

Cliff Conservation Area

Conservation Area Appraisal + Management Plan
DRAFT FOR CONSULTATION | JUNE 2026

Public Consultation Preface

"Salford is a city proud of our working class and industrial heritage, our social history, and our people & places. In this Mayoral Term we're committed to protecting that proud heritage and local history, and this piece of work is one in a long list of projects we're completing as part of this commitment.

Salford's past is still visible today, in its buildings, monuments, parks, and waterways, and this is part of what gives the city its unique character and identity. We are working hard to safeguard this living heritage for the future. In order to protect our areas of special interest, Salford City Council has commissioned the heritage consultancy team at Buttress to undertake a comprehensive review of our local Conservation Areas, and to produce an updated Conservation Area Appraisal and Management Plan (CAAMP) for each. This programme also includes the proposed designation of a new Conservation Area in Ordsall, recognising its distinct historic and architectural significance. The documents will inform how planning and development decisions are made, and help to ensure that these historic neighbourhoods are kept special for the people of Salford.

As Lead Members for Planning and Heritage we are proud to be bringing you this update in Salford's Centenary year. We encourage you all to make use of the drop-in sessions, meet the team and to let us know your thoughts on the draft documents. All comments will be taken into account before finalised copies are formally adopted in early 2027."



Cllr Mike McCusker
Deputy City Mayor and
Lead Member for Planning,
Transport, Sustainable
Development & Regeneration



Cllr Hannah Robinson-Smith
Lead Member for Culture,
Heritage, Sports & Leisure

Salford City Council is now inviting comments on this draft CAAMP from stakeholders and consultees. Public consultation will run from 22nd July to 2nd September, with comments to be received no later than 4.30pm on 2nd September in order for them to be taken into account in informing the final version of the CAAMP that the City Council will adopt. Comments may be submitted by the following means:

By email to: plans.consultation@salford.gov.uk

By post to:

CAAMP Consultation, Spatial Planning
Salford City Council
Salford Civic Centre
Chorley Road
Swinton
M27 5BY

By hand to:

Salford Civic Centre main reception
Chorley Road
Swinton
M27 5BY

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PART 1: OVERVIEW



1.0 Context + Purpose

1.0.1 This Conservation Area Appraisal and Management Plan (CAAMP) has been produced as part of Salford City Council's comprehensive review of all of the city's Conservation Areas, supported by funding from Historic England's Capacity Building programme.

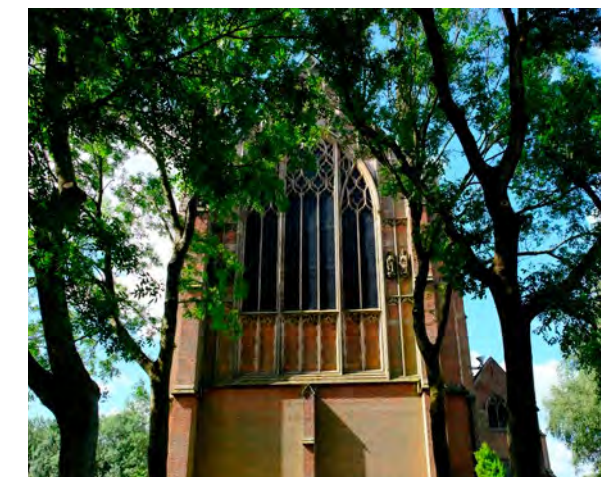
1.0.2 The work was delivered in collaboration with the Salford Heritage Commission and the heritage consultancy team from Buttress, resulting in a full suite of updated CAAMPs. This marked the first time Salford's Conservation Areas had been systematically reviewed together, ensuring a coordinated and evidence-based approach to the management of the city's historic environment.

1.0.3 Salford's historic landscape tells the story of its evolution - from industrial and maritime origins, through civic expansion, to its suburban and green neighbourhoods. Each Conservation Area contributes a distinct part of that story: the civic grandeur of Crescent, the industrial and transport heritage of the Bridgewater Canal, the calm, tree-lined streets of Ellesmere Park, and the historic churchyards of St Augustine and Sacred Trinity. Taken individually and collectively, they illustrate how Salford's past continues to shape its urban form and community identity.

1.0.4 The review programme assessed the condition, significance, and management needs of each Conservation Area, identifying where historic character remains strong, where it is under pressure, and where it has been eroded. Through detailed site inspections, heritage analysis, and assessment, each area was evaluated for its current performance and its potential to contribute to the city's future growth and regeneration.

1.0.5 The resulting CAAMPs provide a clear and proactive framework for heritage management, ensuring that the Council's policies and resources are focused where they can have the most impact. They set out priorities for celebration and enhancement, establish mechanisms for protecting key assets, and identify opportunities for regeneration that respect and strengthen local character.

1.0.6 Together, these appraisals reaffirm that Salford's heritage is dynamic and evolving. Protecting it requires active stewardship, thoughtful prioritisation, and creative approaches to adaptation and interpretation, ensuring that the city's historic places continue to play a vital role in shaping Salford's sustainable and distinctive future.



Below: Collection of Photos from Across Salford

2.0 How to Use This Document

2.0.1 This document brings together a Conservation Area Appraisal and Management Plan for Cliff Conservation Area. Together, these provide a framework for understanding, conserving, and enhancing the special interest of the Conservation Area. They are intended to support informed decision-making, guide change, and promote long-term stewardship of the historic environment.

2.1 Authorship + Acknowledgement

- 2.1.1 The following document has been prepared by Buttress on behalf of, and in collaboration with, Salford City Council.
- 2.1.2 Unless otherwise stated, all historic images within this report are © Salford City Council, and all historic maps are reproduced with the permission of the National Library of Scotland.
- 2.1.3 All contemporary photographs within this report are copyright Buttress Architects Ltd. With thanks to Freya Needham, Jenna Johnston, Sasha Burl, Daniel Walsh and Edward Pryce.

2.2 Appraisal

- 2.2.1 The Appraisal defines the special architectural and historic interest that justifies the area’s designation as a Conservation Area. It describes the historical development, spatial character, built form, landscape setting, and key views that contribute to the area’s significance. The Appraisal also identifies issues such as threats to character and opportunities for enhancement. It serves as a robust evidence base for planning decisions, enabling the community, developers, and local authority to understand what matters and why.

2.3 Management Plan

- 2.3.1 The Management Plan builds on the Appraisal’s findings to set out principles and actions for managing future change. It provides practical guidance on issues such as repair and maintenance, new development, public realm improvements, and enforcement.
- 2.3.2 The Plan identifies tools and priorities for positive intervention, helping to ensure that change within the Conservation Area reinforces rather than undermines its significance. It is aimed at all those with a role in shaping the area, including local authorities, residents, developers, and community groups.

2.4 Navigation

- 2.4.1 You can navigate the document in several ways:

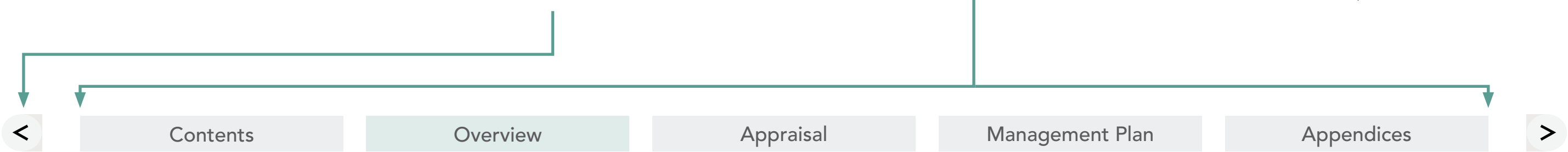
Scroll: Use your mouse or trackpad to scroll through the document in the usual way.

Arrows: Move forwards or backwards page by page using the arrows at the bottom of each page.

Navigation bar: Jump directly to a specific section using the buttons in the bar at the bottom.

Hyperlinks: Text underlined in pink links to other parts of this document or external websites for more information.

Clickable Symbols: Boxes featuring the mouse symbol can be clicked to take you directly to another relevant page.



3.0 Conservation Area Map

3.0.1 The adjacent map shows the boundary of the Cliff Conservation Area.

3.0.2 Located in Higher Broughton, the Cliff was designated in 1976. The boundary was extended in 1994 and again in 2008.

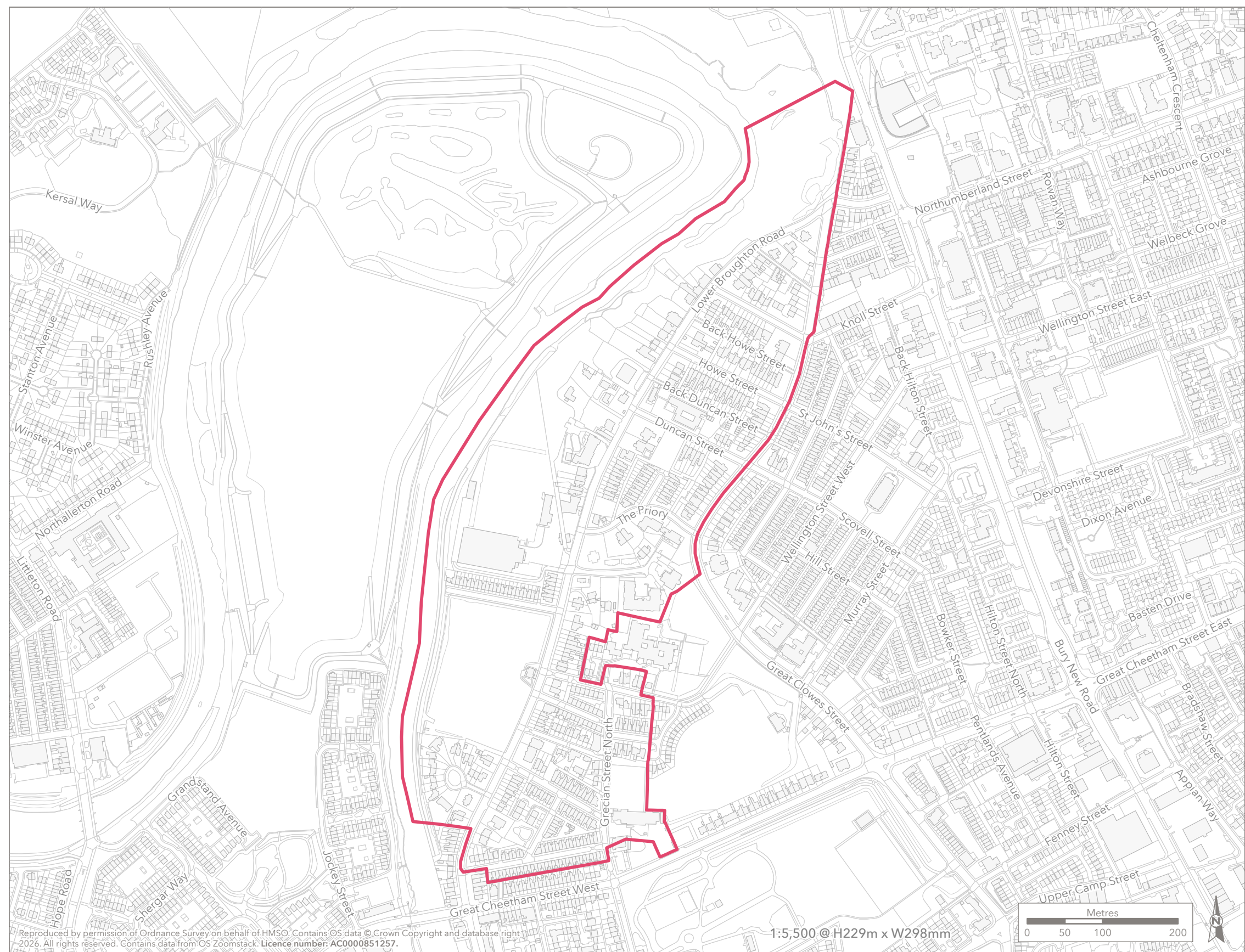
3.0.3 Today, The Cliff Conservation Area covers approximately 26.03 hectares and contains 14 listed buildings across 11 entries, some of which include multiple structures. The area occupies a prominent position along the eastern bank of the River Irwell, north of Great Cheetham Street West (A576) and west of Bury New Road (A56).

3.0.4 The area lies close to major transport routes, including Bury New Road, which links Manchester to Bury and provides access to the M60 and M62 motorways. Public transport connections are strong, with frequent bus services but limited rail access, with the nearest stations in Central Salford.

3.0.5 Its setting is predominantly residential, interspersed with commercial premises along Bury New Road. To the west, the River Irwell encloses the Kersal Wetlands, a flood alleviation scheme occupying the former site of Manchester Racecourse. Lower Broughton Road forms the spine of the Conservation Area, and its restricted northern connection to Bury New Road has helped preserve the area's quiet, suburban character, contrasting surrounding districts.



Conservation Area Boundary



4.0 Summary of Special Interest

4.1.5 The Cliff Conservation Area is significant as one of Salford's earliest commuter suburbs, shaped by 19th-century industrial prosperity and its dramatic setting above the River Irwell. Its elevated, secluded position created a desirable retreat from the industrial centre.

4.1.6 Its significance is defined by the early 19th-century villas on Lower Broughton Road, including Cliff House (1817) and other listed residences built in popular styles of the period. Set in large riverside gardens, these homes reflect the ambitions of affluent industrialists who sought spacious, high-quality architecture within easy reach of Manchester and Salford.

4.1.7 Earlier history also survives through buildings such as Ivy Cottage and 388–390 Lower Broughton Road, which retain 17th-century fabric and have links to astronomer William Crabtree.¹ Street names and plaques, such as The Priory and Priory Grove, further mark the area's Georgian and early settlement origins.

4.1.8 The landscape was reshaped by major landslips between 1888 and 1927, which cut Great Clowes Street and ended its role as a tram route. The resulting wooded slopes and open spaces created the quiet, enclosed character that earned area where the landslips happened the local name "The Lanny".

4.1.9 Later Victorian and early 20th-century housing displays Salford's urban expansion, while the playing fields and Grade II-listed Sports Pavilion reflect longstanding recreational use, including Manchester United's former training ground. Together, these elements form a distinctive townscape with strong historical continuity, preserving The Cliff's special interest despite some incremental change.



Mock-Tudor Terrace, Lower Broughton Road



The Priory Road Sign



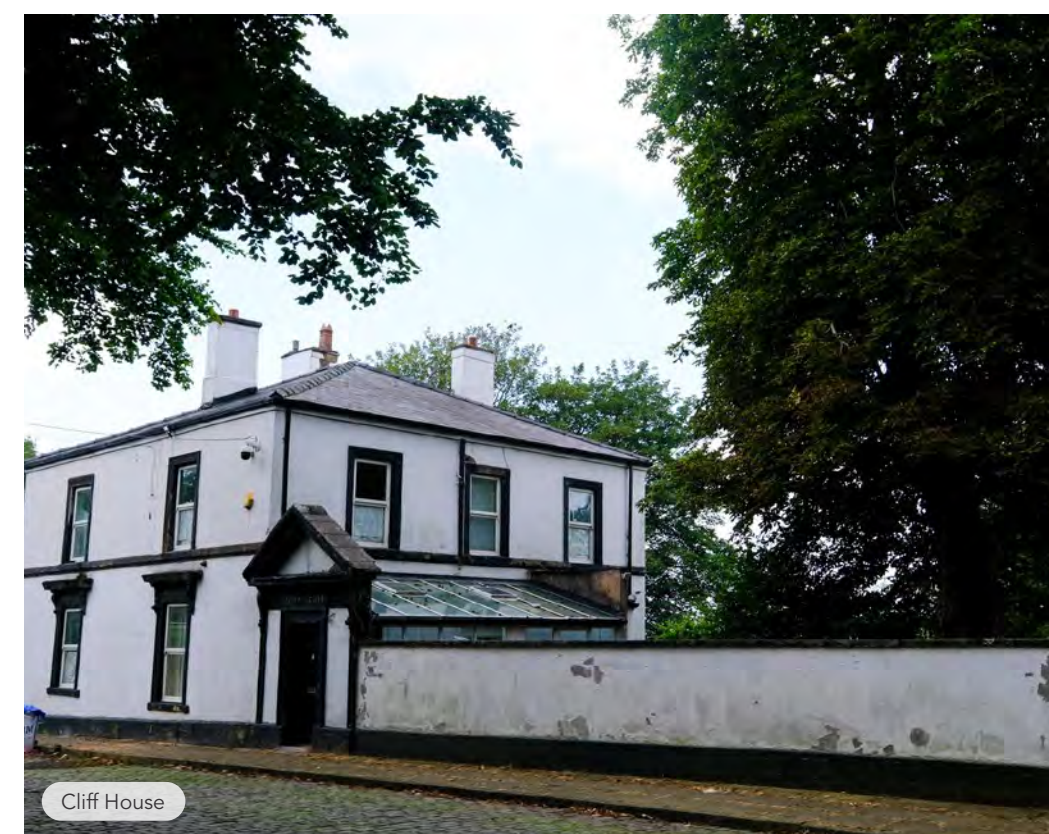
Star Inn Pub



Sports Pavilion



466 Lower Broughton Road



Cliff House

4.1 Summary of Key Characteristics



4.1.1 Urban Grain + Building Typologies

4.1.1.1 A coherent suburban structure shaped by historic routes, riverside topography, and the impact of landslips, with distinct residential development.

- Early 19th-century villas - large, detached houses in red or rendered brick with slate roofs.
- Late Victorian terraces - three-storey red brick houses with detailing, raised above street level.
- Early 20th-century housing - includes semi-detached and mock-Tudor Cotswold homes.
- Garden hierarchy - terraces on the west side of Lower Broughton Road retain larger gardens than those to the east. 19th-century Villas have large gardens overlooking the River Irwell.

4.1.1.2 Commercial buildings cluster in the northern end of Lower Broughton Road, schools in the south, and sporting heritage along Lower Broughton Road, including The Cliff training ground and the Grade II-listed Sports Pavilion by the playing fields.



4.1.2 Streetscape + Public Realm

4.1.2.1 Historic boundary treatments along the northern section of Lower Broughton Road provide a strong sense of enclosure and enhance the visual quality of the streetscape.

4.1.2.2 Surviving examples of original street furniture, including heritage-style lamp posts, contribute to the area's period character and reinforce its historic identity.

4.1.2.3 The retention of traditional paving materials and cobbled surfaces in parts of the Conservation Area adds texture and continuity.



4.1.3 Open Space + Green Space

4.1.3.1 Kersal Wetlands is located within the meander of the River Irwell, this flood alleviation scheme doubles as a nature reserve, forming a dramatic backdrop to the western edge of the Conservation Area.

4.1.3.2 'The Lanny' is a steep, wooded slope extending northwards towards Kersal Dale, offering a sense of enclosure and natural continuity despite limited public access.

4.1.3.3 Lower Broughton Playing Fields is a large expanse of managed green space bounded by mature hedges, historically associated with Manchester Grammar School.

4.1.3.4 The early villas retain generous plots of private gardens with mature trees, contributing to a leafy streetscape and enhancing the area's historic character



4.1.4 Experience, Views + Topography

4.1.4.1 Varied topography defines experience:

- A gentle but continuous slope along Lower Broughton Road.
- The River Irwell forms a defining western edge, with glimpses of its meander and Kersal Wetlands from limited points.
- Long views along Lower Broughton Road reveal changing levels and architectural variety, while woodland and playing fields provide contrasting spatial experiences.

4.2 Summary of Key Issues

4.2.1 The table below identifies the key issues observed across the village, and highlights which character areas each issue is most evident in.

4.2.2 It is important to note that while certain issues are particularly prominent in specific character areas, this does not mean they are confined to those locations. Many issues have implications across the entire Conservation Area. Their management should therefore be considered holistically, across the entire areas where relevant and appropriate.

	Issue	Relevant Character Area	Notes
	Key Views + Setting	CA1, CA3	Views towards the River Irwell and Kersal Wetlands are restricted by topography, vegetation and private ownership, limiting appreciation of the area's defining landscape setting.
	Movement, Traffic + Pedestrian Safety	CA1, CA2, CA3, CA4	Kerbside and pavement parking, along with vehicle speeds on Lower Broughton Road, limit pedestrian movement and accessibility, creating safety concerns. Slippery pavement surfaces in wet or icy weather further increase hazards.
	Public Realm + Streetscape	CA1, CA2, CA3, CA4	Pavements are often blocked by bins and parked vehicles, reducing access for pedestrians, wheelchair users and prams. Mixed street furniture, modern changes and poor repairs (including tarmac infill) weaken visual unity and historic character.
	Historic Features + Architectural Characteristics	CA1, CA2, CA3, CA4	The incremental loss of original architectural detailing, alongside the use of inappropriate modern materials and the application of render and paint to previously exposed brickwork, is eroding the area's material integrity, authenticity and visual coherence.
	Boundaries, Enclosure + Plots	CA1, CA2, CA3	Boundary treatments, including walls, railings and hedges, are in mixed condition or have been altered, undermining enclosure, consistency and the historic grain of the streetscape.
	Trees + Green Space	CA1, CA2, CA3, CA4	Although the Conservation Area benefits from mature trees, woodland and playing fields, much of this green space is private or inaccessible, limiting recreational use and reducing connection to the river corridor.
	Cleanliness + Environmental Quality	CA1, CA2, CA3, CA4	The presence of extensive litter, fly tipping and poorly managed waste detracts significantly from the visual quality and amenity of the area and contributes to a perception of neglect.

4.2.3 At Risk

4.2.3.1 At the time of writing, Cliff Conservation Area is listed on Historic England's Heritage at Risk Register, highlighting ongoing pressures affecting its condition and character.
Condition: Very Bad | Vulnerability: High | Trend: Deteriorating

5.0 Living in a Conservation Area

5.0.1 Living in Cliff Conservation Area means being part of a place with rich historic character, where thoughtful care and sensitive change help preserve what makes the area so distinctive.

5.1 What is a Conservation Area?

5.1.1 Conservation Areas are designated to protect the architectural and historic features that make an area special. They help preserve the character and distinctiveness that give these areas their unique identity, making them attractive places to live, work, and visit.

5.1.2 For further information on living in a Conservation Area and how they are managed, please see Historic England’s advice page, [here](https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/)*.

*<https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>

5.2 Planning Controls

5.2.1 Living in a Conservation Area may mean some extra planning considerations, particularly for making changes to the exterior of a building or to undertake any works to trees. These controls are designed to ensure that any alterations respect and enhance the area’s historic character. Most day-to-day home maintenance won’t be affected, but it’s worth checking with the Council before starting larger projects.

