

GARFORTH TODAY



HOUSING CHARACTER ASSESSMENT

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Garforth Housing Character Assessment

Introduction



Wakefield Road Milestone

This assessment attempts to record and express the character of Garforth as evidenced by the buildings, streets and pathways, topography and visual appearance of each area of the township.

The origin of the name 'Garforth' is a choice between two accepted possibilities, both based on Norse roots. The first part comes either from 'geirl', meaning a triangular piece of land or from the name of a man, 'Geir', 'Ger' or 'Gaer'. The second part refers unequivocally to a ford. The stream forded is today known as Sheffield Beck and was later bridged near that point – hence Garforth Bridge.

The entry in Domesday Book (1086) was 'Gereford' and this or 'Gerford' was the way it was spelt during the 13th and 14th centuries. In the 15th century it became 'Garford'. In 1559 it was 'Garfurthe', in 1603 'Garfurth' and, finally, since 1632, 'Garforth'.

Between 410 A.D. and 627 A.D. Garforth was a settlement of about 1000 acres in the Kingdom of Elmet just off The Magnesian Limestone Ridge - "The Cliff". In 1086 A.D., according to the

Domesday Book, there was a church and a priest and the village was worth 30 shillings.

During the Middle Ages, Garforth was still a group of small settlements, cultivated by the customary strip method, evidence of which can still be seen in Glebelands. The population during the 14th Century (1387) was recorded as 49 persons over the age of 15.

Although some mining had been carried out previously, until the 19th century, Garforth was primarily agricultural and gained a reputation for soft fruit production, notably for strawberries and rhubarb. Since the 13th Century, coal was being won from 'bell' pits or surface 'picking', but mining was of little significance. The Industrial Revolution gave rise to an extra-ordinary demand for coal and the Enclosure Act of 1810 extinguished Common Rights allowing land-owners to exploit the mineral resources of their property. In 1723, the Gascoignes, who, incidentally, never lived there, owned 75% of Garforth and in 1729 they claimed the lordship of the whole. They were therefore in a good position to take advantage of the economic and legal situation.



Door Detail

Mining was an important factor in the first significant population growth in Garforth and in the development of the settlement. In 1830 the population was 782. In 1833 the Isabella Pit was opened and by 1840 the population was 1195, an increase of over 50% in ten years. East Garforth owes its existence to this pit, around which a new community, with its own school, developed.

In 1843, the Sisters Pit was opened and a similar development took place around it in Moor Garforth. Sisters Villas and Kensington Terrace date from this era. In 1899, when the Trench Pit opened, the population was 3224, an increase of over 160% in 50 years. The rows of terraced housing which were built towards the end of the

nineteenth century are evidence of the need to house the workers involved in this expansion. Examples can be seen in Lyndon Avenue, Barleyhill Road, Strawberry Avenue, Beech Grove Terrace, Poplar Avenue, Lidgett Lane, Ash Terrace and Newhold. The same Enclosure Act which benefitted the land-owners enabled agriculture to be less labour-intensive and therefore much of the increase in population was due to unemployed farm labourers from the surrounding area coming into Garforth to work in the mines or supporting occupations. The Crescent and The Oval, established in 1922, were probably the last houses built to accommodate the mining community. In 1922, the Sisters Pit closed, followed by the Isabella Pit in 1925. Although mining continued in the neighbourhood, notably in Micklefield and Ledston Luck, it ceased completely in Garforth with the closure of the Trench Pit in 1930.

Apart from the terraced houses which remain scattered throughout Garforth and the Welfare Hall, there is little evidence of its mining past. Now that the last pithead building, the Trench Winding Shed, has been demolished to make way for the Roundwood development on Ninelands Lane this year, no industrial building linked with Garforth's mining past remains. The only public

references to mining are a floral arrangement by 'Garforth in Bloom', outside the Academy, with a descriptive tablet and featuring a replica colliery tub, a stone in the churchyard, marking the grave of a 15-year-old boy, killed in an explosion in



Wakefield Road Terraced Houses, circa 1892

Garforth Pit in 1856, and, in St. Mary's Church, a tablet erected by miners in memory of Isabella Gascoigne. There are links in the names of the Miners public house, Isabella Road - named after the pit, not the lady - and, of course, the local football team, The Miners.

In the 18th. century, Garforth was in the form of three distinct parts, namely the hamlets of West Garforth and Moor Garforth and the parish of Church Garforth, separated by numerous arable and grazing fields, The Victorian terraces, scattered throughout Garforth, are indicative of its existence as separate settlements and are also evidence of the expansion which took place because of the development of mining on an industrial scale from 1830 onwards. East Garforth, as such, did not exist before then except as fields. It is only in the last 70 or so years, however, that these separate parts have been joined together by housing estates and infill.

The closure of the mines did not stop the expansion of Garforth. People were forced to look for other kinds of work in and around Leeds, where employment was available in heavy engineering, printing and tailoring. Garforth's location made it attractive to outsiders who were also seeking employment in the neighbourhood and the village started to become a commuter settlement.

In 1936, a council survey reported severe over-crowding and a housing shortage and the solution adopted was to build the first council social housing estate. This is the Oak Estate and these properties provided modern facilities, such as indoor toilets and bathrooms, front and back gardens, at a reasonable rent. It must be remembered that, at that time, most people did not own their own home and to pay rent, either to a private landlord or to the local authority, was the norm.

No significant further growth took place until 1950 when access to the M1, M62 and A1 made Garforth attractive to commuters and businesses, particularly in the distribution sector. The series of housing estates, started in 1930, increased substantially in the 1950's into the 60s,70s,80s and continues to the present day. Each estate has its own characteristics, depending on the economic situation, the current mood and style at the time of development. In addition to the housing estates, the population explosion has been catered for by in-filling with single or small groups of modern houses between the older buildings, sometimes with remarkable ingenuity. Garforth was, at one point, the fastest growing settlement in the country and was documented in the press across Western Europe.

The Grange and Fairburn Estates were regarded as the largest housing estate developments in Europe at that time.

Although Garforth has its origin as an ancient settlement, there is nothing of its ancient past to be seen today. The local stone is limestone which, although much used in mortars and plasters, etc., is not itself a durable building material. Most houses and buildings in Garforth were made of brick – over-whelmingly, red - since stone would have to be brought in from elsewhere. The most notable old building of stone is St. Mary's Church (1844). A clay quarry and brickworks occupied a site where Halliday Court now stands. The bricks, manufactured by Marshall's, were reputed to be of high quality.

The oldest structures that still exist today in their original state would appear to be the milestones on Wakefield Road and on Aberford Road and that at the Selby Road (A63)/Ninlands Lane junction. These date from the opening of the Turnpike Road, no earlier than 1735, and may be replacements for earlier stones or, in fact, the original stones fitted with cast-iron facing.



Alandale Crescent - 1950



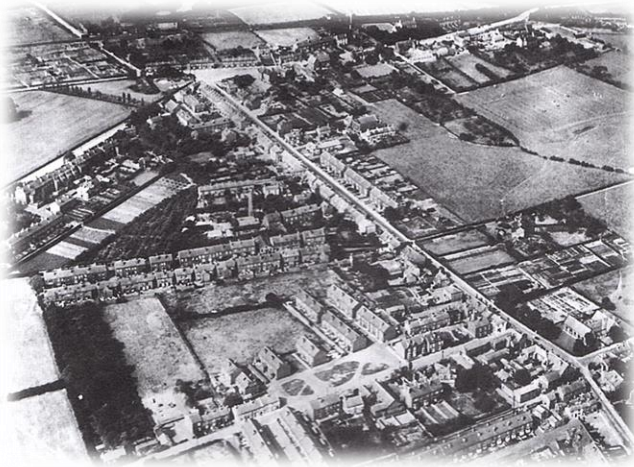
The Gaping Goose Inn



East Garforth Boundary Stone

The oldest remaining building in Garforth could well be the Gaping Goose Inn which pre-dates the turnpike road but has been considerably altered.

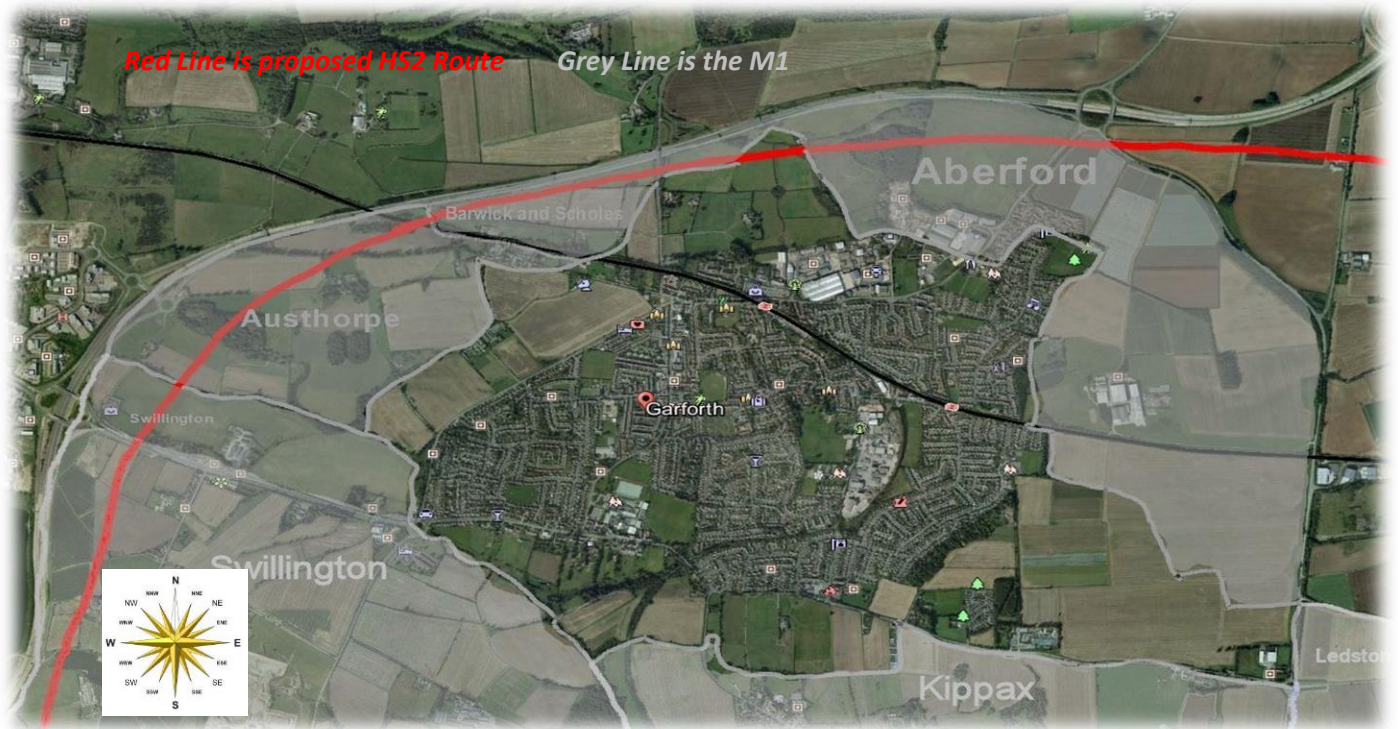
Many towns and villages have a church which goes back to Norman times but Garforth's earlier church was demolished and replaced in 1844. This replacement church is the only listed building in Garforth that is actually a building. The other listed 'buildings' are the 3 milestones mentioned above, the footbridge at Garforth Station, the road bridge in Aberford Road and the railway bridge in Barwick Road.



Over the years, Garforth had several Lords of the Manor but the most important were the Gascoignes and their influence affected every aspect of its development – Industry, Housing, Education, Welfare and even Religion. Garforth had a Parish council until 1908, when it became Garforth Urban District Council. In 1939, this expanded to take in Kippax and Allerton Bywater. This arrangement continued until 1974 when Garforth was assimilated into Leeds under the Leeds Metropolitan Council. It now has neither Parish Council nor Town Council and so is denied a direct voice on many aspects of Local Government, particularly regarding financial allocations in connection with developments. Because of boundary changes, some residential properties and

Garforth, 1924 – Courtesy Leeds City Libraries.
Main Street running diagonally from top left to bottom

businesses within the historic Garforth boundaries, in East Garforth, Barrowby Lane, Brierlands and Cedar Ridge are required to pay a precept (an additional tax) which is passed to the out-lying parishes i.e. Barwick-in-Elmet, Austhorpe and Aberford. In addition, some 'Garforth' settlement stones are positioned within other parish boundaries.



Map of Garforth and the surrounding Parishes

Garforth is located in the **Outer South-east Area** of the **Leeds Metropolitan City Council** in the **Ward of Garforth and Swillington, West Yorkshire**. The population of the Garforth & Swillington Ward is 19,833; that of Garforth alone being 14,867. The Garforth settlement is roughly triangular and has an area of 4020 acres. It is enclosed by the A63 Leeds to Selby turnpike road, A642 Wakefield to Aberford turnpike road and the A656 Ridge Road, a historic Roman road. Garforth connects to the M1, to the north and south at Junctions 46 and 47. It connects to the A1(M) north via the A642 and M1 and to the A1(M) south via the A63.

Railway & Public Transport

Garforth has two railway stations, named respectively 'Garforth' and 'East Garforth'. The line runs West to East from Leeds and is known as the "Leeds Selby Line" which separates at Church Fenton allowing travel northeast to York after the Cawood junction in North Yorkshire. Garforth Station has limited car parking for passengers' /commuters' use. As stated previously, the cast iron footbridge here is Grade 1 Listed. East Garforth Station, although compliant with the Disability Discrimination Act for accessibility, has no parking facility.

The proposed High-speed HS2 North-east/ South rail link is to be routed around Garforth from the South and is to travel North-east to York.

Bus Services

There are bus services that connect Garforth to other communities:

163 Leeds to Castleford, via Ninelands Lane and Main St.

166 Leeds to Castleford, via Fairburn Drive and Main St.

19A Tinsill /Cookridge to East Garforth Metro Station and New Sturton Lane.

402 & 403 Leeds to Selby via East Garforth & Micklefield.

404 Micklefield to Crossgates via Garforth

173 & 174 Wakefield to Wetherby via Garforth

175 Wakefield to Castleford via Garforth

SHOPPING



Main Street Shopping Parade



Main Street

Main Street is a vibrant shopping area, although the variety of shops and retail outlets has been severely reduced over the years. There are three public car parks and on-street parking is permitted but parking is clearly a problem and traffic congestion is common-place. Garforth has a large supermarket with a petrol station and large car park on a site near Garforth Station, off the Aberford road A642 and remote from the Main Street shopping area. A NEW retail development with another supermarket, smaller auxiliary retail trading units and a “pub/restaurant” has now been built in the same area. The hostelry is called ‘The Fly Line’, a reference to the erstwhile gravity railway from Aberford to Garforth.

