

Crescent 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.

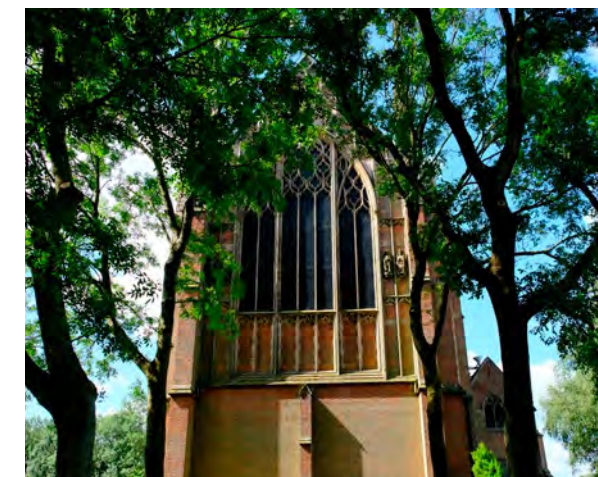
1.0.2 The work was delivered in collaboration with the Salford Heritage Commission and the heritage consultancy team from Buttress, resulting in a full suite of updated CAAMPs. This marked the first time Salford's Conservation Areas had been systematically reviewed together, ensuring a coordinated and 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 Crescent. 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:

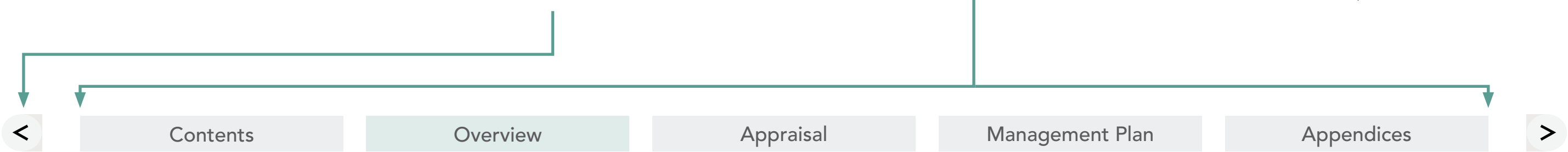
Scroll: Use your mouse or trackpad to scroll through the document in the usual way.

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.

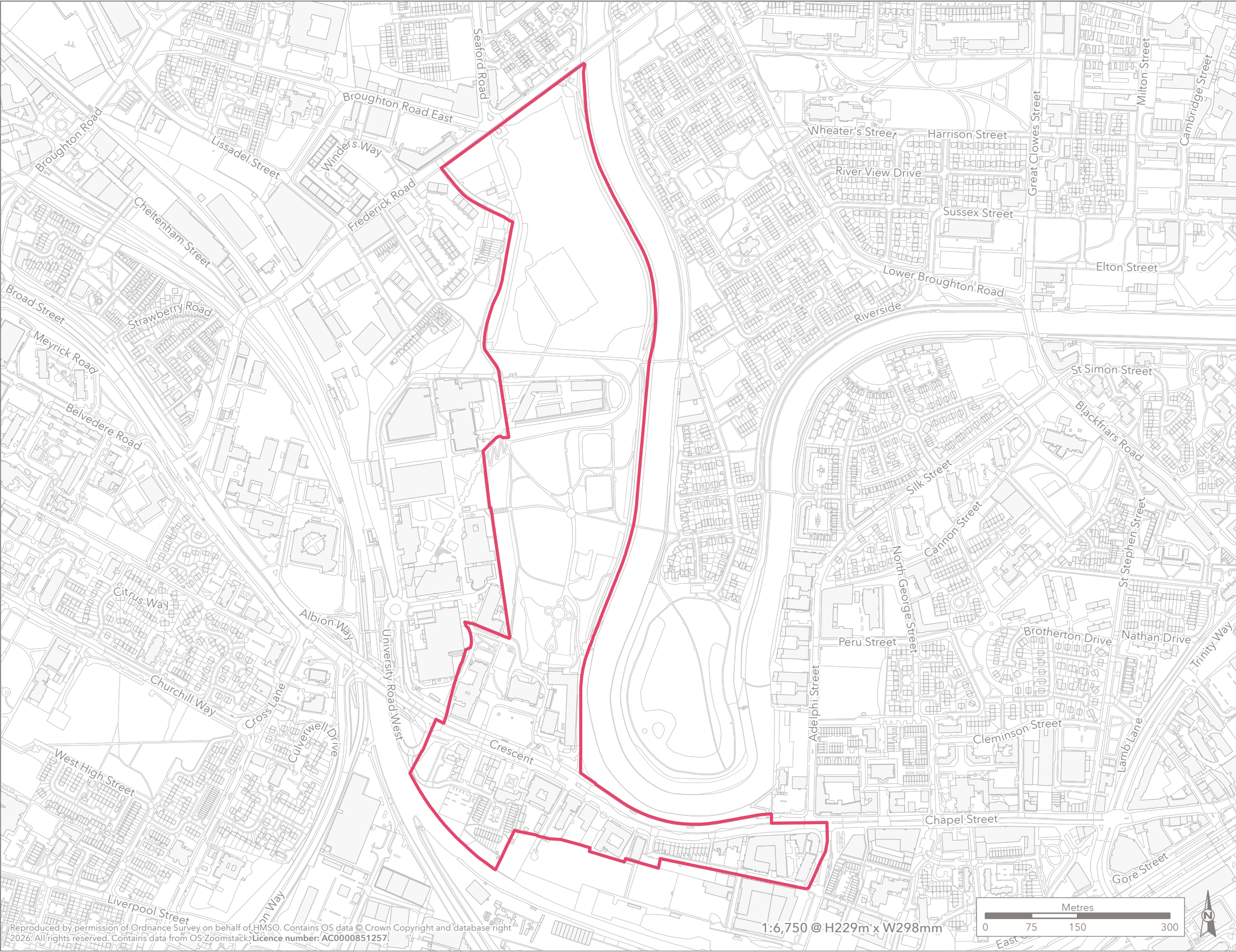
Clickable Symbols: Boxes featuring the mouse symbol can be clicked to take you directly to another relevant page.



3.0 Conservation Area Map

- 3.0.1 The adjacent map shows the boundary of Crescent Conservation Area.
- 3.4.2 Crescent Conservation Area lies to the west of Salford’s historic centre, covering approximately 30.9 hectares. It was first designated in 1981, with an extension made in 2008.
- 3.4.3 The Conservation Area is focused along Crescent (A6), a principal route that becomes Chapel Street to the east and continues as the East Lancashire Road (A580) towards Liverpool. It contains 34 listed buildings grouped under 15 entries, including significant civic and residential structures.
- 3.4.4 The area is bounded by the River Irwell to the northeast, railway lines leading to Salford Central station to the south, the University of Salford campus to the west, and Frederick Road (B6186) to the north. Salford Crescent railway station lies just beyond its western edge, and the area benefits from excellent transport links, including regular bus services and easy access to the M602, though there are no Metrolink tram routes in the Conservation Area.

Conservation Area Boundary



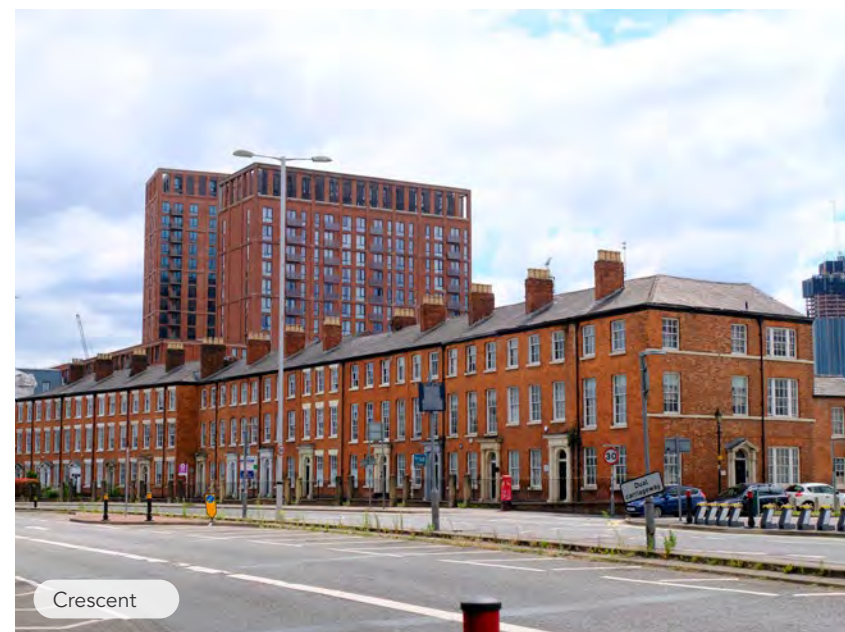
4.0 Summary of Special Interest

4.1.5 Crescent Conservation Area is one of Salford's most important historic landscapes, illustrating the city's westward expansion during the late 18th and early 19th centuries. It reflects the transition from a rural settlement focused around White Cross to a Georgian suburb and later a Victorian civic centre. The area's special interest lies in its combination of high-status terraces, landmark civic and educational buildings, and generous green spaces, expressing Victorian ideas of civic pride, philanthropy and social reform.

4.1.6 Crescent is defined by its sweeping curve along the A6, lined with Georgian and Victorian buildings associated with Salford's industrial and professional classes. Early 19th-century terraces, including 22–34 Crescent, retain their classical proportions and contribute strongly to the area's character. Later civic buildings, such as Salford Museum and Art Gallery (formerly Lark Hill Mansion) and the Peel Building, add architectural variety and reinforce the area's civic and cultural role.

4.1.7 The setting is integral to its significance. Crescent overlooks the River Irwell, with Peel Park - opened in 1846 as one of the first public parks in an industrial town - providing an important green backdrop. The relationship between formal spaces, including Acton Square and Albert Bentley Place, and the wider parkland creates a distinctive urban form.

4.1.8 Despite gradual change the Conservation Area retains a strong identity. A consistent palette of red brick, terracotta and stone unifies the townscape, while views to the river and areas of open space provide relief. Together, these elements form a key historic gateway to Salford City Centre.



Crescent



The Maxwell Building



The Former Fire Station



River Irwell from Peel Park



The Peel Building



Peel Park

4.1 Summary of Key Characteristics



4.1.1 Urban Grain & Building Typologies

4.1.1.1 Crescent Conservation Area demonstrates a layered urban form, creating a seamless transition between residential, civic, and landscaped spaces

4.1.1.2 Georgian terraces establish a strong, continuous frontage, their classical proportions and red brick façades giving the area a unified residential rhythm.

4.1.1.3 Victorian civic buildings including the Salford Museum and Art Gallery and the Peel Building introduce greater scale and architectural richness, reinforcing the area's civic identity.

4.1.1.4 Mid 20th-century university buildings continue this pattern, maintaining the established building line despite stylistic contrast. Modern apartment blocks to the east echo historic materials, though at a larger scale. Together, these varied building types create a layered townscape with a varied architectural language.



4.1.2 Streetscape + Public Realm

4.1.2.1 Acton Square and Albert Bentley Place provide set-back spaces for public use, framed by historic civic buildings.

4.1.2.2 Original boundary treatments, such as wrought iron railings and stone kerbs, survive in places and have been sympathetically replaced elsewhere.

4.1.2.3 Views along Crescent emphasise its curve and relationship with the River Irwell, allowing appreciation of historic terraces and civic landmarks.



4.1.3 Open Space + Green Space

4.1.3.1 Peel Park represents a fantastic example of a Victorian park. The park is faithful in its core to the original Peel Park layout, with the later addition of the David Lewis Sports Ground to the northern end.

4.1.3.2 Peel Park was one of the first public parks in the Salford and Manchester area, and the first in the United Kingdom to be funded entirely by people's subscription. It was a response to the enclosure of open spaces, and intended for the people of Salford to access green spaces and open-air exercise.

4.1.3.3 The park continues to provide ample green space for public enjoyment and is a welcome reprieve from the busy city centre.



4.1.4 Experience, Views + Topography

4.1.4.1 Crescent offers a sequence of dynamic views shaped by the sweeping curve of Crescent and its relationship with the River Irwell.

4.1.4.2 Glimpses of the river and Peel Park provide moments of visual relief, though mature trees soften sightlines.

4.1.4.3 The townscape is layered, with elevated university buildings contrasting against lower parkland and framing views back towards key civic landmarks.

4.1.4.4 Acton Square and Albert Bentley Place introduce smaller, enclosed spaces that differ from the openness of University Square.

4.1.4.5 Long axial views emphasise Crescent's arc and highlight prominent buildings such as the Peel Building and Salford Museum and Art Gallery, while Peel Park's lower level creates a calm, enclosed counterpoint to the urban setting.

4.2 Summary of Key Issues

4.2.1 The table below identifies the key issues observed across the Conservation Area, 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
	Movement, Traffic + Pedestrian Safety	CA1, CA2, CA3	Crescent (A6)'s highway scale, dense signage and barriers dominate the area, severing spaces and harming heritage settings. Parking at the principal elevations of key assets adds visual clutter, and impacts setting and civic character.
	Buildings at Risk	CA1, CA2, CA3, CA4, CA5	The long vacant former Police Headquarters undermines the character of Albert Bentley Place. Crescent Conservation Area's Heritage at Risk status highlights the urgent need for coordinated, deliverable management measures.
	Shopfronts + Commercial Frontages	CA1	Closure and loss of historic public houses on/near Crescent (e.g., Black Horse Hotel site; long term issues at The Crescent Pub) weaken community focus and streetscape vitality.
	Public Realm + Streetscape	CA3	Peel Park's historic entrance has been lost, with access by the Maxwell Building lacking prominence. Elsewhere, discordant paving, clutter and ad hoc interventions weaken cohesion, and traditional elements require consistent, well specified care.
	Bluespace + Waterways	CA4, CA5	The Peel Park riverside path and river edge require environmental improvement; debris and tired surfaces diminish views and the experience of the Irwell corridor.
	Key Views + Setting	CA2	Mature tree cover can obscure key views to landmark buildings and the river, while forecourt parking detracts from Salford Museum and Art Gallery and conflicts with the civic character of University Square.
	Trees + Greenspace	CA1, CA3, CA4, CA5	Deteriorated surfaces on Wallness Lane, tired boundary fencing and low prominence entrances weaken the presence and accessibility of the David Lewis Sports Ground.

4.2.3 At Risk

4.2.3.1 At the time of writing, Crescent Conservation Area is identified on Historic England's Heritage at Risk Register, highlighting ongoing pressures affecting its condition and character.
Condition: Very Bad | Vulnerability: Medium | Trend: No Significant Change

5.0 Living in a Conservation Area

5.0.1 Living in Crescent 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

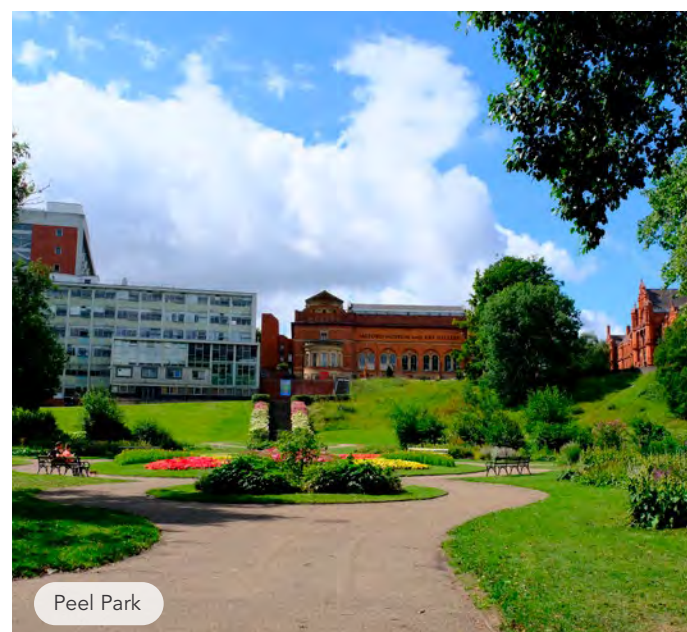
5.3.1 Crescent Conservation Area does not currently have an Article 4 Direction in place. However, permitted development rights are more limited in Conservation Areas than in other areas.

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.

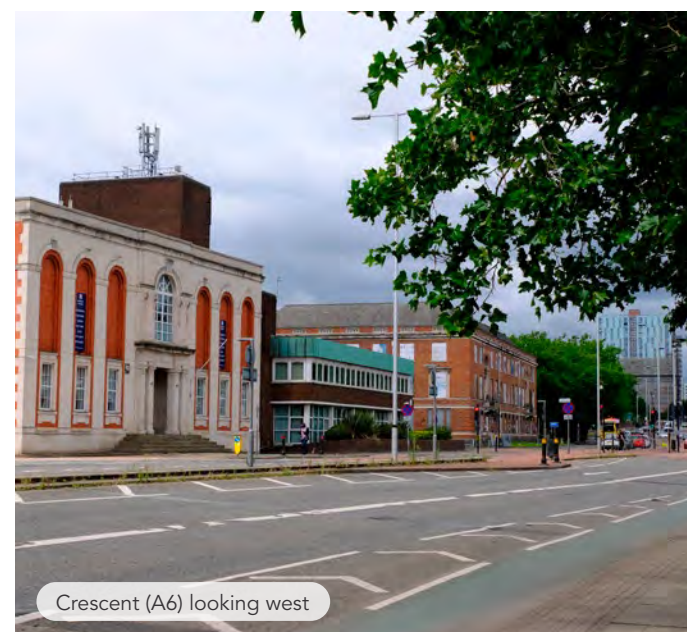
5.4 Trees + Demolition

5.4.1 If you're planning to prune, lop, or remove a tree in Crescent 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.

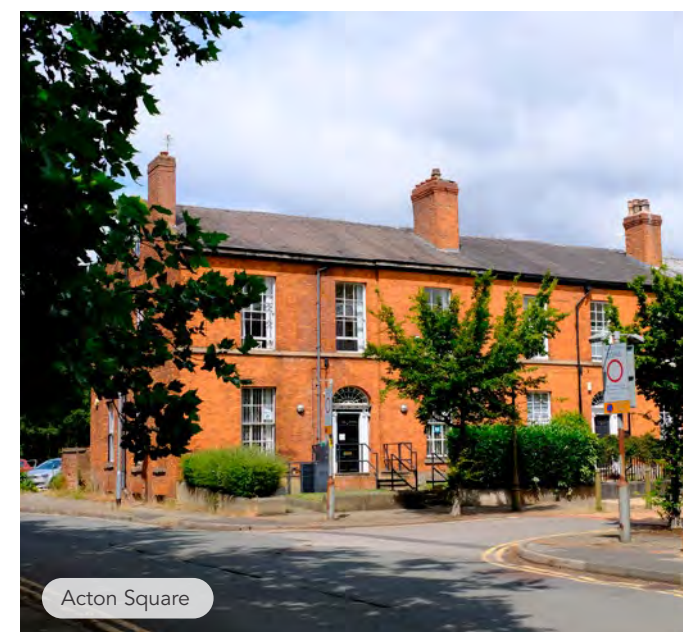
5.4.2 The demolition of a building within the Conservation Area over a [certain size](#) also requires planning permission, and if the building is listed, Listed Building Consent will also be needed.