5.2.2 Where an asset is listed, Listed Building Consent may be required for works which affect the asset’s significance, even small-scale repair.

5.3 Your Home

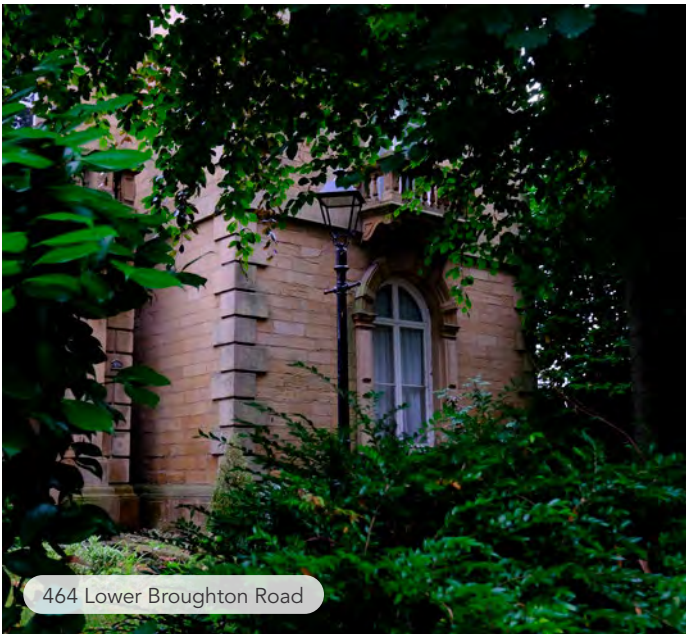
5.3.1 Cliff Conservation Area does not currently have an Article 4 Direction in place. However, permitted development rights are more limited in Conservation Areas than in other areas.

5.3.2 This means that some changes may require planning permission even if they wouldn’t elsewhere. These measures help ensure that alterations remain in keeping with the area’s historic character.

5.4 Trees + Demolition

5.4.1 If you’re planning to prune, lop, or remove a tree in Cliff Conservation Area, you’ll need to notify [Salford City Council](#) six weeks before the work begins. This allows the Council to assess whether the tree contributes to the character and amenity of the area and, if necessary, place a Tree Preservation Order (TPO) on it.

5.4.2 The demolition of a building within the Conservation Area over a [certain size](#) also requires planning permission, and if the building is listed, Listed Building Consent will also be needed.



PART 2: APPRAISAL



History + Development —



6.0 History + Development

6.0.1 A comprehensive History and Development of Cliff Conservation Area can be found in [13.0 Appendix 1: History](#).

6.1 Timeline

6.1.1 6.1 Early Origins (Medieval to 18th Century)

6.1.2 Located beyond Salford’s medieval core, the Cliff Conservation Area was originally a rural area of open fields. Several early cottages, including Ivy Cottage, also survive from this period and the area is associated with William Crabtree, who famously observed the 1639 transit of Venus while living here. It retained its pastoral and secluded character until the late 18th century, remaining physically and socially separate from the expanding industrial settlement.

Below: Cottages at Broughton Spout 1825



6.1.3 6.2 Georgian Expansion (Late 18th – Mid 19th Century)

6.1.4 Industrial prosperity brought wealthy merchants to The Cliff, creating one of Salford’s earliest commuter suburbs. Large Regency villas such as Cliff House (1817) lined Lower Broughton Road, which were set amongst generous gardens overlooking the River Irwell. The 1848 map shows a semi-rural landscape with open fields and scattered houses, establishing the area’s exclusive residential character away from urban industry.

Below: Lancashire Sheet 104-1848



6.1.5 6.3 Victorian Growth (Mid 19th – Early 20th Century)

6.1.6 Urbanisation introduced terraces and semi-detached houses east of Lower Broughton Road, alongside tram routes linking Salford and Manchester. Villas persisted on the west side, while developments like the Polygon and Cotswold Terrace reflected changing tastes. Landslips between 1888 and 1927 closed Great Clowes Street’s northern end, leaving The Cliff a quiet backwater despite surrounding industrial expansion.

Below: Landslip top of Lower Broughton Road 1920s



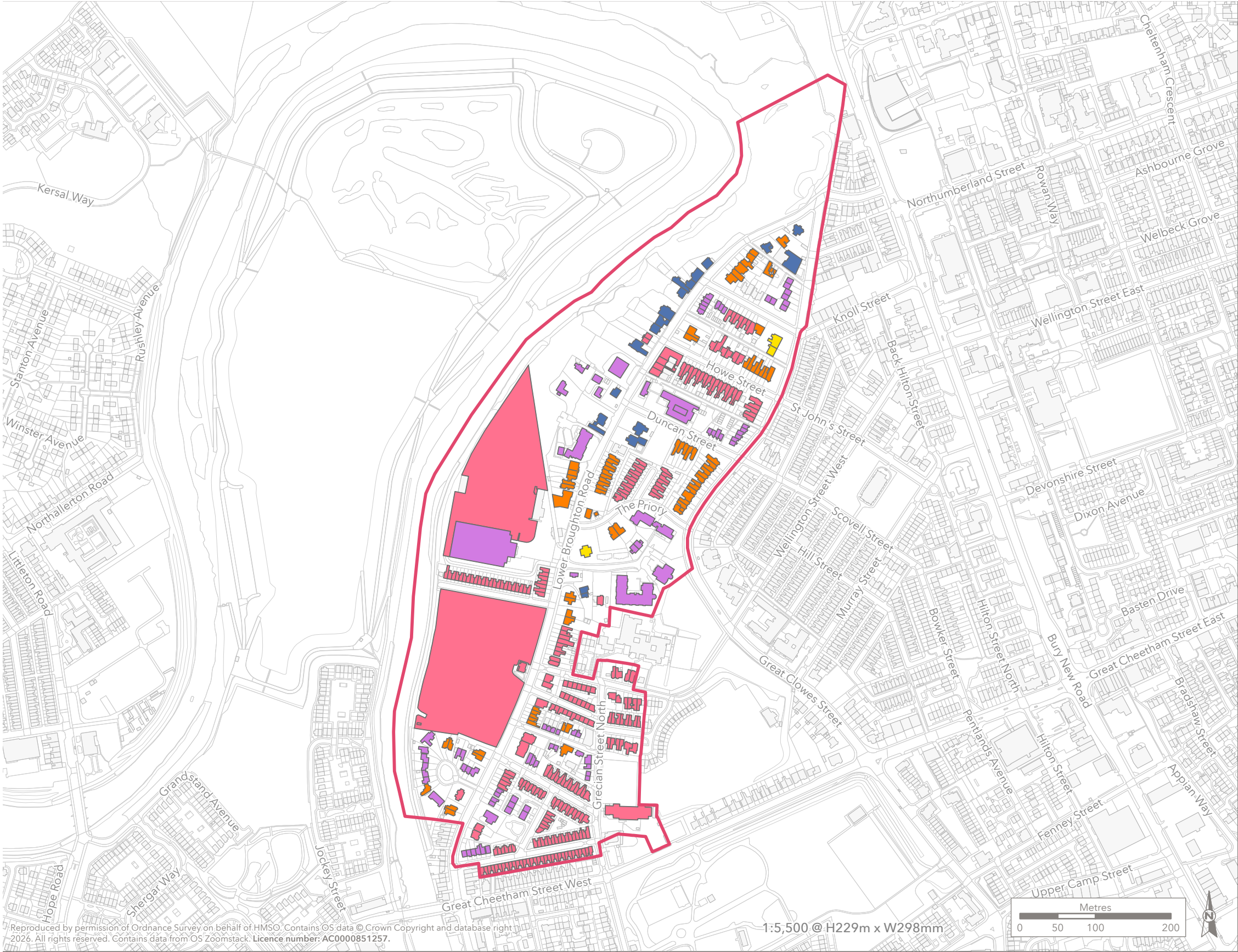
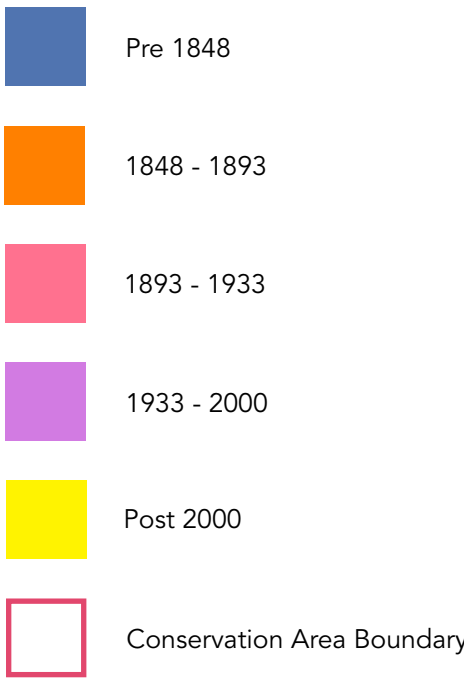
6.1.7 6.4 20th Century Change and Conservation (1920s – Present)

6.1.8 By the 1930s, The Cliff’s street pattern is essentially as we see it today. Later decades saw modest infill and conversion of large houses to flats. Conservation Area designation was granted in 1976 and extended in 1994, protecting listed villas and the sports pavilion. In 1938, part of the playing fields became Manchester United’s The Cliff Training Ground, producing legends such as the ‘Busby Babes’ and the ‘Class of ‘92’ until 1999.² Today, The Cliff retains its leafy character and historic fabric, reflecting 160 years of Salford’s residential evolution.

Below: University football team playing Manchester United youth team at The Cliff training ground, c1970s



6.2 Building Ages Map

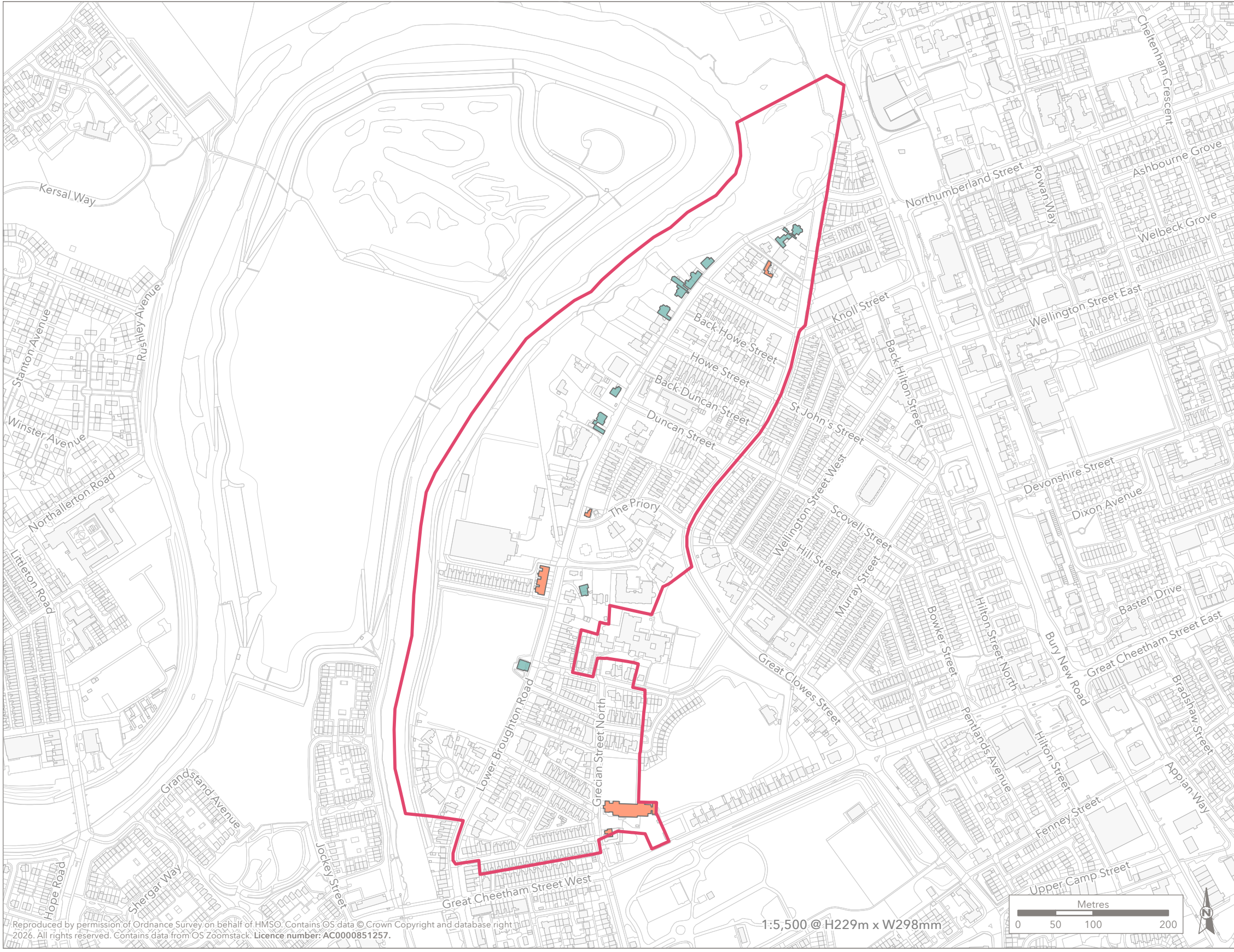


Heritage Assets

7.0 Heritage Assets

7.1 Heritage Assets Map

-  Grade I Listed
-  Grade II* Listed
-  Grade II Listed
-  Scheduled Monument
-  Locally Listed
-  Registered Park + Garden
-  Conservation Area Boundary



7.2 Nationally Designated Heritage Assets

7.2.1 A designated heritage asset is a historic site, building, structure, or landscape that has been formally recognised and given legal protection for its special architectural, historic, or archaeological interest.

Name	Designation	List Entry No.
Sports Pavilion	Grade II	1392700
388 and 390, Lower Broughton Road	Grade II	1386146
Scarr Wheel House	Grade II	1386147
437, Lower Broughton Road	Grade II	1386148
Number 451 and Attached Former Coaching House	Grade II	1386149
453, Lower Broughton Road	Grade II	1386150
455, Lower Broughton Road	Grade II	1386151
457 and 459, Lower Broughton Road	Grade II	1386152
Cliff House	Grade II	1386153
464, Lower Broughton Road	Grade II	1386154
466, Lower Broughton road	Grade II	1386155

7.3 Locally Listed Heritage Assets

7.3.1 A locally listed asset (sometimes known as a non-designated heritage asset) is a building, structure, or place identified by a local planning authority as having special architectural or historic interest at a local level, but which is not protected through national designation.

Name	Link
399-411 Cotswold Terrace	
The Star Public House	
Grecian Street North Primary School/Schoolhouse	
No 1 The Priory	
Gate Posts at The Polygon, Lower Broughton Road	
4-6 The Priory	
Former Cliff Hotel, 342-344 Lower Broughton Road	
400-418 Lower Broughton Road	
423-425 Lower Broughton Road	
439 Lower Broughton Road	
Priory Mount, 271-297 Great Clowes Street	
7-9 Yew Street	
11-13 Yew Street	
18-20 Yew Street	
22-24 Yew Street	

7.4 Archaeology

7.4.1 The archaeological potential of The Cliff Conservation Area is considered to be moderate but currently poorly understood. The area lay beyond the historic core of Salford and appears to have remained largely rural until the late 18th century, suggesting limited potential for early urban remains. However, there is some potential for below-ground evidence relating to agricultural activity, early field systems and dispersed rural settlement.

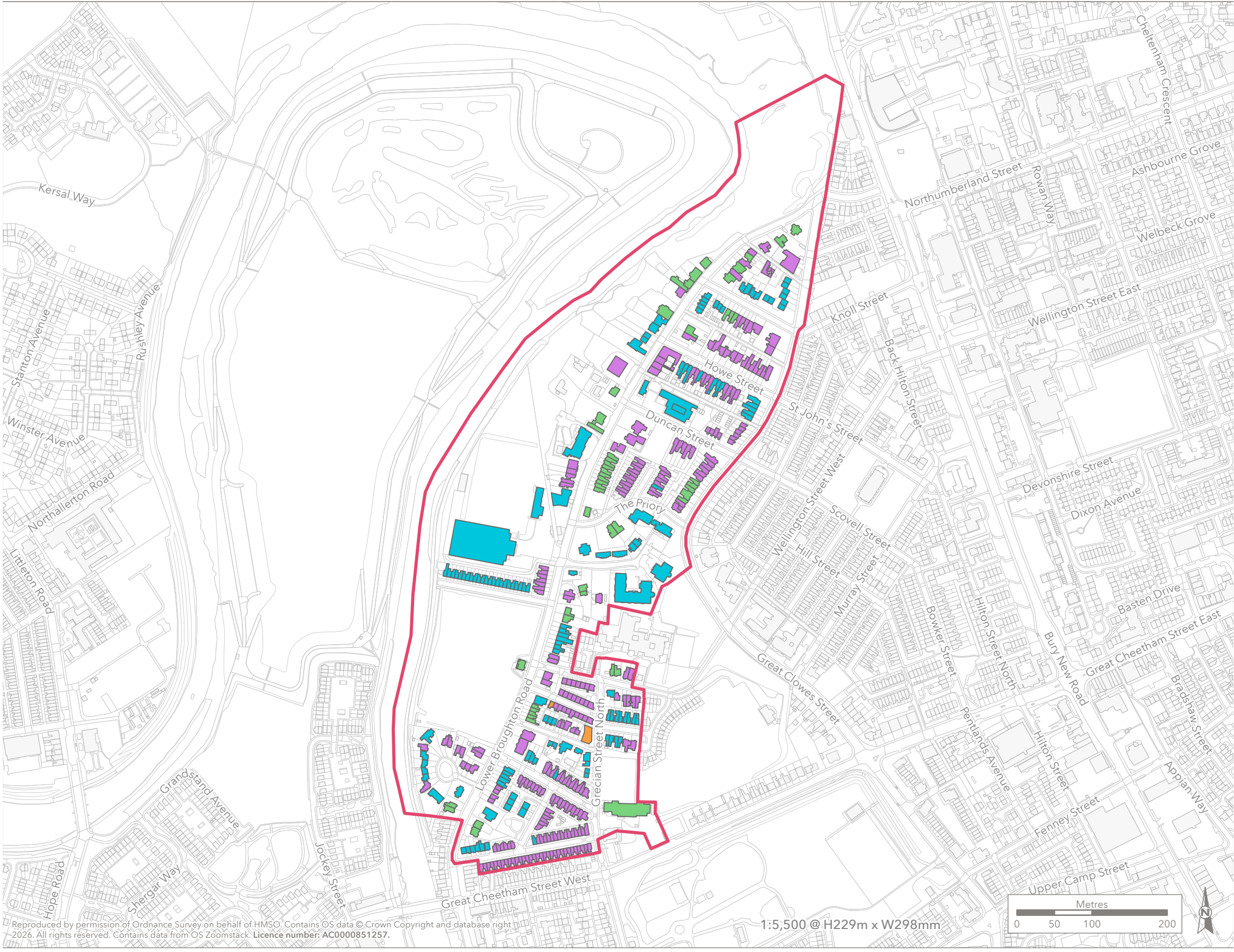
7.4.2 The association with William Crabtree and the 17th-century observation of the transit of Venus indicates the presence of early domestic occupation in the area, although the extent to which any physical remains of this period survive is unknown. Later development from the late 18th and 19th centuries may have obscured earlier deposits, particularly along Lower Broughton Road and within areas of more intensive housing development.

7.4.3 There is also potential for archaeological remains associated with the early phases of suburban expansion, including former villa gardens, boundary treatments and ancillary structures, which may contribute to an understanding of the area’s historic development.

7.4.4 Overall, the archaeological resource is likely to be of local significance, with the potential to provide further insight into the transition from rural landscape to early commuter suburb.

7.5 Building Contribution

- Strong Positive Contributor**
Making a significant and defining contribution to the Conservation Area. Including historic buildings of high design quality and condition, and exemplary contemporary buildings whose design, detailing, scale, and use of materials respond positively to their context, while reinforcing the area’s overall character and distinctiveness.
- Positive Contributor**
Making a notable contribution to the Conservation Area through design, detailing, materials, condition, and/or relationship with surrounding buildings and spaces. Some buildings may offer scope for sensitive management, repair, or enhancement to reach the standard of strong positive contributors. This may include buildings which are presently in poor condition or vulnerable, but which retain clear historic or architectural interest and the capacity to contribute positively to the Conservation Area.
- Neutral Contributor**
Makes little contribution to the character or appearance of the Conservation Area. These buildings may be of modest design or visibility, or may not reflect the prevailing character. Some may offer opportunities for enhancement or sensitive alteration that would improve their relationship with the surrounding context.
- Low Contributor**
Where design, scale, or materials currently detract from the character or appearance of the Conservation Area. This may include poor quality materials and detailing, or inappropriate scale. Usually requiring substantial intervention or redevelopment to address impact.
- Conservation Area Boundary



Character + Spatial Analysis



8.0 Character + Spatial Analysis

8.1 Overview



8.1.1 Topographic + Stylistic Division

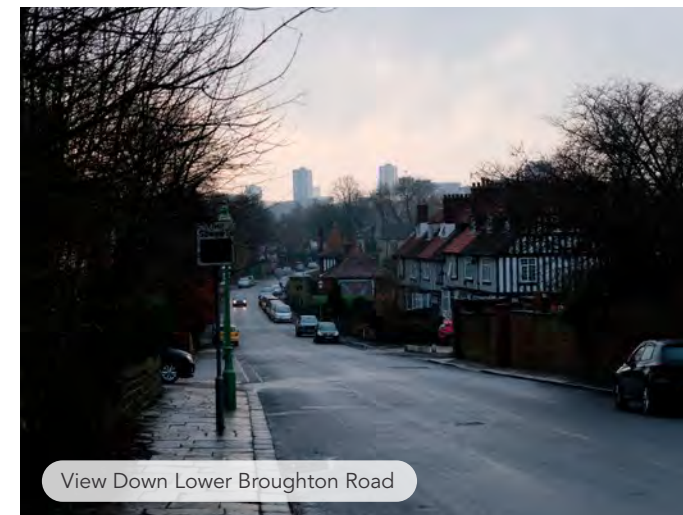
8.1.1.1 The northern and southern sections of Lower Broughton Road are stylistically divided. The north sits atop the hill and has the original mansions that define The Cliff. The south features more uniform residential development and is dominated by open, sports-focused green space.

8.1.1.2 The Cliff's defining riverside views are largely inaccessible, restricted by private gardens, unstable slopes, and limited public access.