Small groups of shops are to be found on the housing estates.



Main Street (TOFS)

Open Spaces



Open Fields around Garforth

Although Garforth has fields within its boundaries to the north-west, south and south-east, it is no longer a rural settlement but a dormitory town.

Existing open space or grassed areas can be found at :-

Barleyhill Road Recreation Ground with bowling green ,2 tennis courts, children's play area and equipment

Glebelands (previously owned by the Church), with a concrete skateboard play area, a rugby pitch and a small play area with basic equipment

East Garforth adjacent to Ash Lane & Newhold with 2 football pitches and open grass areas



*Barleyhill Road Recreation Ground
Bowling green and Tennis Courts*



Off Ash Lane and Newhold



Westbourne Avenue and Goosefield

Ninelands Lane Open grass land **with trees** behind the Fire Station

Firthfields, East Garforth Grass area with community centre

Westbourne Avenue and Goosefield, West Garforth

An area of open grassland surrounded by hawthorn hedges and used mainly for dog walking and as a play area. It is understood to be protected from development by a covenant. A public footpath crosses the area from Selby Road to Ringway.

Hawk's Nest Wood

A large un-managed area of grass and woodland with numerous foot-paths, some not easily accessible. It would be obliterated by the proposed HS2 development.



Hawk's Nest Wood

Public Footpaths

There are a number of footpaths in Garforth, not all sign-posted. Their standard of upkeep varies from 'excellent' (The Lines Way) through 'needs TLC' (Hawk's Nest Wood) to 'needs drastic attention' (part of East Garforth Footpath)

Amenities

Garforth is rich in community groups, social, leisure and voluntary organisations or clubs. Buildings and facilities used by such groups include:

Garforth Miners Welfare Hall, built in 1924

Garforth Country Social & Bowling Club.

Garforth Barleyhill Road Working Men's Social Club

Garforth Library and One-Stop Centre

St. Mary's Church and Parish Centre

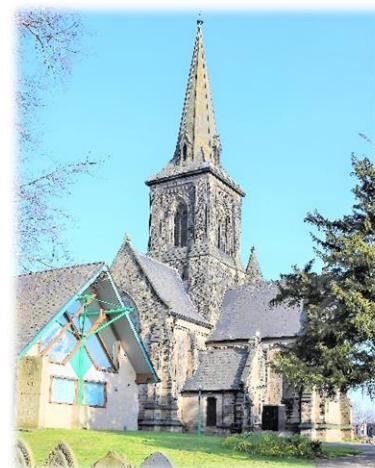
Methodist Chapel and Hall

Garforth Academy College

St Benedict's Church and Hall

Evangelist Chapel and Hall

5 Junior Schools



*St. Mary's Church
and Parish Centre*

Garforth Villa Football Teams

2 Cricket Clubs

6 Recreation Grounds

with 2 Tennis courts, 2 Bowling Greens, skate-board area, Rugby and Football pitches

Also used by the community are:

Garforth Medical Centre

2 Doctors' Surgeries

Fire Station, not fully manned

8 Public Houses

Garforth Tigers Rugby Teams

3 Members' Social Clubs

4 Dentists' Surgeries

1 Hotel

Halliday Court Council maisonettes and Residential elderly supported care facility with social room

Westbourne Council Sheltered Bungalows with warden support and social building

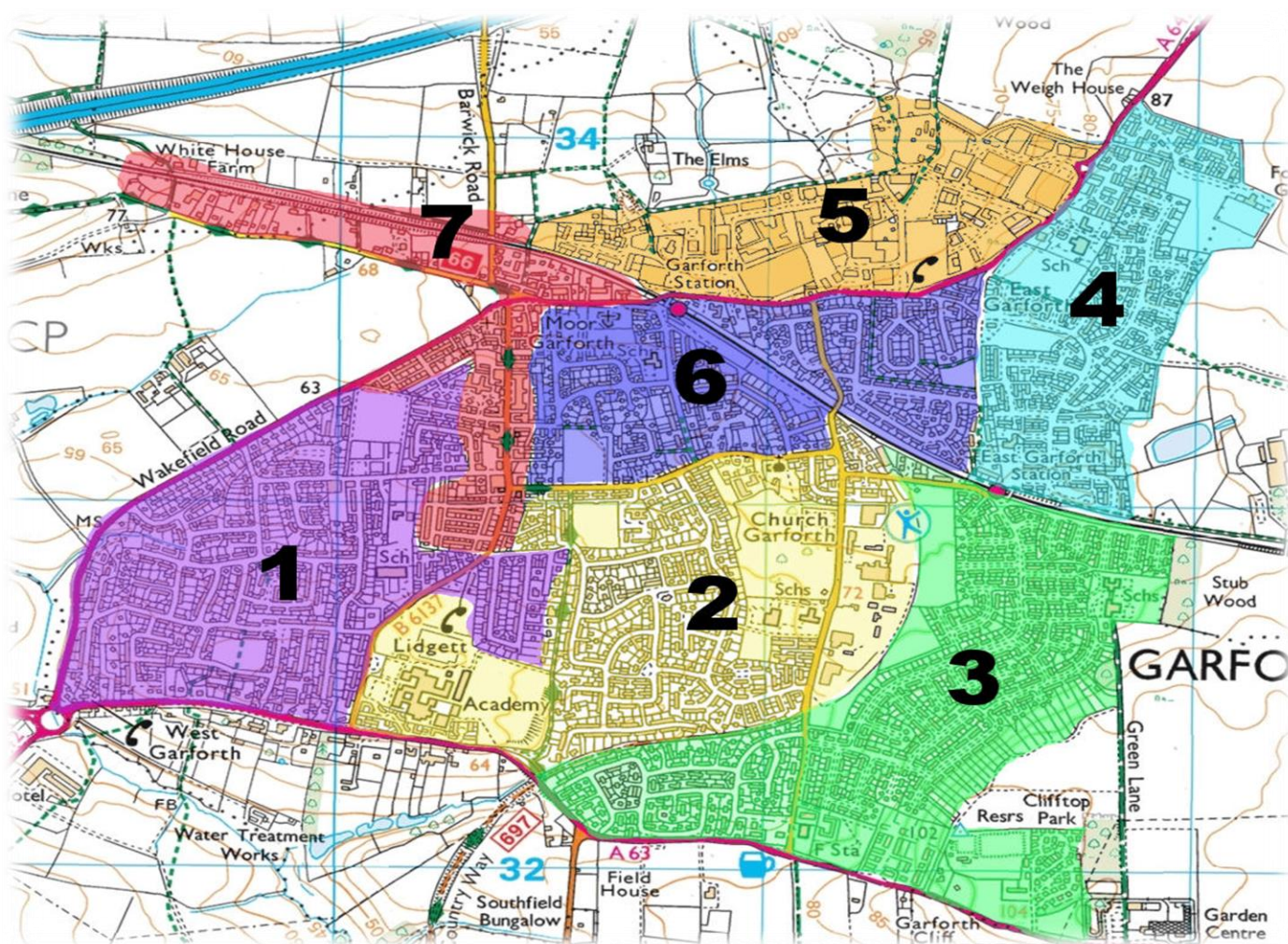
East Garforth "Oval residents" community centre

Council Children's Support and "NET" Elders Support Team Facility, East Garforth

Garforth has numerous Private Nursing Homes & Residential Care Homes for the Elderly

Character Assessment Areas Map

Map based on Ordnance Grid Ref. SE 330 405 OS Explorer Sheet 289 Leeds, South East



Character Assessment Areas

- **Area 1** West Garforth
- **Area 2** Church Garforth
- **Area 3** Long Meadows Estate and Wimpy Estate
- **Area 4** East Garforth
- **Area 5** Lotherton Industrial Estate
- **Area 6** Oak Estate, Station Fields, The Oval and The Crescent
- **Area 7** Central Garforth- Main Street, Town End and Barrowby Lane

These areas loosely identify the various housing developments that have taken place in Garforth over the last 100 years or so. The main roads, Wakefield Road, Aberford Road, Selby Road, Lidgett Lane, Church Lane and, later, Main Street were populated first and then the fields they enclosed were filled later according to demand.

With the exception of Areas 3 and 4, they all contain both Victorian houses and houses of a later date. Usually, the Victorian houses are on the border, in the form of terraces, and, behind them, the later houses fill the area.

At first, the demand was driven by the expansion of mining, then by general over-crowding.

Every area contains a mixture of developments and each is composed of one or more significant housing estates or identifiable groups of houses, shops or businesses.



Area 1 has Strawberry Avenue, Poplar Avenue and Beech Grove Terrace – all Victorian – but also the recent Halliday Court, Barleyhill Crescent and the Lowthers.

Area 2 has the 1960 Grange Estate but is now (2018) getting the new 241- dwelling Roundwood development.

Area 3, with Long Meadows (1970) and the large 1965/70 Wimpey Estate, also includes the Bluebell Estate, only 5 years old.

Area 4 contains the 1970 Firthfield development and also the much later Cedar Ridge and Brierlands developments.

Even **Area 5**, the Business Park, has the Victorian Ash Terrace and Newhold Terrace, 1950 industrial units, modern manufacturing buildings like Ginetta Cars within its boundary and now includes a new super-market/ retail complex.

Area 6 contains the early (1922) development of The Oval and The Crescent and also the later (1938) Oak Estate.



Area 7 clearly exemplifies the fact that, throughout Garforth, old and new buildings exist cheek by jowl. In this Area, Victorian Kensington Terrace – still showing evidence of erstwhile outside privies – is almost opposite Headland Court, a modern 3-storey apartment complex. At the other end of Main Street, past the shops, with their modern shop-fronts and Victorian upper stories, is the ultra-modern Library and One-Stop Centre facing the Victorian building that was embellished in the early 20th century when it became the Council Offices.

Sometimes the old has given way to the new, as when the 1828 Parochial School was demolished - leaving only its finial to mark the spot - and its place was taken by the modern Medical Centre.

All in all, Garforth provides an enormous variety of style, size, layout and decoration in its houses and buildings. Although within some of the larger or earlier developments there is a noticeable uniformity and lack of imagination, - Westbourne Avenue and Goosefield had only 2 designs of house, the Wimpey Estate had 3 oft-repeated house designs – individual owners introduced variety through extensions,



improvements and front garden treatment. Even the Victorian terraced houses are decorated with various eaves-brackets, wall tablets, stringing and door features.

Later developments show more imagination, style, variety of design and, generally, are landscaped to make a more pleasing whole from the outset. Allbeit there is an occasional utilitarian building, the in-filling with single houses or small groups that has taken place, in the main, adds to the variety in an acceptable manner. It is noticable that where the developer has provided well-designed dwellings and an attractive environment, residents have tended to maintain or enhance that high standard. Where house designs have been only basic and the environmental provisions were minimal, residents have remedied the omissions by adding garages, drive-ways, porches, extensions, front walls and so on in a piece-meal manner and the area has become generally un-attractive as a result.

The character of Garforth, as evidenced by its buildings and estates, is one of a clean, generally litter-free, flourishing township, full of variety, ingenuity, interesting features and displays of proud ownership. The old adage – the more you look, the more you see – could not be more appropriate.

General Topography



Water Tower

Garforth Cliff, 338 ft. above sea-level marks the eastern boundary of Garforth. On it stands the **Water Tower**, which, now that it is surrounded by tall trees, is not as visible as it was. The view to the south-west is towards Wakefield and the Pennines and on a clear day Emley Moor Television Mast, 18 miles away, can be seen. To the East, the land falls gently towards Peckfield. **Town End** at 254 ft. and **St. Mary's Church** at a similar height are the highest points within the township. The Church, with its 120 ft. spire is visible for miles in every direction. From these three points the land sweeps down west-wards and south-wards to Garforth Bridge roundabout at 163 ft. above sea-level. The undulating nature of the topography can be seen in the town where many streets have 'highs' and 'lows' causing problems with surface water. In Wakefield Road the undulations are gentle but in Ninelands Lane they are more abrupt, falling to 209ft. in the 'dip' with the Cliff on the East towering 120ft. above, and then rising to meet Selby Road.



Boundary Stone, Garforth Cliff



View from The Cliff to the South-West

Acknowledgments

Acknowledgment is made to the Garforth Historical Society, from whose archives and book, "A Short History of Garforth", some of the historical data has been taken.

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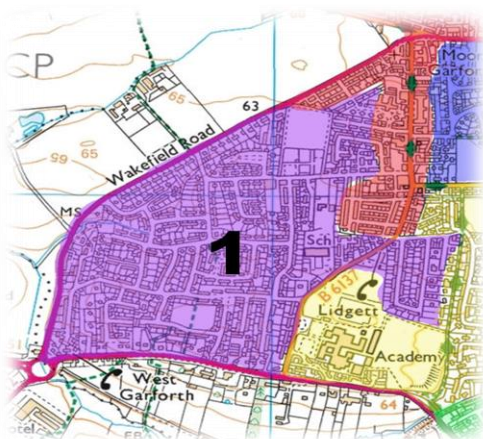
Note to the Reader

If your street or house has been omitted or not fully described, this is not because we believe it to be unimportant. Omission has been solely due to the exigences of space, which has forced us to make difficult decisions.

September, 2018

Character Assessment Area 1: West Garforth

Wakefield Road A642, Selby Road A63, Farfield Court, Lidgett Lane & Court, Barleyhill Road, Barleyhill Cres, Barley Fields Close, St. Joseph's Court, Poplar Ave, Knightsway, Kingsway & Garth, Kings Croft, Summerhill Road & Grove, Queensway, Alandale Cres., Road, Drive & Grove, Poplar Ave, Knightsway, Kings Croft, Ringway, Springbank, Springbank Cres, Westbourne Cres., Road, Terr., Ave., Gardens & Drive, Lowther Grove, Avenue, Road & Drive, Goosefield Rise, Abbots Way.



This area is largely residential but includes a few businesses in Barleyhill Road, Barleyhill Road Recreation Park, Strawberry Fields School and an Open Space off Goosefield Rise. Appearances vary from 1930 & 1950 to 1970 style. The dwellings are predominately red-brick, detached and semi-detached, houses and bungalows, with walled or hedged front gardens.



Farfield Court

A 1970 development in the form of a cul-de-sac with large detached and semi-detached houses on each side leading to a T-shaped turning area. The front gardens are either open or with low walls. Integral garages are at the front and level with the building line. The houses are of red brick, some being partly-rendered white. Gardens are well-kept and the general appearance of the cul-de-sac is pleasing.



