

Milner Field Estate Special Character Area

Introduction

The Milner Field Estate and associated Working Farm comprises a cluster of nationally and locally recognised heritage buildings and structures grouped around the wider estate landscape.

The estate landscape itself has a number of current protections

- Green belt designation
- identified habitats requiring conservation mitigation:
 - o grassland,
 - o woodland,
 - o trees (via preservation orders)
- it lies within the 7Km buffer zone for the South Pennine Special Protection Area (SPA)/Special Conservation Area (SCA) and
- it lies within the buffer zones for Sites of Special Scientific Interest (SSSI) Bingley South Bog and Trench Meadows
- currently is locally designated as a 'local park and garden' under the RUPP (2005), unclear if this is carried forward in the emerging Local Plan.

Bingley Town Council consider that the whole Milner Field Estate should be treated holistically and be designated a Conservation Area. However, this designation is not within the remit of the NP, consequently BTC aspires to work with and lobby BMDC to achieve Conservation Area status.

Historic England have stated that:

“Some local planning authorities have chosen to rely on additional forms of local designation to manage their local historic environment. These generally take the form of areas of special local character, designed to capture historically important areas that fail to meet the criteria for designating conservation areas. Although such areas of special character are generally used to identify areas based upon their architectural or townscape merits, they may also deal with other elements of the historic environment such as locally important landscapes or archaeology”.

Therefore, to ensure the area is treated holistically, it is designated in this NP as a Special Character Area as a result of its distinctive architectural, archaeological, landscape and historic interest. This special character is derived not only because of historically and architecturally important buildings to be found within it, but also because of its history, layout and setting. In particular:

- Milner Field has existed as an estate since the 1500s and has been occupied by notable local Bingley families.

- The Estate landscape is important because it was designed in 1869 by a nationally important garden and landscape designer, Robert Marnock and essentially retains the same footprint as when he originally designed it.
- Milner Field is important because of its association in the mid 19th Century with a notable local person Sir Titus Salt, and also his family and their descendants. The Salt family direct association with Salts Mill and Saltaire continued until 1930 and still does today through World Heritage Site status.
- Saltaire as a Model Village and Milner Field Farm as a Model Farm are unique in having the two “Model” communities in such close proximity to each other and built by the same family.
- The Model Farm is still fulfilling its purpose as a farm and on the same footprint as when it was built 150 years ago, this is believed to be unique.
- The historical and heritage importance of the site has only come to the fore since 2011. Following the publication of research by local historians and history clubs more information has become available about Milner Field Farm having been built and operated by the Salt family as a Model Farm and an integral part of the Salt family’s vision for the area. Research as regards maps and plans of the site and the potential of future archaeology have further potential to reveal more information and evidence.

Further detail in support of the above is given in the following sections which look at:

- History
- Landscape
- Architecture/Archaeology

Thanks are due to local Bingley historian Alan Cattell and Baildon local historians Mike and Tish Lawson who have helped research and produce this document with numerous site visits during the period 2019 to 2022.

Part of the estate is publicly accessible, and regularly used by the local population, though not strictly a public right of way (an application to recognise public access over the main footpaths was submitted by Gilstead Village Society in 2016 and is currently in progress).

This document covers artefacts/structures visible in the publicly accessible areas. It is expected that further archaeological artefacts would be uncovered were the private non-accessible areas surveyed.

Given its proximity and historical links to Saltaire and the Salt family, the Milner Field Estate has a low profile both locally and nationally. When walking through the estate there is nothing that indicates its significance, and it is in danger of significant deterioration. This is viewed by BTC as a major missed heritage and tourism opportunity and we would like to

work with the landowner and other partners, including BMDC, to raise the profile of this key piece of local history. Possible opportunities for the estate include:

- ensuring that the Model Farm is recognised and remains as such
- including the Model Farm in general Saltaire literature to raise its profile
- making the estate a Country Park
- adding a heritage trail through the estate and its structures
- archaeological activity to uncover further features within the estate.

History

Originally belonged to the old family Mylner, who lived here in the time of Richard II. There is/was a stone inscribed I.M.1603 in the old house on site. The estate was then owned by the Oldfields, before passing to the Fells, who also had an inscribed stone 1702 in the old house. The Fells and relatives owned the property until 1834, and the wood along the river at Milner Field is still known as Fell Wood. Owned by Admiral Duncombe until its purchase by Titus Salt in 1869, other local notables resided in the property during this period, including William Busfeild Jr.

Titus Salt bought the property as somewhere for his son and family to live, due to its proximity and ease of access to Salts Mill and Saltaire. Titus Salt Jr remodelled the whole estate to his needs, replacing the main house and demolishing Stubbings Farm in the north east corner of the estate, whilst developing Milner Field Farm as a Model Farm.

Built in the 1870s and demolished in the 1950s, Milner Field Mansion, Stables and Gardens survived for 80 years as built entities. They have since existed for a further 70 years as above ground and below ground artefacts and archaeology, much of which is still evident.

Landscape

To appreciate the landscape character of the Milner Field Estate, it needs to be viewed within the context of:

1. the Saltaire Landscape and World Heritage Site and its links to the wider landscape between Bingley and Saltaire.
2. the Bingley Enclosures of 1861
3. the development of the landscape

Saltaire Landscape

Gray (1891:157) describes Saltaire prior to the Model Village being built in terms of being an area *in moor and field and forest* and after the town was built as *a charming diversity of hill and dale, waterside and moorland walks.... human achievement has given it an even wider fame as citizens from all parts are attracted to the model town which has become through the genius and philosophy of its noble author, a famous industrial shrine.*

The Saltaire World Heritage Management Plan, adopted 2014, identifies that there is a need to preserve those elements which contribute to the Saltaire World Heritage Site. As part of the WHS Buffer Zone, the Milner Field landscape is clearly visible from Saltaire Village and vice versa and is an integral part of the landscape of one of Yorkshire's most powerful heritage and tourist assets.