8.1.2 Sporting Heritage

8.1.2.1 Sporting heritage is a defining aspect of The Cliff's character. The presence of the playing fields and The Cliff - Manchester United's former first team training ground - has shaped the area's identity, with the central and western character areas reflecting its long-standing association with recreation and regional sporting significance.



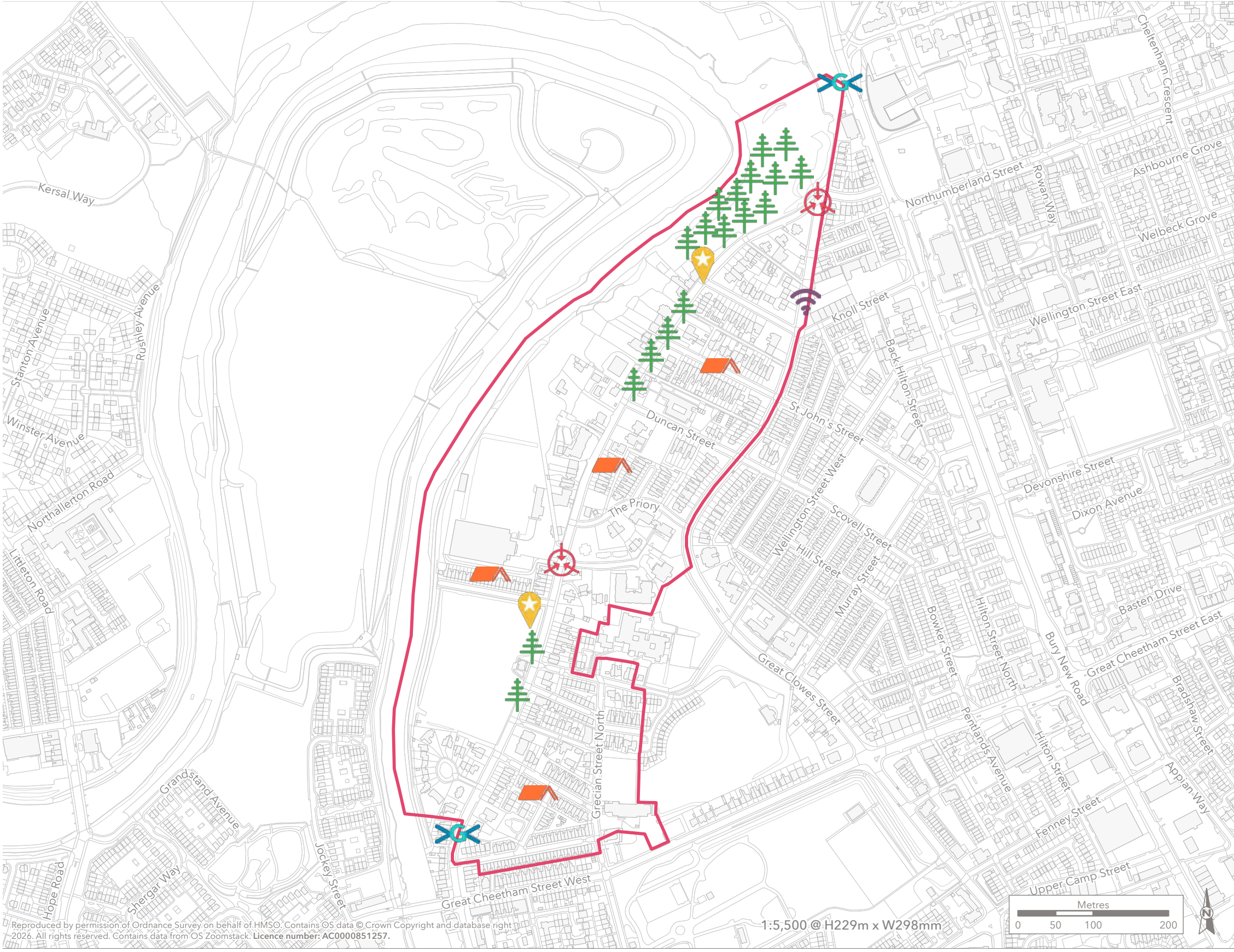
8.1.3 Focus along Lower Broughton Road

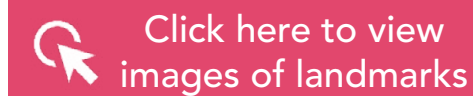
8.1.3.1 Lower Broughton Road forms the main spine of the Conservation Area. Once a key route, historic landslips have reduced its role to a local access road. This shift has altered its prominence and created traffic and safety concerns, impacting the area's character and spatial cohesion.

8.2 Spatial Analysis Map

8.2.1 This map captures the spatial qualities that influence how the Conservation Area is experienced and understood.

- **Gateway (Entry Point)**
A key point of arrival into the Conservation Area where a noticeable change in character, scale, or townscape signals entry into the area.
- **Significant or Interesting Roofscape**
An area or group of buildings where roof form, height, or detailing (such as chimneys, ridgelines, or materials) makes a strong visual contribution to local character or views.
- **Significant Tree(s)**
Individual trees or groups that are visually prominent, historically important, or contribute to the setting and townscape character of the area.
- **Special Sense of Place**
A location with a particularly strong, distinctive, or memorable atmosphere derived from its spatial form, materials, activity, or historic associations.
- **Key Intersection (Nodal Point)**
A focal point where key streets or routes converge, often associated with landmarks or changes in townscape that help with orientation and spatial hierarchy.
- **Visual/Spatial Leak**
A point of weak enclosure or continuity, creating negative gaps within the streetscape or areas where built form is lacking, reducing the sense of cohesion and definition within the Conservation Area.
- **Defined by Noise**
An area where sound (for example, traffic, industrial activity, or public use) noticeably affects character or experience, influencing how the place is perceived.
- **Conservation Area Boundary**





8.3 Key Landmarks

8.3.1 Major Landmarks

8.3.1.1 Prominent built or natural features that serve as key orientation points across the wider area. They are often visible from long distances and help shape the identity and skyline or townscape of the Conservation Area. These landmarks contribute to wider townscape legibility and may hold city-wide or regional significance.

- ## 1. The River irwell

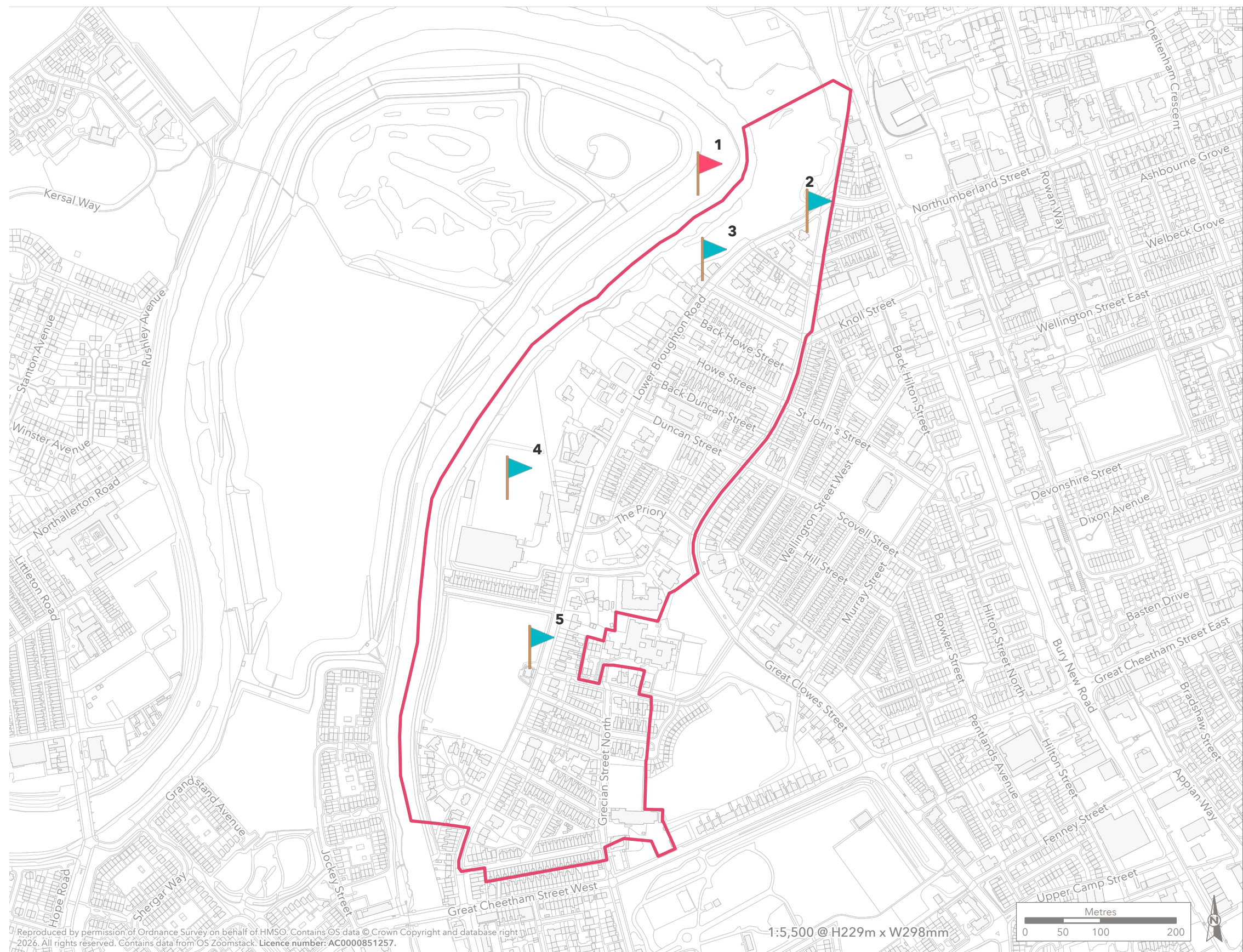
8.3.2 Local Landmarks

8.3.2.1 Smaller-scale features that hold visual or historical significance at a neighbourhood level. These elements may not dominate the skyline or townscape, but they act as important reference points in the day-to-day experience of the place, often contributing to local identity and memory.

2. 466 Lower Broughton Road
3. Cliff House
4. The Cliff Training Ground
5. Lower Broughton Playing Fields and The Sports Pavillion



Conservation Area Boundary

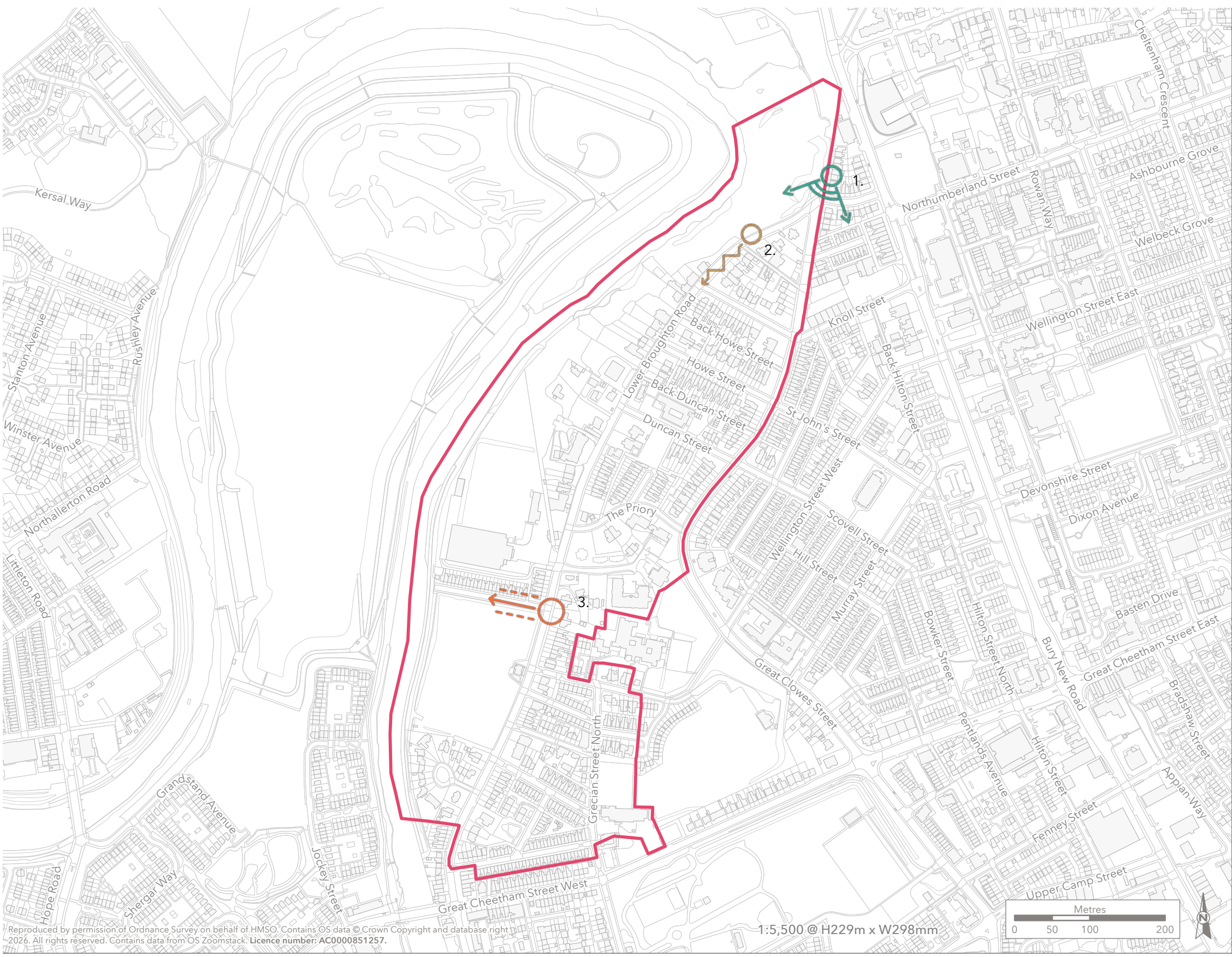


 [Click here to view read more about each view](#)

8.4 Views + Experience Map

8.4.1 This map highlights visual experiences that shape how the Conservation Area is perceived. It captures informal, character-defining sightlines and approaches that contribute to the area’s sense of place and everyday experience.

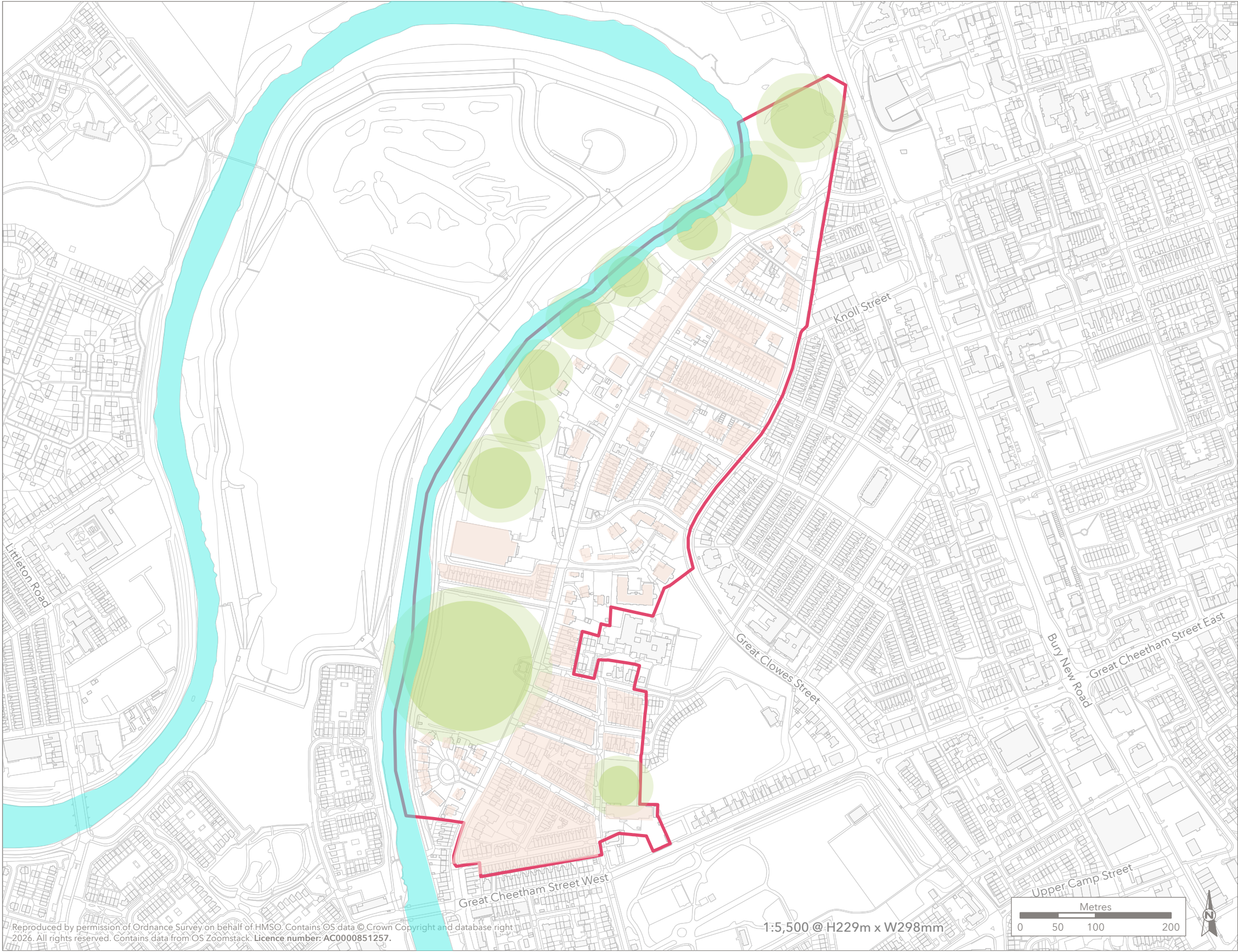
-  Panoramic/Significant View
-  Deflected View
-  Glimpse View
-  Channelled View
-  Terminated View
-  Conservation Area Boundary



8.5 Environment Map

8.5.1 This map illustrates the spatial structure of the area by showing the distribution of green space, blue space (water), and built fabric. It provides a visual overview of how natural and developed elements are arranged within the Conservation Area, helping to highlight relationships between open space, water, and the built environment.

-  Green Space
-  Blue Space (water)
-  Built Fabric
-  Conservation Area Boundary



8.6 Building Typologies

8.6.1 The Conservation Area contains a range of building typologies that reflect its layered development and changing uses over time. While functionally distinct, many buildings share common architectural styles and materials that contribute to The Cliff Conservation Area’s strong sense of identity.

8.6.2 Residential

8.6.2.1 The Conservation Area has always been predominantly residential, reflecting its origins as an affluent suburb during the industrial boom of the 19th century.

8.6.2.2 **Historic Core:** Priory Grove (formerly Crabtree Croft) towards the southern end of Lower Broughton Road was a small hamlet called Broughton Spout, and evidence of these early houses still survives at Ivy Cottage. These properties are generally well-proportioned and retain elements of early fabric, reflecting their historic origins. Later alterations, including the introduction of uPVC windows, have had a negative impact on their overall character.

8.6.2.3 **Early Mansions:** The most intact early residential properties within are concentrated along the western side of Lower Broughton Road and account for the majority of the area’s listed buildings. These substantial houses vary in architectural style, reflecting the bespoke development of individual plots rather than a unified scheme. Their generous gardens overlook the River Irwell, adjacent fields, and the wetlands.

8.6.2.4 **Terraces:** Terraced housing within and around the Conservation Area reflects the layered development of Salford’s commuter suburbs. The three-storey terraces along Lower Broughton Road (Nos. 400-418) are among the most prominent, set back from the pavement and



featuring decorative brickwork and paired gables, the style conveys a sense of aspiration among the professional classes during the 19th century, seeking to emulate the industrialists who first moved to the area.

8.6.2.5 Similar three-storey terraces appear on Howe Street and the side streets running north-west to south-east, though these are generally simpler in detailing, illustrating incremental infill as the area expanded. The mock-Tudor Cotswold Terrace on the corner of Lower Broughton Road and Hugh Oldham Drive is an anomaly in comparison to the other architectural styles of the Conservation Area.

8.6.2.6 **The Polygon:** Located at the southern edge of the Conservation Area, the Polygon is a distinctive cul-de-sac whose unusual shape sets it apart within the local street pattern. Originally developed with Victorian housing, the area has since been redeveloped with mixed housing types, leaving only three of the original properties intact. This combination of historic remnants and later infill highlights the layered character of the Conservation Area.



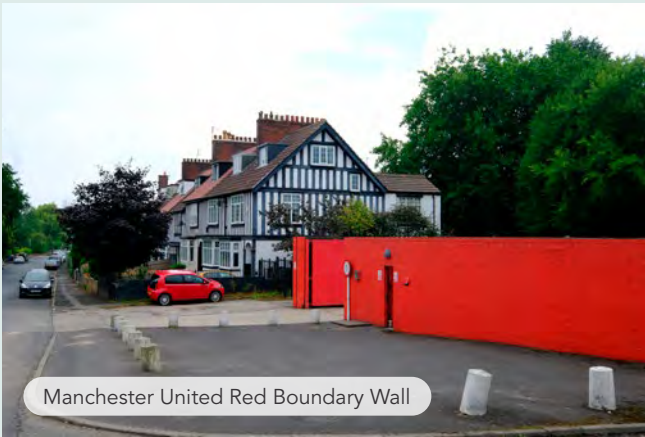
8.6.3 *Sporting*

8.6.3.1 The Sports Pavilion is a distinctive feature as it is set alone next to the playing fields which it serves. The mock-Tudor style and steep roof make it stand out above the hedges that line the fields.

8.6.3.2 The former Manchester United training ground, known as “The Cliff,” is a modern addition to Lower Broughton Road. Partially screened from view by a prominent red boundary wall in the club’s signature colour, the building stands out within the Conservation Area. However, its bold colouring and contemporary appearance are incongruous with the surrounding historic context.



The Sports Pavilion



Manchester United Red Boundary Wall



Manchester United Training Ground

8.7 Materials + Local Details

8.7.1 The Cliff Conservation Area does not exhibit a single defining material palette, due to its development over time. This absence of a unifying materiality creates a sense of visual fragmentation, limiting cohesion between building types.

