

70015 – Kemp Heaton Avenue, Bury

Thank you for consulting GMAAS on this application.

The site was formerly occupied by the Wellington Pub and a number of buildings dating to a similar period. There are buildings depicted here on mapping back to at least the mid-19th century but it is unclear if they are the same buildings that are depicted on the much clearer town plans of the 1890s. There may have been extensive remodelling, or demolition and rebuilding that took place within the development site from its earliest occupation right up to its recent clearance.

Images from Google Streetview show the buildings present on the site in August 2021, but cleared by August 2023. The buildings seem typical of mid to late 19th century domestic and commercial properties, but in the absence of any interior study prior to their clearance it is not possible to know if they retained elements or fabric from earlier iterations.

It is unfortunate that GMAAS was not consulted prior to clearance, as a building survey may have shed further light on the buildings, but particularly of the 19th century pub, which is a building type that has suffered from a lack of study, with many now coming forward for schemes of refurbishment, reuse or clearance.

On the basis that the site has been cleared, there is no chance to impose any retrospective scheme of recording work. However, if the site comes forward for further development GMAAS would appreciate being consulted as there may be a requirement for below-ground works to understand the historic development of the site.

GM Archaeological Advisory Service