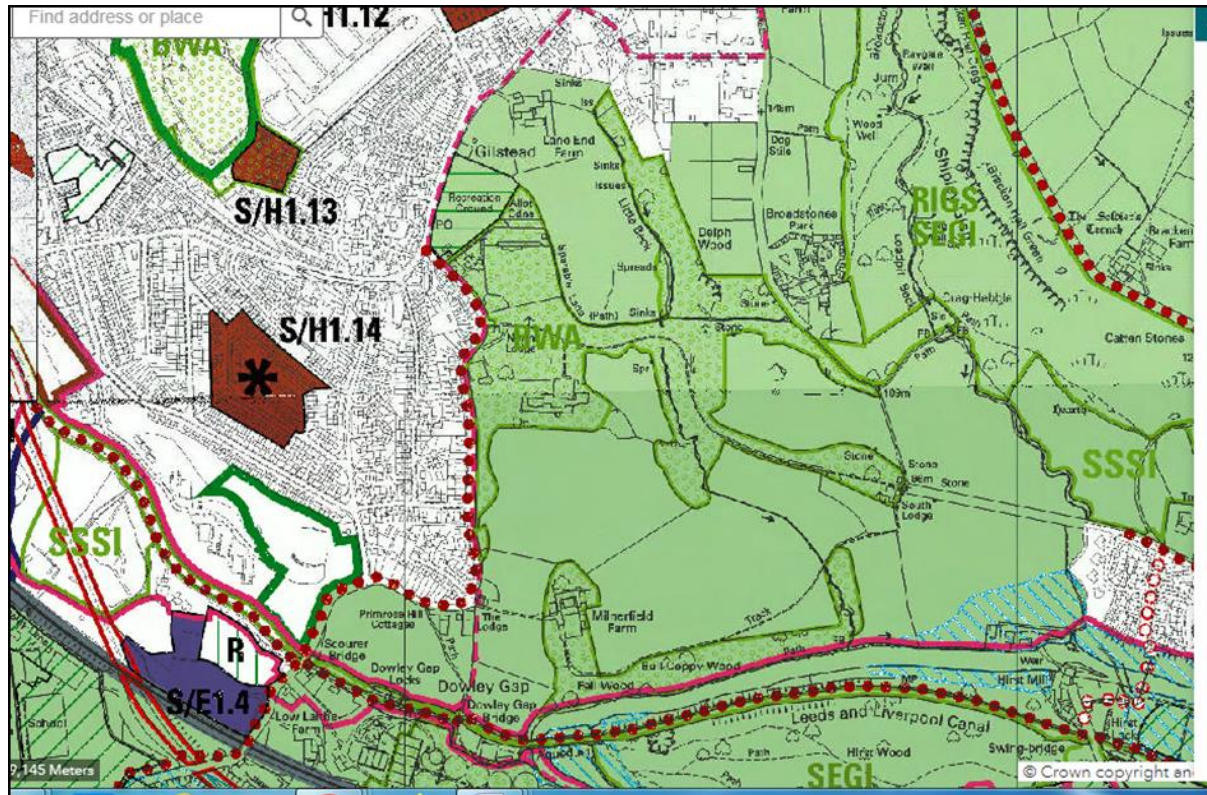


Landscape between Bingley and Saltaire

As part of the Airedale Landscape Character Area and the green infrastructure that connects Bingley and Saltaire/Shipley, Milner Field provides important connections to two SSSI's Bingley South Bog and Trench Meadows, and a number of emerging Local Plan Local Wildlife sites (LWS), the Leeds and Liverpool Canal, Hirst Wood, Gilstead Moor Edge and Prince of Wales Park as well as Shipley Glen. These are all situated in close proximity to the Milner



Field Estate, either at the top of the wooded incline or in the valley/ canal/river bottom. Together, the scope and scale of the diversity/biodiversity of the landscape between Bingley and Saltaire, of which Milner Field is an integral part, make the landscape between Bingley and Saltaire unique in its diversity



From Bradford RUDP Plan 2005

Bingley Enclosures

Amongst events which shaped the development of land and ownership in the Bingley area, the Bingley and Gilstead Moor Enclosure Awards 1861 were significant. Romels Moor and Gilstead Moor were given such status and the Bingley Enclosure led directly to the development and opening of Prince of Wales Park in 1865.

The Gilstead Moor Enclosure included the area from Heights Farm and Eldwick Beck Bottom to the edge of Milner Field (Dodd 1950:6). Dodd (1958:126) also records that as a result of this enclosure Sheriff Lane and Gilstead Lane were among "occupation roads" to be repaired. It was along these roads that the earliest building took place and included Littlebeck Hall (1862) and the Glen Hotel (1865) built by the Preston brothers (John a landscape painter) and Ben (a dialect poet). Little Beck ran through the grounds of Littlebeck Hall into the grounds of Milner Field and was dammed in 1869 by Marnock as part of his landscaping of the Estate, to provide the boating lake and trout hatchery for the newly built Milner Field.

Milner Field Landscape

Map 1 below, which was the sale map for the estate in 1866, shows the extent of the original Milner Field Estate which also included Stubbing House Farm. Records show that Milner Field House was built (or rebuilt) in 1603 and was owned successively by wealthy local landowners the Milners, Oldfields, and the Fells. This map also shows at the top of the map the land owned by John Preston and the Little Beck stream leading down to Milner Field.



Sale of the Estate and Building of the New Milner Field and Estate

The Milner Field and Stubbing House Estates were advertised as being for sale in the Bradford Observer of 22nd November 1866 and Titus Salt Senior bought the land in 1869. Titus Junior immediately demolished the old Milner Field and Stubbing House Farm. He integrated the steps to the old Milner Field and the gateposts into the new Milner Field grounds and also retained the old 17th Century Garden House (also identified as the Dower House) into the Kitchen Gardens of the new house.

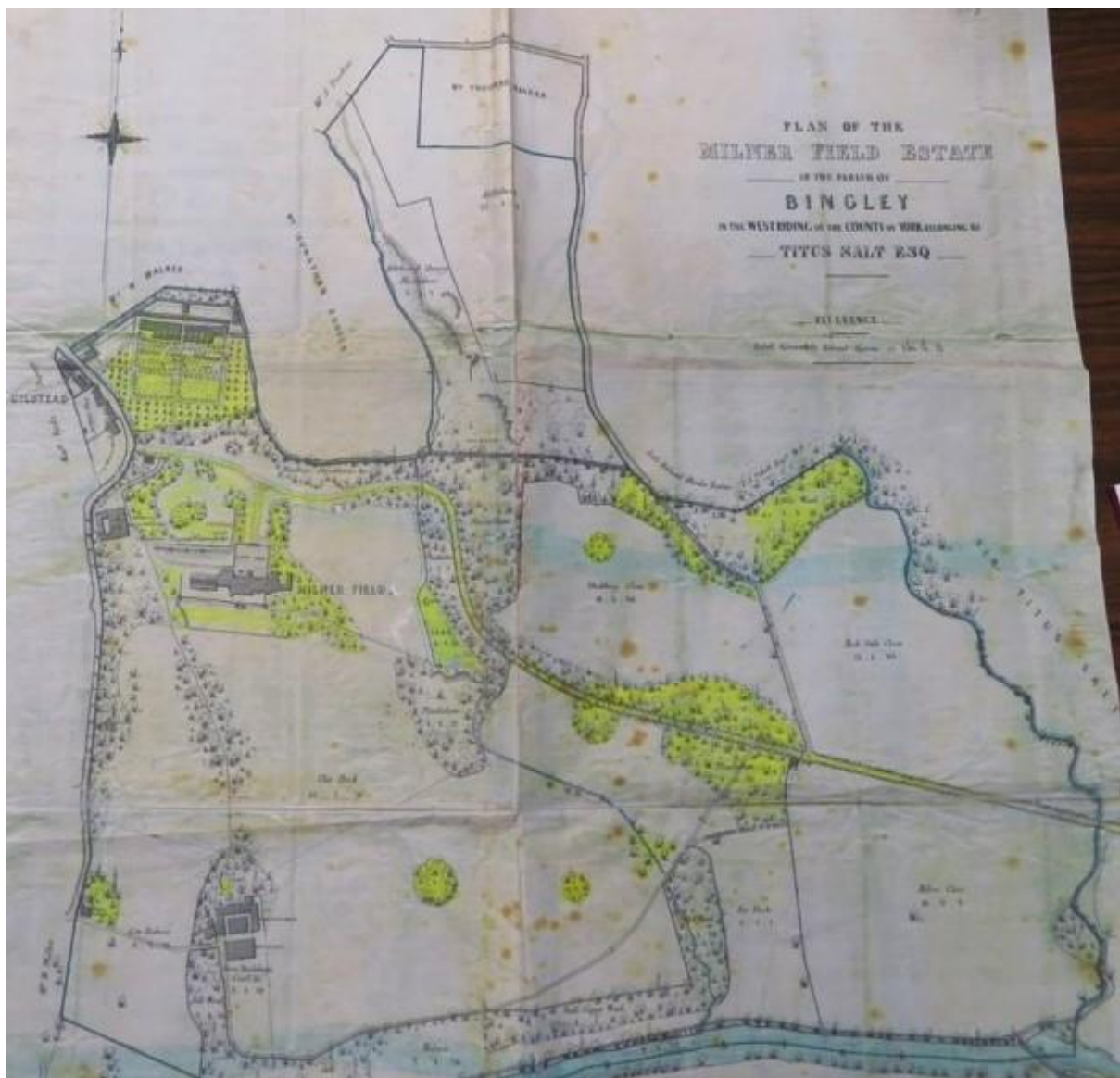
Titus Salt Jr documented the old Milner Field House and landscape along with hand sketches and photographs of the house and landscape in a portfolio which the Salt family have since

donated to the Shipley College Saltaire Archives (these can be viewed by pre booked request at the Archives).

Change in the Landscape

An article in the Leeds Mercury of 2nd November 1869 comments about *the picturesque old hedges* being removed *and these quaint landmarks which rendered the district so rurally interesting* being replaced by stone walls which ran through the meadows and up the hillsides. Also mentioned is a pathway to Gilstead which **formerly opened onto the moor** (referred to as "*an odious snicket*") being built between high walls. These are direct references to the new Milner Field being built by Titus Salt Jr and the adaptation of Sparable Lane as one of the natural boundaries to Milner Field Estate.

