

# **Bingley Parish** **Neighbourhood Plan**

## **Built Heritage and Design**

DRAFT

This page deliberately left blank

# Built Heritage and Design

## Introduction

Bingley Parish has a rich, pleasant and distinctive built heritage. It has many fine buildings that date from different periods reflecting its development over many centuries and provide a richness in a variety of styles and materials. This built environment is important to its distinctive character, quality of life and sense of place and identity.

The consultation showed that the need to balance the desire to conserve and enhance the distinctive character of the Parish with the need for it to grow and evolve in a sensitive manner is one of the biggest challenges it faces.

The policies in this section seek to ensure that Bingley's future development reflects its built heritage and acknowledge its distinctive character and environment.

## Listed Buildings

A Listed Building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are about 100 Listed Buildings within the Parish that have been identified as being of national significance and importance. This is a high number for a Parish of its size. These cover a wide and diverse range of architectural styles and types of buildings, including churches, farmhouses, houses, bridges and former mills as well as a telephone box and a gazebo.

Generally, the condition of these buildings is good. None, for example, are included on Historic England's Heritage at Risk Register (2017)<sup>1</sup>.

The designation of these buildings and structures as a Listed Building gives them special legal protection beyond that which can be provided through a Neighbourhood Plan.

It is important, however, that the Plan highlights the important contribution they make to the distinct character and identity of the Parish and the need to conserve and enhance this.

The richness of the Parish's heritage is further reflected in the designation of a site (Crosley Wood') in the south of the Parish as Scheduled Monument. This site contains the remains of a late prehistoric enclosed settlement.

In addition, Prince of Wales Park is designated as a Park or Garden of national historic interest. This includes the drystone walls surrounding the Park and the terraced, ornamental wooded gardens to be found in it.

The full schedule (including descriptions) of Listed Buildings, Scheduled Monument and Park or Garden of National Interest in the Parish can be found at <https://historicengland.org.uk/listing/the-list/>.

---

<sup>1</sup> <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/>

## Character Buildings and Structures of Local Heritage Interest

Throughout the Parish, there are buildings and structures that, while not of sufficient special historic or architectural interest to warrant designation as listed buildings, the community holds dear and which make a valuable contribution to a local sense of history, place and quality of life.

There are over 100 heritage assets listed in the Parish in the West Yorkshire Historic Environment Record (HER)<sup>2</sup>. The West Yorkshire HER forms an integral part of a national database that holds information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment. These heritage assets, identified as part of the West Yorkshire HER, have some limited protection through the planning system.

The Plan has taken the opportunity, using published guidance from Historic England<sup>3</sup>, to identify a schedule of assets that are considered to have significant local heritage interest. To ensure that these assets are considered appropriately in planning proposals, the Plan designates them as Bingley Parish Character Buildings and Structures of Local Heritage Interest. An approach which is supported by the Bradford Core Strategy. Sub Area Policy AD1: Airedale, which covers Bingley and the surrounding settlements, makes specific reference to the need to, *“Conserve and enhance the designated and undesignated heritage assets”*.

While their identification as such will not significantly change any of the planning controls affecting alteration or demolition, many buildings have permitted development rights which allow some minor building operations, and in some cases, demolition can be carried out without recourse to planning or other permissions. Where a planning application is needed, then its identification as Bingley Parish Character Building, Structure and Wall of Local Heritage Interest will be a major “material consideration” i.e. the assets’ local heritage significance will be taken into account when making a decision on the development proposals and such proposals will be assessed against it, and other adopted relevant local and national planning policies.

Further information about the proposed Bingley Parish [Character Buildings and Structures of Local Heritage Interest](#), including their location and detailed justification, can be found in the [Evidence Library](#).

---

<sup>2</sup> <http://www.heritagegateway.org.uk/Gateway/Results.aspx>

<sup>3</sup> <https://www.historicengland.org.uk/listing/what-is-designation/local/local-designations/>

## POLICY BBE1: CHARACTER BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST

*The Plan identifies the buildings and structures listed in the [Character Buildings and Structures of Local Heritage Interest](#) located in the [Evidence Library](#).*

*Development proposals will not be supported that harm the historic significance and setting of Bingley Character Buildings and Structures of Local Heritage Interest, as identified in this document.*

*Development proposals will be required to take into account the character, context and setting of these locally important assets including important views towards and from them. Development will be required to be designed appropriately, taking account of local styles, materials and detail.*

### Conservation Areas

Conservation Areas are areas of special architectural or historic interest, the character of which it is desirable to preserve and enhance. They are often, but not exclusively, centred on Listed Buildings. It is the character of the area, however including its landscape qualities, rather than the presence of individual buildings, which justifies its designation as a Conservation Area.