8.7.2 Building Materials

- Red and brown brick are the dominant materials across the area, used in early 19th-century villas, Victorian terraces and inter-war housing. Variations in tone and brick bond mark phasing.
- White-rendered elevations on some properties add visual contrast to the area’s characteristic brickwork.
- Mock Tudor timbering seen on Cotswold Terrace and the Sports Pavilion.
- Early villas use slate for roofing, while later terraces and infill housing feature terracotta tiles.
- Surviving cobbled setts on Lower Broughton Road provide texture and historic continuity.

8.7.3 Detailing + Craftsmanship

8.7.4 The Conservation Area retains a range of distinctive architectural details that contribute to its historic character and local identity.

- Decorative ironwork, including historic lampposts, railings and gates, reflecting 19th-century design and craftsmanship.
- Intricate brick detailing to larger terraced houses along Lower Broughton Road, including gables, arches and bay windows.
- The Sports Pavilion, with ornamental features such as a traditional weathervane.



Painted Signage



Painted Brick Detail



Cobblestone



Sandstone Cromwell Bridge



Decorative gatepost



Ashlar detailing on red brick



Metal Grating



Mock-Tudor



Decorative gatepost



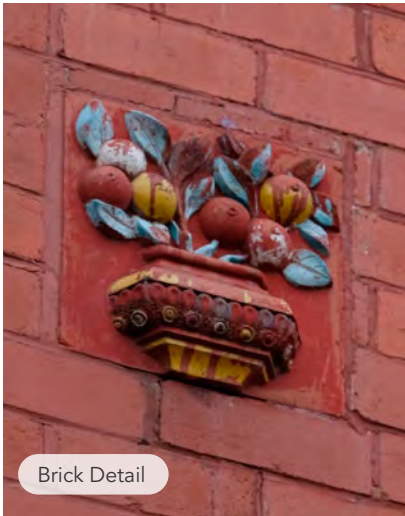
Decorative fascia boards



Decorative Iron Railing



Decorative window surrounds



Brick Detail



Street Lamp Detail



Turret

8.8 Urban Grain, Public Realm + Greenspace

8.8.1 The urban grain of the Conservation Area is shaped by its layered development and distinctive topography. Long terraces along Lower Broughton Road create continuity, while contrasting early 19th-century villas on the north-western side - with varied setbacks and orientations - produce a more fragmented streetscape. This contrast reflects the area's evolution from an affluent commuter suburb to a more mixed residential environment.

- Green and open spaces strongly influence the area's character,

particularly the playing fields on the south-western side of Lower Broughton Road, which offer visual relief but limited public access. Their manicured appearance contrasts with the wooded northern slopes, where dense vegetation creates enclosure but reduces visual integration with the wider townscape.

- Views over the River Irwell and its wetlands remain significant yet under-realised due to private ownership and a lack of accessible viewpoints, weakening the area's relationship with its dramatic riverside setting. The loss of former open space beside The Priory has further

reduced visual continuity and removed a green buffer between early villas and later terraces.

- Overall, The Cliff's spatial structure is defined by contrasts - formal terraces and irregular villas, managed sports grounds and natural woodland, enclosed streets and large plots. These relationships shape its identity while highlighting opportunities for improved access, vegetation management and public realm enhancement.

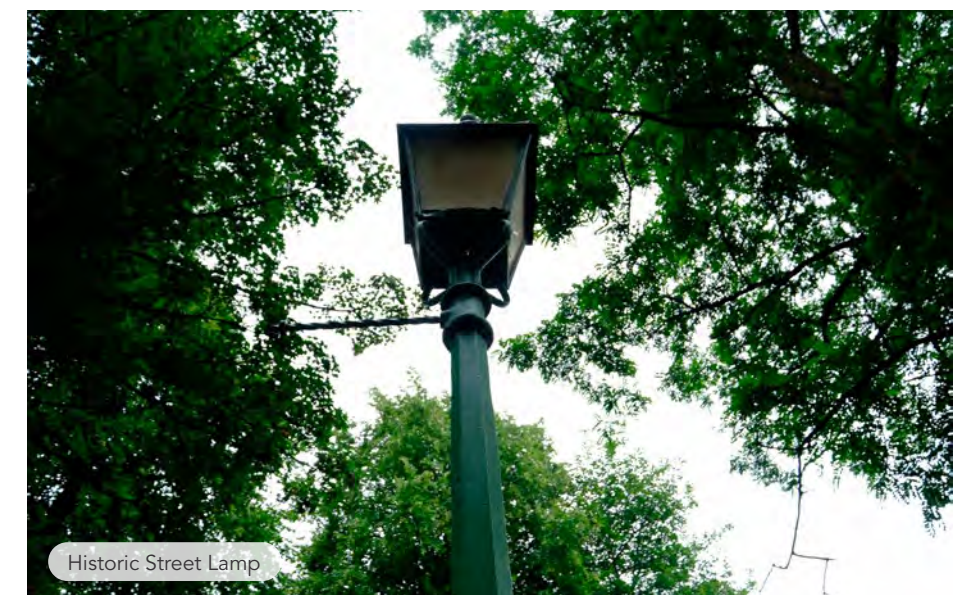
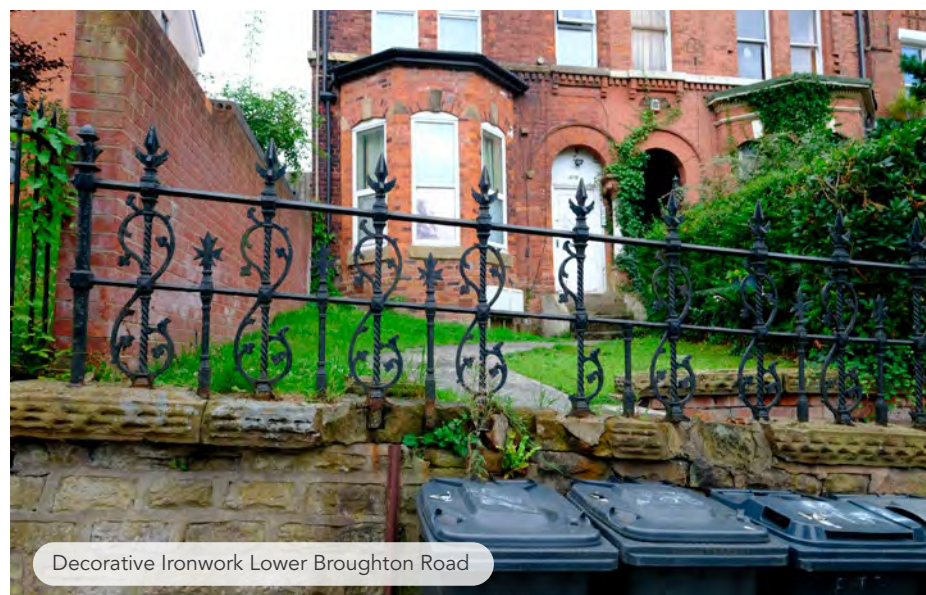


8.9 Streetscape + Boundary Treatments

8.9.1 Boundary treatments across the Conservation Area vary significantly in quality and character, creating a mixed and often fragmented streetscape. To the north of Lower Broughton Road, historic boundary features, particularly decorative ironwork fronting the terraced houses, make an important contribution to the area's period character. In contrast, boundaries on Great Clowes Street, between Duncan Street and Back Duncan Street are inconsistent and frequently deteriorating, undermining visual cohesion and diminishing the overall appeal of the Conservation Area.

- Poorly maintained hedges surrounding the playing fields to the south present further challenges, restricting pedestrian access and detracting from the public realm. This lack of uniformity extends to the side streets, where variations in form and material, combined with general degradation, weaken the sense of continuity. Historic street surfaces, such as cobbles, survive in places but their deteriorating condition limits their ability to enhance the streetscape.

- Street furniture also reflects this imbalance: original lampposts remain in some areas and provide a strong historic reference, yet these are contrasted by modern replacements of inappropriate scale and design, particularly in the southern area.
- Vegetation management is a recurring issue, with weeds in walls and unmanaged trees along Lower Broughton Road diminishing the visual quality of greenery and contributing to a sense of neglect.



8.10 Movement + Traffic

8.10.1 Lower Broughton Road forms the main spine of the Conservation Area, bisecting it from north to south, while Great Clowes Street defines its eastern edge. These routes create a strongly road-focused character that influences movement and spatial experience. Historic landslips along Great Clowes Street reduced its prominence in the early 20th century, leaving Lower Broughton Road as the primary thoroughfare.

- Parking practices have further shaped this environment. Vehicles frequently mount kerbs along Lower Broughton Road and adjoining side streets, narrowing carriageways and obstructing pavements. The absence of marked bays exacerbates these issues, making pedestrian navigation difficult and diminishing the quality of the public realm.

- Traffic speed compounds these concerns. Cars travelling at pace along Lower Broughton Road, combined with the proximity of moving vehicles to the pavement, create a sense of vulnerability for pedestrians and motorists alike. While the upper section of Lower Broughton Road now operates as a local-access route, reducing traffic impact for residents, the overall dominance of vehicular movement remains a defining challenge for the Conservation Area.



Lower Broughton Road



Oak Street



Cliff Avenue

8.11 Light + Dark

8.11.1 Lighting and daylight play an important role in shaping the character and sense of safety within the Conservation Area. In some sections of Lower Broughton Road, the absence of functioning streetlights creates areas that feel poorly lit and potentially unsafe after dark. This issue is compounded during the day by the interplay of tall buildings and varying ground levels, which restrict natural light from reaching the street. Mature trees within front gardens further intensify this effect, casting deep shadows and reducing the overall brightness of the public realm. Together, these factors contribute to a streetscape that can feel enclosed and subdued, highlighting the need for improved lighting and vegetation management to enhance both visual quality and pedestrian comfort.



8.12 Noise + Smell

8.12.1 Noise is a persistent presence along Lower Broughton Road, which forms the spine of the Conservation Area. Traffic along this route creates a constant background hum that extends into adjoining streets, although these side streets are noticeably quieter. Even so, the sound of vehicles remains audible from both Lower Broughton Road and Great Clowes Street, influencing the overall experience of the area.

8.12.2 In addition to noise, certain smells contribute to the sensory character of the Conservation Area, including waste bins positioned along Lower Broughton Road. Their frequent placement on pavements, particularly in side streets with narrower footways, makes this smell pervasive and detracts from the quality of the public realm.



Character Areas



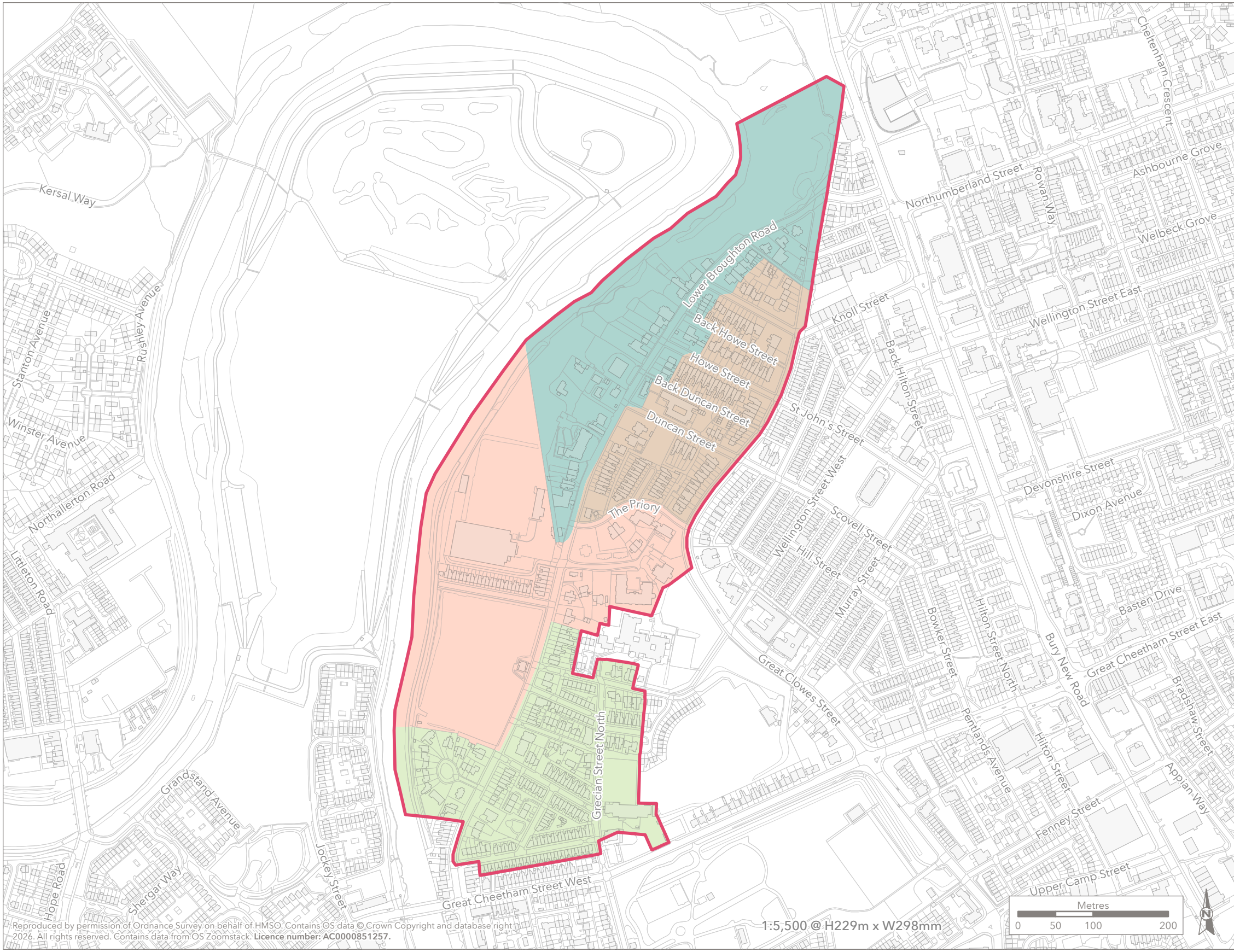
9.0 Character Areas

9.0.1 Cliff Conservation Area contains a rich mix of distinct character areas, each shaped by its historic development, land use, and relationship with the environment

9.0.2 By breaking the Conservation Area down into smaller parts, we can better understand the subtle differences in character, scale, and sense of place.

9.0.3 The Character Areas are:

-  1. Northern Lower Broughton Road
-  2. Upper Terraces
-  3. Sports Grounds, Priory
-  4. Lower Terraces
-  Conservation Area Boundary

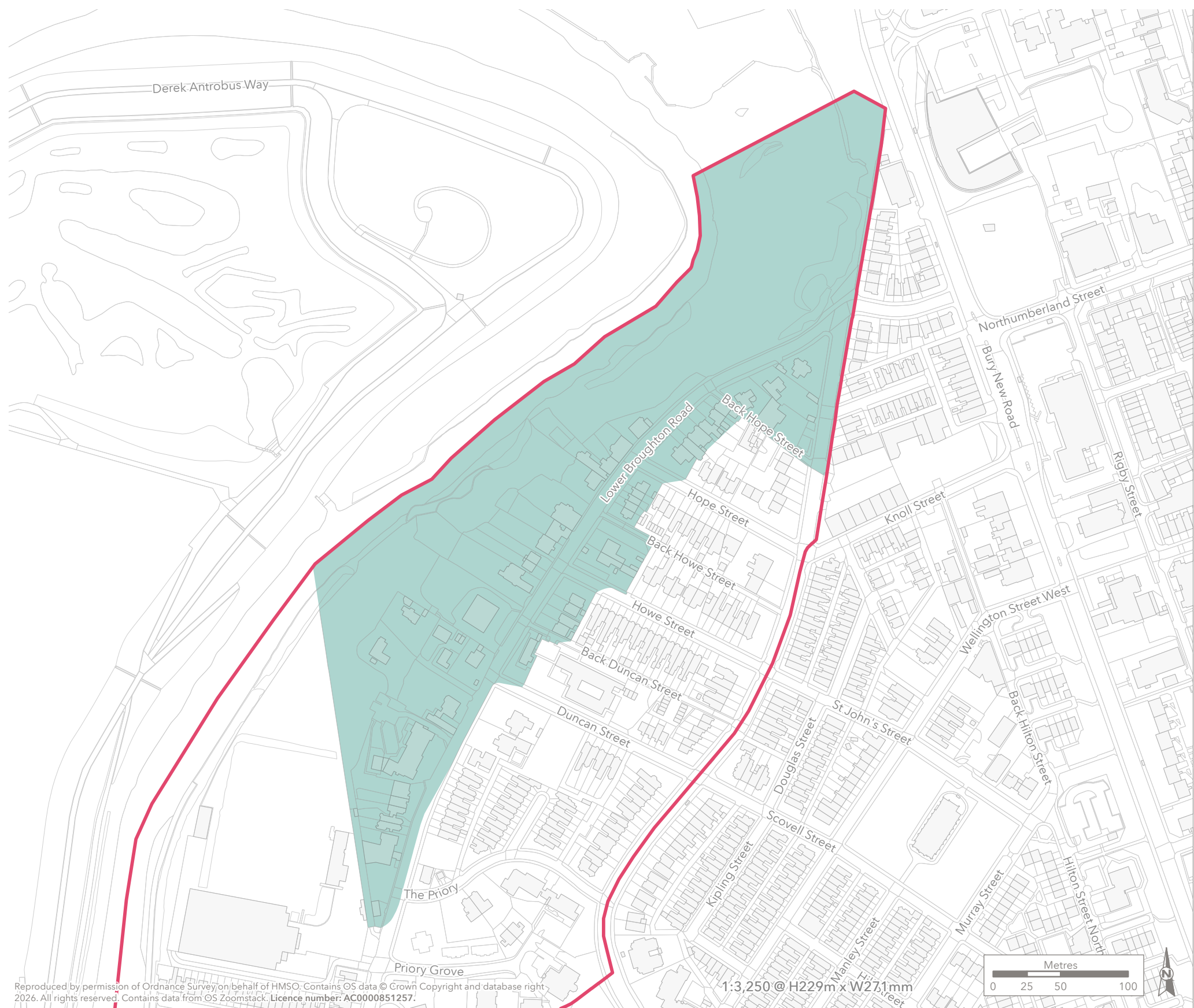


9.1 Character Area 1: Northern Lower Broughton Road

9.1.1 This area is defined by the 19th-century mansions that overlook the River Irwell, and best illustrates the historic significance of the Conservation Area. The presence of mature trees, original street materials and street furniture combine to create a distinctive character.

9.1.2 Key Characteristics

- **Historic Focus:** The homes in the area form the bulk of the Conservation Area's listed buildings. Most of them are on the western side of the road and are large mansions built in the 19th century.
- **Commuter Houses:** The mansions in the area were built by and for wealthy industrialists who wanted to commute into the industrial heartlands of Salford and Manchester. The houses opposite were populated by professionals looking to imitate the wealthy industrialists.
- **Original Fixtures:** Original streetlights and cobbled paving contribute to the historic character of the streetscape.
- **Topography and Views:** The area is built upon a gentle slope that rises up from the centre of the Conservation Area. Views in this area are limited due to the density of mature trees, especially in summer months. Views west towards the river and wetlands are only visible from within the mansion properties.
- **Greenery:** The mature trees in many of the houses front gardens overhang the road and provide a visual appeal to the area, providing a sense of enclosure to the historic streetscape.
- **Public Houses:** There were historically two pubs in the character area. One of the two has shut down and been converted, the other, the Star Inn, is Britain's first urban co-operatively owned pub. It has sat on the site since 1867.



9.1.3 Key Issues

- **Landscape Changes:** The area suffered a series of landslips in the late 1800s and early 1900s which took away large portions of woodland and houses in the area. The area has been structurally strengthened over time but works must be frequently maintained. Lower Broughton Road has been subject to longterm closure due to concerns around further slips.
- **Lack of View:** Views to the west towards the river and across Kersal wetlands are currently obscured due to extensive mature trees and changes to topography. As such, it is difficult to understand the relationship between the Conservation Area and the River at present.
- **Traffic Issues:** Cars parking along Lower Broughton Road prevents easy pedestrian access on the pavements. Cars also speed down the road, increasing the risk for pedestrians.
- **Boundary Treatments:** Some historic boundary treatments have fallen into a state of disrepair and offer unappealing visuals. Where repairs have taken place, these have frequently used mismatching materials such as tarmac which contrast with the historic cobbles setts.