The full extent of the Estate shown in **Map 2** below runs down from the former moor, through grassland, woodland incline, woodland, plantation, pasture, parkland and meadows to the River Aire and the Leeds and Liverpool Canal which run along the valley bottom.



This diverse landscape is essentially the reason that Titus Salt selected the area in which to build his Model Village and led to his son building a new Mansion, gardens, parkland and a new Model Home Farm and Lake. The fact that he employed Robert Marnock to design and landscape the estate to capture and improve upon this diversity is also significant.

Marnock's Landscape

To date, there has been no in-depth study of the extent of or identification of specific areas of Marnock's influence on the landscaping of the estate. However, it is possible through comparison of the above maps to identify new and amended features of the Estate, and these are indicated in yellow on **Map 2** (dated 1874) above.



This approach captures the changes between the Estate being advertised for sale (1866) and the changes to the landscape brought about by Titus Salt Jr (commencing 1869) which was the initial date that he commissioned Marnock to start work. There is little doubt that Marnock had a key role in influencing these new changes plus also adding new tree planting regimes to compliment the Wooded Plantations already existing. Examples of the types/ species of trees planted can be identified through Tree Preservation Order Number 591 (3/10/1986) and TPO (Land at Milner Field) Order 4608419 (registered 7/10/1990)

Time Depth

In the period 1870 to 1930 the Salt family, then Sir James Roberts, followed by several Salts Mill Managing Directors worked at Saltaire and lived at Milner Field. The shape of the Estate and land remained much as it had when it had been originally designed and built. In the period 1930 to date the landscape has essentially remained unchanged and within a time warp when much around it has changed.

Tudor -Natural England (2014:32) suggests that: *Land Ownership and Tenure can both contribute to landscape character, especially at the local scale. For example, large areas held and managed as one estate for several generations will often create a unified – sometimes designed - landscape with a **distinct identity** that differs from similar land held and managed by individuals as many smallholdings. An understanding of past and present patterns of ownership and tenure can help to explain contemporary landscape character.*

Time Depth is a key concept in relation to preserving the unique character of the Milner Field Estate as a Conservation Area/ Special Character Area.

Within their Guiding Principles for Historic Landscape Character- Historic England (2019:) state

“The present-day landscape is the main object, though characterisation of that will require understanding and representation of a place’s history. Landscape in an intensively occupied, used and experienced place like Britain is more about history than geography: its most important characteristic is its time-depth; the appreciation that change and earlier landscapes exist in the present landscape”.

Time-depth as regards Milner Field as part of the Gilstead/Bingley landscape is essentially over a period of 400 plus years from 1603, during which the estate was owned initially by successive wealthy local families then purchased and adapted by the Salt family in 1869. The later demolition of the Milner Field Mansion and stables is also part of that time-depth.

Because of the "completeness" of the original Milner Field Estate in terms of both landscape and the footprint of the original infrastructure of key ancillary buildings, the Historic Landscape Character has been preserved, despite the mansion and stables being demolished.

Lost Country Houses

Giles (2013:93) in a West Yorkshire Archaeology Advisory Service report comments on Lost Country Houses in West Yorkshire:

“West Yorkshire has some country houses of national importance but lost a large number during the twentieth century when death duties were held responsible for the inability of wealthy families to afford the vast costs of maintenance..... The great age of demolition of country houses has passed, having taken a heavy toll in West Yorkshire.

The associated buildings around such houses are often under greater threat than the main house itself, for they are less well protected. Often architecturally less distinguished, they nevertheless form a vital part of the ensemble, providing important functions and sometimes demonstrating significant social developments.

A former narrow focus in country house studies on the house itself is beginning to be complemented by placing the house in the contexts of its landscape and of the estate of which it formed the central element. The chronological development of the estate can be studied through consideration of ancillary buildings and landscape features, such as banqueting houses, walled gardens, ice houses, the home farm and outlying farms, a landscaped park, and extensive service ranges including stable blocks etc

Lost country houses may have great potential for archaeological investigation. Some houses were lost without adequate records being made, and earthwork survey and below-ground investigation could recover the plan and something of the chronology of development on individual sites. **Artefact evidence** from the house site would also help to reconstruct the functions of different parts of the building.

The study of manufacturers' mansions is not as advanced as that of country houses. "

In considering the above comments, Milner Field Estate is of particular interest as it represents both the estate of wealthy landowners initially then latterly that of a manufacturing family. There is much artefact evidence to be found within the grounds of the estate and much still to be discovered.

Since 2011 Van den Daele and Beal (2011) and Cattell (2011, 2016 and 2016) have added new written and photographic knowledge and evidence to what has previously been known about the Estate and its buildings, landscape and physical artefacts.

Architecture/Archaeology

To provide details of which buildings/artefacts still exist (and which could better be described as archaeological artefacts), literature has been reviewed and the Estate has been visited and surveyed. Some of the key items of built fabric are those identified by Tiplady and Ackroyd (2014). A summary view of the state of the estate is given below, followed by documentation for each artefact in the following proformas.

Built Fabric - What is Still There

- The Lodge at the Primrose Lane Entrance to the Estate - Grade II Listed
- The South Lodge
- The Garden House at the Top of Primrose Lane – Grade II listed
- Two Pairs of Houses at the top of Primrose Lane - Previously Known when built as Milner Field Villas
- Kitchen Garden/Walled Garden
- The Farm Lodge on Primrose Lane
- The Farm House and Farm Buildings comprising, Sheds, Byres, Shippons, Pigeon Loft and Dairy

- Coach Road and Horse Chestnut Avenue
- Ha-ha Wall in front of the demolished mansion
- Field Walls
- Heated Brick Wall

Positive

The above list, and the proformas, demonstrate the significant architectural distinctiveness and state of preservation of the important ancillary buildings. These were built in the period 1870 to 1872 to mirror the quality of the now demolished mansion, and planned, built and placed where they were as essential infrastructure to support the running of the estate. The main structural walls of all three Lodges, the Farmhouse and the majority of Farm Buildings, the Garden House and Milner Field Villas are all built from the original stone. As the main ancillary buildings to the Estate they have been adapted over the years to meet changing domestic and farming needs. All are still lived in (some rented, some under private ownership) and the Farm remains a working dairy farm serving the local community, the tenant managing the farmland, meadows and pasture as part of his tenancy. The Downs family have held this tenancy continuously since 1902.

Negative

Some of the remaining whole buildings on the Estate have had structural changes to windows/doors/roofs/ interior features over the years which mean that they do not meet listing criteria.

Built Fabric - What has been Demolished but is still visible

- Mansion remains
- Mosaic Floor
- Orangery edging to mosaic floor
- Arch to Courtyard remains
- Steps to Old Milner Field and remains of gateposts
- Remains of Stables and Coach House
- Kerbstones on the Coach Road
- The Lake/Trout Hatchery

Positive

The original footprint of these buildings in the form of either worked stone, or foundations, is still visible through the undergrowth and has not been totally eradicated. At this stage recognisable artefacts such as the steps and gateposts to Old Milner Field, elements of the arch into the Milner Field courtyard, the foundations, the Conservatory mosaic floor, the edging to the mosaic in the Orangery, the foundations and shape of Titus Salt Jrs workshop,

the footings of the stables and coach house are visible. Further photographic recording/archaeology has the potential to reveal even more information about other remains (including the cellars) of the main buildings.

The stone wall at the front of the Mansion (possibly a ha ha separating garden from fields/parkland) still exists. Many of the stone boundary walls to the estate still exist as do the stone walls to other parkland areas and field boundaries. These are particularly evident on the upper part of Primrose Lane and along Sparable Lane. Remains of built structures and walls also still exist in the Kitchen Garden and Walled Garden areas and in particular the heated wall is prominent.

A considerable amount of worked/carved stone and brick still lies scattered at the site of the main house/stables/coach house.

Giles (2013) reported *“lost country houses may have great potential for archaeological investigation”* and that *“study of manufacturer’s mansions was not as advanced as that of lost country houses”*. This identifies the importance and potential of Milner Field Mansion as an archaeological site.

Negative

The main house, coach house and stables were demolished gradually over a period from the 1930s until the mid 1950s. Some of the stone from these building was used to carry out repairs/alterations at the main mill site in Saltaire.