Wakefield Road

Wakefield Road – typical 1937-50 style

Over a mile in length, Wakefield Road contains a variety of styles since its houses were built in small groups at various periods with intermittent infill rather than as an ordered development. Downhill from Farfield Court are detached and semi-detached houses with hipped gable roofs, red or brown concrete pantiles, 1970 style, together with 1940 style semi-detached dwellings. Continuing towards Allandale Crescent are circa 1930/1950 semi-detached houses of red brick with hipped gable roofs and clay tiles (some with original slate still visible). Casement windows are fitted, with bay windows to the fronts. Near the Allandale Crescent junction is an infill development of 3 detached dwellings circa 2005. The site is sloping, with hawthorn hedging, and has a shared drive with on-site parking.



Further on is the Turnpike Milestone and beyond, where a culvert passes under the road is a Nursing Home, set back from the road. After this comes a row of terraced houses, Da Villas, circa 1890, (Dar Villas on some old maps). Before the Ringway junction is The Beeches, a Victorian cottage shown on the 1890 map of Garforth. Just before the Garforth Bridge roundabout is a car wash and a car spares fitting station. Two other automobile businesses, with wide open forecourts, are situated about halfway down the road from Town End.

At the roundabout, stands a pub/restaurant, now called the Miller & Carter. This was previously known as 'The Old George Inn' and was mentioned in 1822. It probably existed as a coaching inn considerably earlier, hence the name.

Topography and Appearance

Wakefield Road sweeps down steeply from Town End to Garforth Bridge in a series of undulations and wide curves. It is a major bus route and has 4 bus stops, some with shelters. The road is wide with wide pavements both sides. On the eastern side, paved areas, used for parking, are provided along some sections. Viewed from Town End, there are no houses on the right-hand side which is bordered by a low hedge with some mature trees. Nearly all the houses on the left have an unrestricted view north-west over open arable fields. At the lower end, beyond Ringway, where there are no houses fronting the road, it is bordered with high hedges and mature trees on both sides.

Barleyhill Road

At its entrance from Wakefield Road, Barleyhill Road has high hedges, both sides. The first property on the right is a large modern detached house surrounded by extensive garden space set well back from the road. On the left is another, but smaller, modern detached house with an open-plan front garden. Further in, round the curve and along the road, the houses are detached and semi-detached of 1950/80 style, some with bay windows and most with walled front gardens. On the southern side is the Working Men's Club and to the north is the Recreation Ground and Playing Field. Also on the left was a motor accessories shop (now closed) and a take-away. There follow several terraces of houses, some 1930 style with no front garden, others later with walled or fenced front garden. After Lyndon Avenue, on the left, (See Area 7) and before the Car Park, are 2 blocks of Victorian buildings. In the case of the first block, apart from some replacement of doors and windows and renewal of part of the roof, the 3 dwellings, with bay windows downstairs and gable windows in the roof space, are externally much as they were nearly 150 years ago. The second block, originally 2 three-storey dwellings, has been changed into business premises but although the ground-floor front has been altered their Victorian characteristics can be clearly seen. Beyond the Public Car Park, before it reaches Main Street, are an Italian restaurant on the left, and a dance school, on the right. The roads leading off from Barleyhill Road show a variety of developments of different eras, from 1930 to the present day.

Examples are :-

Alandale Road

With **Alandale Drive, Alandale Grove and Alandale Crescent**, Alandale Road was a 1960 development of social housing. From the outset there was a mixture of types of dwellings, 2- and 3-bedroom semi-detached houses and semi-detached bungalows. All were of red brick with red or grey tiled roofs. The roof of each block was pitched front to back and end to end. Some of the larger houses had bay windows up and down. All properties had a front garden and a drive. Most of the dwellings are now privately-owned and the variety of the area has been increased by the changes that have been made. These take the form of car port or garage additions, sometimes with accompanying first floor extension, porches and replacement windows and doors. The treatment of the front gardens is also of great variety, with low walls, hedges, wooden fences and iron railings and gates.



Summerhill Road



This is a cul-de-sac, running from North to South bending towards the East at the southern end. Entering from Barleyhill Road, on the left and including **Summerhill Grove**, also a cul-de-sac, is a 1940/50 social housing development of 20 dwellings. The houses are 2-storey, 2/3-bedroom, semi-detached and of red brick, some being part rendered and some stone-faced. The roofs are tiled, pitched front to back and end to end and have two chimney stacks. There are no bay windows but a flat canopy is provided over the front door. Some properties have extensions and some have out-buildings of red brick. There are front gardens with low walls, fences or hedges. Driveways are provided and some properties have detached garages at the rear.

On the right, are another 22 houses, being a 1930 private development of somewhat larger semi-detached, 2-storey dwellings. These are also of red brick but, throughout, the top half is rendered cream. The roofs are tiled and pitched front to back and end to end with a central chimney stack. Large bay windows, with tiled canopies, are provided. The rear downstairs and the front doors have flat canopies similar to those opposite. All the properties have driveways and some have detached garages at the

rear. The front gardens are well-kept, some with trees and shrubs. There is a miscellany of fences, low walls and hedges. Gates, where fitted, are mostly of iron but a few are wooden.

Summerhill Road is 2 cars wide with wide tarmac footpaths either side. **Summerhill Grove** is a single carriage way with narrower footpaths but has wide grass verges on either side. Turning facilities exist at the ends of both cul-de-sacs.

Queensway Coming off the north side of Barleyhill Road, this is another social housing development although many of the properties have now been purchased. There are 38 2-or 3-bedroom 2-storey semi-detached houses, all of red brick with tiled roofs, pitched front to back and end to end. There are no bay windows and most doors and windows are replacements. 14 of the dwellings are slightly smaller than the others and are provided with utility extensions, with a door, at the side of the house. These houses have 2 chimney stacks whereas the larger houses have a single central chimney stack. The larger houses also have a flat canopy over the front door. No driveways were originally provided but in some cases the paths along the sides of the houses have been converted to shared driveways leading to garages at the rear. The front gardens are mostly lawn or shingle with shrubs. There are various sorts of low brick or stone walls, wooden fences and some hedges. The development is arranged around a green space, in shape triangular with rounded corners. All the houses face the green. The road is continuous around the green and opens into a large parking area at the far end. There is a wide footpath on the side of the road in front of the houses and a narrower path on the side next to the green.



Poplar Avenue

Beginning with terraced houses, circa 1930, with no front gardens, the buildings are red-brick with distinctive under-eaves brickwork decoration. Leading into Kingsway are semi-detached houses and bungalows, 1950/60 style, with low-walled front gardens, well-cared-for, and with some mature trees.

Barleyhill Crescent

A 1960 style development of semi-detached houses and bungalows with large walled front gardens.



St Joseph's Court

A modern terraced development of red brick and grey tiles.



St Joseph's Court



Barley Fields Close

Barley Fields Close Red-brick terraced 2-storey houses built in 2014/5

Ringway



Bungalow, Ringway



Ringway, western end

Ringway connects Lidgett Lane with Wakefield Road and acts as a feeder for the several streets to its north and south. From its eastern end to where it meets Westbourne Drive it is lined on both sides with 1950/60 style semi-detached bungalows with tiled roofs and good-sized front gardens with low walls. The road continues with semi-detached 2-storey houses of a similar style but with bay windows up and down. The front gardens now have hedges and fences. From here on, the dwellings are a mixture of semi-detached houses and bungalows with medium walls, high fencing and hedges.

Towards the western end, the houses are newer and include larger detached houses standing well back from the road.

Topography and Appearance

North of Ringway the streets slope downhill towards Kingsway and Alandale Crescent and thence to Wakefield Road.

Queensway slopes significantly and, at its lower part, is prone to flooding.

Ringway itself sweeps down from Lidgett Lane in a series of undulations and curves, the final link with Wakefield Road being a sharp bend with a steep slope. The road is 2-cars wide and has pavements on both sides. Over most of its length, where there are bungalows, it presents a well-ordered appearance of well-kept gardens with shrubs. However, in the case of the houses the view is less regular since there is a mixture of walls, fencing and hedges which in most cases obscure the front gardens completely. The Wakefield Road exit has a long high fence on one side and a high hedge on the other, both obscuring the properties.

Goosefield Rise



This road runs southwards from Ringway and is bordered on both sides by semi-detached 2-storey 2/3-bedrooms houses of 1950 style, a total of 39 properties. The majority are of red brick but some are light buff in colour. Each block of 2 has its tiled roof pitched front to back and end to end and has a chimney stack at each end. All the houses have replacement doors and windows. Two houses have bay windows on the lower floor at the front. All the properties have a front door and a side door. The space between the pairs of houses is in most cases not wide enough to permit vehicular access to the rear. Most parking space is limited to the front of the properties.

Gardens are fronted with a mixture of brick or stone low walls, hedges and various wooden fences; gates, where provided, are of iron. Front

gardens, where not used for parking space, are well-managed, with lawns, flowers and shrubs. The road is 2-cars wide and has a tarmac pavement each side. Lighting is by means of modern high street-lamps and there are some telegraph poles on one side of the road. Part-way along the road, Westbourne Avenue joins from the west and Goosefield Rise continues on to become a dead end.

Westbourne Avenue

Westbourne Avenue, a development chiefly of 2- and 3-bedroom houses, can be dealt with as three sections. The first section, leading off from Goosefield Rise to the west, has houses on its southern side. On the northern side, separated from the road by a low hedge is a large open green space, used for sports and dog-walking. On the same side, at the corner of the field, are 2 semi-detached houses. On the south are 16 semi-detached 2-storey houses, similar to the houses in Goosefield Rise but, significantly, each has a wide driveway with garaging at the rear. These houses are followed by 2 semi-detached bungalows, of red brick, part rendered white. The roofs are of grey tiles and the front door is centrally placed. Opposite, at the other corner of the field, are 2 semi-detached houses. These are of a different style, having bay windows, coped with grey tiles, up and down. The front doors are also coped with grey tiles. At this point the road forms two branches.

One branch continues straight on and ends with a turning area. On the southern side it has 2 semi-detached houses similar to the near-by corner houses, then two more semi-detached bungalows and a detached house with a canopied lower front and a large front garden with numerous shrubs and a trellised fence. There is also a detached garage. On the north, are 2 more semi-detached houses like the corner houses followed by 2 semi-detached houses of different design, having quarter-tiled fronts and front doors with flush glazed surrounds. The windows are not bay windows. The 2 semi-detached houses at the far end are of similar design but with vertical timber instead of tiles and inset porches (one glazed as an improvement). One house has a downstairs bay window, with no coping.



The other branch goes off to the north as the second section and is lined on both sides with semi-detached houses. These are all of the same design as the corner houses previously described, namely, of red brick with grey tiles and having bay windows, up and down. The windows and front doors have grey tiled copings. There are 12 properties in total and all have driveways, mostly with garages to the rear. Some properties have been considerably extended or improved. The front gardens are well-cared-for and most have a low wall with hedges and shrubs. The street is wide with a wide tarmac footpath either side. There are 2 telegraph poles on one side. At the lower end, on the western corner with Ringway, is a detached house matching the design of the other houses in the street and opposite is a larger detached house of a different individual design. Both have large surrounding gardens with mature trees.

The third section is on the opposite side of Ringway, not directly opposite but staggered towards the west. It contains 29 dwellings, including semi-detached houses of the same design as in the previous section and semi-detached bungalows similar to those elsewhere in Westbourne Avenue, red brick, tiled roof and central front door. There is one detached house. Gardens have low walls of brick or stone; some have hedges and some surmounted with iron railings. All properties have driveways with a garage to the side or rear. The other end of the street links with Kingsway.

Topography and Appearance

As the name suggests, Goosefield Rise ascends from Ringway quite steeply, reaching its highest point at the junction with Westbourne Avenue. It then drops down and the final slope to Selby Road for pedestrians is through a narrow ginnel. The part of Westbourne Avenue bordering the southern side of the open space is level but thereafter it turns downwards to meet Ringway and the third part continues downwards in an S-shaped curve to join Kingsway.

Some properties have the open space as a view.

Lidgett Lane

From Ringway to Lowther Road Lidgett Lane sweeps downhill in a curve and on its right are the playing fields of Garforth Academy followed by the Police Station and a complex which used to be the Medical Clinic.



On the left, it starts with 3 Victorian dwellings, one detached with an added porch, 2 semi-detached with bay windows and a combined window and door covering supported by square columns and another detached house that has been modified and has an integral garage added. Further down the road is the entrance to Strawberry Fields Primary School. The school buildings stand back from the road and are shielded from view by large trees. This is followed by the entrance to



Lidgett Court, a modern, circa 2000, development of some 20 dwellings, mixed detached bungalows and semi-detached bungalows with a few detached houses. The designs are varied but most have the garage built onto the side of the dwelling. Where this is not the case the garage is provided remote from the house. Apart from the entrance the development is paved throughout with no footpath. Gardens are mostly open plan and shrubs and small trees are plentiful.

Next, on Lidgett Lane, there is a modern bungalow with an attractive low-walled garden laid out with grass and shrubs. This is followed by an interesting stone house and garage complex, built circa 2000, and then another modern bungalow with a stone frontage. The next building is The Coach House which has been modernised and extended to the rear to become a care home for up to 21 residents. Lidgett House which stands next to it has also been modernised and is now a business enterprise. To finish this stretch are two Victorian dwellings which have been rendered and greatly modified to form 2 detached 2-storey houses.



Lowther Road, Lowther Grove, Lowther Drive and Lowther Avenue

Coming off on the eastern side of Lidgett Lane, Lowther Road is so called since it led to Lowther House, the home of the Hon. Henry Cecil Lowther, a prominent Garforth land-owner in the 18th. Century. Today it leads to three side-roads servicing a housing estate of some 107 dwellings. The general style in **Lowther Grove** and **Lowther Drive** is that of 1950-1960 with most of the dwellings being semi-detached 2-storey houses, of red brick, red or grey tiles and with bay windows up and down. Some have a canopy over the door and some have the door set back



Lowther Grove – 2-storey semi

to form a porch. The type of bay window varies. Mixed in with these houses are semi-detached bungalows and detached houses.

Some of the detached houses are of an unusual design with a large gabled front not seen elsewhere in Garforth. There are also some semi-detached houses which do not have bay windows but have half of the front extended forwards to give extra room. On the eastern side of **Lowther Drive** the properties are of high quality. They are large 4-bedroomed houses or large bungalows with dormer windows, all standing in spacious grounds with landscaped gardens which screen the buildings from the road. Many of the properties have very long drives which make the dwellings very secluded.