9.1.4 Opportunities for Management + Enhancement

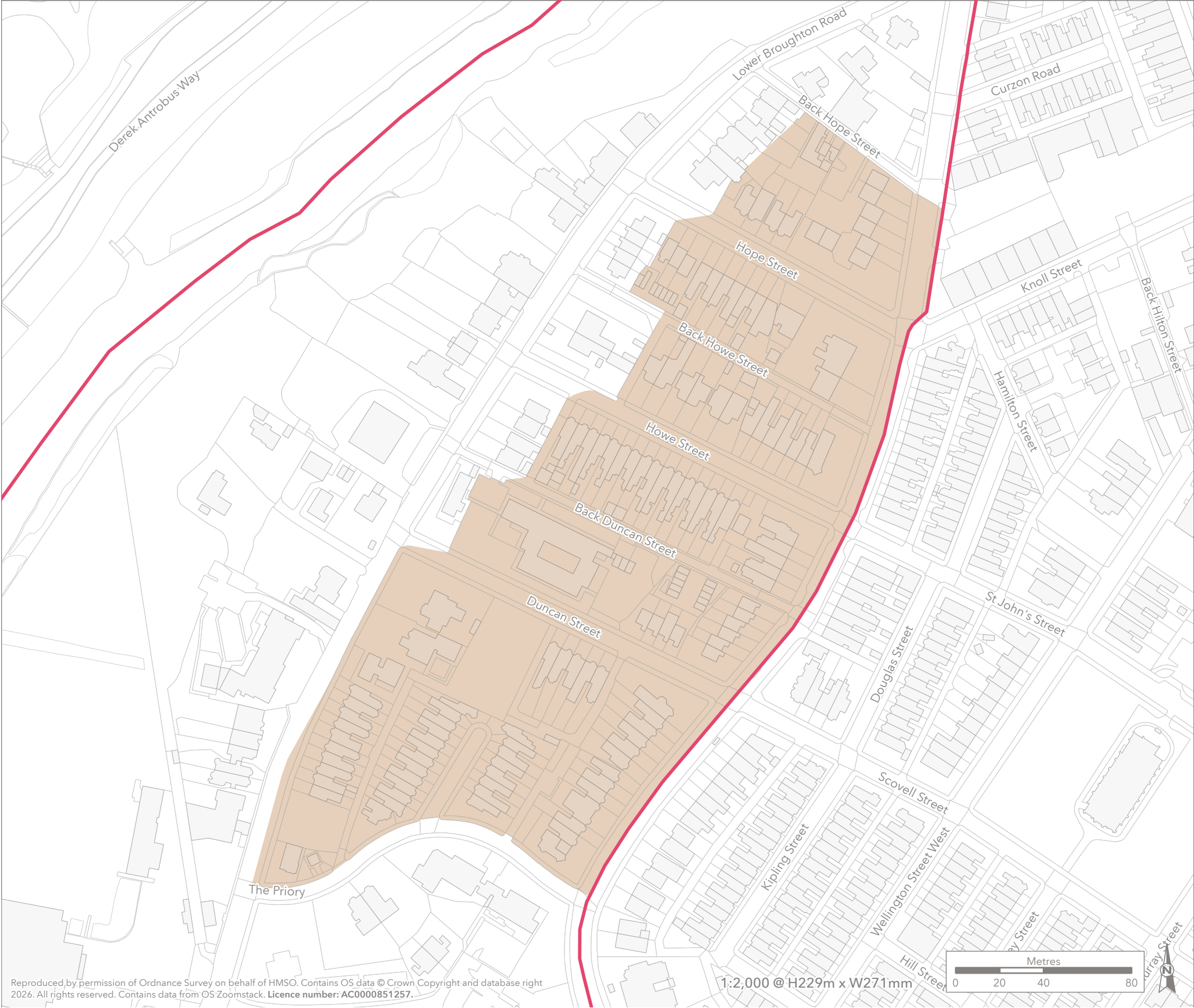
- **Improve Boundary Treatments:** Encourage the restoration of historic boundaries and the removal of inappropriate ones to improve the area's appearance and better emphasise the historic mansions. Strengthening boundary consistency would reinforce the area's character and provide clearer historic context.
- **Manage Mature Vegetation:** Front-garden trees should be better managed, as many are overgrown, block natural light and create a sense of enclosure. A resident-focused campaign could encourage regular maintenance to improve both safety and the visual quality of the streetscape.
- **Address Parking and Speeding Issues:** Opportunities should be explored to reduce on-street parking or confine it to designated areas rather than kerbs. Clear parking bays and enforcement would enhance the public realm and pedestrian safety, while also promoting public transport use. Additional speed signs and a speed camera or checker on Lower Broughton Road could further improve safety alongside parking measures.
- **Enhance Woodland:** Creating viewpoints over the River Irwell would reconnect the area with its wider setting. Improved access could strengthen appreciation of the natural environment and provide residents with opportunities to enjoy a managed natural landscape.
- **Protect and Maintain Historic Fabric:** Promote appropriate conservation methods and materials for historic buildings, terraces, streetlights and cobbles. This would reinforce the area's heritage significance and improve awareness of its development among residents and visitors.
- **Improvement and Treatment of Historic Fabric:** Several historic buildings have potential to contribute more positively to the area. Encouraging careful repair and sensitive treatment would increase their prominence and re-establish them as valued heritage assets within the neighbourhood.

9.2 Character Area 2: Upper Terraces

9.2.1 Set between Great Clowes Street and the north of Lower Broughton Road, the area consists of mixed residential housing of different time periods and materials. The streets run perpendicular to Lower Broughton and Great Clowes and are mostly terraced housing. The houses are more modest in comparison to the mansions and larger terraces, though are important to the understanding of the expansion and development of the area in the late 19th and early 20th centuries.

9.2.2 Key Characteristics

- **Mixed Residential:** There are a mix of styles of houses in the area. They are mostly terraces but the area also contains some more recent developments from the 20th century.
- **Greenery:** Trees in the front gardens provide an appealing visual appearance to the streets of the area.
- **Original Fixtures:** Original streetlights are present across the area and provide a link to the history of The Cliff.
- **Appropriate Boundary Treatments:** In the streets that go between Lower Broughton Road and Great Clowes Street, the boundaries are of an appropriate materiality and are in generally good repair.



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9.2.3 Key Issues

- **Bins and Odour:** The presence of bins in front gardens and on the pavement cause an unpleasant odour along the streets, especially Great Clowes.
- **Litter:** Litter is prevalent along the streets that run from Lower Broughton Road to Great Clowes Street, such as Howe Street and Duncan Street.
- **Access:** Cars parked on kerbs and footpaths, and bins, both take up pavement space, limiting access for pedestrians along the pavement
- **Boundary Treatments:** The boundary treatments along sections of Great Clowes Street are in a poor state of repair. Sections of pavement are scattered with crumbling render, creating a sense of neglect and diminishing the overall visual quality of the streetscape.



9.2.4 Opportunities for Management + Enhancement

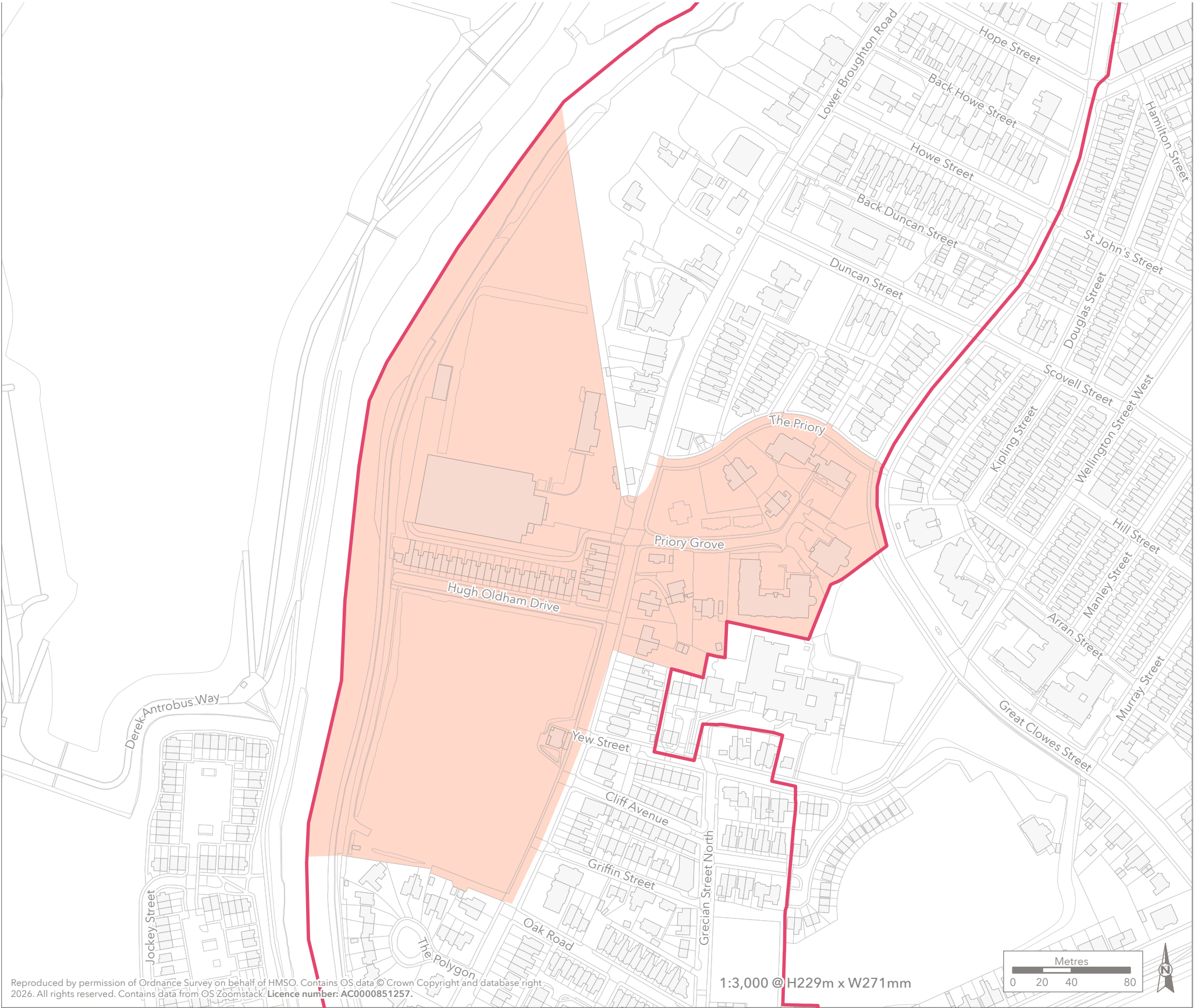
- **Boundary Treatment Regeneration:** Careful repair and sensitive replacement of boundary treatments, particularly along Great Clowes Street, would significantly enhance the visual quality of the streetscape. Restoring historic boundaries where they survive and encouraging their maintenance on adjoining side streets is essential to preserving the area's historic character. These interventions would reinforce the architectural rhythm of the Conservation Area and strengthen its connection to the period in which it first developed.
- **Improved Waste Management:** The practice of leaving bins permanently on pavements should be discouraged. Instead, residents should be encouraged to store bins within their property boundaries to reduce odour and improve pedestrian access.
- **Remedy On-street Parking Issues:** On-street parking should be managed through staggered, marked bays to improve traffic flow and pedestrian access, supported by measures promoting public transport and awareness of safe parking practices.
- **Maintenance of Historic Fabric:** Promote the maintenance of original streetlights, cobbles, and historic building features to enhance visual cohesion and preserve The Cliff's historic character. Encourage residents to care for elements within their properties, with the council responsible for public areas.
- **Management of Trees and Hedges:** Mature trees should be appropriately trimmed to maintain visual appeal without posing access issues or obscuring of views. Property owners should be encouraged to manage and monitor the trees and hedges in their properties.

9.3 Character Area 3: Sports Grounds, Priory

9.3.1 Set in the middle section of Lower Broughton Road, the sports grounds sit to the west, with the Priory, housing to the east. The housing to the east represents the original location of settlement in the Conservation Area and is focused upon the site of Crabtree Croft, and Broughton Spout, the 17th-century hamlet. The sports grounds are of regional significance due to their association with Manchester United football club and local schools.

9.3.2 Key Characteristics

- **Sporting Heritage:** The Cliff training ground is of regional importance due to the training of Manchester United players here during the 20th century. The 'Busby Babes' and 'Class of 92' are famous products of The Cliff.
- **Historic Connections:** The original houses at Broughton were located to the east of the road and whilst most no longer exist, there are a number of historic houses which were built before the mansions in the north of the Conservation Area. One of these homes at 388-390 Broughton Road was the home of William Crabtree, an astronomer who discovered the transit of Venus in the home. A plaque at the house commemorates this.
- **Views:** The views from the playing fields in the south of the character area look out across the River Irwell.
- **Mock Timber-Framed Buildings:** Mock Tudor timber framing is present along the Cotswold Terrace, this is a distinctive appearance within the Conservation Area.
- **Original Fixtures:** Cobbled streets along Priory Grove are in good repair and illustrate the historic significance of the area.



9.3.3 Key Issues

- **Boundary Treatments:** Inappropriate boundary treatments are present across the character area. Cotswold Terrace, Hugh Oldham Drive, Priory Grove, and The Cliff Training Ground all have inappropriate boundary treatments, which are in a poor state of repair in many cases. Their variation in form and materials detract from the visual cohesion of the area.
- **Front Gardens:** The front gardens of Cotswold Terrace are notably poorly maintained, detracting from the visual distinctiveness and appeal of the houses.
- **Vegetation:** The boundary hedge of the playing fields is poorly maintained and provides a visual barrier from Lower Broughton Road, and Hugh Oldham Drive. It also impacts upon pedestrians using the pavement, as the greenery is overgrown and impedes access.
- **Cars Parked on Kerbs:** Cars parked on kerbs along Lower Broughton Road limit accessibility for pedestrians along the pavements.



9.3.4 Opportunities for Management + Enhancement

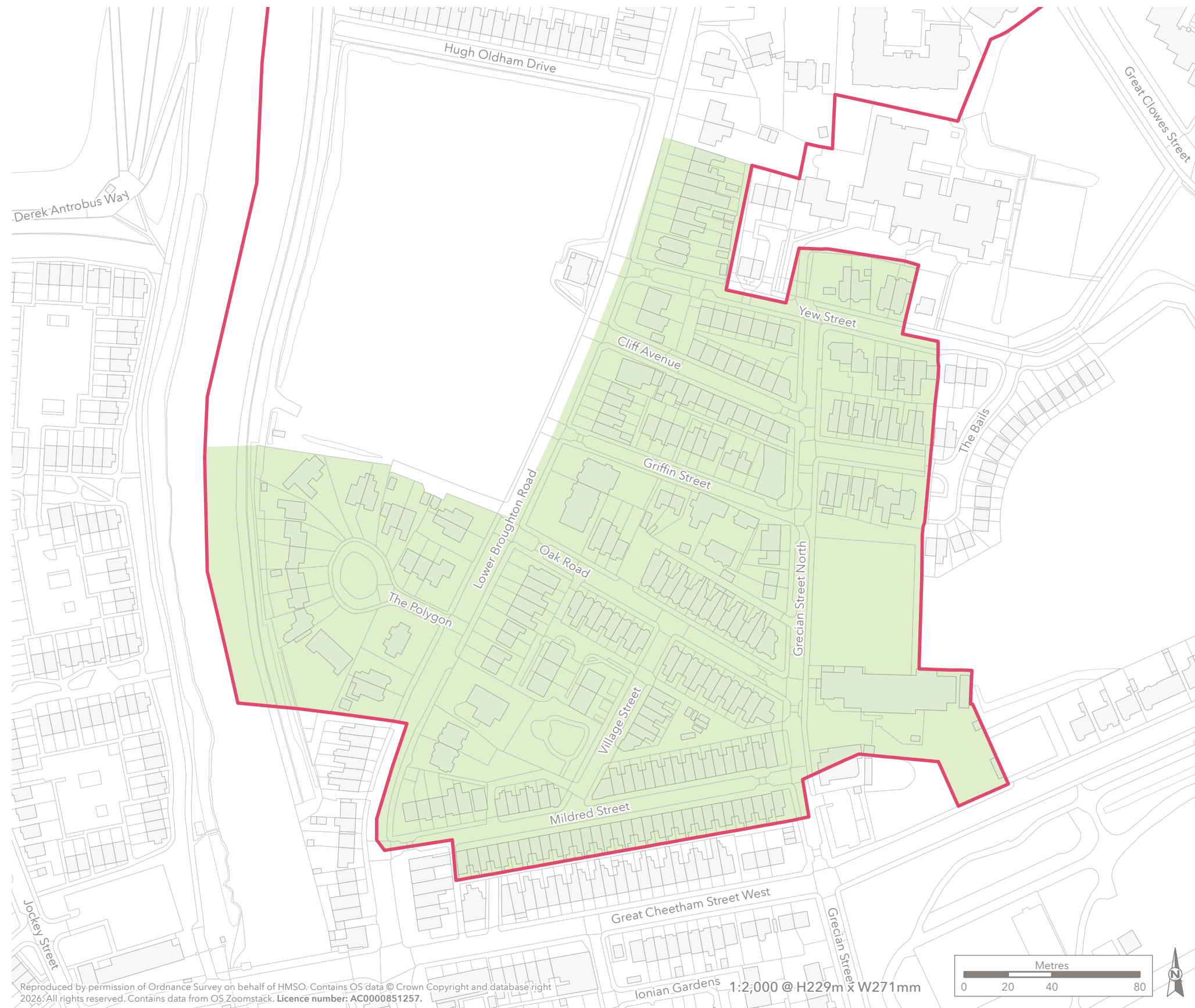
- **Vegetation Management:** There is an opportunity for the management of vegetation along Lower Broughton Road in order to tie the playing fields into the character area. Management would also improve pedestrian access.
- **Boundary Treatment Regeneration:** The boundary treatments across the character area could all be updated in a considered way in order to increase the visual appeal and cohesion. This could require a campaign to increase the awareness of local residents as to the potential for enhancing the area's visual appeal.
- **Front Gardens:** Residents should be encouraged to enhance the condition of front gardens to strengthen the visual appeal and cohesion of the character area. Awareness campaigns could highlight current inconsistencies in appearance and promote improvements that contribute to a more attractive and unified streetscape.
- **Celebration of History:** Signage could be installed in the area to improve the interpretation of the area's distinct connections to history. For example, a sign to the front of The Cliff training ground could celebrate the sporting connection. A sign on Lower Broughton Road could signify the importance of the area for the discoveries of William Crabtree, and the development of the area.

9.4 Character Area 4: Lower Terraces

9.4.1 The southern end of Lower Broughton Road, and the housing to the west and east form the Lower Terrace character area. The area is defined by its terraced housing and historic cul-de-sac, the Polygon. The area developed later than most of the Conservation Area, and its proximity to Great Cheetham Street reflects the expansion of the Greater Manchester Area in the late 19th and early 20th centuries.

9.4.2 Key Characteristics

- **Terrace Materiality:** The terraced housing in the region is of a consistent material makeup. This promotes a coherent visual appearance.
- **The Polygon:** A cul-de-sac sits to the west of Lower Broughton Road, beneath the playing fields. The Polygon has been present in the area since the 19th century. The Polygon contains three original houses, and the shape of the cul-de-sac has remained the same.
- **Industrial Heritage:** Built for the workers of the ever-expanding Salford and Manchester, the terraces are indicative of the expansion of the Greater Manchester Area, in conjunction with mass industrialisation.



9.4.3 Key Issues

- **Loss of Historic Detailing:** The incremental loss of original architectural detailing, combined with the use of inappropriate modern materials and the application of render and paint to previously exposed brickwork, is eroding the historic character, material integrity and visual coherence of the Conservation Area.
- **Waste Bins and Littering:** Bins along the pavements of the terraced streets prevent access for pedestrians and cause an unpleasant smell.
- **Parking Issues Limit Accessibility:** Along Lower Broughton Road and the terraced streets, cars park on the kerbs which obstructs access for pedestrians.
- **Street Clutter:** The bins and cars along the terraced streets create unordered visual clutter that detract from the visual appeal and cohesion of this area.



Former Cliff Hotel



Cliff Avenue



House at The Polygon

9.4.4 Opportunities for Management + Enhancement

- **Manage Traffic and Parking to Protect Character, and Increase Accessibility:** Along Yew Street, parking has been improved by marking of parking spaces and presence of single yellow lines to encourage considerate parking. This is due to St Boniface Primary School but could be effective if implemented across the character/Conservation Area.
- **Promotion of Waste Management:** There is an opportunity to introduce practical, well-integrated solutions for waste management - such as discreet screening, consistent storage locations or improved collection arrangements - that reduce visual impact while maintaining ease of use for residents.
- **The Cliff Hotel:** The redevelopment of the Cliff Hotel could improve the visual appeal of Lower Broughton Road by highlighting the grand, historic building. The façade of the building being turned into a focal point for the area could improve the sense of place within the Character Area and better connect it to the broader Conservation Area.

PART 3: MANAGEMENT PLAN



10.0 Introduction

10.0.1 The following chapter presents the Management Plan for Cliff Conservation Area. Its purpose is to provide a clear, practical framework for the ongoing conservation, management and enhancement of the historic built environment, ensuring that the special architectural and historic interest of the Conservation Area is sustained and reinforced over time.

10.0.2 While the Appraisal section of this document defines the character and significance of the Conservation Area, the Management Plan translates this understanding into action. It identifies issues affecting the Conservation Area, highlights opportunities for positive change, and sets out policies and actions to guide future decision-making. In doing so, it seeks to manage change in a way that safeguards heritage significance while supporting the continued evolution of Salford as a living and functional place.

10.1 Purpose

- 10.1.1 The Management Plan is intended to:
- Support consistent and informed decision-making by the local planning authority;
 - Guide property owners, developers and designers making changes within the Conservation Area;
 - Help prioritise resources, maintenance and enhancement initiatives;
 - Provide a shared understanding of how the Conservation Area can be positively managed over time.

10.2 Structure of the Management Plan

10.2.1 The Management Plan is structured in two complementary parts:

10.2.2 Conservation Area-Specific Management

10.2.2.1 This section focuses on the particular character, significance and management needs of this Conservation Area. It identifies targeted issues and opportunities arising from the Appraisal and sets out bespoke actions and priorities tailored to the area’s unique qualities and challenges.

10.2.3 Management for All Conservation Areas

10.2.3.1 This section sets out broader management themes, principles and actions that apply across all of Salford’s Conservation Areas. These measures address common issues and provide a consistent city-wide framework for the care, repair, alteration and enhancement of the historic environment.

10.2.3.2 The two sections should be read together. The Conservation Area-specific guidance provides place-based direction, while the general management section ensures a coherent and consistent approach to conservation across the city. Together, they form a comprehensive management framework to support the long-term stewardship of Salford’s historic places.

10.3 Policies + Recommendations

9.4.6 Policies

9.4.6.1 Policies set out the requirements and principles that should be followed when proposals affect a Conservation Area, a heritage asset within it, or its setting. They reflect national and local planning policy and will be used by the Council as a material consideration in the determination of planning applications, listed building consent and other relevant consents.

9.4.5 Recommendations

9.4.5.1 Recommendations provide additional guidance and best-practice advice to support the effective management and enhancement of Conservation Areas. They identify potential actions that should be taken by property owners, developers, communities or the local planning authority to encourage positive change, good stewardship and long-term conservation.

9.4.5.2 While recommendations are not mandatory, they are intended to inform decision-making, support policy compliance and promote outcomes that conserve and enhance the historic environment.

9.4.5.3 Certain recommendations are aspirational in nature and refer to the potential production of additional documents, such as guidelines and strategies. These recommendations should not be interpreted as a requirement to commission further work, but rather as opportunities to facilitate future action in Conservation Areas, dependent on available funding.

11.0 Conservation Area-Specific Management

11.0.1 This section of the Management Plan sets out targeted management guidance for Cliff Conservation Area, responding directly to its identified character, significance and condition as defined in the preceding Appraisal.

11.0.2 Each Conservation Area within Salford has a distinct history, spatial form and pattern of development, resulting in specific sensitivities, pressures and opportunities. This section therefore focuses on issues and priorities that are particular to this Conservation Area. It identifies the key factors currently affecting the area's special architectural and historic interest and outlines actions and principles intended to safeguard and enhance those qualities.

11.1 Managing Change in Cliff

11.1.1 The Cliff Conservation Area is defined by its historic suburban character, architectural variety and strong relationship with landscape and topography. Its special interest derives from the survival of grand early villas, later terraces and associated boundary treatments set within a leafy, elevated townscape with important, if often filtered, connections to the River Irwell and Kersal Wetlands.