Little Beck and the Lake/Trout Hatchery

Positive

The stone and brick conduit entry of Little Beck into the Milner Field Estate and under the Coach Road is present as is the further conduit of the Beck on the other side of the Coach Road, leading down to the previous site of the Lake.

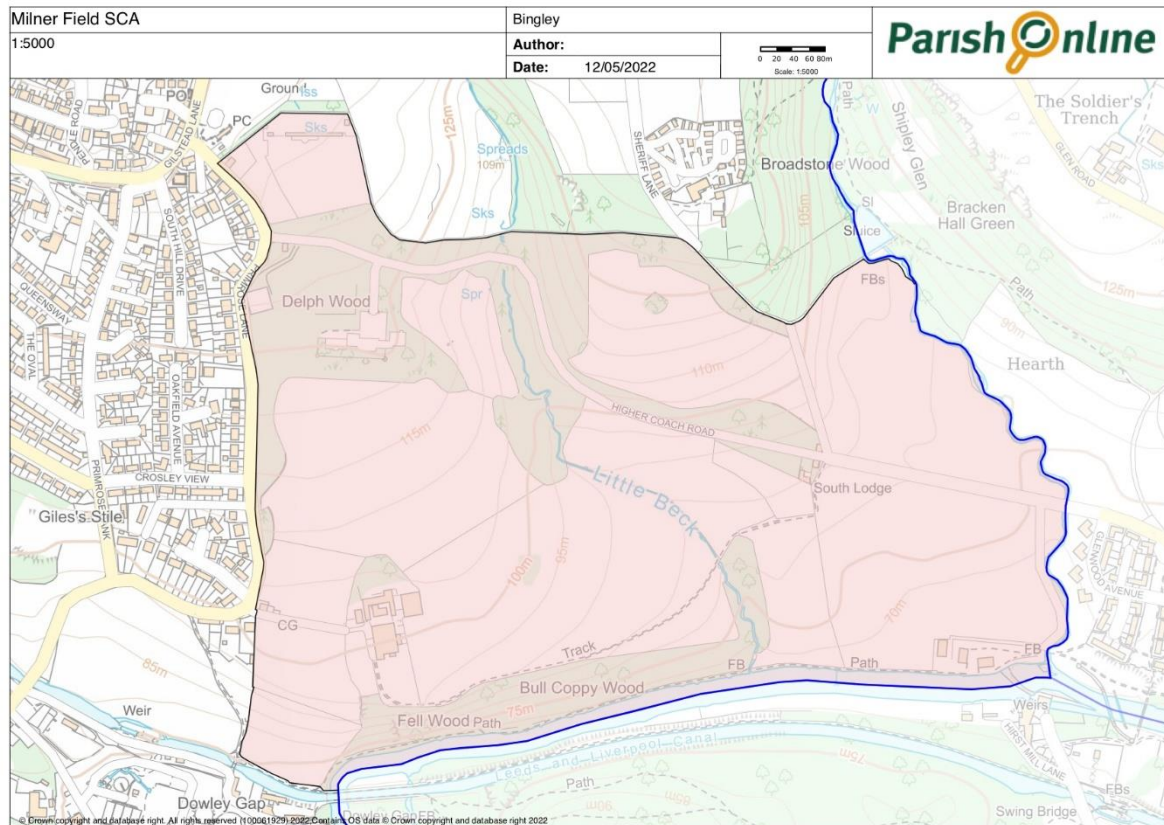
Although stone from the dam was pulled down and the lake emptied, that stone remains in the Beck where it was pulled down below the dam. A wrought iron sluice mechanism attached to rocks in the Beck has also been found in the same location.

The lake bottom has also been located and the area upstream of the dam shows evidence of stonework edging to the lake.

Negative

Although shown on maps, and whilst some elements have been identified, the exact physical location of the full Lake built to Marnock's landscape plan in 1869 remains to be discovered.

Milner Field Estate – Special Character Area Map



Milner Field Estate - Heritage Assets and Views & Vistas

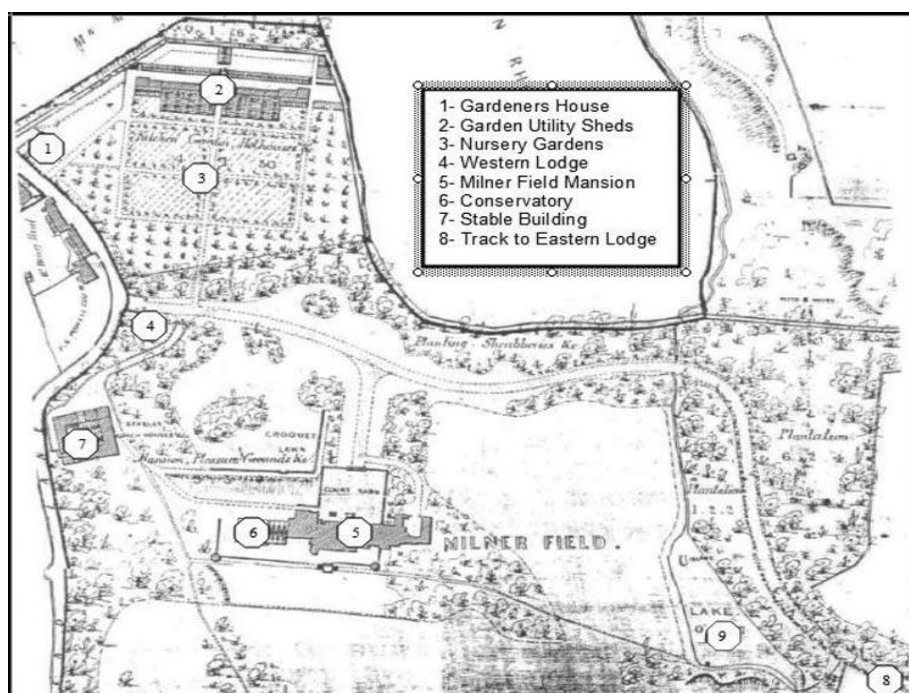
This section identifies a full set of heritage assets which give a holistic view of the estate and its value to the community. These include two buildings that are listed by Historic England and are indicated as such. All other assets that are not classed as listed are given local heritage status through this plan.

The full set of assets are listed on the following pages.

The main mansion and associated buildings are shown in the aerial photograph below taken in 1922.



Historical plan of the buildings from 1874 with later transcriptions of locations is shown below:



Asset Number 1, North Lodge and Gateposts – Grade 2 Listed
Location Ordnance Survey SE 122 389



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	Y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Y
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Lodge and attached gate piers and flanking walls to Milner Field (demolished).	

<p>1871-3 by T. Harris for Titus Salt Junior. Hammer-dressed stone, ashlar dressings, Welsh blue-slate roofs.</p> <p>Lodge: Two storeys and attics. Asymmetrical with gabled wing to left, and slightly set back at right-angles hall range surmounted by broached turret with conical roof coupled to pitched gable of hall range with prominent stack with offsets. All windows have square heads with lintels and sills and composite jambs. Flat- roofed single-storey bay projects to front, 2-light window to first floor with corbel table over supporting attic gable which slightly projects. Chamfered window in gable which is coped with kneelers. Hall range has doorway to right of window with arrow slits to first-floor turret. Corbel table to jettied gable of right-hand return wall.</p> <p>Gate Pillars: Ashlar gate-piers have offsets to front and sides terminating in gabled capstones with band with Gothic trefoil-headed insets.</p> <p>The Builder, 15 March 1873. D. Linstrum, West Yorkshire Architects and Architecture, (1978), p. 87.</p>	
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3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. An integral part of the estate, the North Lodge and gateposts form the northern entrance to the estate and the main house. North Lodge was historically occupied by the Coachman and family. The North Lodge is in good condition leading to it being grade ii listed. It is included here for completeness in terms of documenting the whole estate.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y

Rarity ... Is it unusual in the area or a rare survival of something that was once common?	
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? Forming the Northern entrance to the Estate (noted as West Entrance (4) on the old plan), gives access to the Coach Road through the estate.	