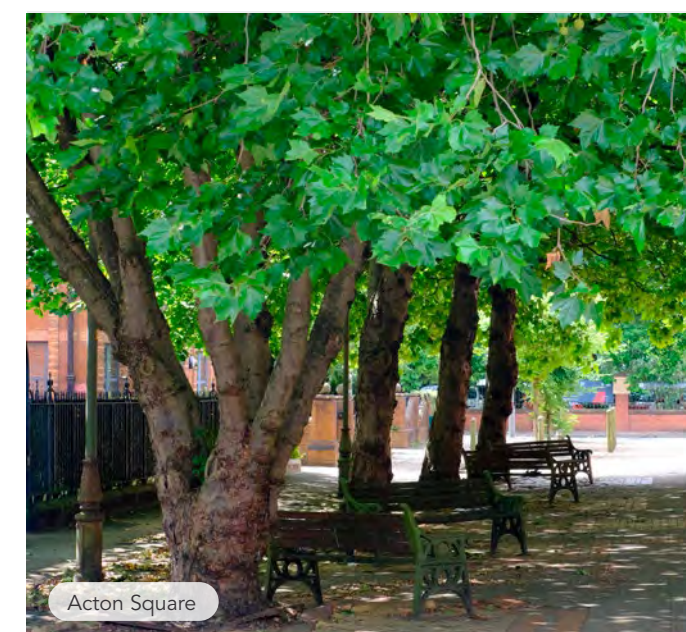
Peel Park



Crescent (A6) looking west



Acton Square



Acton Square

PART 2: APPRAISAL



History + Development —



6.0 History + Development

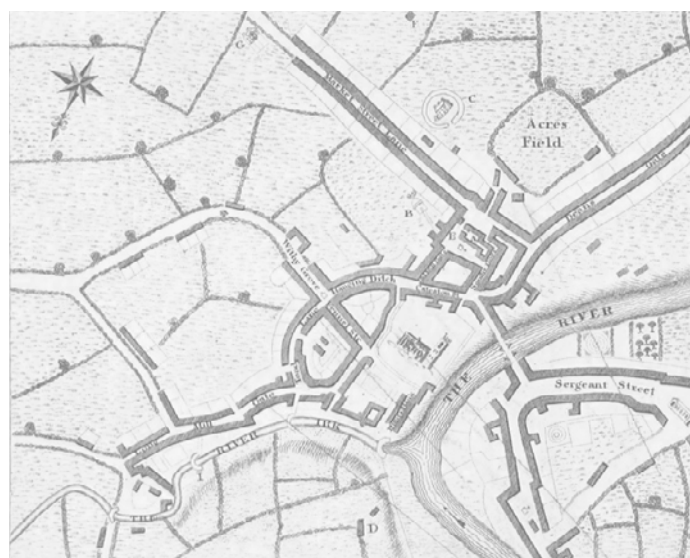
6.0.1 A comprehensive History and Development of Crescent can be found in [13.0 Appendix 1: History](#).

6.1 Timeline

6.1.1 Early Settlement + Medieval Period

6.1.1.1 Salford originally developed on the western bank of the River Irwell, opposite Manchester. The granting of a royal borough charter in 1230 marked a turning point, giving Salford greater autonomy and fostering economic growth. This new status encouraged trade, elevating the town's prosperity compared to others in the region and enabling steady outward expansion over the centuries. Like its neighbour, Salford became a pivotal centre during the Industrial Revolution, a period that transformed its character through the rise of textile mills and associated industries.

Below: A Plan of Manchester and Salford, 1650, included as an inset on Casson & Berry's plan of Manchester and Salford of c.1746.



6.1.2 Industrial Suburb

6.1.2.1 By 1794, Salford's westward growth had led to the development of Crescent, with houses beginning to appear along its curve. Bancks' maps from 1828 and 1834 show Hulme Street established behind Crescent terraces, which were constructed around 1820. These maps also depict Lark Hill Hall to the north of Crescent, dating from around 1809. The settlement illustrates the trend of wealthy industrialists seeking homes with open space and scenic views.

Below: Crescent (MH00019)



6.1.3 Parks + Institutions for the People

6.1.3.1 Lark Hill, located north of Crescent and west of the River Irwell's meander, was originally the property of James Ackers, which was later sold to the Parks Committee and transformed into the United Kingdom's first free public library in 1850, alongside its new role as an art gallery and museum. The surrounding grounds were converted into Peel Park, one of three public parks opened simultaneously in Manchester and Salford in 1846. Named in honour of Sir Robert Peel, the park exemplifies Victorian ideals of civic responsibility and reflects a progressive response to the challenges of industrialisation.

Below: Peel Park (1958) (MM01930)



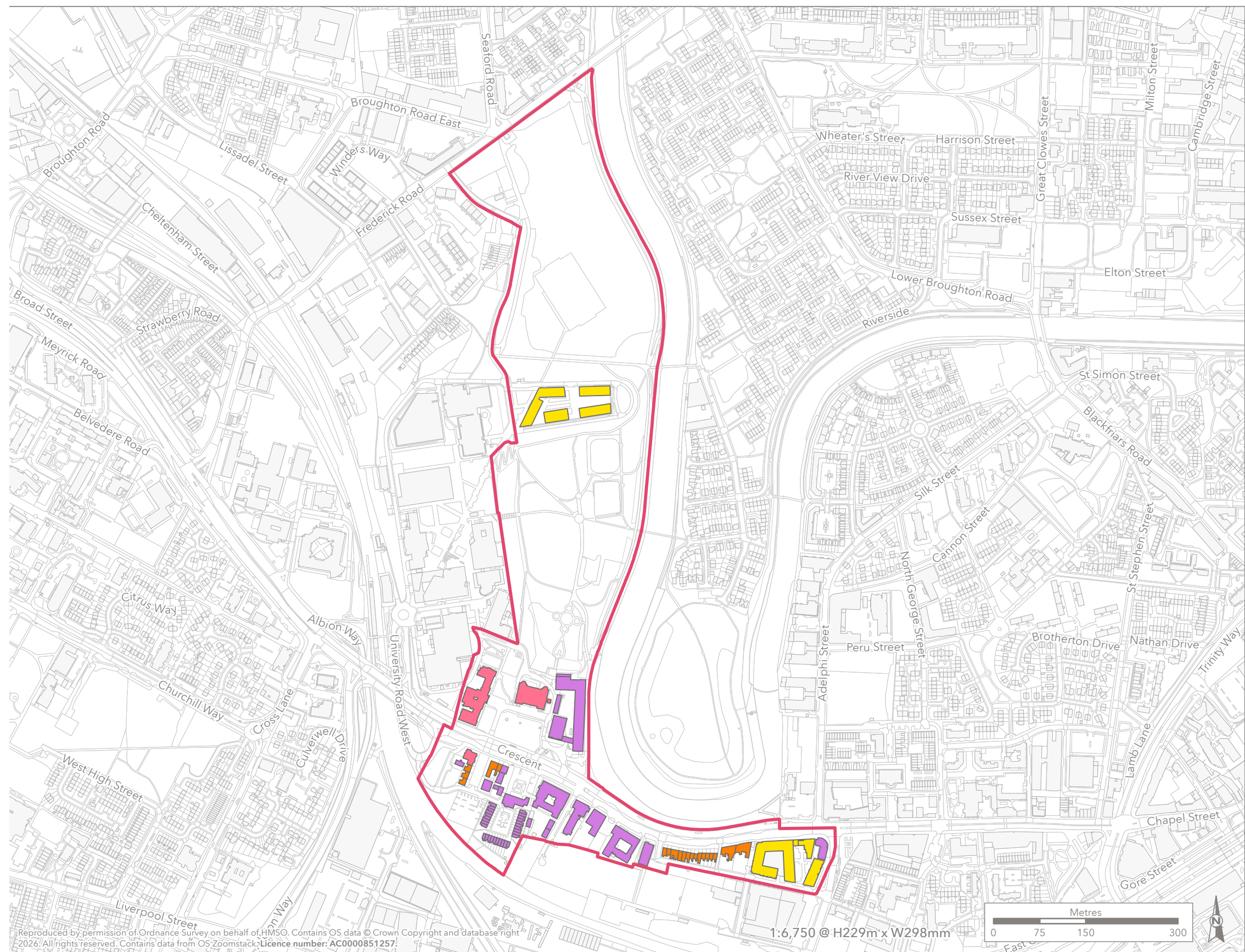
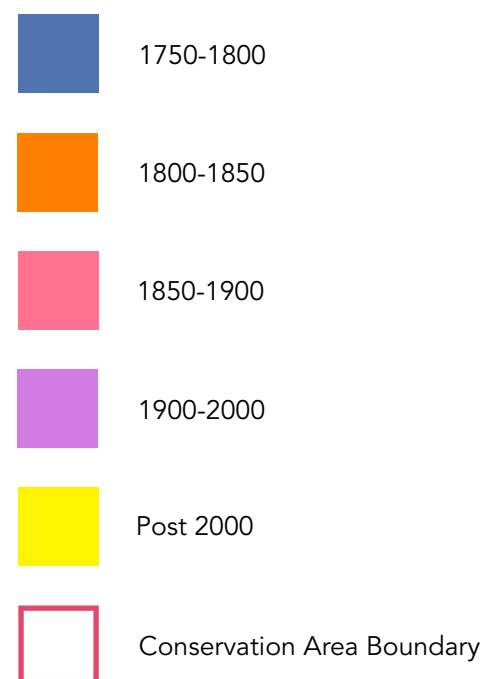
6.1.4 Change, Education + Conservation

6.1.4.1 Crescent's institutional character grew significantly with the establishment of the Royal Technical College, which later became the University of Salford. This period also saw the addition of key civic buildings, including a nursing home, a fire station, and a war memorial in the early 20th century. Following the Second World War, further expansion of the University, the A6, and surrounding public squares altered the area's appearance and character. Despite these changes, Crescent has retained its strong association with civic institutions, all designed to serve and enrich the public.

Below: Salford University (MM02348)



6.2 Building Ages Map



Heritage Assets

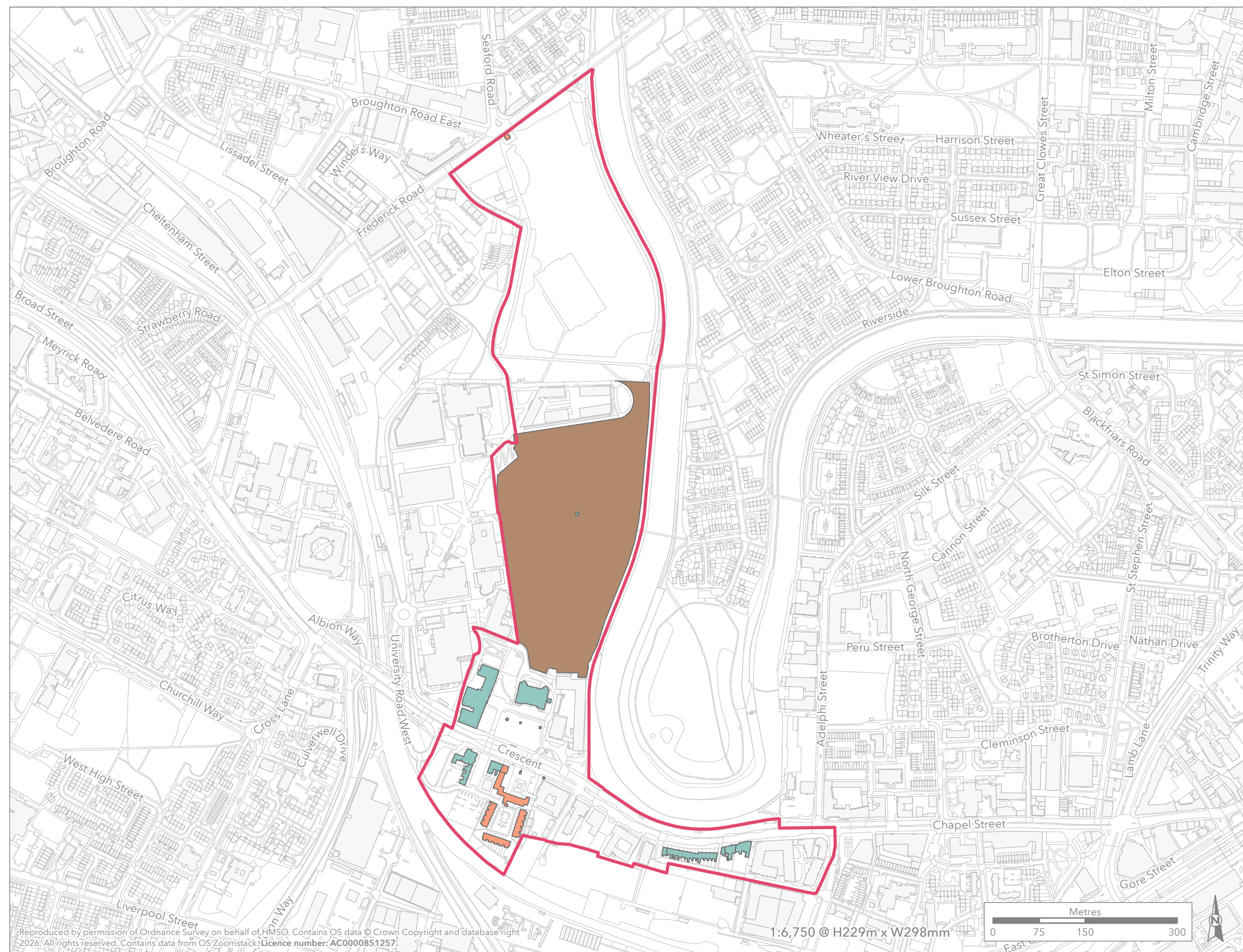
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7.0 Heritage Assets

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.
17 Crescent	Grade II	1386170
19, 20 and 21, Crescent	Grade II	1386171
1, Massey Street	Grade II	1386156
22-34 Crescent	Grade II	1386172
1, Hulme Place	Grade II	1386138
War Memorial in Albert Bentley Place	Grade II	1386176
K6 Telephone Kiosk Adjacent to Albion Place	Grade II	1386175
Joule House	Grade II	1386173
Queen’s Jubilee Nursing Home	Grade II	1386174
Nos.2, 4 and 6, Acton Square	Grade II	1386075
Statue of Prince Albert	Grade II	1386180
Statue of Queen Victoria	Grade II	1386181
Gazebo to East of Peel Building	Grade II	1386178
Peel Building	Grade II	1386177
Royal Art Gallery, Museum and Library	Grade II	1386179
Statue of Joseph Brotherton	Grade II	1488343
Peel Park	Grade II Park and Garden	1487578

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
Fire Station, Albert Bentley Place	
National Westminster Bank	
1-30 Fire Station Square	
Former Lodge, 106 Frederick Road	
Former Salford Police Headquarters	

7.4 Archaeology

7.4.1 The Greater Manchester Historic Environment Record (HER) identifies several sites of archaeological interest within and immediately adjacent to Crescent Conservation Area. These include known historic structures, areas of archaeological potential, and evidence for earlier phases of settlement focused around White Cross.

7.4.2 At the junction of Chapel Street, Oldfield Road and Adelphi Street, the site of the former White Cross marks an important focal point in the historic development of the area. Although the origins of the marker stone are uncertain, it is thought to be of medieval or earlier origin and denoted the one-mile distance to Manchester.¹ By the late 18th century, mapping indicates the presence of an informal square and small groups of buildings clustered around this point, suggesting the emergence of a settlement at White Cross during the late medieval or post-medieval period. While later development has significantly altered the area, any surviving below-ground evidence associated with this early settlement would be of archaeological interest.

7.4.3 Archaeological investigations undertaken in advance of the Local Crescent redevelopment (2017) confirmed the survival of 18th- and 19th-century building remains, including foundations of workers' housing and associated plots.² These findings provide valuable insight into the area's rapid urbanisation and the juxtaposition of high-status villas along Crescent with dense working-class housing to the rear. Evidence for earlier activity was limited, although this is likely to reflect later disturbance rather than an absence of earlier occupation.

7.4.4 Other identified sites include the former Lark Hill Mansion and the location of Christ Church at Acton Square. Christ Church, constructed in 1831 and demolished in 1958, occupied a site now used as a car park to the west of Fire Station Square. An archaeological evaluation in 2021 confirmed that foundations of the building survive intact below ground, together with ledger stones and coffins in the associated graveyard.

7.4.5 In the southern portion of the Conservation Area and just beyond the boundary, the former alignment of the Manchester, Bolton and Bury Canal, as well as the former Crescent Wharf and basin, contribute to the wider archaeological context, reflecting the importance of transport infrastructure in shaping the area's development.

7.4.6 Areas of further interest include:

- the potential survival of remains associated with the late medieval / post-medieval settlement at White Cross;
- evidence for 18th- and 19th-century urban development, including housing and associated plots;
- the sites of lost historic buildings, including Lark Hill Mansion, and;
- the wider industrial and transport landscape, including the nearby canal alignment and river connections.



Above: Lancashire Sheet CIV, Surveyed: 1845, Published: 1848 - Showing Christ Church and former Crescent Wharf

7.5 Positive + Negative Buildings

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.

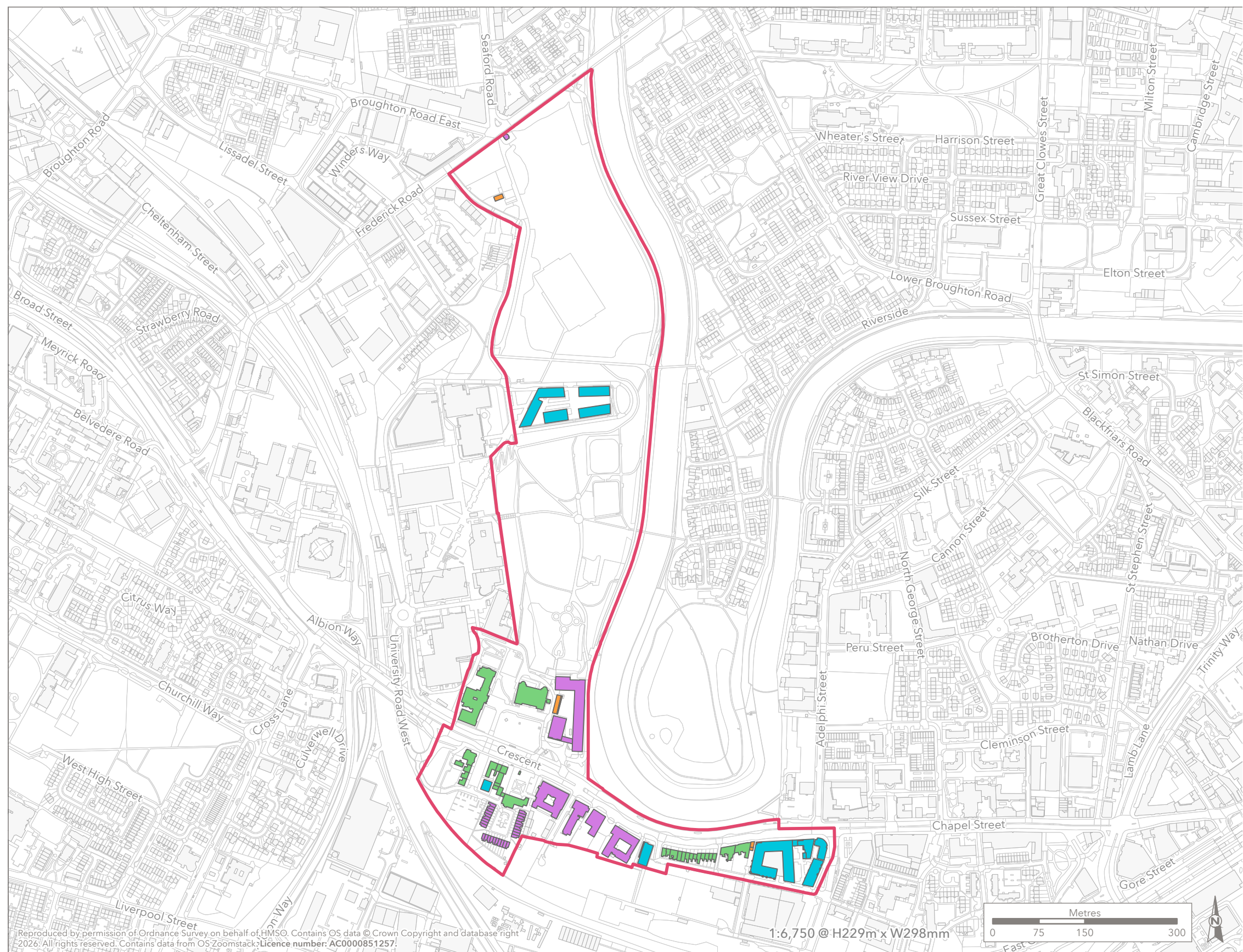
Neutral Contributor

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

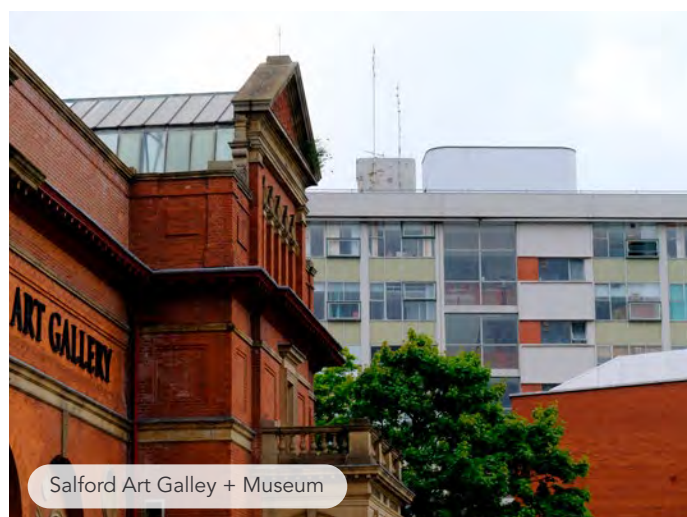


Character + Spatial Analysis

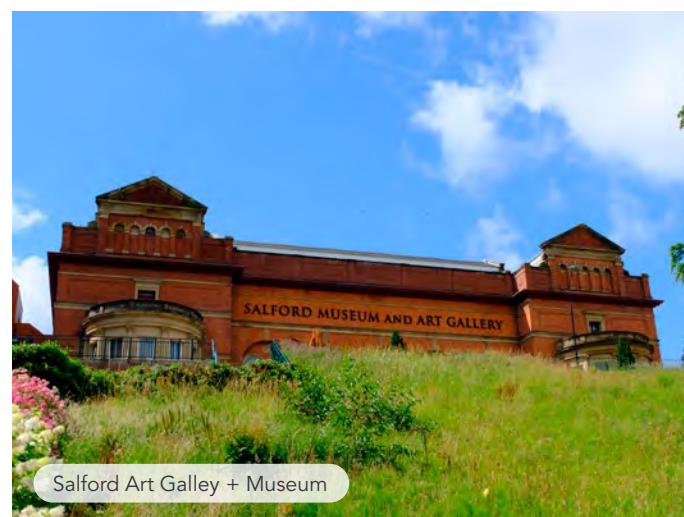


8.0 Character + Spatial Analysis

8.1 Overview



Salford Art Galley + Museum



Salford Art Galley + Museum



View across the River Irwell



View east down Crescent (A6)

8.1.1 Changing Grain

8.1.2 The Conservation Area is defined by a carefully planned civic layout, comprising formal terraces, institutional buildings, open spaces, and landscape features.

8.1.3 While Crescent's Georgian terraced houses form an important element within this composition, they operate as part of a broader ensemble that includes Peel Park, University Square, and the River Irwell.

8.1.4 Access between the built core of the Conservation Area and Peel Park is limited and visually understated, which weakens the legibility of the park as an integral component of the Conservation Area.

8.1.5 Peel Park plays a fundamental role in the historic and spatial character of the area, reflecting Victorian ambitions for public recreation, health, and civic improvement

8.1.6 An Area of Landmarks

8.1.7 The Conservation Area is characterised by an exceptional concentration of civic and institutional buildings, representing some of Salford's most significant assets.

8.1.8 Landmark buildings within University Square, including the Peel Building and Salford Museum and Art Gallery, make a defining contribution through their scale, architectural quality, and landmark presence. These buildings embody Victorian principles of civic responsibility, education, and public provision, which informed the area's development and expansion.

8.1.9 The continued presence of the University of Salford sustains this civic function, ensuring continuity between historic purpose and contemporary use.

8.1.10 Meander Along the River

8.1.11 The Conservation Area is closely shaped by the course of the River Irwell, which establishes a strong relationship between water, landscape, and built environment. The alignment of Crescent follows the river's meander, reinforcing the visual connection between the road, adjoining buildings, and the river corridor.

8.1.12 Views across the river contribute significantly to the area's setting and enhance the appreciation of its architectural and landscape qualities. The river also provides enclosure to the Conservation Area; defining the eastern boundary of Peel Park.

8.1.13 All Roads Lead to Salford

8.1.14 The Conservation Area is intersected by Crescent (A6), one of Salford's principal arterial roads, and a historic route connecting Salford and Manchester to Lancashire.

8.1.15 This road is also one of the key historic routes through the area, and forms an intrinsic part of the character of the Conservation Area and how it developed over time.

8.1.16 The modern functional importance of the road is evident in high traffic volumes and persistent noise, which strongly influence the character and experience of the area.

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.

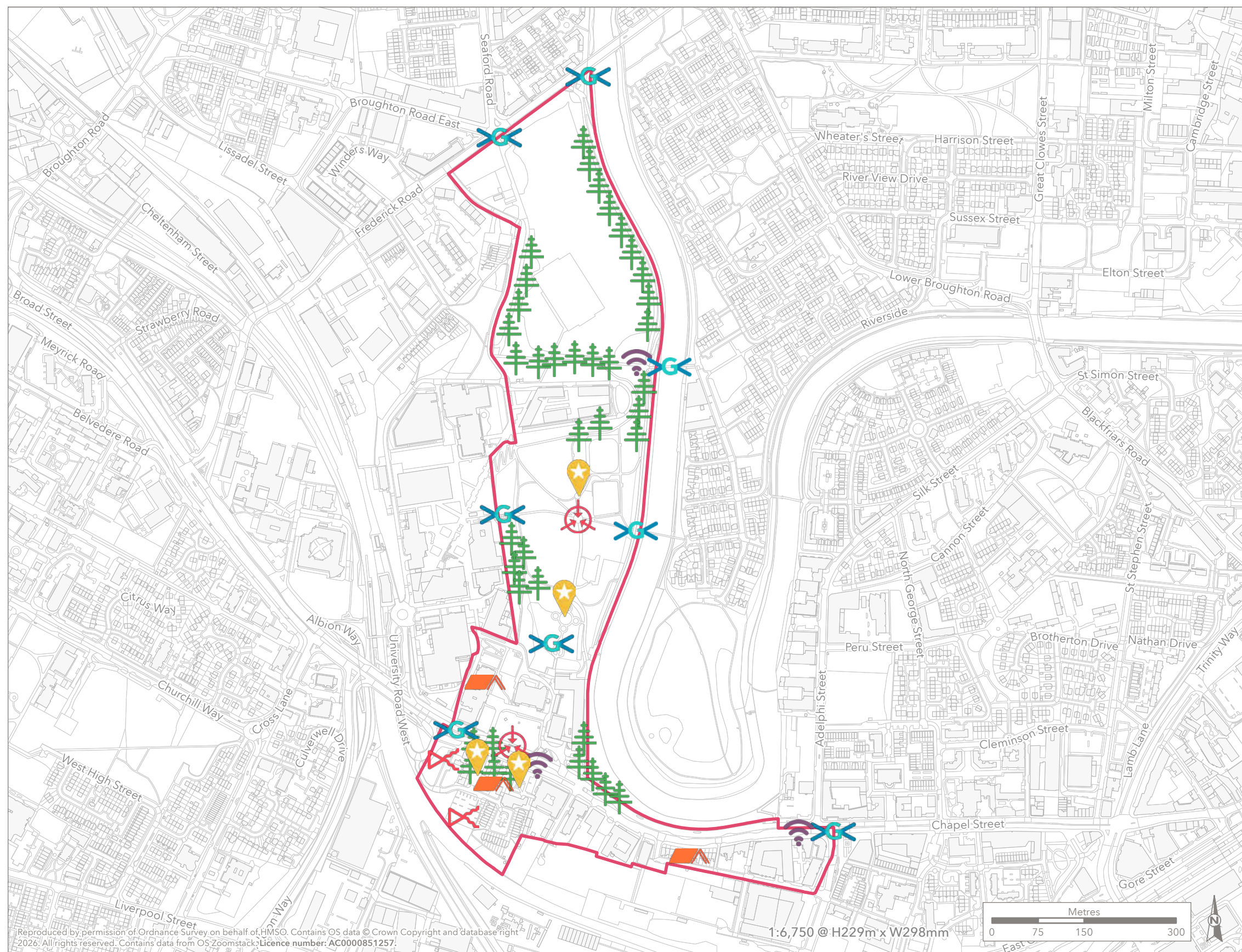


Defined by Noise

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



[Click here to view images of landmarks](#)

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 borough-wide or regional significance.

1. Crescent terraced houses
2. Peel Building
3. Salford Museum and Art Gallery
4. Peel Park
5. Maxwell Building
6. Local Crescent

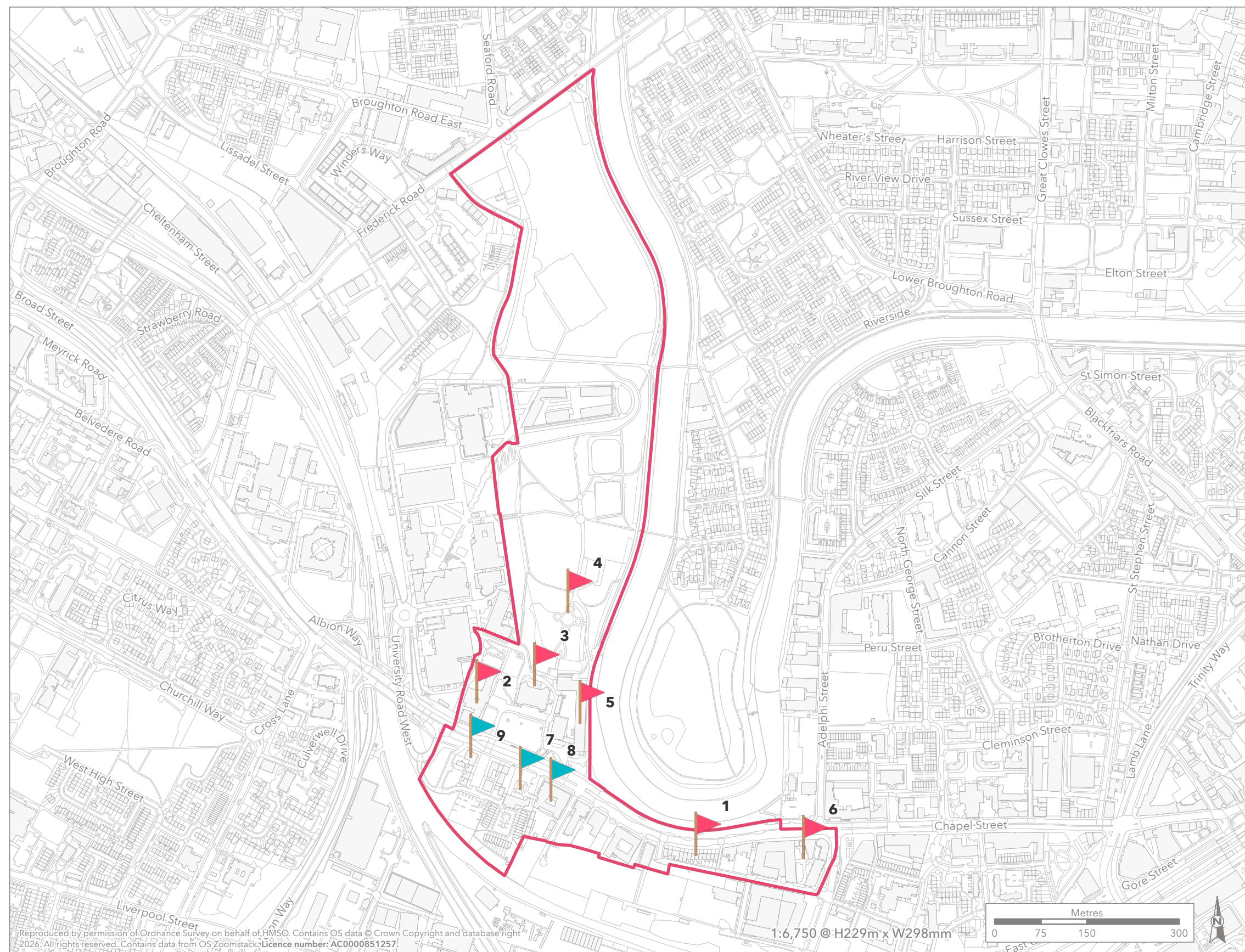
8.3.2 Local Landmarks

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.

7. Albert Bentley Place (Greek School, Old Fire Station)
8. Former Police Headquarters
9. Working Class Movement Library



Conservation Area Boundary

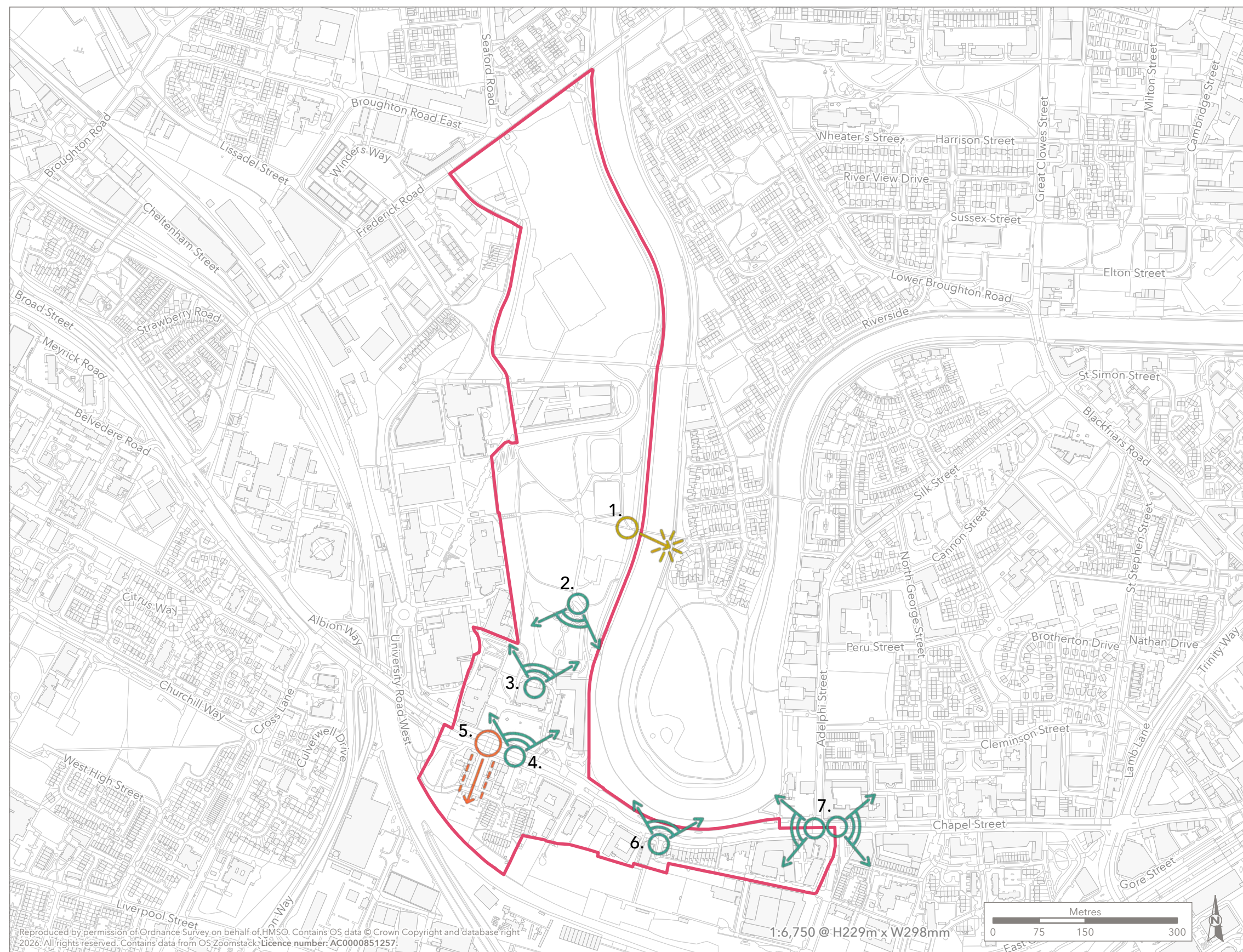


[Click here to view read more about each view](#)

8.4 Views + Experience Map

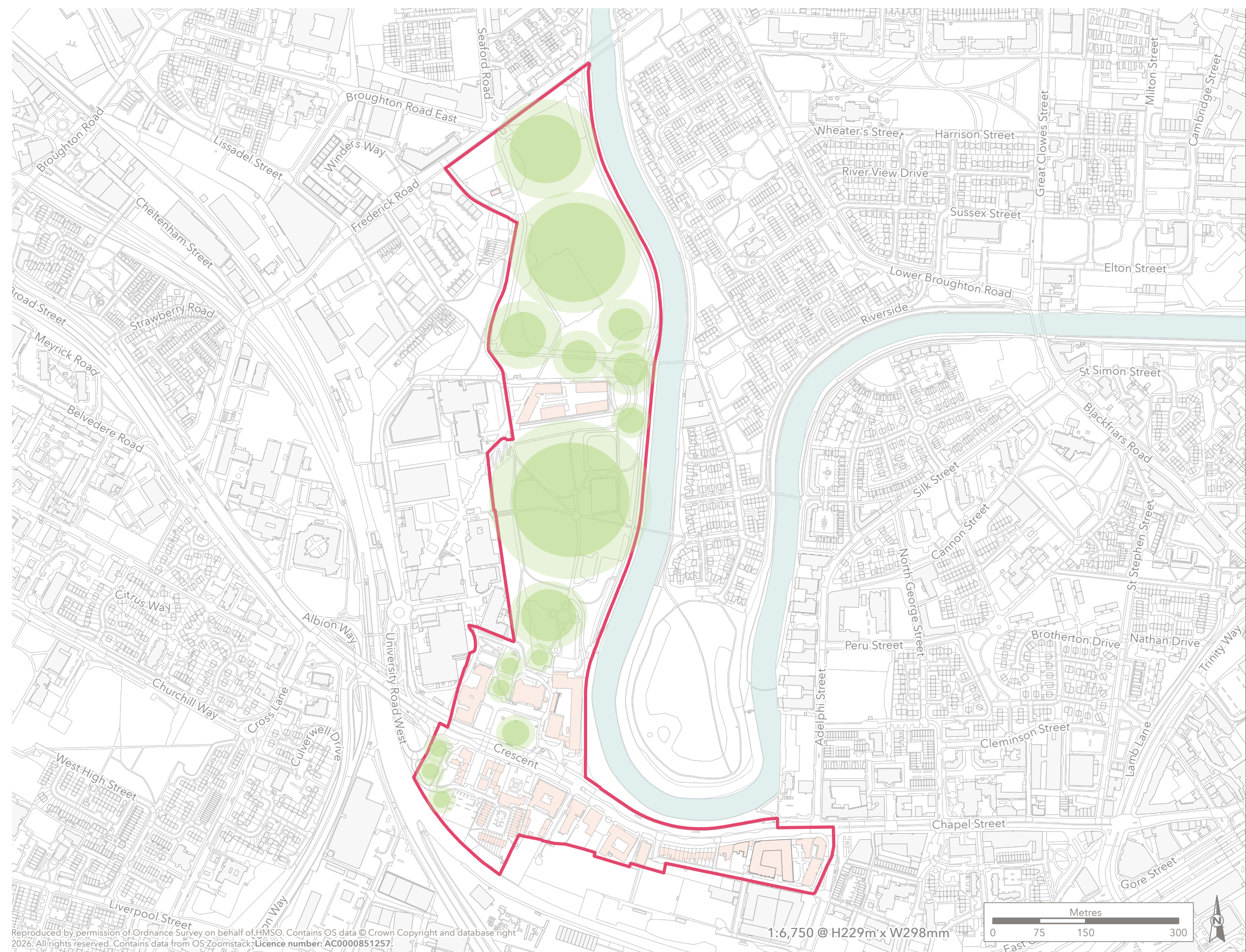
8.4.1 This map highlights visual experiences that shape how the Conservation Area is perceived. It captures informal, character-defining sightlines and approaches that contribute to the area's sense of place and everyday experience.