There are four Conservation Areas in the Parish; Bingley, Micklethwaite, Eldwick Beck and Leeds-Liverpool Canal (part).

#### **Bingley Conservation Area**

This was originally designated in 1973. Following a review, its boundaries were revised in 2004. The Area covers the oldest surviving part of the town, incorporating the parish church and the remains of the early highway (now Old Main Street). In 2006, a Conservation Appraisal<sup>4</sup> was undertaken, which sets out the special characteristics of the Conservation Area, and how this can be safeguarded and enhanced. It describes its key characteristics as:

- Historic market town core.
- Two main watercourses – River Aire and Leeds & Liverpool Canal dictating the development of the town.
- Mix of building and land uses.
- Fine grain of development.
- Traditional natural building materials.
- Local vernacular architecture for earlier buildings, stylised Victorian and Edwardian architecture for later buildings.
- Leafy open space provided by the cemetery at the northern end of the conservation area.

---

<sup>4</sup> <https://www.bradford.gov.uk/environment/conservation-areas/bingley-conservation-area/>

- Rising topography to the east and west creating an enclosed and intimate feel.

### **Micklethwaite Conservation Area**

Originally designated in 1976, it covers the majority of this historic agricultural village which is made up of clusters of buildings along Micklethwaite Lane and Carr Lane, with the largest clusters of development around two greens. The accompanying Conservation Area Appraisal<sup>5</sup> describes its key characteristics as:

- The village is linear in form and steps up the hillside creating character and long-distance views across the Aire Valley.
- Pastoral fields with stone walls surround the village providing an open, green setting and illustrating its agricultural character.
- The wooded Micklethwaite Bank provides an impressive backdrop to the village, giving way to moorland above.
- Two village greens provide an important focus for the upper and lower parts of Micklethwaite.
- The following features and details contribute to the essential character of the Micklethwaite conservation area:
  - A mix of building ages and types reflect Micklethwaite's agricultural and industrial past, and the local vernacular.
  - Attractive water features in a woodland setting such as Morton Beck and Holroyd Mill Pond provide amenity.

### **Eldwick Beck Conservation Area**

Designated in 2006, it is situated in the small valley of Loadpit Beck on the north east edge of the built-up area of Eldwick (a suburb of Bingley). The accompanying Conservation Area highlights the elements that contribute to the character and appearance of the conservation area and makes it special. These include:

- Topography and setting – the heart of the conservation area is set at the bottom of Loadpit Beck valley. The precipitous slopes to either side helps to disguise the village's location on the suburban fringe of Bingley and give the conservation area a self contained character.
- Traditional building materials – all of the buildings and structures within the conservation area are constructed of local sandstone, which serves to unify the diverse forms and create a harmonious whole. Stone slate and blue slate are the principal roofing materials. Timber was traditionally used for doors and window
- Boundary walls – these define the line of the roadway and the extent of private space. Walls to domestic buildings are typically made of mortared stone and rubble, while

---

<sup>5</sup> <https://www.bradford.gov.uk/environment/conservation-areas/micklethwaite-conservation-area/>

buildings and land connected with agriculture are confined by the same dry stone walls found throughout the adjoining countryside

### **Leeds-Liverpool Canal Conservation Area**

Designated in 2006, this linear Conservation Area follows the route of the Leeds and Liverpool Canal. A stretch of which runs through the southern part of the Parish.

The overall aim of the designation is described as, “to preserve and enhance the character of the Conservation Area by ensuring that the Council and the community work together to maintain historic features and details and limit the loss of character”.

Adding that, “it is important that when proposals are put forward for new development in the Leeds-Liverpool Canal conservation area that these take into account and respect the character and appearance of the established area and in particular the canal itself. It would not be desirable, however for new developments to attempt to mimic the old or for an assortment of historic details to be tacked onto a new building. It is important that scope is given for architectural innovation and the incorporation of new ideas, materials and means of detailing, providing that it reflects the scale, proportions and massing of the existing buildings in the conservation area and that it utilises high-quality designs and materials”<sup>6</sup>.

More details about each of the [Conservation Areas](#) including maps and conservation areas appraisals can be found on Bradford MDC’s website.

