggist ¹³ .	2 April 1782
On his household goods in his now dwelling house only	
not exceeding sixty pounds	£ 60
Utensils & stock therein only not exceeding one hundred & twenty pounds	£120
Wearing apparel therein only not exceeding twenty pounds	£ 20
Utensils & stock in his warehouses & stable all communicating near	
not exceeding one hundred pounds	£100
All thatched	£300.
- John Cooke, grocer & druggist ¹⁴	8 April 1784
On furniture in his dwelling house only not exceeding sixty pounds	£ 60
Apparel in the same not exceeding twenty pounds	£ 20
Utensils & stock in the same not exceeding one hundred & twenty pounds	£120
Utensils & stock in his warehouses & stables adjoining the said buildings being situate near each other, and one stone built & thatched	£200
	£400

They indicate the amount of information available. Properties fronting the High Street are now built in stone with slate (Colleywestons) roofs. In the yards behind, buildings also are of stone but thatch remains the roofing material for barns, stables, & warehouses even though insured values for stock stored therein generally exceeds that of the insured's dwelling and contents. Uppingham shopkeepers appear to be carrying surprisingly large stocks of merchandise. For example those of John Cooke doubled its value in the two years 1782-84. It would be interesting to discover if this was the result of an inadequate transportation system or reflected a healthy improvement in trade and turnover of goods in the town.

More particularly, the policies suggest that Mills, the Hopes and Bayley were 19th century successors of the 18th century druggists & apothecaries Thomas Forster and John Cooke. If the same business was carried on at No 15, now Small's Outfitters, for the better part of two centuries, just how much earlier might it have first started there ?

Further evidence that in the 18th century the baker Thomas Bullock carried on his business from the Yard comes from Mr Traylen's deeds for No 11 recording that in 1757 Bullock used this building for his bakery carts; his bakery being located next door at No 13.

One deed¹⁵ is known from this period. In 1735 The Unicorn Inn at No 11 High Street East changed hands. Besides the inn the property included Nos 13 & 15 High Street East, Nos 13/15 Hopes Yard and all land & buildings behind up to North Street. Named are Elizabeth Lenton, milliner at No 13B, Thomas Forster apothecary & William Royce, joiner in the two dwellings now No 15 and Thomas Bullock, baker at Nos 13/15 Bullocks Yard. No one else is named who can be identified with the Little Crooked House, not unless it is assumed Forster was occupying the whole of No 15 in which case Royce is a candidate. No other dwelling is thought to have existed in the Yard at this period.

¹² Sun Insurance policy 97845, Guildhall Library.

¹³ Sun Insurance policy 458197, Guildhall Library.

¹⁴ Sun Insurance policy 89233, Guildhall Library.

¹⁵ ROLLR acc ref DE 1022/1 dated 13 February 1735.

The Year 1804-5

The process of sub-division was already well advanced by the end of the 18th century when the Uppingham Enclosure Map of 1804 lists eleven separate 'old inclosures' or properties within Hope's Yard belonging to three different owners, together with another at the High Street entrance. That part of the map showing the Yard appears on the next page and opposite it a correlation of Old Inclosures with current properties.

The list of owners/occupiers of Old Inclosures from the Enclosure Map is reproduced below with modern postal numbers and current uses, indicated –

Old Inclosures

No.	Proprietors	Measure	Quantity
153	John Walker	Co RM	0-0-9
154	Christopher Lealwin	Co RM	0-0-1
155	Sarah Hart	F	0-0-5
156	James Bell	Co PM	0-0-12
157	John Cook Esqr	Co PM	0-0-28
158	Elyth Allin	GPM	0-0-11
159	Town of Uppingham	F	0-0-7
160	Do	F	0-0-3
161	Mrs Belgrave Esq	F	0-1-37
162	Thomas Hunt Esq	F	0-1-1
163	James Hill merch	F	0-0-36
164	Jeremiah Belgrave	F	0-0-20
165	Falconbury Reeve	F	0-0-23
166	Late Mrs Hackett	F	0-0-8
167	Thos Bullock (Baker)	F	0-0-12
168	Late John Cookes	Co PM	0-0-18
169	Divinees		
170	James Portis Esq	Co PM	0-1-11
171	Henry Larnatt	Co PM	0-1-3
172	Thomas Barnes Esq	F	0-1-24
173	Thomas Swell & Edward Swell	Co PM	0-1-8
174	Richard Holmes Esq	F	0-0-11
175	Do	F	0-0-2
176	Robt Hill	F	0-0-24
177	Do	F	0-0-28

7 High St The Falcon Hotel

9 High St The Bookshop

11 & 13 High St Unicorn & shop

15 High St Small's Outfitters

← (12 & 14 North St Dwellings

← (1, 3, 3A, 5, 7,-9 Hope's Yard

11 Hope's Yd Good Hair Days

← 13/15 Hope's Yd Bakery / dwelling

17 High St Stock's

19 High St The Crown Inn

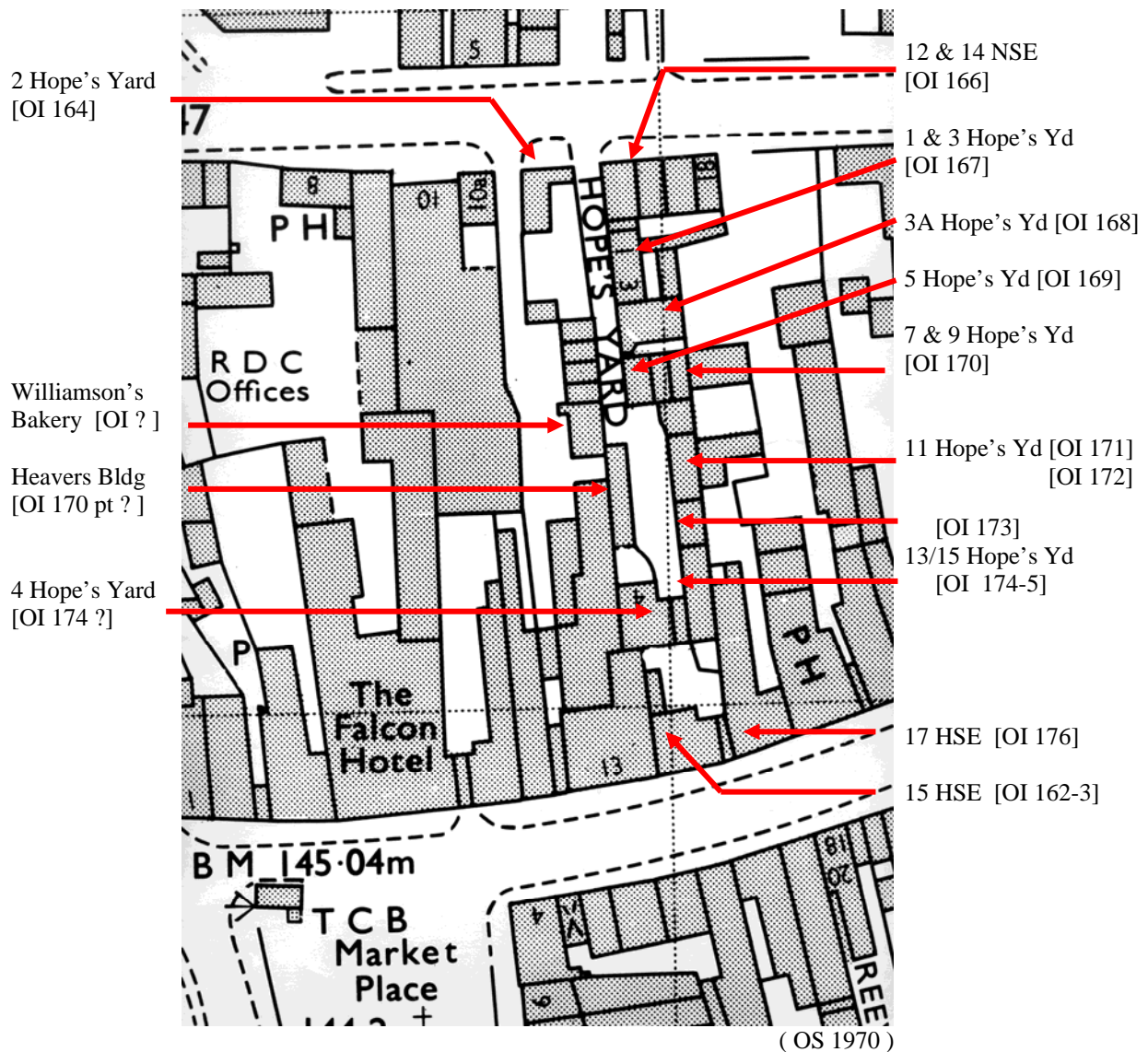
1804 Inclosure Map¹⁶ : Hope's Yard



It has not proved possible to identify The Little Crooked House on the 1804 Map or in the Schedule of properties. Bullock had three Old Inclosures, two being his house & bakery. If No 4 is not included in Belgrave's title to No 15 HSE (OIs 162 & 163) then it might be Bullock's third property.

¹⁶ ROLLR acc ref MA/EN/A/R51/1; MF/Series VII/21 and PP 279, 462/1-2 & 463.

Hope's Yard : Old Inclosures



Assignment of Old Inclosure numbers shown above needs be accepted with great caution.

The 1804 Map gives the general area where the properties belonging to the three Hope's Yard owners were situated. But it is drawn to so small a scale that its accuracy cannot be checked nor its plot boundaries matched with confidence against those on modern OS maps.

Acknowledging these limitations, the above is an attempt to assign locations for the various Old Inclosures shown and listed in the 1804 Inclosure Map. But they are no more than a best guess based as much on opinion as on evidence.

A vivid description of the Yard situation is found in ULHSG's book *Uppingham in 1802*¹⁷ -

“ *It is not easy to locate many of the taxpayers in the properties between the Crown and the Falcon because of the number of small houses, or parts of houses, several of which stood in the yards behind some of the street-front premises. Bullocks Yard (now Hope's Yard) may be seen in the three small properties associated with the Bell Inn. Robert Glenham, the auctioneer who also doubled as a wine and spirit merchant and who auctioned the Bell Inn nearby in 1802, lived in one of the street front premises and Jeremiah Belgrave (Alderman of Stamford in the 1790s) had a large property which included a grocery which he visited on market days.*

*One of the largest properties in this stretch of High Street East was Mrs Sarah Hart's Bell Inn; exactly which building this was is not clear*¹⁸. *Further West stood the Unicorn and the Falcon. With the Crown (at this time being used as two houses but later once again a pub), the Bell, the Unicorn and the Falcon, this part of the town was the heart of hospitality Uppingham in 1802.* ”

The 1804 old inclosures map is a record of property ownerships showing boundaries but (except for the larger plots) is too small a scale to show buildings. Structures fronting the High Street are indicated but not in the Yards or against North Street nor what buildings existed within a plot at the time. In consequence separate dwellings within a property are not distinguished nor the names of tenants or occupiers of discrete buildings. Hence the absence of any mention of No 4 Hope's Yard (the Little Crooked House). A supposition is that it was included with Jeremiah Belgrave's part of No 15 High Street East; the other part being owned by Sarah Hart with Thomas Mills druggist her tenant. Equally it might have been one of Bullock's properties – we do not know. In contrast the bakery at No 13/15 and the name of its owner Bullock, is mentioned usually to identify the Yard.

Additional information is found in the 1805 Uppingham Rate Book¹⁹ but at the present it requires further analysis before it can be relied on. Alphabetical listing of names is a serious difficulty. It confirmed the late [Mrs] Hackett owned a whitesmith's shop rated £1 occupied by a Richard Wade senior, but gives no indication where it was to be found. In the absence of any other mention of Mrs Hackett, that her property was in Hope's Yard is assumed.

No 4 may be one of the three small properties associated with The Bell²⁰ cited above. For the short time of its existence, the Bell could have been at either No 13, 15 or 17. Mr Ron Panton, retired manager of Small's Outfitters, believes the shop was once an inn because when he started there in 1964 he remembers seeing wine racks in the cellars (now filled up). But Sarah's husband George Hart is associated with No 13 High Street East, particularly with the dwelling behind opening into Hope's Yard (No 6). Furthermore the 1805 list shows the druggist Thomas Mills an occupier of property owned by Sarah Hart and the 1839 map locates Mills at No 15.

For lack of firm evidence, whether it was Jeremiah Belgrave (No 15 HSE) or Mrs Sarah Hart (No 13 or 15 HSE) or John Bullock (No 13/15 Hopes Yard) who was the owner of No 4, for the present the 'best fit' is the property rated £4.10s owned by Jeremiah Belgrave whose occupant was Sarah Hart on behalf of Adam Curtis. But proof is needed.

¹⁷ ULHSG *Uppingham in 1802*, Itinerary 3, December 2002, p14.

¹⁸ The front cellar at No 17 retains (2001) extensive plinths, drainage channels and fittings suited to the needs of an inn, besides long standing connections with the adjacent Crown Inn (No 19), but otherwise no other known evidence that this was once The Bell. In the writer's opinion it was at No 6 Hopes Yard.

¹⁹ ROLLR acc ref DE 1784/35.

²⁰ So far I have been unable to trace the source of the reference to the associated three small cottages.

The Years 1837 to 1841

These years are significant for three documents that appeared at almost the same time -

- 1837 *A Particular of the Houses, Buildings & Lands of the Parish of Uppingham* [Rate List] prepared by Nathaniel William Wortley²¹.
- 1839 *Map of Uppingham* by John Wood, surveyor, Threadneedle Street, London.²²
- 1841 *Census Enumeration* for Uppingham.²³

In 1805 ratepayers were listed alphabetically, but in 1837 Wortley followed the street pattern; making it possible to locate properties with reasonable certainty. Entries 330-340 inclusive relate to 13, 15 & 17 High Street East and properties in Bullocks Yard.

VALUATION OF THE PARISH OF UPPINGHAM.				
No.	Names of Occupiers. December, 1837.	Names of Owners. December, 1837.	Description of Property.	Address
330	Geo. Hart	Geo. Hart	House, premises, stable, & garden	13 HSE
331	Wm Hope	Thos Mills	House & premises	15 HSE
332	Do late Smith		House)
333	Catherine Shelton	Thos Mills	House	) [ No 2 ?]
334	Wm Smeeth	Do	Do and shop)
335	Wm Smeeth	Do	House	) Bullocks Yard
336	Wm Hales	Do	Do)
337	Wm Bent Hart	Do	Do)
338	Thos Otter	Do	Do	) [ No 4 ?]
339	Thos Bullock	Thos Bullock	House, Bakehouse, Outhouse	13/15 Bullocks Yard
340	Wm Joyce	Wm Joyce	House, Outhouse, yard, & garden	17 HSE

Sarah Hart's innkeeping was short lived. In 1837 George Hart, a grocer & tea dealer, had his house & shop at No 13 High Street East, which he both owned and occupied, together with the yard & stables behind. The premises had a gross value of £25 against which £3 was offset for insurance. Later his assessment was increased by £4. On 6 April 1775 he married Sarah Muntion in the Parish Church and in 1779-83 was elected by ballot of Uppingham's residents for service with the Rutland Militia²⁴. By 1846 George Hart was dead. There is no indication he was directly involved with Bullocks Yard.

Thomas Mills was a chemist from Stamford. He first appears in the 1805 Rate List as the occupier of a druggist's shop in property owned by Sarah Hart taken to be at part of 15 High Street East. In 1829, he and William Hope are in partnership as chemists & druggists in the High Street.²⁵ Ten years later the 1839 map located Hope at No 15, that the associated Rate List confirmed he occupied but that it was owned by Mills. Like other important Uppingham shopkeepers of the time, Mills lived and had his main shop in Stamford, attending his Uppingham branch on Fridays, but leaving it in other hands (Hope's) during the week.

²¹ ROLLR acc ref DE 1784/65.

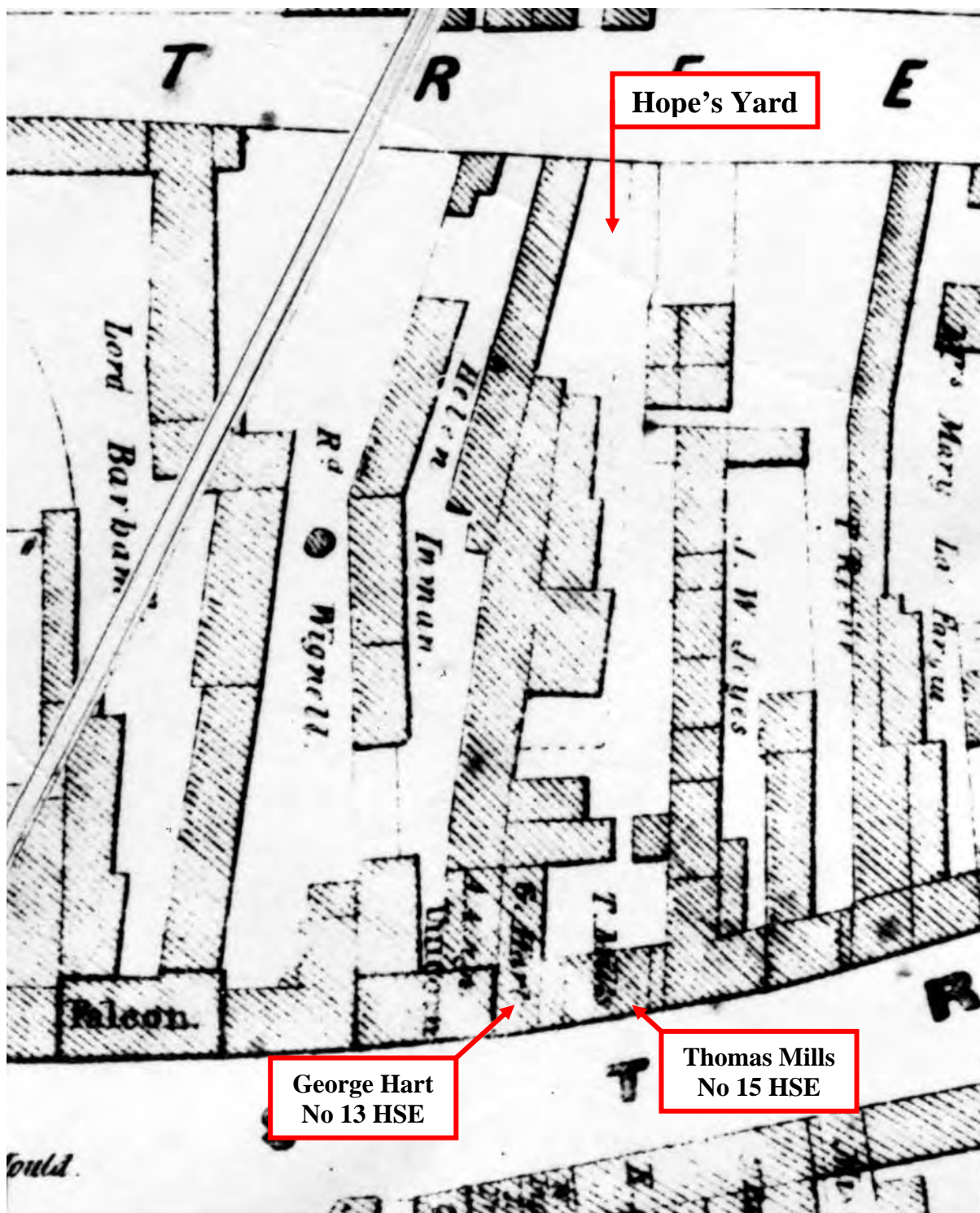
²² ROLLR acc ref DG 37/150.

²³ PRO.

²⁴ Rutland Militia Rolls 1779-1783. Leicester Genealogical Society 1979.

²⁵ Pigott's Directory 1829.

1839 Map of Uppingham²⁶ : Hope's Yard

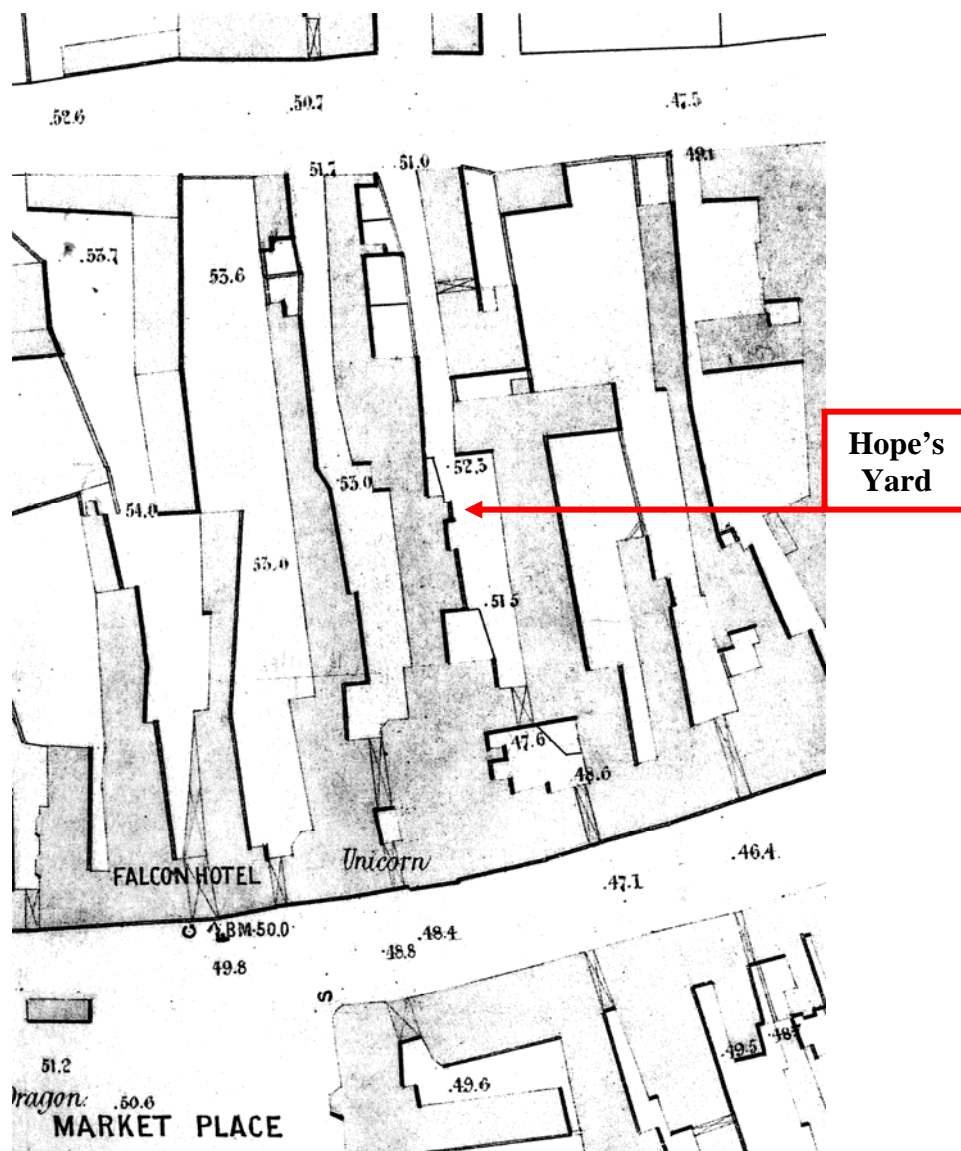


²⁶ 1839 Rate Valuation Map, ROLLR acc ref DG 37/150.

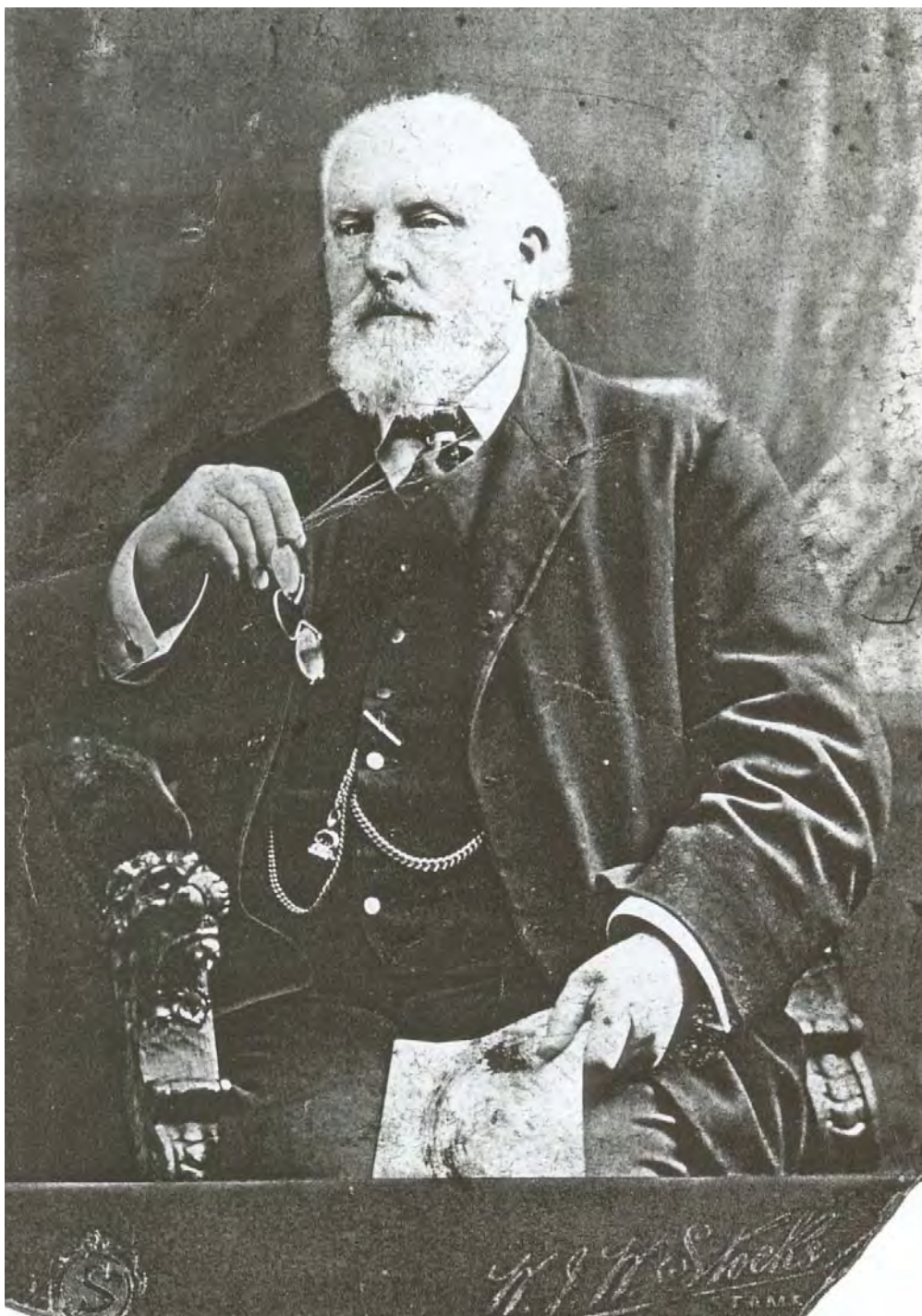
The next six listed premises also owned by Mills, for want of other explanation are taken to be properties in Bullocks Yard located behind Mills' first premises at No 15. It suggests Mills succeeded to Belgrave's property, but whether directly or with Hart intervening is not apparent. Next listed is Bullock's house & bakery identified with No 13/15 Hope's Yard. The highest rated house in the Yard and the entry immediately preceding the bakery, is the dwelling occupied by Thomas Otter. Could this relate to No 4 ?

That Mills owned all the Yard properties as far as North Street is a reasonable assumption, but not for his successor William Hope. A plan accompanying Mathias Sneath's acquisition of the Crown Inn & Yard dated 15 June 1863 shows Mills owning Nos 3A, 5, 7, 9 & 11 Hope's Yard and Hart's (Charles ?) name against Nos 12/14 NSE & Nos 1/3 Hope's Yard²⁷.

1858 Map of Uppingham



²⁷ MPUCR Vol H f12 of 15 June 1863 and again at f39 of December 1863.



William Ash Hope c1870

The Nineteenth Century : Hopes and Hope's Yard

The name 'Bullock' was attached to the Yard until about 1881 by which time the family's association was long past and the Hope connection sufficiently established to be accepted in its place. In later times when Bertie Hope ran the business, the name 'Hope' used also to be written on the ground at the entrance to the shop²⁸.

There is no reason to think William Hope had any relationship with Thomas Mills of Stamford, other than their business partnership. In his early years William covered a surprising amount of ground. He was born in 1800 at Rostherne Mere in Cheshire and in about 1826 married Mary Ann Ash of Stratton, Cornwall in her home parish. Traylen states²⁹ (without mentioning Mills' precedence) that William's chemists business at Uppingham was founded in 1821 and it is mentioned in Pigott's 1829 Rutland Directory. William's eldest son William Ash was born in Uppingham on 16 July 1827 and baptised at the Congregational Chapel on 17 August. Ann Stratton, a sister of Mary Ann Hope, married William Garner Hart the grocer living next door at No 13. In all, there were seven children of the marriage of William and Mary Ann, all born at Uppingham. The business lasted through three generations of Hopes – William, William Ash & Bertie (Herbert) – until sold in 1901 to Cornelius Bayley as by that time the Hopes had moved from Uppingham to Wellingborough. Bayley is said to be the last chemist living at No 15 until he moved to No 26 HSE in 1908.

William Hope was successor to Mills at No 15 HSE and acquired the chemist's business from him. But whether he bought the shop also is not known and such evidence there is suggests he did not. In the absence of deeds bearing directly on titles to the various premises in Hope's Yard, one approach to discovering ownerships is to assume whoever owned No 15 also owned the yard at its rear – that is until evidence is found to the contrary. This seems to have been true until about 1863 when Mills' executors disposed of his estate in several lots. But as late as 1876³⁰ the land tax list shows William Hope the tenant and Miss Mills the owner of a 'house' assessed at Shs 18/5d; in other words No 15 High Street East.

Uncertainty surrounds the date of Hope's sale to Bayley and what was involved. Plans attached to the conveyances of 1897 and 1906 show Mrs Rowell's name against No 15 at both times. It could be therefore that Mills sold the premises at No 15 direct to Mrs Rowell. Pending confirmation from title deeds, it is posited that Bailey acquired the chemists business from Bertie Hope and continued renting the premises from Mrs Rowell. The date that Bayley moved across the road to No 26 High Street East was about 1908 shortly before Harry R Small opened his outfitters shop in Uppingham at No 15. Two years later Small purchased the premises from Eliza Rowell's executors F E Hodgkinson & John William Southwell³¹.

Little has been discovered about Mrs Rowell other than she owned properties in North Street East, Hopes and Unicorn Yards; but whether by inheritance or acquisition is unknown. When she died about 1911 she was living in one of Lord Norton's properties at the end of High Street East³². An elegant, likely, but as yet unproven explanation is that Mrs Eliza Rowell was Mills' daughter.

²⁸ Mrs Rose Dams' reminiscences; ULHSG unpublished.

²⁹ A R Traylen *Uppingham in Rutland*, Spiegl Press 1982, p48. His source was the Stamford Mercury.

³⁰ ROLLR acc ref DE 3256/21/51. Uppingham Land Tax Assessment 1875-76, entry No 148.

³¹ In 1986 Mr Ron Panton, former Manager of Small's Outfitters informed PNL he had been told by Mr Small that he had started his business in Uppingham in 1910. He confirmed this in May 2007, adding that R E Cadge bought Smalls in 1966.

³² Land Duties Ledger assessment No 543. ROLLR acc ref DE 2072/216.



Hope's Chemists c1880



(A R Traylen))

Small's Outfitters c1910

Public Authority and Responsibility

Whether it was ever the responsibility of the Parish Vestry to clean and repair the right of way through the Yard is most unlikely. The name is not in the 1831 list of the roads where rates were levied on properties & owners to pay for upkeep of the highways in the parish³³. Later records suggest those living here were accustomed to sweeping their refuse out of the door and leaving wind and rain to do the rest.

But surviving accounts of the Vestry's Overseers of the Roads³⁴ shed some light on two of its residents.

In January 1836 the Overseer Mr Wortley purchased '7 large besoms' from George Hart shopkeeper at 13 High Street East, at a cost to the Parish of Shs 2/7½d. Hart's premises opened on to the Yard and included the former No 6.

In the last quarter of 1835 and the first quarter of 1836, the baker Thomas Bullock living at 13/15 Hopes Yard charged the Overseer the sums of £1. 1s. 11½d and £1. 19s. 9d respectively for providing Anthony Stretton, Thomas and John Frisby with bread. At the same time another shopkeeper was paid to supply them with mutton. In December 1822 the Vestry had resolved to adopt the Speenhamland system of poor relief in the Parish³⁵ and here was an example of it in action providing employment for the 'worthy poor'. That their work was paid for in food rather than money suggests the Overseer knew enough of his workmen's habits not to give cash with so many inns and alehouses nearby.

Fifteen years later the 1851 Census records a 75 year old road labourer Thomas Frisby living with his wife Elizabeth in the warren of hovels at Spring Back Way where Thring later built the School Workshops. It seems Thomas stayed employed by the Overseer.

In 1858 the Rural Sanitary Authority, part of the Uppingham Poor Law Union, embarked on an ambitious and expensive drainage scheme constructing new sewers along the High Street, North Street and elsewhere in the town including a spur running down Hopes Yard connecting to the main sewer outside Smalls.³⁶ The 12-15 inch diameter stoneware pipes suffered from defective joints, lacked ventilators and at 4-5 feet were laid at too shallow a depth. There was no requirement on property owners to connect. Nearly twenty years later during the 1875-6 typhoid outbreak Uppingham was described in the Rogers Field Report as 'essentially a cesspool town'. Further that there was no public water supply and nearly every house had its own well, very many of them situated near cesspools. Potentially after 1858 public health for those living in Hopes Yard was better than in most other Yards, but how many landlords on whose rates the cost of the drainage works fell, cared to incur the added expense of connection for the benefit of tenants ?

The presence in the Yard of the sewer brought a further benefit; that the sanitary authority and after 1894 its successors County and Rural District Councils had responsibility for maintenance and right of way, leading in the long term to recognition the Yard was a public highway, its upkeep the responsibility of the local authority. When in 1922 Council's Surveyor stated it was responsible for a strip three foot wide running through the Yard, he was referring to the route followed by the 1858 sewer.

³³ ROLLR acc ref DE 1562/45 *Uppingham Parish Highway Composition Book 1831-33*.

³⁴ ROLLR acc ref DE 1912/57/7, 22-23.

³⁵ ROLLR acc ref DE 1912/12/180.

³⁶ Report *Uppingham Sewerage and Private Drainage* by Rogers Field to the RSA dated 6 January 1876. Nigel Richardson *Typhoid in Uppingham*, Ch 2, Pickering & Chatto 2008.



Herbert 'Bertie' Hope circa 1880

Deeds from Adjacent Properties

A source that takes forward this investigation, are the abstracts of title³⁷ for Nos 11 and 13 High Street East identifying some of the owners of No 15 and properties lying further into the Yard. A conveyance dated in 1857 names three persons, William Garner Hart grocer & tea dealer at No 13, the devisees of Thomas Mills deceased chemist and the devisees of John Ainge deceased, owners of unspecified properties in Hope's Yard. The possessions of Hart & Mills would include those properties at the top of the yard shown in the 1863 plan and Ainge is thought to have been connected with No 6 Hope's Yard.

Already mentioned is the 1863 sale plan for the Crown Inn and Yard showing Mills then still the owner of Nos 3A, 5, 7, 9 & 11 in Hope's Yard. As he died before 1857, in 1863 his executors must have held title on behalf of his estate, or as trustees for his daughter. The plan is reproduced on the next page.

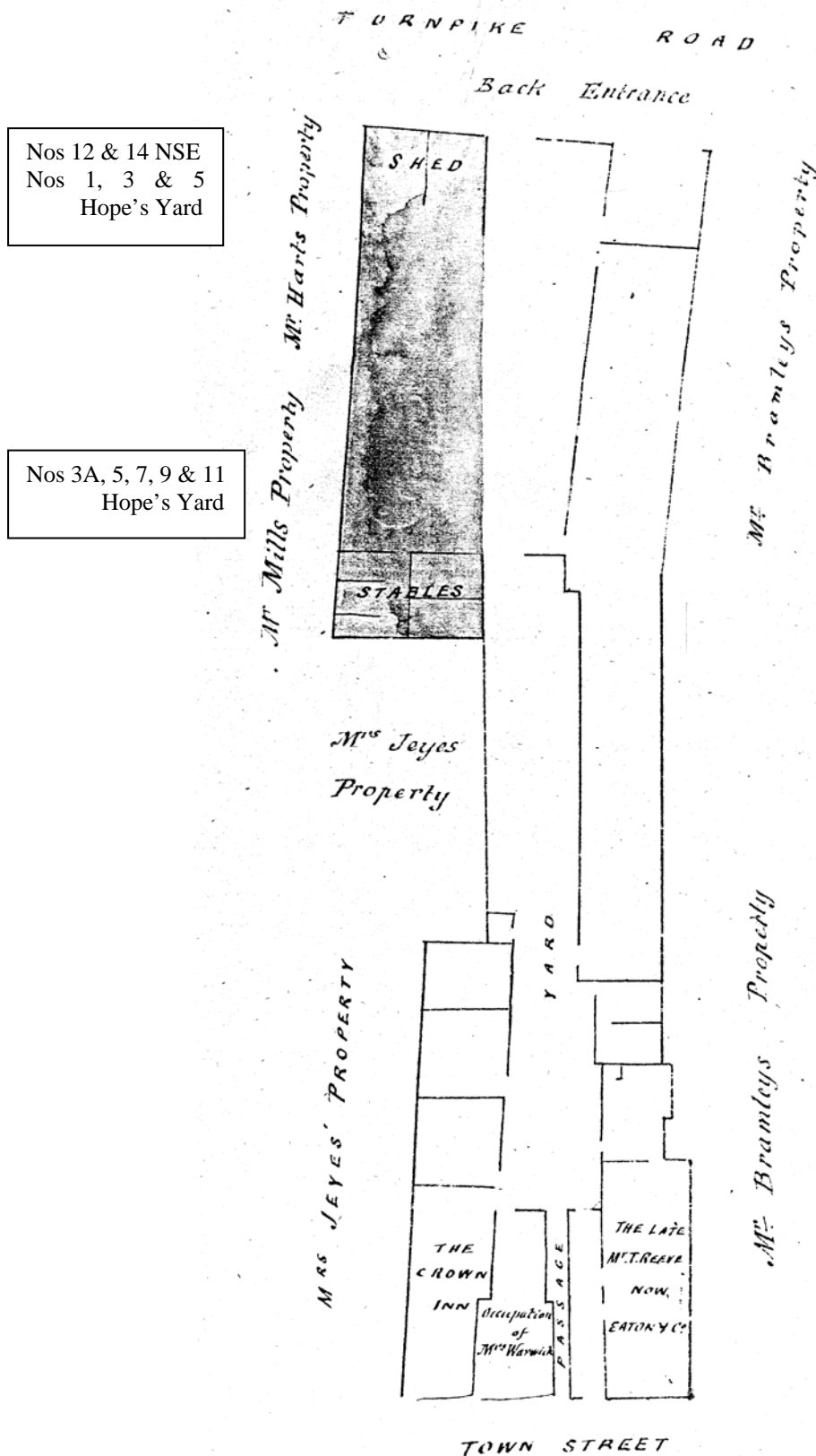
When George Bates bought The Unicorn (Nos 11 & 13 High Street East) and Yard in 1897, the conveyance³⁸ plan shows his purchase included Nos 12 & 14 North Street East, Nos 1, 3 and 6 Hope's Yard. It also identified Mrs Rowell as the owner of No 15 High Street East and Nos 2, 3A & 5 Hope's Yard, with J T Love (the baker) possessor of Nos 4, 7 & 9 in Hope's Yard. Nine years later in 1906 when Henry Samuel bought No 13 from Bates, the conveyance plan³⁹ showed Cornelius Bayley had acquired Nos 7 & 9 Hope's Yard from John T Love who died in May 1904. Unfortunately it does not identify Love's successor owner at No 4 The Little Crooked House, but circumstantial evidence points to Bailey. At the time of her death in 1910 or 1911 Mrs Elizabeth Rowell still owned No 15 High Street East.

³⁷ Conveyance dated 24 April 1857. Private collection.

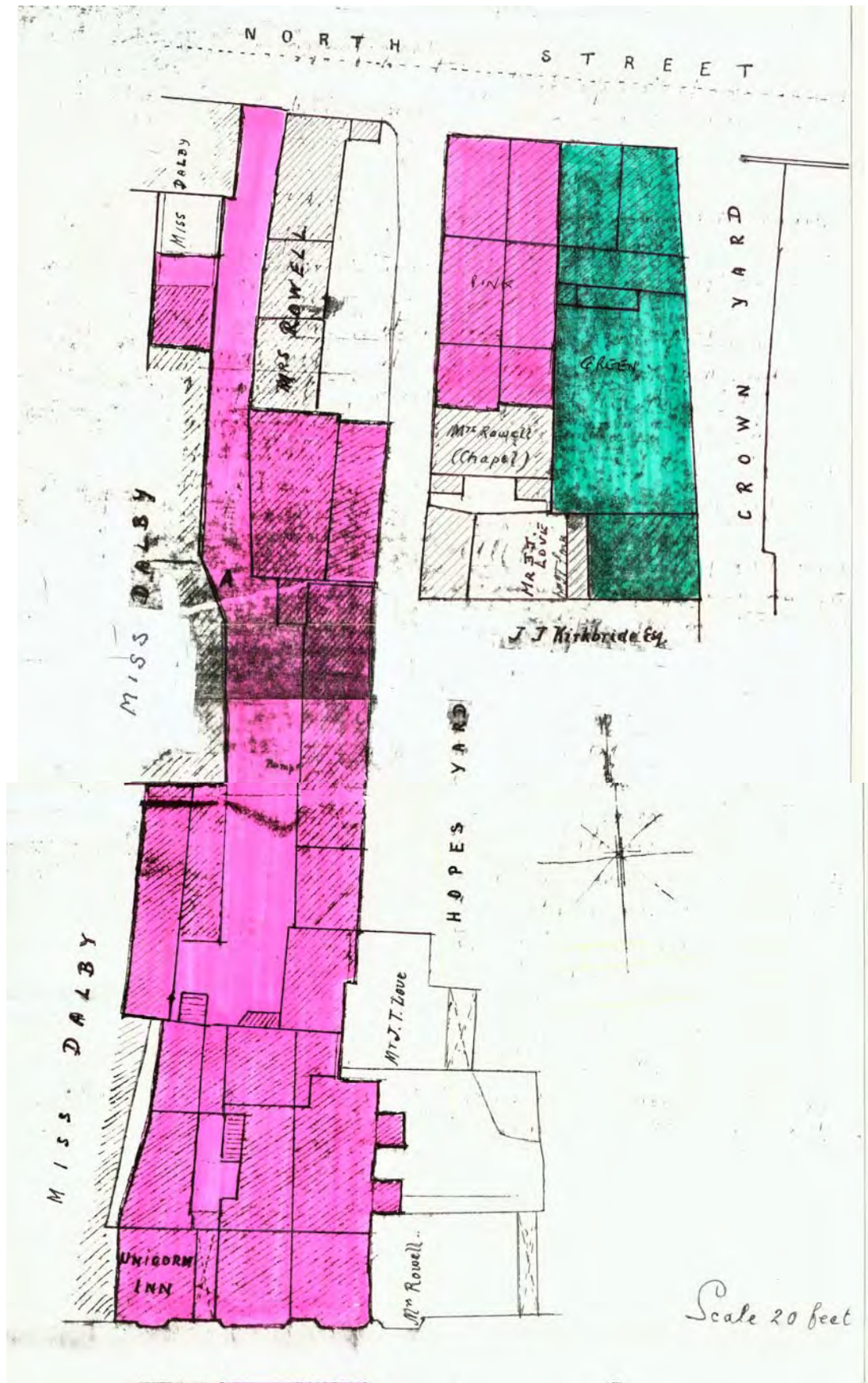
³⁸ Conveyance dated 8 December 1897. Private collection.

³⁹ Conveyance dated 9 April 1906. Private collection.

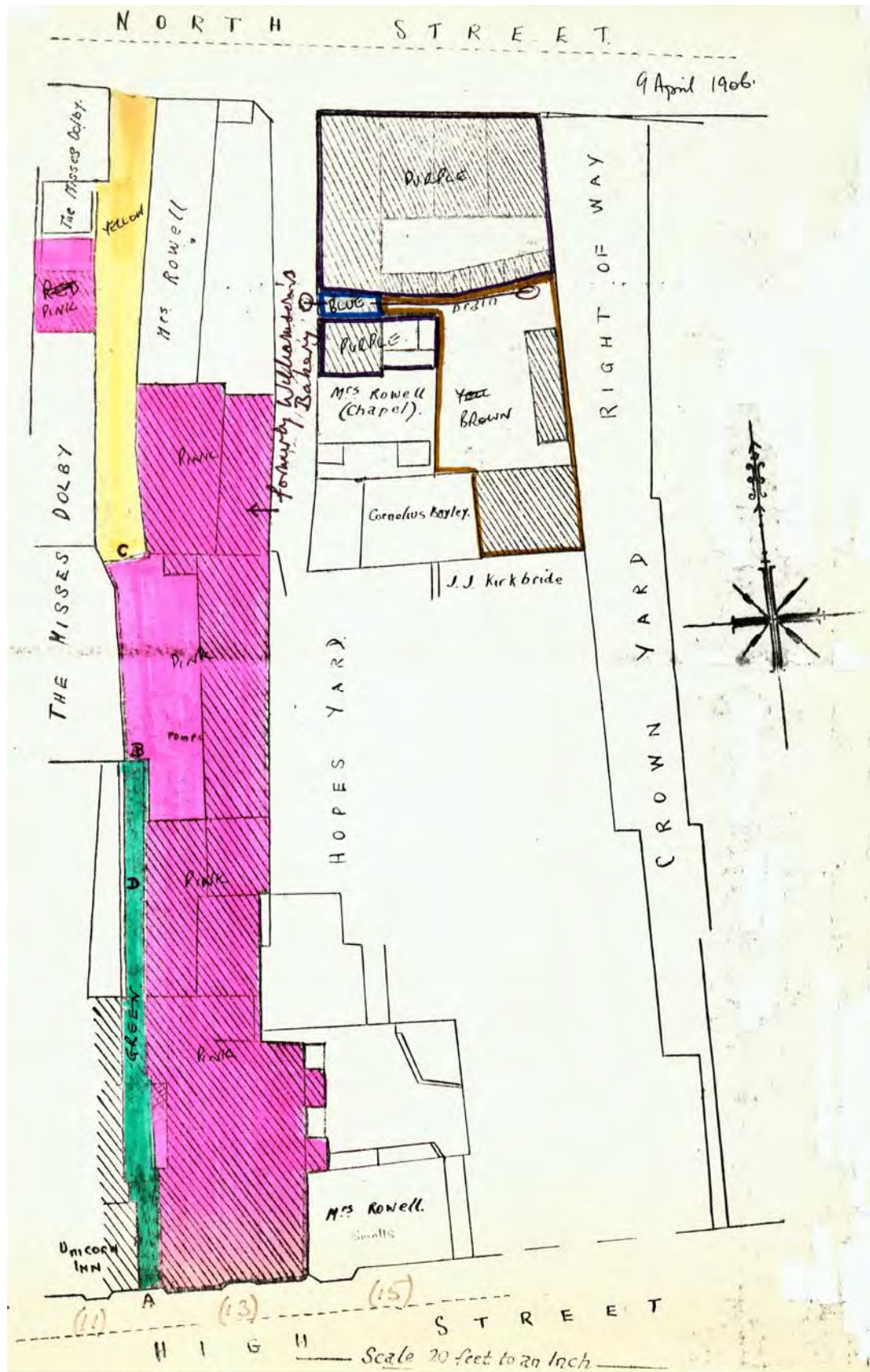
Crown Yard Conveyance plan : 1863



Plan of Nos 11 & 13 High Street East : 1897



Plan of No 13 High Street East : 1906



Census Enumerations

A parallel but separate approach to the C19th history of Hope's Yard is to look at those who were living here and if possible, to decide in which property. Census enumerations provide information about residents in the years 1841, 1851, 1861, 1871, 1881, 1891 and 1901, their families, ages, occupations and where they came from. From 1851 enumerators tended to follow a logical route so that it is often possible to connect a family to a building, particularly where this agrees with information from other sources such as land titles and rate valuations.

The **1841 Census** information (for the night 6/7 June) seems deficient. Only two families—the Bullocks and Sheltons - are listed; one from each end of the Yard. Given the known ages of the buildings present, there should have been at least one more family listed: that is, whoever was occupying No 4 'The Little Crooked House' ?

1841 Census : Bullocks Yard

Parish of Uppingham

PLACE	HOUSES Inhabited	NAMES of each Person who shall dwell the preceding Night.	AGE and SEX		PROFESSION, TRADE, EMPLOYMENT, or of INDEPENDENT MEANS.	Where Born	
			M	F		Uppingham	Elsewhere
Bullocks Yard		Elizabeth Bullock	70		Baker	✓	
		Pridmore do	36			✓	
		William do	25			✓	
		Mary Bowhays	15		Servant	✓	
		John Dorman	14		Millar	✓	
do		Catherine Shelton	50		Servant	✓	
		Mary Shelton	20		Dressmaker	✓	
TOTAL in ? Page 31...	2		3	4			

Nos 13/15 Hopes Yard
The Old Bakery

No 2 Hopes Yard [?]
The Old Cottage

As Catherine Shelton appears in the 1851 Census when the Otter family are the probable occupants of No 4, it is possible, even likely, her home was at No 2 Hopes Yard, 'The Old Cottage'. Her unmarried daughter Mary, a twenty year old dressmaker, was living with her.

ULHSG's study⁴⁰ of Uppingham in **1851** analyses the Census taken on Sunday night 30/31 March. William Hope, his wife Mary Ann and their four children, two house servants and an errand boy were living at No 15 HSE. Within the Yard were six dwellings, one uninhabited. William H Bullock master baker, his wife Mary, their three children, his sister and two house servants are at Nos 13/15, 'The Old Bakehouse'. Bullock employed a man and a boy, the former his journeyman baker lived in-house. Next was a carpenter Charles Edward Otter and his family. The surname appears in the 1837 Rating List and therefore likely to be the occupier of No 4 'The Little Crooked House'. The location of the empty dwelling in the middle of the Yard is unknown, leaving the Freeman & Gilley families at the top of the Yard nearest North Street. Tentatively they can be assigned to Nos 1 & 3 Hope's Yard.

At No 2, Edward Clark taught Writing, Arithmetic & Accidence⁴¹ at Uppingham School (1849-55) until dismissed by Thring for returning late from holiday⁴². He and his family lived with Catherine Shelton, mother of his wife Mary. Shelton appears the 1837 Rates List.

⁴⁰ ULHSG Uppingham in 1851, 2001, p47.

⁴¹ Uppingham School Roll, Eleventh Edition 1997, p15.

⁴² ULHSG Uppingham in 1851, 2001, p54.

1851 Census

High Street East

Page 24

76	High Street	William Hope	Head	Mar	51		Chemist and Druggist	Cheshire Rostherne	
		Mary Ann Hope	Wife	Mar		50		Cornwall Stratton	
		William Ash Hope	Son	U	23		Chemist Assistant	Rutland Uppingham	
		Ellen L Hope	Daur	U		17	At Home	ditto ditto	
		Thomas A Hope	Son	U	14		Chemist Apprentice	ditto ditto	
		Emily Ann Hope	Daur			13	Scholar (At Home)	ditto ditto	
		Charles Brison?	Visitor	Mar	59		Gentleman (retired Surgeon etc)	Warwicksh Birmingham	
		Mary Harriss	Servt	U		21	House Servant	Northamptsh Harringworth	
		Sophia Dawson	Servt	U		17	House Servant	Rutland Liddington	
		George Branson	Servt	U	17		Errand Boy	Leicestershire Stanton	

Bullock's Yard

Schedule number	Street or building	Name	Relation	Status	Age - male	Age - female	Occupation etc	Birthplace	BDD
111	Bullocks Yard	William H Bullock	Head	Mar	38		Master Baker employing One Man and one Boy	Rutland Uppingham	
		Mary ditto	Wife	Mar		27		ditto Wing	
		Elizabeth ditto	Daur			4		ditto Uppingham	
		Mary ditto	Daur			2		ditto ditto	
		Thomas ditto	Son			10 mo		ditto ditto	
		Prudence ditto	Sister	U		45	Assistant to Wife	ditto ditto	
		Edward Rippon	Serv	U	25		Journeyman Baker	Northamptonsh Harringworth	
		Elijah Cliffe	Servt	U	17		General Servt	Rutland Preston	
		Mary Swan	Servt	U		19	House Servt	ditto Barrowden	

Schedule number	Street or building	Name	Relation	Status	Age - male	Age - female	Occupation etc	Birthplace	BDD
112	Bullocks Yard	Charles Edwd Otter	Head	Mar	31		Carpenter	Rutland Uppingham	
		Mary A Otter	Wife	Mar		28	Dyer	Northamptonsh Gretton	
		Ann ditto	Daur			9	Scholar	Rutland Uppingham	
		Mary Susan ditto	Daur			6	Scholar	ditto ditto	
		Frances Eliz ditto	Daur			3	Scholar	ditto ditto	
		Elizabeth ditto	Daur			10 mo		ditto ditto	
		One house uninhabited							
113	Bullocks Yard	Catherine Shelton	Head	W		70	Receiving Parish Relief (Sempstress)	Rutland Manton	
		Edward Clark	Son in Law	Mar	40		Teacher of Latin Writing & Arithmetic	Gloucestershire Kingswood	
		Mary ditto	Daughter	Mar		32		Rutland Uppingham	
		Augustus Let. ditto	Grands on			5		ditto ditto	
		Alfred Wm ditto	Grands on			4		ditto ditto	
114	Bullocks Yard	John Freeman	Head	Mar	27		Foot Messenger	Rutland ditto	
		Eliza ditto	Wife	Mar		29		Northamptonsh Kings Cliffe	
		Richard ditto	Son		8		Scholar	Rutland Uppingham	
		Charles ditto	Son		6		Scholar	ditto ditto	
		John ditto	Son		3			ditto ditto	
		Catherine ditto	Daur			3 mo		ditto ditto	
115	Bullocks Yard	Thomas Gilley	Head	Mar	50		Agricultural Labourer	Rutland Liddington	
		Mary Gilley	Wife	Mar		28		ditto Manton	
TOTALS	5				13	15			

1871 Census High Street East

The undermentioned Houses are situate within the Boundaries of the										[Page 35]
*Civil Parish (or Township) of	City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town of	Village or Hamlet, &c., of	Local Board, or Improvement Commissioners District, of	Ecclesiastical District of			
Uppingham										
No. of Inhabitant	ROAD, STREET, &c., and No. or NAME OF HOUSE	HOUSES In-cluded in the Schedule No. 1 of 1873	NAME and Surname of each Person	RELATION to Head of Family	CON-DITION	AGE of Males Females	Rank, Profession, or OCCUPATION	WHERE BORN	Notes: 1. Dead and Dying. 2. Blind. 3. Lunatic or Idiot. 4. Locusts.	
165	do "HALLS" OVERLOOKING IS HSE	1	William Hope Mary Ann Hope Margt do William B. do William Parkson Augustine Anne Foster M. Williams Sarah A. Hope Charles A. King	Hood Wife Granddaughter Grandson Daughter Daughter Son-in-law Servant do	Married do Single do Married Unmarried do do do	70 14 11 18 22 22 18 18	Cheese and Druggist Scholar do Independent Minister B.A. Minister & Druggist do do Operative General Servant domestic do do	Bloxworth near Northam Barnwell Shilton Northamptonshire Bedfordshire Norfolk Norfolk Bedfordshire Essex Northampton Uppingham Loughborough Leicestershire		

Bullock's Yard

The undermentioned Houses are situate within the Boundaries of the										Page 15
Civil Parish (or Township) of		City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town of	Village or Hamlet, &c., of	Local Board, or (Improvement) Commissioners District, of	Ecclesiastical District of		1. Deceased-Dumb 2. Blind 3. Imbecile or Idiot 4. Lunatic
No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES No. habitable (A, B, or C) (D)	NAME and Surname of each Person	RELATION to Head of Family	CON- DITION	AGE of Males Females	Rank, Profession, or OCCUPATION	WHERE BORN		
94	Bullocksgate	1	Mary Sharpe	Head	Mar	70	Wife in Mourning	do	Ming	
95	do	1	Mary Marshland	do	Widow	70	Dressmaker & Milliner	do	Uppingham	
96	do	1	Thomas Tilly	do	Mar	34	Surgeon	Leicester	Leicester	
			Mary Ann do	Wife	do	38		do	Asby	
			Annie M. do	Daughter		10	Scholar	do	East Leighton	
			Eliza J. do	do		8	do	do	Uppingham	
			Samuel J. do	Son		4	do	do	do	
			James W. do	do		3	do	do	do	
			Frederick do	do		4 Mo.	do	do	do	
			Annie J. do	do		2 Mo.	do	do	do	
97	Bullocksgate	1	John J. White	Head	Widow	78	Mason Lab	do	Uppingham	
98	do	1	Arthur do	Partner	do	37	Gardener	do	Goston	
			William White	Head	Mar	37	Ag Lab	do	Leighton	
			Sarah do	Wife	do	36		do	Barley, Houghton	
			James do	Son	Widow	18	Post Maker Apprentice	do	Uppingham	
99	do	1	William H. Bullock	Head	Mar	38	Baker	do	do	
			Rebecca do	Wife	Widow	64	Newspaper	do	do	
			Agnes do	Son	do	20	Plumber & Glazier	do	do	
			Joseph do	Daughter	do	18		do	do	
			John do	Son	do	14	Scholar	do	do	
100	do	1	William Agnew	Head	Mar	35	Cabinet Maker	do	Leighton	
			Elizabeth do	Wife	do	27	Miller Dress Maker	do	Leighton	
Total of Houses..		7	Total of Males and Females			12	10			

• Draw the pen through such of the words as are inappropriate.

Twenty years later, the Census held the night 2/3 April **1871** presented a different scene. Still called Bullocks Yard there were now seven dwellings, all occupied but only the baker William H Bullock remained from the 1851 enumeration. He would be living at Nos 13/15. No pattern is discerned to help locate the homes of the others, but because Bullock living at the south end of the Yard is listed next but last, it is likely the enumerator started from North Street. The first, a widow Mary Sharpe (94), took in mangling. The next Mary Townshend (95), a spinster also living on her own, was a dressmaker & milliner. There followed Thomas Tilley (96) a sawyer with a large family, though how he came by a 2 month old daughter-in-law is difficult to imagine. By repute the Tilleys "have always lived at No 4"⁴³ so the family is assigned to that property. There were two brothers named White (97), one a mason's labourer and the other a gardener, and next another White (98) an agricultural labourer with a son apprenticed to a boot maker. Perhaps they were related. Then William Bullock (99) and lastly William Piggins (100) a cabinetmaker with a milliner/dressmaker wife but no children.

In the twenty years between the two censuses, the number of dwellings in the Yard had increased from five to seven, though overall the number of those living there had reduced from twenty eight to twenty three. And the number of children was half that of twenty years earlier, though not of those attending school.

Not only were there now different families living here, but their social positions had changed too. Except for Bullock, those living in the Yard were either craftsmen or labourers. It is noticeable that following the pattern elsewhere in the town, in 1871 more women were in work than twenty years earlier.

William A Hope was still in Uppingham in 1882 when in April the Stamford Mercury reported he had taken over the British Schoolroom (later the Oddfellows Hall), spending a considerable sum repairing the roof, purchasing forms and other items with the intention of converting it to a gymnasium. It seems the Hopes, like so many other prominent and wealthy Uppingham tradespeople at this time, were Congregationalists and not adherents of the Parish Church.

Moving forward twenty years to the **1891 Census**. The Yard was now known as Hope's Yard with Herbert (Bertie) Hope – the third generation of that name – living at No 15 in the High Street. The family had already moved to Wellingborough in Northamptonshire where he had been born, but had kept the Uppingham business.

In the Yard the number of dwellings had increased to nine; the two additional cottages are thought to be Nos 7 & 9 recently built by Cornelius Bayley. The number of those living here had risen also, to thirty two – seventeen males and fifteen females including fifteen children, nine of whom were attending school though more than half of these came from one family. Generally social status had improved. Only one person is described as a labourer and he was retired. Most of the residents worked for others in shop or domestic employment. None of the wives had work and six out of the eight came from outside Rutland. One widow Elizabeth Wardle is described as a nurse and the other was Hope's housekeeper.

The only continuity from the previous census cited, are the Tilley (37 & 38) and White (43) families; all others being newcomers to the Yard since 1871. It would be interesting to check if any of the wives of the new families were daughters of the previous generation of inhabitants. Which of the two Tilleys, Herbert or Samuel, lived at No 4 is not apparent and there is insufficient information to attempt to identify the homes of the other Yard residents.

⁴³ Conversation with Mrs Mary Holmes.

1891 Census : Hope's Yard

Administration County of <u>Rutland</u>		The undermentioned Houses are situate within the Boundaries of the										Page 596	
Civil Parish of <u>Uppingham</u>		Municipal Borough of <u>Uppingham</u>		Municipal Ward of <u>Uppingham</u>		Urban Sanitary District of <u>Uppingham</u>		Rural Sanitary District of <u>Uppingham</u>		Parliamentary Borough or Division of <u>Rutland</u>		Ecclesiastical Parish or District of <u>Uppingham</u>	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES	1. No. of House	2. No. of House	NAME and Surname of each Person	RELATION to Head of Family	CON- DITION as to Marriage	AGE last Birthday at Date of Census	PROFESSION or OCCUPATION	12	13	14	15
35	Hope's Yard	1			James Stott	Head	YM	44	Sheet Metal Worker	X			Bedfordshire County
					Matilda Stott	Wife	YM	46					Bedfordshire County
					William Stott	Son	YM	12	Scholar				Bedfordshire County
36	Do	1			Frederick G. Lantier	Head	YM	42	Shepherd	X			Bedfordshire County
					James Stott	Wife	YM	42					Bedfordshire County
					William Stott	Son	YM	12					Bedfordshire County
					Robert Stott	Son	YM	10					Bedfordshire County
					John Stott	Son	YM	8					Bedfordshire County
					William Stott	Son	YM	6					Bedfordshire County
					Margaret Stott	Son	YM	5					Bedfordshire County
37	Do	1			Robert Tilley	Head	YM	26	Butcher Assistant	X			Bedfordshire County
					James Tilley	Wife	YM	24					Bedfordshire County
38	Do	1			Samuel J. Tilley	Head	YM	24	Mathematician	X			Bedfordshire County
					Charles M. Tilley	Wife	YM	22					Bedfordshire County
					John J. Tilley	Son	YM	10					Bedfordshire County
39	Do	1			George G. Lantier	Head	YM	10	Farmer & Bricklayer	X			Bedfordshire County
					James G. Lantier	Wife	YM	10					Bedfordshire County
40	Do	1			George H. Wright	Head	YM	15	Romantic Servant (Page Boy)	X			Bedfordshire County
41	Hope's Yard	1			John J. Tilley	Head	YM	35	House Painter	X			Bedfordshire County
					Samuel Tilley	Wife	YM	28					Bedfordshire County
					William Tilley	Son	YM	7	Scholar				Bedfordshire County
					James Tilley	Son	YM	7					Bedfordshire County
42	Do	1			Richard Lantier	Head	YM	32	Farmer	X			Bedfordshire County
					James Lantier	Wife	YM	28					Bedfordshire County
43	Do	1			William M. Wright	Head	YM	41	Farmer	X			Bedfordshire County
					Mary A. Wright	Wife	YM	41					Bedfordshire County
					John Wright	Son	YM	14					Bedfordshire County
					John Wright	Son	YM	14					Bedfordshire County
44	High Street	1			Robert A. Wright	Head	YM	24	Manager of Chemical Business	X			Bedfordshire County
					John A. Wright	Son	YM	19					Bedfordshire County
HOPE'S YARD													
Total of Houses and of Tenants with less than Five Rooms ...													
Total of Males and Females ...													
1814													

The last Census consulted is for the year **1901**. The Yard continued to be known as Hope's Yard though by this time there was no member of that family living in Uppingham.

The chemist at No 15 High St East was now Cornelius Bayley. Above lived Charles M Simpson a Rate Rent Collector – perhaps employed by the Parish Council created only a few years earlier – and his wife Emma. One of the two young men boarding with them was an apprentice chemist from London. The likelihood is that he worked for Bayley.

Excepting the two Tilley families, and even these are different from their predecessors, there had been a total change in the families living in the Yard during the ten years since the previous census. James H Tilley (at No 4) with his wife and four daughters (altogether they had sixteen children) still managed to find room for an 86 year old lodger – surely a relative. The widower baggage porter Charles Brown raising his seven children is witness to the railway's arrival in Uppingham in 1894. Again those living in the Yard are either employed in local shops or as farming or building labourers, but nobody is reported out of work. The seventy three year old widow Alice Keep, described as a 'Bede House occupier', would be one of those in receipt of charity from the Archdeacon Johnson Foundation at Uppingham. A features of the Yard must have been the number of children totalling eighteen. Several were already in work but none are recorded at school. Two of the dwellings were unoccupied.

In the present state of knowledge the only two residents whose dwellings can be identified are James Tilley at No 4 Hopes Yard and Charles Simpson at No 15 High Street East.

1901 Census : Hope's Yard

No	Name	Relat- ionship	Cond- ition	Age M F	Occupation	Born at
18.	Charles Brown	Head	Widower	45	Outside Porter, L&NW Rail	Uppingham
	Arthur "	Son	Single	21	General Labourer	Uppingham
	Olive "	Dau	Single	17	Kitchen Maid (domestic)	Uppingham
	Florence "	Dau	Single	13		Uppingham
	Fred "	Son		11		Uppingham
	Elsie "	Dau		10		Uppingham
	William "	Son		8		Uppingham
	Edward "	Son		6		Uppingham
19.	Esther Harper	Head	Widow	41	Tailoress (at home)	Rochester, Kent
	Elsie N "	Dau	Single	20	General domestic servant	Bognor, Sussex
	William G "	Son	Single	16	Apprentice lamp man & bill hanging	Bognor, Sussex
	Wallis G "	Son	Single	15	Grocer's Errand boy	Bognor, Sussex
	Henry T "	Son		11	Baker's boy	Bognor, Sussex
	Fanny "	Dau		7		Uppingham
	Percy R L "	Son		5		Uppingham
20.	James H Tilley	Head	Married	33	General Carter (own account)	Uppingham
	Emily J "	Wife	Married	29		Preston
	Mary J "	Dau		9		Uppingham
	Elsie A "	Dau		7		Uppingham
	Dorothy P "	Dau		4		Uppingham
	Ivy N "	Dau		2		Uppingham
	Frederick Seaton	Lodger	Widower	86	Retired Ag Labourer	Uppingham
21.	Thomas Smith	Head	Married	29	Ordinary agricultural labourer	Uppingham
	Rose "	Wife	Married	25		Uppingham
	Anne M "	Dau		6		Uppingham
	Thomas Spencer	Uncle	Single	46	Ag Cattleman on farm	Uppingham
22.	Alice Keep	Head	Widow	73	Bede House occupier	Gt Easton, Leics
23.	Thomas Tilley	Head	Married	64	Sawyer Wood (own account)	Thorpe Langton, Leics
	Mary A "	Wife	Married	61		Ashley, Northants
24.	Stephen Ellis	Head	Married	55	Bricklayer	Carby, Lincs
	Anne "	Wife	Married	61		Harlaxton, Lincs
25.	John T Baines	Head	Married	21	Ordinary agricultural labourer	Uppingham
	Louie "	Wife	Married	27		Uppingham

High Street East (No 15).

92.	Chas M Simpson	Head	Married	69	Rate Rent Collector	Uppingham
	Emma "	Wife	Married	50		Uppingham
	Herbert R Baxendale	Boarder	Single	19	Apprentice Chemist	London
	Martin L McRoberts	Boarder	Single	17		Benton, Mddsex

A comparison between the Hope's Yard community in the 19th century and those living on the opposite side of town at Beast Hill⁴⁴ shows interesting differences and similarities, though rather more of the former. Both communities had easily identifiable boundaries and comprised eight or nine dwellings whose owners rented them to shop assistants or agricultural and building labourers. Although buildings were small and no doubt squalid by modern standards, both areas were located close to open space at Beast Hill and Tod's Piece. Until connected to water and sanitation, each community shared a single common well (with its pump) and a communal latrine. Heavers Building is the reputed site of three latrines and the washhouse serving buildings forming the central part of Hopes Yard. Perhaps this was also the origin of the shed in the corner of No 4's garden when the Yard comprised just one household ?

In contrast at Beast Hill there was only ever the one latrine shared by all the households.

A major difference was that at Beast Hill all dwellings looked out over open space that included the churchyard, whereas in Hope's Yard they were in an enclosed space looking inwards to the Yard with its public footpath running through. The amenity at Beast Hill was certainly superior and the health of its occupants might have been better, but no information is known whether this translated into higher or lower rents paid by tenants. None of the Hopes Yard tenants were as rough or uncouth as those who latterly occupied Pinfold Cottage at the top end of Beast Hill.

A second difference is that as far back as records exist a significant proportion of Hope's Yard has comprised workshops and business premises – a whitesmith, bakeries, coach house, a cobbler, a photographer's premises – and a place of worship. In contrast at Beast Hill there was only ever the one workshop and the glazier's had ceased by 1875.

This may be the explanation for the greater stability shown by the Beast Hill community made up of the same families living there over long periods with little change, whereas at Hope's Yard tenants remained for a shorter time, the turnover was greater and a stable community based on the same families living here over long periods, other than in the first half of the 20th century, failed to develop. Perhaps it was being close to the High Street or the mix of workshops & dwellings that was the cause. If living conditions were anything like those in the very similar Innocents and Unicorn Yards one can understand people moving out at the first opportunity to better themselves. In any case it was a transitory population that inhabited the Yard who moved on regularly and fairly quickly. A pattern that returned in the second half of the 20th century.

Yet even at the Yard there were exceptions. In the first half of the C19th the Bullocks, Sheltons and Otters stayed and in the second half the Tilleys and Whites.

⁴⁴ ULHG No 10 *South View & Beast Hill Cottages*, December 2006.

Land Tax Assessments 1872-82

LAND TAX ASSESSMENTS

No	Proprietor	Occupier	Property	Sum Assessed & Exonerated	Sum Assessed & Not Exonerated	Address
Year 1872/73 : 29 November 1872						
-	W ^m Garner Hart	late Ainge	House	-	Shs 6/-	Acc Ref DE 3256/18/50 (Uppingham) 13 High Street East (part) 13 High Street East (part) and Yard 15 High Street East 13/15 Hopes Yard
-	W ^m Garner Hart	Self	House	Shs 1/8d	-	
-	Thomas Mills	William Hope	House	-	Shs 18/5d	
-	William Bullock	Josiah Boyce	House	-	Shs 4/-	
Year 1875/76						
148	Miss Mills	William Hope	House	-	Shs 18/5d	Acc Ref DE 3256/21/51 (Uppingham) 15 High Street East 4 Hopes Yard
13	John Love	Self	House	-	Shs 4/-	
Year 1880/81 : 4 December 1880						
139	Miss Mills	William Hope	House	-	Shs 18/5d	Acc Ref DE 3256/25/31 Uppingham) 15 High Street East 4 Hopes Yard
10	John Love	Robert Manton	House	-	Shs 4/-	
Year 1881/82						
140	Miss Mills	William Ash Hope	House	-	Shs 18/5d	Acc Ref DE 3256/26/50 Uppingham) 15 High Street East 4 Hopes Yard
10	John Love	Robert Manton	House	-	Shs 4/-	

Valuations and Tax Assessments

Deeds of adjacent properties and population statistics have been looked at. A third line of investigation is the Record Office's⁴⁵ series of land tax assessments and valuations available for nearly every year throughout the second half of the 19th and into the 20th centuries. By studying property values and rate assessments over a sequence of the tax returns, it should be possible (though not attempted here) to chart changes in the prosperity of the Yard and from it draw conclusions about the welfare of those families living there.

A difficulty using this source is that valuations relate to individual properties, each of which has to be traced year to year so as to build the full picture. And the only links between years are the surnames of the ratepayers and the amounts paid, both changing from time to time. Generally, this source is of more use untangling the histories of specific properties; its value diminishing when applied to substantial areas due to the large numbers of returns that have to be identified then analysed.

As a consequence and with two exceptions, no attempt is made to use this source to investigate the generality of Hope's Yard and its development.

Because they are close in time to the 1871 census discussed earlier, Land Tax Assessments for 1872/73, 1875/76, 1881/82 and 1882/83 were examined with a view to identifying owners and those living in the Yard and adjacent High Street properties for comparison with the census information. Results, tabulated opposite, were disappointing. Assessments forms are numbered according to owner's surnames listed alphabetically and few properties could be identified. Only in respect of No 4 Hopes Yard and No 15 High Street East was there certain identification and further work is required to obtain meaningful information from this source.

Conclusions therefore are tentative at best. Between 1875 & 1882 John Love's name appears out of order following three entries for William Belgrave. Given that in 1897 deeds of adjacent properties show Love's name against No 4 and that Jeremiah and William Belgrave were closely related, it points but does not prove that in earlier times (see the 1804 map list of Old Inclosures) it was Jeremiah Belgrave who owned the Little Crooked House as part of No 15 High Street East. But the assessments confirm that it was Thomas Mills and his daughter who owned No 15, with William Hope their tenant and occupier of the premises. It points also that Thomas Mills died some time between 1873 and 1875.

By 1880 No 4 Hopes Yard was occupied by Robert Manton. Though still the owner, John Love has to be looked for at his bakery No 34 High Street West located opposite the School's Victoria Tower now the house of the Head Porter. In 1872 that other bakery at Nos 13/15 Hopes Yard, though continuing to be owned by William Bullock was occupied by Josiah Boyce, suggesting it was at about this time when the Bullocks moved away from the Yard.

The other exception is the Land Tax Assessment of 1911/12⁴⁶, discussed later in the context of Lloyd George's 'Little Domesday' schedules of land duties made under the 1910 Finance Act.

⁴⁵ ROLLR acc ref DE 3256.

⁴⁶ ROLLR acc ref DE 3256/55/50 (Uppingham).

Hopes Yard before Renovation



(Murray)

Nos 1 and 3 Hopes Yard 1984



(A R Traylen)

No 11 Hopes Yard c1979

Into the Twentieth Century

How long ago the public right of way through the Yard became established is unknown. At the very latest it is 17th century because it defines the layout of the Yard and the positions of its buildings excepting the hall house that is now part of No 4. The likelihood is it is much earlier.

The property being freehold, residents' titles should run to the centre of the pathway. Whether the Parish Vestry had responsibility for maintenance, upkeep and repair is not recorded as there is no mention of it in the surviving 19th century accounts of the Overseer of the Highways⁴⁷. By the Local Government Act 1894 the Vestry was replaced by a civil parish council, a rural district council and a new county council with responsibility for highways and rights of way.

The next century in July 1922 it was reported in the Stamford Mercury⁴⁸ -

“ The [County ?] Council considered their liability in Hopes Yard in view of the fact that adjoining owners were sweeping up rubbish and leaving it heaped up and it was becoming offensive. The Surveyor, Mr J Northern, stated that they had acquired a right of way which they had to maintain, otherwise the rest of the Yard was privately owned. Since it was considered too expensive to offer to maintain the whole Yard from the High Street to the 'cart road', Councillor Bayley suggested giving instructions to the Scavengers to clean up. ”

Plans attached to the deeds of the properties acquired by Mr Traylen, stated this right of way that was the Council's responsibility was 3 ft wide running through the centre of the Yard. It relates to the line of the 1858 sewer. Fortunately for residents, Council took responsibility for the whole of the public area long since. But this should not affect residents' title to the subsurface. The cart road is the wider and straighter portion of the Yard from North Street to No 5. Assuming the backyard of the original messuage house started here, it could explain why title to the small triangular piece of garden next Heavers Buildings belongs to Nos 7 & 9. It is further evidence, albeit circumstantial, that the middle portion of the Yard it accessed centred on No 4 'The Little Crooked House', and marks the earliest part of the messuage development.



Notice at the High Street Passage Entrance

⁴⁷ ROLLR acc ref DE 1912/57.

⁴⁸ A R Traylen personal communication.

LAND TAX ASSESSMENT 1911 / 12

LRO DE 3256/55/50 (Uppingham)

No	Occupier*	Owner	Property	Address	Assessed & Exonerated Annual Value	Rate Ass'd at 2½d in £	Land Tax Remitted Income Tax Assessment	Sum to be Collected
High Street East								
96) 474)	H R Small	H R Small	House & Shop Range of bldgs	15 HSE 11/13 Hopes Yard	£ 36 (£ 5	Shs 7/6d Shs 1/0½d) §	96	Nil
Hopes Yard								
C Bayley for -								
455	Mrs Harpur	Cornelius	Cottages	7 Hopes Yard	£ 15	Shs 3/1½d		Shs 3/1½d (301)
456	Mrs Snodin	Bayley	Cottage	9 Hopes Yard				
457	James Tilley		Cottage	4 Hopes Yard				
Mrs C Bayley for -								
607	W Ellingworth	Mrs C	Cottage	5 Hopes Yard	£ 20	Shs 4/2d		Shs 4/2d
608	Wheatley	Bailey	Cottage	(pt) 2 Hopes Yd (garden)			(343)	
609	F Tilley		Cottage	(pt) 2 Hopes Yd (garden)				
610	G Thorpe		Cottage	(pt) 2 Hopes Yd (house)				
611	G Baines		Cottage	(pt) 2 Hopes Yd (house)				
612	[?]		Cottage	[?] Hopes Yard				
613	Hardie & Others	Henry Samuel	Chapel	3A Hopes Yard	£ 4	10d		10d
614	Mrs C Gunnell	H R Small	Cottage	15 Hopes Yard	£ 3	7½d		7½d
616	Henry Samuel	Henry Samuel	Old Bakery (Hopes Yard)	13 HSE (part)	(£ 80)	(Shs 16/8d)		(Shs 16/8d) (344)
North Street East & Hopes Yard								
Mrs Charlotte Jane Bates for -								
90	Webster	Mrs C Bates	Cottage	12 North St East	£ 21/2s	Shs 4/4½d		Shs 4/4½d (345)
91	Tyers		Cottage	14 North St East				
92	C Garrett		Cottage	16 North St East				
93	G Tilley		Cottage	18 North St East				
94	A Burnham		Cottage	1 Hopes Yard				
95	S Ellingworth		Cottage	3 Hopes Yard				

* Assignment of occupiers to some of the premises follows the 1910 Finance Act and should be treated as provisional.

§ Included in the valuation of No 15 High Street East. At this time Small was using the premises to store his stock.

* An owner of property assessed to Land Tax was allowed total exception for Income Tax by reason his income was below £160 pa.

Landlords

At the start of the century the sources used in this Study – census enumerations, deeds of adjacent properties and rate valuation lists – are still present. But as time progressed they become less reliable or ceased to be available. Fortunately there are modern alternatives for two of them.

In the first decade of the 20th century Mrs Eliza Rowell owned most of the Yard in succession to Miss Mills⁴⁹. By June 1911 when land duties were being assessed she was dead and her estate in the hands of executors, the Uppingham solicitor F E Hodgkinson and John William Southwell the butcher with his shop at 32 High Street East. Some two or three years previously Cornelius Bayley had relinquished the tenancy of No 15 HSE and No 13/15 Hopes Yard both of which belonged to Eliza Rowell, in favour of the newly arrived Harry Small. Including No 13/15, the Yard now held twelve dwellings (described as cottages) and the chapel. All were let or leased, used by their owners as a source of rent income from tenants. At the top end of the Yard Mrs Charlotte Jane Bates, grocer's widow, owner of Nos 12 & 14 North Street East with the adjacent Nos 1 & 3 Hopes Yard. Opposite these last two, the warehouse or bakery since demolished and today part of the car park, was the property of Henry Samuel, Bates' successor of the grocery store at No 13 in the High Street.

In the middle reaches, Cornelius Bayley still owned three properties. A decade or so earlier he had built Nos 7 & 9, replacing the larger building shown in the 1858 map. Living at No 9 was Mrs Snodin, widowed when her railway worker husband was killed by a train. Seventy years later her great granddaughter owned and lived in the same dwelling⁵⁰. Bayley's third property was No 4 'The Little Crooked House'.

All remaining properties in the Yard from No 2 to Nos 13/15 and including No 15 High Street East comprised the estate of Mrs Eliza Rowell, recently deceased.

The pattern of ownership did not remain this way for long. In 1908 Bayley moved across the High Street to what is now Boots the Chemist and Uppingham Carpets at Nos 24 & 26. No 15 High Street East together with Nos 11 & 13/15 Hopes Yard were purchased by H R Small for his Clothiers & Outfitters business. With the exception of No 3A acquired by Henry Samuel whose grocers shop was No 13 in the High Street, the rest of Mrs Rowell's properties in Hopes Yard were bought by Cornelius Bayley to join his swelling portfolio of properties and land in and around the town.

The first half of the 20th century saw the number of households in the Yard reduced to almost a half. The 1901 Census records nine families living there, or twelve if the two North Street and one High Street premises are included, compared with the 1962 electoral roll position when there were only five (or seven with North Street only, because by then nobody lived at No 15 High Street East). The disparity looks even greater (nineteen) if the 1911 Valuation is considered, because many of the buildings described as cottages were being used for storage or other non-residential purposes.

Land Tax Assessments

Rutland Land Tax Assessments continued annually to 1948 but for purposes of this general survey the source is open to the difficulties already described that they are too many and too individual in scope for easy analysis. Only the 1911/12 assessment⁵¹ reproduced opposite has been consulted as a comparison with the next document.

⁴⁹ It is possible, though not established, these two ladies were the same person.

⁵⁰ Source the late Alan Snodin of Uppingham, grandson.

⁵¹ ROLLR acc ref DE 3256/55/50 (Uppingham), Land Tax Assessment 1911/12.

Finance Act 1910¹ : Duties on Land Values

LRO Acc Ref DE 2072/46/Upp

Ppty Ass No	Poor Rate No	Occupier / Tenant	Owner	Ppty	Area	Poor Rate Gross Annual Value	Rateable Value	Ppty Rate Original Gross Value	Deduct-ions Bldgs, etc	Original Full Site Value	Deduct-ions, right of way, etc	Original Total Value	Original Assessable Site Value
No 15 High St East													
59	20	Bayley/Small	XIII.6 SW.U	Execs Mrs E Rowell	House & Shop	Yards 245	£ 45	£ 36	£ 870	£ 698	£ 50	£ 820	£ 122 ²
No 12 North St East													
53	19	A Webster	XIII.6 SW.U	Mrs Charlotte Jane Bates	Cottage	Yards)	£ 8.10s	£ 6.10s)				
No 14 North St East													
54	19	William Tyers	- ditto -	Cottage	)	)	£ 8.10s	£ 6.10s)				
No 16 North St East													
55	19	C Garratt	- ditto -	Cottage	)	)	£ 8.10s	£ 6.10s	)	£ 525		£ 590	£ 65
No 18 North St East													
56	19	G Tilley	- ditto -	Cottage	)	)	£ 8.10s	£ 6.10s)				
No 1 Hopes Yard													
57	19	A Burnham	- ditto -	Cottage	)	)	£ 8.10s	£ 6.10s)				
No 3 Hopes Yard													
58	19	S Ellingworth	- ditto -	Cottage	)	)	£ 8.10s	£ 6.10s)				
No 4 Hopes Yard													
345	186	James Tilley	XIII.6 SW.T	C Bayley	Cottage	Yards 120	£ 10	£ 8	£ 100	£ 85	£	£ 100	£ 15
[Little Crooked Hse]													
No 7 Hopes Yard													
346	186	Mrs Harper	C Bayley	Cottage	30	5.10s	4.05s	70	65	5		70	5
No 9 Hopes Yard													
347	186	Mrs Snodin	C Bayley	Cottage	30	5	3.15s	70	65	5		70	5
No 5 Hopes Yard													
468	262	W Ellingworth	XIII.6 SW.T	Execs Mrs E Rowell	Cottage	Yards 46	£ 4.10s	£ 3.10s	£ 48	£ 39	£	£ 48	£ 9

¹ Generally valuations in Uppingham were made in 1915-16.

² Includes Assessment No 474 for 13/15 High Street East.

Finance Act 1910 : Duties on Land Values (Cont'd)

Ppty Ass No	Poor Rate No	Occupier / Tenant	Owner	Ppty	Area	Poor Rate Gross Annual Value	Rateable Value	Ppty Rate Original Gross Value	Deduct-ions Bldgs, etc	Original Full Site Value	Deduct-ions, right of way, etc	Original Total Value	Original Assessable Site Value
No 2(4) Hopes Yard (part of garden)													
469	262	Wheatley	- ditto -	Cottage	55	4	3	48	37	11		48	11
No 2(3) Hopes Yard (part of garden)													
470	262	F Tilley	- ditto -	Cottage	62	6	4.15s	58	46	12		58	12
No 2(2) Hopes Yard (part of dwelling)													
471	262	G Thorpe	- ditto -	Cottage	40	6	4.15s	45	37	8		45	8
No 2(1) Hopes Yard (part of dwelling)													
472	262	G Baines	- ditto -	Cottage	67	4.10s	3.10s	58	45	13	2 ³	56	11
No 3A Hopes Yard													
473	262	A Hardie	- ditto -	Chapel	60	5	3.15s	62	50	12		62	12
No 13/15 Hopes Yard													
474	262	Cornelius Bayley	- ditto -	Cottage (House & bakehouse) ⁵		5	3/15s	4					
No - Hopes Yard⁶ XIII.6													
475)	263	Henry Samuel	Henry Samuel	[See footnote 5]	Yards 100	80	1,257	1,800	1,360	440		1,800	440
476)				Bakehouse & Warehouse									
No 11 Hopes Yard													
739		H R Small	Execs Mrs E Rowell	Range of Bldgs	Yards 64			45	32	13		45	13
No 2A-B Hopes Yard													
740		Unoccupied	- ditto -	Cottage	28			13	8	5		13	5
No [?] Hopes Yard [Demolished]													
741		Unoccupied (?)	- ditto -	Cottage	24			25	20	5		25	5
				(Old Soda Water Factory) ⁴				(13)	(9)	(4)		(13)	(4)

³ Restrictive covenant.

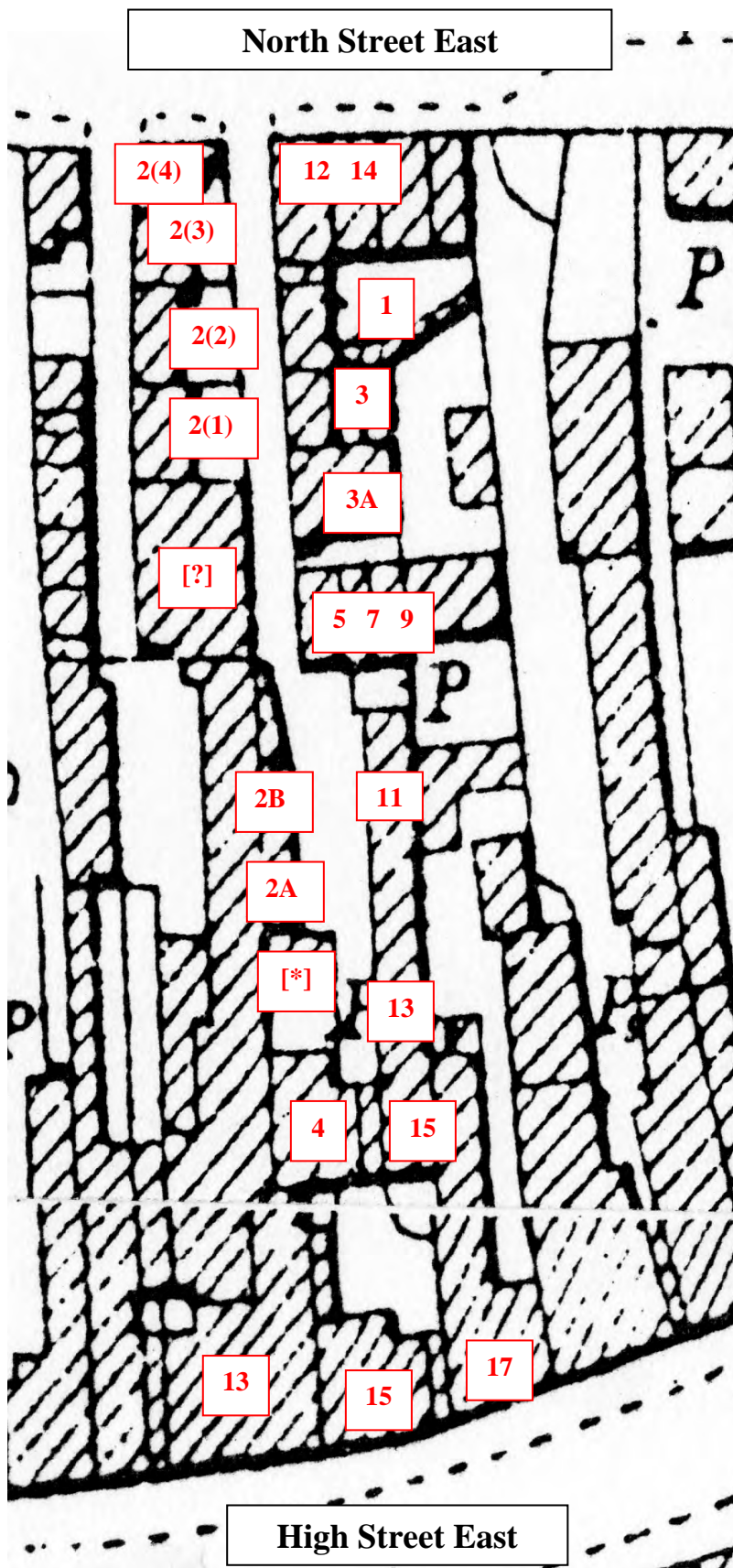
⁴ Valued as part of Assessment No 59 for 15 High Street East.

⁵ Description in Form 37.

⁶ No 13 High St East is described as comprising a house, premises, bakehouse & warehouse situated in the High Street, Hopes Yard & North Street.

The portion in Hopes Yard is assumed to be the premises later known as *Williamson's Bakery*, subsequently demolished and now part of the car park behind Mercer's Yard.

The 1911 Valuation : Location of the Properties



Postal Number	Assessment Number
---------------	-------------------

12 North Street	53
14 North Street	54
1 Hopes Yard	57
2(4) Hopes Yard	472
2(3) Hopes Yard	471
2(2) Hopes Yard	470
2(1) Hopes Yard	469
[^] Hopes Yard	745/6
2A-B Hopes Yard	740
[*] Hopes Yard	741
3 Hopes Yard	58
3A Hopes Yard	473
4 Hopes Yard	345
5 Hopes Yard	468
7 Hopes Yard	346
9 Hopes Yard	347
11 Hopes Yard	739
13/15 Hopes Yard	474
15 High Street	59

The Little Domesday 1911

Parallel with and supplementing the land tax assessments is Lloyd George's 'Little Domesday' (Duties on Land Values) made under the Finance Act 1910⁵². Its drawback is that being too early for postal addresses the small-scale Uppingham maps make difficult a precise identification of a premises' location. Tables on previous pages and the map opposite use this source to identify properties in the Yard, their owners and where they were living.

During the first part of the century and up to 1948 property information and valuations continue to be found in the Land Tax Assessments. Thereafter investigation can be continued using local authority rates records, depending as and when they are deposited at the Record Office. Additionally, there are water & sewage rates records; until 1950 from the Uppingham Water Co and subsequently from the Severn & Trent Water Board.

After 1900 reconstruction of the ownership pattern using title deeds becomes more difficult due to continued fragmentation of properties, but two Deed Collections could yield valuable new information were access obtained.

In the late-1970s A R (Tony) Traylen acquired and restored buildings forming the central & southern portions of the Yard, creating the first of the yard developments that are such an attractive feature of the town. In so doing he rediscovered from his title deeds the former uses of these premises, and named them accordingly – Nos 2A-B Heavers Buildings, No 3A The Old Chapel, No 5 the Old Cobblers Shop, No 11 the Old Coach House and Nos 13/15 the Old Bakehouse.

Buildings in Unicorn Yard have been cleared and replaced by a public car park; their deeds held by the County's Legal Officer. The area includes the part of Hope's Yard lying between No 2 The Old Cottage and Nos 2A & B Heavers Building that was formerly Love's, then Williamson's Bakery. The Authority's deeds of properties adjoining but outside Hope's Yard would include references to owners, occupiers and uses of land lying within the Yard.

Neither Collection includes the two listed properties at No 2 and No 4 Hope's Yard. As regards the former, the 1904 OS Map shows there were then four small buildings on this site, two situated within its garden and the other pair forming 'The Old Cottage'. When No 2 was listed in 1984, the Department's Inspectors recorded it had formerly been two 17th century cottages; some or all of the two properties standing in the present day garden having disappeared between 1910 and 1984.

SP 8699-8799
4/70

UPPINGHAM

HOPE'S YARD

No 2 (The Old Cottage)

II

House, formerly 2 cottages. C17. Coursed rubble, plain tile roof, coped north gable, brick end stacks. Two storeys, 2 window range, arranged as 2 single-fronted cottages, doors outward, but door to south blocked. 2-light ovolo-moulded stone-mullioned casement windows with leaded panes. C20 porch and small gabled brick addition at north-east corner. North gable end has oval window.

⁵² ROLLR acc refs DE 2065/247 Provisional valuations of property 1910-16; form 37;
DE 2072/216 Valuation Books 1910-1916;
DE 874/658 Map OS XIII.6. SW.U – Uppingham (north side);
DE 874/666 Map OS XIII.10 SW.T – Uppingham (south side).

Uppingham Valuation List : 28 December 1933

[DE 2648/9]

No	Occupier	Owner	Property	Address	Gross Value £	Rateable Value £
504	H R Small H R Small	H R Small H R Small	House, shop	No 15 High St East Nos 13/15 Hopes Yard)	60	40
622	Walter Williamson	Henry Samuel	Bakehouse	No [-] Hopes Yard	10	6
56	J Tilley	C Bayley	Cottage	No 4 Hopes Yard	10	6
57	Mrs Harper	C Bayley	Cottage	No 7 Hopes Yard	8	5
58	F Scotting G Kirk	C Bayley	Cottage	No 5 Hopes Yard	6-	4
59	Tilley jnr	C Bayley	Cottage	No [?] Hopes Yard	1	1
60	Woodcock	C Bayley	Cottage	No [?] Hopes Yard	8	5
61	P Thorpe	C Bayley	Cottage	No [?] Hopes Yard	7	4
62	Mrs N Tilley	C Bayley	Cottage	No [?] Hopes Yard	7	4
63	C Tilley	C Bayley	Cottage	No [?] Hopes Yard	8	5
64	C Tilley	C Bayley	Cottage	No [?] Hopes Yard	5	3
				No [?] Hopes Yard	7	4

Note : There is insufficient information to allocate addresses to the six properties Nos 1, 2, 2A-B, 3, 9 and 11.

After 1901, the last national census to be published⁵³, using material from enumerations is no longer possible. In its place are Electoral Rolls, such as for the year 1962⁵⁴ that record resident adult voters, latterly incorporating postal addresses.

Lacking postal numbers, at first only one property, No 4 'The Little Crooked House', can be identified but oral evidence, considered later as a source of information, provides answers. With the help of David Poore, son of Mrs Irene Poore born Irene Tilley at No 4, the remainder can be identified. 'Blassland Cottage' is No 2 though the name survived no longer than Mrs Hogben's ownership. Two of the remaining three families, the Stainbys and the Clarks were living at Nos 7 & 9 and the third the Dalbys at No 3.

Except for the 1962 Register of Electors, ROLLR's collection of electoral rolls starts only in 1973. Lincoln Record Office has copies for most of the 20th century, but for the last decade of the 19th century it is necessary to consult the British Library.

ELECTORAL ROLL 1962 - Hopes Yard

NORTH STREET (East) HOPES YARD	
637	Partridge, Brenda C. The Little Crooked Cottage
638	Clark, Edith A.
639	Clark, James W.
640	Dalby, Albert
641	Dalby, Mildred M.
642	Stainsby, Robert W.
643	Stainsby, Rose
644	Stainsby, Harry
645	Hogben, Margaret J. Blassland Cottage

No 4 Hopes Yard

No 9 Hopes Yard

No 3 Hopes Yard

No 7 Hopes Yard

No 2 Hopes Yard

⁵³ Work on this section pre-dates release of the 1911 Census.

⁵⁴ Register of Electors for the year 1962, Rutland & Stamford Constituency. ROLLR.

Living Memory

Other than the briefest of mentions by Ernie Marlow nobody at any time in the past seems to have left an account of Hopes Yard or thought it worth writing about. The closest are the descriptions of buildings, contents and owners found in C18th fire insurance policies. With photographers Billy Stocks, then his son Gerald living next door at No 17 High St East and using the former chapel at No 3A for their Studio, it is surprising there are no pictures of the Yard. But if at the end of the 19th or first half of the 20th centuries they or anyone else took photographs of the crowded cottages, the numerous children playing there, or the pedestrians passing through, none have come to light. Neither the Frith Collection nor Rutland County Museum's Jack Hart postcard collection have any pictures identified as being of the Yard.

The late Ernie Marlow's "Memoirs"⁵⁵ written in the 1970s describe his recollections of the Uppingham of his youth, say in the 1920s and 1930s. They take the form of a walk around the town describing and reminiscing about people and buildings as he remembered them. This extract starts at The Falcon Tap and proceeds eastwards along the south side of North Street East.

“ *Also on the street a beer-house annexe called The Falcon Tap, a popular venue and meeting place closed after the last war. Then a series of back entrances to the High Street shops and the Unicorn Inn with its tiny cottages. On to the public right of way through to [the] High Street with cottages, Joe Love's bakehouse, stables and workshops. But most important, the Plymouth Brethren Chapel of Worship, for many years very well attended, especially by the Burns family of the Waterworks, who were Elders. Blocks of cottages follow to the rear entrance of the Crown Yard.* ”

But for the 20th century there are still available recollections of the dwindling number of Uppingham residents who can remember the Yard in the 1930s & 1940s and who recall remarks made about it by older relatives & acquaintances. One such was the late Mrs Rose Dams, another is Mr Ron Panton former Manager of Small's Outfitters and a third is Mrs Irene Poore of Newtown Road who was born Irene Tilley to parents living in The Little Crooked House.

Rose Dams recalled that when Hope's changed to a men's clothes shop, Mr Harry Small the new owner lived over the premises and also kept an allotment on the Leicester Road. She thought he was unkind to his wife. Thanks to Mrs Dam's reminiscences we know also that Milly Dalby living nearby in Hopes Yard was the bookkeeping clerk at Henry Samuel's grocers shop at No 13 in the High Street. This was Mildred M Dalby wife of Albert Dalby listed 641 & 640 in the 1962 electoral roll. Her empire was a small glass-windowed booth, behind which she operated, where customers settled their accounts at Samuel's. Occasionally she would be needed to help serve in the shop, but according to Mrs Dams was so slow she was nicknamed 'Slow, Slow, Stop' !

Harry Small's son Ken was Secretary of the Uppingham Table Tennis Club. Mr Panton⁵⁶ was recruited by him, the result of a visit by the Uppingham table tennis team to Alford in Lincolnshire to play in a League match. Small offered him the job of running the shop at Uppingham at £8 per week, an increase of Shs 10/- over the wages Mr Panton was then earning working at Louth, with the promise of a flat – which never materialised. Ron Panton arrived Easter 1964, became Manager of the shop when Small sold it to R E Cadge, staying until he retired.

⁵⁵ Unpublished. Information from Hilary Crowden.

⁵⁶ Information provided by Mr R Panton, 4th March 2008.

At the time Ken Small and his wife still lived at No 15 High Street East. Seen from the street, the shop was on the left comprising a single room and on the right now incorporated into the shop was a separate room part of the living accommodation. Their bathroom and toilet were on the ground floor and in the cellar beneath was kept the milk, butter and other perishables. The Small family lived above, their sitting room on the left over the shop and the dining room to the right above the other ground floor room. On the top floor were five bedrooms. Though a reasonable employer, Ken Small kept matters to himself, never telling Mr Panton he had sold the shop to R E Cadge, the present owners, until after the event.

The last people to live above the shop at No 15 were Mr and Mrs Harry Clitheroe, uncle and aunt to Mrs Carol Smith who works at Smalls now. Pictures of the wallpaper used in two of the bedrooms and of the plasterwork to the ceiling of the dining room are shown here. The Clitheroes may have chosen the wallpaper, but the plasterwork must date from before the days of Ken Small and very likely was the choice of one of the Hopes.

With the exception of The Little Crooked House, Ken Small owned everything in the Yard up to and including No 5, using these premises to store the firm's stock-in-trade. The garden at No 15 belonging to the former baker's cottage was Mrs Small's. Above, the room with the two skylights was where the tailors, Cracknell, Allibone and two others worked; the space below used to store Wellington boots. Next door, No 13⁵⁷ the former bakehouse, was the home of Albert & Mildred Dalby and their son Eric. A fire grate from one of the rooms is now part of the Victorian living room display at Oakham Museum. The door opening on to the passage is original, and the room behind was once used to prepare bacon, its floor covered in pig fat. The appearance of the Yard is captured in the drawing belonging to Mr & Mrs Cleves that forms the frontispiece to this Study.

Further into the Yard, No 11 was a stable and hay store, and never used as a dwelling. A door on the left opened to the shed and in the centre were double doors for a horse & cart. Behind the door on the right a flight of stairs led to the top floor once used as a printer's shop. Tony Traylen's photograph of the building prior to refurbishment aptly captures the scene.

Mrs Stainsby and Mrs Clark lived at Nos 7 and 9 respectively. No 5 was a Fish and Chips shop run by Frank Scotting who charged 1d for the chips and 2d for a portion of cod. Afterwards the shop was taken over by Mr Skellan the cobbler - hence its present name of 'The Old Cobbler's Shop' - who lived in High Street West next to Gamble Cottage.

Opposite there used to be a three-storey bakehouse belonging to Love and then to Williamson. It was demolished and the site is now part of the car park. It can be seen in an aerial photograph of the town in the Hart postcard collection dating about 1930 and from Mrs Crombie's photograph of the Little Crooked House taken some twenty years later.

Close by, on the small triangular landscaping with its large tree and the adjacent Heavers Building once stood a washhouse and three latrines used by those living in Hopes Yard. Two went with the houses Nos 7 & 9 and the little garden is still their property. Logically, the third could be associated with the occupants of No 5. The present barber's shop building, Mr Snips, was put up by the wife of the Headmaster of Neville Holt School as a garage. The space between it and the garden of No 4 was filled by a shed where the crippled Mr Woodcock chopped sticks that he took round to Miss Nutt's shop (No 7) in Orange Street where they were sold. Considering the past use of these buildings one may wonder whether the shed in the adjacent corner of No 4's garden marks the site of the ash pit latrine belonging to that property.

⁵⁷ This is contradicted by Mrs Irene Poore and her son David who say the Dalbys lived at No 3 Hopes Yard.

A decade or so earlier, Irene Tilley now Mrs Irene Poore, was growing up in the Yard with her parents, brothers and sisters. Born and raised at No 4 'The Little Crooked House' in the 1930s and 1940s she was the youngest and is the last surviving of the 16 children of James and Emma Tilley. Jo Love the baker was their landlord who in the 1950s was charging them Shs 10/- per week rent. Despite what we would today consider to be gross overcrowding – the girls sleeping four to six in a bed top to tail – she confided in the wife of the present owner she would rather have it as she remembered than enjoy it modernised.

With the help of her son Mr David Poore of the Rutland County Museum, it has been possible to identify the addresses of those on the 1962 electoral roll illustrated earlier. But no electoral roll can describe the social and family relationships of the Yard's residents. David Poore pointed out that Mildred Dalby (No 641) living at No 3 Hopes Yard was the daughter of S Ellingworth shown in the 1910 Valuation Schedule occupying the same property. It seems Mildred Ellingworth may have been born, raised, spent her married life and perhaps died in the same house, throwing added light on the stability of those – the Tilley, Dalby and other families - living in the Yard in the first part of the C20th. Further that Thomas Tilley and his wife Mary also recorded living in the Yard in 1910 were the parents of James and grandparents of Irene. Then there was the crippled Mr Woodcock remembered by Ron Panton, whose livelihood was chopping kindling in a shed next to No 4. Fred Woodcock and his brother Bob lived together at either No 12 or 14 North Street East gaining access to their backyard through the passage located next No 1 Hopes Yard. In turn, the Woodcocks were related to the Scottings, one of whom Frank for a time ran the Fish & Chip Shop at No 5.

These are but a few of those from old Uppingham families who can still describe the Yard as it was two even three generations ago.



Entrance Porch and Door to The Little Crooked House



(Hart Collection, RCM)

Aerial View of Hopes Yard c1950



No 4 Hopes Yard, The Little Crooked House.



Hopes Yard : the North Street entrance



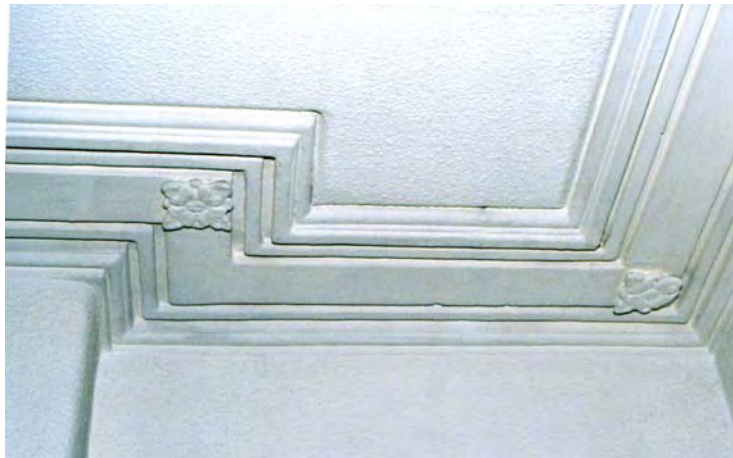
(Miss Pauline Wilkes)

No 3A : the former Chapel

No 15 High Street East Smalls : Interior Decorations



Bedroom Wallpaper



Ceiling Plasterwork



Bedroom Wallpaper



Smalls shop in the 1960s



Smalls shop in the 1970s

The Present

Since the 1980s redevelopment, no major alterations have been made to Hope Yard though from time to time individual properties, particularly commercial premises, have changed hands and use. The latest was the move by the ladies hairdresser 'Good Hair Days' from No 5 to the larger No 11 vacated by estate agents Gilbert & Thomas on their move to premises in the High Street. The vacated No 5 has been taken over by photographic printers using the latest digital technology. At the time of writing No 1 is vacant.

Hopes Yard premises are now almost equally divided between commercial and residential. It remains to be seen whether loss of the estates agents, and with three of the six shop premises now hairdressers or barbers, the commercial prosperity of the Yard will be affected. More recently the former Summerfield property, No 13 HSE has been refurbished and re-opened as Age Concern but the premises' entrance to the Yard (the former No 6) remains closed as a public access to the shop, so of no influence on people and business in the Yard.

There have been similar changes in ownerships of residential properties, one of which, No 4 The Little Crooked House, underwent major refurbishment in 2005-6.

At the beginning of 2009, the sixteen properties in Hopes Yard – residential and non-residential – comprised -

Left hand (West) side

(i)	No 15	HSE	Small's Outfitters	Shop
(ii)	No 6	Hope's Yard	Absorbed into No 13 HSE	
(iii)	No 4	Hope's Yard	Mr & Mrs M Touchin	Dwelling
(iv)	No 2B	Hope's Yard	Mr Snips	Hairdressers
(v)	No 2A	Hope's Yard	Head Hunters	Hairdressers
(vi)	No 2	Hope's Yard	Jane M Boon	Dwelling

Right hand (East) side

(vii)	No 13/15	Hope's Yard	Mr & Mrs S C Cleves	Dwelling
(viii)	No 11	Hope's Yard	Good Hair Days	Ladies Hairdressers
(ix)	No 9	Hope's Yard		Dwelling
(x)	No 7	Hope's Yard	Ms Sharon Grieve	Dwelling
(xi)	No 5	Hope's Yard	Photographic Solutions	Photographic printers
(xii)	No 3A	Hope's Yard	Junk & Disorderly	Bric à brac shop
(xiii)	No 3	Hope's Yard	Ms Dawn Pigott	Dwelling
(xiv)	No 1	Hope's Yard	Vacant	Shop & Dwelling
(xv)	No 12	NSE	Ms Jill Baxter & Mark R Green	Dwelling
(xvi)	No 14	NSE	Ms Elaine M Allen	Dwelling

In the past fifty years changes of use and in the appearance of the Hopes Yard properties has been immense. At Part 2 following are illustrations of some of these alterations. Descriptions of the properties themselves and evidence of the steadily increasing property values in the Yard researched from estates agents' sales particulars, form Part 3.



High Street East 1984

Entry to Hopes Yard is through the archway beneath the street lamp at the right of No 15, the white building

PART 2 : HOPES YARD THEN AND NOW

Although the earliest representations of the Yard are barely sixty years old and for many of its properties the first pictures available to this Study are even more recent, comparison with the same buildings today illustrates the changes and alterations that have taken place during the two generations following the end of the Second World War.



c1950

(Mr & Mrs S C Cleves)



2008

No 1 Hopes Yard

1984



(Murray)



2009

(Murray)

No 3 Hopes Yard



1984

(Murray)

Compared with the 2007 photograph on the previous page, the appearance of No 3 shown here in 1984, has not changed in the twenty three years since it was taken. No earlier photographs of this building are known.

No 3A Hopes Yard : The Plymouth Brethren Chapel



(Pauline Wilkes)



1980

(Pauline Wilkes)



2007



2009

No 5 Hopes Yard



1979



1990

(Murray)



2007

Nos 7 and 9 Hopes Yard



1984

(Murray)



2006

(Murray)



2007

(Gilbert & Thomas)

No 11 Hopes Yard



circa 1960s

(A R Traylen)



2007

Nos 13 and 15 Hopes Yard : The Old Bakehouse



1986

(Murray)



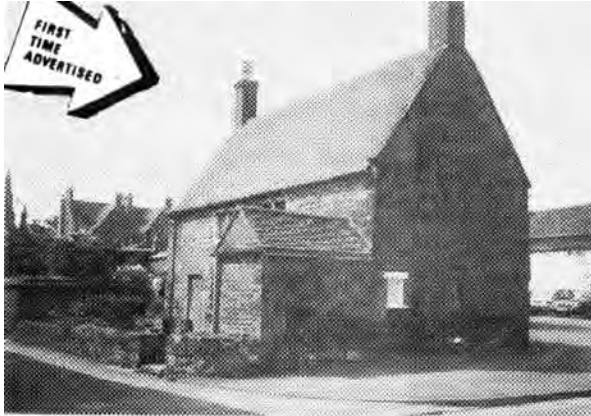
1996



1996

The garden entrance

No 2 Hopes Yard



pre-1984



1986



(Murray)

1988



(Frank Innes)

October 1988



May 2007

Nos 2A and 2B Hopes Yard



Pre-1950

(Mrs C Crombie)



1986



1990 : Unit 2B



1987 : Unit 2A



November 2007

No 4 Hopes Yard : The Little Crooked House



circa 1950

(Mrs C Crombie)

South frontage.



2007



circa 1950

(Mrs C Crombie)

View of the north frontage



2005

No [6] Hopes Yard



2007

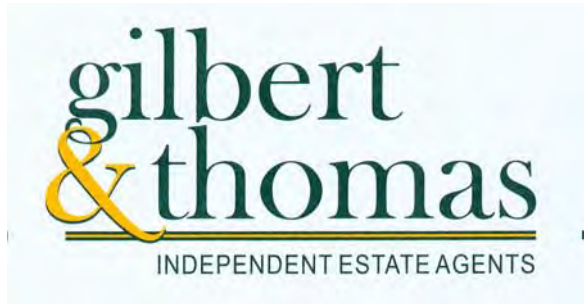
Now and for many years past incorporated as part of No 13 High Street East, the two-storied cottage was once one of the buildings that made up Hopes Yard. This may have been the successor main dwelling to the medieval hall house at No 4.

There is stronger evidence to think that in later times it was Sarah Hart's Bell Inn.

PART 3 : PROPERTY SURVEY

Having traced the development of Hopes Yard at Part 1 and in Part 2 looked at improvements to its appearance over the past sixty years, this next Part draws on information from estates agents' sales literature to describe what each of the properties comprise.

Uppingham Estate Agents



No 1 Hopes Yard

Now a retail shop with first floor accommodation above. Built as a dwelling house, in 1986 planning permission was sought to convert it to retail use although when offered for sale in 1988 it was still described as a house.

Together with Nos 12, 14, 16 & 18 North Street East, No 1 was built as part of a single block in about the 1880s. Rear access to these premises is obtained through the passageway located at the left of No 1's front door. The plan associated with a deed of 1863 shows a shed then existed on the site, but when Bates purchased in 1897 the dwellings were present. Subject to verification from title deeds, the developer could have been William Garner Hart grocer & tea dealer who owned No 13 High Street East at the time.

The property is constructed in red brick under a blue slate roof. An intriguing feature is the presence of the Ancaster crest, a coronet and capital 'A', stamped on one of the bricks that suggests some at least came from the old brickworks at North Luffenham, near Normanton.

Accommodation comprises a small entrance hall leading into the ground floor room in recent years the shop and from it a spiral staircase ascending to the first floor. Behind is a kitchenette. On the first floor are two bedrooms and a shower room. There is a shared yard to the rear giving a pedestrian right of way to all the properties in the block.

In March 1974 it was offered for sale at £14,750. Today it is on the market (Messrs Murray) at an asking price of £125,000.



(Murray)

Ground floor retail space



(Murray)

Main bedroom



The Ancaster brick

No 2 Hopes Yard

Due to changes made in the past, there is uncertainty about its age. Barns on the south side of North Street West may be close to its earlier appearance and use. A 17th century structure built of stone and in its present form dates from the time of WW1 or soon after. Judging by the pair of doors, one now blocked off, originally this was two of the four cottages shown on this site in earlier maps and deeds. The cottage has an interesting circular window set in the wall facing North Street. Claimed by past vendors to date from the 16th century, when listed by the Department of the Environment as a buildings of architectural or historical interest, Inspectors judged it a hundred years later -

SP 8699-8799
4/70

UPPINGHAM

HOPE'S YARD

No 2 (The Old Cottage)

II

House, formerly 2 cottages. C17. Coursed rubble, plain tile roof, coped north gable, brick end stacks. Two storeys, 2 window range, arranged as 2 single-fronted cottages, doors outward, but door to south blocked. 2-light ovolo-moulded stone-mullioned casement windows with leaded panes. C20 porch and small gabled brick addition at north-east corner. North gable end has oval window.