11.1.2 The principal management challenge is the area's deteriorated condition and its inclusion on the Heritage at Risk Register. The cumulative effects of piecemeal alteration, loss of historic detailing, inappropriate materials, poor repairs, weakened boundary treatments, cluttered streetscape and declining environmental quality have significantly eroded its cohesion and special interest. These issues are compounded by traffic pressure, pavement and kerbside parking, and poor pedestrian conditions, all of which further undermine the area's legibility, accessibility and overall quality.

11.1.3 At the same time, there are clear opportunities to arrest decline and restore the area's character through targeted repair, reinstatement and public realm enhancement. The repair of historic buildings and boundaries, reinstatement of traditional materials, rationalisation of parking and street furniture, better management of vegetation, and improved appreciation of the river setting would all help reinforce the Cliff's distinct identity as a historic suburban enclave.



11.2 Key Area-Specific Issues

11.2.1 The following issues have been identified as having the greatest potential to affect the character and appearance of Cliff Conservation Area.

Issue	Description	Policy/Recommendation
 Key Views + Setting	Views towards the River Irwell and Kersal Wetlands are restricted by topography, vegetation and private ownership, limiting appreciation of the area's defining landscape setting.	See Recommendation CLI2
 Movement, Traffic + Pedestrian Safety	Kerbside and pavement parking, along with vehicle speeds on Lower Broughton Road, limit pedestrian movement and accessibility, creating safety concerns. Slippery pavement surfaces in wet or icy weather further increase hazards.	See Policy CLI3 + Recommendation CLI3
 Public Realm + Streetscape	Pavements are often blocked by bins and parked vehicles, reducing access for pedestrians, wheelchair users and prams. Mixed street furniture, modern changes and poor repairs (including tarmac infill) weaken visual unity and historic character.	See Policy CLI4 + Recommendation CLI4
 Historic Features + Architectural Characteristics	The incremental loss of original architectural detailing, alongside the use of inappropriate modern materials and the application of render and paint to exposed brickwork, is eroding the area's material integrity, authenticity and visual coherence.	See Policy CLI1 + Recommendation CLI1
 Boundaries, Enclosure + Plots	Boundary treatments, including walls, railings and hedges, are in mixed condition or have been altered, undermining enclosure, consistency and the historic grain of the streetscape.	See Policy CLI5 + Recommendation CLI5
 Trees + Green Space	Although the Conservation Area benefits from mature trees, woodland and playing fields, much of this green space is private or inaccessible, limiting recreational use and reducing connection to the river corridor.	See Policy CLI6 + Recommendation CLI6
 Cleanliness + Environmental Quality	The presence of extensive litter, fly tipping and poorly managed waste detracts significantly from the visual quality and amenity of the area and contributes to a perception of neglect.	See Policy CLI7 + Recommendation CLI7

11.3 Area-Specific Opportunities for Enhancement

- Reinststate historic surfacing and traditional materials by restoring cobbles, stone kerbs and boundary walls, particularly along Lower Broughton Road, Priory Grove and The Priory.
- Reconnect with the river setting through vegetation management and safe, limited, accessible viewpoints, reinforcing the area's defining topographic character.
- Improve pedestrian comfort and accessibility by rationalising kerbside parking, marking bays, and relocating bins off pavements into storage areas.
- Enhance boundary treatments with consistent, period appropriate designs, particularly around the sports grounds, Cotswold Terrace, the Cliff training ground and Great Clowes Street.
- Support repair and reinstatement works to historic villas and terraces, ensuring high-quality conservation of architectural details emphasising area's suburban significance.
- Celebrate local heritage (e.g., William Crabtree, the Cliff training ground) through discreet interpretation at appropriate locations.
- Strengthen streetscape coherence by replacing inappropriate lighting columns and street furniture with a coordinated, heritage sensitive palette.
- Improve the condition and appearance of under maintained gardens and vegetation to enhance character, improve light levels and support perceptions of safety.

11.4 Area-Specific Management Policies + Recommendations

11.4.1 The following policies and recommendations apply specifically to Cliff Conservation Area and should be read alongside the overarching policies set out in [12.0 Management for All Conservation Areas](#).



Policy CLI1: Condition and Repair of Historic Buildings

Historic buildings within The Cliff should be repaired and maintained using appropriate traditional materials and methods. Works that result in the loss of historic fabric, introduce inappropriate modern materials, or allow continued deterioration will be resisted. Proposals affecting buildings in poor condition should demonstrate how long-term repair and maintenance will be secured.

Recommendation CLI1.1: Building Fabric Maintenance and Repair

Priority attention should be given to buildings showing signs of decline, particularly early villas and terraces along Lower Broughton Road to prevent avoidable loss of historic character.



Recommendation CLIFF2.1: Reveal the Riverside Setting

Where safe and feasible, create a small number of managed viewpoints or clearings on public land to reconnect residents with the river landscape, while ensuring slope stability and ecological sensitivity.



Policy CLI3: Managing Movement, Parking and Pedestrian Safety

Within all character areas, kerb mounted parking, unsafe speeds and pavement obstruction will be resisted. Proposals should prioritise delineated parking bays, improved enforcement and traffic calming measures that respect the historic streetscape.

Recommendation CLI3.1: Manage Kerbside Parking and Traffic Speed

Implement marked parking bays, staggered parking where appropriate and targeted traffic calming along Lower Broughton Road; consider enforcement measures to prevent kerb mounting and protect pedestrian access.



Policy CLI4: Street Furniture, Lighting and Surface Materials

Historic lamp columns, cobbled surfaces and stone kerbs should be retained and repaired. Replacement or new street furniture should be coordinated, heritage appropriate and avoid visual clutter. Tarmac infill on historic surfaces (e.g., The Priory) will be resisted unless required on safety grounds.

Recommendation CLI4.1: Restore Historic Surfaces and Street Furniture

Undertake a phased programme to reinstate cobbles, stone kerbs and traditional lighting columns on Lower Broughton Road, The Priory and Priory Grove, replacing inappropriate modern repairs.

Recommendation CLIFF4.2: Surface Safety

Improve slip resistance of existing Yorkstone and historic paving through appropriate maintenance, careful cleaning, or subtle surface treatments where necessary.



Policy CLI5: Boundary Treatments and Garden Settings

Where original walls, railings, hedges or gate piers survive, these should be retained and repaired. Where planning permission is required replacement boundary treatments should adopt appropriate traditional materials and forms, particularly along Great Clowes Street, Cotswold Terrace, Priory Grove and the sports grounds.

Recommendation CLI5.1: Boundary Treatment Renewal Programme

Prioritise the repair/reinstatement of boundary walls, hedges and railings along Great Clowes Street, Cotswold Terrace, Priory Grove and around the sports grounds to re establish visual cohesion.

Recommendation CLI5.2: Improve the Character of Front Gardens

Encourage enhancement of poorly maintained front gardens, especially Cotswold Terrace and Priory Grove, to improve townscape quality and reinforce the area's historic suburban character.

Recommendation CLI5.3: Sports Ground Boundary and Edge Improvements

Repair and reinstate walls, railings and hedges around the sports grounds, prioritising locations where vegetation obstructs pavements or creates a visually incoherent edge. Replace inappropriate fencing and manage overgrown hedges to improve enclosure, support pedestrian access and strengthen the contribution of the sports grounds to the appearance of Lower Broughton Road and Priory Grove.



Policy CLI6.1: Managing Vegetation and Landscape Character

Tree and hedge works, whether public or private, should sustain the Conservation Area's leafy suburban identity while preventing excessive enclosure, obstruction of footways or the erasure of key views.

Recommendation CLI6.1: Vegetation and Tree Management Strategy

Trim overgrown canopies and hedges, targeting locations where vegetation impedes footways, street lighting or long views. Support private owners through guidance and awareness campaigns.



Policy CLI7: Waste, Litter and Environmental Quality

New development should incorporate well-designed and conveniently located refuse and recycling storage areas within the site to avoid the need for bins to be stored on pavements or within the public realm.

Recommendation CLI7.1: Improve Pavement Accessibility and Private Waste Management

- a. Private households and businesses are responsible for storing their own waste and recycling bins within the boundaries of their property. Bins should not be kept on pavements, where they obstruct pedestrian movement and detract from the streetscape.
- b. Awareness could be strengthened through targeted resident information, guidance on appropriate bin storage, and engagement campaigns that promote responsibility for maintaining clear and accessible footways.



Policy CLI8: Celebrating Local Heritage

Discreet historic interpretation relating to William Crabtree, The Cliff training ground and the area's geological history will be supported, provided it is discreet and enhances understanding of the Conservation Area's significance.

Recommendation CLI8.1: Interpret and Promote Local Heritage

Install discreet interpretation for key historical themes; Crabtree's 1639 astronomical observation, the sporting history of The Cliff, geological events; at appropriate public locations.

12.0 Management for All Conservation Areas

12.0.1 The following section outlines key management considerations that apply to all Conservation Areas within Salford. Together, the considerations provide a consistent and city-wide framework for safeguarding and enhancing the city’s historic environment, ensuring that change is managed in a way that sustains heritage significance while supporting vibrant, resilient, and sustainable communities.

12.0.2 The management themes and associated policies and recommendations set out below are intended to be applied proportionately and as relevant, having regard to the particular character, significance and circumstances of each Conservation Area. They should be read alongside the area-specific guidance within the individual Conservation Area Appraisals and Management Plans, which identifies the issues and priorities that are most applicable at a local level.

12.0.3 The policies and recommendations are intended to guide property owners, developers, and decision-makers in the ongoing care, repair, and sensitive adaptation of Salford’s historic places. They supplement the adopted planning policy framework, including the Salford Local Plan: Development Management Policies and Designations, and should be applied in conjunction with it.

12.1 Key Themes

 Alterations, Extensions + Minor Works

 Archaeology

 Bluespace + Waterways

 Boundaries, Enclosure + Plots

 Buildings at Risk

 Demolition

 Historic Features + Architectural Characteristics

 Key Views + Setting

 Local Identity + History

 Maintenance + Repair

 Movement, Traffic + Pedestrian Safety

 New Development + Design

 Public Realm + Streetscape

 Shopfronts + Commercial Frontages

 Sustainability

 Trees + Greenspace



12.2 Alterations, Extensions + Minor Works

12.2.1 Aim

12.2.1.1 To ensure that alterations, extensions and minor works within Conservation Areas are carefully designed and executed so that they preserve or enhance the character, appearance and significance of historic buildings and the wider townscape.

12.2.2 Introduction

12.2.2.1 Incremental changes to buildings - including extensions, alterations and minor works - can have a significant cumulative impact on the character and appearance of Conservation Areas. While such changes are often small in scale, poorly designed or inappropriate works can erode historic character over time.

12.2.2.2 Works such as extensions, roof alterations, replacement windows or doors, new openings and changes to boundary treatments can disrupt established building proportions, rooflines and streetscape rhythm if not sensitively designed. Particular care should be taken where buildings form part of terraces, architectural groups or consistent building lines, where alterations to individual properties can affect the visual coherence of the wider street.

12.2.3 Policies

The following policies apply where planning permission is required.

ALT P1

Alterations, extensions and minor works should preserve and enhance the character and appearance of the Conservation Area and the significance of affected heritage assets.

ALT P2

Extensions should be subordinate to the host building in scale, massing and design and should not dominate or disrupt the architectural composition of the original building. Exceptions will only be supported where circumstances are clearly justified and the proposal demonstrates outstanding design quality that preserves or enhances the character and appearance of the Conservation Area.

ALT P3

a. Alterations should respect the established proportions, materials, detailing and architectural character of the host building and surrounding townscape.

b. In certain circumstances, a high-quality contemporary design approach may be appropriate where it is clearly justified, responds positively to its context, and can be demonstrated to preserve or enhance the significance of the asset and the character and appearance of the Conservation Area.

ALT P4

Roof alterations, including dormer windows, rooflights and other additions, should be carefully designed and positioned to minimise visual impact and preserve the character of the roofscape.

12.2.4 Recommendations

ALT R1

Where possible, opportunities should be explored to locate extensions to the rear or less visually prominent elevations in order to minimise their impact on the public realm.

ALT R2

Where rooflights require planning permission, they should be modest in scale and positioned discreetly to minimise their visual impact, avoiding prominent roof slopes where possible.

12.2.5 Further Information

12.2.5.1 Some alterations and minor works within Conservation Areas may be permitted under national permitted development rights and therefore may not require planning permission. In certain circumstances, the Council can introduce Article 4 Directions to remove specified permitted development rights where such changes could harm the character or appearance of a Conservation Area.

12.2.5.2 Article 4 Directions allow greater control over alterations such as the replacement of windows and doors, changes to roof materials, the removal of boundary walls, or the application of external cladding or render. The introduction of any Article 4 Direction would be subject to a separate process of consultation and confirmation.

12.2.5.3 This theme should be read alongside [12.8 Historic Features + Architectural Detailing](#), which addresses the retention of historic architectural details, and [12.13 New Development + Design](#), which provides guidance on larger development proposals.



12.3 Archaeology

12.3.1 Aim

12.3.1.1 To ensure that archaeological remains within or affecting Conservation Areas are appropriately identified, understood and managed so that their significance is preserved.

12.3.2 Introduction

12.3.2.1 Archaeological remains form an important part of the historic environment and can provide valuable evidence about the development of Salford’s landscapes and settlements. Archaeological remains may survive below ground even where there is little visible evidence on the surface and cannot always be predicted or anticipated.

12.3.2.2 Development proposals within Conservation Areas have the potential to affect buried archaeological deposits or other heritage assets with archaeological interest. Early identification and appropriate investigation can help ensure that such remains are properly understood and managed.

12.3.3 Policies

ARC P1
Development proposals within or affecting Conservation Areas should consider the potential presence of archaeological remains and their significance.

ARC P2
Where development may affect archaeological remains, appropriate archaeological assessment, investigation and/or mitigation should be undertaken in consultation with the Greater Manchester Archaeological Advisory Service (GMAAS).

ARC P3
Where archaeological remains of significance are identified, proposals should seek to preserve these remains in situ wherever practicable. Where preservation in situ is not feasible, appropriate recording, excavation or other mitigation measures, together with an appropriate level of dissemination, should be secured prior to development taking place.

12.3.4 Further Information

12.3.4.1 To find out if there are any heritage assets with archaeological significance in your proposal area, you will need to contact the [Greater Manchester Archaeological Advisory Service \(GMAAS\)](#). Their email address is gmaas@salford.ac.uk.

12.3.4.2 GMAAS provide archaeology and planning advice for the ten Greater Manchester authorities and maintains the Greater Manchester Historic Environment Record. This publicly accessible record of Greater Manchester’s historic environment contains information on all known archaeological sites, historic buildings, find-spots and historic landscapes, ranging from finds of flint tools left by our ancestors 10,000 years ago to Cold War sites of the late 20th century.



12.4 Bluespace + Waterways

12.4.1 Aim

12.4.1.1 To protect, manage and enhance waterways and associated bluespaces that contribute to the character, setting and historic development of Conservation Areas.

12.4.2 Introduction

12.4.2.1 Bluespace refers to visible water environments - such as rivers, canals, lakes and ponds - and the natural and designed spaces associated with them that contribute to character, setting and wellbeing. Together with Salford’s waterways, bluespace form an important part of Salford’s historic landscape and have played a significant role in the city’s development. The River Irwell, Manchester Ship Canal, Bridgewater Canal, the former Manchester, Bolton & Bury Canal and associated watercourses have shaped patterns of settlement, industry and transport, and remain defining features of many Conservation Areas. In addition to their historic significance, waterways contribute to townscape character, views, biodiversity and opportunities for recreation.

12.4.2.2 The setting and experience of waterways can be affected by inappropriate development, poorly designed boundary treatments, excessive signage, visual clutter or neglect of associated structures and landscapes. This theme promotes a coordinated approach to the management of canals, rivers and waterside environments, ensuring that their historic, environmental and visual qualities are preserved and enhanced.

12.4.3 Policies

WTR P1

Waterways, canals, rivers and associated bluespaces that contribute to the character, setting or significance of a Conservation Area should be managed in a manner that preserves or enhances their contribution to the historic environment.

WTR P2

Development affecting waterways or their immediate setting should respect historic relationships between water, built form and landscape, including towpaths, bridges, walls, wharfs and associated structures.

WTR P3

Works affecting canal or river corridors should avoid harm to important views, spatial character and historic features, including bridges, locks, embankments and quays.

WTR P4

Public realm works, infrastructure and waterside development should be carefully designed to minimise visual clutter and preserve the historic character of waterways and their surroundings.

12.4.4 Recommendations

WTR R1

Opportunities should be taken to improve public access to waterways, including the enhancement of towpaths, footpaths and waterside routes where appropriate.

WTR R2

The repair and maintenance of historic waterside structures, including bridges, retaining walls, wharfs and mooring features, should be encouraged.

WTR R3

Soft landscaping and ecological improvements should be incorporated where appropriate to enhance biodiversity and reinforce the landscape setting of waterways.

WTR R4

Waterside development should be carefully designed to maintain the open character, views and historic relationships between buildings, water and landscape.

12.4.5 Further Information

12.4.5.1 Waterways are often accompanied by historic structures and infrastructure such as bridges, locks, retaining walls and towpaths, many of which may be designated heritage assets or contribute positively to the character of Conservation Areas. Early consultation with the Council and relevant waterway authorities is encouraged when proposals may affect these environments.



12.5 Boundaries, Enclosure + Plots

12.5.1 Aim

12.5.1.1 To protect and reinforce the historic pattern of plots, boundaries and enclosure that contributes to the character, legibility and spatial structure of Conservation Areas.

12.5.2 Introduction

12.5.2.1 The historic character of Conservation Areas is shaped not only by buildings but also by the pattern of plots and the boundary treatments that define them. Walls, railings, hedges and other forms of enclosure help establish the rhythm, grain and spatial structure of historic streets and spaces.

12.5.2.2 The loss of traditional boundary treatments or the creation of overly wide access points and hardstandings can erode this character over time. This theme promotes the retention and sensitive management of historic boundaries and plot structures to ensure that the spatial qualities of Conservation Areas are preserved.

12.5.3 Policies

BND P1
The retention and/or repair of historic boundary treatments and front gardens which contribute to the character or appearance of a Conservation Area will be encouraged, where practicable.

BND P2
New boundary treatments should respect the historic character, materials and scale of surrounding boundaries and reinforce established plot patterns. They should utilise traditional materials and detailing where appropriate.

BND P3
Where permission is required, proposals that introduce excessively wide access points, hardstandings or parking areas that disrupt historic plot patterns or enclosure will not be supported.

12.5.4 Recommendations

BND R1
Where historic boundary features have been lost, their reinstatement should be explored where evidence of such features exists.

BND R3
New development should:

- retain historic plot widths and boundaries where possible;
- avoid excessively wide vehicle crossovers;
- retain grass verges where they contribute to local character;
- incorporate on-plot planting and soft landscaping.

12.5.5 Further Information

12.5.5.1 Boundaries and plot structures often form an important interface between private property and the public realm. This theme should therefore be read alongside [12.14 Public Realm + Streetscape](#), which addresses highways, surfacing materials, lighting and street furniture within Conservation Areas.



12.6 Buildings at Risk

12.6.1 Aim

12.6.1.1 To identify and address buildings within Conservation Areas that are vulnerable to deterioration, neglect or vacancy, promoting their repair, reuse and active management in order to safeguard their contribution to the character, appearance and significance of the historic environment.

12.6.2 Introduction

12.6.2.1 Historic buildings of all ages make a vital contribution to the character and distinctiveness of Salford’s Conservation Areas. However, buildings can become vulnerable where they fall into disrepair, are poorly maintained or become vacant. If left unaddressed, these conditions can lead to the deterioration of historic fabric, loss of architectural features and wider harm to the character and vitality of the surrounding area.

12.6.2.2 For the purposes of this Management Plan, “Buildings at Risk” refers broadly to buildings within Conservation Areas that are vacant, underused, neglected or otherwise vulnerable to decline. This definition is distinct from the national Historic England Heritage at Risk Register, which identifies specific categories of designated heritage assets, including Conservation Areas, at risk at a national level. The approach set out here therefore applies to a wider range of buildings, including non-designated buildings that make an important contribution to the character or appearance of a Conservation Area.

12.6.3 Policies

RSK P1

There will be a strong presumption in favour of retaining, repairing and bringing back into active and viable use historic buildings at risk.

RSK P2

Proposals for the reuse or alteration of buildings at risk should respect the age, character and significance of the building.

12.6.4 Recommendations

RSK R1

Buildings within Conservation Areas should be regularly monitored to identify early signs of vacancy, neglect or decline, enabling preventative action before significant harm occurs.

RSK R2

Property owners are encouraged to engage in early and open dialogue with the Council regarding buildings at risk, and to seek advice on appropriate repair, maintenance and reuse options.

RSK R3

Temporary or meanwhile uses should be considered for vacant historic buildings where appropriate, in order to secure ongoing maintenance, reduce vandalism and support long-term viability while permanent solutions are developed. Meanwhile uses resulting in a change of use may require planning permission.

RSK R4

Where necessary repair works extend beyond routine maintenance, owners are encouraged to appoint appropriately qualified conservation professionals, particularly when works affect listed buildings, locally listed building or buildings that make a strong contribution to the Conservation Area.

12.6.5 Expertise + Consent

12.6.5.1 Early, small-scale actions will avoid long-term costly damage and help preserve and enhance the fabric of historic buildings.

12.6.5.2 Works of alteration, even minor works, may require one or more form of consent. Where necessary repair works are beyond the scope of small-scale maintenance works, an appropriately qualified professional should be engaged to lead on an appropriate scheme of works, especially when working with a Listed Building.

12.6.6 Enforcement

12.6.6.1 Where buildings have fallen into significant disrepair, there are statutory powers that allow local authorities to address the situation. These powers include requiring the owner of the building to make it safe or demolish it under Section 77 of the Building Act 1984. This general power is modified by Section 56 of Planning (Listed Buildings and Conservation Areas) Act 1990 so as to prevent the loss of significant buildings in conservation areas.

12.6.6.2 The use of the following powers under this Act must be considered first:

- Urgent Works Notices under Section 54 – applies to repairs which are urgently necessary to preserve a listed building. This usually means making the building weatherproof, making it safe from collapse and preventing vandalism.
- Section 76 allows for the same powers to be applied to an unlisted building in a conservation area if it is important for maintaining the appearance and character of the area.