Policy Statement

The fabric of the building and the gateposts should be retained in keeping with the style and character of the originals in any future developments. The gateposts should remain in their current positions.

Asset Number 2, South Lodge and Gateposts
Location Ordnance Survey SE 128 387



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	Y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Lodge and attached gate piers. The South Lodge was built circa 1870 and was single storey with loft, consisting originally of an entrance porch, hall, sitting room, kitchen, larder, three bedrooms and outside store, coal place and WC. The Ashlar gate-piers have offsets to front	

and sides terminating in gabled capstones with band with Gothic trefoil-headed insets are the same as those for the North Lodge.	
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3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. An integral part of the estate, the South Lodge and gateposts form the southern entrance to the estate and the main house. Electoral Records show that South Lodge was historically occupied by Seth Parrott Foreman Overlooker at Salts Mill. The South Lodge is in good condition.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? Forming the Southern entrance to the Estate (noted as East Entrance on the old plan), gives access to the Coach Road through the estate.	

Policy Statement The fabric of the building and the gateposts should be retained in keeping with the style and character of the originals in any future developments. The gateposts should remain in their current positions.

Asset Number 3, Garden House – Grade 2 Listed
Location Ordnance Survey SE 122 391



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	Y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Y

Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
<p>What is it about the asset that provides this interest?</p> <p>House. Mid C18 with slightly later addition. Hammer-dressed stone, dressed quoins, stone slate roofs. Two storeys. Two single cells double-depth. Left cell has two-light eight-paned sashed windows with plain stone surrounds to each floor; gutter brackets, coped gable with kneelers and ridge stack. Right cell breaks forward and has higher roof; three first floor windows.</p> <p>Doorway has tie-stone jambs with overlight and re-used datestone set over inscribed " I O M O 1603 ". To right of door two windows with architrave and eight-paned sashes. Three similar to first floor. Coped gables with kneelers, that to right has ridge stack. Rear of this cell has stair-window with impost blocks and keystone.</p>	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	Y
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
<p>How is the asset locally valued as heritage?</p> <p>Association with the Salt family and the Saltaire World Heritage site.</p> <p>An integral part of the estate, the Garden House was historically occupied by the Head Gardener responsible for the upkeep of the kitchen garden as well as the formal landscaped garden and landscaping by Robert Marnock.</p>	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	

How does this contribute to its value?

An integral part of the Milner Field estate.

Policy Statement

The fabric of the building should be retained in keeping with the style and character of the originals in any future developments.

Asset Number 4, Milner Field Villas
Location Ordnance Survey SE 121 390



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	Y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	

Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Y
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Hoyle (1986:7) refers to four houses (2 semi's) known as Milner Field Villas being built outside the high wall on Primrose Lane to accommodate the highest ranking servants employed at Milner Field e.g. Butler, Under-Butler, Head Housekeeper, etc.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. One of these houses was subsequently the home of Fred Hoyle (and is listed as a heritage asset for this (No 4 in the main list)).	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Milner Field estate.	

Policy Statement

The fabric of these building should be retained in keeping with the style and character of the original buildings in any future developments.

Asset Number 5, Farm Lodge
Location Ordnance Survey SE 122 384



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	Y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

Page Break

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Y
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Farm Lodge is part of the Model Farm built by Titus Salt Jr in circa 1871. The Lodge is at the entrance to the farm, historically occupied by a farm labourer and his family.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y

Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salts family and the Saltaire World Heritage site. From 1871 until 1911 available Census records show that the lodge was the home of one farm labourer accompanied by a family. Lived in after this date by members of the Downs family, who remain as the tenant farmers.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Model Farm associated with the Milner Field Estate and Saltaire as a Model Village. The fact that the Model Farm is still fulfilling its purpose as a farm on the same footprint as when it was built 150 years ago is unique.	

Policy Statement

The fabric of this building should be retained in keeping with the style and character of the original building in any future developments.

Asset Number 6, Farm House
Location Ordnance Survey SE 123 385



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	Y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Y
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	

<p>What is it about the asset that provides this interest?</p> <p>Built for Titus Salt Jr circa 1871 as part of his Model Farm.</p> <p>Consisted of an entrance porch, staircase hall, living room, sitting room, kitchen, scullery, larder on the ground floor and outside a dairy, wash house, wc and fuel store. The first floor contained three bedrooms and one boxroom.</p>	
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3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
<p>How is the asset locally valued as heritage?</p> <p>Association with the Salt family, the Model Farm and the Saltaire World Heritage site.</p>	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
<p>How does this contribute to its value?</p> <p>An integral part of the Model Farm associated with the Milner Field Estate and Saltaire as a Model Village.</p> <p>The fact that the Model Farm is still fulfilling its purpose as a farm on the same footprint as when it was built 150 years ago is unique.</p>	

Policy Statement

The fabric of the building should be retained in keeping with the style and character of the originals in any future developments.

Asset Number 7, Farm Buildings
Location Ordnance Survey SE 123 385



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	Y
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	

Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	Y
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Built for Titus Salt Jr circa 1871 as part of his Model Farm. Buildings include sheds, stables, mistals, cow byres, fattening byres, barns, granary, cart sheds, open sheds and poultry house. Photographs show some of the architectural elements that remain in place.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salts family and the Saltaire World Heritage site. Occupied initially by an employed Farm Bailiff until 1881. Then occupied up until 1901 by three different tenants until John Downs became tenant in 1902. The Downs family have been tenants ever since.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Model Farm associated with the Milner Field Estate and Saltaire as a Model Village.	

The fact that the Model Farm is still fulfilling its purpose as a farm on the same footprint as when it was built 150 years ago is unique.

Policy Statement

Original features on the buildings should be retained in keeping with the style and character of the originals in any future developments.

Asset Number 8, Main House Ruins
Location Ordnance Survey SE 122 388



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	

a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
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2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? The original house built for Titus Salt Jr circa 1870 was on three floors with a basement providing a servant's hall and offices. On the ground floor was an entrance hall with three manual organ, cloak room, lavatory and separate wc and housemaid's pantry; main staircase, drawing room and inner hall, dining room, library, billiard room, lavatory, large conservatory, room set up as a private workshop, office, butler's pantry, server, butlers private room kitchen, scullery, larders, butlery, wash house, drying room, boiler house and coal places. In 2022 the complete footprint of the house still exists as regards cellars and evidence of above ground archaeology.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y

How is the asset locally valued as heritage?

Association with the Salts family and the Saltaire World Heritage site.
Built by Titus Salt Jr circa 1871 as the house for himself and his family.

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? Site of the main house, the original Milner Field House was built (or rebuilt) in 1603 and was owned successively by wealthy local landowners the Milners, Oldfields, and the Fells. House rebuilt in 1871, demolished between 1930 and 1950.	

Policy Statement

Stone should be retained on site, especially those that are specifically cut, shaped or dressed.

Consideration given to identification of where the stone was used in the building.

Asset Number 9, Conservatory Mosaic Floor
Location Ordnance Survey SE 122 388





1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Titus Salt Jr originally built a Conservatory circa 1871, which measured 3240 square feet, was 81 feet long, 26 feet high and 40 feet wide. In it he displayed semi tropical and exotic plants, tree ferns and palms. During the Royal visits to Milner Field by the Prince of and Princess of Wales in 1882 and Princess Beatrice and Prince Henry of Battenberg in 1887 the conservatory area was dressed with Chinese lanterns. The current mosaic pattern that can be seen amongst the remains of the mansion was laid when Sir James Roberts remodelled the Conservatory during the first decade of the 20 th century.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
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Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salts family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as the house for himself and his family.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? Part of the estate and the broader mansion house. Given that the footprint of the conservatory remains visible, it is possible that further mosaic could be uncovered.	