-  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.



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 Crescent Conservation Area's strong sense of identity.

8.6.2 Residential

8.6.2.1 **Georgian Terraces:** The most notable residential buildings in the Conservation Area are the row of terraced houses along Crescent (22-34). Built in the early 19th century, the Georgian terraces retain many of their original features. Built of red brick, with stone dressings, and Welsh slate roofs the properties have a striking rhythm with timber framed sash-windows and defined entrances repeated across the façade. Used for commercial purposes today, the houses still retain their residential appearance. The terraces at Acton Square share the same red brick and original windows and doors.

8.6.2.2 **Early 20th Century:** The locally listed houses around Fire Station Square, to the rear of Albert Bentley Place, are built from red brick. Built in two phases in the early 20th century for the firemen of Salford and their families, the houses echo the materiality of the Fire Station with their red brick and yellow pressed brick banding.



Crescent



Acton Square

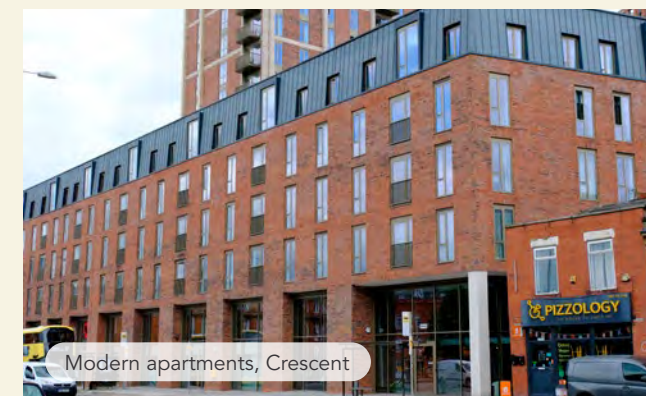


Fire Station Square

8.6.2.3 **Modern Apartments:** Modern apartment buildings in the east of Crescent Conservation Area occupy the site of the former Black Horse Hotel. Their materiality echoes the red brick of the other buildings in the Conservation Area.

8.6.2.4 **Student Accommodation:** The Salford University student accommodation between Peel Park and David Lewis Sports Ground is an extension to the existing campus to the west. Although high quality in its design and materiality, the development does break up the cohesion of Peel Park and the recreation ground.

8.6.3 **Working Class Movement Library:** The Library has occupied this building since 1987, however, it was originally built to be a residential property. Jubilee House was built to celebrate Queen Victoria's Diamond Jubilee, acting as the Salford Royal Nurses' Home, and was designed by architect Henry Lord in 1897, with construction completed around 1901.



Modern apartments, Crescent



Student Accommodation



Working Class Movement Library

8.6.4 Civic

8.6.4.1 **Museum and Art Gallery** is one of the large landmark buildings within the Conservation Area. Renaissance in style, its red brick materiality and stone detailing tie it to the residential, and other civic buildings in the area, giving an appealing cohesive appearance.

8.6.5 **The Old Fire Station** is constructed of red pressed brick dressed in buff faience and Welsh slate roof over, providing enclosure to Albert Bentley Place to the south and west. Restored and reopened in 2023.

8.6.5.1 **The Former Police Headquarters** has been vacant and deteriorating since 2005. Despite its striking presence and restrained mid-century details, it detracts from the visual quality and aesthetic appearance of the Conservation Area.

8.6.6 The former Police Headquarters, Fire Station housing, and Joule House, form a strong group of civic buildings which characterise the southern part of the Conservation Area.



Salford Art Galley + Museum



The Old Fire Station



The Former Police Headquarters

8.6.7 Educational

8.6.8 Together, the Peel Building, Salford Museum and Art Gallery, and Maxwell Building form the heart of the Conservation Area, embodying its historic interest and widespread communal value.

8.6.9 **Peel Building:** This impressive structure, built in 1896 in red brick with terracotta, was the former Royal Technical Institute, which later formed the University of Salford. It faces Peel Park and is characterized by a 311-foot-long façade, large windows, and a central entrance featuring ionic columns and intricate sculpting.

8.6.10 **University of Salford (1960s):** As the University of Salford expanded following its foundation in 1967, the demand for more buildings led to the construction of the Maxwell Building, Faraday House, Crescent House, and Humphrey Booth House. They maintain the rhythm of the traditional civic and residential buildings along the curve of Crescent, whilst introducing a distinct and imposing mid-century character.



The Peel Building



The Maxwell Building



Peel Park Campus

8.7 Materials + Local Details

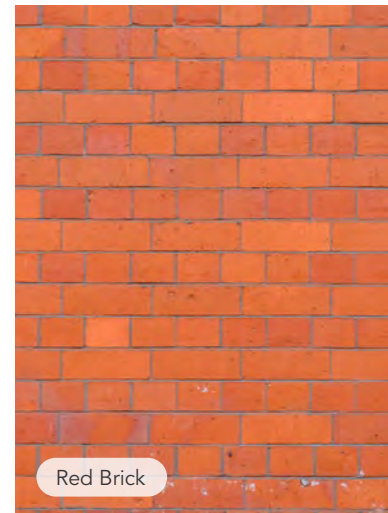
8.7.1 Crescent Conservation Area is characterised by a mix of traditional building materials, and of mid to late 20th century materials and details.

8.7.2 Building Materials

- Red brick unifies Georgian, Victorian and early-20th-century buildings, expressing the area's historic civic and residential character.
- Sandstone and limestone articulate doorways, plinths and architectural detailing, adding contrast and texture.
- Terracotta ornamentation enriches landmark civic buildings, contributing depth and sculptural quality.
- Welsh slate and red clay tiles establish a consistent historic roofscape with prominent chimneys.
- Concrete and glass define mid-20th-century university buildings such as the Maxwell Building and Faraday House, introducing a modernist contrast while maintaining the established building line.

8.7.3 Detailing and Craftsmanship

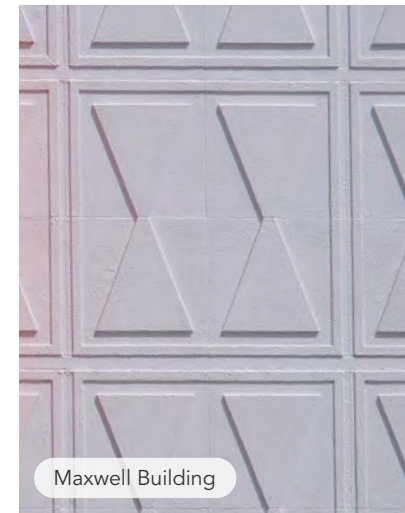
- Classical proportions and refined doorcases on Georgian terraces.
- Carved keystones, terracotta plaques and faience on civic buildings.
- Bronze and limestone statuary enhancing civic identity and townscape quality.



Red Brick



Iron Railings



Maxwell Building



Peel Park Signage



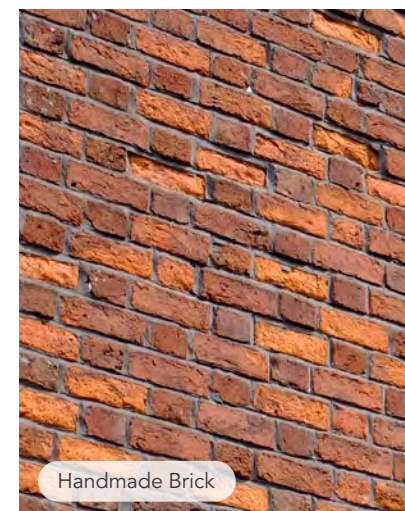
Queen Victoria Statue



Fan Light



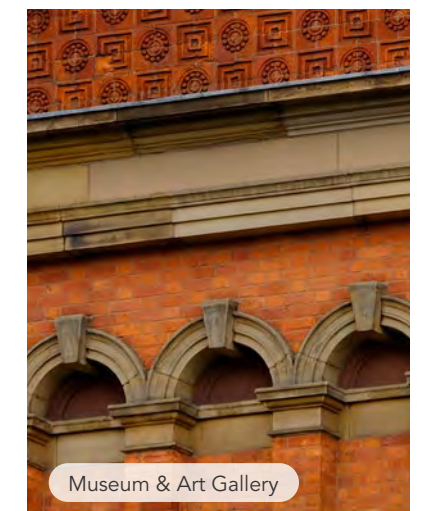
Peel Park



Handmade Brick



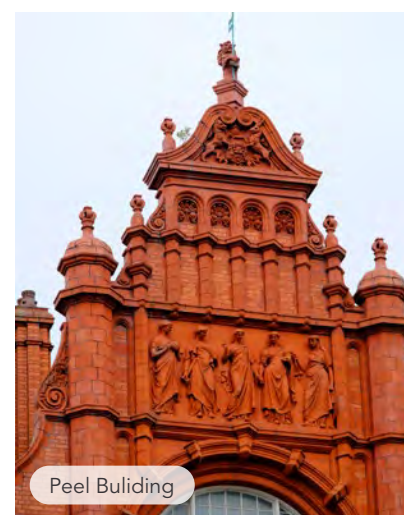
Fire Station



Museum & Art Gallery



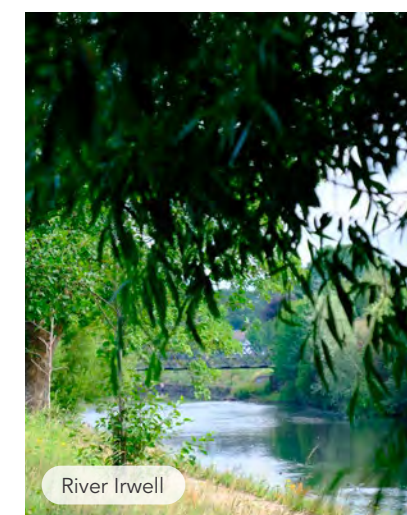
Setts



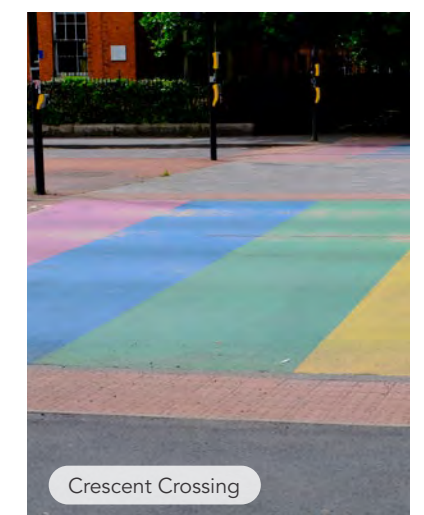
Peel Building



Sign



River Irwell



Crescent Crossing

8.8 Urban Grain, Public Realm + Greenspace

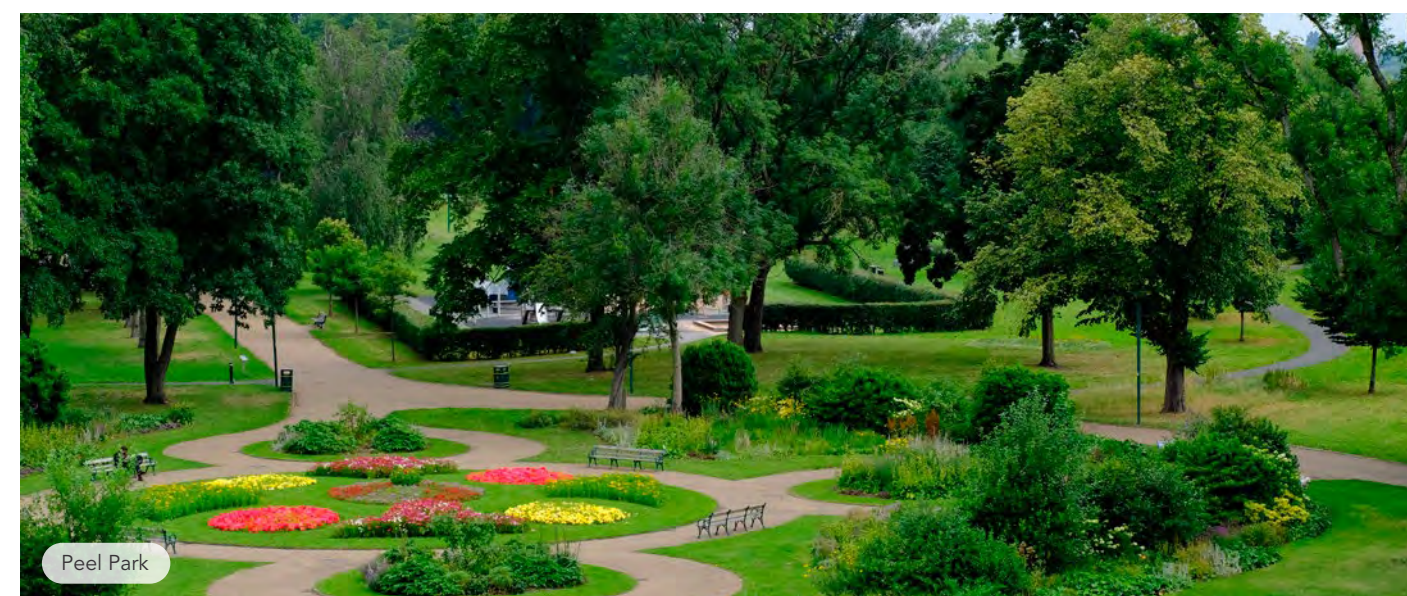
8.8.1 Crescent Conservation Area is defined by a layered and evolving urban structure shaped by historic routes, planned terraces, civic landscapes and later university development. Its form reflects centuries of spatial continuity, with Crescent establishing the principal spine from which the wider townscape unfolds.

- The primary urban grain is structured by the sweeping curve of Crescent, following the River Irwell's meander and creating dynamic long-range views that reinforce the linear character of Crescent.

Georgian planning established a coherent pattern of perpendicular plots, producing strong frontage lines along Crescent and forming formal set-back spaces at Acton Square and Albert Bentley Place.

- Victorian civic development consolidated this grain, introducing large educational and cultural buildings that strengthened the area's monumental presence and reinforced axial links with Peel Park.
- University Square offers contrast to the denser civic and residential edges, framing views towards key landmarks.

- Mid-20th-century university buildings introduced broader footprints and modernist forms, altering but not erasing the historic grain.
- Peel Park remains a landscape of exceptional significance, its Victorian layout, royal associations and civic purpose reinforcing its heritage value and providing vital relief within the urban setting.
- Together with the David Lewis Sports Ground, the park forms a continuous green corridor, softening the townscape and strengthening the civic identity of the Conservation Area.



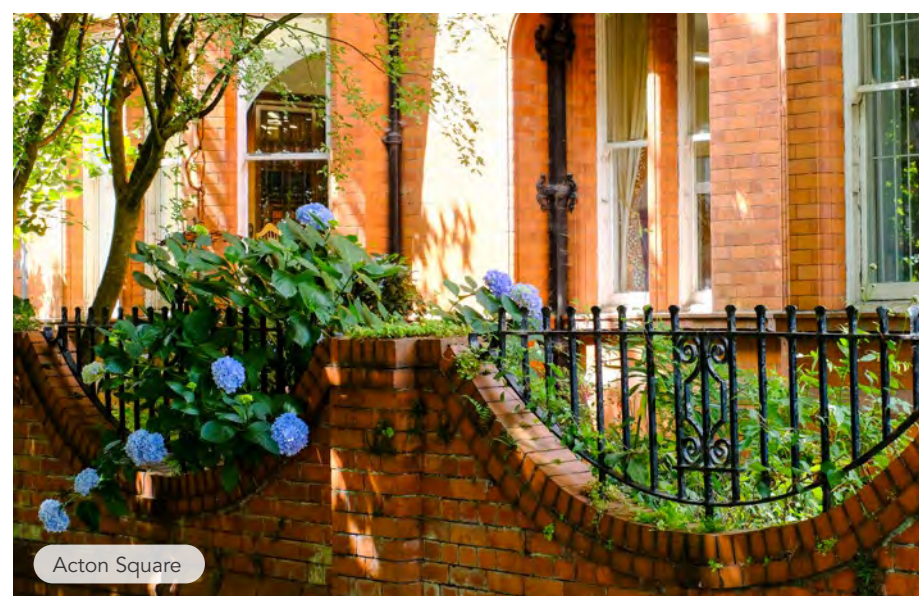
8.9 Streetscape + Boundary Treatments

8.9.1 The streetscape of Crescent Conservation Area is shaped by a blend of historic surfaces, later interventions and varied boundary treatments that collectively influence visual quality, legibility and the experience of movement through the area.

- Cobbled setts in Albert Bentley Place and Fire Station Square provide important historic texture and reinforce the 19th-century character of these civic spaces.

- Acton Square's 1980s red and yellow paviors interrupt the otherwise traditional material palette.
- Along Crescent, concrete flags and bitmac dominate, reducing coherence and weakening the quality of the historic streetscape.
- Reinstated wrought-iron railings at the Georgian terraces and Acton Square restore enclosure and reflect original boundary patterns
- Sandstone plinths and gate piers contribute weight and definition, complemented by decorative ironwork.

- Edges of Peel Park combine railings with soft landscaping, forming a gentle transition into the wider green setting.
- Historic lighting columns survive within the squares, while modern streetlights along Crescent create contrast and some visual imbalance.
- Civic features such as the cenotaph and statues add richness, though excessive signage and highway guardrails introduce clutter and detract from the historic setting.



8.10 Movement + Traffic

8.10.1 Movement through Crescent Conservation Area is strongly shaped by the dominance of Crescent (A6) and the complex network of historic routes serving civic, residential and university uses.

8.10.2 Crescent (A6) is the primary movement corridor, carrying high traffic volumes and frequent bus services along Crescent, creating noise, severance and visual intrusion along the Conservation Area's central spine.

- Pedestrian movement is constrained by narrow footways on the north side, where mature trees and highway infrastructure reduce comfort and limit visibility.

- Wider pavements on the south side offer better conditions, though loading bays, EV chargers and cycle hire stations reduce space and weaken consistency.
- Crossing opportunities are limited, with only two formal crossings near the Peel Building and Museum and Art Gallery; elsewhere, long distances between controlled points restrict permeability.
- Historic access routes to Peel Park have been weakened, with its former ceremonial entrance replaced by a modest side path beside the Maxwell Building.

- Traffic noise and emissions are persistent along the main road, affecting the setting of key civic buildings, squares and terraces. In contrast, Peel Park benefits from lower ground levels and screening, creating a quieter and more sheltered environment despite its proximity to busy routes.
- Internal movement within squares is generally unobstructed, though ad-hoc surfacing, visual clutter and inconsistent boundary conditions affect overall quality.



8.11 Light + Dark

- Crescent corridor is consistently well-lit, with modern streetlighting ensuring visibility along the main arterial route.
- University Square benefits from heritage-sensitive architectural lighting, which highlights the Peel Building's terracotta detailing and reinforces its civic presence after dark.
- Acton Square experiences heavy shade from mature vegetation, creating an enclosed character and reducing daylight penetration, particularly in summer months.
- Albert Bentley Place offers a more balanced interplay of light and shadow, with mature trees softening the environment without overwhelming it.
- Peel Park's lower level and open layout provide calmer, naturally lit spaces, though some secondary routes remain under-lit and less legible at night.
- Areas beneath bridges and elevated structures lack adequate lighting, resulting in patches of low visibility and an isolated feel during evening hours.



Acton Square



Peel Park

8.12 Noise + Smell

8.12.1 Noise and air quality across Crescent Conservation Area vary significantly, shaped by proximity to Crescent (A6), surrounding activity and local green space.

- Traffic noise along Crescent (A6) is the dominant soundscape, with continuous vehicle movement and frequent bus services creating a high and constant level of background noise throughout much of the Conservation Area.
- Noise levels reduce with distance from Crescent (A6), with quieter conditions experienced in spaces set further back from the road or partially enclosed by surrounding buildings and planting, especially from Peel Park.



Crescent (A6)

Character Areas



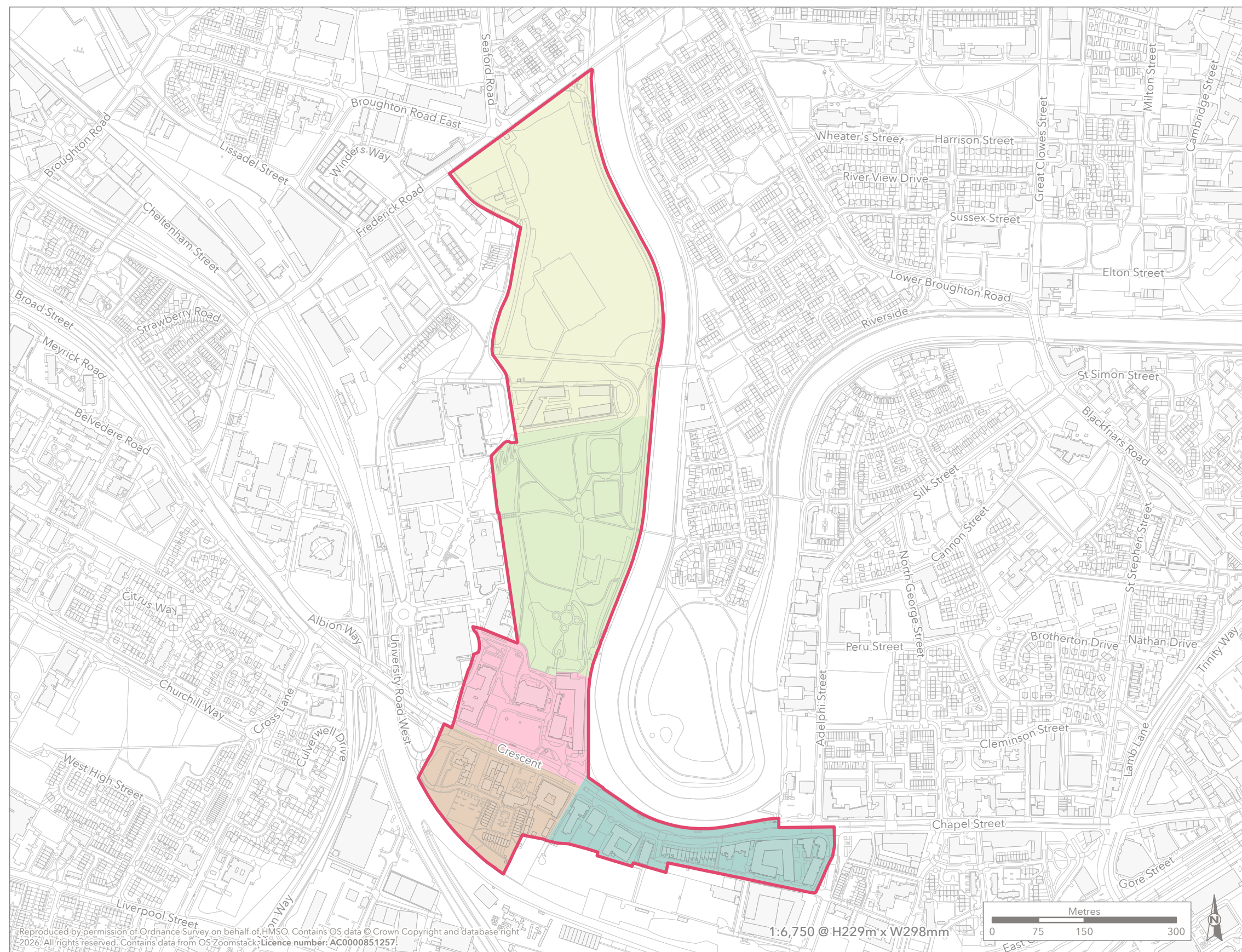
9.0 Character Areas

9.0.1 Crescent 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. Crescent
-  2. Albert Bentley Place
-  3. University Square
-  4. Peel Park
-  5. David Lewis Sports Ground + University Accommodation
-  Conservation Area Boundary

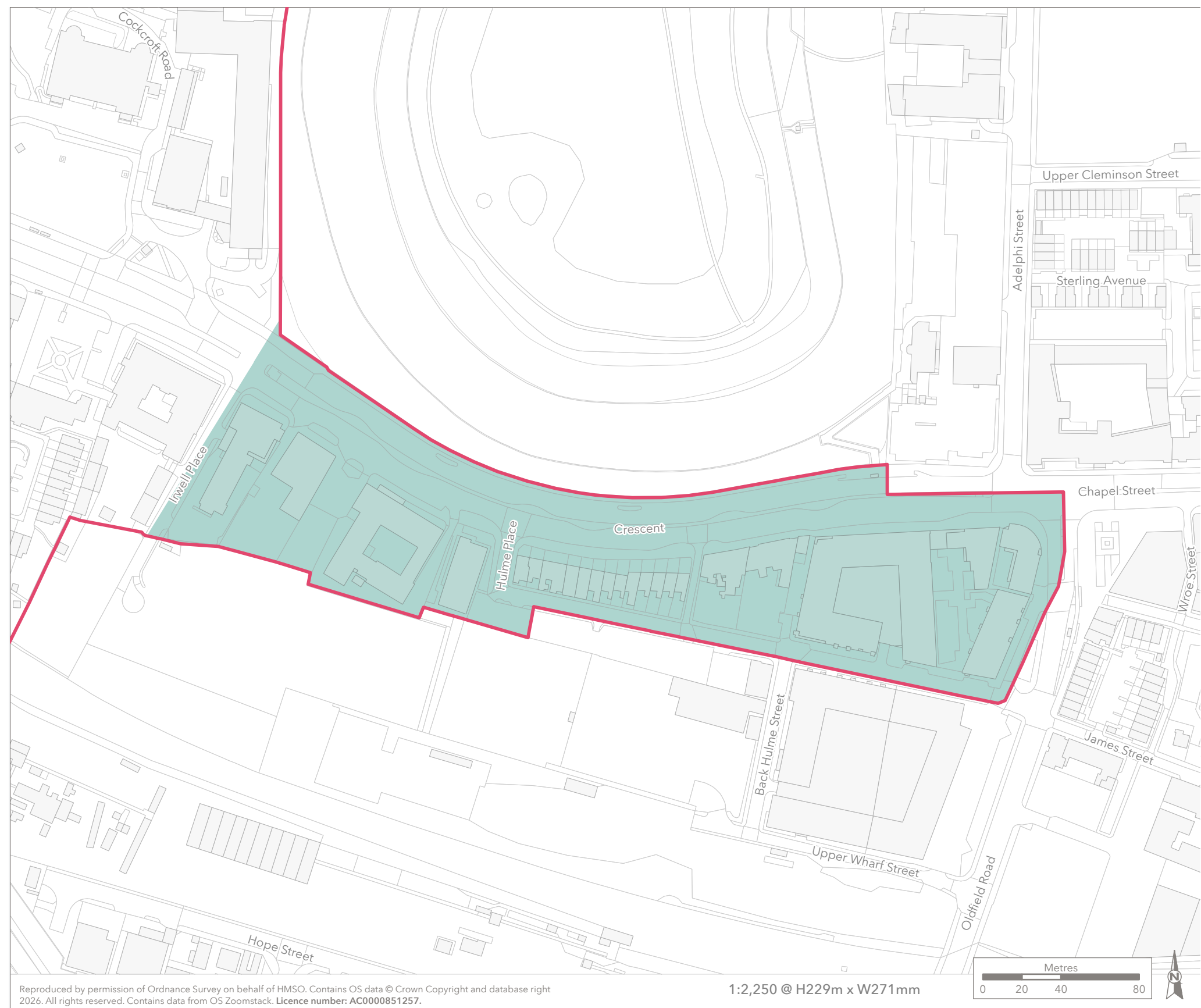


9.1 Character Area 1: The Crescent

9.1.1 The Crescent marks the early development of this part of Salford and remains central to its historic character. Its sweeping Georgian terraces form the area's core, overlooking the River Irwell's meander. The character area also includes mid-20th-century university buildings, Hemsley House, modern apartments to the east, and notable listed properties such as the Crescent Pub and No. 17 Crescent.

9.1.2 Key Characteristics

- Georgian Terraces:**
 Constructed in the early 19th century as Salford expanded westwards, these terraces exemplify Georgian design principles with their classical proportions, red brick façades, and elegant rhythm along the curve of Crescent. They were originally built for prosperous industrialists seeking proximity to the city while enjoying views over the River Irwell.
- University Buildings:**
 The University of Salford's expansion in the 1960s introduced buildings such as Humphrey Booth House, Crescent House, Maxwell Building, and Faraday House. While contrasting in style to the earlier buildings, these structures maintain the prominence of Crescent and reflect continuous role in education.
- Views Across the River Irwell:**
 Crescent's alignment follows the river's meander, offering dynamic views and a strong sense of movement. Historically, these vistas were integral to the appeal of the terraces, and they remain a defining feature of the area's character, despite partial screening by mature trees.
- Detailing and Craftsmanship:**
 Historic ironwork and finely executed sandstone detailing on the terraces have been sympathetically maintained. The limestone façade of Hemsley House adds further distinction, with its limited window design reflecting its original ceremonial function.



9.1.4 Key Issues

- **Crescent (A6):**
As one of Salford's principal routes into the city, Crescent, experiences heavy traffic. The associated noise and visual clutter significantly detract from the area's historic character and pedestrian experience.
- **Density of Signage:**
Road markings, numerous signposts, and modern streetlights create a cluttered and visually distracting environment.
- **Obscured Views:**
Dense tree cover along the opposite bank of the River Irwell blocks views across the meander loop, while mature trees on the Crescent side further obscure key vistas. These views were historically integral to the appeal of Crescent and remain important to its character.
- **The Crescent Public House:**
Once a valued community asset, the Crescent Pub has been closed for years and is in poor repair, placing it at risk of demolition. The building is listed, highlighting its architectural and historic significance.



Crescent (A6)



Faraday House



Humphrey Booth House

9.1.3 Opportunities for Management + Enhancement

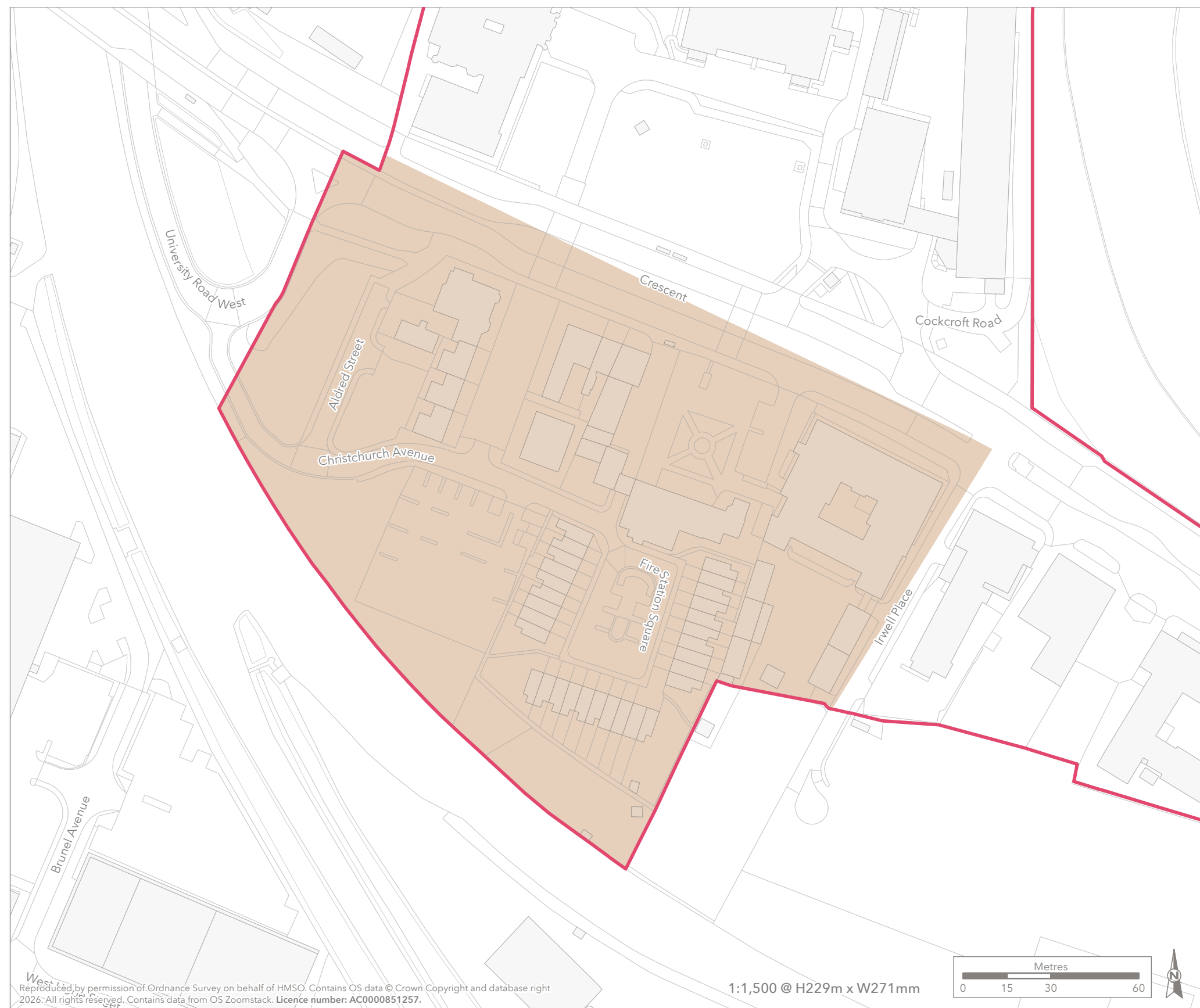
- **Public Realm:**
Remove unnecessary or redundant signage, rationalise street furniture, and repair or replace deteriorating elements of the central reservation. Remove car access and integrate pedestrian and cycle links alongside public transport provision. These measures will reduce visual clutter and restore the dignity of this historic gateway route.
- **Enhance Key Views and Setting:**
Manage vegetation along both banks of the River Irwell to reopen historic vistas that were integral to Crescent's appeal. Selective pruning and landscape improvements can re-establish visual connections between the Georgian terraces, civic landmarks, and the river corridor. Remove cantilevered section of Crescent (A6) and create a new riverside boulevard with views towards The Meadow on the northern bank of the River Irwell.
- **Promote Sensitive Infill Development:**
Future development should respect the established building line, scale, and rhythm of Crescent.
- **Revitalise Vacant and At-Risk Buildings:**
Continue to promote and explore adaptive reuse of heritage assets such as the Crescent Public House - which is currently undergoing works - to prevent further deterioration. Options could include residential, community, cultural, or hospitality uses that reinforce the area's social role while safeguarding its architectural integrity.
- **Strengthen Links to Peel Park and Squares:**
Improve pedestrian connectivity between Crescent (A6), Acton Square, and Peel Park through enhanced crossings, paving, and signage. This will help to integrate the area's green spaces with its civic core, supporting a cohesive experience.

9.2 Character Area 2: Albert Bentley Place

9.2.1 Albert Bentley Place fronts onto Crescent, creating a visual counterpoint to the Salford Museum and Art Gallery across the road, with the Cenotaph forming its central focal feature. The square is framed by a series of buildings arranged in a formal composition, complemented by adjoining spaces such as Acton Square and Christchurch Avenue, which together establish a distinctive geometric layout within this character area.

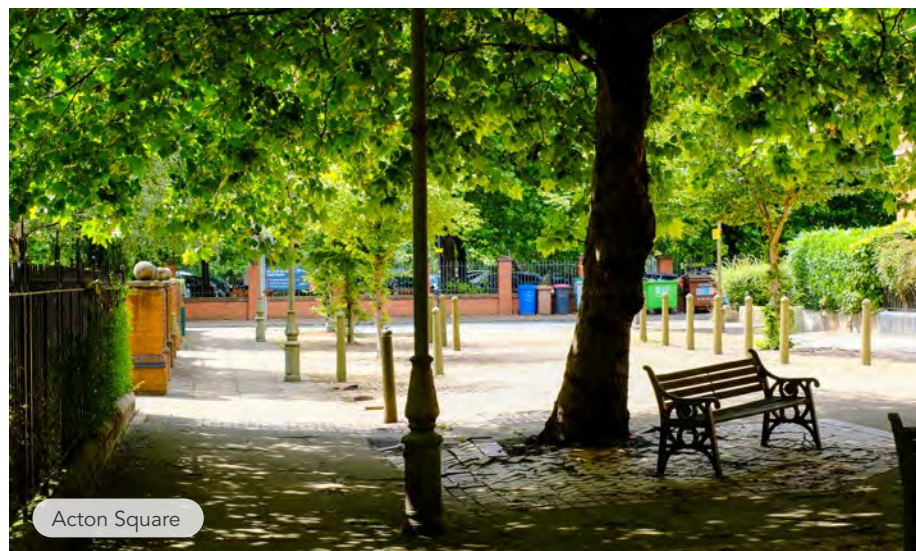
9.2.2 Key Characteristics

- Squares and Formal Arrangements:**
 Albert Bentley Place, Acton Square and Fire Station Square form three distinctly planned compositions. Albert Bentley Place and Fire Station Square adopt U-shaped layouts, though the former's eastern side is shaped by a later building. Acton Square is defined by east and west terraces, with its open southern edge marking the former location of Christ Church, which historically provided visual and physical access. The Former Police Headquarters also follows a courtyard arrangement.
- Retention of Historic Buildings and Features:**
 This character area contains a notably high concentration of listed buildings for its size, many of which retain much of their original detailing despite changing uses
- Commemorative Features:**
 Albert Bentley Place, named to commemorate Salford's first fire chief, is also home to a cenotaph commemorating members of the Lancashire Fusiliers who died in both World Wars. The former Jubilee Nursing Home now houses the Working Class Movement Library, reflecting the area's strong social history. Joule House, once home to physicist James Prescott Joule, after whom the joule is named, features a commemorative plaque and is now used by the University of Salford for energy research.



9.2.3 Key Issues

- Former Police Headquarters:**
 The former Police Headquarters has remained vacant for over two decades. Its boarded windows and neglected condition significantly detract from the character of the building and diminish the visual quality of the Character Area and wider Conservation Area as a substantial and prominent building.
- Acton Square Public Realm:**
 Regenerated in the 1980s, Acton Square's public realm currently makes a negative contribution to the Conservation Area. The paving introduced during the earlier regeneration is unsympathetic to the historic character, and mature tree roots have displaced the surface, creating an uneven and unattractive appearance. Overgrown trees cast the square in near-constant shade, reducing its appeal and limiting public enjoyment. Historically, the square served as a route to Christ Church Salford, demolished in 1958. Its loss has left the space without a clear purpose, compounded by the presence of a car park on the former church site.



Acton Square



Working Class Movement Library



Albion Place

9.2.4 Opportunities for Management + Enhancement

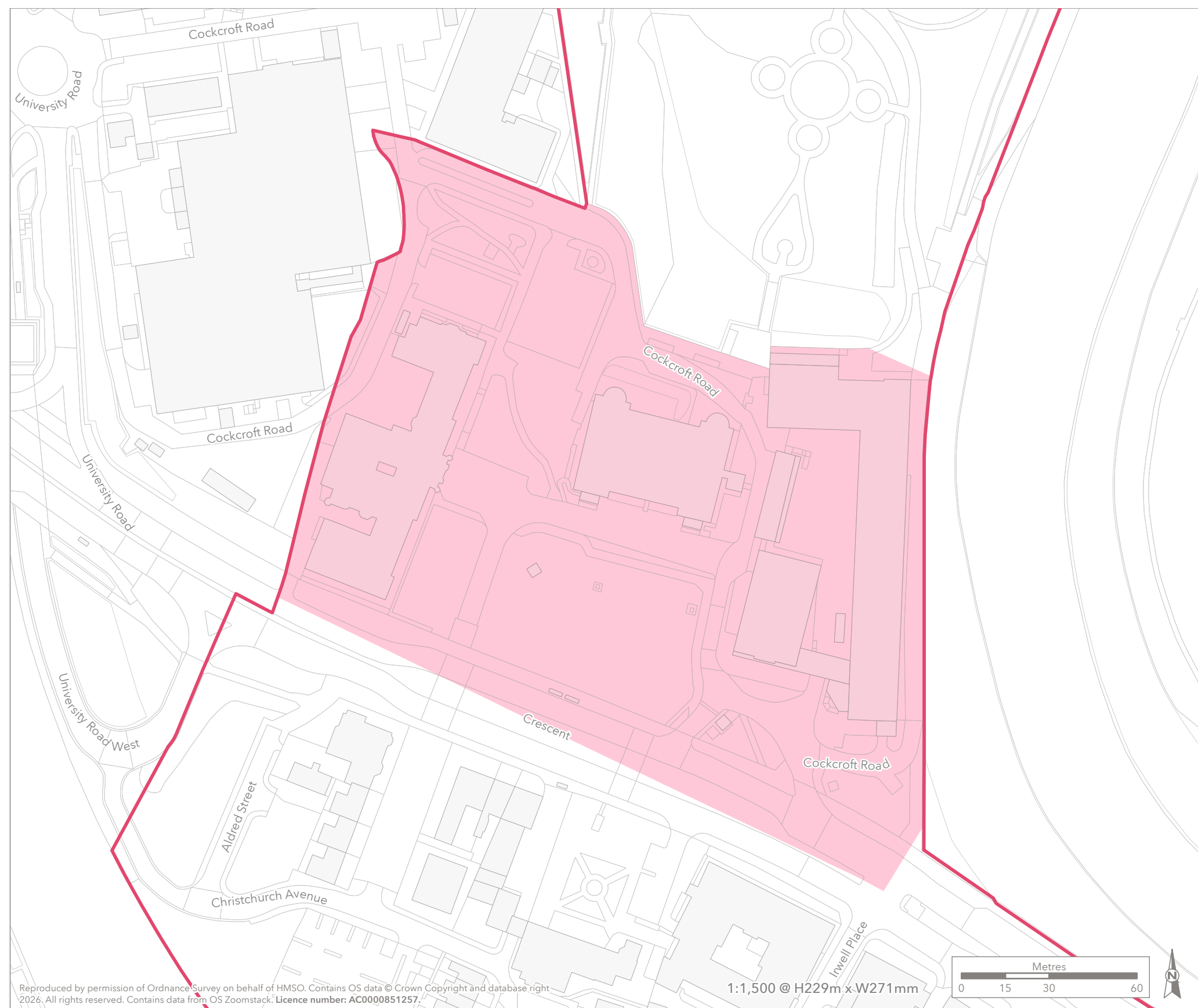
- Acton Square Public Realm:**
 Transform Acton Square into a positive and inviting space by managing overgrown vegetation, introducing high-quality paving, and installing new seating. These improvements would create a more attractive and functional area for university students and residents.
- Car Park Development:**
 The site to the south of Acton Square, the former Christ Church site, would benefit from the reinstatement of a high-quality destination building. This would require sensitive development due to the former use of the space as Christ Church's burial ground.
- Repurpose the Former Police Headquarters:**
 The former Police Headquarters is an architecturally significant building that offers potential. Adaptive reuse should be explored where possible.

9.3 Character Area 3: University Square

9.3.1 The University Square sits on the northern side of Crescent (A6), to the immediate west of the River Irwell meander loop. It consists of the Peel Building, Maxwell Building, and the non-university owned Museum and Art Gallery.

9.3.2 Key Characteristics

- Significant Historic Buildings + Victorian Design:**
 The Peel Building and Salford Museum and Art Gallery are of national importance. The Peel Building originated as the Royal Technical Institute, forming the foundation of the University of Salford. Salford Museum and Art Gallery, incorporating remnants of Lark Hill, was the first unconditionally free public library in the UK and is now Council-owned. The Peel Building is the most architecturally distinguished structure in the Conservation Area, notable for its scale and decorative detail. The Museum and Art Gallery, is an imposing focal point within the square.
- Gateway to the University:**
 Historically and spatially, this character area serves as the principal entrance to the Peel Park campus. The Maxwell Building, constructed in 1959–60 for the technical college, marks the arrival of modern university architecture on the Crescent.
- Cultural Association:**
 The painter LS Lowry trained at the then Salford Technical College.



9.3.3 Key Issues

- **Parking:**
Parking at the principal façade of the Salford Museum and Art Gallery negatively impacts on the setting of the listed building and prioritises vehicles within the academic square.
- **Building Condition:**
Some limited building condition issues to the rear of the Maxwell Building, and some evidence of woody growths on the Peel Building.



9.3.4 Opportunities for Management + Enhancement

- **Parking:**
Explore relocation of parking from outside the principal facades of the listed buildings.

9.4 Character Area 4: Peel Park

9.4.1 Peel Park consists of the original planned section of Peel Park, and correlates to the boundary of the Grade II Registered Park and Garden. It sits to the south of David Lewis Sports Grounds and to the north of the Museum and Art Gallery.

9.4.2 Key Characteristics

- Character Retention:**
 Peel Park has retained much of its original Victorian layout, and much cared for and reinstated through the delivery of a National Lottery Heritage Fund project in 2017. As the largest of the three pioneering public parks created in Salford and Manchester, it remains a landmark example of early municipal park design.
- Public Benefit:**
 Open to the public since its inception, Peel Park has provided generations of residents and students with a vital green space for recreation, education, and social interaction.
- Views:**
 The park occupies a lower level than its surroundings, creating distinctive views from the University campus and offering scenic vistas along the River Irwell. Mature tree planting on the opposite bank frames these views, reinforcing the park's picturesque setting.
- Historic Significance:**
 Peel Park is a Grade II Registered Park and Garden, and is nationally significant as one of the first public parks in a major industrial city and an "unusually early example of a free municipal park in a major industrial town." Monuments such as the Statue of Joseph Brotherton connect the park to Salford's political and social history.
- Cultural Association:**
 Peel Park features prominently in the work of L.S. Lowry, who studied at the nearby Royal Technical College. His paintings of the park and its surroundings provide an invaluable artistic record of its historic character and cultural significance.



9.4.3 Key Issues

- Loss of Historic Elements:**
 Several original elements have been lost over time, including the bandstand, gymnasium, and cricket ground. These losses have diminished the completeness of the park's Victorian character.
- Lack of Prominent Roadside Access:**
 The former grand entrance, once marked by the Victoria Arch, no longer exists. Current access from the Crescent is limited to a narrow, understated pathway beside the Maxwell Building, making the park difficult to identify from the main road. Efforts have been made to announce Peel Park at this entrance, and adjacent to the Peel Building, however there is scope for an enhanced relationship.



9.4.4 Opportunities for Management + Enhancement

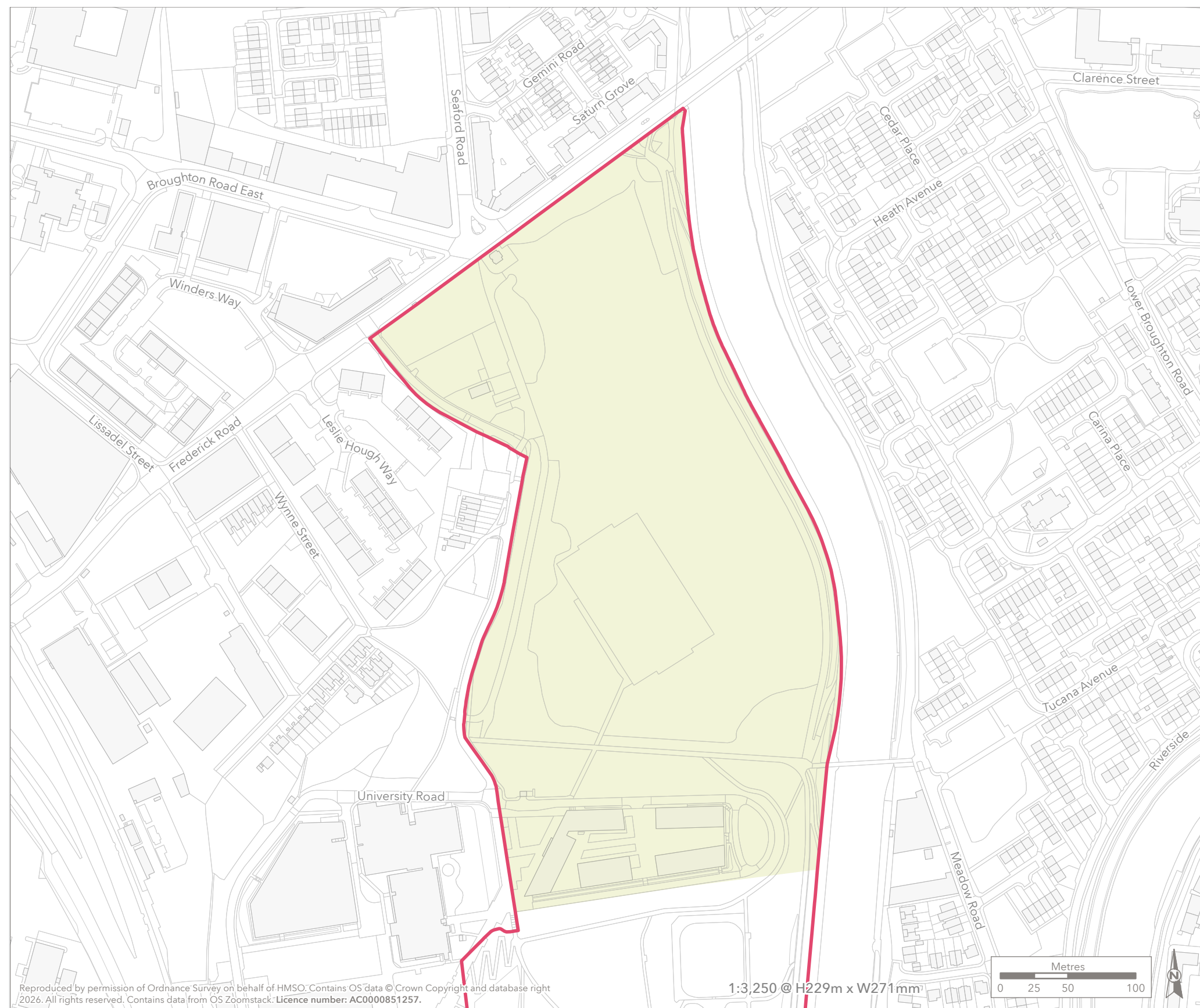
- Enhance Access:**
 Create a more prominent entrance from the Crescent to improve visibility and footfall. Use distinctive paving, signage, and boundary treatments to signal the park's importance. Consider design elements that reference the former principal southeastern entrance to reinforce historic connections.
- Recreate Lost Features:**
 Use digital interpretation projects (e.g., The Storm Cone, a 3D artwork of the former Peel Park bandstand) and Lowry's artwork to connect heritage with modern technology. Continue building on the work of the 2017 restoration scheme, and explore additional opportunities to preserve and enhance the character of the historic park.
- Improve Visitor Experience:**
 Add interpretation boards highlighting the park's national significance as one of the UK's earliest municipal parks. Provide seating, lighting, and wayfinding to encourage safe and enjoyable use.

9.5 Character Area 5: David Lewis Sports Ground + University Accommodation

9.5.1 The David Lewis Sports Ground and Student Accommodation Character Area is located to the north of the Crescent Conservation Area. It encompasses the sports and recreation grounds, and some of the University's accommodation.

9.5.2 Key Characteristics

- Recreation Ground:**
 This character area is dominated by the David Lewis Sports Ground, a 14-acre extension to Peel Park added between 1910 and 1912. Its primary recreational function gives it a distinctly different character from Peel Park to the south.
- University Connections:**
 The Peel Park Quarter student accommodation, built on the site of a former car park, forms a physical divide between the Sports Ground and the original park, further separating the two green spaces.
- Connection with Water:**
 The eastern boundary of the area follows the River Irwell, which is accessible via a riverside footpath and partially visible through mature tree cover. From vantage points such as Hough Lane Bridge, there are expansive views along the river corridor to both the north and south.
- Northern Boundary:**
 The northern edge is marked by the historic Park Lodge, flanked by stone gateposts and mature trees that provide a strong sense of enclosure and continuity.

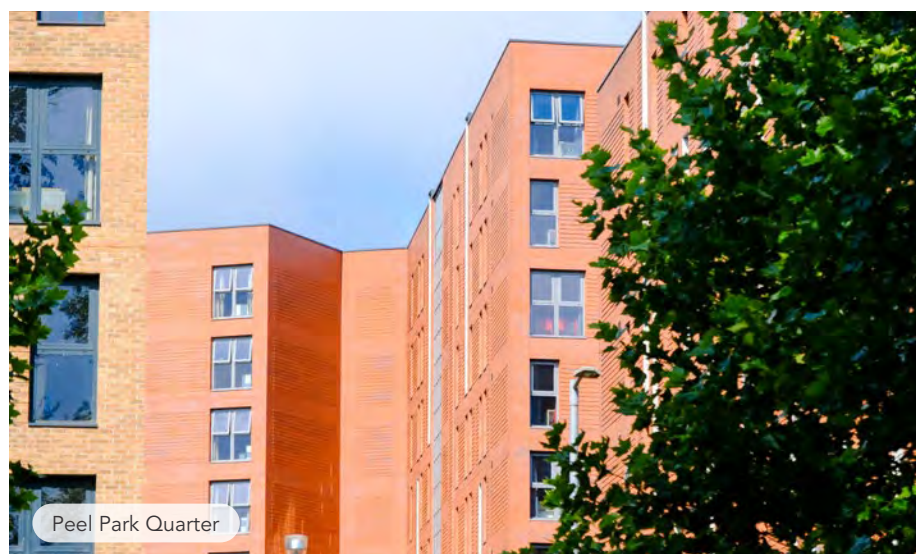


9.5.3 Key Issues

- **Riverbank Condition:**
The riverside path along the River Irwell is deteriorating, with damaged paving, visible debris in the water, and an absence of essential safety equipment.
- **Wallness Lane:**
Road surfaces on Wallness Lane are in poor condition, creating an unpleasant experience for drivers, cyclists, and pedestrians. The car park at the northern end of the lane also forms a physical barrier between the Sports Ground and adjacent green space.
- **Park Entrances and Boundaries:**
Access points to the Sports Ground, particularly those on Frederick Road, lack prominence and fail to convey the significance of the park. Boundary fencing is generally in disrepair, and the stark appearance of pollarded trees along Wallness Lane contrasts unfavourably with the richer tree growth seen on Frederick Road.



View from Peel Park towards Manchester



Peel Park Quarter



David Lewis Sports Ground

9.5.4 Opportunities for Management + Enhancement

- **Riverside Regeneration:**
The Crescent Development Framework identifies the riverside as a key asset for biodiversity, connectivity and public enjoyment. Introduce seating areas, interpretation panels, and improved lighting to make the route inviting and safe. A clean-up programme for the River Irwell to remove debris and enhance views. Install lifebuoy rings at regular intervals to provide essential safety measures.
- **Enhancing the Grounds:**
Maintain and improve existing sports pitches to encourage greater recreational use. Introduce landscaping enhancements and tree planting along Wallness Lane to soften its stark appearance. Reinforce the sense of enclosure provided by mature trees on Frederick Road.

PART 3: MANAGEMENT PLAN



10.0 Introduction

10.0.1 The following chapter presents the Management Plan for Crescent 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

10.3.1 *Policies*

10.3.1.1 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.

10.3.2 *Recommendations*

10.3.2.1 Recommendations provide additional guidance and best-practice advice to support the effective management and enhancement of Conservation Areas. They identify 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.

10.3.2.2 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.

11.0 Conservation Area-Specific Management

11.0.1 This section of the Management Plan sets out targeted management guidance for Crescent 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 Crescent

11.1.1 The principal management challenge in Crescent is balancing the area's heritage significance with the pressures of movement, vacancy, fragmented public realm and environmental decline. Crescent (A6) dominates the townscape, generating noise, physical severance and visual clutter from signage, guardrails and inconsistent materials. Long-term vacancy of the former Police Headquarters and loss of public houses have reduced activity and weakened townscape character. Public realm inconsistencies, including Acton Square, Wallness Lane and along the riverside, detract from legibility and diminish the experience of key routes. Overmature planting obscures important views between the River Irwell, landmark civic buildings and the wider historic townscape.

11.1.2 There are clear opportunities to enhance Crescent's special interest through targeted intervention and public realm improvements, reinforcing its identity as a distinctive historic centre rather than a traffic corridor.

11.1.3 This Area-Specific Management Plan translates the city-wide management principles into focused priorities for Crescent, addressing those issues and opportunities that are most critical to its long-term conservation and enhancement.

11.1.4 At Risk

11.1.4.1 At the time of writing, Crescent Conservation Area is identified on Historic England's Heritage at Risk Register, highlighting ongoing pressures affecting its condition and character. **Condition: Very Bad | Vulnerability: Medium | Trend: No significant change.**



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 Crescent:

Issue	Description	Policy/Recommendation
 Movement, Traffic + Pedestrian Safety	Crescent (A6)'s highway scale, dense signage and barriers dominate the area, severing spaces and harming heritage settings. Parking at the principal elevations of key assets adds visual clutter, and impacts setting and civic character.	See Policy CR1 , Recommendations CR1.1 , CR1.2 , Policy CR2 + Recommendation CR2.1 .
 Buildings at Risk	The long-vacant former Police Headquarters undermines the character of Albert Bentley Place. Crescent Conservation Area's Heritage at Risk status highlights the urgent need for coordinated, deliverable management measures.	See Policy CR4 , Recommendation CR4.1 , Policy CR10 + Recommendation CR10.1
 Shopfronts + Commercial Frontages	Closure and loss of historic public houses on/near Crescent (e.g., Black Horse Hotel site; long term issues at The Crescent Pub) weaken community focus and streetscape vitality.	See Policy CR4 , Recommendation CR4.1 , Policy CR10 + Recommendation CR10.1
 Public Realm + Streetscape	Peel Park's historic entrance has been lost, with access by the Maxwell Building lacking prominence. Elsewhere, discordant paving, clutter and ad hoc interventions weaken cohesion, and traditional elements require consistent, well-specified care.	See Policy CR3 , Recommendation CR3.1 , Policy CR5 + Recommendation CR5.1
 Bluespace + Waterways	The Peel Park riverside path and river edge require environmental improvement; debris and tired surfaces diminish views and the experience of the Irwell corridor.	See Policy CR6 , Recommendation CR6.1
 Key Views + Setting	Mature tree cover can obscure key vistas to landmark buildings and the river corridor, weakening historic townscape relationships. Forecourt parking detracts from the Salford Museum and Art Gallery and conflicts with civic character.	See Policy CR7 , Recommendation CR7.1
 Trees + Greenspace	Deteriorated surfaces on Wallness Lane, tired boundary fencing and low prominence entrances weaken the presence and accessibility of the David Lewis Sports Ground.	See Policy CR9 , Recommendation CR9.1

11.3 Area-Specific Opportunities for Enhancement

11.3.1 Crescent presents a number of opportunities, both minor and substantial, that could deliver significant heritage and placemaking benefits:

- Rebalance Crescent (A6) by decluttering signage and guardrails, rationalising crossings, repairing the central reservation and prioritising walking and cycling to shift its character from traffic corridor to civic street.
- Create a more visible, welcoming gateway into Peel Park, referencing the former ceremonial approach to improve legibility and footfall.
- Reconfigure University Square by removing parking from key façades and enhancing the civic setting of the Salford Museum and Art Gallery and the Peel Building.
- Secure the re-use of the former Police Headquarters with active ground-floor uses to re-animate Albert Bentley Place.
- Renew Acton Square with coherent materials, refreshed planting and improved seating and wayfinding.
- Improve the riverside path with repairs, seating, lighting, clean-up measures and water-safety equipment.
- Upgrade the David Lewis Sports Ground and Wallness Lane through surface, boundary and entrance improvements.
- Introduce discreet heritage-appropriate lighting to improve night-time legibility.

11.4 Area-Specific Management Policies + Recommendations

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



Policy CR1: Managing Movement and Streetscape on Crescent (A6)

Highway, development and public realm proposals along Crescent should reduce traffic dominance and prioritise pedestrian comfort and heritage setting. Proposals should rationalise crossings, declutter signage and deliver coordinated, high-quality materials.

Recommendation CR1.1: Crescent Movement + Streetscape

- a. De-clutter signage/guardrails, rationalise crossings, and repair the central reservation
- b. Re-balance Crescent (A6) towards walking and cycling while safeguarding townscape setting.

Recommendation CR1.2: Traffic Reduction + Civic Street Rebalancing

- a. Reduce car dominance by reallocating space from carriageway to wider footways and cycle routes, and introducing selective junction tightening where appropriate
- b. Resist proposals that increase vehicle flow or parking pressure or that further sever connections between Crescent (A6), Peel Park and surrounding civic spaces, unless clear public or heritage benefits are demonstrated.



Policy CR2: The Setting of University Square

Within University Square, the primacy of listed façades and the square's civic character should be preserved. Forecourt parking or vehicle dominated layouts that erode setting will be resisted and reconfiguration to pedestrian first arrangements will be supported.

Recommendation CR2.1: University Square Forecourt

- a. Reconfigure the forecourt of the Salford Museum and Art Gallery to remove or significantly reduce car parking immediately in front of the listed façades, replacing it with high-quality public realm surfacing, planting, and seating that strengthens the civic identity of University Square.
- b. Any retained vehicle access should be minimised, visually recessive, and designed to avoid harm to the setting of heritage assets while improving pedestrian comfort and legibility across the space.



Policy CR3 : Peel Park Access, Identity and Townscape Legibility

Development and public realm works should enhance the legibility and prominence of Peel Park's entrances, especially from Crescent. Works that obscure or downplay the park's status will be resisted.

Recommendation CR3.1: Peel Park Gateway Project

Building on the success of the 2017 restoration work, deliver a prominent entrance from the Crescent, referencing the historic ceremonial approach to signal significance and improve footfall.

Recommendation CR3.1: Interpretation + Storytelling

Provide discreet interpretation across the Crescent/Peel Park ensemble covering Lark Hill, the free public library, royal visits, Joseph Brotherton and the area's reformist heritage. Experiences should be analogue and engaging, with digital use limited.



Policy CR5: Public Realm + Materials

Traditional surfaces, boundary treatments and fixtures (e.g., setts, stone kerbs, wrought iron railings) should be retained and repaired. Replacement or new works should use a concise, high quality palette appropriate to context and visually discordant materials will be resisted in favour of contextually appropriate alternatives.

Recommendation CR5.1: Boundaries, Railings + Kerbs Strategy

Encourage the repair and reinstatement of surviving historic ironwork, stone plinths and kerbs across Crescent, Acton Square and park edges. Specify a concise materials schedule for future works.



Policy CR4: Re-use and Condition of Key At Risk/Underused Buildings

Where vacancy threatens significance or townscape contribution (including the former Police Headquarters and The Crescent Pub), timely maintenance, security and viable re use will be supported. Proposals resulting in fabric loss or prolonged vacancy without justification and clear mitigation will be resisted.

Recommendation CR4.1: Former Police Headquarters + The Crescent Pub

Work with owners to secure fabric, test viable uses, and bring the building back into active use consistent with significance and townscape contribution.



Policy CR6: River Irwell Corridor

Works to the riverside path and edges should improve accessibility, townscape experience and environmental quality while respecting heritage and biodiversity. Proposals should include surface repairs, litter/debris management and appropriate lighting; barriers to permeability and harmful visual intrusions will be resisted.

Recommendation CR6.1: Riverside Renewal Programme

Repair and resurface the riverside path; introduce seating and heritage sensitive lighting; institute regular debris removal and install water safety equipment (e.g., lifebuoys) at intervals.



Policy CR7: Views, Trees and Vegetation Management

Tree management should balance amenity and habitat value with the need to sustain key views between landmark buildings, Crescent (A6) and the river corridor. Proposals that permanently obscure identified views or introduce over dominant planting in sensitive locations will be resisted unless clear public benefits are demonstrated.

Recommendation CR7.1: Vegetation Management

a. Undertake a coordinated and cyclical programme of selective pruning, crown lifting and, where necessary, phased replacement of over dominant planting to reopen historic sightlines and strengthen visual connections between landmark buildings, Crescent (A6) and the river corridor.

b. All works should prioritise species appropriate care, retain habitat value, and avoid over intervention, ensuring that key views are restored while maintaining the area's established landscape character.

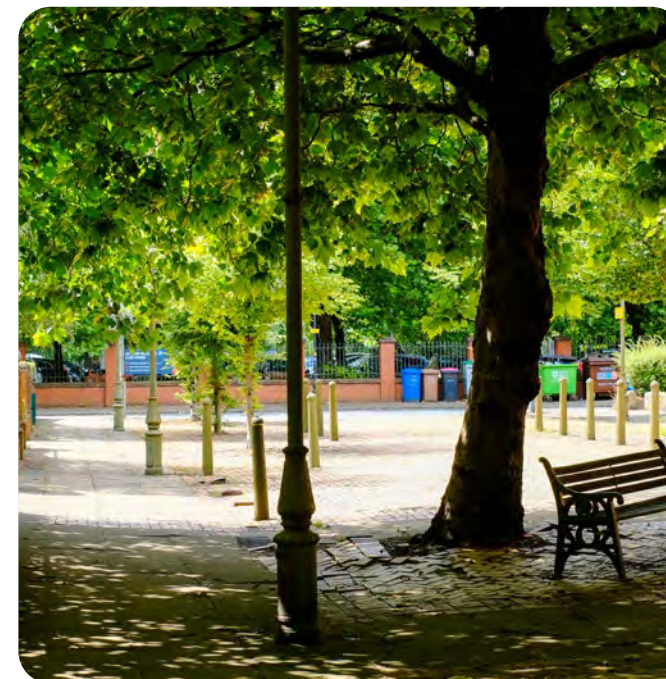


Policy CR9: David Lewis Sports Ground and Edges

Interventions should improve accessibility, identity and landscape quality (including Wallness Lane) and reinforce green infrastructure connections with Peel Park, avoiding visual barriers or low quality boundary treatments.

Recommendation CR9.1: Sports Ground + Wallness Lane Works

Resurface Wallness Lane, repair/renew boundary fencing with higher quality treatments, improve entrances/signage, and enhance planting to soften edges and strengthen identity.



Policy CR8: Lighting and Night time Environment

Lighting proposals should improve safety and legibility without glare or over illumination. Fittings, mounting and colour temperature should be appropriate to the historic setting, with particular care around listed buildings, Peel Park approaches and under lit routes.

Recommendation CR8.1: Heritage Lighting Masterplan

Implement a reversible, low glare lighting strategy that improves night time legibility of routes and discreetly reveals landmark façades (Peel Building, Museum and Art Gallery) without visual clutter.



Policy CR10: Heritage at Risk

Proposals should, where relevant, demonstrate how they contribute to removing the Conservation Area from the Heritage at Risk Register by tackling identified vulnerabilities, reducing maintenance backlogs, and enhancing legibility and public value.

Recommendation CR10.1: Heritage at Risk Action Plan

Prioritise (i) vacancy reduction, (ii) public realm decluttering, (iii) Peel Park gateway delivery, and (iv) river corridor renewal, monitoring progress annually to support removal from the Register.

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 Detailing

 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.

12.6.3 Introduction

12.6.3.1 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.

12.6.3.2 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.

12.6.4 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.

12.6.2 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.

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.

12.16.4 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.

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 Pre-Medieval History

13.1.1 The land upon which Salford and Crescent Conservation Area now sits has seen human activity since at least the Mesolithic or Neolithic Period. This is evidenced by the presence of Mesolithic and Neolithic tools found in the Salford areas of Pendleton and Broughton³. A Bronze Age cinerary urn was uncovered during excavation on the Broughton Hall estate in 1873⁴. A prehistoric worked flint was also found during excavations on Greengate. Other prehistoric finds may have derived from Woden’s Den, a cave near Ordsall Hall.

13.1.2 The Romans established a fort at Manchester (Mancunium) following the conquest of Britannia in the 1st century AD. Roads from Roman Manchester passed through the Salford area; however, there is limited evidence for sustained settlement. A small number of Roman pottery sherds recovered from excavations on Greengate suggest some level of activity or short-term occupation within Salford during this period.⁵

13.1.3 The name ‘Salford’ derives from the Old English, *saehlford*, meaning ford of the willows, indicating its origins in the Anglo-Saxon period prior to the Norman Conquest of 1066.⁶

13.1.4 The Hundred, or Manor of Salford, was the administrative region that included the settlement of Salford itself, one of the subdivisions of historic Lancashire.

13.1.5 By the late 11th century, Salford formed part of the Hundred of Salford, a large administrative division within historic Lancashire that encompassed a wide surrounding area. The Domesday Book of 1086 records that this Hundred had been held by King Edward the Confessor before the Conquest, and was subsequently granted to Roger of Poitou. At that time, it contained 63 households, placing it among the largest 20% of recorded settlements⁷.

13.1.6 Within this structure, Roger of Poitou also established the Manor of Manchester, which lay within the Hundred of Salford. Manchester developed as the principal ecclesiastical centre, with its parish extending over Salford.⁸ Meanwhile, the Royal Manor of Salford formed a key component of the Hundred, serving as its judicial focus through the Court Leet.

13.1.7 In the following century, the Hundred of Salford passed through the royal line, and through feudal lords owing their allegiance to the crown.

13.1.8 By the end of the 12th century, the land between the Rivers Mersey and Ribble became increasingly referred to as the honour or palatine of Lancaster⁹.

13.1.9 King Henry III passed the land to his son Edmund Crouchback, who was created the Earl of Lancaster, Edmund’s grandson Henry Wryneck became the Duke of Lancaster in 1351. His grandson Henry Bolingbroke, became King Henry IV in 1399. The Royal Manor of Salford is part of the royal demesne to this day.

13.1.10 The town of Salford emerged in the 13th century, to the west of the River Irwell, in the meander loop formed to the west of Manchester. In 1228, Salford was granted a weekly market. The Earl of Chester, Ranulf de Blundeville, granted the town of Salford a borough charter.

13.1.11 This meant that the town could hold its own markets, and held a degree of self-government through the burgesses, the freemen of the region. The burgesses could elect a Reeve, hold court (Portmote) in the Manor of Salford, and operate trade through the markets and an annual fair¹⁰. This established a long tradition of civic pride and governance in Salford, a civic pride still celebrated in the City.

13.1.12 The influx of wealth in the period led to the construction of a number of fine manor houses, including Broughton Hall, Ordsall Hall, and Agecroft Hall. Due to the Borough Charter banning the sale of land for religious use, no church was present in Salford until the 17th century. The parish church in Manchester was the local church for the citizens of Salford until then.

13.1.13 Life in Salford seems to have carried on as normal in the latter part of Medieval England, with no major events of note. The Borough Charter meant that the politics of Dukes and Earls had little effect on Salford as it was directly liable to the crown.

13.2 Post-Medieval

13.2.1 During the Civil War of the 17th century, Salford remained loyal to the crown, presumably due to its direct royal connections. The royalists of Salford laid siege to the parliamentarians in Manchester, though this siege was inconclusive and lasted just a week. In 1635, Sacred Trinity Church was constructed, Salford’s first church¹¹.

13.2.2 During the Jacobite rebellions of the 18th century, some local landowners with Jacobite sympathies supported the cause in 1715, and later in 1745, though Salford itself had little involvement in either rebellions¹².

13.2.3 According to the 1666 Hearth Tax records, Salford had 115 householders with 312 hearths. The town of Salford’s population numbered around 2,000 during the 18th century, and the towns confines were still close to Salford bridge, in the meander loop on the western bank of the River Irwell, this is evidenced by a 1650 plan of Manchester and Salford, and a 1740 plan by Joseph Hill¹³.

13.2.4 The industries that would later change Salford and Manchester forever, were in practice during the 16th and 17th centuries. As is evidenced by the presence of ‘tenter’ and ‘yarne’ crofts in the Portmote records of 1603, 1611, and 1652¹⁴. The textile trade would erupt during the industrial revolution of the latter centuries of the second millennium. Wool and linen had been worked in the area for a number of centuries, but with the expansion of global trade, cotton began to be imported from the Levant, the Caribbean, and later the United States of America¹⁵.

13.2.5 Whilst Manchester became the hub for the cotton trade and textile manufacturing, nicknamed Cottonopolis, Salford was concerned with traditional textile making. With 62 traders in textiles and its associated trades in 1773. Salford, unlike many of the other townships in the Manor of Salford, was positioned on a floodplain of the River Irwell, where the water was wide and shallow. As a result, the mills in the wider area were situated elsewhere, where waterfalls could be harnessed for the textile mills¹⁶.

13.2.6 The advent of steam engines in the textile trades occurred in the late 18th century. This resulted in mills in outlying settlements steadily shutting down in favour of mills in Salford and Manchester. Townships such as Pendleton and Ordsall became less centred on milling, and instead the focus moved to the increasingly urban Salford and Manchester.

13.2.7 The Salford Engine Twist Company began construction of Salford Twist Mill in 1790, situated on the bank of the River Irwell, situated off what is now Chapel Street. The mill has been reported as the second cast-iron framed multi-storey building in the world¹⁷.

13.2.8 With the influx of textile works into Salford centre, the population

of the town grew from 4765 people in 1773, to 13,611 by 1801. The expansion of the population necessitated the expansion of the town westwards.

13.3 Lark Hill + Crescent's Early Development

13.3.1 The Ackers brothers were prominent late 18th-century industrialists and merchants, closely associated with the early development of Manchester and Salford's textile industry. Having arrived in Manchester in 1772, they accumulated considerable wealth through cotton spinning and related enterprises, which enabled them to establish substantial residences reflecting their status. The first was built to the east of the western meander of the River Irwell, associated with Bank Mill - Holland Ackers' Salford mill, constructed in 1782 - with the house located immediately to its east.¹⁸

13.3.2 Within the present Crescent Conservation Area, James Ackers constructed Lark Hill Mansion in 1790¹⁹. Lark Hill Mansion appears to have been occupied by the Ackers family for a relatively short period. Following the purchase of a country estate at Great Moreton in Cheshire, James Ackers relocated, with his nephew George - son of Holland Ackers - later associated with the estate. In 1809, James returned to Lark Hill, while George remained at Great Moreton. The house subsequently passed through the family, with James's son residing there until he became MP for Gloucestershire in 1841.

13.3.3 The house was then sold to William Garnett, a cotton merchant who had made his wealth in Liverpool in the slave trade, but had moved to Salford for his business in Manchester, dealing in cotton. During his time at Lark Hill, he became High Sheriff of Lancashire in 1843. In 1845, William sold the Lark Hill estate to the *Committee for Public Walks, Gardens and Playgrounds* for £5,000²⁰.

13.3.4 Between Lark Hill's construction in 1790 and its sale in 1845, the surrounding area underwent significant development, reflecting a broader westward expansion of Salford in the late 18th and early 19th centuries. This shift was driven in part by wealthier inhabitants moving away from the increasingly dense and crowded conditions of central Salford and Manchester.

13.3.5 Early evidence of this change is shown on William Green's 1794 plan of Manchester and Salford, which illustrates a series of substantial properties emerging along Crescent. These early houses were large buildings set within generous and decorative rear gardens, indicative of the status and aspirations of their occupants.

13.3.6 By the early 19th century, this pattern of development had intensified. The Bancks & Co. map of 1828 shows Crescent lined with terraces, including a series of three-storey classical houses with Corinthian detailing, constructed around 1820 and still in existence today.

13.3.7 The Christ Church at Crescent was constructed in 1830, and consecrated the following year in 1831²¹. The church was extended in 1848, and the spire was replaced after a lightning strike in 1874²². The church provided the residents of Crescent with spiritual guidance, with the first rector named as Reverend Canon Hugh Stowell.

13.3.8 The railway and canal were both built in the time between the construction and sale of the Lark Hill mansion, and this will be discussed in further detail later in the appendix.

13.3.9 Lark Hill is emblematic of the continued change in Salford during the period of industrialisation. From an isolated manor, separated from the heart of industrial Salford in the 1790s, to one now neighboured with other residences, as the town spread westwards. The sale to a public committee is also emblematic of transition spurred by Victorian reform in the 19th century, a theme that this appendix will cover in further depth later in this text.



Figure 1 A Plan of Manchester and Salford, William Green, Engraved by John Thornton, 1794



Figure 2 Bancks & Co Plan of Manchester, J. & A. Walker, 1828



Figure 3 Lancashire Sheet 104, Ordnance Survey: Southampton, 1848

13.4 Local Government + Transition

13.4.1 Prior to 1844, the administrative and governmental decisions relating to the town of Salford were complex. Split between Police Commissioners, who had replaced the Reeves in 1791, County Magistrates, and the Church/Vestry. The medieval borough charter of Salford, combined with the parish of Manchester, made for an unclear delineation of power. The Manchester and Salford Police Act of 1791 had established some degree of control in certain areas, however, the regular public meetings held to decide civic issues were decried as being “foolish” and “unnecessary”²³. A mix of Liberals, Chartists, and Tories vied for power in these public meetings, and the Court Leet.

13.4.2 Political reform had been inspired by reactions to the French Revolution, and Roman Catholic unrest in Ireland during the late 18th and early 19th centuries. The Reform Act of 1832 had revolutionised the electoral system of the country, and in doing so changed Salford’s political and representative status. The removal of ‘rotten boroughs’ and the enfranchisement of new boroughs with a new Member of Parliament²⁴.

13.4.3 Salford was incorporated in the Municipal Reform(Corporation) Act of 1835 , though was not until 1844 due to considerable opposition to Salford’s reformation as a Municipal Borough²⁵. This established two bodies, a 32-man council elected from Salford township, and a 10 man Board of Guardians.

13.4.4 The 1844 municipal borough status included parts of Broughton, beginning the expansion of Salford as an entity to contain the outlying townships, that whilst part of the Hundred of Salford, had been separate townships. The process of becoming a borough under the 1835 act calmed the unsteady waters of Salford politics, with more certainty and a distinct electoral office, one that carried considerable prestige.

13.4.5 Nine years later in 1853, Pendleton, Broughton in its entirety, and a small detached part of Pendlebury were added to the borough, consolidating the area into a largely homogenous entity. The incorporation of the townships doubled the number of elected representatives, from 32 to 64, this resulted in divisions between the townships in electoral matters. The amount of wards in the borough was increased to 16 and included Crescent as one of 7 Salford boroughs.

13.4.6 For the purposes of this appendix, the townships of Pendleton and Broughton, whilst important to the broader Salford Hundred/later borough, have not been included in order to focus on Salford township and Crescent Conservation Area. Mention may be made of them at a further point in this appendix relating to matters after their incorporation into the borough of Salford.