Accommodation comprises on the ground floor reception and inner halls, sitting room, dining room and kitchen. Features are mullion windows, an inglenook fireplace and exposed timbers. Above, there is a landing with two bedrooms and a bathroom. Outside is a garden and a garage built about 1987 to replace an earlier stone construct attached at the other end of the building. At about the same time was built a stone wall enclosing the premises from North Street East.

Deeds and associated plans for Nos 11 & 13 HSE indicate that between 1840 and 1890 title followed that for No 11 High Street East. Abstracts of title for Nos 11 & 13 High Street East confirm the property's owner in 1897 and again in 1906, was Mrs Eliza Rowell.

Priced at £42,00 when offered for sale in 1986, in August 1988 this had increased to £125,000 but by November the asking price was dropped to £110,000. It has not come on the market since.



(Frank Innes)

Fireplace & beams



(Frank Innes)

Garden

Nos 2A and 2B Hopes Yard : Heavers' Outbuildings

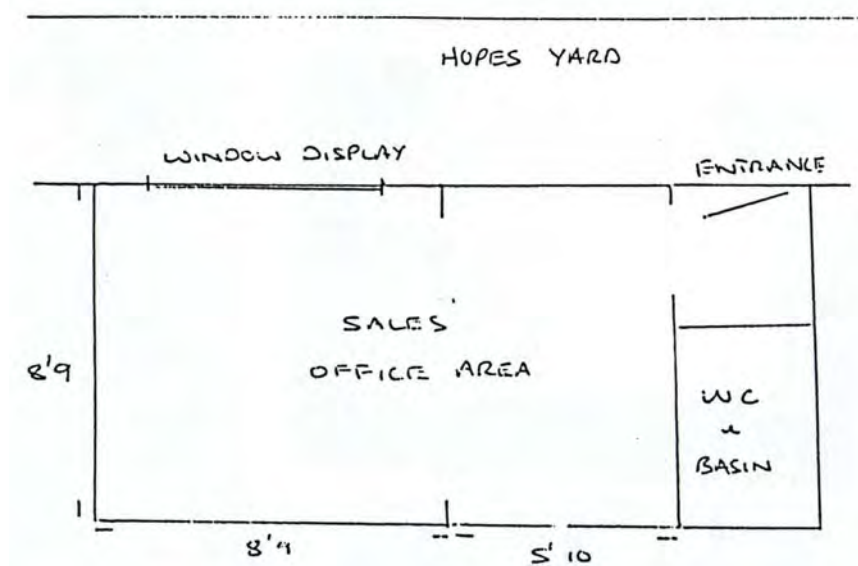
Two lock-ups named 'Heavers' by Tony Traylen on information supplied by the late Joan Samuel, when he purchased and renovated the buildings in the late 1970s. The name is said to be an oblique reference to the original function, as necessary houses, of the buildings that once stood here, each belonging to a different dwelling in the Yard. The story probably relates only to No 2A (the right hand unit) because information supplied by Mr Ron Panton and others is that the latrines and washhouse part of Nos 7 & 9 were located at the adjacent triangular piece of landscaping. Only title deeds can tell how many latrines & ablutions once lined up against the boundary of the Yard at this point and to which dwelling they belonged.

The original function of Unit 2B as a garage and shed where a cripple used to chop kindling, is described earlier in this Study. From its appearance the present structure may have been completely rebuilt by Traylen.

When marketed (by Messrs Murray) in the late 1980s the units were described -

Unit 2B : A retail sales shop with excellent window display area. In 1989/90 it underwent complete renovation, installation of new windows, replastering and re-wiring.
In June 1990 it was offered for lease at £3,900 per annum.

Unit 2A : A small lock-up office/shop unit having entrance, fitted cloakroom and large sale area with window display.
In April 1987 it was offered for sale freehold at the asking price of £11,750.



(Murray)

Sketch floor plan of Unit 2A

No 3 Hopes Yard

Built in brick as a dwelling house, it seems always to have been occupied as a residence. It is thought to be late Victorian or Edwardian, but nothing is known (to the writer) of the date when it was built or who by. Until the close of the 19th century and for some time after, records show the land on which Nos 1 & 3 are built held in the same ownership. The property is shown on the 1897 and 1906 deed plans in Bates' ownership in succession to Charles Hart and after that belonging to Henry Samuel the grocer at No 13 High St East.

Although No 3 Hopes Yard is taller and differs in appearance from those in the block comprising Nos 12, 14, 16, 18 North Street East & No 1 Hopes Yard and was built using a different brick, they are bonded together to form a continuous frontage showing no visible join line. Curiously the brick frontages at both Nos 1 & 3 each includes a single specimen brick with the Ancaster mark probably from that estate's quarry at North Luffenham near Normanton. Did they fall off the back of a cart !

No 3 was extensively modernised in the early 1980s with a modern tiled roof, damp-proof course, re-wiring and installation of gas-fired central heating.

When it came on the market (Messrs Murray) in 1984 accommodation was described as comprising on the ground floor a front entrance lobby leading to the sitting room with double louvre doors to a gallery style kitchen. At the first floor a landing, bedroom and bathroom and on the top floor another sitting room previously two more bedrooms. Outside at the back is a private walled garden.

In April 1984 the asking price was £19,250 which by September the following year had been increased first to £26,000 and then in the same month to £28,950. So far as is known, the property has not come on the market since.

No. 3A Hopes Yard : The Old [Plymouth Brethren] Chapel

Positioned between Nos 3 and 5, the former chapel has been used as both office and shop. Today it is an antique cum bric-à-brac shop named Junk & Disorderly.

From the front the material used in construction is red brick said to have been made locally, but from which of the former brickworks, on the Ayston Road or by the railway bridge on the Seaton Road, is not known. Reference to the back of the building seen from Crown Yard shows it was built originally as a stone cottage and the roof later raised by insertion of a first floor using red bricks the same as at the front. An educated guess is that these alterations were carried out when the cottage was converted to use as a chapel.

Reference to this being formerly a chapel or meeting house rests on the deeds of the property obtained by Mr A R Traylen when he acquired and renovated the property in the late 1970s. They indicate this was its use from 1875 to 1952. No information has been found about the internal layout & organisation of the building when it was used for a chapel. Oral evidence from persons born in the town before WW2 and familiar with the property is that even today the upstairs room has altered little since 1952.

For a time after 1952 the building was used by Billy Stocks, photographer of No 17 High Street East and his son Gerald, as their photographic studio.

No 4 Hopes Yard : The Little Crooked House

The origins of this building are discussed earlier in the Study. By the 20th century it provided rented accommodation, tenanted by those working in shops nearby, employed in crafts or trades and as agricultural labourers; the owner landlords choosing to live elsewhere. Large families spanning three generations led to overcrowding affecting the use of building and how it was divided internally. Reminiscences of Mrs Irene Poore born Irene Tilley who grew up at No 4 describe the scene.

After WW2 conditions improved. At No 4, purchase and renovation by the builder Mr Lawrence was a part of this process. Pictures of the Yard at the time appear in the Study.

When listed in 1984, the cottage was described by the Ministry's Inspector -

SP 8699-8799
4/71

UPPINGHAM

HOPE'S YARD

No 4

II

House. Late C16/early C17. Coursed rubble with Collyweston stone slate roof, coped gables, brick end stacks. L-plan. Rear wing painted white. Two storeys. C20 doors to north and in angle. Fenestration mostly small casement windows with glazing bars. C20 brick buttress to south. First floor has very fine jowled stone fireplace, a 4-centred arch with moulded stops set in a square surround, with cornice over.

Accommodation comprises an entrance hall, lounge, dining kitchen and cellar. In the lounge is a large inglenook fireplace with exposed brick chimney breast and exposed oak beams. At the first floor is a landing with staircase leading to the second floor landing, three bedrooms and a bathroom. In the main bedroom is located the second of the two Tudor period fireplaces. On the second floor are two attic rooms, the first with exposed oak beams and exposed stone walls and door leading to the second room.



(N Tomson)

Ground floor fireplace



(N Tomson)

First floor fireplace

Major renovations and refurbishment work were carried out in 2004. Notes and photographs by Norman Tomson RIBA following a meeting⁵⁸ with the owner/developer record the house was constructed around the late 16th or early 17th century in two stories of coursed rubble stone with coped gables and brick chimneys. It was thatched till about 30 years previously when the roof caught fire and was replaced with Collyweston Slates. Many of the original timbers were saved and charring on the larger beams could still be seen inside the roof area.

⁵⁸ Notes by Norman Tomson on his meeting with Matthew Gadsby held 20 December 2004.

At the first floor is a fine stone fireplace with a four centred arch and moulded stops set in a square surround. Another on the ground floor has a curing chamber or oven with a vaulted ceiling set to one side of the fireplace, the chimney over being vast in size and reducing gradually until it reaches the ridge level. This could have been the original bake-house in earlier times. The first floor fireplace was left as original but a new brick back has been inserted to the ground floor fireplace using old red bricks with a pattern in blue bricks.

The owner/developer replaced some of the old solid upper floors using Norfolk reed laid across the original floor joists, screeded over with a material similar in character to the original using 1 part fine casting plaster, 1 part hydraulic lime and 1 part sharp sand with a retarder to delay setting (otherwise immediate upon the adding of water). The resultant new floor being almost identical to the original. Where plastering existing stone walls, haired lime mortar was used as the backing material finished with non-hydraulic lime as a skim. Replacements to some of the boards in the upper floors were made using wide floor boards cut from 150 year old pine. About a quarter length of a large timber beam on the first floor which had become unsafe was replaced using matching oak with metal reinforcement bolts and plates inserted recessed into the face of the beam then covered with sturdy oak veneers to hide the metalwork.



Position of the first floor loading door



(N Tomson)

Replacement beam and reed flooring

Council's Conservation Officer⁵⁹ has questioned whether the 16th century downstairs fireplace can be in its original position. Her opinion is that on the ground floor originally there was (probably) an oven on the side of the wing, which was removed at the time that wing was added. Later a large oven was added to the other side of the fireplace turning the place into 'the bakehouse'. This is supported by the first floor 'loading doorway' in the wing. The dwelling had certainly moved down the social scale by then.

When offered for sale in August 1978 the price was £12,500. In August 1986 the amount requested was £49,900 that by October 1988 had jumped to £140,000. In March 2000 the price had dropped to £124,950 probably due to having been on the market for some time because in July 1996 the owners had sought to let it at £350 per calendar month exclusive. In March 2003 conditions had improved and the asking price had risen to £145,000.

⁵⁹ Letter from Mrs Elizabeth Bryan to Professor Alan Rogers dated 11 November 2004.

No 5 Hopes Yard : The Old Cobblers Shop

When in 1911 the property was purchased by Cornelius Bailey from Eliza Rowell's executors, it was described in the conveyance as a "Building (once used as a Cottage but now and for many years past unoccupied as such and used as storeroom & harness room)." The price Bailey paid was £13. In 1947 he sold it to Frederick Skilland for £40. Since the War it had been a fish & chip shop and then a cobblers.

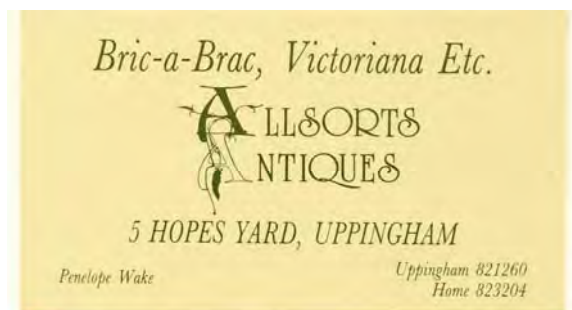
In February 1979 after extensive renovations & modernisation, the building that Tony Traylen called the 'Old Cobbler's Shop' was offered for sale (£4,300 freehold) as a small suite of offices. The name derives from it having been a cobbler's approximately fifty years earlier. Since then it has been occupied as offices, shop, a ladies hairdressers and now by a photographers.

Built of stone with a blue slate roof, when used as an office it was described in 1979 as comprising an entrance lobby with reception area and an office downstairs. Above there was another office and a store room. In 1985 its use was changed from office to shop and a new shop window was installed. In 1990 the shop was described as having on the ground floor an entrance lobby and retail sales area, and upstairs a kitchen and further retail sales area. In 1979 an outside brick store is mentioned, but not again in 1990. In that year it was offered leasehold at £1,875 per annum.

During the renovations there was discovered a small medieval oak window from before the day's of glass and probably dating from the 1500s. The window shows no evidence of shutter hooks and would have had an interior lattice screen fitted in bad weather. Restored, it is displayed behind glass for its protection as it must be the earliest surviving wooden window in the Uppingham area.



The new shop window



1980



2008

Nos 7 & 9 HOPES YARD

Semi detached Terrace Houses

A pair of terrace houses, of late 19th century construction, built in line with No 5 Hopes Yard and replacing a larger building shown in the 1858 map of Uppingham. Apparently identical when viewed from the front their internal layout and measurements are not the same, though to what extent this is the result of alteration and adaptation over their lifetime is uncertain. The assumption is they were built with two bedrooms each, following the same layout but with variations in the size of their rooms. At the present time No 7 is a single bedroom dwelling, the second being now the bathroom, whereas at No 9 there are still two bedrooms upstairs, a shower room and laundry having been added downstairs at the back.

When No 7 was offered for sale (Messrs Murray) in May 2006 it was described -

- Ground floor a dining lounge and a kitchen;
- First floor landing, double bedroom and a bathroom;
- Outside a separate brick built utility room.

Its neighbour No 9 marketed in January the following year (Messrs Gilbert & Thomas) -

- Ground floor front entrance leading into the sitting room, a kitchen, a rear hall, a shower room and a cellar;
- First floor a landing and two bedrooms.

A floor plan and interior photographs for No 9 are included below. Unfortunately none have been found relating to No 7.

Each property has a small front garden. Whether the properties have retained possession over the small piece of landscaped area the other side of the Yard, once their associated latrine and washhouse, is not known. It is not mentioned in any of the estates agents' sales descriptions.



The sitting room (Gilbert & Thomas)



(Gilbert & Thomas)

The Kitchen



**Rear View of Nos 7 & 9 Hopes Yard (white building)
with the shower room extension to No 9**

No 11 Hopes Yard : The Old Coach House

The premises was a former coach house with space, it was said, for two coaches and storage above. It has not been discovered whose coach or coaches were kept here and like most other properties in the Yard, the building was allowed to become seriously run down between the two Wars.

Purchased by Mr A R Traylen in about 1979 and renovated, it was marketed as three small boutique lock-up shops (Nos 11A, B & C) and at first occupied by a number of short lived tenancies. In about 1985 Messrs Gilbert & Thomas estate agents leased one and eventually all three units as their office until 2007 when they moved to the High Street and the shop was taken over by the ladies hairdressers.

When Unit C was marketed (Messrs Murray) in 1984 it was described as a small lock-up office or shop with first floor stockroom to be let at £1,300 per annum.



Units A, B and C in 1984



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Nos 13 and 15 Hopes Yard : The Old Bake House

Built along the eastern side of Hopes Yard, the Old Bakehouse is located opposite No 4 The Little Crooked House to which it is joined at first floor level by a bridge over the pedestrian right of way. On its other side the property adjoins No 17 High Street East. It is thought to have started as a series of outbuildings later converted to a bakery and dwelling. But examination of the structure of No 17 should be made before presuming the buildings always related to Hopes Yard. The little enclosed patio garden at the end nearest the High Street belongs to No 15 being the former entry route to the dwelling. There was a separate access doorway to the bakery (No 13) from the Yard located beyond the bridge.

According to Mr A R Traylen who in about 1979 purchased and renovated this and other Hopes Yard properties, his deeds showed the two properties Nos 13 and 15 were once the bakehouse and adjoining cottage owned and occupied by the Bullock family in the 18th & 19th centuries. Traylen's conversion turned them into a single dwelling. Mrs Herbert who lived here in the mid-1980s confirmed the bakery comprised the northern, smaller part of her cottage.

When the house was offered for sale in January 1986 (Messrs Murray) at an asking price of £45,000 the agent's details stated the property had Elizabethan foundations and was formerly Jacobean farm buildings. It was constructed mainly of stone with a Collyweston slated roof. There was no mention of a bakery. A feature of the building was the wealth of exposed beams downstairs and upstairs. Ground floor accommodation comprised a sitting room with mullion windows, dining room and through an archway, the kitchen. On the first floor, approached by a staircase with open balusters, were three bedrooms and a bathroom.



(Murray)

The Old Bakehouse seen from the Yard



(2007)



(1986)

The patio garden behind the wall