- Repairs Notices under Section 48 – this also applies to works which are necessary for the proper preservation of listed buildings. If the work is not carried out within two months, a local authority may start Compulsory Purchase proceedings under section 47. This notice is usually used when a building is neglected and the need for substantial repair accumulates to the point there is potential for serious harm.

12.6.6.3 Another option is a Section 215 ‘Untidy Site’ notice which can be served under the terms of the Town and Country Planning Act 1990, requiring owners to improve the appearance of demolition sites and other untidy land. Such notices can be served on any land with or without buildings which are vacant or occupied.

12.6.6.4 Open communication with the building owner should be the first port of call before enforcement action is explored. Advice and guidance should be given to building owners to encourageallow them to repair, maintain or restore their historic building appropriately.



12.7 Demolition

12.7.1 Aim

12.7.1.1 To manage demolition within Conservation Areas, or their setting, in a way that avoids unnecessary loss of historic fabric and ensures that any permitted demolition is robustly justified and results in positive outcomes for the character and appearance of the area.

12.7.2 Introduction

12.7.2.1 Demolition can have a significant and often irreversible impact on the character and appearance of Conservation Areas. Even buildings that are not protected by statutory listing may make an important contribution to townscape quality, historic interest or local distinctiveness. This theme establishes a strong and consistent approach to the assessment of demolition proposals, ensuring that loss of historic fabric is avoided wherever possible and that any demolition is carefully considered, justified and appropriately mitigated.

Proposals for demolition should demonstrate that the building makes no positive contribution to the character or appearance of the Conservation Area, or that there are exceptional and clearly evidenced circumstances that justify its removal. Proposals should also demonstrate that the environmental impacts of demolition and reconstruction have been considered, including embodied carbon.

12.7.3 Policies

DEMO P1

Where planning permission is required, demolition within a Conservation Area, or affecting its setting, will not be supported unless it is robustly justified in accordance with national and local planning policy.

DEMO P2

The demolition of a listed building will only be supported in wholly exceptional circumstances, where the relevant tests set out in the National Planning Policy Framework are demonstrably met, and where it is robustly justified in accordance with national and local planning policy.

DEMO P3

Applications involving demolition within a Conservation Area, or affecting its setting, should be supported by Heritage Impact Assessment, proportionate to the significance of the heritage asset and prepared by an appropriately qualified heritage professional.

DEMO P4

Where demolition is approved, opportunities for recording, interpretation or salvage of historic fabric should be considered where appropriate.

DEMO P5

Where demolition is permitted, works should not commence until acceptable proposals are in place for redevelopment of the site or for its appropriate long-term treatment, in order to avoid the creation of harmful gap sites.

DEMO P6

Proposals involving demolition should demonstrate that the environmental impacts of demolition and reconstruction have been considered, including embodied carbon.

12.7.4 Recommendations

DEMO R1

Applicants should explore all reasonable alternatives to demolition, including repair, adaptation or reuse, before demolition is considered.

DEMO R2

Where redevelopment cannot reasonably be secured in the immediate future, temporary or meanwhile uses should be explored in consultation with the Council.

12.7.5 Further Information

12.7.5.1 Conservation Area Consent was abolished by the Enterprise and Regulatory Reform Act 2013 and replaced with a requirement for planning permission for the demolition of buildings within Conservation Areas. As a result, the demolition of buildings, boundary treatments and tombstones within a Conservation Area may require consent from the Council. Please see the [Council's website](#) for further information. Listed Building Consent is also required for the demolition of listed buildings.

12.7.5.2 Proposals for demolition within a Conservation Area, or its setting, must be assessed in line with the National Planning Policy Framework alongside local planning policy, including Policy HE1 of the Salford Local Plan: Development Management Policies and Designations and Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan Document.



12.8 Historic Features + Architectural Detailing

12.8.1 Aim

12.8.1.1 To protect and reinforce the architectural features, materials and design characteristics that contribute to the special interest and distinctive character of Salford's Conservation Areas.

12.8.2 Introduction

12.8.2.1 Features such as windows, doors, roof coverings, decorative detailing and boundary treatments contribute significantly to the identity and visual quality of historic streets and buildings.

12.8.2.2 The incremental loss or alteration of these features can gradually erode the character of Conservation Areas. The replacement of traditional materials with unsympathetic alternatives, or poorly designed alterations and extensions, can harm both individual buildings and the wider streetscape, particularly where buildings form part of a consistent terrace or architectural group.

12.8.2.3 The retention and sensitive repair of historic features is therefore essential. Where original architectural details have been lost, opportunities for reinstatement should be encouraged where evidence exists.

12.8.3 Policies

HF P1

The retention and repair of historic architectural features and materials which contribute to the character and appearance of the Conservation Area will be encouraged.

HF P2

Where planning permission is required, the removal or replacement of traditional features - including windows, doors, roof coverings, decorative detailing and boundary treatments - will not be supported where it would harm the character or appearance of the Conservation Area.

HF P3

Where replacement of historic features is unavoidable, new elements should match the original in material, form, detailing and method of construction, unless it can be clearly demonstrated that an alternative approach would better preserve or enhance the significance of the asset.

HF P4

a. Alterations and extensions should respect the scale, materials, proportions and architectural character of the host building and preserve the established rhythm, roofscape and building line of the street.

b. In certain circumstances, high-quality contemporary design may be appropriate where it is clearly distinguishable from the historic fabric and where it can be demonstrated that it preserves or enhances the significance, character and appearance of the building and the wider Conservation Area.

HF P5

The retention and repair of historic boundary treatments; including walls, railings, gates and hedges, will be encouraged where they contribute to the character or appearance of the Conservation Area.

HF R3

Roof alterations, including dormers and rooflights, should be carefully designed and positioned to minimise visual impact and preserve the historic character of the roofscape.

12.8.5 Further Information

12.8.5.1 The retention and repair of historic features is closely linked to the ongoing maintenance of buildings and the prevention of deterioration. This theme should therefore be read alongside [12.11 Maintenance + Repair](#), which addresses appropriate methods of building care.

12.8.5.2 Where historic buildings become vacant or fall into disrepair, the protection and reinstatement of architectural features should also be considered alongside the measures outlined in [12.6 Buildings at Risk](#).

12.8.4 Recommendations

HF R1

Opportunities should be explored to reinstate lost historic architectural features where appropriate evidence exists.

HF R2

Where buildings form part of a terrace or architectural group, opportunities should be explored to reinstate traditional detailing where this would restore architectural coherence.



12.9 Key Views + Setting

12.9.1 Aim

12.9.1.1 To protect and enhance key views and the wider setting of Conservation Areas, ensuring that important visual relationships and the experience of heritage assets are preserved and enhanced over time.

12.9.2 Introduction

12.9.2.1 Key views within, into and out of Conservation Areas make an important contribution to their special architectural and historic interest, as well as to the wider historic context of Salford. These views help define how Conservation Areas are experienced and understood, linking landmark buildings, streets, open spaces and wider townscape features. The preservation and enhancement of these views should therefore be carefully considered in the management of change.

12.9.2.2 Development or public realm interventions, whether within a Conservation Area or in its setting, have the potential to affect important visual relationships. New proposals should therefore respond sensitively to the historic townscape and ensure that key views and visual connections between heritage assets and their surroundings are maintained.

12.9.3 Policies

SETT P1

Key views within, into and out of Conservation Areas should be protected and managed in a way that preserves or enhances their contribution to the character and appearance of the area.

SETT P2

Development proposals within Conservation Areas, or affecting their setting, should demonstrate that they do not obscure, dominate or detract from important visual relationships.

SETT P3

The impact of development on the wider setting of a Conservation Area and other heritage assets should be carefully considered as part of the assessment of heritage significance.

SETT P4

Where relevant, development proposals should assess potential impacts on key views identified within the relevant Conservation Area Appraisal.

12.9.4 Recommendations

SETT R1

Opportunities should be explored to enhance views of important landmarks, streets and historic spaces through sensitive development, landscaping, vegetation management or public realm improvements.

SETT R2

Consider opportunities to improve the visibility and legibility of key views through the removal or rationalisation of visual clutter, poorly positioned.

12.9.5 Further Information

12.9.5.1 The National Planning Policy Framework (NPPF, 2024) recognises that the setting of a heritage asset contributes to how its significance is experienced. The NPPF defines setting as “the surroundings in which a heritage asset is experienced.” Its extent is not fixed and may change as the asset and its surroundings evolve.

12.9.5.2 Elements of setting may make a positive or negative contribution to significance, may influence how that significance is appreciated, or may be neutral in effect. Proposals affecting the setting of Conservation Areas or other heritage assets should therefore be carefully assessed in accordance with national and local planning policy.



12.10 Local Identity + History

12.10.1 Aim

12.10.1.1 To celebrate, interpret and promote the unique historic identity of Salford’s Conservation Areas, strengthening local understanding, community engagement and stewardship of the historic environment.

12.10.2 Introduction

12.10.2.1 Each of Salford’s Conservation Areas reflects a distinctive aspect of the city’s social, industrial and architectural history. There are opportunities to celebrate and promote this heritage through interpretation, education and community engagement. Local archives, heritage groups, walking trails and heritage events already play an important role in sharing Salford’s stories. Sensitive interpretation, including signage, public art or digital resources, can help residents and visitors better understand the historic significance of Conservation Areas and their role in the development of the city.

12.10.3 Policies

- ID P1**
The historic, architectural and social significance of Conservation Areas should be recognised and promoted in ways that enhance public understanding and appreciation of Salford’s heritage.
- ID P2**
Interpretation, public realm improvements and development proposals within Conservation Areas should seek opportunities to reinforce local identity and highlight the historic significance of the area.

12.10.4 Recommendations

- ID R1**
Opportunities should be explored to incorporate interpretation into public realm projects, development schemes and community initiatives where appropriate.
- ID R2**
Partnership working with local history groups, archives, schools and heritage organisations should be encouraged to promote awareness of Salford’s historic environment.
- ID R3**
Community engagement initiatives, including heritage trails, guided walks and heritage events, should be supported where they contribute to greater appreciation of local heritage.
- ID R4**
Property owners, businesses and community organisations should be encouraged to participate in local heritage initiatives and contribute to the stewardship of Conservation Areas.



12.11 Maintenance + Repair

12.11.1 Aim

12.11.1.1 To promote the proactive, appropriate and sustained maintenance and repair of historic buildings, structures and features within Conservation Areas, ensuring that their significance is preserved and enhanced and that avoidable deterioration is prevented.

12.11.2 Introduction

12.11.2.1 Regular maintenance and timely repair are fundamental to the long-term conservation of historic environments. Many threats to Conservation Areas arise from incremental decline, inappropriate repairs or the use of unsuitable materials. The following policies and recommendations establish a consistent approach to maintenance and repair across all Conservation Areas, emphasising early intervention, the use of traditional and appropriate materials and methods, and a presumption in favour of repair rather than replacement.

12.11.3 Policies

MAIN P1

Where development affecting a heritage asset within a Conservation Area is proposed, all works should be carried out in a way that conserves the asset's architectural and historic significance, using appropriate materials, detailing, and techniques.

MAIN P2

Repair of historic fabric should be prioritised over replacement wherever original fabric survives and can reasonably be retained. Replacement will only be supported where repair is demonstrably impracticable.

MAIN P3

The use of inappropriate modern materials or construction techniques that would accelerate decay or cause harm to the significance or fabric of a heritage asset will not be supported.

MAIN P4

Proposals for repair works should be informed by an understanding of the building's significance, construction and condition, and supported by sufficient information to demonstrate that best conservation practice is being followed.

12.11.4 Recommendations

MAIN R1

Property owners should adopt planned and preventative maintenance regimes, including regular inspection of roofs, rainwater goods, masonry, joinery and boundary features.

MAIN R2

Owners should seek advice from appropriately qualified conservation professionals where specialist repair works are required.

MAIN R3

The reinstatement of lost or damaged historic fabric and detailing should be encouraged where this would enhance character and appearance and where evidence exists.

12.11.5 Further Information

12.11.5.1 Failure to maintain historic buildings can result in buildings becoming vulnerable or at risk. Where deterioration becomes advanced, this theme should be read alongside [12.6 Buildings at Risk](#), which addresses vacancy, viability and enforcement. The protection of specific architectural features and details is addressed further under [12.8 Historic Features + Architectural Detailing](#).



12.12 Movement, Traffic + Pedestrian Safety

12.12.1 Aim

12.12.1.1 To manage traffic, movement and parking in a way that supports the continued use and accessibility of Conservation Areas while minimising harm to their character, appearance and historic fabric.

12.12.2 Introduction

12.12.2.1 Patterns of movement and access play an important role in how Conservation Areas function and are experienced. However, traffic volumes, poorly integrated highway infrastructure and unsympathetic parking arrangements can detract from historic character, harm historic fabric and diminish the quality of streets and spaces. Common issues include excessive on-street parking, erosion of grass verges, widening of access points, loss of boundary features and the visual impact of highway signage and infrastructure. This theme promotes a balanced approach to movement and access that prioritises pedestrian experience, protects historic features and ensures that traffic management and parking arrangements respond sensitively to the historic environment.

12.12.3 Policies

MOVE P1

Traffic management measures and highway interventions within Conservation Areas should preserve or enhance their character and appearance, responding positively to historic street patterns, materials and spatial qualities.

MOVE P2

Parking arrangements within Conservation Areas should be carefully designed and managed to avoid harm to historic streetscapes, boundary treatments, grass verges and other features that contribute to the character of the area.

MOVE P3

Where planning permission is required, proposals that introduce excessively wide vehicle crossovers, loss of historic boundaries or extensive hardstanding will not be supported where they harm the character or appearance of the Conservation Area.

MOVE P4

Highway infrastructure, signage and traffic management features should be designed and positioned to minimise visual clutter and avoid harm to the historic streetscape.

MOVE P5

Traffic management measures and highway interventions should seek to minimise the impact of traffic noise where it harms the character, setting or experience of a Conservation Area.

12.12.4 Recommendations

MOVE R1

Opportunities should be explored to prioritise pedestrian movement and improve walkability within Conservation Areas, particularly along historic streets and key routes.

MOVE R2

Grass verges and other soft landscape features should be protected from vehicle damage and retained wherever they contribute positively to local character.

MOVE R3

Parking arrangements should be managed to reduce visual impact, including through:

- sensitive siting of parking areas;
- the use of permeable materials where appropriate, incorporating Sustainable Drainage Systems (SuDS) measures where necessary;
- incorporation of planting or soft landscaping.

MOVE R4

Traffic calming measures should be designed to complement the historic environment, avoiding overly engineered solutions that detract from character.

MOVE R5

Where traffic noise detracts from the character or experience of Conservation Areas, opportunities should be explored to reduce noise impacts through appropriate measures such as traffic calming, surface improvements, planting or other sensitive mitigation.



12.13 New Development + Design

12.13.1 Aim

12.13.1.1 To ensure that new development within or affecting Conservation Areas preserves or enhances their character and appearance by responding positively to local context, architectural character and historic townscape while addressing contemporary needs.

12.13.2 Introduction

12.13.2.1 Sensitive new development can make a positive contribution to the evolution of Conservation Areas. However, poorly designed development, inappropriate materials or poorly considered scale and massing can harm historic character and erode the distinctive qualities of the area.

12.13.2.2 New development should respond positively to the historic context. Proposals should take account of the form, scale, materials, layout and spatial characteristics of the surrounding area, ensuring that new buildings integrate successfully with the established townscape while addressing contemporary requirements such as sustainability and climate resilience.

12.13.2.3 Understanding the significance of heritage assets and their setting is fundamental to this process. Proposals should therefore be informed by an appropriate assessment of heritage significance and the potential impacts of development on that significance.

12.13.3 Policies

DEV P1

New development within Conservation Areas, or affecting their setting, should preserve or enhance the character and appearance of the Conservation Area.

DEV P2

Development proposals should demonstrate a clear understanding of the significance of affected heritage assets and their setting in accordance with national and local planning policy.

DEV P3

New buildings should respond positively to the established scale, massing, building line, plot pattern, roofscape and spatial character of the surrounding area.

DEV P4

High-quality, contextually appropriate materials should be used to reinforce local character and ensure the long-term durability of development.

DEV P5

Pastiche or poorly detailed development that imitates historic styles without appropriate proportions, materials or craftsmanship will be discouraged where it would harm the character or appearance of the Conservation Area.

12.13.4 Recommendations

DEV R1

Applicants should seek early pre-application advice from the Council where proposals may affect the character or setting of a Conservation Area.

DEV R2

Development proposals should be informed by an understanding of the historic development, urban grain and architectural character of the surrounding area.

12.13.5 Further Information

12.13.5.1 Paragraph 207 of the National Planning Policy Framework (NPPF, 2024) requires applicants to describe the significance of heritage assets affected by development proposals, including any contribution made by their setting. The level of detail provided should be proportionate to the importance of the heritage assets affected and sufficient to understand the potential impact of the proposal on their significance.

12.13.5.2 Applicants should consult the Historic Environment Record in accordance with the requirements of the NPPF and, where appropriate, engage suitably qualified heritage professionals to prepare a Heritage Statement to inform design, and a Heritage Impact Assessment to assess the impacts of development on the heritage.



12.14 Public Realm + Streetscape

12.14.1 Aim

12.14.1.1 To ensure that public realm works, highway interventions, soft landscaping and streetscape elements preserve and enhance the historic character, appearance and setting of Conservation Areas.

12.14.2 Introduction

12.14.2.1 The quality, condition and design of the public realm play a significant role in defining the character and experience of Salford's Conservation Areas. Streets, footways, surfacing materials, lighting, signage and street furniture all contribute to the visual coherence and legibility of historic places. Inappropriate materials, excessive signage, poorly designed street furniture and the visual impact of parking can detract from the character of Conservation Areas.

12.14.2.2 This theme promotes a coordinated approach to streetscape management that prioritises high-quality materials, reduces visual clutter and responds sensitively to historic context.

12.14.3 Policies

PR P1

Public realm works within Conservation Areas should preserve or enhance their character and appearance, using materials and design approaches appropriate to the historic context.

PR P2

Historic street surfaces and features, including stone kerbs, cobbles, setts and historic street furniture, should be retained and repaired wherever practicable.

PR P3

New highway works, traffic management measures and streetscape elements should minimise visual clutter and respond positively to the scale, materials and character of the surrounding historic environment.

PR P4

Lighting proposals should enhance legibility and perceived safety without glare or over-illumination, using colour temperature, mounting and spill control appropriate to the historic context.

PR P5

Historic lighting columns and lanterns that contribute to the character of Conservation Areas should be retained and repaired wherever practicable. Where lighting upgrades are required, the sensitive retrofit of historic columns should be prioritised, subject to situational/operational context.

PR P6

Highway works, traffic management measures and streetscape infrastructure should minimise visual clutter and respond positively to the scale, materials and character of the surrounding historic environment.

12.14.4 Recommendations

PR R1

Redundant or unnecessary signage, street furniture and highway infrastructure should be identified and removed where possible.

PR R2

New street furniture, lighting and signage should be coordinated in design, scale and materials to reinforce local character.

PR R3

a. Where small areas of damage have occurred to historic surfacing, incremental repair and reinstatement using salvaged materials should be explored in order to preserve and enhance the continuity and legibility of the historic streetscape.

b. In areas where historic surfaces have been extensively damaged or lost, coordinated programmes of repair, reinstatement or rationalisation should be considered to restore a coherent and historically appropriate public realm.

PR R5

Where opportunities arise, soft landscaping and tree planting should be incorporated to enhance the setting and experience of Conservation Areas. These may contain Sustainable Drainage Systems (SuDS) features to mitigate surface water run-off.

PR R6

- a.** Where historic surfaces are disturbed during maintenance or utility works, existing materials should be carefully lifted, stored and reinstated wherever possible.
- b.** Patching with visually intrusive modern materials, including asphalt or concrete, will not be supported where this would harm the character or legibility of the historic streetscape and where appropriate alternatives are feasible.
- c.** Where existing materials are beyond repair or unsuitable for reuse, replacement materials should be selected to match or complement the historic character, specification and appearance of the original streetscape.

12.14.5 Further Information

12.14.5.1 The rationalisation of signage and street furniture can significantly improve the quality of historic streets and spaces. Salford City Council will seek opportunities to remove redundant infrastructure, repair historic elements such as streetlamps, and promote coordinated streetscape improvements where opportunities arise.

12.14.5.2 This theme should also be read alongside [12.17 Trees + Greenspace](#) and [12.5 Boundaries, Enclosure + Plots](#), which address other important components of the public realm environment.



12.15 Shopfronts + Commercial Frontages

12.15.1 Aim

12.15.1.1 To preserve and enhance the character and appearance of Conservation Areas by protecting historic shopfronts and ensuring that new or replacement commercial frontages are well designed, appropriately detailed and responsive to their context.

12.15.2 Introduction

12.15.2.1 Shopfronts and commercial frontages form an important component of the special architectural and historic interest of many of Salford’s Conservation Areas. They contribute to the rhythm, scale and visual coherence of highstreets and are often integral to the original design of historic buildings. While many historic shopfronts survive, some have been obscured or harmed by later alterations. Poorly designed or maintained modern shopfronts, signage and security measures can significantly detract from the character and appearance of Conservation Areas if not carefully controlled.

12.15.3 Policies

SHOP P1
Historic shopfronts and commercial frontages that contribute to the character and appearance of a Conservation Area must be retained and repaired wherever practicable.

SHOP P2
The removal or inappropriate alteration of historic shopfronts or original features will not be supported.

SHOP P3
New or replacement shopfronts must preserve or enhance the special architectural and historic interest of the Conservation Area, responding positively to the age, scale, proportions and detailing of the host building and the wider streetscape.

SHOP P4
Shopfronts constructed from unsympathetic materials, including uPVC, or incorporating internally illuminated box signage, will not be supported where they detract from the character or appearance of the Conservation Area.

SHOP P5
External security measures that harm the appearance of shopfronts or streetscapes, including external roller shutters and prominent shutter boxes, will not be supported.

12.15.4 Recommendations

SHOP R1
Where historic shopfronts or features have been lost or obscured, their reinstatement should be actively explored, informed by photographic, physical or archival evidence where available.

SHOP R2
New or replacement shopfronts should:

- retain or reinstate traditional elements such as pilasters, console brackets, fascias and stallrisers;
- use painted timber, painted metal and glass, or other high-quality materials appropriate to the historic context; and
- respect original bay rhythms, plot widths and structural openings.

SHOP R3
Advertisements and signage should be modest and well integrated, with a preference for:

- traditional fascias with hand-painted or applied lettering;
- discreet projecting or hanging signs; and
- limited and carefully positioned window vinyls.