13.4.7 On April 1st 1889, a year after the Local Government Act of 1888, Salford was created a County Borough Council. Within the County Borough Council, the ward of Crescent remained²⁶.

13.4.8 By 1926, Salford was named a City by the King, and the County Borough became the City of Salford²⁷. In 1973 following the Local Government Act of 1972, The City and County Borough of Salford was abolished and replaced by the City of Salford, a metropolitan borough under the metropolitan county of Greater Manchester²⁸. This iteration incorporated Eccles, Swinton, Pendlebury, Worsley and Irlam into Salford. Crescent is in the Irwell Riverside metropolitan district ward, one of 20 such wards for Salford.

13.5 Victorian Reform + Civic Duty- Catalyst for Change

13.5.1 The 19th century saw radical changes in the structure of society, politics, and day-to-day life. The advent of industrial modernity in the 18th century had seen massive demographic change, with rising populations and migration to industrial centres.

13.5.2 The Reform Act 1832 had enfranchised the middle-class property owners of Britain, a class that had grown substantially in the previous century. The influx of people into major industrial centres such as Manchester and Salford, had resulted in the distribution of wealth into the middle class, though proliferation of wealth in the industrial upper classes was still starkly apparent. The working class, a population that had become increasingly urban had not been enfranchised in the sweeping reforms, a fact that led to increasing disillusionment²⁹.

13.5.3 The combination of a newly enfranchised middle class, one with money but no aristocratic power networks, and a newly urban industrial working class led to many of the reforms of the Victorian Period. Salford was not immune to these changes, in many ways it is representative of them. With newly enfranchised men, in a newly established borough, and an urban industrial working class, the town was primed for widespread change in the face of reform.

13.5.4 Charles Aberdeen (1781-1833) was active in Salford, and played a part in the Labour of Children, etc., in Factories Act 1833. This highlighted the poor conditions in which the industrial working class suffered, as was evident by Aberdeen’s work in Salford³⁰.

13.5.5 There was a recognition amongst those in power that industrialisation had irrevocably changed the face of life in the United Kingdom. The urban working class lived in large part in squalor. This had galvanised many of the newly enfranchised middle classes to pursue political reform aimed at improving the lives of the working class.

13.5.6 In Salford, the man who is most representative of this new trend was Joseph Brotherton, the first Member of Parliament for Salford. Having moved to Salford in 1789, Brotherton had originally entered the family cotton business. However, in 1819, Brotherton left the business to become a minister in the Bible Christian Church, a Dissenter church which formed much of his politics.³¹

13.5.7 A proponent of Salford receiving a Member of Parliament in the 1832 Reform Act, and crucial in its implementation, Brotherton was subsequently elected to the post. As a radical reformer, concerned with the education, and conditions of Salford’s industrial workers, Brotherton was instrumental in the Museums Act of 1845.

13.5.8 Brotherton believed that through education, that the “standards of morality” could be increased amongst the working classes. Brotherton’s work on the Museums Act came in tandem with his work on the Libraries Bill, and Brotherton was keen to set an example in this regard. Lark Hill had been purchased five years prior as part of plans for Peel Park. The building was, after the passing of the Free Libraries Act in 1850, turned into the Salford Borough Royal Museum and Library³². The unconditionally free access to the library was the first of its kind in the United Kingdom and combined with Peel Park became an example of the reforming proclivities of Salford’s middle-class. Visitors to the museum included Queen Victoria, Prince Albert, Dom Pedro (King of Portugal), the Duke of Wellington, William Gladstone, and John Ruskin³³.

13.6 Sir Robert Peel + Peel Park

13.6.1 Sir Robert Peel was born and raised in Bury in Lancashire. He would go on to Harrow, and Oxford, before becoming a Member of Parliament at 21. Closely aligned with Arthur Wellesley, the later Duke of Wellington, Peel would go on to form two governments as leader of the Tory party. During his second premiership from 1841 to 1846, the Factory Act 1844 was passed. Repealing and improving upon the 1843 act that Charles Aberdeen had campaigned for. The act had provisions for the improvement of working conditions for factory works in the country.

13.6.2 Peel, despite being a Tory, became increasingly liberal in his convictions and in application. Regarded as the premier politician of mid-19th century British politics, Peels impact on the politics of the nation have been regarded as directly impacting upon the current political system³⁴.

13.6.3 In 1833, a select committee, chaired by Robert Slaney MP, demonstrated the links between data, rational recreation, and social reform and progress. The committee on Public Walks was formed to promote the health and comfort of the nation. The committee was founded to secure open spaces to be used as “public walks and places of exercise”³⁵. Salford was one of the locations singled out for particular need for open spaces. This was as a result of its rapid industrialisation and change in the previous 50 years. Part of the reforms of the 19th century that sought to improve the morals and living standards of the working classes, the committee formed part of the basis for the Public Health Act 1848.

13.6.4 Prior to the Public Health Act, Mark Phillips, MP for Manchester, and Joseph Brotherton of Salford had campaigned for the provision of public parks in the Salford and Manchester area. Having both testified to the Select Committee for Public Walks, the two formed a meeting in August 1844, with a further meeting a month later. Dependent upon contributions and donations, including £1000 from Sir Robert Peel, then Prime Minister. The fund raised over £30,000 by March of 1845³⁶.

13.6.5 Lark Hill was purchased by the group in 1845 for £4500, with the adjacent Wallness Meadows costing £5875 in the August. The other sites, for three parks were to be built across Salford and Manchester, were bought in the same summer³⁷.

13.6.6 The designer Joshua Major won a competition to design the parks and on the 22nd August 1846, Peel Park, named for one of its benefactors and the Prime Minister of the nation, was opened. Phillips Park, and Queen Park followed after the opening of Peel Park. Tens of thousands came to the opening, with factories shut³⁸. It was one of the first public parks in the country, and a rare example of a mid-century public park outside of London. The parks were maintained by the local municipality.

13.6.7 In conjunction with Lark Hill’s conversion to a public library and museum, Peel Park constitutes the core of Crescent Conservation Area’s civic centre. Testaments to reforming politics of the Victorian period, the two stand today as focal points of the community, and monuments to Salford’s expansion.

13.6.8 Upon Peel’s death in 1850, a statue was installed. In the following year, Queen Victoria made a visit to the park. 80,000 children sang the national anthem, and the occasion was commemorated with a statue to the Queen and the Prince Consort, Albert, built in 1857 for their second visit³⁹. A statue to Joseph Brotherton was erected following his death in 1857, with the unveiling taking place a year later in 1858⁴⁰.

13.6.9 Queen Victoria and Prince Albert’s second visit in 1857 was commemorated by the construction of the ‘Victoria Arch’, an arch that acted as the entrance to Peel Park. Built in an ornate style, it was demolished in 1937⁴¹.

13.6.10 The construction of the Langworthy wing began in 1875 after Edward Langworthy gave £10,000 to the museum on his death in 1874⁴². The wing was completed by 1878.

13.6.11 Two areas were defined in the park. The ‘upper’ section surrounding the Lark Hill mansion was regarded as ‘improving’, particularly upon the foundation of the museum and library. The ‘lower’ park retained its original sporting, and recreational purpose. The plans had stipulated, and the Ordnance Survey maps of 1850 show , the inclusion of a Quoit ground, Girls’ Play Ground, Skittle Ground, Archery Ground, Swings for both girls and boys, and a gymnasium⁴³. A cricket ground, on the site of the modern student accommodation, was built in 1869 at the northern boundary of the park. A bowling green was added in 1872 ⁴⁴.

13.6.12 The grounds at Marlborough Square were incorporated into the park by 1889, including an oval lake which later included a fountain. Greenhouses and nurseries were built on the Quoit ground, and boys swings. The skittle ground was converted into an outdoor gymnasium, and the archery ground into a skittle ground⁴⁵.

13.6.13 The David Lewis Trust was established by David Lewis, a Liverpool merchant and philanthropist, with a department store in Manchester. In the 1890s the David Lewis Trust gave the land to the north of the park to the parks corporation, becoming a recreation ground. Going through a number of iterations, it now sits as sports pitches⁴⁶.

13.6.14 In 1936, due to being “in a very unsound condition”, the Lark Hill Mansion was demolished. A new east wing, mirrored on the Langworthy

Wing, was constructed in 1938⁴⁷.

13.6.15 In the 1960s the parks entrance was simplified due to the construction of the Maxwell Building, and a footbridge across the Irwell connected to the northeast of the original park. In the 1980s the bandstand was demolished and paths allowed to disappear. This has been remedied somewhat by a 2017 National Lottery funded regeneration project.⁴⁸ The statue of Joseph Brotherton was moved to the middle of the park at this time, after being removed from the front of the park in 1954. Peel Park and the David Lewis Sports Ground were added to Crescent Conservation Area in 2008.

13.7 Royal Technical Institute – Peel Building & The Foundation of the University of Salford

13.7.1 Part of the reforms of the 1800s were concerned with education. This included the Elementary Education Acts of the 1880s and 1890s, which made education compulsory for children aged 5 to 10, later 11, then 12.

13.7.2 The Technical Instruction Act 1889 was established. The Act gave powers to the County Councils and the Urban Sanitary Authorities to levy a penny tax to support technical and manual instruction⁴⁹. A committee was established in Salford and in 1890, the Technical Instruction Committee (TIC) chose Marlborough Square, adjacent to Peel Park, which had been purchased in September of 1890.

13.7.3 The architect Henry Lord had been a member of the TIC, and of the council, and it was suggested that he got the commission due to an advantageous position. His building cost £70,000 and was opened on the 25th March 1896 by the future King George V and Queen Mary⁵⁰.

13.7.4 The building had a 600 seater Great Hall, Electricity, and accommodation for 2,300 students⁵¹. There is a gazebo structure to the front of the building, designed to camouflage a ventilation duct system, designed on the Blackman-Stead system⁵².

13.7.5 The Royal Technical Institute was renamed the Royal Technical College in 1921. In 1956, under Harold Wilsons government, the Royal Technical College was made a College of Advanced Technology (CAT)⁵³. Following the Robbins report of 1963, the CATs were designated as universities. This was made official following the granting of a Royal Charter in 1967, creating the University of Salford⁵⁴.

13.7.6 The Peel Building, as it was renamed during this time, is a testament to Victorian education reform which sought to educate the workers. This was for philanthropic reasons in many cases but also to maintain Britain’s industrial excellence and to prevent industrial decline. The Peel Building is symbolic of the rise of Salford University, which now consists of the Peel Park campus with numerous buildings in Crescent Conservation Area, and just outside.

13.7.7 There are a number of L.S Lowry paintings of Peel Park from the 1900s, as Lowry studied at the Royal Technical College. The paintings depict the park, as well as the now demolished bandstand,

13.8 19th & Early 20th Century Development

13.8.1 The Ordnance Survey maps of 1848 and 1894 show little in the way of change. The houses along Crescent, with their ornate gardens were largely intact, with the terraces of the Crescent and Acton Square still in place. The map of 1894 shows that the Manchester, Bolton, and Bury Canal which stood to the south of Crescent had expanded to a wharf in the gardens of Hulme Street, and shortening of some of the gardens of Crescent. The wharf had been in place since the 1828 Bancks and Co map. The canal itself had been started in 1791 to facilitate transport of coal from Bury and Bolton to Salford and Manchester⁵⁵. It was completed in 1796⁵⁶.

13.8.2 The company in charge of the canal was renamed to include ‘and Railway’ in 1831, with intent to build a railway line along the canals length. The railway was complete from Bolton to Manchester, through Salford, by 1838. The Manchester, Bolton, and Bury Canal Company joined with Manchester and Leeds Railway, later becoming part of the Lancashire and Yorkshire Railway Company⁵⁷.

13.8.3 The tramway along Crescent, constructed in 1861 by John Greenwood, went from Pendleton to Albert Bridge⁵⁸. This would have made Crescent even busier, with four main transport routes now passing through or behind.

13.8.4 The Jubilee Nurses Home was constructed in 1897, with Henry Lord the architect. It was built to commemorate the Queen’s Diamond Jubilee, and was funded in part by a £500 donation from Sir Lees Knowles⁵⁹. The building cost £10,000 total and was named the Salford Royal Nurses’ Home⁶⁰.

13.8.5 As Salford passed into the 20th century, the Fire Station was constructed on Crescent in September 1903⁶¹. The Ordnance Survey map of 1922 shows a St Marys Convent on Irwell Place, with a Masonic Hall adjacent to the east. This was replaced by a new Masonic Hall in 1931⁶². The Crescent Pub was still three houses at the time of the map, though the now demolished Black Horse Hotel is extant on the map by this point.

13.8.6 A cenotaph to the men of the Lancashire Fusiliers Regiment, who lost their lives in the First World War was constructed in 1922. It was later amended to include those who lost their lives in the Second World War⁶³

13.9 1930s Crescent to Present

13.9.1 The 1930s and 1940s saw Crescent change noticeably. The iron railings of Crescent terraces, and the Museum were removed for the war effort and have since been replaced. A Transport and General Workers Union was built to the east of Crescent Conservation Area, on land now occupied by modern apartment buildings. This was constructed in 1937, the same year the Victoria Arch was demolished ⁶⁴.

13.9.2 In 1957, the Salford Police force moved into a new headquarters on Crescent⁶⁵. The building was constructed on the site of a number of Georgian houses.

13.9.3 In the summer of 1958, the Christ Church Salford was demolished. This took place after major structural issues were unearthed in the 1940s⁶⁶. Sir John Betjeman wrote a dedication in his *Collins Guide to English Parish Churches*, to the memory of Christ Church⁶⁷.

13.9.4 Prior to its change to the University of Salford, the Royal College CAT, had built a number of buildings that would later become part of the University. The first was the Maxwell Building, built in 1960, it opened in 1961 when the Queen visited and transferred the name of the Royal College of Advanced Technology⁶⁸. Faraday House, Crescent House, and Humphrey Booth House were all constructed in the 1960s as the Royal College developed into the University of Salford. A building between the Peel Building and Royal Museum was constructed though later demolished due to impacting the surrounding buildings’ foundations.

13.9.5 In 1964, the Crescent (A6) was widened to double its width, with working starting the year prior⁶⁹. Acton Square and Albert Bentley Place were pedestrianised during the 1980s, following the closure of the Fire Station.

13.9.6 The 20th century saw widespread change in Crescent Conservation Area. The demolition of Lark Hill, the Victoria Arch, and Christ Church, changed the complexion of the area. The Peel Building and the rebuilt Museum and Art Gallery were now firmly the focal points of the area architecturally. The university of Salford’s buildings in the 1960s introduced new materials and building styles to an area previously defined by its Georgian and Victorian buildings of red brick. The widening of the A6 and the pedestrianisation of the squares changed the character of the area and the access within it. This is all reflective of a world in which older buildings had started to deteriorate, in which modern styles were arising, and in which access took precedence over historic character. Crescent Conservation Area maintains much of its historic character, and is complimented by and contrasted with later additions. The character of Crescent Conservation Area has gone through many iterations as Salford’s prosperity rise and steadily declined.

13.10 Industrial Decline and Urban Regeneration

13.10.1 The previous section on development in the 20th century only lightly touched on Salford’s economic conditions in the century. By the turn of the 20th century, Salford was entering its prime, with its highest census population at 234,000 in 1921. However, the decline of the traditional industries of textiles and of coal in the 1930s saw the population begin to fall. Competition from elsewhere in the world, combined with the economic depression of the 1930s resulted in the closure of the pits around Salford. This resulted in the decline of population in Salford and leading into the 1960s, the area experienced high levels of unemployment, and social issues.

13.10.2 Regeneration efforts in the area from the 1980s onwards have sought to remedy some of these issues. Crescent is currently the focus of a Masterplan to regenerate the area. Details can be found on the [Council’s website](#).



Figure 4 A6 Crescent widening, completed. Photograph taken from roof of R.C.A.T. at 10.15am on 12 May 1965

14.0 Appendix 2: Landmarks

[Go to Landmarks Map](#)



1. Crescent terraced houses



2. Peel Building



3. Salford Museum and Art Gallery



4. Peel Park



5. Maxwell Building



6. Local Crescent



7. Albert Bentley Place (Greek School, Old Fire Station)



8. Former Police Headquarters



9. Working Class Movement Library

15.0 Appendix 3: Key Views

[Go to Key Views Map](#)


View 1: Glimpse View towards City Centre Salford

This view looks eastwards towards the centre of Salford, with glimpses of high-rise buildings visible over the greenery and residential buildings located within the meander loop on the opposite bank of the River Irwell from Peel Park.



View 2: Panoramic View from Peel Park towards University Square

This panoramic view from Peel Park captures the Maxwell Building, Salford Museum and Art Gallery, and the Peel Building. The view encompasses 4 of the Conservation Area's most significant landmarks, reflecting the area's civic and educational importance.



View 3: Panoramic View of Peel Park

This panoramic view from the top of the embankment to the rear of Salford Museum and Art Gallery encompasses Peel Park, with the designed gardens in the foreground, and the trees of the park throughout. The view illustrates the designed nature of the park, and the abundance of green space provided within the Conservation Area.



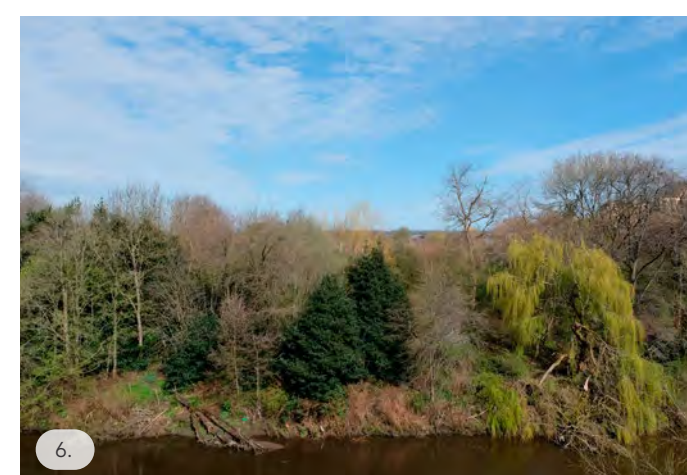
View 4: Panoramic View of University Square

This panoramic view from the A6 captures the Maxwell Building, Salford Museum and Art Gallery and the Peel Building, as well as the green space at the front of the Museum and Art Gallery. The view illustrates the prominence of the Conservation Area's Key Landmarks.



View 5: Channelled View down Acton Square

This view travels southwards down Acton Square and is channelled by Joule House on the left, and the Working Class Movement Library and the terraces on Acton Square to the right. The square has a central section of trees that also channel the view towards the car park at the end of the square.



View 6: Panoramic View across The Meadow

This view from the A6 encompasses the meander loop in the River Irwell and The Meadow on the opposite bank, an area of green space with residential buildings behind it. The elevated viewing position provides a view that is partially obscured by dense tree growth on both sides of the River Irwell.

[Go to Key Views Map](#)

View 7: Panoramic View from Local Crescent.

These views, westwards and eastwards capture the extent of the Crescent Conservation Area, encompassing the tree growth by the River Irwell, and the length of the A6, with the terraces on Crescent and the University buildings. Eastwards the view captures the A6 as it travels into City Centre Salford, representing the proximity of the Conservation Area to the centre of Salford.

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 for Crescent 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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19.0 Endnotes

1

Salford Archaeology, Salford Regeneration: The Archaeology of Living in the City

2

Salford Archaeology, Archaeological Excavation and Historic Building Investigation: Local Crescent, The Crescent, Salford

3

Bergin et al., *Salford*; Heritage Gateway, ‘Flint Scraper HER’; Heritage Gateway, ‘Flint Scatter HER’, 817.

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Manchester Studio and Registered Office

Buttress Architects Ltd.
41 Bengal St.
Manchester
M4 6AF

T: 0161 236 3303

www.buttress.net

Buttress

Leeds Studio

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH

T: 0113 539 7965

www.buttress.net