Lowther Grove – extended roof



Lowther Drive – with front gable

Lowther Avenue is of a different character from the rest of the estate since it contains much older property. The first of these is Springfield House which is large 2-storey Victorian house with bay windows. The combined door and window canopy is supported by pillars with decorative brackets. There is an attic skylight and large brick brackets under the eaves. This house forms part of Springfield Care Home, which is a new building complex offering residential care for up to 69 persons and extends a considerable distance along the eastern side of the road. Also on that side, are a chalet-type modern house, a large modern detached house with a detached double garage and a large (7-bedroom) 3-storey Victorian house. This last property has very large bay windows, a roof with decorative ridge tiles and a finial at each end, and stands in its own grounds. On the other side are 3 detached 2-storey houses of 1950 style. All are of different designs. At the end of the road, behind iron gates, is a single-storey dwelling called Eden Villa. The road is only made up for part of its length and has no footpaths.



Lowther Drive

Selby Road

From Garforth Bridge to Lidgett Lane, Selby Road shows a great variety in the type and style of dwellings. Since the developments were small, often individual plots, and executed at various times over many years, most of the dwellings have their own character with little repetition. Although much altered, the Gaping Goose Inn dates back to before 1733. Opposite are houses that were built since 2000. In the mix are detached, semi-detached houses and bungalows of 1930, 1950/60, 1980 and 2000 styles. Red brick predominates but is in no way universal. Almost opposite the entrance to Lidgett Lane stands Garforth House, dated 1850 but extensively modernised. On the same side is a service station with a wide frontage.

Interesting side-roads are :-

Springfield Place This cul-de-sac includes a Victorian terrace of red-brick slate-roofed houses, a modern chalet-type house with dormer windows and 2 large modern detached houses standing in their own grounds and surrounded with mature trees.

Rockley Grange Gardens A very modern development of semi-detached houses standing in a fully-paved area.

Topography and Appearance

The Lidgett Lane/Selby Road junction, opposite the Garforth House complex, is controlled by traffic lights.

From Lidgett Lane, Selby Road slopes down to the west, becoming steep from the Gaping Goose onwards. At this point the land to the north is considerably higher than the road as witnessed by the high red-brick retaining wall. The road is wide, with pavements both sides, and was re-aligned in the 1960's. The old course of the road can be seen in front of the inn. Here and opposite are wide grass verges decorated with floral displays by 'Garforth in Bloom'. Because the dwellings were largely individual developments, their frontages show no regular pattern and include walls, fences and hedges. In many cases the hedges are high and screen the property from the road. The roundabout at Garforth Bridge sports a very large weeping willow, watered by a beck, and moor-hens have been seen there.

Amenities

Recreation Ground – Barleyhill Road

Strawberry Fields Primary School

Working Men's Club – Barleyhill Road

Westbourne Community Centre – Westbourne Gardens

Gaping Goose Inn

Miller and Carter (Old George) Inn

Open Space – Goosefield (Westbourne Avenue)

Open Space – Queensway

'The Little Library' – in the garden of 8, Lowther Road,
Is this the smallest library in
Yorkshire?



'The Little Library'



Barleyhill Road Recreation Ground

Character Assessment Area 2: Church Garforth

A63 Selby Road, Lidgett Lane, Ninelands Lane /Bar Lane, Grange Ave, Derwent Ave, Springmead Drive, Lindsay Rd, Wharfedale Rd, Burnham Rd, Ninelands Spur, Paddock Close, Glebelands Close, Medway Ave, Meriden Ave, Richmond Way, Templars Way, Purbeck Grove, Highfield Drive, Glendale Ave, Beverly Walk, Avon Drive, Windermere Drive, Cottingham Drive, St Mary's Close, Rectory Close, Croft Foulds Court, Church Gardens, Rose Court, Green Lane, Hazel Mews, Rydal Ave, Scholars Gate.



The central feature of this area is **The Grange Estate**, a 1950/60 development of detached and semi-detached houses and bungalows, broadly of the same style and character. Most of the houses are of red brick but bricks of other colours and rendering, together with a mixture of red or grey tiled roofs, means they vary greatly in appearance. Some of the houses are basic but most have bay windows, up and down, with porches or other improvements added. The front gardens are well-kept, with mixed flowers and shrubs, and most dwellings retain their original low wall, thus giving a harmonious appearance. In **Springfield Drive** is a small shopping parade. The southern boundary of the estate is **The Lines Way**, a public footpath following the track of the disused Leeds & Pontefract Railway.



Grange Estate – looking down Lindsay Road

Topography and appearance

The estate is mainly flat except for Derwent Avenue which is undulating and slopes southwards before joining Ninelands Lane. Most of the roads within the estate have at least one curve and this, together with the mature trees scattered throughout, creates many interesting viewpoints. Trees include almond, ornamental cherry, leylandii and at least one nut tree.

Lidgett Lane

Just after entering Lidgett Lane from Selby Road is a group of apartments erected within the last decade. They stand on the corner of **Scholars Gate** which leads, parallel to Selby Road, to a very recent development of 3-storey semi-detached houses. Some have small front gardens; others have none. Some have an integral garage and others have a garage remote from the house. The serpentine road throughout the development is without footpaths. Further on, to the east, is **Garforth Academy** with its extensive grounds and sports field. The far side of the sports field is bounded by a footpath which runs from Church Lane to The



Scholars Gate

Lines. On the western side of Lidgett Lane is a series of dwellings, mostly semi-detached bungalows but also some semi-detached houses. The majority are 1960 style but some are much later. The front gardens have very low walls, with grass and shrubs. There are some high hedges.



Topography and appearance

This part of Lidgett Lane is flat. The carriage-way is 2 cars wide, with a wide pavement on the western side and a narrow pavement on the east. The view from all the dwellings is across the Academy grounds and is enhanced by the mature trees sited in the vicinity.

Selby Road

On the corner with Lidgett Lane stands a building which was once a large detached house with its own grounds. This was an Accountants' Office Building but is now vacant. Opposite are converted buildings which formed part of the Garforth House complex. Further along Selby Road, is Mill Race Nurseries, with a wide, open area at the front, the business being set

well back from the road. There follows, on that side, a series of large houses standing in their own grounds with drives leading to the property and presenting walled and gated entrances to the main road. All have high hedges and mature trees. The northern side has a hedge and fence over which can be seen the dwellings in Scholars' Gate, which runs parallel. Further on, on both sides of the road, are very high and thick hedges, which continue as the road curves to go over the old railway bridge.

Ninelands Lane

Ninelands Lane is a very busy road running through Area 2 and linking Aberford Road, Church Lane and Selby Road. There are very few dwellings fronting onto the road and all are on the western side. Between Derwent Avenue and Ninelands Spur is a stone-faced bungalow with pitched roof, bay window and distinctive chimney feature. It has an integral garage. At the other end of the road, near the Church Lane junction is a development of 5 modern detached houses of red brick, with bay windows and porches. Each has an integral garage and a short driveway. The treatment of the front gardens is mixed being low wall with hedge, medium wall with railings or left open. On the eastern side, running from opposite Derwent Avenue to behind the Leisure Centre and beyond, is the site of what was an industrial concern, Stocks Bros. It is now under construction as a development for 241 houses. This complex has been named '**Roundwood**' and will take over 2 years to complete.

Leading off on the east, opposite the Cemetery, is **Hazel Mews**. Where once stood a group of small businesses, there has been a recent, circa 2010, development to produce a 2-storey detached house and 2 terraces, each of 6 three-storey houses. Each house has an integral garage with car space in front of the garage. There are no front gardens but between the houses are patches of small shrubs. The whole area is paved without kerbs. At the entrance to the Mews, stands a chocolatière and patisserie which was already there before the housing development.

Topography and appearance

Ninelands Lane is relatively straight and slopes down from Church Lane, slightly at first and then more steeply, becoming very steep beyond Derwent Avenue to The Lines entrance. The carriageway is not wide and parking is banned near the school. The footpath on the western side is continuous but on the other side it is intermittent. There are 2 Pedestrian crossings, 2 bus shelters and 2 bus stops without shelter. High hedges and mature trees used to be found on both sides throughout its length but those that were opposite Glebelands have been removed by the Roundwood development. The developers have promised to re-plant these as part of their landscaping.

Amenities

Apart from being a link road and a bus route, Ninelands Lane also gives access to several important amenities.

These are :-

Ninelands Lane Primary School with its own sports ground and playing field. It has a small car park.

Glebelands A large public recreational area with several rugby and football pitches, a concrete skate boarding rink, an area with playground equipment, changing room and a car park. Glebelands is used for various Gala Days and other community activities.

Garforth Cemetery The cemetery extends back from the road a considerable distance and is well-provided with tarmac paths.

The Podger This public house, named after a tool used by construction workers for connecting girders, was built about 1970 and has had subsequent extensions and improvements. A Mr. Green, the owner of Green's Engineering Works, which stood in Ninelands Lane, was asked to select a name for the pub. 'The Podger' was his choice.

Garforth Leisure Centre Managed by Leeds City Council, this centre has gym facilities, squash and badminton courts.

Monkey Maze A soft play facility for children up to 11 years old

Green Lane

On the corner with Ninelands Lane is an electricity sub-station and on the south side is a high hedge screening an apartment block standing in **Cricketers Close**. This is a substantial development of 4 blocks of apartments in red brick with top portion rendered white. The roofs are of grey tiles. Within the concourse is a large turning area, extensive parking space and wide pavements throughout.



Opposite Cricketers Close is **Greenacre Court**, a modern development of 16 semi-detached houses of red brick with tiled roofs and bay windows. Each has an integral garage and car space in front. The whole concourse is either paved or tarmac with no footpaths. There are many trees and shrubs and grassed areas.

Further along, set back, is an industrial building, combining a warehouse and offices. **Green Lane Villas**, which follows, is a recent development of 4 three-storey apartment blocks. On Green Lane itself are 2 more 3-storey apartment blocks, the second of which has integral garages and car space in front of the properties. There are also grassed areas along the front.

The next property is a substantial office block, in red brick and of modern design, circa 2005, with shallow-pitched roofs. This is followed by a group of detached, 3-storey houses and a 2-storey detached house, all built recently, in 2017.

Bar Lane

North of the Church Lane junction is the beginning of Bar Lane which rises and curves to go over a single-lane bridge crossing the railway. On the east, before the bridge is **Ninelands View**, a modern, circa 2005, development of 12 semi-



detached 2-storey houses and 1 detached house. They are of red brick, some half-rendered, with grey tiles. Some of the houses have porches; garages are located separately. In front of the houses are grassed areas and spaces for cars. The whole concourse is paved, with no walls or footpaths; there are some trees and shrubs.



Church Lane

One of the oldest streets in Garforth, Church Lane has a bit of everything. There are Victorian terraces and large detached Victorian houses, bungalows, detached and semi-detached houses, large and small, built in the 1930s, 1950/60s, 1970/80s, 1990s and later. There are large and small front gardens with old stone walls, brick walls, railings, fences and hedges. Most of the properties have had features such as



porches or extensions or replacement doors and windows added



The most notable building is **St. Mary's Church**, which was erected in 1844 on the site of earlier churches dating back to Saxon times. The church has a central tower with a spire reaching 120 feet high. The spire can be floodlit on request. Surrounding the church is the old graveyard, the front of which is separated from the street by an ancient wall. Behind the church is the Parish Centre, a community facility. Close to the church, but on the opposite side of the road, are 2 Nursing Homes - **St Armand's Court**, a new building, and **The Hollies**, which is a large Victorian house, much extended and modernised.



The **Methodist Church**, which was built in 1824, is down the road towards Main



Street and next to it is the **Methodist Hall**, used for various community activities. The Hall was built, as a Sunday School, two years after the church itself. Another care home and complex, **Augustus Court**, is to be found in



Church Gardens, leading off from Church Lane. A large block of sheltered accommodation in the form of apartments is also to be found in **Grangefield Court**, off Church Lane.

Topography and appearance

Church Lane runs downhill with a steady slope from the church to Main Street, making a slight curve to the south and then to the north. The carriageway is 2.1/2 cars wide with humps and has a pavement on both sides. It is a bus route and there are 4 half-sheltered bus stops. There are mature trees in the gardens and along the roadside and some grassed areas between the footpaths and the road. When in blossom, the trees are a welcome sight; the parked cars not so. (Photo on Page 50).

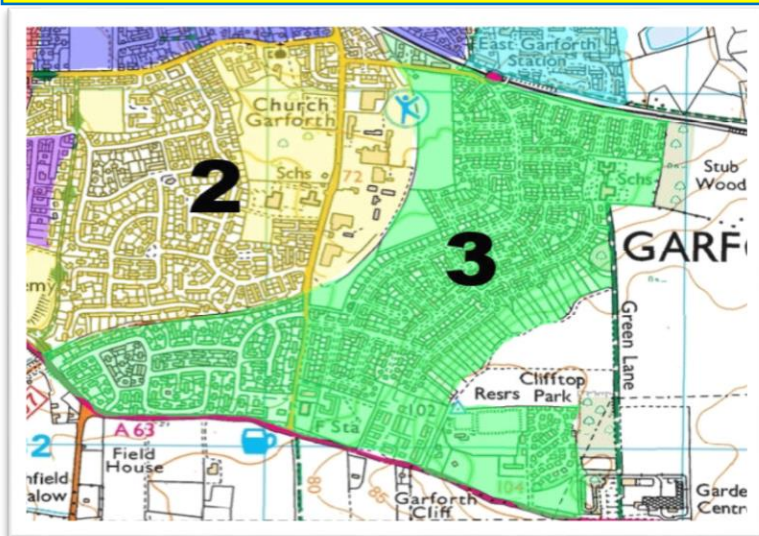
Amenities

St. Mary's Church and Parish Centre
Methodist Chapel and Hall
Care Homes
Convenience Store
Public Library and One-Stop Centre
Medical Centre
Cricket Ground – off Church Lane
Allotments – Church Gardens



Character Assessment Area 3: Long Meadows & Wimpey Estates

Ninelands Lane, Long Meadow Gate, Long Meadow Croft, The Lea, Long Meadows, Mendip Close, Bar Lane, Farndale Court, Ashbourne Cres, Carlton Drive, Cotswold Drive, Cheviot Court, Arran Court, Arran Close, Shaw Close, Manley Court, Hazelwood Ave, Ledston Ave, Cliff House Ave, Kirby Ave, Lea Bank Ave, Acaster Drive, Hammerton Drive, Fairburn Drive, Eastwood Grove, Denesway, Eskdale Grove, Trent Ave, Kennet Ave, Kennet Lane, Thames Drive, Witham Way, Welland Drive, Hillside, The Green, Kentmere Ave, Severn Drive, Nidderdale Close, Cherwell Croft, Swale Cres, Ribblesdale Ave, Fosse Way, Crimble Green, Airedale Drive, Spring Close, Holly Bank, Green Lane, Green Lane Villas, Greenacre Court, Cricketers Close, Woodland Drive, Firtree Ave, Larch Lane, Rowan Place, Yew Lane, Elder Garth, Newfield Crescent, Newfield Drive.