### **POLICY BBE2: BINGLEY, MICKLETHWAITE, ELDWICK BECK AND LEEDS-LIVERPOOL CANAL CONSERVATION AREAS**

*Development proposals within or affecting the setting of Bingley, Micklethwaite Eldwick Beck and Leeds-Liverpool Canal Conservation Areas should conserve and, where possible, enhance their special and distinctive character through high quality design proposals that have regard to the principles set out in their respective Conservation Area Character Appraisals and principles.*

## **Design**

The importance of good design featured prominently in the consultation. There is a strong view that development proposals should be designed sensitively to ensure that the good quality-built environment of the Parish is maintained and enhanced, particularly where proposals are located within or in close proximity to a conservation area or designated and non-designated heritage asset. There was concern that some of the development that had taken place recently was poor and unsympathetic. New design should respond in a positive way to the local character through, for example, the careful and appropriate use of traditional and

---

<sup>6</sup> <https://www.bradford.gov.uk/environment/conservation-areas/leeds-liverpool-canal-conservation-area/>

high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Parish. This does not mean that the community is seeking a uniform series of development; rather it seeks to ensure that development proposals respect the features of buildings which make Bingley an attractive and distinctive place.

### **POLICY BBE3: GOOD QUALITY DESIGN**

*Development proposals should be designed well and sensitively to ensure that the good quality built environment of the Parish is maintained and enhanced. They should respect and wherever possible enhance local character having regard to scale, density, massing, layout, materials and access, as appropriate. Special attention to design should be taken when within or affecting the setting of a conservation area or a nationally or locally designated heritage asset.*

## **Milner Field Estate Special Character Area and Proposed Conservation Area**

There is a cluster of nationally and locally recognised heritage buildings and structures grouped around Milner Field Estate and associated Working Farm. The character of this area is of sufficient special and distinctive architectural and historic interest to warrant its consideration as a Special Character Area. This special character is derived not only because of the 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 families.
- The Estate landscape is important because it was designed by a nationally important garden and landscape designer, Robert Marnoch and essentially retains the same footprint as when he designed it originally.
- Milner Field is particularly significant because of its association in the late 19<sup>th</sup> Century with a notable person, namely Sir Titus Salt, and also the Salt family and Saltaire. The association with Salts Mill 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 fact that the Model Farm is still fulfilling its original purpose as a farm on the same footprint as when it was built 148 years ago is also 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. Further research as regards maps and plans of the site and the potential of future planned archaeology have the potential to reveal more information and evidence.

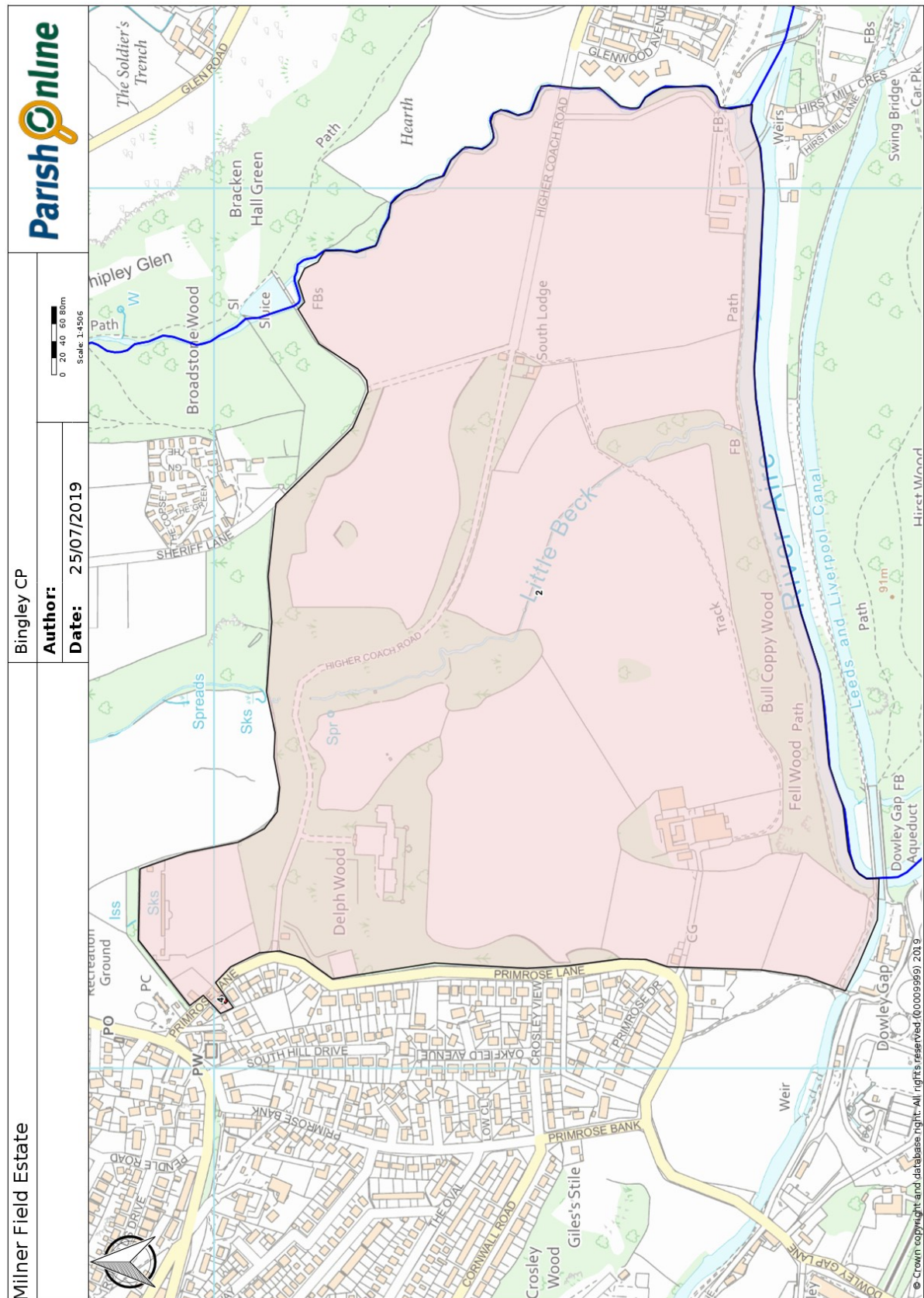
It is important that its special character is conserved, enhanced and appreciated. Rules governing the preparation of Neighbourhood Plans mean that the Plan cannot designate it as a Conservation Area, only Bradford MDC can do this. Consequently, its designation as a Conservation Area will be pursued with Bradford MDC. In the meantime, the Plan will look to designate it as a Special Character Area to provide some conservation and appreciation for it.