SHOP R4
Where security measures are required, internal or perforated shutters should be used in preference to external solutions.

SHOP R5
Bins, utilities and servicing equipment should be screened and located away from principal elevations, avoiding visual clutter.

12.15.5 Further Information

12.15.5.1 Works to shopfronts and commercial frontages may require planning permission and/or advertisement consent. Proposals should be informed by an understanding of the host building’s historic development and the wider Conservation Area context, and reference should be made to relevant local design guidance where available.



12.16 Sustainability

12.16.1 Aim

12.16.1.1 To support the transition to a low-carbon and climate-resilient future by promoting sustainable development, retrofit and environmental improvement within Conservation Areas while preserving and enhancing their heritage significance, character and setting.

12.16.2 Introduction

12.16.2.1 Improving environmental sustainability and resilience is an important objective of the planning system. Paragraph 161 of the National Planning Policy Framework (NPPF, 2024) states that planning should help shape places in ways that contribute to reductions in greenhouse gas emissions, encourage the reuse of existing resources, including buildings, and support renewable and low-carbon energy infrastructure.

12.16.2.2 Within Conservation Areas, sustainability must be considered holistically. This includes improving the environmental performance of historic buildings, supporting active travel and sustainable movement, enhancing green and blue infrastructure, and ensuring that new development responds positively to climate change. The retention and reuse of existing buildings is often the most sustainable approach, avoiding the loss of embodied carbon and the emissions associated with demolition and new construction.

12.16.2.3 Measures such as sensitive retrofit, sustainable drainage, urban greening, and renewable energy technologies can all contribute to reducing carbon emissions and improving climate resilience. However, these interventions must be carefully designed and located to ensure that they respect the character, appearance and heritage significance of Conservation Areas.

12.16.3 Policies

SUS P1

Historic buildings within Conservation Areas should be repaired, maintained and retrofitted in ways that improve environmental performance while preserving their architectural and historic significance.

SUS P2

Proposals for energy efficiency improvements and low-carbon technologies should be sensitively designed and located to avoid harm to the character, appearance or significance of the Conservation Area and its buildings.

SUS P3

The retention, reuse and adaptation of existing buildings should be prioritised as the most sustainable approach to development within Conservation Areas.

SUS P4

Proposals involving demolition and redevelopment should demonstrate that the embodied carbon impacts have been considered and that the reuse, retrofit or adaptation of the existing building has been robustly explored.

SUS P5

Where appropriate, development proposals should incorporate measures that improve climate resilience - including urban greening, sustainable drainage and shade - where these can be delivered without harm to the character or appearance of the Conservation Area.

SUS P6

Renewable and low-carbon energy infrastructure within Conservation Areas should be carefully sited and designed to minimise visual impact and avoid harm to historic fabric, important roofscapes and key views.

12.16.4 Recommendations

SUS R1

A whole-building approach to sustainability improvements should be adopted, considering the building as an integrated system and balancing energy efficiency, heritage significance and building health.

SUS R2

Simple and low-impact measures should be prioritised, including:

- regular maintenance and repair;
- draught-proofing and improved thermal performance;
- upgrading services and building systems.

SUS R3

Where demolition has been permitted, opportunities should be explored to reuse, salvage or recycle materials as part of redevelopment.

12.16.5 Further Information

12.16.5.1 Further guidance on adapting historic buildings for energy efficiency is provided in Historic England's publication [Adapting Historic Buildings for Energy and Carbon Efficiency \(HEAN 18\)](#). Early discussion with the Council is encouraged when considering sustainability improvements within Conservation Areas.



12.17 Trees + Greenspace

12.17.1 Aim

12.17.1.1 To protect, manage and enhance trees and greenspaces that contribute to the character, appearance and setting of Conservation Areas, ensuring that landscape features are appropriately managed and that their positive role within the historic environment is sustained over time.

12.17.2 Introduction

12.17.2.1 Trees and greenspaces play a significant role in shaping the character and appearance of Salford’s Conservation Areas, contributing to townscape quality, views, setting and environmental value. Parks, churchyards, gardens, verges and other planted areas often form an integral part of the historic landscape structure of Conservation Areas, reinforcing spatial character and providing visual relief within the built environment.

12.17.2.2 Conservation Area designation affords a level of protection to trees, recognising their contribution to the special interest of these areas. The careful management of trees and planted spaces is therefore essential to maintaining the character and setting of historic places. This theme establishes a consistent approach to the management of trees and greenspaces, ensuring that works are undertaken sensitively and that landscape features which make a positive contribution are retained wherever possible.

12.17.3 Policies

TR P1
Works to trees within Conservation Areas should comply with statutory requirements*, including the requirement to notify the Council where applicable.

TR P2
Trees that make a positive contribution to the character, appearance or setting of a Conservation Area should be retained and protected, unless there is a clear and justified reason for their removal.

TR P3
Where trees are protected by a Tree Preservation Order (TPO), formal consent should be obtained from the Council before any works are carried out.

TR P4
The removal or significant pruning of trees within Conservation Areas will not be supported where it would result in harm to the character or appearance of the area, unless justified on arboricultural, safety or other demonstrably exceptional grounds.

TR P5
Greenspaces that contribute to the character, setting or historic layout of a Conservation Area, including gardens, verges, churchyards, parks and other planted areas, should be retained and managed in a way that conserves their contribution to local character.

TR R4
Greenspaces should be managed in ways that maintain their contribution to the character and appearance of Conservation Areas, including the protection of grass verges, gardens and other planted areas that form part of the historic landscape.

12.17.4 Recommendations

TR R1
Property owners should seek early advice from the Council before undertaking any works to trees within a Conservation Area.

TR R2
Replacement planting is required where trees are lost or removed, using appropriate species and locations that reinforce local character and townscape quality.

TR R3
Tree management should form part of a long-term approach to maintenance, balancing arboricultural health, public safety and heritage considerations.

12.17.5 Further Information

12.17.5.1 *Under Section 211 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within a Conservation Area, anyone wishing to carry out works to a tree with a stem diameter greater than 75mm (measured 1.5m above ground level) must give the Council six weeks’ written notice. This enables the Council to assess the contribution of the tree to the area’s character and, where appropriate, to make a Tree Preservation Order (TPO) to secure its longer-term protection.

12.17.5.2 Where trees are already subject to a TPO, formal consent from the Council is required before works are undertaken. These measures ensure that the management of trees within the Conservation Area supports the preservation and enhancement of its special architectural and historic interest. The city’s tree preservation orders are plotted on our [interactive maps](#).

Appendices

13.0 Appendix 1: History

13.1 Manorial Establishment

13.1.1 The early origins of the area that would become The Cliff were linked to the Manor house of Burton (Broughton), part of the ‘ancient demesne of the honour of Lancaster’ and being a part of the royal manor of Salford ³.

13.1.2 John, Count of Mortain and future King, granted the land to Iorwerth de Hulton but failed to confirm this upon his ascension to the crown and instead the property reverted to its prior lord. The manor was passed to the Harringtons of Farleton and their successors the Stanleys, Lords Mounteagle. The land was held by the Lords Mounteagle and their heirs until 1700 when it became the property of the Chethams of Turton and Smedley.⁴

13.1.3 During the Stanley family’s ownership of Broughton, the land which would become The Cliff was compartmentalised into various plots of orchards, farms, and crofts. One of these crofts was held by the Crabtree family who lived in the area for five generations. William Crabtree, the wealthy cloth merchant turned astronomer lived at Crabtree Croft. He is renowned for the first observation of the transit of Venus in 1839 at the age of 29. He would pass away five years later⁵⁶. In 1666 there were 95 hearths paying to the hearth tax in the region⁷.

13.1.4 The younger sister of Edward Chetham, Mary, inherited Broughton Hall and its land in 1772 and it subsequently passed to her eldest son Samuel Clowes⁸. The hall passed along the Clowes lineage through the industrialisation of the area. It was this family that sold off the land at The Cliff to the industrialists who would build the mansions on Lower Broughton Road. Their name is preserved in Great Clowes Street.

13.2 Industrial Salford + The Cliff's Expansion

13.2.1 As Greater Manchester industrialised in the eighteenth and nineteenth centuries, the sleepy hamlet of Broughton became a popular spot for the new commuter class. Those of the professional and business classes were keen to be able to travel into the centres of Salford and Manchester but wanted space and beauty. Broughton and in particular The Cliff were one of these locations and the first house established was named "The Cliff" and was built in 1817. The houses of 'Bankfield' and 'Cliff Brow' were built in the 1820s.

13.2.2 The Ordnance Survey map of 1848 reveals these houses, as well as more along the Lower Broughton Road. The Priory and Priory Grove, remembered through street names today were extant at this time. (See [Figure 1](#))

13.2.3 The houses built overlooking the River Irwell would have had a different view as exists now. From their gardens they would have seen the former Manchester Racecourse which sat in the meander of the river⁹. Races took place at Castle Irwin from 1847 to 1867, and from 1902 to 1963.

13.2.4 The OS Map from 1893 shows the largescale development that was undertaken during the intervening forty-five years since the last . It indicates that the isolated mansions of the indsutrial classes were encroached upon by aspiring home builders wishing to share the location and to rub shoulders with those of power and wealth. It was during this time that the terraced housing found in the Conservation Area was built, housing more families in the area and changing the street layout to accommodate them. It was here that we see the development of the Polygon, though only three of the original houses now remain. The area was serviced by a tramway and the thoroughfare of nearby Great Clowes Street had made the previously sleepy rural hamlet into a bustling commuter neighbourhood (see [Figure 2](#)).



Figure 1 1848 Ordnance Survey Map



Figure 2 1893 Ordnance Survey Map

13.3 Impact of the Landslide

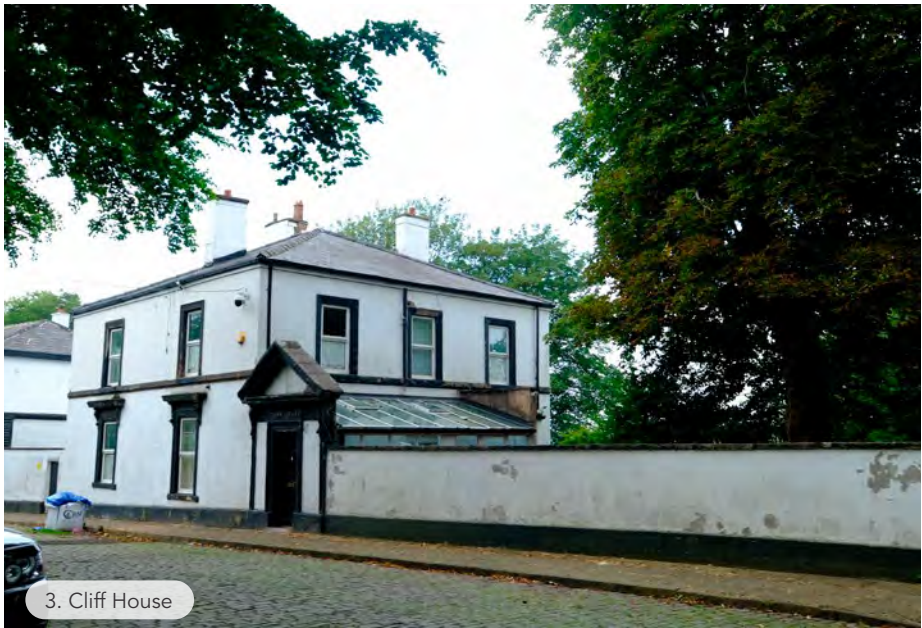
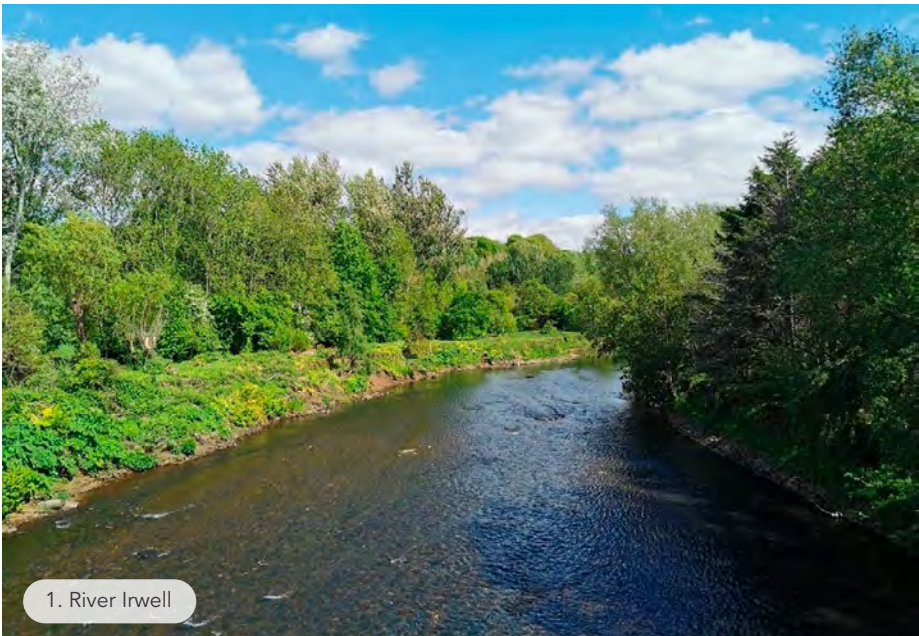
13.3.1 In 1882, there was a large landslide at Great Clowes Street and Bury New Road, with further slips in 1887, 1888 and in the early 1920s¹⁰. The worst landslide happened in 1927 and effectively ended the bustling Great Clowes Street.

13.3.2 Since the landslips The Cliff has remained a quieter neighbourhood and this is reflected in the lack of shops and businesses in the area. The focus instead has been on sports. The OS map of 1909 shows the fields to the south of The Cliff Conservation Area converted into sporting grounds. The lower fields are labelled as a Cricket and Football Ground and the field north of Hugh Oldham Drive named as a Cricket and Tennis Ground. Documentary evidence tells of a rugby club named Broughton Football Club from 1869 to 1898 using the fields prior to this. The lower field was sold to Manchester Grammar School and subsequently to Salford City Council in 1934, it has been used as school fields since. The northern field was leased to Manchester Jewish Cricket Club who were made up of Eastern European Jewish refugees who moved to the area, many of whom worked in the textile trade. Broughton Rangers made it their home for twenty years between 1913 and 1933 and from 1938 to 1999 it was the main training ground for Manchester United Football Club¹¹. Many of the great footballers of the time were trained at The Cliff, as it became known.

13.3.2.1 In the last 116 years the makeup of The Cliff has not changed enormously. Gaps that were present in 1909 have been filled since, with inter-war and post-war housing as well as newer flats and housing developments. With no shops, one pub and no businesses, the residential commuter vibe of the The Cliff Conservation Area has remained intact and the landslips of the late nineteenth and early twentieth centuries have resulted in a quieter pace of life, in comparison to its busier neighbours.

14.0 Appendix 2: Landmarks

[Go to Landmarks Map](#)



15.0 Appendix 3: Key Views

[Go to Key Views Map](#)



View 1:
View Spanning the intersection between Great Clowes Street and Lower Broughton Road. View incorporates 466 Lower Broughton Road.



View 2:
View down from the top end of Lower Broughton Road capturing the topology of the area and drawing the eye towards the historic properties that line the road.



View 3:
View down the Lower Broughton Playing fields following Hugh Oldham Drive. Framed by run of terrace houses on the right.

16.0 Appendix 4: Methodology

16.0.1 A full boundary review has been undertaken as part of a comprehensive assessment of the Conservation Area’s historic and architectural interest, in accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant Historic England guidance. The review sought to ensure that the designated area continues to meet the statutory test of demonstrating special architectural or historic interest and that its boundary accurately reflects the extent of that significance. The assessment applied a structured methodology comprising two stages, discussed below.

16.0.2 **Rapid Condition and Vulnerability Assessment:** Each Conservation Area was scored against a standardised matrix to identify current performance, risk factors, and overall resilience. This produced a numerical score within defined bands, ranging from Severely Degraded to High Value, enabling prioritisation of management actions

16.0.3 **Qualitative Evaluation of Special Interest:** A detailed appraisal considered:

- Historic plan form and legibility of development
- Architectural quality, integrity, and group value
- Setting and contribution to significance
- Local distinctiveness and sense of place
- Contribution of open spaces, planting, and landscape features .

16.0.4 This combined approach ensures that recommendations are evidence-based and proportionate, balancing robust heritage protection with practical management considerations. As part of this process, the potential for boundary alteration was examined in detail, including whether any additions or exclusions would strengthen the coherence of the area or improve its long-term conservation outcomes.

16.0.5 The current boundary is considered appropriate and sufficient to encompass the features that justify designation, and no adjustments are required at this time. The area should remain under active management to maintain its special interest and prevent incremental erosion of character.

17.0 Appendix 5: Glossary

Appraisal
A detailed assessment that, when undertaken in relation to conservation areas, identifies and explains the special architectural and historic interest of a Conservation Area, forming the basis for its designation and future management.

Asset
An item, place, or feature of value. In heritage terms, an asset is any part of the historic environment that holds significance.

Article 4 Direction
A planning control that removes certain permitted development rights, meaning planning permission is required for specified types of work that could otherwise alter the character of a Conservation Area.

Boundary Treatment
The structures or features that mark the edge of a property or space, such as walls, fences, railings, or hedges.

Building Line
The alignment of buildings along a street, affecting rhythm and enclosure.

Building Preservation Notice
A notice served by the LPA to secure the temporary protection for a building at risk of demolition or alteration for up to six months while it is considered for national listing.

Character Area
A smaller, distinct part of a Conservation Area that has its own particular identity, form, and features, helping to explain the diversity within the wider area.

Conservation Area (CA)
An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Conservation Area Appraisal and Management Plan (CAAMP)
A single document combining the Conservation Area Appraisal and Management Plan for the Conservation Area. It identifies the special architectural and historic interest of a Conservation Area and provides guidance and proposals for its preservation and enhancement.

Curtilage
The land immediately surrounding a building that is associated with its use or ownership, often including gardens, yards, or outbuildings.

Designated Heritage Asset
Includes listed buildings, scheduled monuments, registered parks and gardens, conservation areas, and World Heritage Sites.

Elevation
The external face or façade of a building, often described in architectural drawings.

Enclosure
The degree to which buildings, walls, and vegetation define the edges of streets and spaces, influencing how contained or open an area feels.

Fabric (Historic Fabric)
The physical material of a building or structure, including walls, roofs, floors, windows, and decorative details.

Gateway
A point of entry into an area where a noticeable change in character signals arrival.

Heritage Asset
A building, monument, site, place, area, or landscape that has significance due to its historic, architectural, archaeological, or artistic interest.

Heritage Impact Assessment
A document that assesses the likely impact(s) of proposed works or development on the significance of heritage assets and their setting, typically in support of planning, listed building consent, or other heritage-related applications.

Heritage Statement
A document that provides the baseline understanding of a site’s heritage context, including relevant history and development and the significance of any relevant heritage assets, their setting. Heritage Statements are often used to inform the design and development of proposals at an early stage.

Hierarchy of Spaces
The arrangement of streets, squares, and open spaces in order of importance or scale, shaping movement and visual focus.

Historic Core
The oldest part of a settlement, often containing the highest concentration of historic buildings and spaces.

Historic Environment Record (HER)
A local database of heritage assets and archaeological information used to inform planning and conservation.

Infill Development
New development within an existing built-up area, often on vacant plots or between existing buildings.

Key View / Viewpoint
A defined or important view that helps in understanding the character, setting, or relationships within or beyond a conservation area.

Landmark
A prominent building or feature that aids orientation and contributes to identity of an area.

Listed Building
A building of special architectural or historic interest included on the National Heritage List for England (NHLE). Listed buildings are graded I, II*, or II according to their significance.

Listed Building Consent
Consent required for works that affect the character of a listed building.

Locally Listed Heritage Asset

A building, structure, or site identified as having local historic or architectural value through a formal local list designation.

Material Palette

The combination of surface materials, such as brick, stone, render, and slate, that define the appearance and character of a place.

Node / Nodal Point

A key intersection or focal point where routes converge, often associated with landmarks.

Non-Designated Heritage Asset

Assets of heritage value without national designation, and without recognition on a formal local list of heritage assets.

Permeability

How easily people can move through an area, based on street layout, paths, and connections.

Permitted Development

Certain minor works allowed without planning permission. These are more limited in conservation areas.

Plot Pattern

The size, shape, and arrangement of land parcels that influence building form and urban grain.

Public Realm

The parts of a town or village accessible to everyone, including streets, footpaths, squares, parks, and waterways.

Roofscape

The collective appearance of roofs, chimneys, and ridgelines, contributing to townscape character.

Scale and Massing

The size and volume of buildings relative to each other and their setting.

Scheduled Monument

A nationally important archaeological site or historic building given legal protection by being placed on a schedule maintained by Historic England.

Sense of Place

The distinct identity and atmosphere of a location created by the combination of its physical form, materials, activity, history, and community use.

Setting

The surroundings in which a heritage asset is experienced. Setting can include views, landscape, and spatial relationships that contribute to its significance.

Significance

The value of a heritage asset to current and future generations because of its historic, architectural, archaeological, or artistic interest.

Statement of Significance (SoS)

A document describing the significance of heritage assets affected by a proposal, supporting informed decisions.

Statutory Duty

A legal obligation placed on councils or applicants.

Streetscape

The visual appearance and character of a street, including its buildings, surfaces, street furniture, trees, signage, and lighting.

Townscape

The visual composition and character of the built environment, including the arrangement of buildings, spaces, and landscape features.

Towpath

A path running alongside a canal or river originally used by horses towing barges, now typically serving as a pedestrian and recreational route.

Tree Preservation Order (TPO)

A legal protection applied to specific trees, groups of trees, or woodlands to prevent their removal, topping, lopping, pruning, or other damage without the consent of the local planning authority.

Urban Grain

The pattern of streets, plots, and buildings that make up the urban structure of a settlement. A fine grain is characterised by smaller plots and more frequent streets; a coarse grain has larger plots and wider spaces.

Urgent Works Notice

Allows emergency works to unoccupied listed buildings to prevent deterioration.

Vernacular

Traditional building styles and materials specific to a local area, reflecting local customs, resources, and techniques.

View (Deflected View / Glimpse View / Panoramic View)

Types of views used in character analysis to describe how sightlines shape experience.

Visual/Spatial Leak

A gap or weak enclosure that disrupts continuity in the streetscape.

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