Area 3: Bounded by: A63 Selby Road on the south, Green Lane to the east, the Leeds/Selby railway to the north and to the west by the route of the dis-used Leeds/Pontefract railway including "The Lines Way" footpath. Apart from the amenity buildings, this Area is almost entirely residential, being made up of three separate housing estates, each with its own characteristics, namely, Lindsay-Parkinson (Long Meadows), Wimpey and Bluebell Estates.

The Lindsay-Parkinson Estate (Long Meadows)

Extending westwards from Ninelands Lane to the old railway bridge and bounded by Selby Road and The Lines Way, this estate was developed in the early 1960s. It can be entered from Ninelands Lane, about 200 yards north of the Selby Road junction, via **Long Meadows**. This sweeps in a curve with branches into **Long Meadow Court, The Lea, Arran Drive and Arran Court**



and enters **Long Meadow Gate** which re-joins Ninelands Lane close to the Selby Road Junction. These roads each contain a mixture of detached, semi-detached conventional 2-storey houses of the period and also semi-detached or grouped chalet type houses. They are built of red or buff bricks with grey tiled roofs; some are partly faced with stone. All the properties have a driveway and garages are at the front, either integral or located separately. Some porches and extensions have been added. All the gardens have very low walls, which were provided at the time of development and have been retained. The front gardens

are substantial and, in some cases large. All are well-tended, with flowers and shrubs. Many gardens are grassed and some have hedges. There are no additional walls or fences.



The longest road on the estate is **Cotswold Drive**, which runs through the western part in the form of an 'S', crossing the ends of Arran Drive and Arran Court. Some of the houses along this road are of a different style having a roof with a short slope and a long slope and distinctive barge boards. There are some high hedges and a few fences. This pleasant estate is characterised by its variety of house styles and interesting lay-out, most of the roads having, at least, one curved portion. There are, in all, ten cul-de-sacs, with turning areas. Each of the seven smaller ones has a different distinctive appearance.

Topography and appearance

The estate is virtually flat. The roads are wide and without significant camber. Tarmac footpaths, 4ft. wide are on both sides of the roads throughout. There are numerous mature trees within the gardens and along the roads. Part of Cotswold drive has no houses on one side but a high hedge, with trees, separating it from Selby Road. Lamp-standards are of a tall modern style. There are no telephone posts.

The 'Wimpey' Estate



This estate, to the east of **Ninelands Lane**, was developed between 1965 and 1968. It includes a mixture of detached, semi-detached houses and bungalows, some of the semi-detached being chalet type with dormer windows. Almost all the buildings are of red brick, some of a lighter shade, but there are some later in-fill houses of buff brick. Roofs are of red, grey, black or brown tiles. To introduce some variety, some of the buildings have pebble-dash rendering, horizontal or vertical boarding or tiled fronts. In some cases, this fronting has been replaced with plastic boards or stone. The style of architecture is similar to that of the Lindsay-Parkinson Estate but more basic and less embellished. In keeping with this 'budget' approach, concrete driveways were provided by the developer

but no garages. Similarly, front gardens were declared 'open plan' with no walls. Over the years, owners have provided their own solution to these problems with the result that there is no uniformity to the size, style or materials or position of garages on the estate nor to the treatment of the front gardens. Although in some cul-de-sacs the 'open-plan' concept has been retained and gardens are well-maintained with grass, flowers and shrubs, in general, front gardens throughout the estate are walled, fenced or hedged with great variety of height, materials and style. The estate is entered at the south end, about 200 yards from the Selby Road junction, via **Hazelwood Avenue**, which runs steeply uphill towards **Acaster Drive**, just below Garforth Cliff.



Acaster Drive



Fairburn Drive, semi-detached houses

About 50 yards from its Ninelands Lane entrance, Hazelwood Avenue is joined by **Fairburn Drive**, the estate's main thoroughfare, running the length of the estate to become **Green Lane** at its northern end where it enters Ninelands Lane. Apart from the short roads to the south of Hazelwood Avenue, all roads on the estate lead into Fairburn Drive.



Fairburn Drive

Topography and appearance

The estate slopes downwards from north to south and also from east to west and includes significant undulations. These can be clearly seen along the length of Fairburn Drive which also contains alternating sweeping curves. The slope of the route Acaster Drive/Severn Drive is in the reverse direction, being downwards from south to north. Acaster Drive, Eskdale Grove, Denesway and Eastwood Grove all slope steeply along their length. Because of the complex nature of the slopes, many properties on the estate are sited below road level. The roads throughout are 2 cars wide and tarmacked, with 4ft tarmac footpaths each side. Lamp-standards are now tall and of modern design; there are no telephone posts. Fairburn Drive is a bus route with 3 pairs of bus stops and 2 single stops; there are no bus shelters. Apart from those within gardens, there are very few mature trees on the estate. Along Fairburn Drive, between the junctions with Acaster Drive and with Kentmere Avenue, the houses are set back to give a grassed area with some shrubs and one or two mature trees. Mature trees are also to be found along the front of the railway station. There are no houses fronting on Woodlands Drive and on one side for its whole length it has a high hedge with mature trees separating it from the railway line. In those cul-de-sacs where the 'open plan' theme has been maintained the aspect is quite pleasing. However, in general, after 50 years of individual expression, although the gardens separately are pleasant, the overall appearance of the streets is less so.

Ninelands Lane

From its junction with Selby Road to Hazelwood Drive Ninelands Lane divides the Lindsay-Parkinson Estate, on its left, from the Wimpy Estate, on its right. The difference in styles can be clearly seen. On the right, just after the Fire Station, is **Shaw Close**, a cul-de-sac leading to a footpath running up The Cliff to the Bluebell Estate. On its northern side Shaw Close has a hedge and a fence, with an opening onto Ledston Avenue for pedestrians. On the southern side stands Daniel Yorath House, a Brain Injury Rehabilitation Centre. This is a red brick building with a sophisticated layout and has multiple pitched roofs of brown tiles. Further along Shaw Close is **Ninelands Court**, a complex of 32 one-bed and two-bed apartments arranged in 9 blocks joined together to form 2 courtyards, containing patios covered with pyramid roofs. The apartments are offered as retirement homes for persons over 55. Beyond Ninelands Court is a large open grassed area with hedges, trees and walkways

The Bluebell Estate



Selby Road.



This is a recent, 2016, development 2-storey and 3-storey houses and apartment blocks, all in red brick with grey tiled roofs. Some buildings have parts rendered white. There are no front gardens but fronts have been paved or tarmacked to provide space for cars. Here and there are small areas with grass, shrubs or trees. Except for houses and apartment blocks in **Harvest Close**, which have integral garages, no garages have been provided. Roads throughout are either tarmacked or paved with blocks. The tarmacked areas have footpaths; the paved areas do not. A footpath runs through the estate downhill from east to west towards Ninelands Lane and another runs across the estate to

Topography and appearance

The ground slopes steeply downwards from east to west and, in order to obtain flat areas, high retaining walls have been included. Within the estate, some roads are steeply sloped and the houses at the side have been built in a stepped fashion. The footpath down through the estate is also steeply sloped with intermittent flat landings. There are no open green spaces as such but this footpath has a wide grassed verge on either side and leads down to a large open grassed area with mature trees and hedges behind the Fire Station.

Selby Road

From the old railway bridge Selby Road runs downwards to 'Charlie Sweep's Corner', where it is joined by Leeds Road from Kippax. It then curves towards the east and rises slightly to meet Ninelands Lane at the traffic lights. Close by on the southern side is a bus shelter. From the junction with Ninelands Lane the road continues eastward with arable land on the southern side. On that side, as the road begins to rise steeply, there is a pair of large semi-detached buildings with long front gardens and hedges. This is the base of an agricultural business. On the other side the houses and entrance to Bluebell Estate can be seen and then the entrance to a road leading to the water tower. Two large properties standing in their own grounds are screened from the road by a high hedge but their entrances can be seen. Further on, on the same side, is the entrance to Cliff Top Park, a substantial complex of mobile homes with permanent base surrounds, individual gardens and parking areas. A short distance beyond this entrance is a Garforth Boundary Stone and then the entrance and car park of a large complex containing a Garden Centre and other retail businesses.

Topography and appearance

From the old railway bridge to the Ninelands Lane junction, Selby Road, on the northern side, has a mixture of hedges and fences screening it off from the Lindsay-Parkinson Estate. On the southern side are hedges dividing it off from arable land and pasture. On the northern side is a wide tarmac footpath; on the southern side, there is a narrow, deep grass verge. In the area of the bus shelter a short length of footpath is provided in association with the pedestrian crossing at the traffic lights. The road at this point is 240 ft. above sea-level and rises sharply up Garforth Cliff to reach 330 ft. and then slopes slightly downwards towards the Boundary Stone and the Garden Centre. On the northern side are high hedges, screening off properties and on the south side is arable land with some low hedges. The Water Tower can be seen from various points but is largely masked by trees and buildings.

Amenities

Fire and Rescue Station – unmanned – in Ninelands Lane

Crusader Public House – in Ninelands Lane, enter via Long Meadow Gate

Mini-mart Supermarket and Parade of 4 Shops – with Car Park, Long Meadow Gate

Parade of 4 Shops and a Pharmacy – with limited parking, in Fairburn Drive

Doctors' Surgery – annex of Gibson Lane Surgery, Kippax – in Hazelwood Avenue

Daniel Yorath Rehabilitation Centre

Green Lane Junior Academy – reached from Fairburn Drive via Ribblesdale Drive

East Garforth Railway Station, in Fairburn Drive. The footbridge, with 4 long ramps, giving access to the platforms, also acts as a link for pedestrians between East Garforth and the Wimpy Estate or Church Garforth.

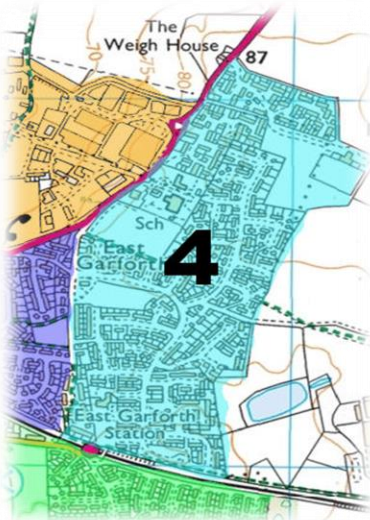
Footpath from Bluebell Estate to Ninelands Lane

Open green space – behind Fire Station



Character Assessment Area 4: East Garforth

Brierlands Lane, Close and Fold, Cedar Ridge, Sturton Lane, New Sturton Lane, Carisbrooke Lane, Bodiham Hill, Arundel St., Dunrobin Ave, Pomfret Place, Braemar Drive, Sturton Grange Lane, Bolsover Close, Pickering Ave, Gilling Ave, Invargarry Close, Muncaster Rd, Glamis Close, Firthfields, Stirling Way, Harlech Way, Skipton Rise, Edinburgh Pl, Caernarvon Ave, Dover St, Spofforth Walk, Conisborough Lane, Chepstow Close, Athlone Rise, Ludlow Ave, Appleby Lane, Inverness Rd.



The area is bounded on the west by the A642 Aberford Road and Firthfields, on the south by Leeds Selby Railway Line and elsewhere by the Parish Boundary.



Sturton Lane and New Sturton Lane

Access to the eastern part of East Garforth Estate from Aberford Road is via Sturton Lane and New Sturton Lane which together form the main thoroughfare of the estate.

The Victorian terraced brick houses with slate roofs at the start of Sturton Lane were shown as "Paradise Row" on an 1890 map. The land opposite, which used to be the old Paradise Nursery, is now the site of private dwellings from the 1930s. From Aberford Road the road sweeps in a wide curve, with cul-de-sacs to the left, followed by a straight portion, with cul-de-sacs to the right, then a sharp curve to run parallel to the railway line. It is a bus route with 2 sheltered bus stops, one of which is near East Garforth Station, that can be reached by a short footpath.

Braemar Drive

This is the longest branch off Sturton Lane and has its own cul-de-sac off-shoots. Of particular interest is Pickering Avenue which is a true avenue, in fact not just in name, being lined each side by very mature trees.



The estate was developed circa **1970** in the contemporary style and architecture. The dwellings are 2-storied 3/4-bedroom houses, some with extensions built onto the rear or sides. There are bungalows of various styles and chalet-style houses with dormer windows. Red brick is predominant but buff, yellow and brown bricks are also used. Roof tiles are concrete pan tiles or flat, brown, red or grey. To give variety, the fronts of some dwellings are constructed with painted cement rendered features, shingles, horizontal or vertical weatherboarding. In most cases double-glazed UPVC windows have replaced the original hardwood casements. Although most of the dwellings are semi-detached, there is a good number of detached properties, some

of a substantial size. Garages are both integral and detached. Driveways are paved or concrete flagged and some are surfaced with resin grit. Many gardens remain as 'open-plan' but some have low walls, fences or hedges. Tall hedges acting as screens are to be seen throughout.

Cedar Ridge

Developed in 1995-1999 this part of the East Garforth Estate is of a completely different style from the earlier parts. Of very modern style, brick construction with pitched and gabled roofs, these houses are made attractive with a variety of decorative features such as 'fancy' bargeboards and lintels. The top half of some fronts is rendered white; others have faux timber. Most dwellings are 2-storey, detached with 4/5 bedrooms and have bay windows and porches. Roof tiles are black flat concrete. There is a mix of double and single garages, integral and detached. Drives are paved with blocks. There are 'open plan' gardens to the front and small gardens to the rear. Intermittent areas are landscaped and planted with mature trees. Lamp-standards are of a tall modern design. Shared roads are tarmac and have tarmacked footpaths on each side; other areas are paved with blocks without footpaths. At the entrance to the development is a feature of brick piers with stone capitals and planted areas. (See photo under Topography and Appearance).



Cedar Ridge, bargeboards and lintel

Brierlands

A circa 1995 development of modern stylish dwellings, being a mixture of 2-storey detached houses with 4/5 bedrooms, semi-detached 2-storey 3/4 bedroomed houses, detached and semi-detached bungalows. All are in red brick with buff brick decoration such as soldier courses at first floor level and ground level and design quoins to all vertical corners and around windows. Roofs have black flat concrete tiles and feature gables with 'timber' decoration over the front bay windows. Most dwellings have front porches and UPVC doors and windows. The houses have a chimney feature. The detached houses have integral garages, some with gabled roof. The semi-detached houses and bungalows have detached garages; all properties are fronted by a paved area as a space for cars and driveways are also paved. Front gardens are 'open-plan' and small gardens are to be found at the rear. In some cases, red brick walls with wooden fencing have been provided as screens. Throughout, are hedges and many maturing trees. Shared roads are tarmac with footpaths on each side; other areas are paved with no separate footpath.



Aberford Road

Opposite the entrance to Cedar Ridge, on the Aberford Road, is a building of historical interest, dating from the mid-1800s. This is 'The Weigh House', which actually lies within the parish of Aberford. There are no other residential buildings on Aberford Road in Area 4. Down the road, westward towards Garforth, is the entrance to East Garforth Primary School, which, with its grounds and playing fields, is set well back from the main road. Next to this entrance is the old school building, which is now a restaurant, the erstwhile playground acting as a car park. Further down the road, access to the rear of the Victorian dwellings at the beginning of Sturton Lane is provided.



Topography and Appearance

The Area slopes slightly from the north-east to the south-west and presents no significant undulations. The various styles of dwellings provided by the developers are interesting and attractive and, as a rule, modifications have been tastefully executed so that the general appearance is pleasing. Gardens are well-maintained with flowers and shrubs. By and large, the original 'open-plan' or low-walled concept has been retained but where this is not so the replacement usually blends in well. There are many hedges, mature trees and grassed areas throughout the estates. The roads are wide and have footpaths on each side. Lamp-standards are of tall, modern design.

The display at the entrance to Cedar Ridge is landscaped and maintained by 'Garforth in Bloom'.



Amenities

Firthfields Community Centre

A self-supporting venue for local groups, receptions, parties etc. Adjacent is a small car park for users. There is also a children's play area with equipment and a large open grass area with football pitches

NET Garforth

The Neighbourhood Elders Team have their base in Dover Street off New Sturton Lane. They offer services and activities for the elderly in the Garforth community and other villages in East Leeds.

Children's Nursery

Firthfields Early Years Centre, Conisborough Lane.

Garforth Town Football Club

The football pitches and stadium are at the end of Brierlands Lane

East Garforth Junior School

Entrances off Aberford Road and Muncaster Road. (The latter is for pedestrians only).

East Garforth Railway Station

Reached by footpath from a bus stop in New Sturton Lane or from Inverness Road. There are no parking facilities.

Buses

Bus Service 19 runs from the stop by the Station through Leeds to Ireland Wood. Service 19A goes to Leeds and Yeadon.

Open Space

Open space is to be found: -

- Near the railway station, at the ends of Inverness Road and Conisborough Lane.

- At the end of New Sturton Lane between New Sturton Lane and Appleby Lane

- Off Brierlands Lane, next to the football pitches

- Next to Firthfields Community Centre

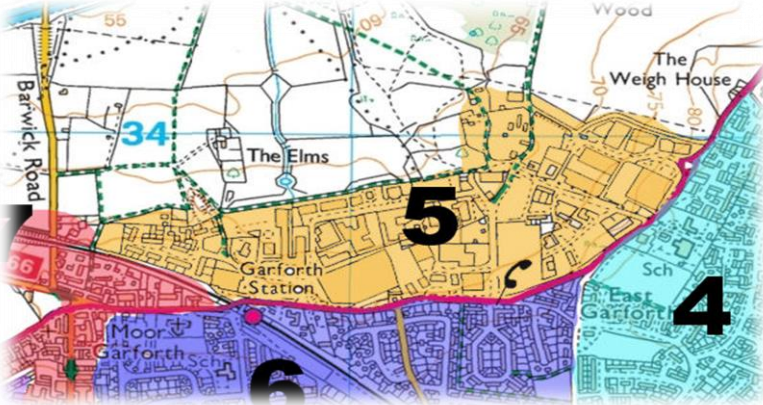


Character Assessment Area 5: Lotherton Industrial Estate

Parkinson Approach, Higham Way, Hanbury Gardens, Spring Close, Newhold Terrace, Ash Terrace, Lotherton Way, Fusion Court, Aberford Road, Ash Lane, Fusion Point, Newhold, Isabella Road.

Area 5

This area is bounded on the south by Aberford Road A642 and the Leeds to Selby/York railway line, to the north by the Aberford parish boundary and a footpath, beyond which are open fields. The western boundary is a footpath leading to the railway. Note! The pedestrian crossing over the railway is now closed.



This is Garforth's main employment area and contains Industrial Units, Commercial Buildings and some residential dwellings. Large companies and small enterprises exist side by side. The range of businesses is extremely diverse from car-making through pharmaceuticals and foodstuff to joinery, transport, catering and many, many more.

Aberford Road

All entrances and exits to and from the Business Area are via Aberford Road A642 which gives easy access to the A1, M1, M62 and Leeds Ring Road. From the Aberford boundary to the railway bridge, hedges and fences separate it from the Business Area, whose

buildings can be seen on the northern side. The only building on the northern side of the road itself is the Toll Bar Garage, on the site of the 1794 Toll Bar. Aberford road was a Turnpike Road and Bar Lane, opposite, was so named because it led to the Toll Bar.

Parkinson Approach

This is the most westerly of the entrances to the estate and shortly after its entry turns sharply to the west to have Tesco Car Park on the left and the Filling Station on the right. The store itself is further in on the left and on the right is a car wash enterprise. Behind this, is a coal merchant's depot. On the eastern side of the car wash, is a drive leading to John Hornby Skewes' premises. Further on still there is a branch to the right. This is **Hanbury Gardens**, a modern development of large detached houses of red brick with grey tiles. They have bay windows on the ground floor, covered porches and integral garages. Much of the area is paved and the road is tarmac with a pavement each side and bollards to protect the footpath. Mature trees have been planted throughout and a large grassed area with trees and shrubs is situated to the right of the entrance.

Parkinson Approach continues a little further and then becomes **Higham Way**. This is a much more extensive development of similar character but with more variety in the type of dwellings provided. The houses are all large but some are semi-detached with detached garages whereas the rest are detached with integral garages. The style is red brick with grey tiles to the main roof and to the garage roof and the porch and window coverings. All have bay windows to the ground floor but of great variety. The gabling of the upstairs windows is also varied in style. There are many grassed areas and the development is well-provided with shrubs and mature trees. Most of the semi-detached houses have long wide driveways. The road is tarmac and has a footpath either side.





At the estate entrance, on the right-hand-side on Parkinson Approach, is a new development which includes a supermarket, pub/restaurant and other retail and leisure facilities.

Lotherton Way

Lotherton Way is the main road on the estate and is reached from Parkinson Approach by continuing straight on after the estate entrance instead of turning left towards Tesco. It is not a wide road considering the size of the vehicles which use it continually. For much of its length it has fences or walls surrounding large industrial buildings with forecourts or parking areas but in between are open stretches allowing access to rows of smaller units. Some of the buildings are of red brick and some of these are styled architecturally. About halfway along the road, on the right, is the entrance to **Lotherton Court**, a complex of small business units, (Elmfield Business Park), arranged in a square surrounding a parking area. Just before the end of the road, on the left, and screened off by a fence and hedge, is a very large residential property surrounded by a large grassed area. The building is white with grey roof pitched at the sides and ends and has multiple chimneys. The lower front has been extended and has a tiled pitched cover. There is also a side extension similarly covered. The driveway to the house is long but not made up. At the very end of the road is Phoenix Court, a new development which at the moment consists of a large red brick commercial building with offices and a block of 4 red brick, flat-roofed units, each 4500 sq. ft. in area.

Fusion Court



Further to the east along Aberford Road is the entrance to Fusion Court. This is a complex of 4 blocks of 2-storey buildings in red brick with grey pitched roofs and gables. The buildings are offered as office accommodation by building, floor or unit. In front of each building is car park space and centrally there is a

spacious car park. At the entrance and within the area are a few mature trees.

Ash Lane

Ash Lane, off Aberford Road opposite the fish shop, is not very wide and not well made-up. There are no footpaths. On the right-hand side is a large playing field, separated from the road by a high hedge. The left-hand side is mostly fenced and is occupied by various businesses, the first being a materials-handling firm. After this, comes the entrance to Fusion Point, a complex of 3 large industrial buildings housing a computer firm, a transport firm and printer-repair company. Beyond this complex is the new supermarket development. The next stretch begins with a micro-brewery, then a firm supplying building materials and near the end of the road, on both sides, is a large complex of storage yards, buildings and manufacturing plant operated by a company supplying fencing, gates, cast stone and concrete products. Beyond this is a large building and lorry park used by a tanker transport firm and a haulier. Ash Lane finishes here as a road but continues as a footpath through Hawk's Nest Woods, under the M1 to Parlington.

Newhold

The entrance to this road is off Aberford Road almost opposite East Garforth Primary School. For the first 100 M the road is fenced on both sides, with a wide grass verge and footpath on the left and a narrow grass verge on the right. On the left is a single-storey industrial building and a yard followed by the entrance to **Spring Close**, which leads between various large and small industrial units with a great deal of undeveloped open space and then forms two branches. One branch continues to run straight on towards the playing field off Ash Lane whilst the other branch circles round, past more buildings, some large, to re-join Newhold.

It also passes **Ash Terrace**, a group of 7 Victorian Terraced houses. These 2-storey houses have double chimneys and decorative brick-work brackets under the eaves and most are now painted white.



Newhold Terrace



Ash Terrace

From the Spring Close entrance Newhold continues straight on but now has high un-managed hedges on both sides. At the end it runs into **Newhold Terrace**, another group of 7 Victorian 2-storey houses, similar to those of Ash Terrace, now all painted white. There are some detached garages and Newhold runs around the end of the group to link the two terraces.

Isabella Road



Isabella Road – Ginetta Cars

This road is the newest on the estate and is entered from the roundabout on Aberford Road. It is a short wide road and, on each side, has a low open fence, a wide footpath and landscaped verges with grass, shrubs and trees. There are 3 large buildings on the left and 3 smaller but substantial buildings on the right. The buildings are all of a similar style, being of red brick, with white cladding sides and grey low-pitched wide roofs. They all provide manufacturing or processing space and office accommodation, together with off-road space for cars and lorries.

Isabella was the name of one of the Gascoigne sisters and also the name of the pit which was sited nearby.



View from the North, looking towards Lotherton Way

Topography and Appearance

All the roads entering from Aberford Road slope downwards onto the estate. There is a general slope from north-east to south-west but the estate is level with no undulations. There are undulations on the playing field off Ash Lane but this is probably due to erstwhile mine workings.

It is impossible to make an industrial estate look picturesque but Isabella Road presents a pleasing appearance and shows what can be done. The rest of the estate is evidence of piece-meal expansion with little architectural coordination. Although some individual buildings have style and some blocks like Fusion Court have a pleasing presentation, the majority are little more than utilitarian, as is their lay-out.



Amenities

(Tesco) Supermarket with Parking and Service Station
(Lidl) Supermarket with Parking. 'Fly Line' Pub/Restaurant
Retail complex under construction (July 2018)
Playing Fields – off Ash Lane and Newhold



Character Assessment Area 6: Moor Garforth

Aberford Road (south side), Oak Road, Oak Place, Oak Drive, Oak Ave, Oak Crescent, Oak Royd, Oak Grove, Church Lane (north side), Pinfold Lane, Brunswick Gardens and Fields, Wakefield Road, Station Close, Marlowe Court, Church Approach, Bar Lane, Station Court, Saxton Court, White Rose Ave, White Rose Way, Bar Mount, Meadow Road, The Garth, James Close, Montague Cres, Sturton Ave.



Area 6: Bounded on the north by A642 Aberford Road from Oak Road to Sturton Lane, on the east by Firthfields, on the south by the railway line, Bar Lane and Church Lane and on the west by Oak Road.

Sturton Avenue, The Crescent/Oval

This group of dwellings was built circa 1922 and was originally social housing rented from the Council. For the time, the standard of accommodation was high and (relatively) affordable.



The Crescent is a mixture of semi-detached houses, terraced houses and semi-detached bungalows, all with bathrooms, indoor toilets and a garden. There are some differences in the design of the houses but all are of red brick with red or grey tiled roofs. The front gardens have walls, fences or hedges. In many cases, the original low picket fences still remain.

The Oval is the inner circle of dwellings. The Crescent is the outer circle plus two side roads.



The dwellings in Sturton Avenue are all bungalows and have been substantially up-dated with new roofs, doors and windows. All the front gardens are walled the same as each other and some have the addition of a hedge. The roads in The Crescent and Sturton Avenue are wide, tarmacked, and have a wide footpath on either side.

Bar Lane

Bar Lane is an ancient road, was part of the link between the two Turnpike Roads passing through Garforth and still carries a heavy flow of traffic between Selby Road and Aberford Road, as well as serving all the local estates. The name is due to its association with the Toll Bar across Aberford Road in days gone by. The road runs uphill to the single-lane bridge over the Leeds/Selby Railway and then on to join Ninelands Lane and Church Lane. It is flanked on either side by semi-detached houses and bungalows of 1970 style, red brick with grey roofs. The houses have bay windows up and down. Garages are detached and the gardens have low walls. Approaching the bridge, the gardens on the left have high hedges. Apart from over the bridge, the road is wide enough for two cars and has a footpath either side. Traffic over the bridge is not controlled, drivers having to use care and rely on the courtesies of other users. Coming off Bar Lane are several side-roads which form parts of later developments.



White Rose Way, Avenue and Mead

This group of roads, on the west of Bar Lane, form a small estate of circa 1980 style houses of various types. There are semi-detached houses of red and buff brick with bay windows on the ground floor and buff brick detached houses with dormer windows upstairs and bay windows downstairs. **White Rose Mead** is a cul-de-sac with 5 blocks of semi-detached chalet-type houses, having dormer windows. Garages are detached, some sited at the front but set well back with a long driveway. The front gardens are well-established with trees and shrubs and most have low grey walls. At the entrance to **White Rose Way** there are 4 shops with a spacious area for parking.

Montague Crescent



On the east of Bar Lane, this is a long road that is straight at first before adopting the crescent shape suggested by its name. Along the straight are semi-detached houses of red brick, red or grey tiled roofs, bay windows up and down and with canopied front doors. Semi-detached bungalows also, of red brick, with fronts which are stone-faced over the bottom half and rendered white above, form groups among the houses. At the end of the straight section, the road crosses Meadow Road and begins to form the crescent curving round to meet Meadow Road once more. Along the crescent the style changes to become various chalet-type houses with dormer windows and of red brick with grey tiled roofs. The bungalow style also changes to

red brick fronts.