Further justification and detail on Milner Fields and the [case for classification](#) as a Special Character Area can be found in the [Evidence Library](#).

#### **POLICY BBE4: MILNER FIELD ESTATE SPECIAL CHARACTER AREA AND PROPOSED CONSERVATION AREA**

*The Plan designates the Milner Field Estate, as identified in Figure 1, as a Special Character Area. Within this area, development proposals should be of good quality and must be designed so as to conserve and enhance their distinctive local character, having regard to scale, density, height, landscape, layout, materials and access. Its designation by Bradford Metropolitan District Council as a Conservation Area is encouraged and supported.*

Figure 1 showing the boundaries of the Milner Field Estate:



## Cottingley Village Proposed Special Character Area

Although Cottingley has expanded significantly, the historic core, principally off Main Street is still clear with many characterful and historic buildings that retain much of their original form and detailing as well as street pattern. It forms a distinct and attractive enclave, and a strong visual link with the historic development of the village and the wider area. Its association with the Cottingley Fairies photographs adds to value and interest.

The village retains its original street pattern. The roads are narrow, and this adds to its charm. It is vehicularly separated from the main and newer bit of Cottingley – that's unusual as villages usually expand with a core old bit in the middle, this is quite separate. There is a form of a centre to the village at the junction of Skirrow Road and Hollings Street with a small car park and planting around it.

Its location west of the B61646, the main road alongside Cottingley, means that it does not have a lot of through traffic. These all add to its charm. Residents largely park on the roads through necessity due to the limited parking, though this makes the already narrow roads even narrower

There is small informal green space off Main Street providing access to Cottingley Beck and there are also some mature trees in the village.

The Listed former Cottingley Town Hall (now a nursery) off Main Street is the most dominant structure in the village. It was constructed in the 1860's reflecting both the ambitions of residents and the increasing wealth of the town.

The former Cottingley Town Hall has many uses still. It is now a pre-school (the pre-school is the main user) and other rooms are hired out to the community. On the entrance floor there is a chapel in the main part with an historic organ, plus one room (the old vestry) is open every Saturday for the local history society display.

There is another (Grade 2) Listed Building at the top of Main Street– Manor Farmhouse and Manor Farm Barn.

The village mainly comprises 20<sup>th</sup> Century two-storey short terraces fronting the road, many tight up against the footway. They are principally built of stone with pitched slate roofs. The older buildings generally retain much of their 19th century detailing. There is some modern development, including new buildings.

The streetscape primarily comprises street lighting and street signs.

The village is set out as primarily residential with some limited community uses including a nursery school and a club; the Conservative Club.

There are no major views into and out of the area.

Some limited examples of unsympathetic modern development does detract from the village.

## **POLICY BBE5: COTTINGLEY VILLAGE SPECIAL CHARACTER AREA**

*The Plan designates the Cottingley Village, as identified in Figure 2, as a Special Character Area. Within this area, development proposals should be of good quality and must be designed so as to conserve and enhance their distinctive local character, having regard to scale, density, height, landscape, layout, materials and access. Its designation by Bradford Metropolitan District Council as a Special Character Area is encouraged and supported.*

DRAFT



Figure 2 showing the boundaries of the Cottingley Village Special Character Area:

