



Monton Green 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

Proposed Boundary Alteration

As part of the appraisal process, the existing Conservation Area boundary has been reviewed and potential amendments have been identified in line with changes to the character, setting, and significance of the Conservation Area. The methodology used to assess the boundary and a summary of outcomes can be found in [16.0 Appendix 4: Methodology](#). The proposed boundary alterations are outlined below:

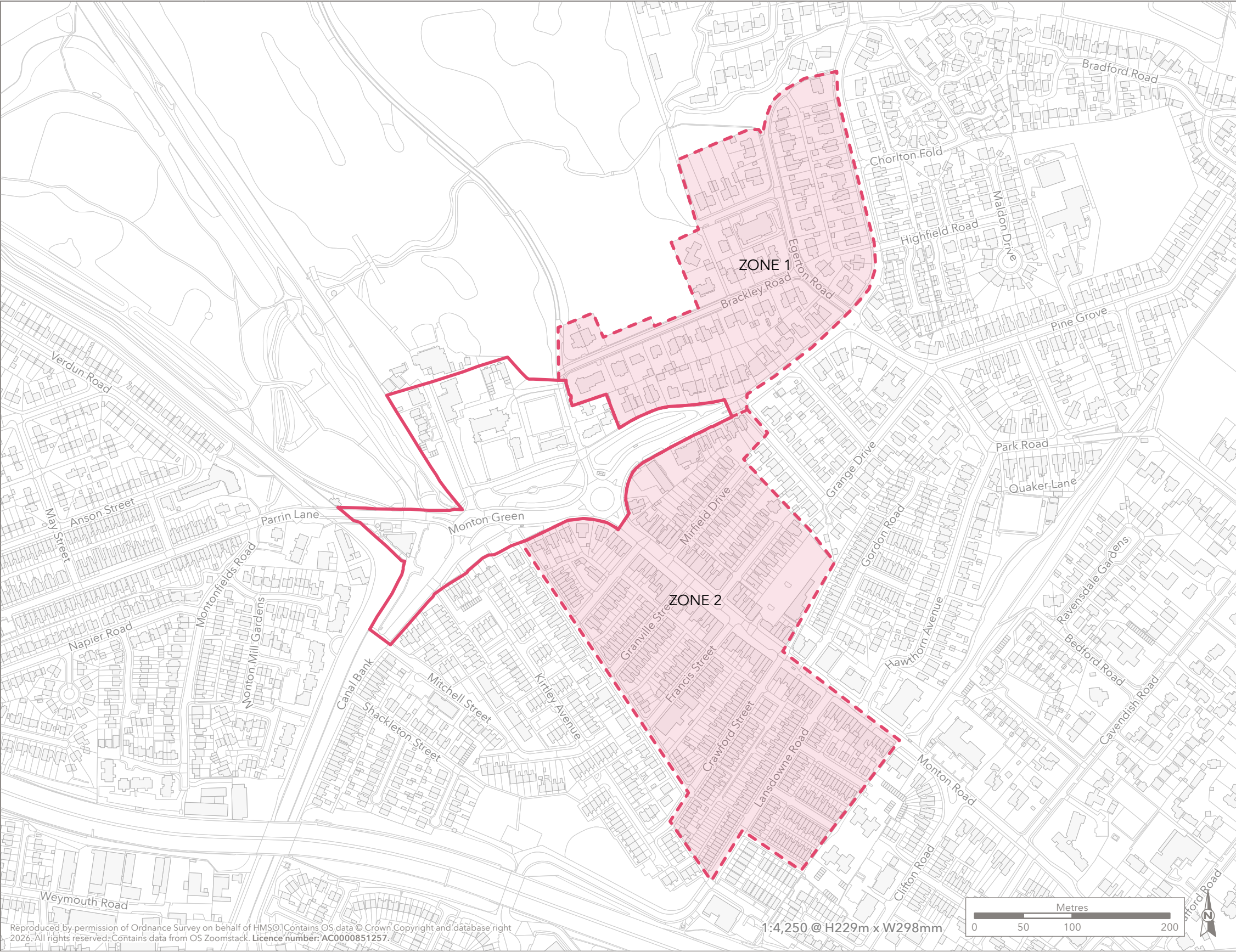
1. **Zone 1 - Chestnut Villas**

Extends the boundary east to include a well-preserved group of Victorian villas. The area displays a range of architectural designs while maintaining a consistent palette, scale and overall cohesion, with buildings set within generous plots that contribute positively to the character and setting of Monton Green.

2. **Zone 2 - High Street and Terraced Housing**

Extends the boundary south to include Monton Road (the historic High Street), the Blue Bell Public House, and a coherent grid of late 19th- and early 20th-century terraced housing. This area reflects Monton's commercial core and associated residential expansion, retaining a legible street pattern and good levels of historic integrity.

- Conservation Area Boundary
- Proposed Conservation Area Boundary Alteration



Contents

Part 1: Overview

1.0	Context + Purpose	7
2.0	How to Use This Document	8
2.1	Authorship + Acknowledgement	8
2.2	Appraisal	8
2.3	Management Plan	8
2.4	Navigation	8
3.0	Conservation Area Map	9
4.0	Summary of Special Interest	10
4.1	Summary of Key Characteristics	11
4.2	Summary of Key Issues	12
5.0	Living in a Conservation Area	13
5.1	What is a Conservation Area?	13
5.2	Planning Controls	13
5.3	Your Home	13
5.4	Trees + Demolition	13

Part 2: Appraisal

6.0	History + Development	16	9.0	Character Areas	37
6.1	Timeline	16	9.1	Character Area 1: Monton Green	38
6.2	Building Ages Map	17	9.2	Character Area 2: Chestnut Villas	40
7.0	Heritage Assets	19	9.3	Character Area 3: Green Bank	42
7.1	Heritage Assets Map	19	9.4	Character Area 4: High Street	44
7.2	Nationally Designated Heritage Assets	20	9.5	Character Area 5: Egerton Terraces	46
7.3	Locally Listed Heritage Assets	20			
7.4	Archaeology	21			
7.5	Building Contribution	22			
8.0	Character + Spatial Analysis	24			
8.1	Overview	24			
8.2	Spatial Analysis Map	25			
8.3	Key Landmarks	26			
8.4	Views + Experience Map	27			
8.5	Environment Map	28			
8.6	Building Typologies	29			
8.7	Materials + Local Details	31			
8.8	Urban Grain, Public Realm + Greenspace	32			
8.9	Streetscape + Boundary Treatments	33			
8.10	Movement + Traffic	34			
8.11	Light + Dark	35			
8.12	Noise + Smell	35			

Part 3: Management Plan

10.0 Introduction	49
10.1 Purpose	49
10.2 Structure of the Management Plan	49
10.3 Policies + Recommendations	49
11.0 Conservation Area-Specific Management	50
11.1 Managing Change in Monton Green	50
11.2 Key Area-Specific Issues	51
11.3 Area-Specific Opportunities for Enhancement	51
11.4 Area-Specific Management Policies + Recommendations	52
12.0 Management for All Conservation Areas	55
12.1 Key Themes	55
12.2 Alterations, Extensions + Minor Works	56
12.3 Archaeology	57
12.4 Bluespace + Waterways	58
12.5 Boundaries, Enclosure + Plots	59
12.6 Buildings at Risk	60
12.7 Demolition	62
12.8 Historic Features + Architectural Detailing	63
12.9 Key Views + Setting	64
12.10 Local Identity + History	65
12.11 Maintenance + Repair	66
12.12 Movement, Traffic + Pedestrian Safety	67
12.13 New Development + Design	68
12.14 Public Realm + Streetscape	69
12.15 Shopfronts + Commercial Frontages	71
12.16 Sustainability	72
12.17 Trees + Greenspace	73

Appendices

13.0 Appendix 1: History	75
14.0 Appendix 2: Landmarks	82
15.0 Appendix 3: Key Views	83
16.0 Appendix 4: Methodology	84
16.1 Applying the methodology	84
16.2 Principles for Change	84
17.0 Appendix 5: Glossary	85
18.0 Bibliography + Sources	87
19.0 Endnotes	89

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 Monton Green Conservation Area. Together, these provide a framework for understanding, conserving, and enhancing the special interest of the Conservation Area. They are intended to support informed decision-making, guide change, and promote long-term stewardship of the historic environment.

2.1 Authorship + Acknowledgement

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

2.2 Appraisal

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

2.3 Management Plan

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

2.4 Navigation

- 2.4.1 You can navigate the document in several ways:

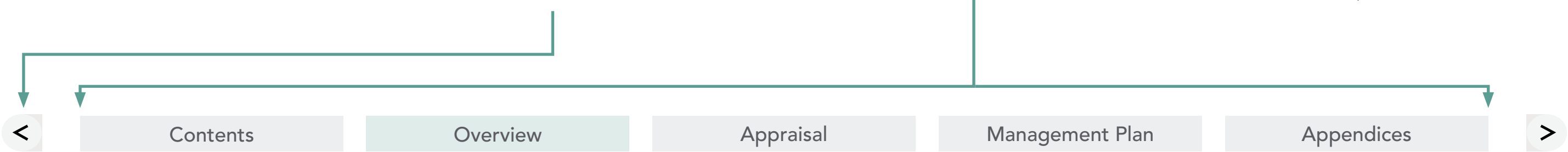
Scroll: Use your mouse or trackpad to scroll through the document in the usual way.

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

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

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

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



3.0 Conservation Area Map

3.0.1 For the purposes of clarity and consistency, the following appraisal and management plan refers to the Conservation Area as including the proposed boundary amendments identified within the Proposed Boundary Alteration. The boundary will be finalised following public consultation

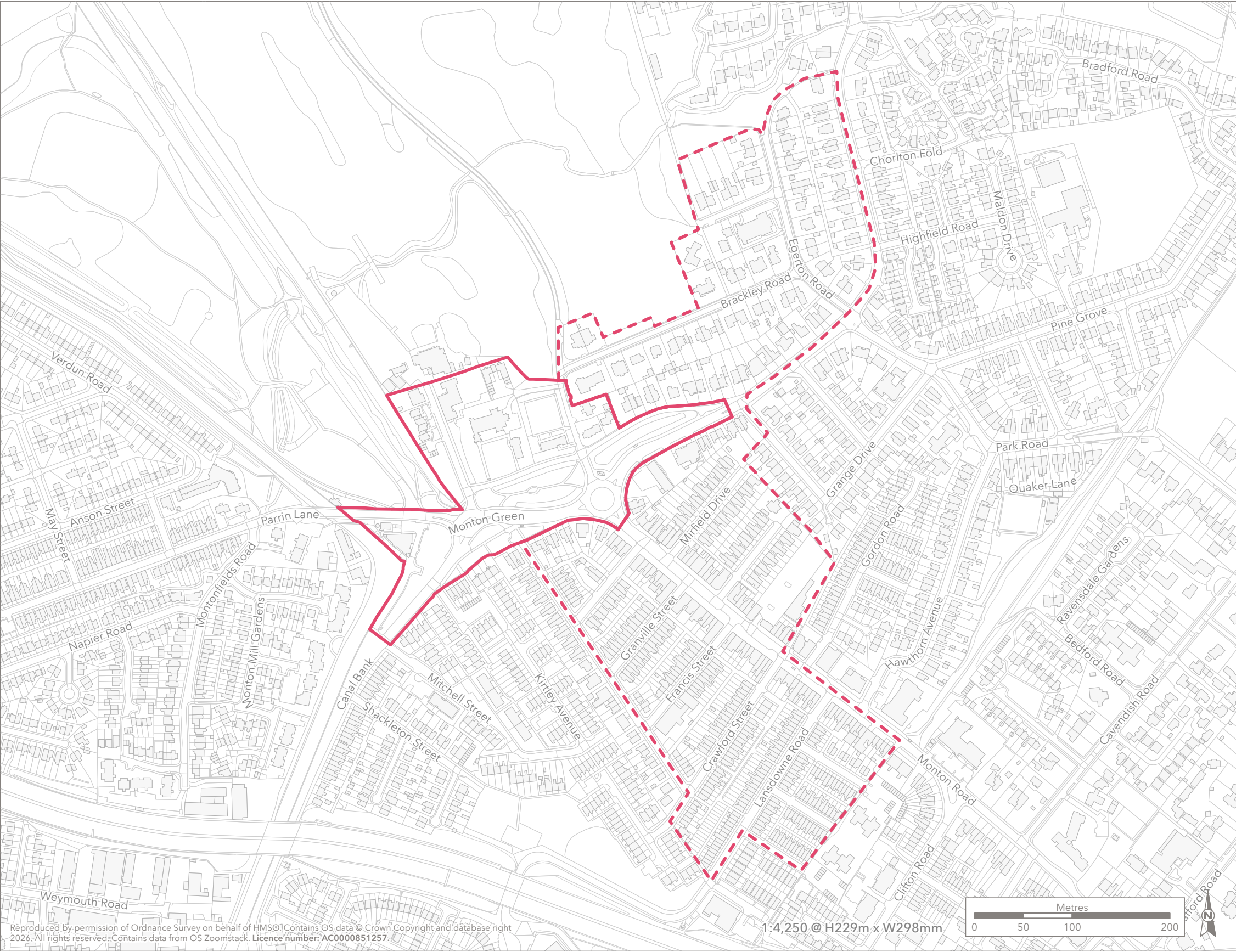
3.0.2 The adjacent map shows the boundary of the Monton Green Conservation Area.

3.0.3 The Monton Green Conservation Area was designated in 1979.

3.0.4 The Conservation Area includes 3 listed buildings (across 3 list entries) and covers an area of approximately 20 hectares.

3.0.5 Located within the Eccles area of the City of Salford, the Monton Green Conservation Area lies immediately north of the M602 motorway, a key route linking Manchester with Liverpool. The Conservation Area is bounded to the west by the Bridgewater Canal, to the north by Worsley Golf Club, and to the south and east by extensive residential development.

- Conservation Area Boundary
- Proposed Conservation Area Boundary Alteration



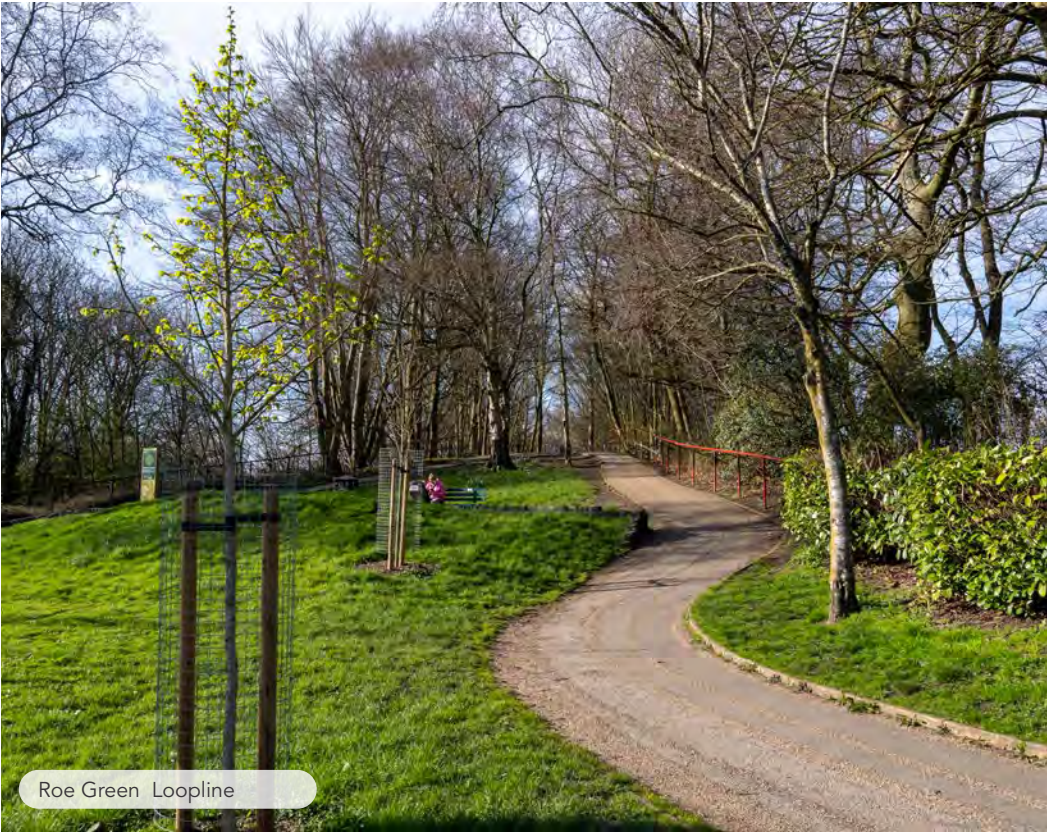
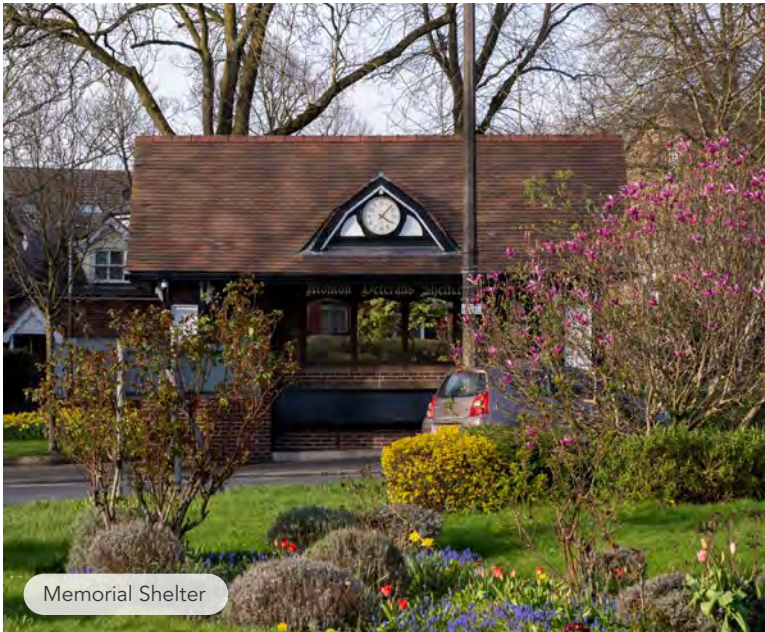
4.0 Summary of Special Interest

4.0.5 Monton Green Conservation Area is a distinctive example of a historic suburban centre shaped by layered development from rural hamlet to Victorian suburb. Its special interest lies in the planned civic core around Monton Green and the Unitarian Church, which form a strong focal point and embody the area’s historic identity. Landmark buildings reflect Victorian ideals of community, education and worship, while the Green retains its historic role as a communal space at the settlement’s heart.

4.0.6 The Conservation Area illustrates key phases of Monton’s growth: early agricultural origins, the impact of the Bridgewater Canal and the London and North Western Railway, and later expansion of Victorian terraces and villas that established Monton as a desirable residential district. This layered character appears in varied building types, from modest terraces to larger villas in generous plots, complemented by commercial frontages on Monton Road. Traditional materials - red brick, slate and stone detailing - combine with mature trees and boundary treatments to create a coherent, attractive townscape.

4.0.7 Monton Green’s special interest also derives from its spatial qualities and sense of place. The contrast between the open lawned Green and the enclosed churchyard framed by mature planting provides visual relief within a busy road network. Despite early industrialisation nearby, Monton remained largely rural until later suburban expansion. Views to the Unitarian Church spire, glimpses of the Bridgewater Canal and the rhythm of terraced rooflines contribute to a rich and varied townscape.

4.0.8 Together, these elements make Monton Green an important historic centre, valued for its associations, architectural character and enduring civic role within Salford.



4.1 Summary of Key Characteristics



4.1.1 Urban Grain & Building Typologies

- 4.1.1.1 The historic core is organised around Monton Green and the Unitarian Church, which together form a strong civic focus and provide a clear point of orientation within the Conservation Area.
- 4.1.1.2 Layered residential character: Victorian terraced housing with consistent building lines and roofscapes. Larger Victorian villas to the north-east, introducing a more spacious grain and architectural variety. Later 20th-century infill development, generally simpler in form but maintaining brick as a primary material.
- 4.1.1.3 The High Street is defined by two- and three-storey Victorian commercial buildings, typically incorporating ground-floor shops with residential or ancillary accommodation above, reinforcing Monton Green’s role as a local centre.



4.1.2 Streetscape & Public Realm

- 4.1.2.1 The Conservation Area’s streetscape is generally high quality, defined by a strong sense of place and a clear civic focus around Monton Green.
- 4.1.2.2 Surviving historic boundary treatments, including stone walls and ironwork, contribute positively to character and help define the edges of streets and spaces.
- 4.1.2.3 A varied palette of street furniture, surfaces and seasonal features reflects the area’s active role as a local centre and adds visual interest to the public realm.
- 4.1.2.4 Pavements and secondary routes support pedestrian movement, while churchyard paths provide clear, accessible circulation through this key civic space.
- 4.1.2.5 Mature trees and planting around Monton Green and the churchyard shape the streetscape, providing enclosure, softening surrounding roads and offering visual relief within a busy urban context.



4.1.3 Open Space & Green Character

- 4.1.3.1 Green space is a defining element of the Conservation Area and makes a major contribution to its character and identity.
- 4.1.3.2 Monton Green is the principal open space, centrally located and associated with landmark civic buildings, forming the area’s social and spatial heart.
- 4.1.3.3 The churchyard provides a contrasting, more enclosed green space with a strong sense of place, shaped by boundary walls, mature trees and its relationship with the Unitarian Church.
- 4.1.3.4 Publicly accessible green space beyond Monton Green is limited within the Conservation Area; however, the golf course to the north and canal-side areas offer wider landscape context and contribute to its setting.
- 4.1.3.5 Trees and hedges throughout the Conservation Area reinforce its verdant character and play an important role in framing and defining spaces.



4.1.4 Experience, Views & Landmarks

- 4.1.4.1 The experience of the Conservation Area is shaped by a combination of landmark buildings, green spaces, and varied movement corridors.
- 4.1.4.2 Key landmarks include the Monton Unitarian Church and lychgate, Monton Green, the Bridgewater Canal, and the Former Memorial Schools, all of which contribute to the legibility and identity of the area.
- 4.1.4.3 Views are diverse, ranging from open and panoramic across Monton Green and towards the canal, to more enclosed and channelled views.
- 4.1.4.4 Glimpse views of the church spire from the High Street reinforce its prominence within the townscape and aid orientation.
- 4.1.4.5 Variations in activity levels between the busy High Street and roundabouts and the quieter residential streets and green spaces create a layered and dynamic experience across the Conservation Area.

4.2 Summary of Key Issues

4.2.1

	Issue	Relevant Character Area	Notes
	Movement, Traffic + Pedestrian Safety	CA1, CA4	High traffic levels, complex junctions and poorly managed parking compromise pedestrian experience, weaken key settings and limit connectivity. The western car park detracts from arrival quality.
	Public Realm + Streetscape	CA1	Inconsistent street furniture, signage and surfacing, along with poor repairs, reduce coherence and harm the historic setting.
	Historic Features + Architectural Detailing	CA2, CA3, CA5, CA4	Unsympathetic alterations, loss of original materials and detailing erode architectural character and consistency.
	Boundaries, Enclosure + Plots	CA2, CA3, CA5	Loss and inconsistency of boundary treatments reduce enclosure, rhythm and streetscape cohesion.
	Trees + Greenspace	CA1	Overgrown churchyard and private planting encroach on footways and obscure views to key landmarks, affecting accessibility and legibility.
	Shopfronts + Commercial Frontages	CA4	Poor-quality shopfronts and signage, and loss of historic features, harm the coherence and character of the High Street.

5.0 Living in a Conservation Area

5.0.1 Living in Monton Green 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 Monton Green 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 Monton Green Conservation Area, you’ll need to notify [Salford City Council](#) six weeks before the work begins. This allows the Council to assess whether the tree contributes to the character and amenity of the area and, if necessary, place a Tree Preservation Order (TPO) on it.

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



PART 2: APPRAISAL



History + Development —



6.0 History + Development

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

6.1 Timeline

6.1.1 Early Settlement and Medieval Agriculture (Pre-1066 – c.1540)

6.1.1.1 Evidence suggests possible human activity in the Monton area from at least the Anglo-Saxon period, with possible earlier prehistoric and Roman influences in the surrounding area. During the medieval period, Monton formed part of the Manor of Barton and developed as an agricultural landscape centred on monastic farming, later transitioning to tenant farming.

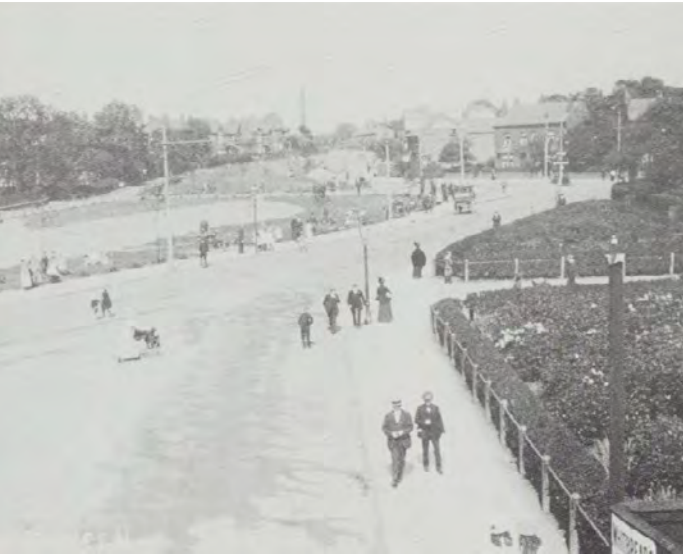
Below: Monton Old Chapel pre 1875 AT00831.



6.1.2 Post-Medieval Hamlet and Early Change (c.1540 – c.1700)

6.1.2.1 Following the Dissolution of the Monasteries, Monton passed into secular ownership and remained a small rural settlement comprising scattered hamlets. Hearth tax records indicate a modest population, and agriculture continued to dominate the local economy. Despite limited growth, Monton’s identity as a distinct rural community was well established by this period.

Below: Monton Green from railway bridge 1904-05



6.1.3 Canal, Chapel and Industrial Influence (c.1700 – c.1875)

6.1.3.1 The construction of the Bridgewater Canal from 1759 transformed Monton Green’s spatial and economic context, physically separating it from surrounding farmland and encouraging the consolidation of development around the Green and chapel. The establishment and successive rebuilding of the Monton chapel (later Unitarian) reinforced the area’s civic and spiritual focus, while light industry and textile manufacture began to supplement the agricultural economy.

Below: Blue Bell Hotel 1958 MM00930.



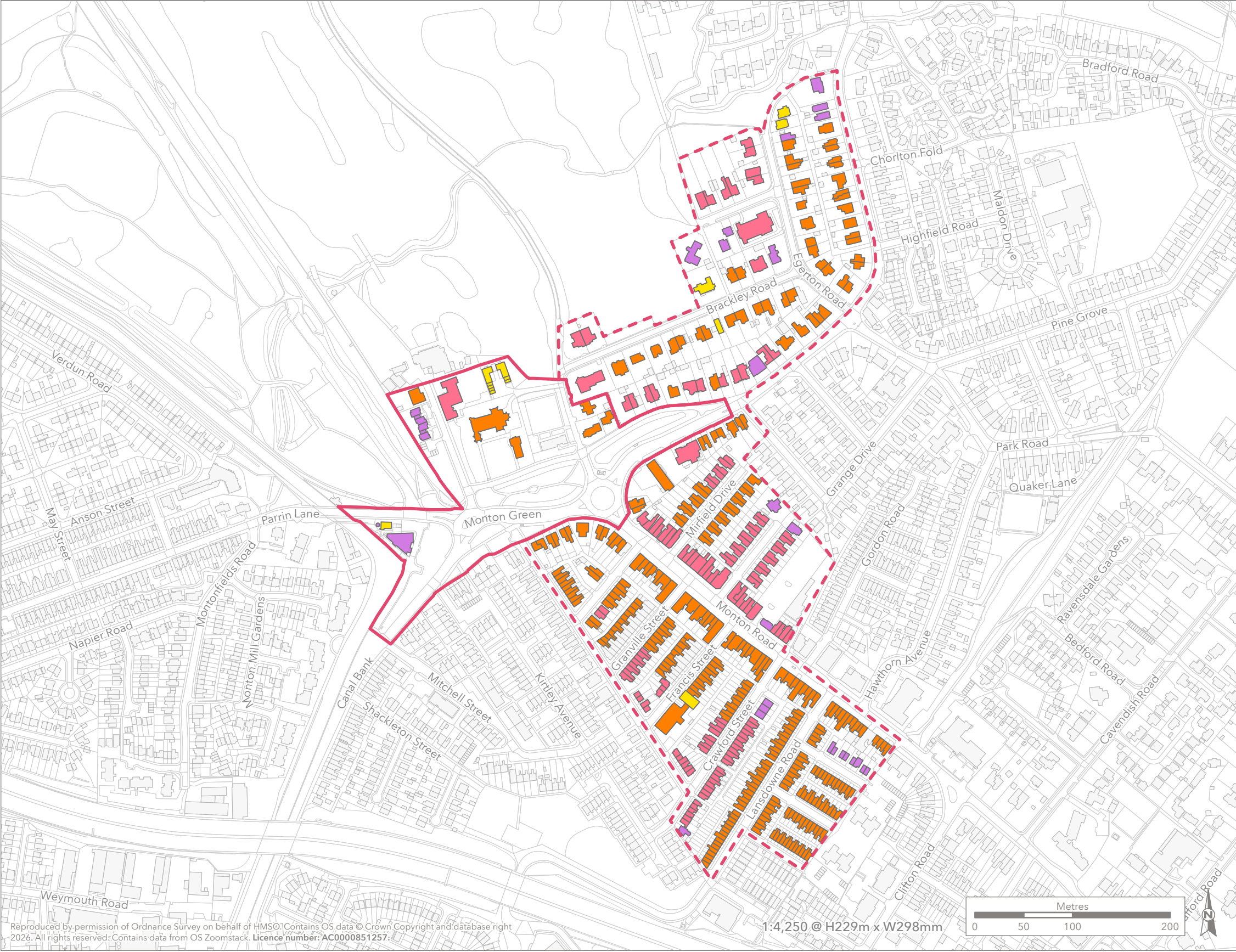
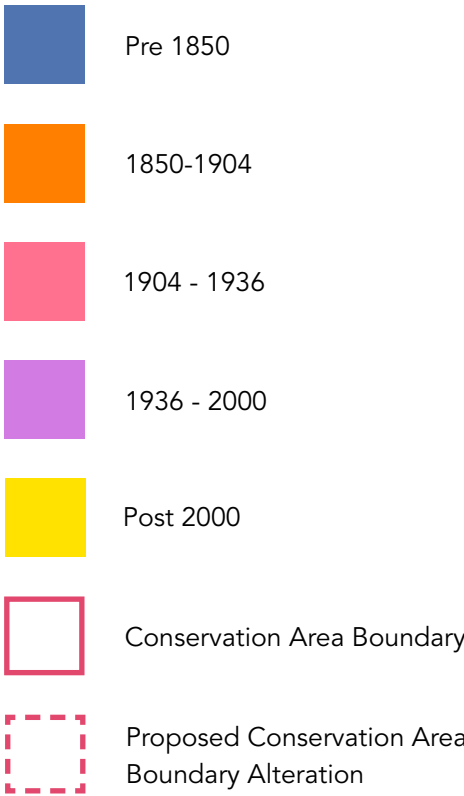
6.1.4 Victorian Growth to Suburban Consolidation (c.1875 – Present)

6.1.4.1 The later 19th century marked a period of significant growth, with the construction of the Gothic Unitarian Church in 1875, schools, villas, terraces, and the arrival of the railway in 1887. Monton became part of the Borough of Eccles in 1892, with the Green formally protected as public space. During the 20th century, industrial decline, railway closure, and suburban expansion reshaped the area, but the Green, church, and associated historic buildings remain as enduring focal points reflecting Monton Green’s civic, communal, and historic identity.

Below: Monton Green School 1980 MM05450



6.2 Building Ages Map

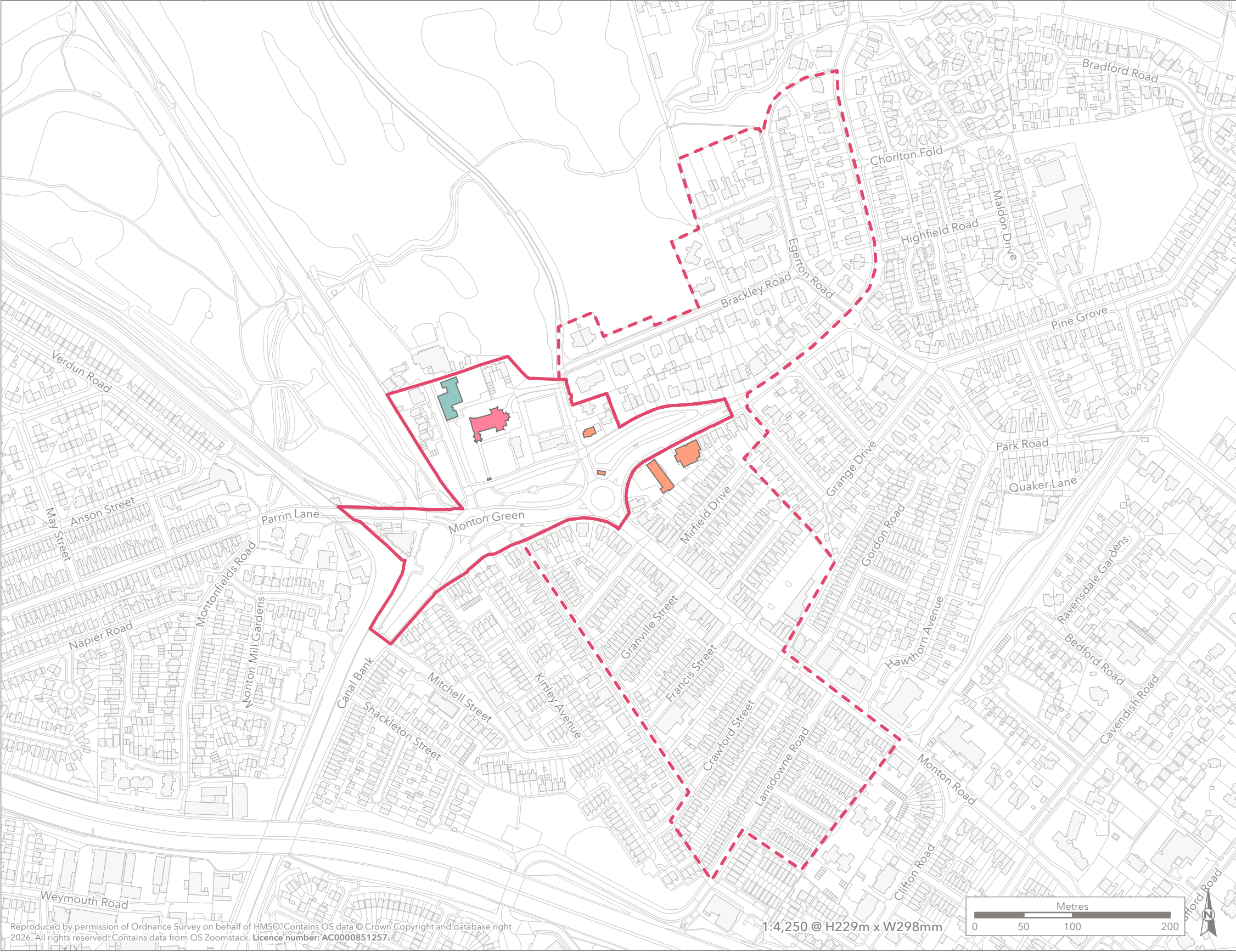


Heritage Assets

7.0 Heritage Assets

7.1 Heritage Assets Map

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



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.
Monton Unitarian Church	Grade II*	1067501
Lychgate at Monton Unitarian Church	Grade II	1067502
Former Monton Memorial Schools	Grade II	1067503

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
Shelter on Monton Green, Monton Green (roundabout)	
No.2 (lodge), Broad Oak Park	
Former Co-op (1894)	
Public house (C.1890s) (The Blue Bell)	
15-17 Monton Green	
Monton Village Nursery School, Francis Street	
Thornbank, 16 Monton Green	
St Paul’s Church, Egerton Road	
14 Egerton Road	
11-13 Brackley Road	
19-21 Brackley Road	
25 Brackley Road	
12-14 Monton Green	

7.4 Archaeology

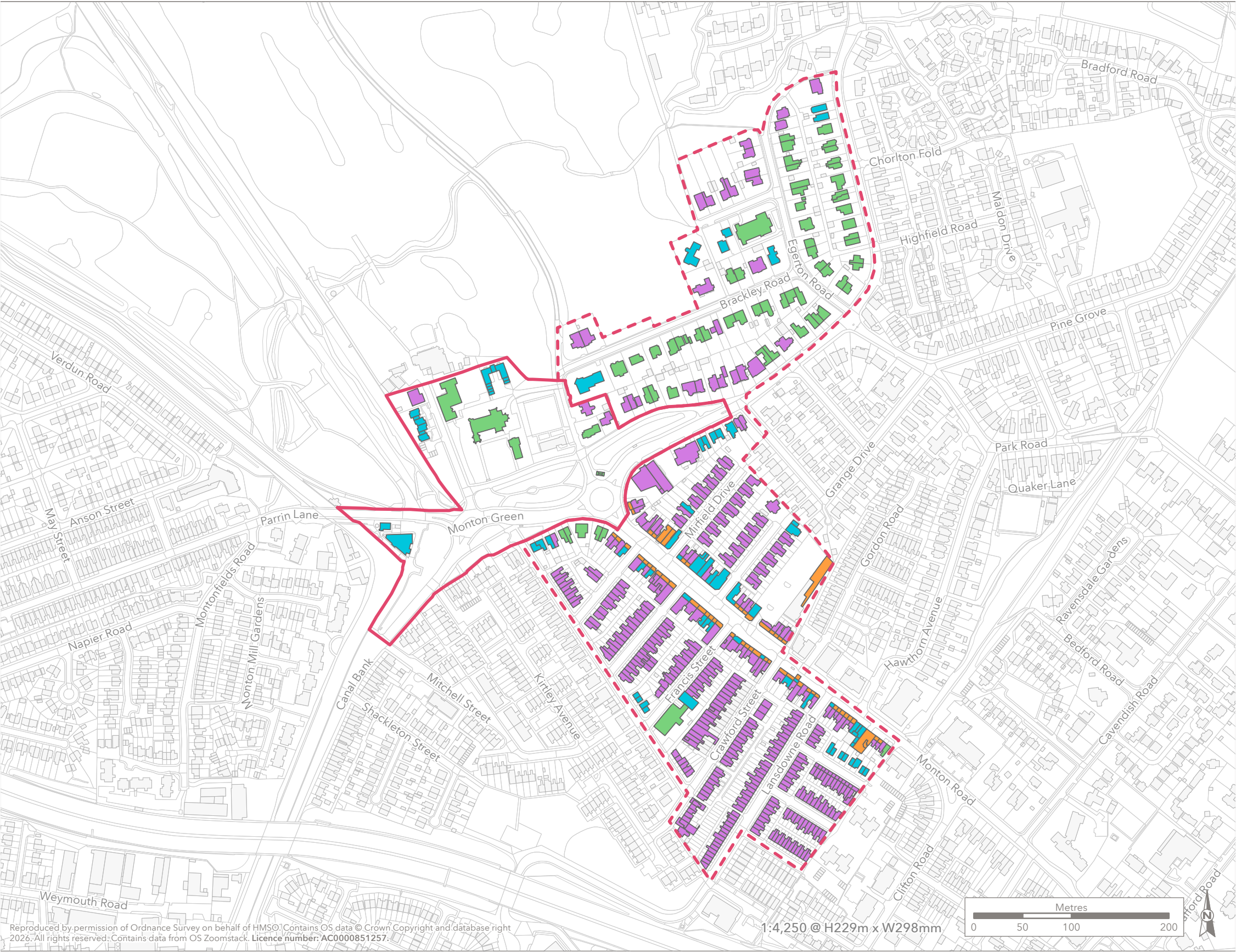
7.4.1 There is limited direct archaeological evidence recorded within the Monton Green Conservation Area itself, reflecting the absence of any formal archaeological work having been carried out. However, archaeological investigations undertaken in the surrounding area, most notably at Chorlton Fold, provide important contextual insight into the wider historic landscape.

7.4.2 Archaeological work at Chorlton Fold has demonstrated evidence of medieval activity, including ironworking of regional significance. The course of the Roman road and a possible spur have been projected to join at Chorlton Fold however this has not been confirmed. The projected line of the Roman road is thought to pass through the north-eastern part of the Conservation Area, but is likely to have been removed or heavily truncated by later housing development.

7.4.3 Within Monton Green itself, historic development has largely taken place through 19th-century suburban expansion associated with the chapel, the Green, and later residential growth. The site of Monton Chapel and its associated graveyard should be considered an archaeological asset, with potential for evidence relating to earlier phases of use, including the original chapel of 1697, its rebuilding in 1802, and its subsequent replacement by the present church. There is also potential for archaeological interest in and around the Blue Bell, where evidence of an earlier mid-18th-century public house may survive within the current pub structure and/or beneath the present car park; such sites, including pub middens, can yield valuable evidence of everyday life.

7.5 Building Contribution

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



Character + Spatial Analysis



8.0 Character + Spatial Analysis

8.1 Overview



8.1.1 A Civic Green at the Heart

- 8.1.1.1 Monton Green’s spatial character is organised around the historic civic core formed by Monton Green, the Unitarian Church, and the surrounding churchyard. This ensemble provides the primary point of orientation within the Conservation Area and establishes a clear hierarchy of spaces.
- 8.1.1.2 The Green functions as the principal open space, contributing significantly to local identity and public use.
- 8.1.1.3 The Unitarian Church occupies a prominent position overlooking the Green, reinforcing its civic and spiritual significance.
- 8.1.1.4 Mature trees and boundary walls around the churchyard create enclosure and shelter, giving this area a particularly strong sense of place in contrast to surrounding streets and busy roads.



8.1.2 Routes, Gateways + the High Street

- 8.1.2.1 Movement in the Conservation Area is shaped by historic routes converging around the Green, the central roundabout and the High Street.
- 8.1.2.2 Key gateways at Parrin Lane, Monton Green (road) and Monton Road form the main points of arrival.
- 8.1.2.3 The nearby Bridgewater Canal (outside the boundary), also functions as an important access route.
- 8.1.2.4 These approaches focus movement toward the church and Green, reinforcing their central visual role.
- 8.1.2.5 The High Street acts as a commercial spine, strengthening Monton Green’s role as a local centre.
- 8.1.2.6 Two roundabouts beside the Green serve as major intersections, concentrating movement but also increasing traffic and noise.



8.1.3 Layers of Residential Character

- 8.1.3.1 The Conservation Area shows a layered residential character reflecting different phases of development.
- 8.1.3.2 Victorian terraces dominates many streets, especially west of the High Street, creating consistent building lines, uniform plots and a linear street pattern.
- 8.1.3.3 Roofscape is a key feature, with continuous rooflines and repeated chimneys contributing to townscape rhythm and coherence.
- 8.1.3.4 To the north-east, larger Victorian villas create a looser grain with bigger plots and greater separation, illustrating architectural and social diversity.
- 8.1.3.5 Together, these residential forms contribute to a varied but legible townscape that reinforces Monton Green’s historic development as a desirable suburban centre.



8.1.4 Openness, Disruption + Environmental Contrast

- 8.1.4.1 Spatial experience within the Conservation Area shifts between openness and enclosure, shaped by greenspace, infrastructure and later interventions.
- 8.1.4.2 Monton Green and the churchyard provide the most open and visually cohesive spaces.
- 8.1.4.3 In contrast, areas of tightly packed terraced housing create a more enclosed and domestic character.
- 8.1.4.4 Visual breaks caused by car park or weaker building lines interrupt otherwise continuous streetscapes and weaken the rhythm of some residential areas.
- 8.1.4.5 Noise and activity are concentrated around the High Street and the roundabouts, creating a clear contrast with quieter residential streets and enclosed green spaces.

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**

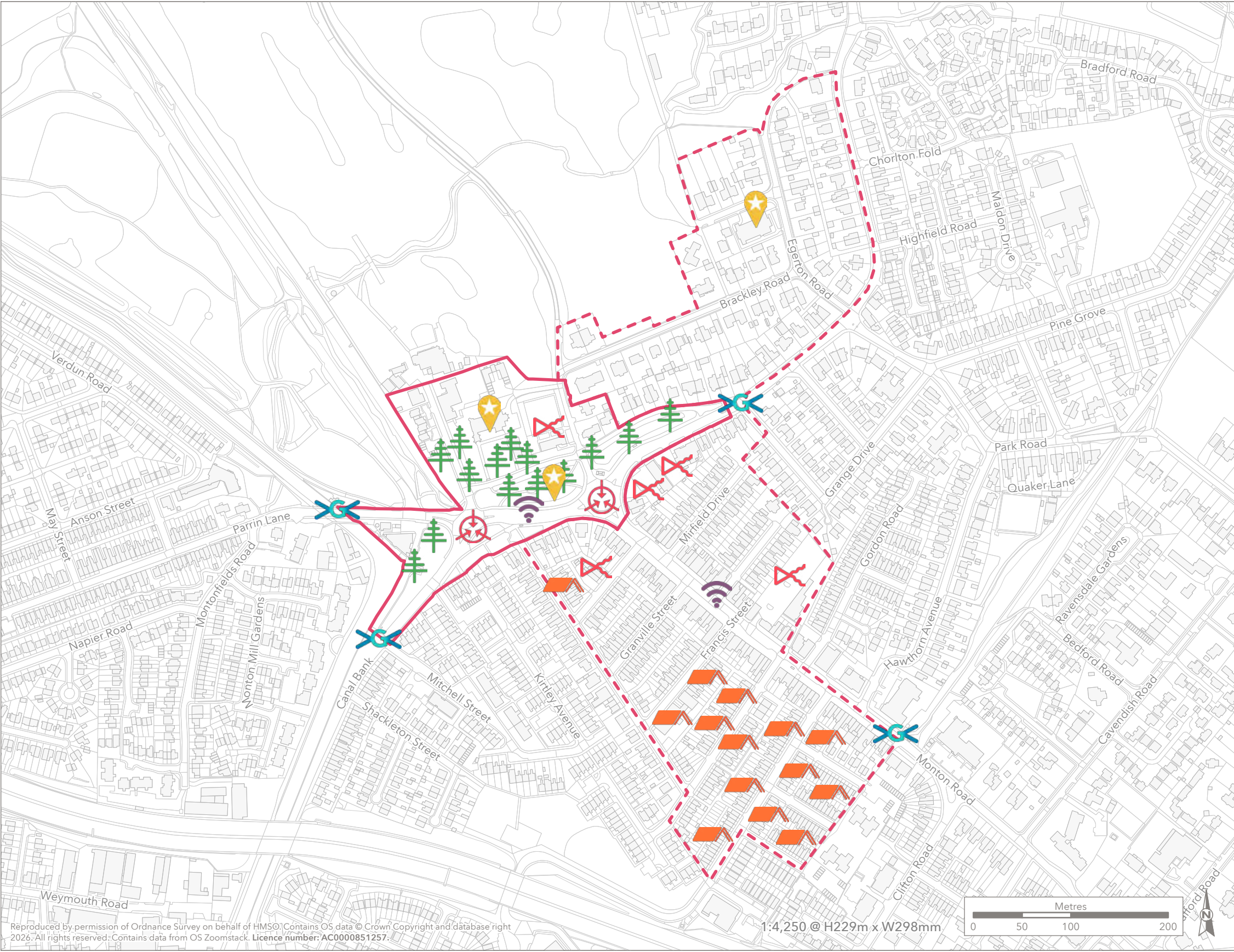
A point of weak enclosure or continuity, creating negative gaps within the streetscape or areas where built form is lacking, reducing the sense of cohesion and definition within the Conservation Area.

**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**

**Proposed Conservation Area Boundary Alteration**



[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 city-wide or regional significance.

- 1. Monton Unitarian Church (and Lychgate)
- 2. Former Memorial Schools
- 3. Monton Green
- 4. Bridgewater Canal

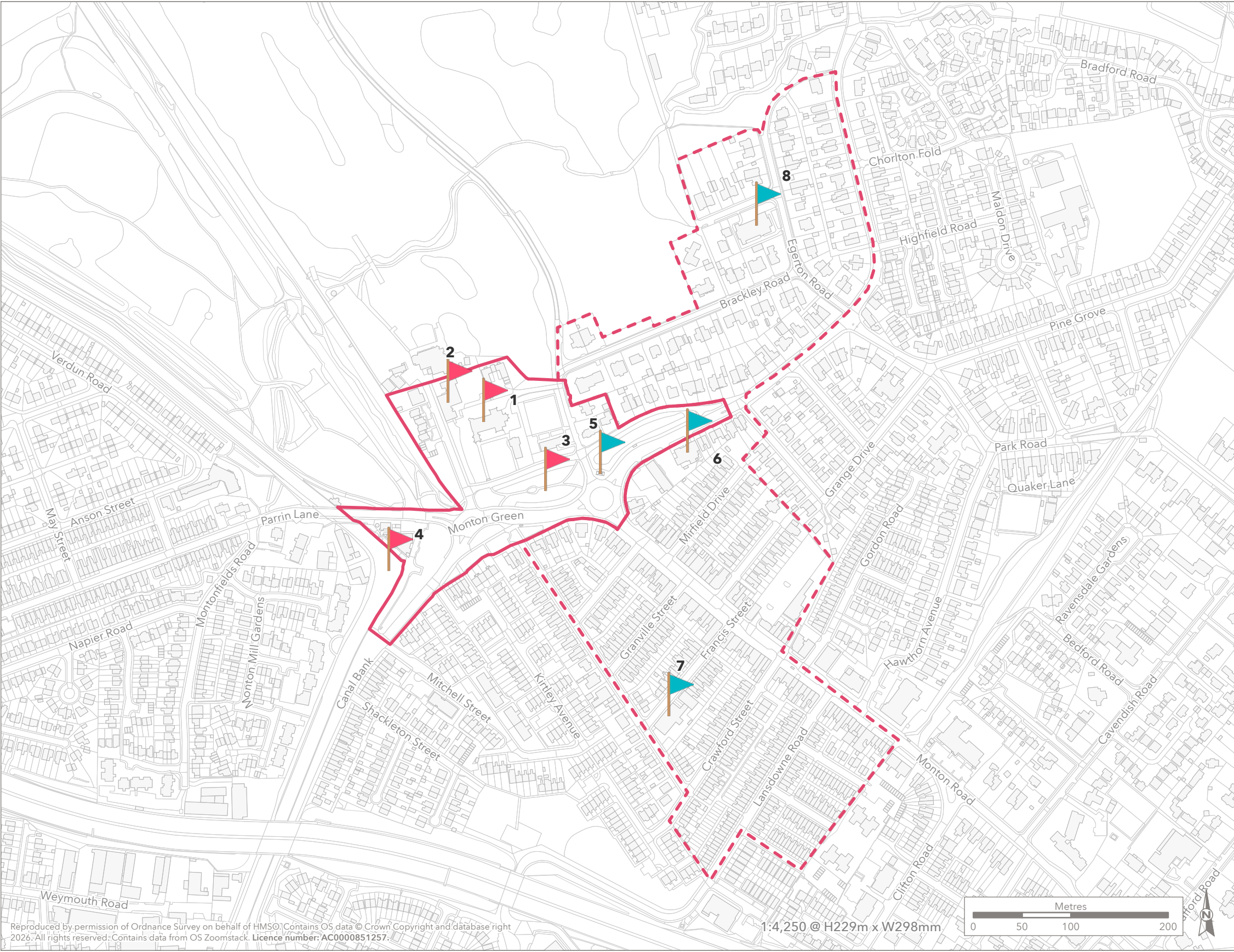
8.3.2 Local Landmarks

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.

- 5. Monton Veterans Shelter
- 6. The Blue Bell Public House
- 7. Monton Village Nursery School
- 8. Parish Church of St Paul's

Conservation Area Boundary

Proposed Conservation Area Boundary Alteration

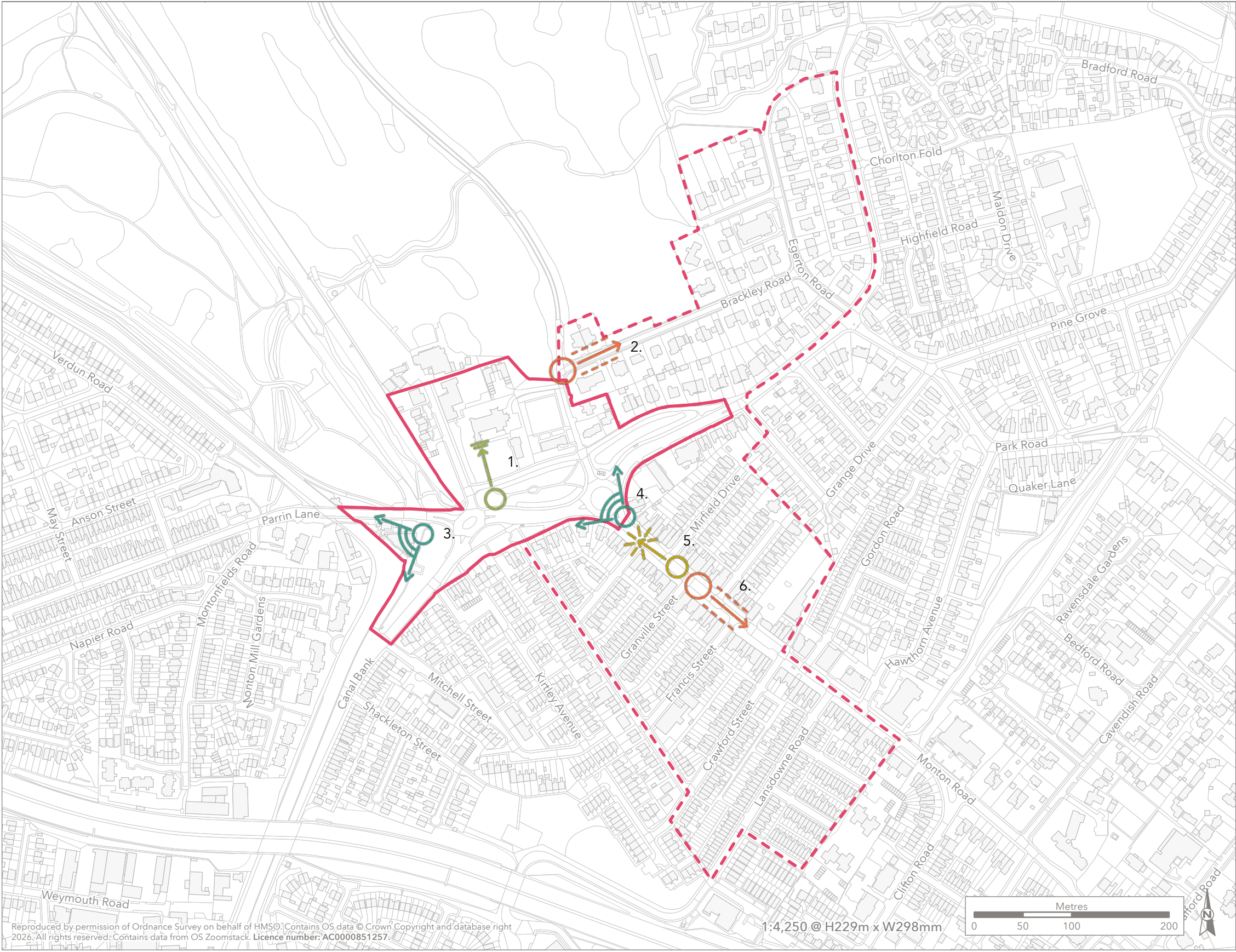


[Click here to view read more about each view](#)

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.

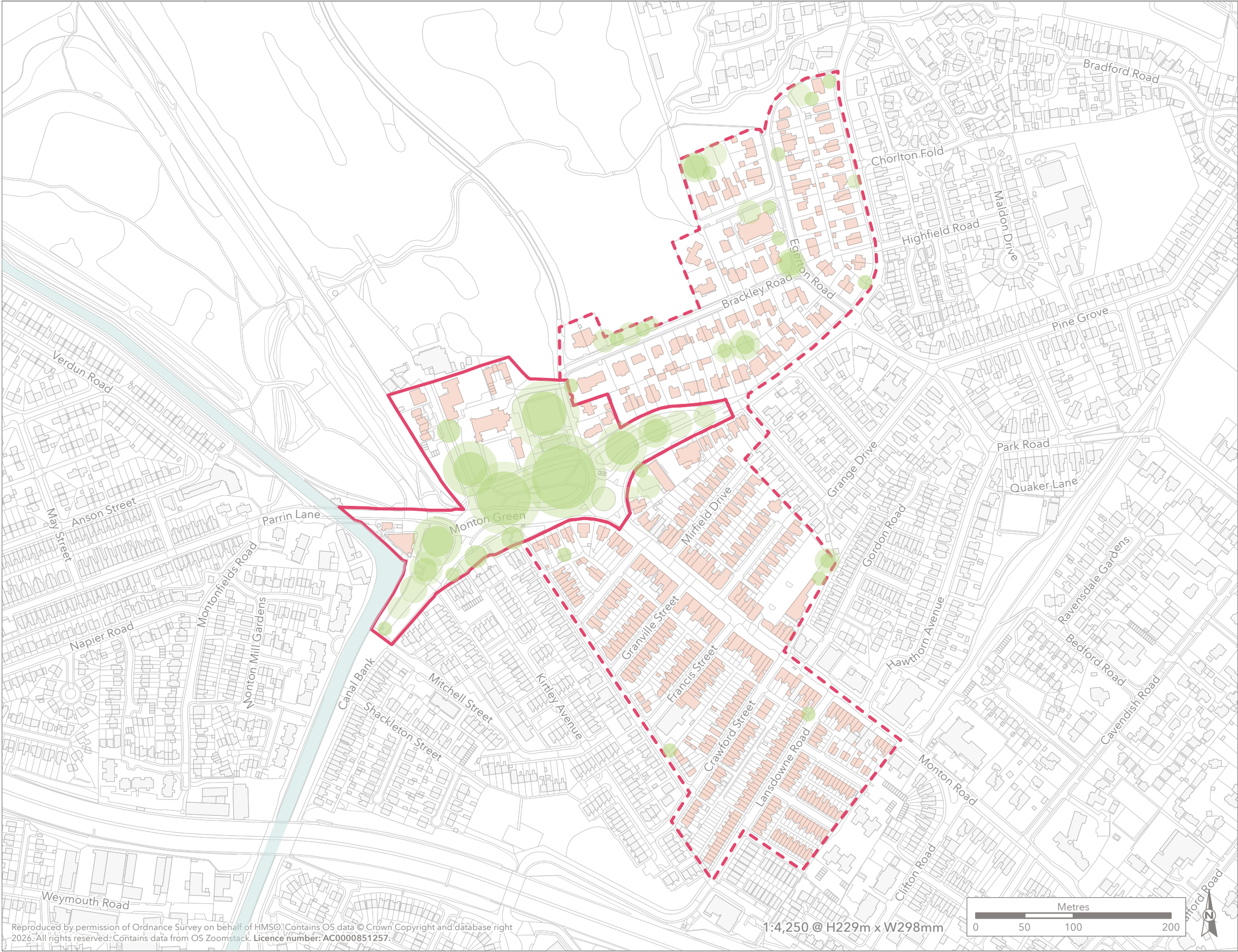
-  Panoramic/Significant View
-  Deflected View
-  Glimpse View
-  Channelled View
-  Terminated View
-  Conservation Area Boundary
-  Proposed Conservation Area Boundary Alteration



8.5 Environment Map

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

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



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 Monton Green's strong sense of identity.

8.6.2 Unitarian Church and Associated Buildings

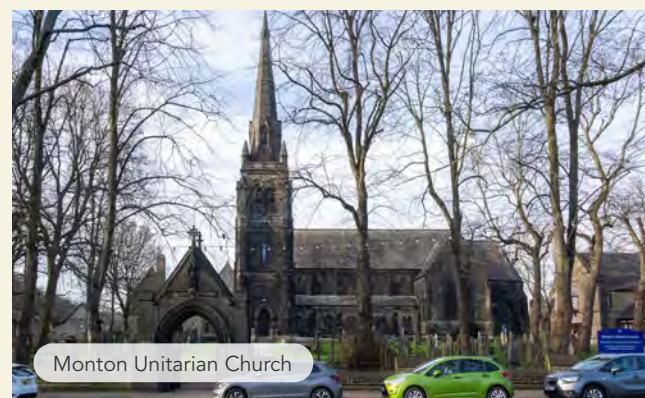
8.6.2.1 The Unitarian Church and its associated buildings form a distinct and cohesive group at the heart of the Conservation Area. Their landmark presence, relationship to the Green, and continued community use establish the civic heart of the Conservation Area.

8.6.2.2 Unitarian Church:

The Unitarian Church occupies a commanding position overlooking Monton Green and is the most visually prominent building within the Conservation Area. Designed as a focal point within the planned civic landscape, it is larger in scale and more architecturally expressive than surrounding development. The building is constructed predominantly of rock-faced ashlar stone, with carefully detailed elevations that reflect the confidence and permanence of Victorian ecclesiastical architecture.

8.6.2.3 Associated Civic Buildings:

A small number of associated civic and institutional buildings are arranged to the rear of the church (now largely in private use). These buildings share a common material palette of rock-faced ashlar stone, creating visual cohesion across the civic core. The modern Monton Medical Centre to the west adopts a similar palette.



Monton Unitarian Church



Stableford Hall Apartments



Stableford Avenue

8.6.3 Victorian Civic, Institutional and other Ecclesiastical Buildings

8.6.3.1 Elsewhere within the Conservation Area, a smaller group of Victorian civic and institutional buildings contributes to local character while sitting more comfortably within the prevailing red-brick vernacular.

8.6.3.2 Parish Church of St Paul's:

A modest parish church set within an area of grand Victorian villas. Constructed of buff brick with red brick detailing and a slate roof, the church sits discreetly within its context, echoing the architectural language of the surrounding development.

8.6.3.3 Monton Village Nursery School:

Hidden amongst the terraced housing, the Nursery school is of modest scale and constructed of red-brick with a slate roof to match the surrounding housing. Large timber windows set within gable dormers introduce architectural interest and contribute to the building's distinctive Victorian character.

8.6.3.4 Monton Veterans Shelter:

Located on Monton Green, the shelter is constructed of red brick and is one of few structures in the Conservation Area to adopt timber mock-Tudor detailing. Although this detail is common throughout surrounding residential suburbs, it is more unique in Monton.



Parish Church of St Paul's



Monton Village Nursery School



Monton Veterans Shelter

8.6.4 Residential Development

8.6.4.1 Residential buildings form the dominant typology within the Monton Green Conservation Area and illustrate several phases of 19th and early 20th century growth.

8.6.4.2 Victorian terraced housing is widespread, particularly on streets to the rear of the High Street. These properties are typically two storeys in height, red brick, and arranged in continuous frontages with consistent plot widths and building lines. Long, uninterrupted rooflines and repeated chimney stacks are characteristic features, contributing to a sense of rhythm and cohesion within the streetscape.

8.6.4.3 Victorian villas, concentrated to the north-east of the Conservation Area, introduce a more spacious residential form. They are generally larger and set within wider plots, often with front gardens and greater separation between buildings. Their architectural detailing and materiality vary from plot-to-plot; some of terracotta red brick, others in brown-red brick, with a small number rendered white with mock-Tudor detailing.

8.6.4.4 Later residential development, dating from the mid to late 20th century, is present in smaller quantities and typically occupies infill sites. These buildings adopt simpler architectural forms and detailing but often use brick as a primary material, helping to maintain visual continuity.



8.6.5 High Street Commercial Buildings

8.6.5.1 Buildings along the High Street form an important commercial typology, generally comprising two- and three-storey Victorian buildings with ground-floor shops and upper-floor residential or ancillary accommodation. These buildings are arranged in blocks with continuous frontages, often with chamfered corner units. While many of the shopfronts have been altered, the overall scale, proportions, and historic fabric of these buildings remain legible.



8.7 Materials + Local Details

8.7.1 Monton Green is defined by a cohesive yet varied material palette reflecting its 19th and early 20th centuries development. While building types vary in architectural ambition, a consistent use of traditional materials and detailing unifies the Conservation Area.

8.7.2 Building Materials

- Red brick is the predominant material across terraces, High Street buildings and Victorian villas, with tones ranging from warm terracotta to cooler red-brown shades.
- Rock-faced ashlar stone is a defining material within the civic core, most notably in the Unitarian Church and associated institutional buildings.
- Render appears on a small number of buildings, often as a later finish; when applied to historic brick, it can obscure original fabric and reduce legibility.
- Natural slate is the predominant roofing material throughout, contributing to the uniform appearance of roofscapes.

8.7.3 Detailing and Craftsmanship

- Architectural detailing is an important contributor to Monton Green's character and reflects the quality of Victorian and Edwardian construction.
- Bay windows are a common feature, adding depth and variation to elevations.
- Decorative brick banding and courses, including contrasting brick headers and window surrounds, are widely used to detail façades and emphasise horizontal rhythms.
- Corbelled cornice detailing is a notable feature on a number of High Street buildings and some of the larger villas, providing a sense of architectural emphasis at roof level.



Brackley Road brick tones



Monton Unitarian Church detail



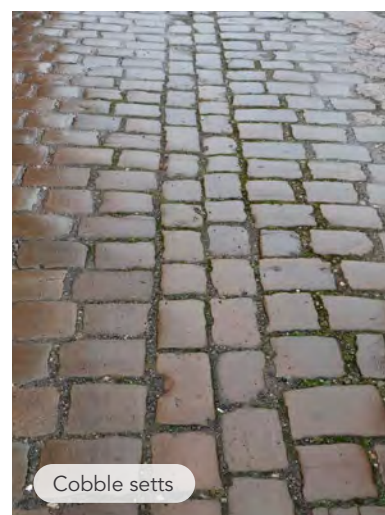
Monton Green footpath



Horizontal brick detailing



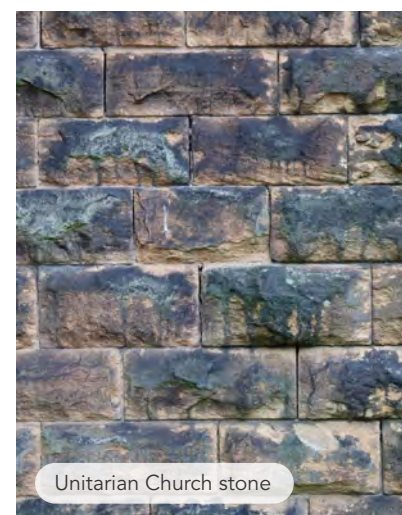
Gatepost detailing



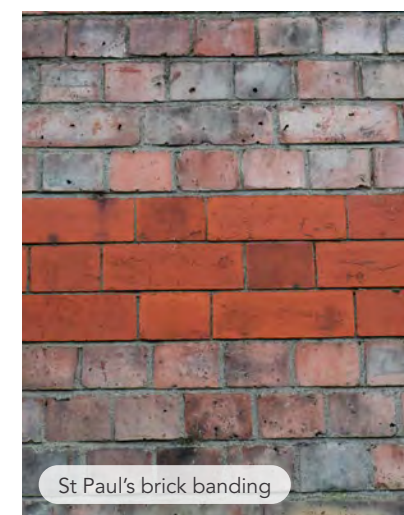
Cobble setts



Brackley Road bay detail



Unitarian Church stone



St Paul's brick banding



Modern railings



Monton Unitarian Church detail



Garden walls with capping



Corbelled cornice



Monton Unitarian Church detail



Terrace bay windows

8.8 Urban Grain, Public Realm + Greenspace

8.8.1 The urban grain of Monton Green varies in density, reflecting historic constraints on growth and the differing functions of the Conservation Area.

- Monton Green forms a clear focal point, providing openness and visual relief within an otherwise built-up context. Mature trees around the church enhance its setting, contributing to a sense of enclosure and reinforcing the area’s leafy character.
- To the south, around Monton Road and the terraces to its rear, development is more compact, with continuous frontages, narrow plots and a strong sense of enclosure. This area reflects late 19th-century expansion, where growth was constrained by the railway line (now Algernon Street), creating a defined edge and encouraging a dense, urban form.
- A network of rear alleyways is a notable feature of this part of the Conservation Area. Running behind the terraces, these routes form a secondary linear spine parallel to the high street, reinforcing the structured layout and historic servicing pattern. Similar alleyways are also present to the rear of villas in the north-east, though these are less formalised and reflect lower-density development.
- Publicly accessible green space within the Conservation Area is limited beyond Monton Green itself. While the nearby golf course and canal corridor provide wider recreational and ecological value, they lie outside the boundary and do not form part of the core character.



8.9 Streetscape + Boundary Treatments

8.9.1 The streetscape around Monton presents a mixed and somewhat inconsistent character. Street furniture lacks cohesion, with modern lighting columns and signage that appear visually disconnected from the historic setting.

- Boundary treatments vary in quality and appropriateness across the Conservation Area. The principal boundary to the churchyard on Monton Green is well designed, incorporating traditional ironwork and appropriate materials, although some deterioration is evident.
- Residential boundaries are generally more appropriate, with hedge planting on Stableford Avenue contributing to a verdant character, and brick walls with ironwork at Monton Green and Broad Oak Park providing consistency, albeit with some maintenance issues. Decorative boundary treatments to the front of terraced properties are inconsistent, though areas of high-quality and well-preserved detailing remain.
- Road surfaces are generally in good condition, though there are localised areas of deterioration. Pavements comprise a mix of tarmac and slabs, creating a fragmented appearance. Tarmac surfacing to church paths and gravel paths across Monton Green are functional but detract from the overall quality and can present practical issues in wet conditions.



8.10 Movement + Traffic

8.10.1 Monton Green fronts onto a busy main road, which plays a defining role in shaping movement within the Conservation Area. Vehicular traffic is concentrated along the High Street and around the two roundabouts, where multiple routes converge. While these junctions can result in short periods of queuing, they generally function effectively in maintaining traffic flow.

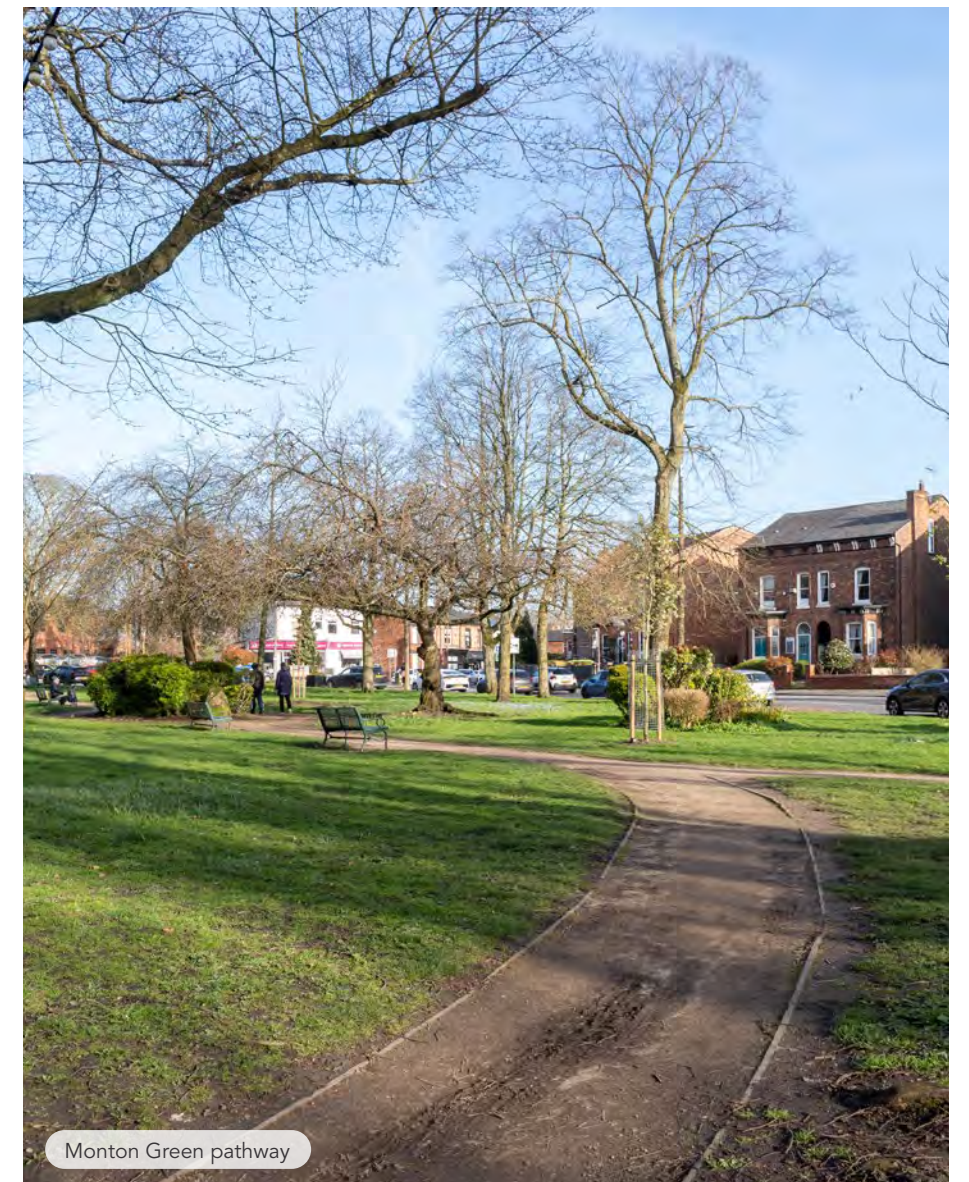
- The High Street remains an important pedestrian route, supporting local shops, services, and access to Monton Green. Traffic levels along the High Street can make road crossing more challenging for pedestrians, particularly at busier times of day.
- Residential streets beyond the central area are generally quieter, making pedestrian movement easier, although on-street parking in these areas can still restrict footway width and affect ease of movement.
- The car park adjacent to Monton Green, close to the western entrance to the Conservation Area, performs an important functional role in supporting access to local services. However, its visual appearance is relatively utilitarian and detracts from the quality of the streetscape at this point of arrival.



Street parking along Monton Unitarian Church access road



Footpath through Monton Unitarian Church churchyard



Monton Green pathway

8.11 Light + Dark

8.11.1 Lighting levels along the main roads and High Street are generally high, reflecting the area's role as a busy local centre and supporting evening activity.

- Around the Unitarian Church and Monton Green, lighting provision is more varied.
- Overall, lighting conditions vary across the Conservation Area, with the contrast between well-lit road corridors and more subdued green spaces influencing perceptions of safety and atmosphere after dark.



8.12 Noise + Smell

8.12.1 Traffic noise is a defining environmental factor within the Conservation Area, particularly along the busy main road and around Monton Green, where vehicle movement is constant.

- Noise levels are lower within the churchyard, where enclosure created by boundary walls, buildings, and mature trees provides some acoustic shelter, creating a noticeable contrast with the surrounding streets.
- Occasional odours associated with the Bridgewater Canal are present but are generally localised and not strongly detrimental to the overall experience of the area.



Character Areas

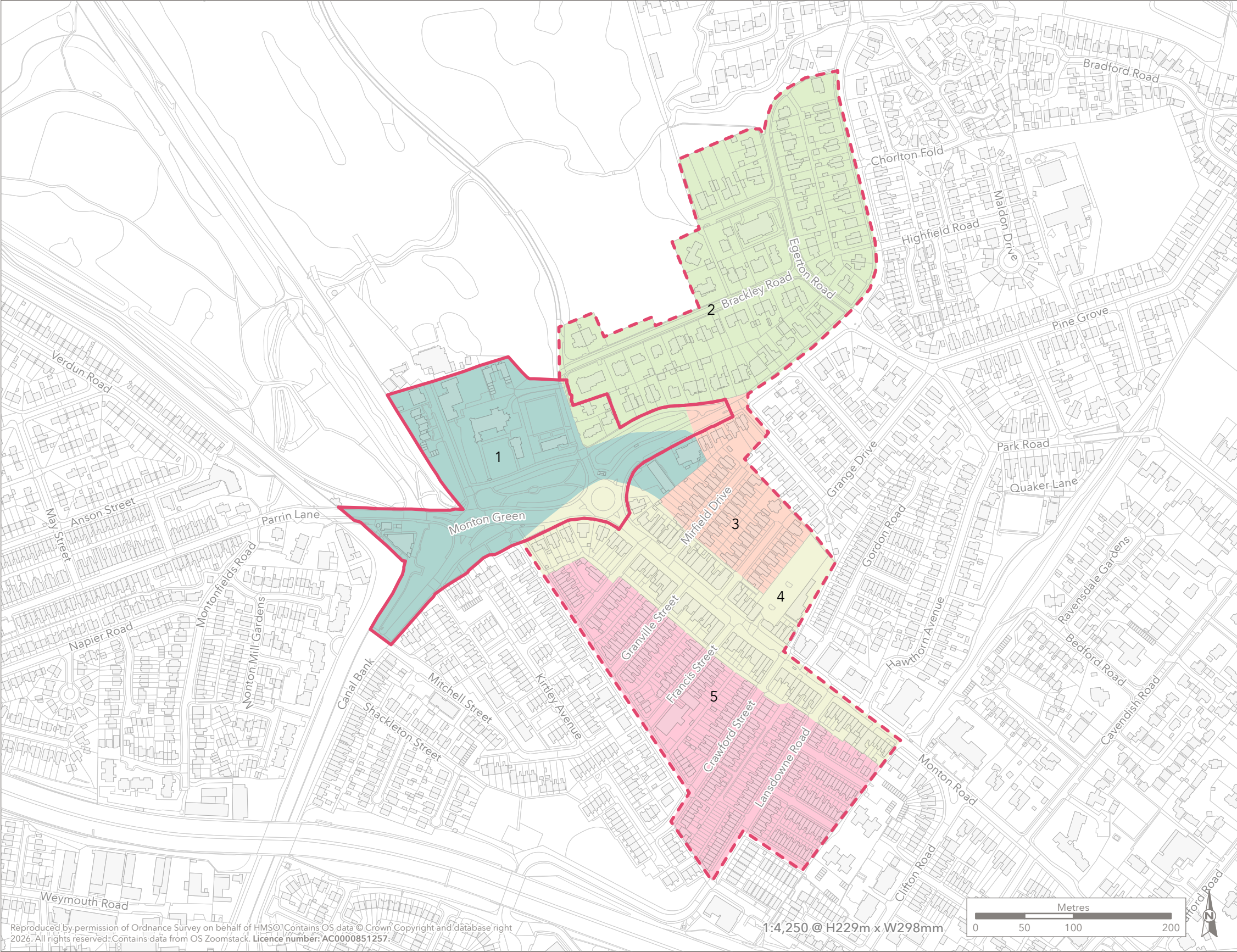
9.0 Character Areas

9.0.1 Monton Green 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. Monton Green
2. Chestnut Villas
3. Green Bank
4. High Street
5. Western Terraces
- Conservation Area Boundary
- Proposed Conservation Area Boundary Alteration

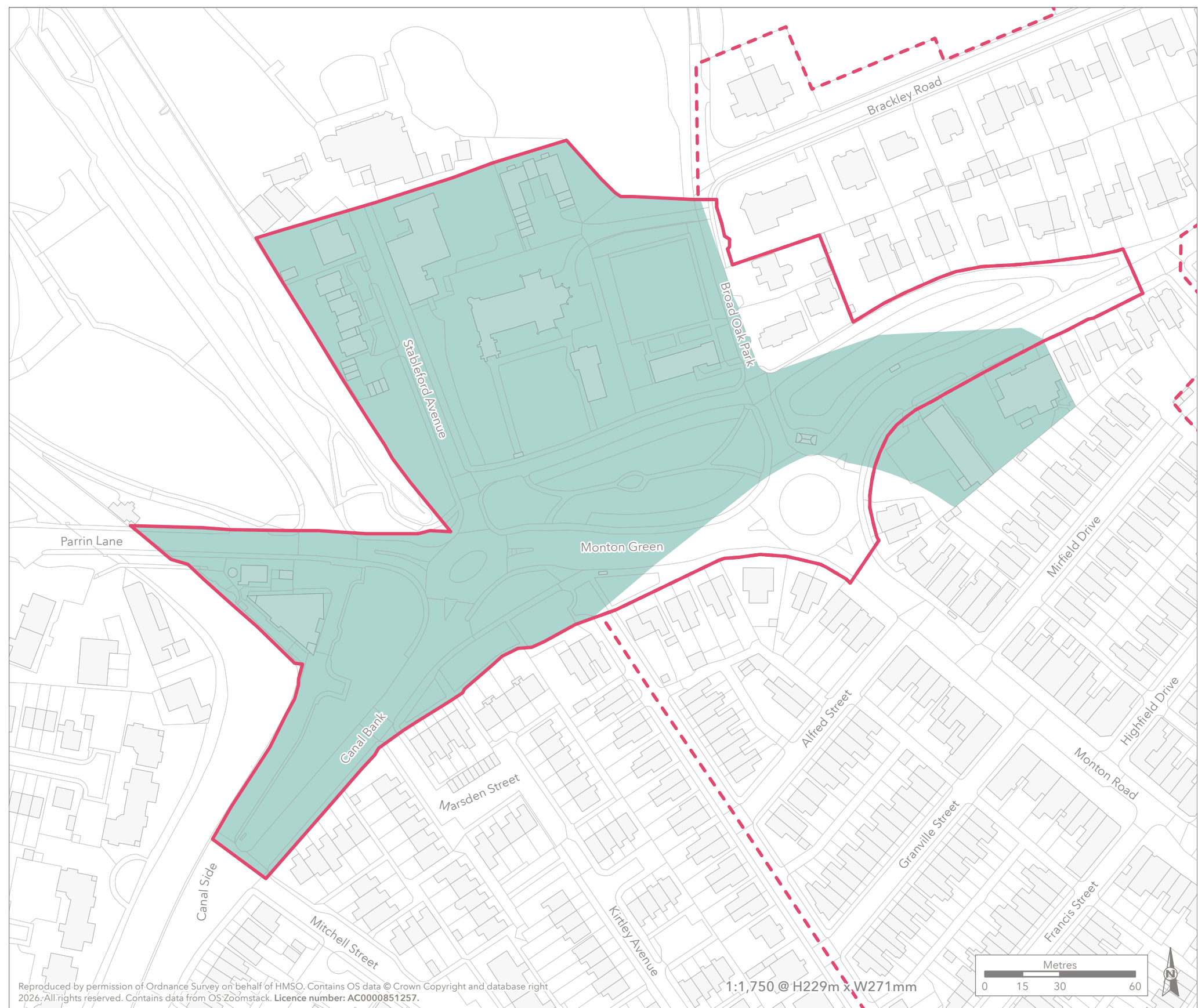


9.1 Character Area 1: Monton Green

9.1.1 Character Area 1 forms the historic core of Monton, centred on Monton Green and the Unitarian Church. This area reflects the early development of the settlement, where civic, religious and communal functions are focused around the Green, creating a strong sense of place and identity that continues to define Monton today.

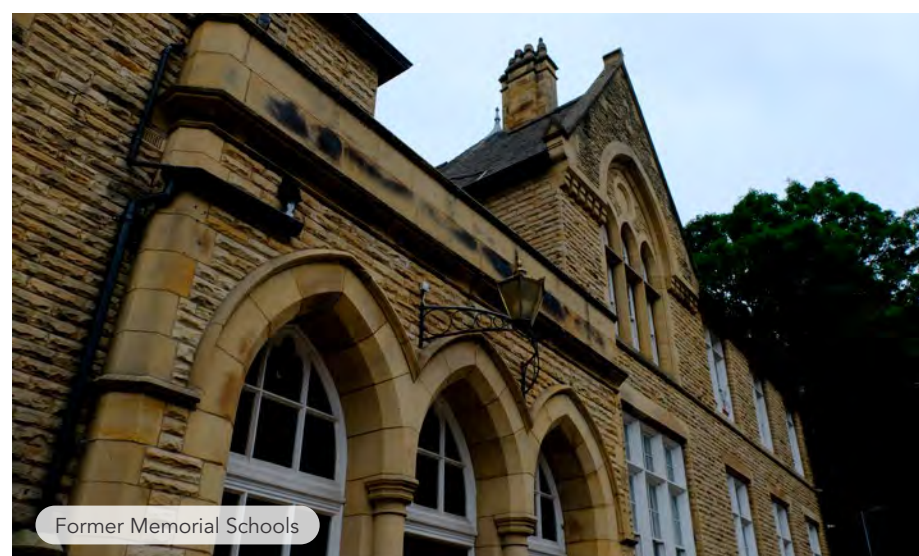
9.1.2 Key Characteristics

- Historic Core:**
This area forms the historic core of Monton and is the central anchor point for the surrounding character areas.
- Monton Green:**
Monton Green retains its lawned open space and mature trees, although it has been adapted to accommodate modern transport and road infrastructure.
- Early Development:**
The sites of the original chapel and the Blue Bell public house represent some of the earliest phases of development within the area.
- Ecclesiastical Focus – Unitarian Church:**
The Unitarian Church and its churchyard dominate the setting, providing a strong civic and visual focal point.
- Prominent Stone Buildings:**
Larger-scale stone buildings along Stableford Avenue, including the former school, contribute to a sense of prominence and architectural quality.
- Defined Edges:**
The character area is shaped by its proximity to the Bridgewater Canal and the Roe Green Loop Line, which define its edges.



9.1.3 Key Issues

- Heavy Traffic:**
High levels of vehicular traffic dominate the area, detracting from its character and reducing pedestrian comfort.
- Parking Pressure and Management:**
Extensive parking at the core and gateway to Monton creates visual clutter, with vehicles often positioned facing the road and forming a barrier between pedestrians and buildings, particularly near the medical centre. Kerb-mounted parking adjacent to the church detracts from its setting and creates safety concerns, while parking on corners obstructs key sightlines and introduces hazards for both drivers and pedestrians.
- Vegetation Management:**
Vegetation around the churchyard boundary is inconsistently maintained, affecting visual quality and accessibility.
- Surface Quality:**
Secondary roads are in poor condition, detracting from the overall appearance and functionality of the public realm.
- Building and Boundary Condition:**
The fabric of the Unitarian Church and its associated boundary treatments show signs of deterioration, detracting from the quality of the civic core and its setting.



9.1.4 Opportunities for Management + Enhancement

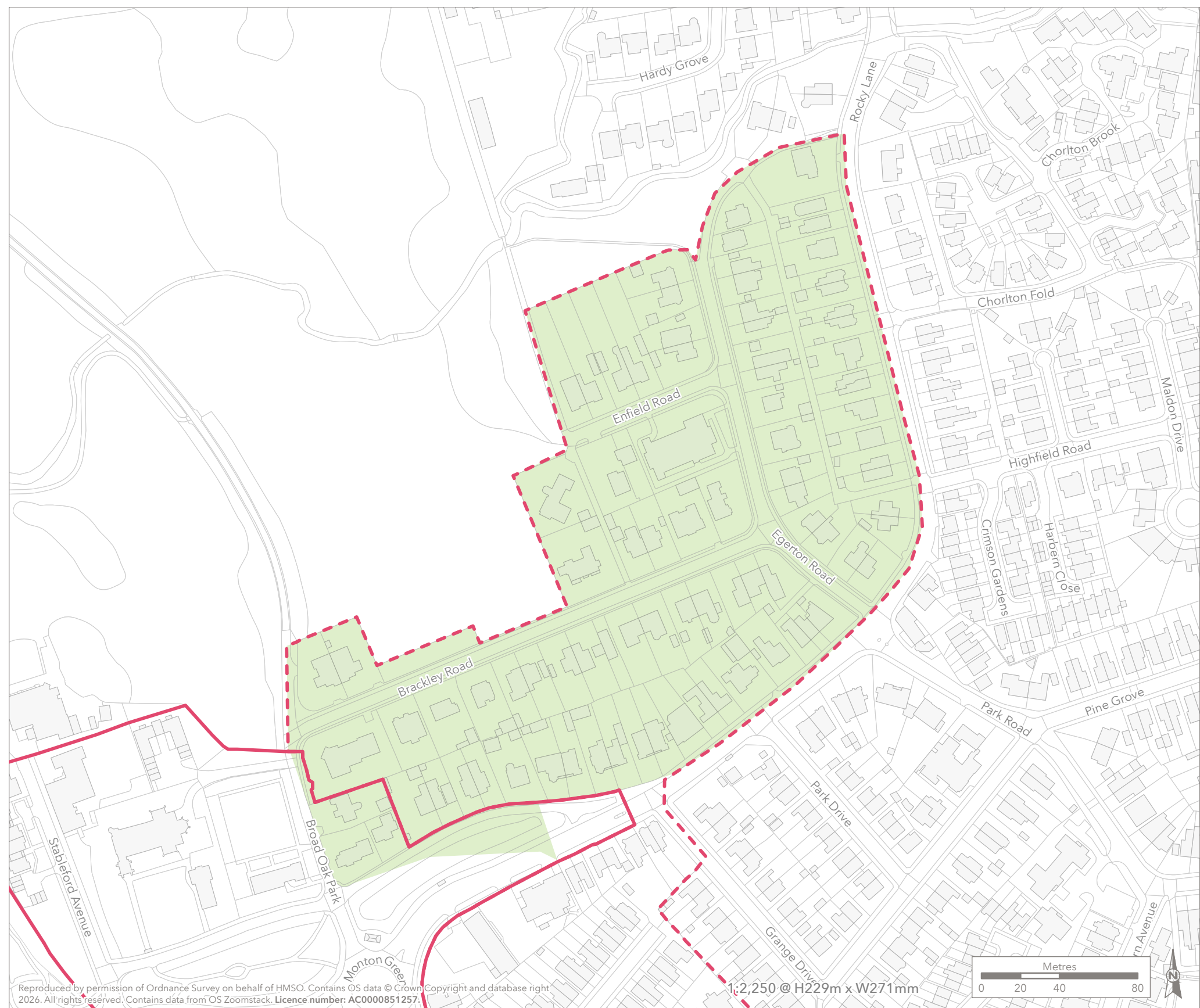
- Traffic Management:**
Explore options for traffic calming measures around Monton Green to reduce the dominance of vehicular movement and improve pedestrian safety. Investigate opportunities for improved crossing points and clearer pedestrian priority zones near the church and roundabouts.
- Parking Strategy:**
Explore the opportunity to introduce designated parking zones with clear boundaries to prevent kerb-mounted and corner parking.
- Public Realm Improvements:**
Upgrade secondary road surfaces and pavements to improve appearance and usability.
- Vegetation & Boundary Management:**
Encourage improved management of vegetation along the external face of the churchyard boundary to enhance visual quality and accessibility.
- Setting & Views:**
Protect and frame key views towards the Unitarian Church and across Monton Green through careful management of street furniture and planting. Consider selective tree planting or removal to maintain sightlines while retaining the area's leafy character.

9.2 Character Area 2: Chestnut Villas

9.2.1 Character Area 2 comprises a group of larger, individually designed Victorian and early 20th century villas set within generous plots and a verdant setting. This area reflects Monton's development as a desirable suburban location.

9.2.2 Key Characteristics

- **Sense of Openness:**
Larger properties set within spacious plots create a sense of openness compared to surrounding areas.
- **Stylistic Transition:**
A transition in building style occurs at the corner of Broad Oak Park and Monton Green, a gateway into this area.
- **Roofscape and Form:**
Pitched ridgelines with intersecting gables, occasional dormers and varied ridge heights create a strong and varied roofscape.
- **Architectural Detailing:**
Buildings feature bay windows, stone detailing, timber corbels, decorative ridges and tall chimneys, with some timber framing or tile hanging adding visual interest.
- **Verdant Character:**
Mature trees, planted front gardens and strong boundary treatments, create a verdant streetscape (e.g. Egerton Road). Despite some garden loss to parking, most properties retain greenery, a key example is Rocky Lane.
- **Historic Development Pattern:**
Individually designed properties, such as 19A Fairways, reflect the varied character of historic residential development.
- **Ecclesiastical Contrast:**
St Paul's introduces a contrasting scale and material palette.
- **Ancillary Buildings:**
Larger outbuildings to the rear of plots reinforce the spacious character of the area.



9.2.3 Key Issues

- **Loss of Front Gardens:**
Ongoing pressure to convert front gardens to hardstanding for parking risks erosion of the area’s verdant character.
- **Unsympathetic Alterations:**
Use of uPVC windows with wide profiles and loss of traditional detailing detracts from architectural quality.
- **Vegetation Management:**
Encroachment from private planting along footpaths, particularly on Egerton Road, affects accessibility, while mature trees require careful management to avoid damage to surfaces and structures.
- **Parking Pressure:**
Instances of footpath parking, particularly along Brackley Road, reduce pedestrian safety and harm streetscape quality.
- **Material Deterioration:**
Ageing historic fabric, particularly timber elements, shows signs of deterioration and requires ongoing maintenance and repair.



9.2.4 Opportunities for Management + Enhancement

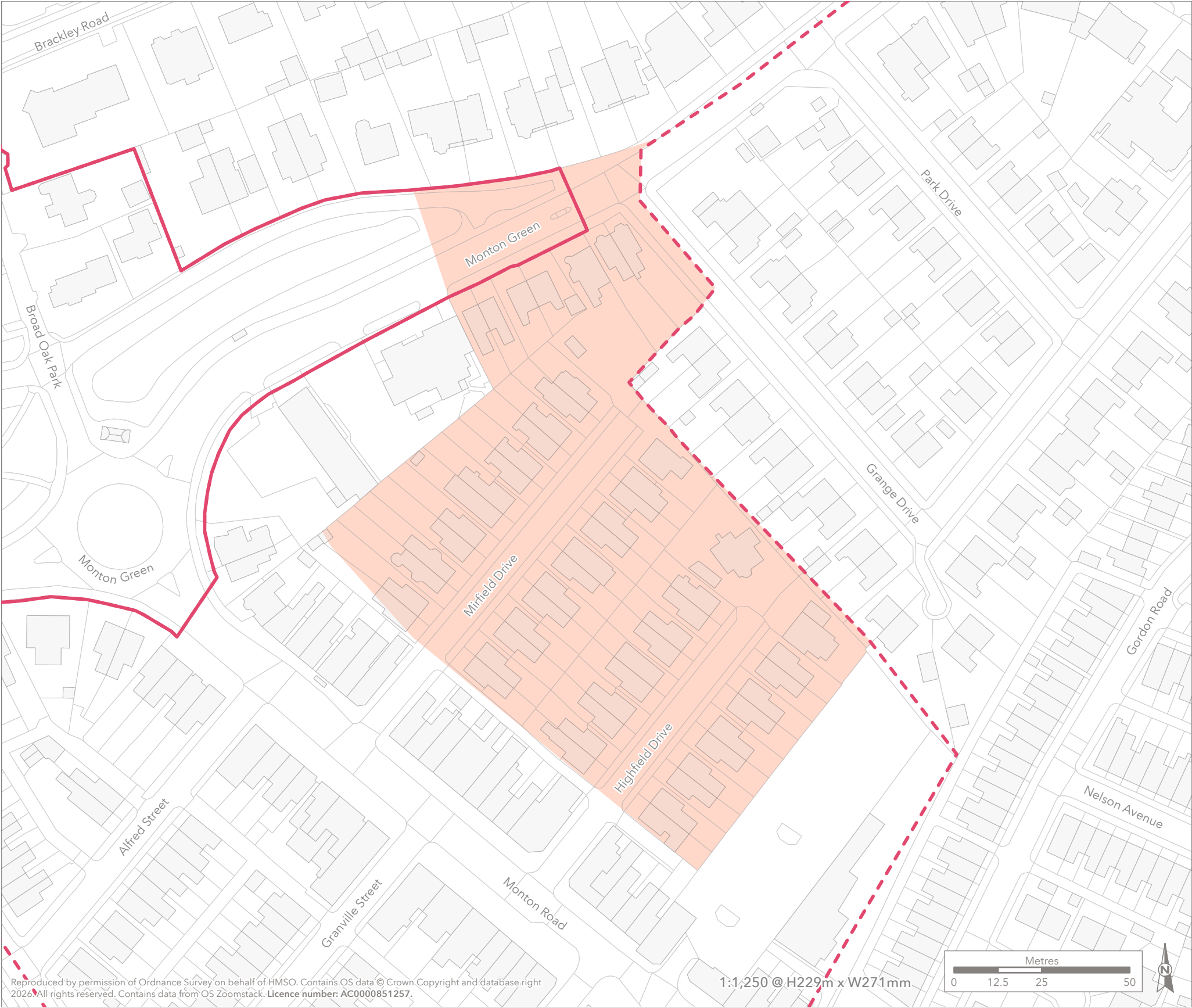
- **Promote Cohesive Adaptations:**
Future adaptations and extensions should be carefully managed to maintain quality, avoiding designs that are pastiche or overly “Victorianised.”
- **Preserve Boundary Treatments:**
Preserve strong principal boundary treatments to reinforce the historic character of the area.
- **Encourage Variation in Material Palette:**
Encourage variation in brick tones and textures, reflecting the diversity seen across existing properties. Future development should avoid overly uniform or flat material palettes to maintain visual richness.

9.3 Character Area 3: Green Bank

9.3.1 Character Area 3 comprises a cohesive residential area of later suburban development to the east of the high street, characterised by consistent building forms, materials and layout. The area reflects a more modest phase of growth, while maintaining a clear and unified architectural identity.

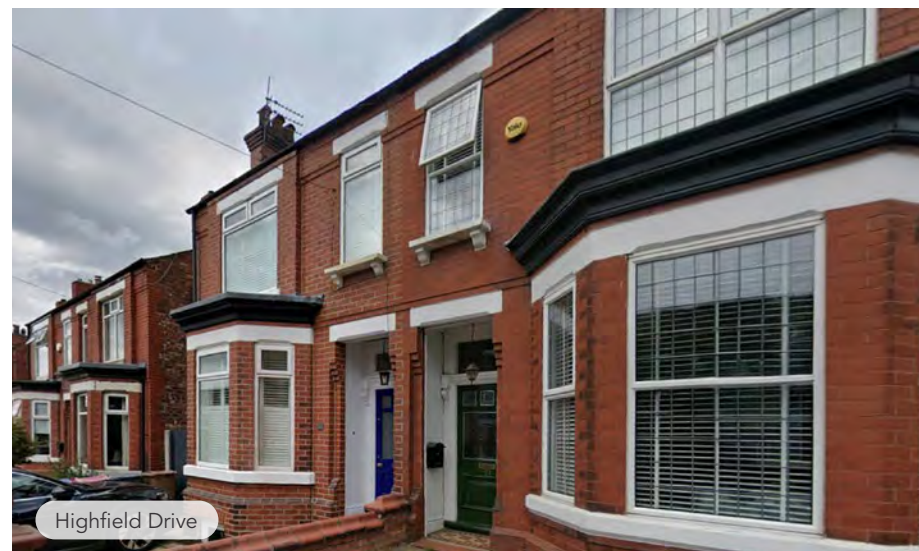
9.3.2 Key Characteristics

- **Residential Character:**
This area is entirely residential.
- **Distinct Built Profile:**
Properties remain relatively large but are smaller in scale than the Victorian villas to the north. Generally semi-detached, presenting a distinct variation from properties west of the High Street.
- **Cohesive Material Palette:**
Constructed primarily in red brick with slate roofs, featuring ridge details and ground-floor bay windows.
- **Consistent Roofscape:**
Consistent roof forms with T-shaped intersecting gables running gable-to-gable.
- **Boundary Treatments:**
Strong, uniform boundary treatments defined by low brick walls with moulded coping stones.
- **Private Outdoor Space:**
Rear gardens provide private outdoor space, reinforcing the suburban character.
- **Façade Interest:**
Recessed entrance porches add depth and articulation to façades.
- **Stone Details:**
First-floor central windows often feature stone cills with corbels, though many have been removed over time.



9.3.3 Key Issues

- **Loss of Front Boundaries:**
Removal of boundary walls to create parking areas results in loss of historic streetscape features and encroachment of vehicles onto footways.
- **Unsympathetic Alterations:**
Installation of uPVC windows and doors lacking traditional detailing detracts from the area's character.
- **Roofscape Erosion:**
Loss or truncation of chimneys and removal of chimney pots reduces the integrity of the roofscape.
- **Loss of Original Materials:**
Application of render to elevations obscures original brickwork and architectural detailing.



9.3.4 Opportunities for Management + Enhancement

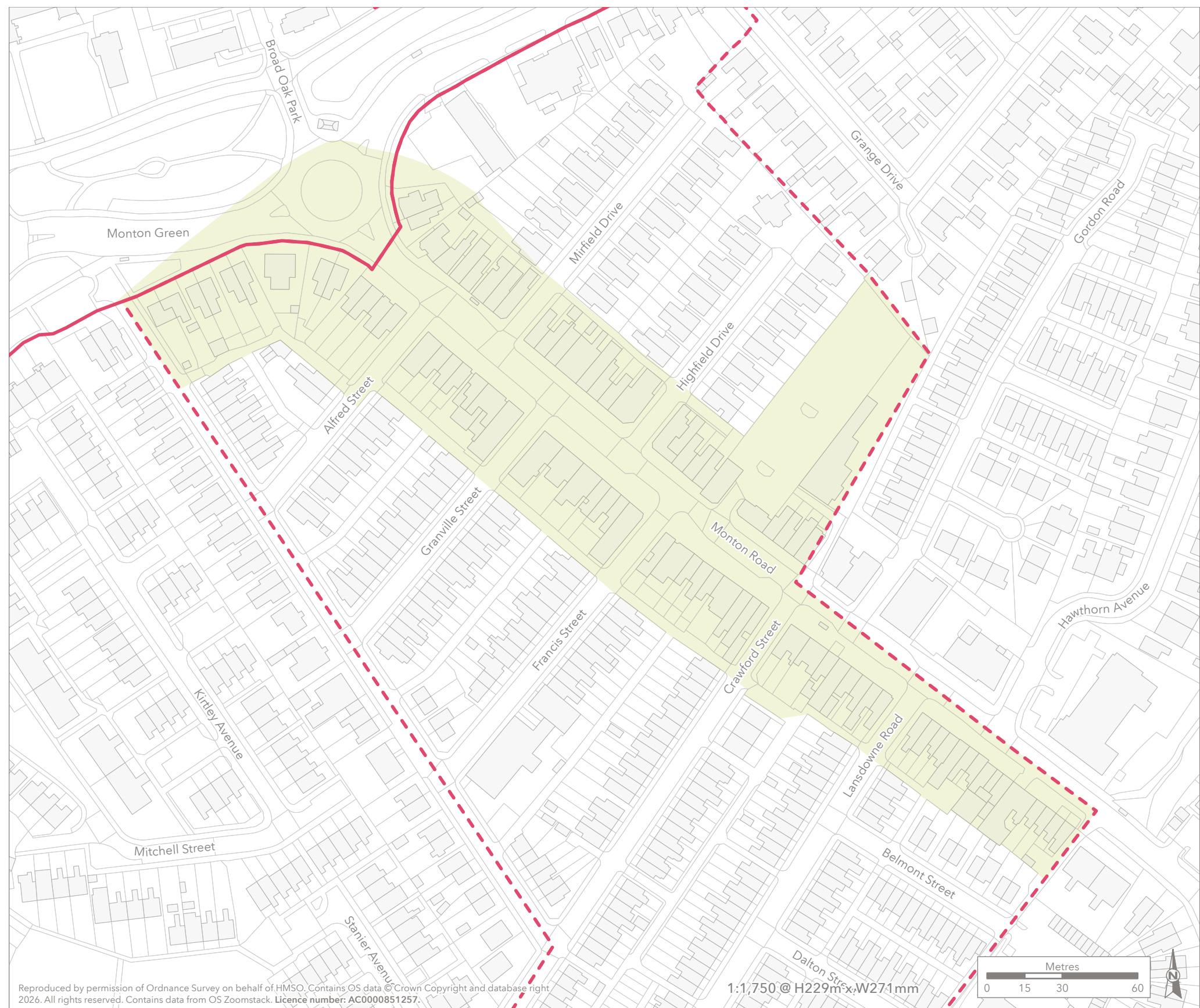
- **Manage Parking Impact:**
Develop strategies to prevent removal of boundary walls for off-road parking and discourage vehicle encroachment onto footways.
- **Window and Door Guidance:**
Promote use of traditional-style windows and doors with appropriate detailing to replace uPVC units that detract from character.
- **Discourage Inappropriate Rendering:**
Provide guidance to avoid rendering of elevations in inappropriate materials, ensuring original brickwork and detailing remain visible.
- **Enhance Streetscape Cohesion:**
Encourage reinstatement of historic detailing such as stone cills and corbels on first-floor windows where lost over time.

9.4 Character Area 4: High Street

9.4.1 Character Area 4 comprises Monton Road, the historic high street, forming a strong linear route through the settlement and defining the transition between the civic core and surrounding residential areas. Its character is shaped by a consistent building line, commercial frontages and a cohesive built form.

9.4.2 Key Characteristics

- High Street Form:**
Defined by a strong north-south route, with rear passages running behind properties on both the eastern and western sides, reflecting historic servicing patterns.
- Historic Development and Building Line:**
Monton Road (formerly Slack Lane) contains some of the earliest development in the area following Monton Green. Although early buildings have been replaced, the High Street evolved into a continuous frontage, with a strong and consistent building line established by the late 19th and early 20th centuries.
- Defined Urban Edge:**
The continuous frontage creates a clear sense of enclosure and establishes Monton Road as a key arterial route, marking the transition between residential and commercial areas.
- Material Palette:**
Buildings are predominantly two storeys, constructed in brick with slate roofs, creating a cohesive and consistent appearance, despite some later painting and rendering.
- Architectural Detailing:**
Properties, particularly on the western side, are slightly larger and incorporate decorative features such as timber fascias and corbel brackets.
- Retention of Character:**
Buildings to the north, facing Monton Green, retain a higher level of original detailing and contribute strongly to the historic character of the area.



9.4.3 Key Issues

- **Poor-Quality Shopfronts:**
Inappropriate shopfront designs, including oversized fascias extending above ground-floor level, disrupt the proportions and rhythm of façades.
- **Unsympathetic Alterations:**
Replacement windows and doors, particularly uPVC with wide profiles, detract from the character of buildings.
- **Loss of Cohesive Materials:**
Rendering of upper floors and bays disrupts the consistent brick palette and harms visual unity.
- **Inappropriate Additions:**
Insertions such as windows at eaves level and projecting ground-floor units disrupt original building form and detailing.
- **Low-Quality External Treatments:**
Use of artificial grass and similar materials to frontages detracts from the quality and character of the High Street.



9.4.4 Opportunities for Management + Enhancement

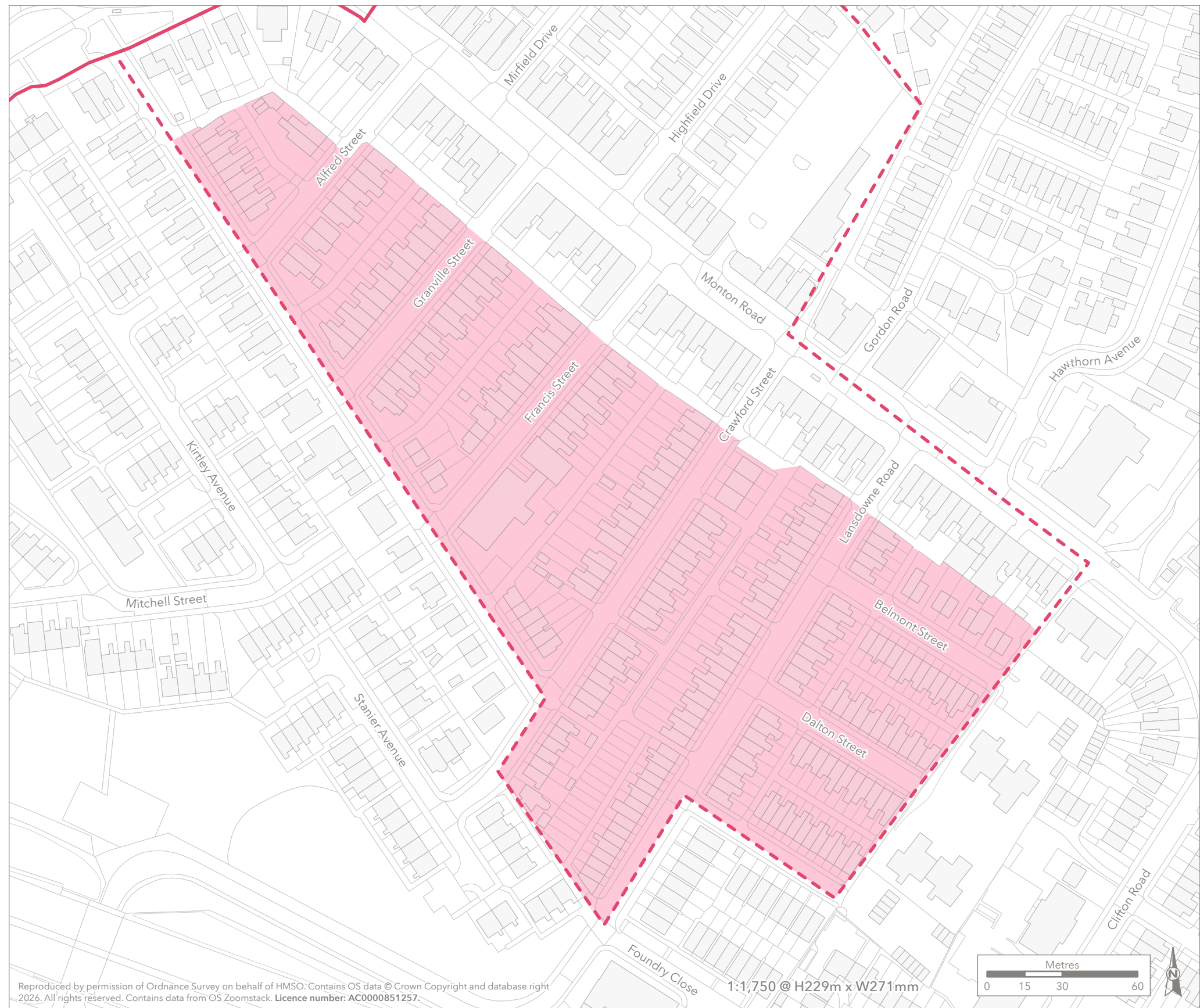
- **Public Realm Activation:**
Generous pavement widths provide opportunities for outdoor seating and activity, while maintaining clear pedestrian routes.
- **Shopfront Improvements:**
Develop a cohesive shopfront design strategy to reinforce the historic character of the High Street, supported by potential grant-funded improvement schemes.
- **Funding Opportunities:**
Explore external funding streams, including National Lottery Heritage Fund programmes and future Historic England initiatives, to support heritage-led enhancements.
- **Signage Guidance:**
Introduce clear guidance on signage to maintain visual consistency and reduce clutter.
- **Key Views:**
Enhance and reinforce views north towards the church steeple as a focal point within the streetscape.

9.5 Character Area 5: Egerton Terraces

9.5.1 Character Area 5 comprises a dense network of late 19th and early 20th century terraced streets, reflecting a more compact phase of Monton's suburban expansion.

9.5.2 Key Characteristics

- Educational Presence:**
Monton Village Nursery School forms a prominent community building within the area.
- Dense Terraced Form:**
Terraced housing is more tightly arranged, creating a strong sense of enclosure and building line.
- Historic Development Pattern:**
Development moved west from Monton Road after 1904, with scale increasing towards the High Street. Early terraces often retain distinct identities, such as Normandy Terrace (Granville Street) and The Hawthorns (Alfred Street).
- Consistent Form and Roofscape:**
Buildings feature uniform arrangement of T-shaped intersecting gables, with consistent rooflines along streets such as Granville, Francis and Crawford Street.
- Façade Detailing:**
Typical features include ground-floor bay windows with brick piers, aligned first-floor windows and narrower openings above entrances. Recessed arched doorways are a common, with some survival of timber eaves detailing.
- Historic Surfaces and Layout:**
Rear passageways and ginnels connect streets, with several retaining historic stone setts that contribute to the area's character
- Boundary Treatments:**
Original boundary walls survive well, particularly on Granville Street and Francis Street.



9.5.3 Key Issues

- **Unsympathetic Alterations:**
Replacement windows are predominantly uPVC, often lacking glazing bar detail and featuring overly thick profiles, which diminishes traditional character.
- **Deterioration of Streetscape:**
Poor maintenance of passages and ginnels, including unmanaged vegetation and bin storage, detracts from the quality and usability of these spaces.
- **Boundary Treatments:**
Inconsistent and poorly maintained boundary treatments reduce visual cohesion, with loss of original walls and variations in materials detracting from the streetscape.



9.5.4 Opportunities for Management + Enhancement

- **Enhance Passageways:**
Improve the condition and appearance of passageways and ginnels through coordinated, locally led enhancement and maintenance.
- **Frontage Improvements:**
Encourage reinstatement of distinctive pathways and surfacing to frontages to add visual interest and reinforce character.
- **Retention of Features:**
Promote the retention and maintenance of original features, including recessed doorways, which contribute to façade depth and character.
- **Quality Alterations:**
Encourage the use of high-quality, heritage-style replacements where original features cannot be retained, ensuring designs remain sympathetic to historic detailing.

PART 3: MANAGEMENT PLAN



10.0 Introduction

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

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

10.1 Purpose

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

10.2 Structure of the Management Plan

10.2.1 The Management Plan is structured in two complementary parts:

10.2.2 Conservation Area-Specific Management

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

10.2.3 Management for All Conservation Areas

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

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

10.3 Policies + Recommendations

9.5.6 Policies

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

9.5.5 Recommendations

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

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

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

11.0 Conservation Area-Specific Management

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

11.1.1 Monton Green is defined by its historic village core, centred on the Green and Unitarian Church, and its evolution into a Victorian suburban centre. Its character is shaped by the relationship between civic buildings, residential streets, the High Street, and surrounding landscape features, expressed through a consistent palette of traditional materials and a strong sense of place.

11.1.2 The principal management challenge is to accommodate incremental change without eroding the qualities that define this character, particularly where traffic pressure, parking, building alteration and piecemeal public realm changes have begun to weaken historic form, detailing and spatial coherence. At the same time, there are clear opportunities to enhance the Conservation Area through targeted repair, reinstatement of lost features, and improvements to the public realm, reinforcing its role as a distinctive local centre and community focus.

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



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 Monton Green:

Issue	Description	Policy/Recommendation
 Movement, Traffic + Pedestrian Safety	Traffic and complex junctions around the Green and Monton Road, with kerb and corner parking harm safety, sightlines and landmark settings. The western car park is functional but visually weakens this gateway. Limited pedestrian priority reduces permeability between the Green, High Street and nearby housing.	See Policy MG1 + Recommendation MG1.1
 Public Realm + Streetscape	Street furniture, signage, seasonal lighting and mixed surface specifications (including tarmac paths in the churchyard and deteriorated secondary routes) reduce coherence and weaken the historic setting. Fragmented pavement materials and poor-quality repairs further detract from visual consistency.	See Policy MG2 + Recommendation MG2.1 + Recommendation MG2.2
 Historic Features + Architectural Characteristics	uPVC window/door replacements without traditional proportions, loss of chimneys, and façade rendering obscure original brickwork and erode historic character across terraces, villas and High Street blocks. Incremental loss of architectural detailing (e.g. eaves features, stone cills, shopfront elements) diminishes character.	See Policy MG4
 Boundaries, Enclosure + Plots	Removal of walls/hedges for off street parking, ad hoc modern fencing and inconsistent hedge maintenance reduce enclosure and streetscape rhythm, particularly in residential character areas. Loss of consistency in decorative boundary treatments weakens visual cohesion along terraces.	See Policy MG5 + Recommendation MG5.1
 Trees + Greenspace	Overgrown churchyard and private planting encroach on footways and obscure views to key landmarks, affecting accessibility and legibility.	See Policy MG6 + Recommendation MG6.1
 Shopfronts + Commercial Frontages	Oversized fascias, projecting units, artificial grass and inappropriate signage harm architectural proportions, streetscape rhythm and townscape continuity. Loss of historic shopfronts and inconsistent design approaches reduce the legibility of the High Street as a cohesive commercial frontage.	See Policy MG3 + Recommendation MG3.1

11.3 Area-Specific Opportunities for Enhancement

11.3.1 Monton Green presents a number of opportunities where modest interventions could deliver significant benefits:

- Re-balance movement at the Green: Introduce traffic calming, adjusted corner radii and improve crossings to prioritise pedestrians and landmark settings.
- Coherent public realm palette: Replace discordant materials and street furniture with a consistent palette focused on the Green, church setting and High Street.
- Sensitive repair of buildings: Promote traditional window and door patterns, retain chimneys and avoid façade rendering to preserve material character.
- Boundaries and front gardens: Retain and repair walls, railings and hedges; resist loss to hardstanding, particularly on Green Bank and within Chestnut Villas.
- Shopfront improvements: Reinforce appropriate proportions, materials and signage; remove intrusive elements including oversized fascias and artificial grass.
- Vegetation and views: Manage planting to maintain clear paths and key views to the Unitarian Church and across the Green.
- Arrival and parking: Improve the western car park edge with boundary treatments and tree planting to enhance arrival.
- Key civic assets: Prioritise repair of the Unitarian Church and its boundary to strengthen the civic core.

11.4 Area-Specific Management Policies + Recommendations

11.4.1 The following policies and recommendations apply specifically to Monton Green Conservation Area and should be read alongside the overarching policies set out in the section.



Policy MG1 : Movement and Safety at Monton Green

Highways and development proposals around Monton Green, the twin roundabouts and Monton Road/Parrin Lane approaches should reduce traffic dominance, prioritise pedestrian safety, and improve the legibility and setting of designated/ non designated heritage assets around the Green.

Recommendation MG1.1: Green First Movement

Explore the opportunity to tighten junction corners at the High Street/Parrin Lane legs to slow turning vehicles; align courtesy crossings with desire lines to the Green and churchyard gates; introduce clear pedestrian priority zones at the Green’s edges; and reduce kerb and corner parking near the churchyard boundary and medical centre frontage.



Policy MG2 : Public Realm Cohesion

Within the Green/church setting and along the High Street, public realm works should use a high-quality, durable materials palette; (stone kerbs where feasible, sympathetic paving, coordinated lighting columns, restrained rails/signage). Piecemeal surfaces and seasonal add ons that dilute the civic character will be resisted.

Recommendation MG2.1: Maintenance of Passages & Secondary Routes

a. Explore opportunities to undertake targeted repairs to ginnels and back lanes (e.g., behind High Street, Algernon/Francis/Granville passages), improve bin storage, and reinstate local surfacing where it survives.

b. Explore opportunities to improve the condition of service alleys and passageways, including rationalisation of bin storage, to support permeability and overall townscape quality.

Recommendation MG2.2: Public Realm

Explore opportunities to reinstate missing cobbled setts to reduce the visual impact of inappropriate patch repairs.



Policy MG3 : Shopfronts and Signage (High Street)

New/alterd shopfronts should respect historic proportions (stallriser, pilasters, fascia depth below first floor cill). Over deep fascias, projecting units, internally illuminated box signs and artificial grass frontages will be resisted; removal of redundant signage is encouraged.

Recommendation MG3.1: Shopfront Improvement

- a. Explore opportunities to improve existing shopfronts through removal of inappropriate elements, including oversized fascias, projecting units and artificial grass.
- b. Encourage incremental enhancement of shopfront proportions, signage and materials to better reflect the character of host buildings, particularly along frontages north of Lorne Grove.



Policy MG4 : Windows, Doors & Roofscape

Where planning permission is required, replacement windows and doors should match original opening proportions and profiles seen across the terraces and villas (timber sections, glazing patterns). Chimneys/pots that contribute to the roofline rhythm should be retained. The use of inappropriate render on historic properties will be resisted.

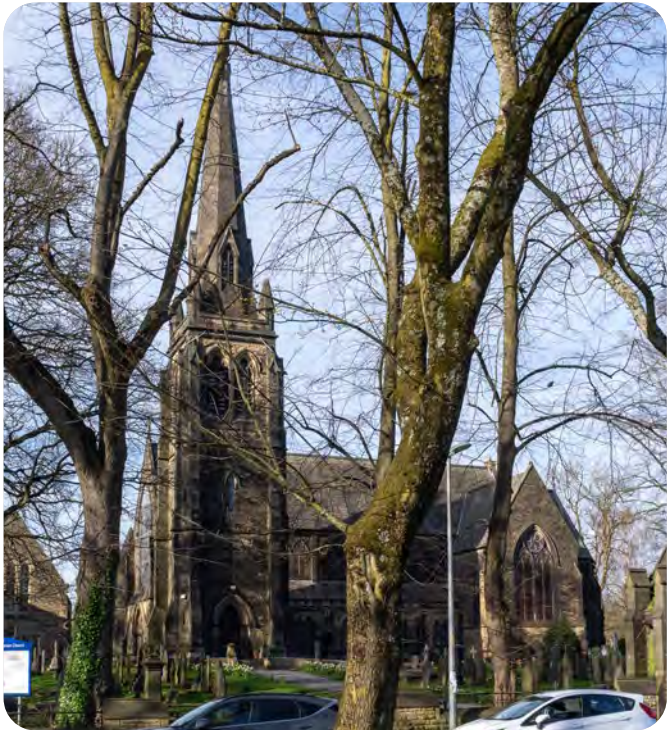


Policy MG5 : Boundary Treatments & Front Gardens

Where planning permission is required, proposals affecting boundary treatments and front gardens should retain and repair historic brick walls, copings, railings and hedges where they survive. The removal of historic boundaries, introduction of incongruous modern fencing, or creation of hardstandings that erode enclosure, harm tree roots or disrupt streetscape rhythm will be resisted.

Recommendation MG5.1: Boundary and Front Garden Renewal

- a. Explore opportunities to repair and reinstate front boundary walls, railings and hedges.
- b. Explore opportunities to discourage new hardstandings that remove historic boundaries and to promote appropriate boundary treatments using traditional materials and detailing.



Policy MG6 : Vegetation & Views

Proposals that result in the obstruction of important views or diminish the legibility of the churchyard boundary and wider setting will be resisted, while balancing amenity and biodiversity value.

Recommendation MG6.1: Vegetation and Views Management

- a. Explore opportunities to coordinate pruning and hedge maintenance along churchyard edges and private frontages that encroach onto footways.
- b. Maintain and reinforce key sightlines to the Unitarian Church and across Monton Green through targeted vegetation management.



c. Explore opportunities to integrate simple wayfinding to improve connections between the Green, High Street and canal.



Policy MG7 : Car Park & Gateways
Proposals affecting the western car park and key entry points to the Conservation Area should enhance arrival experience and townscape quality. Works should introduce stronger edge definition, improved surface treatments and landscape interventions that reflect local materials, without reducing parking capacity or accessibility.

Recommendation M7.1 : Western Car Park and Gateway Improvements
a. Explore opportunities to upgrade surfacing and introduce brick or stone boundary treatments that reflect the surrounding context.

b. Explore opportunities to introduce tree planting and soft landscaping to improve visual quality and soften views into the site.



Policy MG8 : Night time Environment
Lighting proposals within the Conservation Area should improve safety and wayfinding while respecting its historic character. Lighting design should avoid glare and over-illumination, with column types, fittings and colour temperature carefully selected to complement the churchyard, Monton Green and High Street setting.

Recommendation MG8.1:
a. Explore opportunities to rationalise lighting columns, heights and fittings across the Conservation Area to create a more consistent approach.

b. Promote the use of warm-toned lighting that enhances visibility while maintaining the character of the historic environment.

c. Focus improvements on key pedestrian routes and crossings, ensuring safe access without over-illuminating sensitive features such as the church façade and lychgate.

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 Further Information

12.2.5.2 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.

12.2.5.3 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.

12.2.5.4 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 encourage 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 should 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 should 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 must 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 must be prioritised as the most sustainable approach to development within Conservation Areas.

SUS P4

Proposals involving demolition and redevelopment must 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 must 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 must be carefully sited and designed to minimise visual impact and avoid harm to historic fabric, important roofscapes and key views.

12.16.4 Recommendations

SUS R1

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

SUS R2

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

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

SUS R3

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

12.16.5 Further Information

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



12.17 Trees + Greenspace

12.17.1 Aim

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

12.17.2 Introduction

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

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

12.17.3 Policies

TR P1

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

TR P2

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

TR P3

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

TR P4

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

TR P5

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

TR R4

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

12.17.4 Recommendations

TR R1

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

TR R2

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

TR R3

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

12.17.5 Further Information

12.17.5.1 *Under Section 211 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within a Conservation Area, anyone wishing to carry out works to a tree with a stem diameter greater than 75mm (measured 1.5m above ground level) should 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 Early Settlement and Medieval Monton (4000BC-1540AD)

13.1.1 Pre-1066

13.1.1.1 Neolithic tools found in nearby Winton, 1km to the southwest of Monton, suggest that human habitation in the region had been ongoing for millennia prior to permanent settlement¹. Remains of the Roman Road from Manchester (Mancunium) to Wigan (Coccium), have been uncovered in nearby Ellesmere Park, with additional evidence to suggest it passed through Chorlton Fold, a short distance to the north-east of Monton²³.

13.1.1.2 The name Monton likely derives from ‘*mawina-tun*’, an Old English name for ‘the settlement of the family of Mawa’⁴. This suggests that there had been a settlement at Monton prior to the Norman Conquest in 1066.

13.1.1.3 During the Anglo-Saxon period, Danes and Norse-Irish settlers (Vikings) settled nearby during their occupation of large parts of northern England. Evidence for this period of settlement comes mainly in the place names of settlements such as Flixton, Urmston, and Davyhulme in Trafford, 5km to the south of Monton on the southern side of the River Irwell. Around Monton, names such as ‘the Slack’ derive from Old Norse origins, illustrating their presence in the local area⁵. The word Slack comes from *Slakki* in Old Norse, meaning “a small, shallow dell or valley”⁶ and was seemingly used for an area corresponding to the modern Monton Road in the south of the Conservation Area.

13.1.1.4 Although there is limited direct evidence for settlement in Monton prior to 1066, evidence of human activity in the area during this time, and Old English and Old Norse place names, means it cannot be ruled out.

13.2 Post-1066

13.2.1 The earliest evidence for settlement in Monton derives from the medieval period (1066-1540 AD), during which it was part of the Manor of Barton⁷, itself a part of the wider Hundred of Salford, which is identified in the Domesday Book of 1086.

13.2.2 Documentary evidence shows that land at Monton was given to the Parish of Eccles, by a Matilda, daughter of Matthew de Barton, in 1205⁸. Parts of her lands at Monton were given over to free common use, the first recorded example of common land in Monton⁹. Common land was a feature of medieval life, in which designated land was free for public use, whether for grazing livestock, collecting wood, or similar. The only thing that was outlawed at Monton’s commons was the felling of trees without the license of the lord.

13.2.3 From 1235, the land was held by a community of Cistercian monks at Stanlaw Abbey in Cheshire¹⁰. By 1291, Monton is described as a monastic grange, farmland owned by the abbey, in which ‘the monks were found to hold two plough-lands’, which could be as large as 120 acres today¹¹.

13.2.4 When the monks at Stanlaw moved to Whalley in Lancashire in 1296, the grange at Monton was then held by the monks of Whalley Abbey¹².

13.2.5 During the 14th century monastic granges began to be leased out to tenants, and it appears that by 1365 this was true of the land at Monton. Monton Grange was held half by the Abbot of Whalley and the other half between Lord La Warre and the Abbot of Cockersand, who paid 6 shillings in rent¹³. In 1465 the land was leased to Ottiwell Worsley, who granted it to Robert Lawe, vicar of Eccles, and John Reddish of Monks Hall ¹⁴.

13.2.6 An important aspect of Monton’s historic development is the evidence that local tenants at Monton had access to commons at Swinton and Alveshaw¹⁵.

13.2.7 All of this shows that Monton’s medieval presence was in its agricultural land, with monastic farming being replaced with tenant farmers working the land for a succession of lords and clergymen. Arable farming, primarily of wheat, was the defining feature of the local economy through to the 19th century¹⁶. Supplementing the primarily agricultural undertakings in Monton, it is likely that tenants produced textiles within their homes as part of a cottage industry that was prevalent across the region at the time¹⁷.

13.3 Post Medieval Period (1540-1700AD)

13.3.1 In 1537, Whalley Abbey’s assets were stripped as a result of King Henry VIII’s dissolution of the monasteries, which resulted in monastic property being taken and redistributed¹⁸. Monton Hall and its associated local land was sold to Sir Alexander Radcliffe of Ordsall in 1540, and in 1612 to Roger Downes of Wardley¹⁹.

13.3.2 The 1666 hearth tax, which levied tax based on the amount of hearths owned by a person or family, records 82 hearths in Eccles and Monton. This suggests that at this time Monton was still a small agricultural settlement²⁰.

13.3.3 Despite the relatively small population, ‘Monton’ consisted of the hamlets of Monton, Old Monton, Chorlton Fold, and the Slack²¹. ‘Old Monton’ appears to refer to the site of the monastic grange, on the location of the former Eccles Grammar School on Park Road in Monton²².

13.4 Early Monton Churches and Change (1697-1875)

13.4.1 In 1697, Nonconformists were able to purchase land at Monton Green²³. This came after previous bans on their owning of church sites was lifted in 1689²⁴. They constructed a chapel on the site, at a cost of £150. This is the first recorded church at Monton Green.

13.4.2 In 1715, a Jacobite ‘Church and King mob’ attacked the chapel, as part of the broader Jacobite rebellions of the year, which sought to reinstate the Stuart monarchs to the throne²⁵. Damaging the church, repairs had to be undertaken, including rehanging the bell that still forms part of the current church and after which the Blue Bell Hotel is likely named²⁶. This rebuilding was considerable enough that the repaired chapel was considered to be a new chapel²⁷.

13.4.3 The third chapel was built in 1802, and by 1844, the Nonconformists’ Chapels Act allowed the congregation at Monton Green to officially call themselves Unitarians, a label they maintain today²⁸.

13.5 Industrial Salford-Change in Monton Green

13.5.3.1 During the time of the first three chapels at Monton, the wider region underwent great changes. The industrialisation of Salford and the wider region in the 18th century saw the construction of the Bridgewater Canal beginning in 1759. The canal carried coal from the coal mines near Worsley, located to the northwest of Monton, to Salford and Manchester in the southeast.

13.5.3.2 The construction of the canal immediately to the west of Monton Green altered the historic relationship between Monton and its surrounding land, separating areas that had previously formed part of Monton from the Green itself. This physical division contributed to the consolidation of development around Monton Chapel and Monton Green, shaping the focus and form of the modern settlement. The area was further changed by the textile trade in the wider region, with three fustian manufacturers recorded in Monton in 1781, and two cotton manufacturers by the early 19th century²⁹. This shows the slow transition from a purely agricultural hamlet to one that dealt in light industry as well.

13.5.3.3 300 metres to the southwest of Monton Green, the Bridgewater Foundry and Patricroft Colliery were formed in the 1830s and 1840s, respectively, with residents of Monton likely finding work in the burgeoning industries³⁰. Patricroft Colliery was short-lived, closing 9 years after it had been founded in 1841, though the Bridgewater Foundry, under Nasmyth, Gaskell and Co, lasted into the 20th century, producing locomotives and specialist tools.

13.5.3.4 This period saw agriculture change from majority wheat production to sheep-rearing after the collapse of wheat prices during the Napoleonic Wars of the early 19th century. This reverted back to a mixed use by the middle of the century³¹.

13.5.3.5 The Blue Bell Hotel, perhaps simply known then as The Bell was constructed at some point during in this period, and catered for local residents and travellers alike , belonging to the Greenhalgh and later the Lansdale families³². Monton’s position at the intersection of transport networks such as the Bridgewater Canal, the road network, and the late 19th-century rail network likely contributed to the success of the inn amongst travellers.

13.6 Monton Unitarian Church and Change (1875-1969)

13.6.1 By 1873, Monton was “one of the healthiest villages in the country”, with a death rate of only 3 per 1000, far below the average of the Eccles region at 24.5 per 1000. This was due to the agricultural nature of Monton, mostly separate from the industrialisation of the broader area³³.

13.6.2 In 1875, the Gothic Monton Unitarian Church was built on the site of the former chapel. The church was designed by Thomas Worthington, and built at a cost of £18,000³⁴. The church was built to accommodate more of the congregation, with the previous church being too small ³⁵. This illustrates the growth of Monton in the 19th century, with more members seeking to join the congregation.

13.6.3 An infant school had been constructed in 1848 and later catered for older children. This was supplemented by the construction of the Monton Memorial Schools in 1888³⁶. The role of education in Monton Green was undertaken by the church, who administrated the schools, highlighting the ecclesiastical prominence within Monton.

13.6.4 The expansion of the population was supported by the construction of the Monton Green Railway Station in 1887. The station was the first on the London and North Western Railway’s Manchester and Wigan Railway line. The station was built on an embankment between the church and the canal³⁷, which enabled Monton residents to travel into Manchester and Salford and likely contributed to the growth of Monton around this time.

13.6.5 The Ordnance Survey Maps of 1894 and 1909 show a marked increase in the number of properties in the Monton region, with houses along Monton Road being developed³⁸. One of the houses built was the Lodge at Monton Green, built in the 1880s in the Gothic Revival style in reaction to the industrialisation of the city³⁹.

13.6.6 By 1892, local government change resulted in Monton being made a ward of the newly incorporated municipal borough of Eccles. Monton had three councillors and one alderman. Part of the incorporation was a requirement for the Monton Church, and the Sunday school attached to it to have no restriction, disturbance, or interference upon it, in regards to the use of the land⁴⁰. Monton became part of Eccles for the sum of ten shillings, and another requirement was for the Green to be maintained by the Corporation, and to remain open and unobstructed and free to the passage of the public⁴¹. This illustrates that Monton’s defining assets, its common land and ecclesiastical presence, were prominent topics in its incorporation, with their protection showing the extent to which they were valued in the local area.

13.6.7 In the intervening years, the Green has transitioned from an open rough ground upon which children played to a uniform section of gardens and lawns. Though this was challenged in 1896 when it was railed off from the road, and public outcry resulted in an affirmation that the land was still common ground, suitable for grazing⁴².

13.6.8 The Blue Bell Hotel was rebuilt in 1906, after the purchase of the original building in 1897 by Hulme Wagstaffe Lion Brewery for £10,000⁴³. The Blue Bell’s continued presence in Monton Green has seen generations of local residents pass through its doors and it retains an important location on Monton Green.



Figure 1 Ordnance Survey Lancashire Sheet CIII.NE. Ordnance Survey Six-Inch England and Wales, 1842-1952. Ordnance Survey, 1894.

Figure 2 Ordnance Survey Lancashire Sheet CIII.NE. Ordnance Survey Six-Inch England and Wales, 1842-1952. Ordnance Survey, 1909.



13.7 20th and 21st Century Change (1969-Present)

13.7.1 Further expansion of the local area resulted in the gradual change of Monton Green from an agricultural, semi-rural hamlet, to a middle-class residential suburb of Eccles and Salford. The 1894 construction of the Worsley Golf Club to the north of Monton Green has meant that the area has retained some element of open space alongside the Green, with no construction on the site in the intervening years.

13.7.2 In 1930, a single-storey shelter was erected on the Green to commemorate the veterans of the First World War in Monton. The shelter was built in a mock-Tudor style, looking back to ‘Old England’⁴⁴.

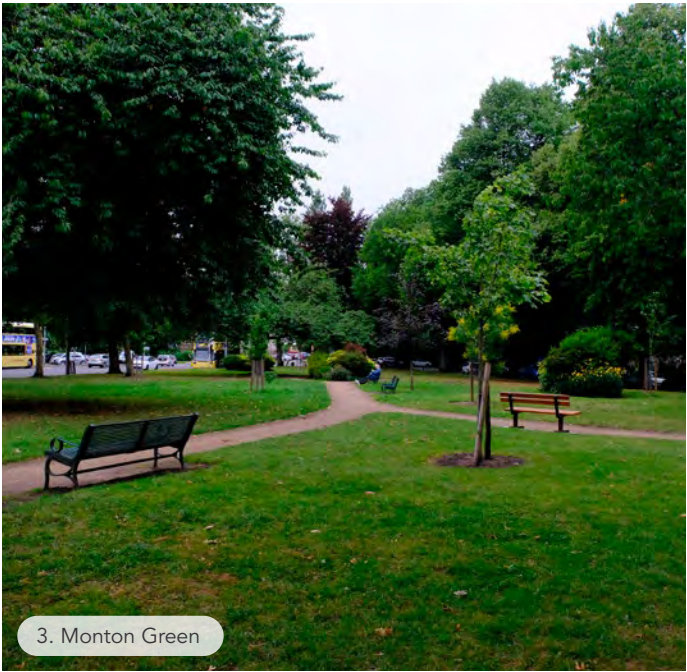
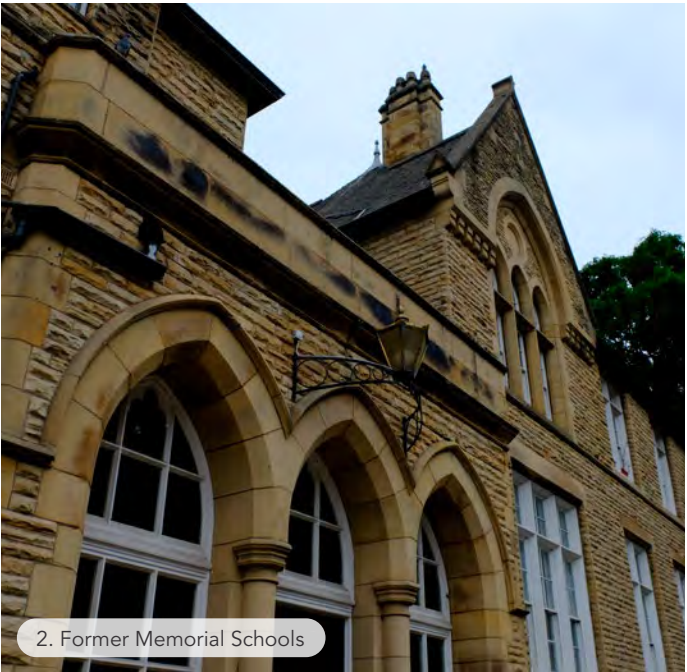
13.7.3 In 1969, as part of countrywide cuts to the nationalised railway systems as a result of the Beeching Report, Monton Green station was closed, with the demolition of the station and railway the following year⁴⁵.

13.7.4 The decline of industry across the region in the middle of the 20th century saw the industries developed around Monton Green being shut down. Whilst Monton itself had never become a hub of industry, the population worked in both industry and agriculture, and the ramifications of industrial decline were surely felt, though likely to a lesser extent than in surrounding townships. Combined with the closure of the railway and reduced relevance of the Bridgewater Canal, Monton Green settled into the suburban location it remains today. The focal point of the Green and the Unitarian Church remain today, with the Green still reserved for the public, and the church still standing, free from interference. The Memorial Schools were in ‘community use’ in the 1980s⁴⁶, and have been developed into apartments as of 2016⁴⁷.

13.7.5 The Green, Unitarian Church, and the Blue Bell are all reminders of the past of Monton Green, their preservation echoes the traditional agricultural history of Monton Green and the importance of The Church, common land, and the idea of ‘Old England’. The Lodge and Shelter at Monton Green both reflect this conscious effort to show the traditions of England, and they make Monton Green unique in its connections to its past.

14.0 Appendix 2: Landmarks

[Go to Landmarks Map](#)



15.0 Appendix 3: Key Views

[Go to Key Views Map](#)



View 1: Through the Lychgate towards Monton Unitarian Church

This view north through the Lychgate of Monton Unitarian Church towards the church captures two of the key landmarks in the Conservation Area. The view terminates at the Church and is framed by the complementary Lychgate.



View 2: Down Brackley Road

This view east down Brackley Road captures the leafy suburban Chestnut Villas Character Area's key characteristics. It has the three-storey houses, set in spacious plots along a road with mature trees and green front gardens. The view captures the difference in residential typologies in the Conservation Area, with this area providing a distinct typology.



View 3: Panoramic View of The Bridgewater Canal

This view to the northwest and southwest captures The Bridgewater Canal, including its wide waterway, leafy banks, and developed borders. The Canal links Monton Green to the Salford area's industrial past.



View 4: Panoramic View of Monton Green and the Monton Veteran's Shelter

This panoramic view looks northwards across the Green and incorporates the Mock-Tudor Monton Veteran's Shelter. The view contains the leafy Green with the Lodge at Broad Oak Park in the background. The Green is a core area in the Conservation Area, encapsulating the historic presence of common land in Monton.



View 5: Towards the Green and Unitarian Church

This view northwards along Monton Road offers a glimpse of the church spire. The spire is visible above the mature trees of the Green and the churchyard. In the foreground the commercial properties on Monton Road frame the greenery in the background. The view encapsulates the unique character of Monton Green, with 19th century development focussed along the historic church and Green.



View 6: Down Monton Road

This view southwards along Monton Road includes the commercial properties along the road. The presence of trees, pleasant shop exteriors and modern street furniture combine to give the sense of a thriving local community.

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 existing adopted Conservation Area boundary was found to be relatively limited in scope, focusing on a small historic core while excluding adjoining areas that contribute to the wider character and setting. The review identified opportunities to realign the boundary so that it better reflects Monton’s historic development and architectural coherence.

16.1 Applying the methodology

16.0.1 Rapid Assessment confirmed that the area retains positive heritage value but would benefit from improved spatial definition.

16.0.2 Qualitative Evaluation highlighted that certain adjoining areas demonstrate clear historic and architectural interest, forming part of the settlement’s evolution and reinforcing its character.

16.2 Principles for Change

16.0.1 Incorporate areas that illustrate key phases of historic development and contribute to the architectural richness of the settlement.

16.0.2 Strengthen the functional and visual relationship between the Conservation Area’s core and its wider context.

16.0.3 The changes proposed as part of this consultation aim to create a more coherent and representative Conservation Area, safeguarding its special interest while supporting opportunities for heritage-led enhancement.

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.

18.0 Bibliography + Sources

Archer, John H. G. *Art and Architecture in Victorian Manchester*. Manchester, UK ; Dover, N.H., U.S.A. : Manchester University Press, 1985.

Architects of Greater Manchester. 'Unitarian Chapel. Monton Green, Monton, Eccles'. Accessed 28 November 2025. <https://manchestervictorianarchitects.org.uk/buildings/unitarian-chapel-monton-green-monton-eccles>.

Bleackley, J. Roy. *Short History of Monton Unitarian Church*. n.d.

'Blue Bell, Monton Green'. *Pubs of Manchester*, 25 September 2014. <https://pubs-of-manchester.blogspot.com/2014/09/blue-bell-monton-green.html>.

British History Online. 'Townships: Barton'. Accessed 17 December 2025. <https://www.british-history.ac.uk/vch/lancs/vol4/pp363-376>.

British History Online. 'Townships: Salford'. Accessed 17 December 2025. https://www.british-history.ac.uk/vch/lancs/vol4/pp204-217?utm_source=chatgpt.com.

Curl, James Stevens. *Book of Victorian Churches*. London : B.T. Batsford : English Heritage, 1995.

Eccles Advertiser and District Recorder. 'Monton Green as a Park'. 7 September 1889.

Farrer, William, and John Brownbill. *The Victoria History of the County of Lancaster: Volume IV*. Constable, 1906.

Fletcher, Katie. *Salford Regeneration: The Archaeology of Living in the City*. No. 27. Greater Manchester's Past Revealed. Salford Archaeology, 2020.

Graces Guide. 'Nasmyth, Gaskell and Co'. Accessed 24 March 2026. https://www.gracesguide.co.uk/Nasmyth,_Gaskell_and_Co.

Gray, Ted. *Greetings from Old Salford : A Pictorial Journey through Old Salford's Past*. Bury : Printwise, 1991.

Gregory, Richard. *Cholrton Fold, Monton, Eccles-Final Excavation Report*. Excavation Report. Oxford Archaeology North, 2011.

Heritage Gateway. 'Former Monton Memorial School'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM2118&resourceID=1048.

Heritage Gateway. 'Graveyard, at Unitarian Church, Monton Green'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM8379&resourceID=1048.

Heritage Gateway. 'Lodge at Monton Green'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM8232&resourceID=1048.

Heritage Gateway. 'Lychgate, Monton Unitarian Church'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM2117&resourceID=1048.

Heritage Gateway. 'Monton Chapel (Site Of)'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM11731&resourceID=1048.

Heritage Gateway. 'Monton Medical Centre (Former Lodge at)(Site Of)'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM8244&resourceID=1048.

Heritage Gateway. 'Monton Unitarian Church'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM2116&resourceID=1048.

Heritage Gateway. 'Polished Stone Celt (Findspot)'. Accessed 18 December 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM2238&resourceID=1048.

Heritage Gateway. 'Shelter, on Monton Green'. Accessed 28 November 2025. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM8378&resourceID=1048.

Heritage Gateway. 'Wardley Hall'. Accessed 15 January 2026. https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MGM789&resourceID=1048.

Historic England. 'Former Monton Memorial Schools, Non Civil Parish - 1067503'. Accessed 28 November 2025. <https://historicengland.org.uk/listing/the-list/list-entry/1067503>.

Historic England. 'LYCHGATE AT MONTON UNITARIAN CHURCH, Non Civil Parish - 1067502'. Accessed 28 November 2025. <https://historicengland.org.uk/listing/the-list/list-entry/1067502>.

Historic England. 'MONTON UNITARIAN CHURCH, Non Civil Parish - 1067501'. Accessed 28 November 2025. <https://historicengland.org.uk/listing/the-list/list-entry/1067501>.

Hulton, William Adam, ed. *The Coucher Book or Charlutary of Whalley Abbey*. Printed for the Chetham Society, 1847.

Imperial War Museums. 'Monton Unitarian Church And Sunday School - WW1 Roll of Honour'. Accessed 28 November 2025. <https://www.iwm.org.uk/memorials/item/memorial/60794>.

Johnston, Francis R. *Eccles: Growth of a Lancashire Town*. Eccles & Dist. Hist. Soc., 1967.

Kenyon, Denise. *The Origins of Lancashire*. Manchester University Press, 1991.

Miller, Ian, and Bill Aldridge. *Discovering Coccium: The Archaeology of Roman Wigan*. No. 3. Greater Manchester's Past Revealed. Greater Manchester Archaeological Unit: Oxford Archaeology North, 2011.

Monton Green Conservation Area Map. Salford City Council, 2013.

Monton Green Designation Report. Salford City Council, 1979.

Monton Unitarian Church. 'History of Monton Unitarian Church'. Accessed 28 November 2025. <https://montonunitarianchurch.co.uk/415-2/>.

Monton Village Community Association. 'About Monton'. Accessed 28 November 2025. <https://www.montonvca.org.uk/pages/about-monton>.

Monton Village Community Association. 'History of Monton Unitarian Church'. Accessed 28 November 2025. <https://www.montonvca.org.uk/articles/history-of-monton-unitarian-church>.

Monton Village Community Association. 'Monton History'. Accessed 28 November 2025. <https://www.montonvca.org.uk/articles/monton-history>.

Monton Village Community Association. 'Monton Railway Station'. Accessed 17 December 2025. <https://www.montonvca.org.uk/articles/monton-railway-station>.

Open Domesday. 'Salford | Domesday Book'. Accessed 17 December 2025. <https://opendomesday.org/place/SJ8298/salford/>.

Ordnance Survey Lancashire Sheet *CIII.NE*. Ordnance Survey Six-Inch England and Wales, 1842-1952. Ordnance Survey, 1894.

Ordnance Survey Lancashire Sheet *CIII.NE*. Ordnance Survey Six-Inch England and Wales, 1842-1952. Ordnance Survey, 1909.

'Patricroft Colliery (1841-1850)'. *Northern Mine Research Society*, n.d. Accessed 24 March 2026. <https://nmrs.org.uk/mines-map/coal-mining-in-the-british-isles/lancashire-coalfield/manchester-coalfield/patricroft-colliery-1841-1850/>.

Ridings, Chris. *Chorlton Fold Farm, Eccles, Greater Manchester- Archaeological Building Investigation*. Archaeological Building Investigation. Oxford Archaeology North, 2007.

Salford City Council. 'Monton Green'. Accessed 28 November 2025. <https://www.salford.gov.uk/parks-and-open-spaces/salford-parks/monton-green/>.

Salford City Council. 'Monton Green Conservation Area'. Accessed 28 November 2025. <https://www.salford.gov.uk/planning-building-and-regeneration/conservation-and-listed-buildings/salfords-heritage-assets/conservation-areas/monton-green/>.

The National Archives. 'The Monton Estate'. National Archives. Accessed 18 December 2025. <https://discovery.nationalarchives.gov.uk/browse/r/h/29f891ef-8b30-4b87-adf6-5e6f05937c56>.

War Memorials Online. 'WW2 Brass Plaque, Monton Unitarian Church'. Accessed 28 November 2025. <http://www.warmemorialsonline.org.uk/memorial/258660>.

Worsley Golf Club. 'Worsley Golf Club'. Accessed 18 December 2025. <https://www.worsleygolfclub.co.uk/>.

19.0 Endnotes

1

Heritage Gateway Herit. Gatew., ‘Polished Stone Celt (Findspot)’.

2

Gregory, *Cholrton Fold, Monton, Eccles-Final Excavation Report*, 9.

3

Miller and Aldridge, *Discovering Coccium: The Archaeology of Roman Wigan*, 21.

4

Ridings, *Chorlton Fold Farm, Eccles, Greater Manchester- Archaeological Building Investigation*, 10.

5

Ekwall, *The Place-Names of Lancashire*, 40.

6

Ekwall, *The Place-Names of Lancashire*, 40.

7

Francis R Johnston, *Eccles*, 13.

8

Francis R Johnston, *Eccles*, 19.

9

Farrer and Brownhill, *The Victoria History of the County of Lancaster: Volume IV*, 370.

10

Gregory, *Cholrton Fold, Monton, Eccles-Final Excavation Report*, 10.

11

Gregory, *Cholrton Fold, Monton, Eccles-Final Excavation Report*, 10.

12

Gregory, *Cholrton Fold, Monton, Eccles-Final Excavation Report*, 10.

13

Farrer and Brownhill, *The Victoria History of the County of Lancaster: Volume IV*, 369.

14

Farrer and Brownhill, *The Victoria History of the County of Lancaster: Volume IV*, 370.

15

Hulton, *The Coucher Book or Charlutary of Whalley Abbey*, 1236–38.

16

Gregory, *Cholrton Fold, Monton, Eccles-Final Excavation Report*, 11.

17

Fletcher, *Salford Regeneration: The Archaeology of Living in the City*, 9.

18

Farrer and Brownhill, *The Victoria History of the County of Lancaster: Volume IV*, 370.

19

Farrer and Brownhill, *The Victoria History of the County of Lancaster: Volume IV*, 370.

20

Farrer and Brownhill, *The Victoria History of the County of Lancaster: Volume IV*, 364.

21

Bleackley, *Short History of Monton Unitarian Church*, 5.

22

Eccles Gramm., ‘Farewell Eccles Grammar’; Bleackley, *Short History of Monton Unitarian Church*, 6.

23

Bleackley, *Short History of Monton Unitarian Church*, 8.

24

Bleackley, *Short History of Monton Unitarian Church*, 8.

25

Monton Village Community Assoc., ‘History of Monton Unitarian Church’; Bleackley, *Short History of Monton Unitarian Church*, 8.

26

Bleackley, *Short History of Monton Unitarian Church*, 8; Salford City Counc., ‘Monton Green Conservation Area’.

27

Monton Village Community Assoc., ‘History of Monton Unitarian Church’.

28

Monton Village Community Assoc., ‘History of Monton Unitarian Church’; Bleackley, *Short History of Monton Unitarian Church*, 8.

29

Francis R Johnston, *Eccles*, 85.

30

‘Nasmyth, Gaskell and Co -’; ‘Patricroft Colliery (1841-1850)’.

31

Gregory, *Cholrton Fold, Monton, Eccles-Final Excavation Report*, 11.

32

‘Pubs of Manchester’.

33

Francis R Johnston, *Eccles*, 113.

34

Bleackley, *Short History of Monton Unitarian Church*, 10.

35

Archit. Gt. Manch., ‘Unitarian Chapel. Monton Green, Monton, Eccles’.

36

Hist. Engl., ‘Former Monton Memorial Schools, Non Civil Parish - 1067503’.

37

Monton Village Community Assoc., ‘Monton Railway Station’.

38

Ordnance Survey Lancashire Sheet CIII.NE, 1909; *Ordnance Survey Lancashire Sheet CIII.NE*, 1894.

39

Herit. Gatew., ‘Lodge at Monton Green’.

40

Francis R Johnston, *Eccles*, 69.

41

Bleackley, *Short History of Monton Unitarian Church*, 13.

42

Bleackley, *Short History of Monton Unitarian Church*, 5.

43

‘Pubs of Manchester’.

44

Herit. Gatew., ‘Shelter, on Monton Green’.

45

Monton Village Community Assoc., ‘Monton Railway Station’.

46

Hist. Engl., ‘Former Monton Memorial Schools, Non Civil Parish - 1067503’.

47

Herit. Gatew., ‘Former Monton Memorial School’.

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