Coming off the crescent is a cul-de-sac called **Montague Place** which is a group of chalet-type houses with dormer windows. Eight of the houses are semi-detached and two are detached.

Bar Mount

Just before the railway bridge, Bar Mount is a turning off Bar Lane. It is a very short street with, on the left, 2 semi-detached houses with bay windows up and down and, on the right, 2 chalet-type houses with dormer windows. All are in red brick and have large front gardens with low walls, trees and shrubs. The road leads into Montague Crescent.



Meadow Road

A short distance down Montague Crescent after the junction with Bar Mount there is a triangular grassed area around which a junction with Meadow Road is formed. Meadow Road leads off due east and at first, on both sides, has semi-detached chalet-type houses with dormer windows. Later, This changes and the southern side includes some semi-detached bungalows. All are of a circa 1980 style, similar to those in Montague Crescent.



Part way down Meadow Road, on the south side, is **The Garth**, a cul-de-sac of 8 dwellings, 6 being semi-detached houses and 2 being detached. All are chalet-type with dormer windows, similar to those in Meadow Road. Much further to the east on the opposite side is a drive-way which is blocked by 2 sets of bollards. This is a way for pedestrians to pass into Firthfields and was once the end of Meadow Way. Now, there is a sharp bend and the road continues with a much later, circa 2002, development of houses of quite a different character. These houses are all detached and of various designs, each of a striking character compared with others on the estate. They are large, 2/3 or 4/5 bedroomed, of mixed light and dark red brick, some with gable windows, others with long sloping roofs. The window- and door-frames are brown. Garages are integral and at the front of the houses. Front gardens are large, with lawns and car space. The street is well provided with trees and shrubs throughout.

At the new end of the road is **James Close**, an even more recent development of 9 detached 3/4 bedroomed houses, all of the same design, set around a fully-paved area with mature trees and shrubs. A footpath leads off the complex to Inverness Road, an open green space, and to East Garforth Station.



Aberford Road

This road is the northern boundary of the area and provides links to the various groups of houses. From the entrance to Sturton Lane in the east, there are semi-detached 2-storey houses of a 1930s style. At the entrance to The Crescent are a hairdresser's and café and a fish and chip shop, with a parking area and a bus shelter nearby. The road continues with more houses of the same type but with long front gardens. The road has wide grassed verges and tall hedges obscure the houses from view until approaching Bar Lane. After Bar Lane, the high hedge continues and behind it are two large properties standing in their own grounds with separate entrances onto Aberford Road. There follows the entrance to **Saxon Court**, a circa 2010 development of 11 large 4/5-bedroom detached houses of red and buff brick with grey tiled roofs and bay windows on the ground floor. The designs are all individual, some with integral garages, others with detached garages, car ports, car spaces, short and long driveways. Some have half-gabled windows as a decorative feature. The entrance is walled on both sides and paved with nominal footpaths. There are grassed areas, trees and shrubs throughout the development which is altogether an attractive cul-de-sac. A short distance further on is **Station Close**, another very recent development but of a different character. There are 9 semi-detached houses, arranged in 6 blocks, one block being separate and the others joined in an irregular fashion. The houses are 3-, 4- and 5-bedroomed, 2-storey, of red brick with parts rendered white and with multi-paned windows. The area is spacious and provided with trees, shrubs and inter-connecting pathways. Aberford Road continues, hedged on both sides, rising slightly and then makes an 'S' bend over the railway bridge. A tubular metal fence separates it from Station Road, which runs parallel for some distance and then merges over a long junction. To the south at this point stands **St Benedict's R.C. Church**, Church Hall and School. The complex is fronted by a large car park. This is the third church to be erected on this site. The first building blew down in 1964, one week before opening; the replacement building was declared unsafe and demolished in 1994 and the present church was opened in 1998. The next building on the south is **The Lord Gascoigne**, a public house/restaurant. The previous name of this pub was The Gascoigne Arms; although there were clearly pretensions, there never was a 'Lord' Gascoigne.

On the left, facing the entrance to Oak Road, is the **Diamond Jubilee Garden** created in 2012 and maintained by Garforth in Bloom. It is an attractive stoned-paved area with trees, shrubs and floral beds and a decorative metal arch, together with metal seating. It is also the first permanent site for the Eternal World Peace Flame in England.



Beyond the Oak Road entrance, is **The Miners**, another public house which existed under various names. It was originally the Black Bull, then the Colliers Arm, the Jolly Collier and, until recently, The Miners' Arms. Further on is a Victorian building with sash windows and decorative brackets under the eaves. It has now been painted pale blue and given a shop front and side entrance to become a business premises. This is followed by a large 3-storey modern red-brick apartment block which extends to the corner with Main Street. The building is fronted by a low wall topped with railings.

The Oak Estate

In the 1930s, it was decided to build an estate of social housing; that is houses owned by the local authority and offered for rent at affordable rates. These houses can be seen in **Oak Road, Oak Avenue, Oak Drive, Oak Place, Oak Royd, Oak Crescent and Oak Grove** and are 2/3 bedroom 2-storey houses in red brick. Some of the houses have a bay window downstairs and

many have been improved by the addition of a porch or replacement windows, doors and roofs. At the beginning of Oak Road are some bungalows which were included in the original development.

Station Fields is not a through road but contains a barrier separating the southern section from the northern part; pedestrian access is possible. Within the northern section are semi-detached houses of a similar design but of later construction. On the eastern side there is also a group of 2/3 bedroom terraced houses in 3 blocks of 4 and 1 block of 2. Their construction is red brick with the top half of the front tiled with light grey tiles. Terraced houses of a similar style and construction are to be found in **Marlowe Court**, a cul-de-sac on the eastern side, but these are of buff brick with red or grey tiled fronts. On the western side is St. Benedict's Primary School, which is separated from the road by a footpath and a fence of metal railings that continues round the corner along Oak Drive. The school buildings, which are single-storey, are set back from the road and stand surrounded by a grassed area with many large trees and a car park. Behind the school is a large surfaced playground. Along the road, after the school, are 2 detached houses of different design, one similar to the 1960 houses on the Wimpy Estate and the other with a large central gabled front porch. Both have large grassed front gardens. These are followed by the entrance to **Station Close**, a cul-de-sac of 12 semi-detached 2-storey houses of 1980 style in red brick. Some of the houses have a bay window to the ground floor and some are arranged in a semi-circle around a turning area at the end of the road. Opposite Station Close is an entrance to an un-named drive which leads to the rear of the terraced houses and gives access to 36 garages arranged in 2 blocks. Station Fields continues with semi-detached houses on the west and grass, trees and a hedge on the east, screening the station car park, towards Garforth Station, at which point it bends sharply to the west and becomes **Station Road**. On the southern side of Station Road are 4 semi-detached houses, like those in Station Fields, and then a large open space with grass, part of the St. Benedict's complex. This space is separated from the road by a hedge with trees. The other side of the road is bounded by a high retaining stone wall alongside which parking is allowed.

Church Approach

On the south side of the area, coming off Church Lane, is a group of dwellings entered via Church Approach. At first the road has semi-detached bungalows on both sides. They appear to be 1950s style or even earlier, with medium-size front gardens and wooden picket fences. The dwellings are of buff brick and some have front porches of an unusual design. At the junction with Church Place and Church Square, the road bends and has blocks of terraced houses on both sides. The houses are 2-storey, 3-bedroom and are in blocks of 6, 5 or 3, of buff brick with some white rendering; the window arrangement is unusual. In front of each pair of houses is a small utility building. The garages are detached and are to be found in rows at the ends of the terraces.



Church Square and Church Place

These two cul-de-sacs peel off from Church Approach and contain similar dwellings. Church Square is all houses, 2 pairs of semi-detached, a terrace of 6 and another 2 pairs of semi-detached; all are 2-storey, 3-bedroom and of buff brick. The garages are remote in a row at the end of the cul-de-sac. Church Place has 4 semi-detached bungalows similar to those at the entrance to Church Approach. There follows two blocks of terraced houses, 8 houses in all, of the same type as in the Square and Approach. The houses look across a grassed square towards the backs of houses in Church Square. The garages are also remote and are to

be found in 2 rows at the entrance to Church Place. A number of dwellings in this development cannot be reached with a vehicle.

Pinfold Lane and Brunswick Gardens

Pinfold Lane is old-established. It is shown on an 1890 map as an un-named lane leading to the pinfold, now the end of Oak Royd. Today it is a narrow road, coming off Church Lane, and with a high hedge on one side separating it from the Cricket Ground. On the other side is a mixture of semi-detached houses, detached and semi-detached bungalows, all of red brick and 1930s style. The gardens are mature with walls fences and hedges. There are a number of well-established trees. On each side of the road is a narrow footpath. Towards its end the lane has a double bend and then finishes at a barrier of bollards, allowing access, for pedestrians but not vehicles, to Oak Royd and the Oak Estate. At this point there is also a footpath leading between the Cricket Ground fence and a high hedge to Fidler Close.



Part-way into Pinfold Lane, a road leads off to the left. This is **Brunswick Gardens**, a circa 1930s development of 46 dwellings, including 3-4 bedroom 2-storey semi-detached houses of red brick with bay windows up and down. There are tiles on the front door canopies and between the upper and lower bay windows. There are also large semi-detached bungalows and 1 detached bungalow with a distinctive stone chimney. The road turns on itself in a sweeping curve and finishes in a semi-circle of semi-detached houses and 1 detached house. All the dwellings have well-kept mature gardens with low walls, hedges and shrubs. The road is wider than Pinfold Lane with a wide footpath on both sides. The lamp-posts are of tall modern design and there are several telegraph poles which are taller than the lamp-posts.

Topography and Appearance

In general, the area slopes significantly from east to west and from north to south but there are exceptions; for example, Bar Lane rises as it runs to the south to travel over the railway. This area has a great variety of styles and types of construction to be found in the groups of dwellings that make up the different settlements that have been developed over the years. Although red brick predominates, the use of other materials can be seen in both older developments such as Church Approach and in recent complexes such as Saxon Court. Front gardens usually have low walls and/or hedges but in The Crescent and in Church Approach some still retain the original wooden picket fences. The area is almost completely residential but there are some important non-residential buildings which serve the whole community.



Amenities

St. Benedict's R.C. Church and Hall

St. Benedict's Catholic Primary School

Garforth Railway Station

Garforth Cricket Club Cricket Ground

The Miners Bar and Kitchen Public House/Restaurant

The Lord Gascoigne Public House/Restaurant

Fish and Chip Shop, Aberford Road opposite Ash Lane

Café and Hairdresser's, Aberford Road opposite Ash Lane

4 Shops and Parking Area, White Rose Way

Bus Routes :- Aberford Road, 1 Bus Shelter and 1 Bus Stop westward, 2 Bus Stops eastward

Church Lane, 2 Bus Shelters and 1 Bus Stop westward, 3 Bus Stops eastward

The Eternal World Peace Flame



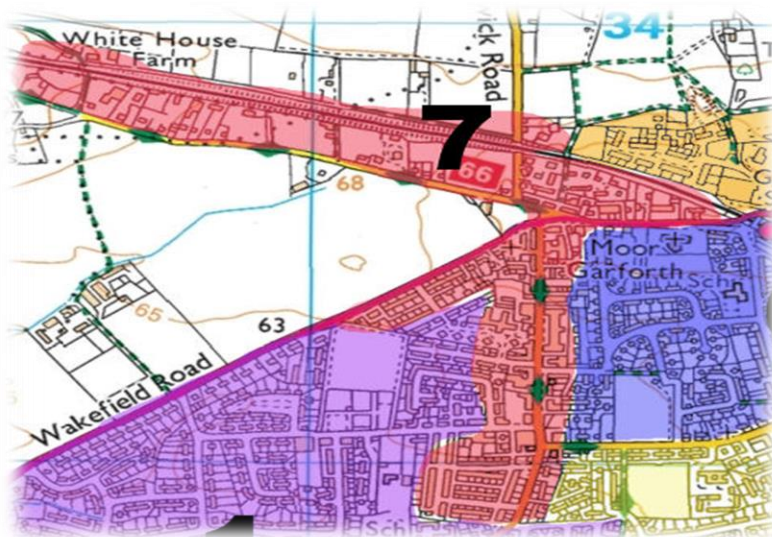
On 28th April 2017, in the Miners Welfare Hall, the flame was lit within a miner's lamp, signifying Garforth's link with the mining industry. It was then carried ceremoniously to the Diamond Jubilee Garden. This is the first permanent site for the Eternal World Peace Flame in England. The garden is maintained by 'Garforth in Bloom'.

Character Assessment : Area 7 Central Garforth

Barrowby Lane, Nanny Goat Lane, Barwick Road, Sisters Villas, Barwick Road Terrace, Barrowby View, Town End, Dale Croft, Wakefield & Aberford Road, Beaconsfield Court, Chapel Close, Salem Place, Cyprus Road, Cyprus Terrace, Cyprus Grove, Kensington Terrace, Chapel Lane, Fidler Lane, Greensway, Main St, Barleyhill Road, Lane, Lyndon Ave, Coupland Road, Halliday Road, Lidgett Lane, Moorland Terrace, Strawberry Ave, Beech Grove Ave.

AREA 7:

This area covers Barrowby Lane, Barwick Road, Main Street, Aberford Road (part), Wakefield Road (part) and the roads leading off from them. Although it is not the oldest part of Garforth historically, it now contains more of the older buildings of the village than any other area.



Barrowby Lane

This road starts north of the Town End junction of Wakefield/Aberford Road and Main Street and runs westward. Until very recently, Barrowby Lane was simply a country lane leading to Barrowby Hall and the odd farm. Today, for nearly 1km, it is a metalled road, wide enough for 2 cars and with a tarmac footpath along one side. Along this stretch, there has been considerable development but the road retains its appearance more as a country lane than a town road since on one side it is bounded by a hedge – partly high with trees- behind which is open fields. On the other side, the properties stand back from the road in their own grounds and most are screened by hedges or a wall. Most of the buildings are large bungalows but there are some large houses. Nearly all are associated with some form of business which utilizes the land between the dwellings and the

railway that runs parallel to the road. The businesses include a stables, a garage business, a dog beauty parlour and a farm. On the southern side is a 2-storey 6-bay commercial building housing a manufacturer and, further along, is complex of large modern buildings housing a kennels and cattery business. Along one side of the road are telegraph poles and on the other are poles carrying electric power and acting as lamp-standards for the street lighting.