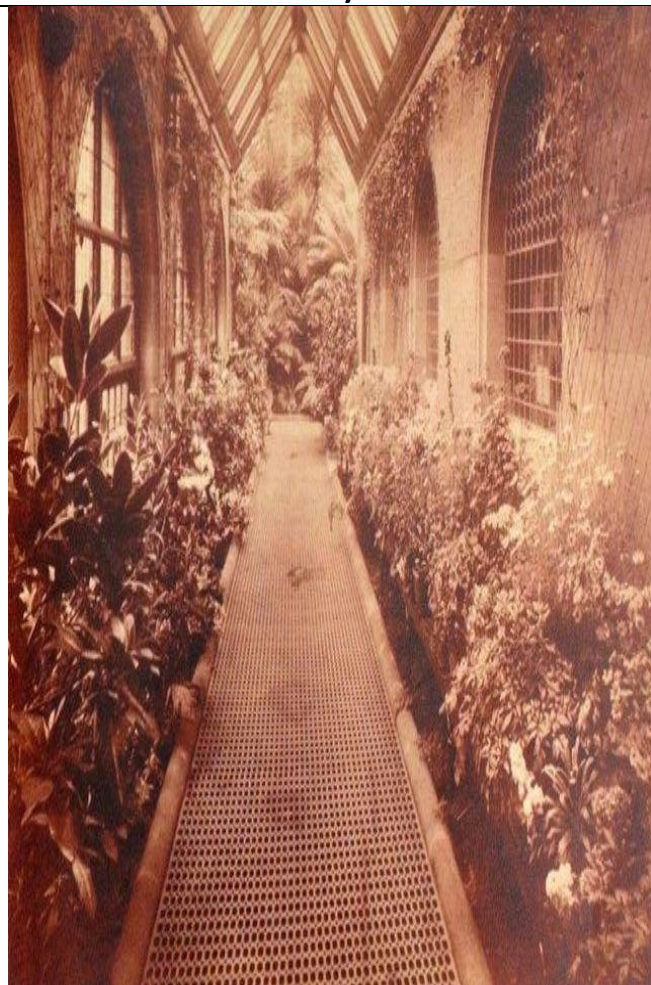
Policy Statement

Conservatory floor and mosaic to be retained in-situ.

Consideration to be given to further clearance and cleanup of the floor.

To be retained in keeping with the style and character of the originals in any future developments.

Asset Number 10, Orangery
Location Ordnance Survey SE 122 388



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y

Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Van den Daele and Beale (2001: 27 and 176) identify that the Orangery was a covered walkway which led from the drawing room of the Milner Field Mansion to the conservatory. The orange trees on each side of the walkway were Titus Salt Jrs hobby plant, hence the name Orangery.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salts family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as the house for himself and his family.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? Part of the estate and the broader mansion house. It is possible that further mosaic could be uncovered.	

Policy Statement

Orangery floor and mosaic to be retained in-situ.

Consideration to be given to further clearance and cleanup of the floor.

To be retained in keeping with the style and character of the originals in any future developments.

Asset Number 11, Arch to Courtyard
Location Ordnance Survey SE 122 388



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? Healey (1885) described the location of the house as lying due North and South with the entrance to the North side through a large ivy-clad Gothic gateway leading to an enclosed courtyard. Both pillars still in place with other stone work spread around	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as the house for himself and his family.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	

How does this contribute to its value?

Site of the main house, the original Milner Field House was built (or rebuilt) in 1603 and was owned successively by wealthy local landowners the Milners, Oldfields, and the Fells.

House rebuilt in 1871.

Policy Statement

Arch pillars to be retained in-situ.

Consideration to be given to prevention of further deterioration of the pillars, restoration and clearance around them.

To be retained in keeping with the style and character of the originals in any future developments.

Asset Number 12, Steps to old Milner Field Mansion
Location Ordnance Survey SE 122 388



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? 1877 – The Shipley and Saltaire Times noted that “ <i>Mr Salt with wise conservation preserved undisturbed the terrace wall with steps that formerly led to the old mansion of Milner Field</i> ” Van den Daele and Beale (2011:71) also identified that the steps up to the old Milner Field House were incorporated by Titus Salt Jr into his new garden and led onto the croquet lawn.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as the house for himself and his family.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? Site of the main house, the original Milner Field House was built (or rebuilt) in 1603 and was owned successively by wealthy local landowners the Milners, Oldfields, and the Fells. House rebuilt in 1871.	

Policy Statement

Steps to be retained in-situ.

Consideration to be given to further clearance and cleanup of the floor.

To be retained in keeping with the style and character of the originals in any future developments.

Asset Number 13, Stables & Old Coach House

Location Ordnance Survey SE 122 388



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? An integral part of the Milner Field estate. 1891 Census shows that a Groom lived at the stables. In 1903 Sir James Roberts the new owner of Milner Field installed a new gas engine, dynamo and accumulators at the stables. Van den Daele and Beale (1911:81) show that in the 1920s, Arthur Hollins the Managing Director of Salts Mill used the former stable block near North Lodge to house family cars, as they owned no horses. Guests' cars were always washed and filled with petrol from Milner Fields own petrol pump, before departing.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as an integral part of the estate.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y

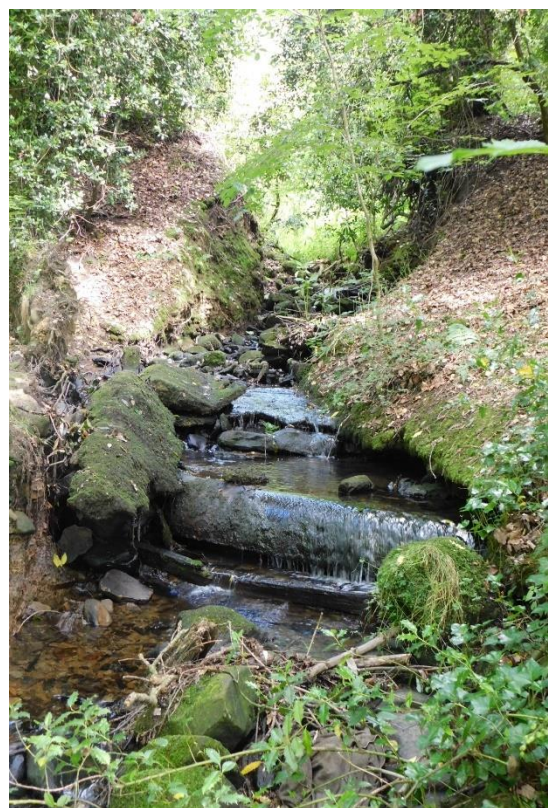
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Milner Field estate built for Titus Salt Jr.	

Policy Statement

Foundations to be retained in situ.

Consideration to be given to further clearance and cleanup of the area.

Asset Number 14, Lake & Trout Hatchery & Stream Conduits
Location Ordnance Survey SE 125 387



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? An integral part of the Milner Field estate. Speight (1896: 15) observed that a bison tooth had been found in forming the fish pond at Milner Field. Van den Daele and Beale (2011:36) point out that the grounds of Milner Field held a sizeable boating lake which was well stocked with trout. They stated “ <i>As a leisure pursuit, Salt had created a trout hatchery and could provide fish for both here and the ponds at Crow Nest</i> (The home of Sir Titus Salt). The same authors (2011:1751) stated that the dam holding the lake water back was now broken and the former lake bottom is wet and overgrown with brambles and rhododendron	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area’s past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area’s history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y

How is the asset locally valued as heritage?

Association with the Salt family and the Saltaire World Heritage site.
Built by Titus Salt Jr circa 1871 as an integral part of the estate.

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Milner Field estate built for Titus Salt Jr. Once thought to be lost, several remnants of the lake have now been identified allowing its location to be ascertained. Photographs show the lake edge (x2), the dam position, lake bottom, one of the sluice mechanisms and the conduits that take the stream into Milner Field Estate under the Coach Road.	

Policy Statement

Artefacts to be retained in-situ.

Consideration to be given to further clearance and cleanup of the area.

To be retained in keeping with the style and character of the originals in any future developments.

Asset Number 15, Ha-ha Wall
Location Ordnance Survey SE 123 388



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank

Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? An integral part of the Milner Field estate. Ha-ha's were typically built on large country estates to keep grazing animals such as cattle and sheep off the formal gardens and lawns. They were generally created adjoining grand country houses to give the illusion that the garden and landscape were one and undivided. Yorkshire Gardens Trust report (2015) makes comment on there being a southerly facing ha-ha in front of Milner Field Mansion. Whilst there is debate over whether the wall photographed is the Ha-ha, its position directly in front of Milner Field Mansion, offering views over the landscape (including the model farm) and separating grazed pastureland from the formal lawn and gardens suggest that it is indeed a Ha-ha.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salts family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as an integral part of the estate.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y

Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Milner Field estate built for Titus Salt Jr.	

Policy Statement

Ha-ha to be retained in keeping with the style and character of the original in any future developments.

Asset Number 16, Field Walls**Location Ordnance Survey SE 122 387**

1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	

Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? An integral part of the Milner Field estate. An article in the Leeds Mercury of 2nd November 1869 comments about “ <i>the picturesque old hedges being removed and these quaint landmarks which rendered the district so rurally interesting</i> ” being replaced by stone walls which ran through the meadows and up the hillsides. This is a direct reference to the new Milner Field being built by Titus Salt Jr.	

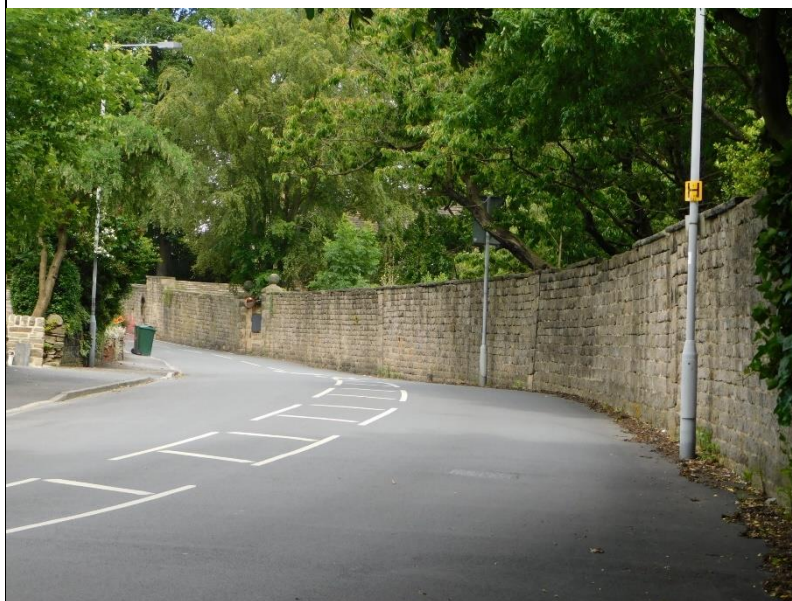
3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area’s past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area’s history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as an integral part of the estate.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Milner Field estate built for Titus Salt Jr.	

Policy Statement

Field walls to be retained in keeping with the style and character of the original in any future developments.

Asset Number 17, Boundary Wall, Primrose Lane
Location Ordnance Survey SE 121 390



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	

2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? An integral part of the Milner Field estate. Hoyle (1986:4) describes what he calls the Great Wall of Milner Field where the estate abutted the village of Gilstead, as a stone wall fully ten feet high. He observed that <i>“The remarkable thing about this stone wall was that its construction was so precise, stone fitting precisely on stone”</i> . He also described (1986: 7) that from his house at 4 Milner Field Villas he could see over the flagstone capped wall into the kitchen garden and orchard of the estate.	

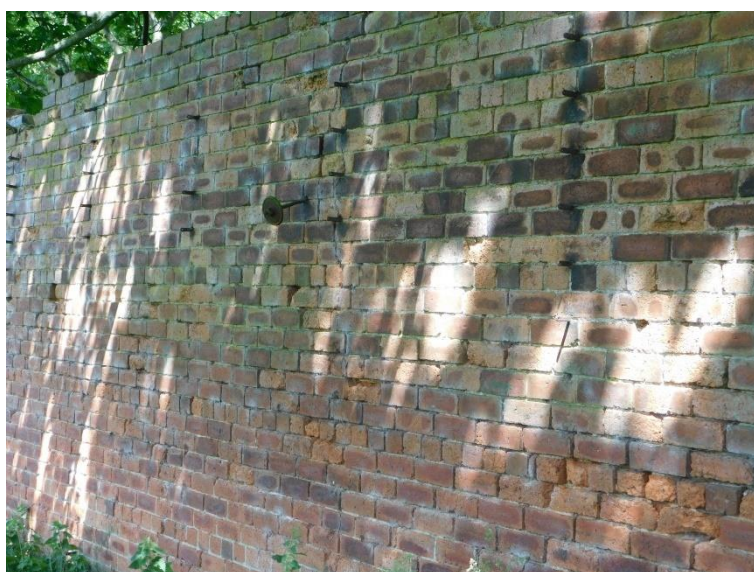
3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as an integral part of the estate.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Milner Field estate built for Titus Salt Jr.	

Policy Statement

To be retained in keeping with the style and character of the originals in any future developments.

Asset Number 18, Kitchen Garden Heated Wall
Location Ordnance Survey SE 123 390



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank

Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest? An integral part of the Milner Field estate. Van den Daele and Beale (2011:177) state that brackets and vine eyes were still in existence on the south facing outer wall at Milner Field kitchen garden, showing evidence of trained fruit trees and possibly peach and grape.	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage? Association with the Salt family and the Saltaire World Heritage site. Built by Titus Salt Jr circa 1871 as an integral part of the estate.	

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value?	

An integral part of the Milner Field estate built for Titus Salt Jr.

Policy Statement

To be retained in keeping with the style and character of the originals in any future developments.

Asset Number 19, Coach Road
Location Ordnance Survey SE 124 389



1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	Y
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank

Historic interest – a well-documented association with a person, event, episode of history, or local industry	Y
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	Y
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
<p>What is it about the asset that provides this interest? An integral part of the Milner Field estate.</p> <p>Watson (2011:37) details The Land Acquisitions of Titus Salt. He makes specific comment about the Coach Road which Titus Salt Sr acquired in 1863: <i>“It is interesting to note that in all probability this road which was nearly one mile long was built simply as a carriage road to allow Salt’s son Edward and manager Charles Stead to travel easily to the mill rather going around and through Shipley. And of course, he also built an extension to the road following the purchase of Milner Field for his son Titus Jr. Having completed the eastern section of the Coach Road, Salt applied to have the ancient right of way transferred from the river-side path, up to his new road.</i> <i>This meant that although the Coach Road was a private road, pedestrians and horse riders had the legal right to use it.”</i></p> <p>The same author (2011:32-33) notes that the Coach Road and Higher Coach Road were constructed for Titus Salt to provide access to Saltaire and to his holdings to the north of the River Aire, including the historically associated Milner Field Estate.</p> <p>Van den Daele and Beale (2011: 174) described that Milner Field was reached by a chestnut lined avenue, called the Coach Road, passing a large fish pond and turning left through holly, yew and laurel before taking a sharp left through an archway into the courtyard of the house.</p>	

3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	Y
Illustration: It illustrates an aspect of the area’s past that makes an important contribution to its identity or character	Y
Evidence: It is an important resource for understanding and learning about the area’s history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	Y
How is the asset locally valued as heritage?	

Association with the Salt family and the Saltaire World Heritage site.
Built by Titus Salt Jr circa 1871 as an integral part of the estate.

4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	Y
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	Y
Integrity ... Is it largely complete or in a near to original condition?	Y
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	Y
Identity ... Is it important to the identity or character of Bingley or a particular part of it?	Y
Other ... Is there another way you think it has special local value?	
How does this contribute to its value? An integral part of the Milner Field estate built for Titus Salt Jr.	

Policy Statement

To be retained in keeping with the style and character of the originals in any future developments.

Key Views & Vistas

Ref.	Asset 20 Kitchen Garden Walled Garden Vista.
Location	Sparable Lane, off Primrose Lane
Description	View back towards the Garden House, showing where the Kitchen Garden would have been, with some of the trees from the Orchard visible.
Importance	<p>Van den Daele and Beale (2011:176) state that walled kitchen gardens were found in the grounds of most large country houses in Britain. There were many such gardens in West Yorkshire, of which only a few remain.</p> <p>They also note that on the Sparable Lane side of the walled garden are three espaliered pear trees (a recent survey showed that there are actually six), whilst on the Primrose Lane side are over a dozen apple trees, which are still fruiting.</p> <p>Research by Bradford Urban Wildlife Group and the Northern Fruit Group has discovered 19 different varieties of pear, apple and peach trees in the Traditional Orchard area identified by West Yorkshire Ecology Service in 2012. Published research by Henderson (1985) and 1996 has also identified 30 species of lichen growing on the fruit trees.</p>
Policy	<p>Orchard to be preserved</p> <p>Developments to be sensitively designed to not erode or impinge on the views.</p>



Ref.	Asset 21 Marnock Landscaping
Location	Milner Fields Estate
Description	Gardenesque Landscaping by Robert Marnock
Importance	<p>Van den Dael and Beale (2011: 174) identified that Robert Marnock laid out the grounds and park in 1870 and also the kitchen garden. They suggest (2011: 171/172) that Milner Field had a place in the history of garden design and observe that Marnock (who was a renowned advocate of the gardenesque style of landscaping) had adopted this style of design in the gardens and approach to Milner Field.</p> <p>They also noted that although some of the Marnock landscaping may have been altered, <i>"We still have a Marnock landscape which should be preserved."</i></p> <p>The photograph shows a copse of trees laid out in the farm pasture and parkland by Robert Marnock. Evidence of this assertion is contained in comparison of Map 1 with Map 2, with Marnocks additions highlighted in yellow on Map2.</p>
Policy	Marnock landscaping to be preserved in any future developments



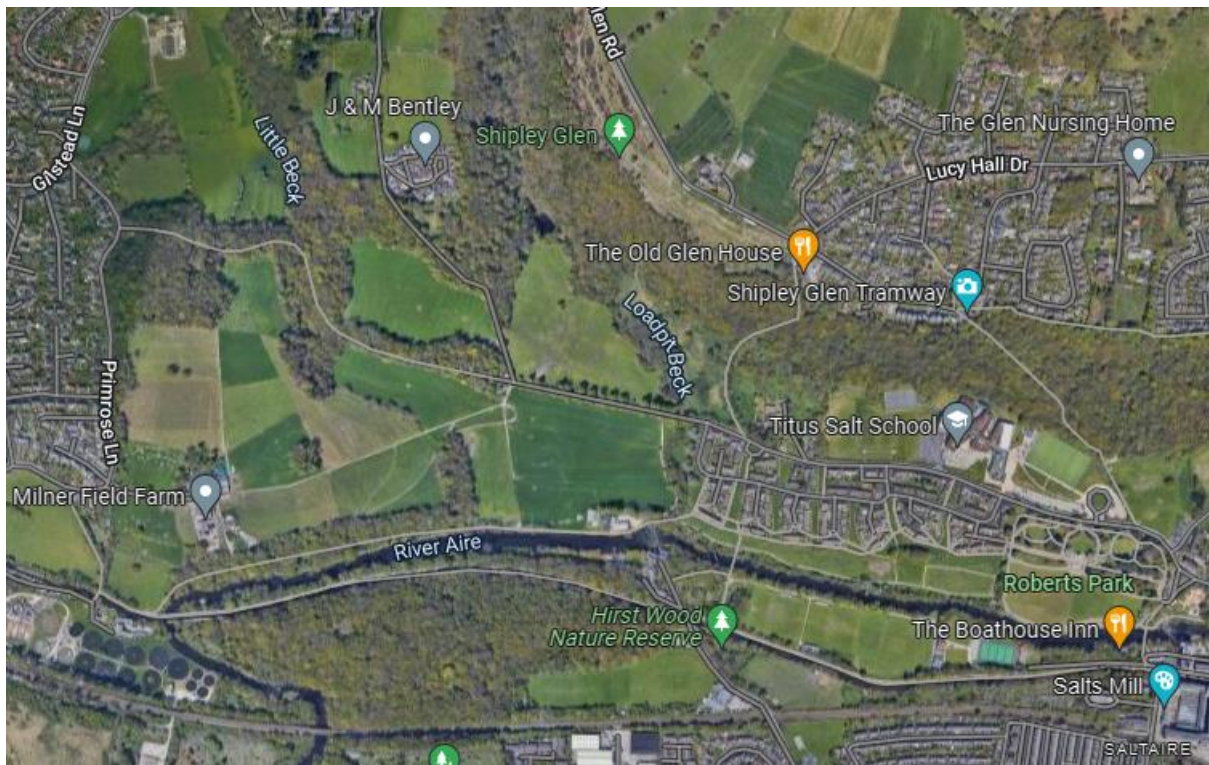
Ref.	Asset 22 View Towards Saltaire.
Location	Higher Coach Road
Description	View towards Saltaire, with Salts Mill and tower
Importance	<p>Healey (1885) in an article on Milner Field pointed towards the reasons that Titus Salt Jr had built a new Milner Field. He also stated:</p> <p><i>“It would be difficult to find a more pleasant stretch of landscape in the whole district than that comprised in the valley between Shipley and Bingley. It is in one of the most prominent positions in the vale, near to the village of Gilstead and within the bounds of the parish of Bingley that Milner Field occupies and from its site extensive views of the surrounding country can be gained. To the east lies Saltaire replete with its memories of its founder, whilst westerly lies the quaint little town of Bingley.”</i></p>
Policy	Developments to be sensitively designed to not erode or impinge on the views.



Ref.	Asset 23 View From Saltaire to Milner Field
Location	
Description	View from Shipley towards Saltaire and Milner Field Estate
Importance	<p>In 2014 Bradford MDC commented on Titus Salt Senior's decision to site Saltaire where he did in 1853:</p> <p><i>"It was Salt's deliberate intention that the plan of the town take advantage of the topography, to accommodate views to the moors, north and south, to integrate natural beauty into the natural landscape".</i></p>
Policy	Developments to be sensitively designed to not erode or impinge on the views.



Ref.	Asset 24 Views between Bingley and Saltaire.
Location	
Description	Aerial view over Bingley and Saltaire showing Milner Field Estate, Roberts Park and Salts Mill
Importance	<p>Considering Appendix 7 in the Bradford MDC Evaluation of the Setting of the Saltaire World Heritage Site .</p> <p>Specific reference is made to Milner Field Estate (rated <i>Important</i>): <i>Milner Field Estate, a kilometre to the west of Saltaire was purchased by Titus Salt in 1869. A magnificent gothic mansion was built by Salt and occupied by his son Titus Salt Jr. Although the mansion was demolished in the late 20th Century, three lodge houses and the estate farm survive and the landscape remains reminiscent of its 19th Century character.</i></p> <p>Also important is comment made by Helen Thornton, the then Saltaire World Heritage Officer as regards <u>the view to Saltaire</u>, in a planning application for Milner Field Garden site in 2014:</p> <p><i>The View is unique view for several reasons. It provides the only distant view of Roberts Park, of which the North Shelter and Bandstand can be easily seen. The backdrop to the view is provided by Baildon Bank, Baildon Moor and the woodlands below, Hirst Wood, Fairbank Wood. Coach Road, the Carriage Drive through to the North Lodge of Milner Field is visible and, visible in a small clearing, is the proposed development site itself. <u>An added dimension to the importance of this View is the ability to understand from the line of the Road above Roberts Park running west into the woodland how Coach Road directly connected Salt's Mill to the Salt's (and then the Roberts family's) property at Milner Field.</u></i></p> <p>The proposed development site has significance as it evidences why Titus Salt Jnr chose this site for his mansion to be built in close proximity to his factory, with views of Saltaire set in a rural landscape. The size of the Estate and its associated gardens demonstrates the wealth that this family of philanthropic industrialists had attained in Saltaire. Royal visits were hosted at Milner Field and the kitchen gardens would have provided for those visits. Further development encroaching upon the Milner Field site will affect the ability to illustrate this historical narrative background to the Salt and Roberts family's tenure of Milner Field.</p> <p><i>In conclusion the proposed development would have an intrusive impact on the wider setting and backdrop of the WHS in the Buffer Zone and to a Designated View within the Buffer Zone and therefore does not accord with the NPPF and saved RUDP Policy S/BH14</i></p>
Policy	Developments to be sensitively designed to not erode or impinge on the views.



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Tree Preservation Order (Land at Milner Field) Order 4608419 (registered 7/10/1990)

Photographs

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