Shortly after the entrance from Town End is a very recent, 2014/5, development, namely **Barrowby Close**. This is a complex of some 28 detached, semi-detached and terraced 2-storey houses arranged in a cul-de-sac. They are of red brick with grey tiled roofs. Architecturally they are very plain, their only claim to style being stone lintels and sills to the windows and a tiled canopy over the door. Car spaces are provided in front of the houses; A wide footpath is to be found on both sides of the tarmacked road.



Looking west down Barrowby Lane



Barrowby Close

Barwick Road

Barwick Road begins at the end of the terraced houses at the beginning of Barrowby Lane and leads downhill to the railway bridge. On the western side is a high hedge but on the other side are modern dwellings. Firstly, there is a large bungalow with a walled and fenced front and then the entrance to **Barrowby View**, a recent development of 11 detached 3/4-bedroom houses and 2 apartment blocks with 2-bedroom flats. Nine of the dwellings are arranged in a cul-de-sac and are of red and buff brick with red or grey tiled roofs. Some have bay windows up and down but some to the ground-floor only. Gables are provided above the bay windows. The vertical corners of the buildings are provided with decorative quoins. Most of the houses have integral garages at the front and these have tiled roofs which extend as canopies over the front door. There are paved areas in front of the houses but no gardens. There are, however, grassed areas with young trees. The road is wide with wide footpaths on both sides. A paved access way leads behind these houses to the 2 apartment blocks and a further 2 detached houses.



As the road approaches the bridge, the eastern side becomes an embankment, firstly of earth and then of stone blocks. The bridge is a single carriage-way structure with height and width restrictions. On the far side of the bridge is a set of steps and a narrow way for vehicle access to 4 Victorian cottages, **Moor Cottages**, standing by the railway. Next along the road is a fenced storage area used by the National Gas Pipeline Authority and then a pair of Victorian terraces. The first has been formed into 1 dwelling and has been painted white. The second, which is composed of three houses, has had new windows and doors, porches and a dormer window added; the red brick and slate roof remain as original. On the opposite side of the road at this point is **Nanny Goat Lane**, which runs, like Barrowby Lane, parallel to the railway. The lane is bordered on both sides with high hedges, behind which, on the south is the railway embankment and on the north are open fields. Eventually, the lane leads to Garforth Stables, a complex which includes a large white-painted farm-house - hence 'White House Farm' -, and then out of the parish. Carrying on down Barwick Road towards Barwick is a track, on the right, which leads to The Elms and Sisters Villas.

Sisters Villas is a group of three dwellings which were built around the time of the opening of the Sisters Pit in 1824. The front of the houses has been painted white. The roofs are of slate and pitched, the roof of the centre dwelling being pitched at right angles to the other two. The two end houses have had front porches added later. All the houses have long grassed front gardens and have good views across open fields.



Town End and Dale Croft

Town End – at t' top o' Main Street – has almost lost its identity now that Dale Croft has been developed. It is now 2 blocks of 4 Victorian 2-storey terraced houses and a similar block of 6. They have now been rendered white or grey and given new doors and windows and tiled roofs. There are no front gardens, the doors opening onto the pavement, but there are small gardens at the rear with access for services.



Between two of the terraces is the entrance to **Dale Croft** with Pease's builders' yard on the right. This is a source of building supplies for DIY and trade. Further in is a little gem of a development of 10 detached 3-bedroom bungalows of unusual design. The dwellings all feature bay windows and a central

stylishly-gabled front door. They are of light red brick with grey tiled roofs. The garages are detached and set well back with long drive-ways. The areas in front of and around the dwellings are grassed with a few shrubs and mature trees. There are no fences except behind the building line. The road through the complex is serpentine and not very wide although widened in places to allow for passing or visitors' parking. Except for the first 100 yards there are no footpaths as such.

Aberford Road

It is the northern side of Aberford Road which is in this area and moving from west to east the first structure is a large commercial building in red brick with end facing the road. There is a low red brick wall separating it from the pavement. In contrast, the next group is a row of terraced houses built before 1890.

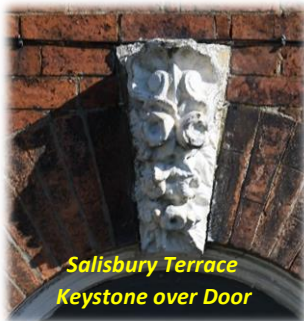


Salisbury Terrace – note Name Tablet, top right

This is **Salisbury Terrace**, six 2-storey Victorian houses of red brick, some with their original slate roofs, others with tiled replacement roofs. Some retain the original windows with stone lintels and sills whilst others have had bay windows added. Above the doors and windows are decorative keystones and decorative brick-work brackets can be seen under the eaves.



Name Tablet



*Salisbury Terrace
Keystone over Door*

Front doors have been replaced. The front gardens are full of trees and shrubs. Next along the road is **Beaconsfield Court**, a complex of 4 large 2-storey commercial buildings with parking areas. A variety of enterprises, including building contractors, concrete products manufacturers, education providers, home care providers etc., have their offices here. Beyond Beaconsfield Court is the Garforth Country Club, built by the Gascoignes in 1865 for the education and improvement of the mine-workers. Since then the building has had several uses and is now a members' social club. The original part has 2 storeys and there is now a single-storey annex. It is rendered white with a grey roof and the vertical corners have key-stone decoration. There is extensive car-parking space in the front

and to one side. A low wooden fence separates the property from the pavement. To the east is a Victorian terrace of 4 houses which have been converted into larger dwellings with long front gardens, one of which is filled with interesting figures and novelties. A thick low hedge runs along the front of the properties. As the road continues towards the railway bridge it is flanked on the northern side by a high hedge and mature trees.

Wakefield Road

The first building in the road is a block of two 2-storey houses, possibly Victorian, which has been converted into 2 shops. The sides housing the shop windows have been faced with stone. At the side of the second shop is an un-named entrance which leads down the back of Salem Place. On the other side of this entrance is of block of 2 Victorian houses set at angle to one another. These houses have 2 storeys, have now been rendered white. The roofs have been replaced with tiles but the original eaves brackets can still be seen. One house faces Wakefield Road, the other faces **Salem Place** and is so addressed as No. 2. Within Salem Place is a block of 4 terraced Victorian 2-storey 2-bedroomed houses showing the characteristics of the style of the age. Some retain the original

red brick but others have been rendered white or grey. Doors and window frames have been replaced but the stone sills with under-brackets remain, as does the decorative brick-work with brackets under the eaves. Over every door and window is a shaped stone tablet showing a bunch of grapes and foliage, some being painted. At the rear of the houses the same kind of decoration is to be found.



Salem Place, Front



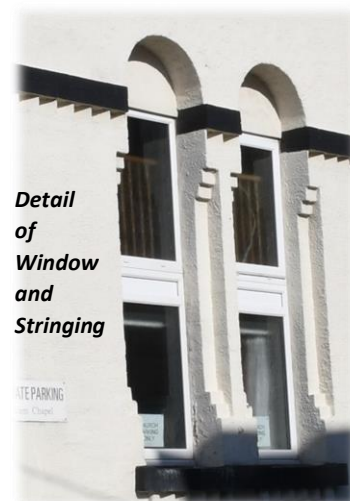
Salem Place, Rear



with brackets. At mid-height along the side is a string of decorative brick-work. Viewed from the front, the building has a flat face with one arched window and an entry porch which has been added. This porch has 2 small windows and a central arched doorway, the door being set back. The porch has a flat sloping tiled roof. The whole building is painted white and the vertical corners are decorated with dark red quoins.



Opposite these houses is the building erected in 1872 as the Methodist Salem Chapel, which gives the name to the location. Seen from the side the building is long and high, with 4 pairs of arched windows fitted with stone lintels carried by several brackets. The sides of the window frames and the central pilasters are in stepped brick. The gutters are of stone and have decorative eaves



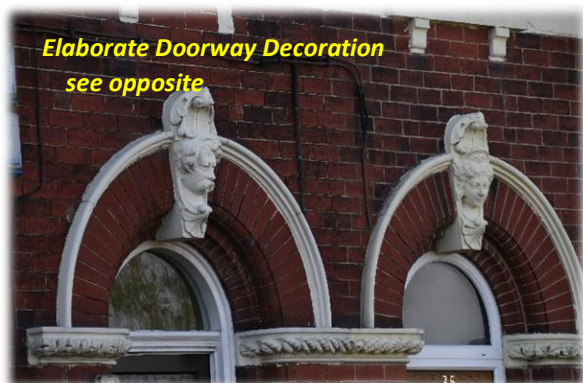
To the west is a second building which is part of the chapel complex. This portion was built in 1904 and has a front with an arched window and an arched doorway with finials. The façade above has a large arched window flanked with triangular brickwork, also with finials, and topped with a feature in the Palladian style. Joining the two buildings is a modern glazed entrance backed by a quasi-hexagonal vestibule with a slated pointed roof. This structure has 2 large arched windows looking onto Wakefield Road. Foundation stones giving the date of construction can be clearly seen. The

building ceased to be used as a chapel in 1969 and became a warehouse for Hornby Skewes, musical instrument suppliers. In 1984 it became a chapel again and is now used by the Garforth Evangelical Church.

Within Salem Place, beyond the chapel, is a block of 5 Victorian 2-storey houses, now made into 4 dwellings. The brickwork has been rendered buff and porches have been added. Decorative stone-work of two different styles can be seen under the eaves. At this point there is a private parking area and a way into Main Street.

After the chapel, on Wakefield Road, is a small bungalow, with a bay window and a central, porched front door. There is also a detached garage and, behind a low wall, a front lawn. At the side of the bungalow is a long drive leading to a 2-storey, 4-bedroom, red-brick house with 2 flat-roofed extensions. The garden which surrounds the property is large and contains many mature trees. This site is currently the subject of a planning application.

Next, on Wakefield Road, is a block of 12 Victorian terraced houses which, although many have added features such as attic conversions, porches, bay windows, replacement doors and windows, still clearly show their original style and decorative elements. These include stone lintels over the doors and windows, stone sills under the windows, under-eaves brackets, and a brick-work string below the eaves. Chimney stacks with groups of chimney pots remain. Some houses have key-stone-shaped tablets above the doors and windows and, in some cases, these are decorated.



The end house has an elaborate stone door-surround with a mustachioed gentleman's head on one side and a coiffured gentlewoman's head on the other side. A stone lintel above the door



proclaims, 'Stoneleigh 1892'. This could well be the date of construction since these houses are not shown on a map surveyed in 1890. However, the next block of 12 terraced houses is shown on the map and, although somewhat older, show the same construction but with fewer embellishments. Today, most of the dwellings have had loft extensions but one end-house and another in the row could well have been built as 3-storey houses with gabled roofs. It is interesting to note that on the 1890 map these houses are labelled Cyprus Terrace although, today, Cyprus Terrace is a separate road further back from Wakefield Road.

Cyprus Terrace, Cyprus Road and Cyprus Grove

Between the two terraces is **Cyprus Road**, which is simply a link to the other parts of this enclave. There are no houses opening their doors onto Cyprus Road and it finishes at a T-junction with Cyprus Terrace to the right and Cyprus Grove to the left. There is a footpath leading to Halliday Road but no vehicle access.



Today's **Cyprus Terrace** is a road of contrasts; on one side are 2 blocks of Victorian terraced houses and on the other side are 2 blocks of terraced houses of modern construction. The first 12 terraced



houses are of red brick with bay windows downstairs. Some have been rendered white and some have door canopies integral with the window covering. Most have had loft conversions with some form of dormer window. Typical Victorian features such as chimney stacks with multiple pots and a string of decorative brick-work under the eaves can be seen. The second block is 6 terraced 2-storey Victorian houses but none of these have bay windows. They are built of red brick but 2 have been rendered white. Chimney stacks with multiple pots, stone lintels to the doors and downstairs windows and brick brackets under the eaves are typical Victorian features but this block does not have a string of decorative brick-work. Both of these terraces appear on the 1890 map but are labelled Cyprus Cottages. A change in the name of roads, rows of houses and of houses themselves is very common in Garforth. The modern houses on the south-eastern side are also of red brick but the fronts are all rendered white and the roofs are of red tile. In the block of 6 the doors have canopies. Although they are 2-storey dwellings, they are much larger than the Victorian houses opposite. Running through the terrace are 2 alleyways giving access to the rear. The houses forming the block of 2 are even larger and have doors set back forming a small porch. All the houses on both sides have a small front garden and there is a great variety of walls, fences and hedges.



There are two streets named **Cyprus Grove**, both leading off from Cyprus Road. The first runs behind a block of terraced houses which fronts on Wakefield Road. On the other side from these, is a group of 4 Victorian 2-storey terraced houses. These are of red brick but two have been rendered, one white, the other buff. Doors and windows have been replaced but the stone lintels and sills remain. Typical brick brackets under the eaves can be seen. Further along are 2 dwellings of the same vintage but these have been extensively modernized and enlarged. The land behind these properties is bounded by hedges and runs down to the second street named Cyprus Grove at the end of Cyprus Road. This street is a modern development, circa 1970, and, on the south-eastern side, consists of 1 detached bungalow and 5 semi-detached bungalows. All are similar but some have porches added. All are of red brick although some have fronts rendered white and grey. The detached garages, with doors painted blue or white, are set back or on the building line. On the opposite side are 2 detached and 2 semi-detached bungalows. These dwellings are of individual designs, quite different and more sophisticated from the bungalows opposite. All the properties in the road have well-tended gardens with a variety of walls, fences and hedges. The rear aspects of the dwellings in the other Cyprus Grove can be seen over their hedges.

Continuing down Wakefield Road, the next property is a car sales business, which comprises a single-storey building with a glazed front and a wide fore-court. A detached house serves as an office building and cars for sale are displayed in front along the road behind the pavement. Further along is a small fenced section with an entrance and footpath to the Barleyhill Road Recreation Ground. There follows 2 large modern 2-storey semi-detached houses. The large front gardens which incorporate lawns and car space are bounded by a low wall. Beyond these properties is Fairfield Court, detailed in Area 1.

Main Street

Most English towns have a High Street but not Garforth. Instead it has Main Street, an appellation more common in America than England. A 1750 map shows an un-named lane running from Church Lane to Moor Garforth. There was a few isolated buildings but its real purpose was as part of the link between Church Garforth and the two hamlets of West Garforth and Moor

Garforth and the surrounding fields. It was not until mining became industrialised that Main Street and its environs developed and by 1890 it was populated with several large houses and blocks of terraced houses on both sides and a public house. Today, Main Street is a bustling shopping centre with a variety of businesses that has changed greatly over the years. Gone are Burras Peake, the gentleman's outfitter, Mr. Smith, the greengrocer, Mrs. Spence's bakery with its mouth-watering fancy cakes. Several premises have housed different kinds of enterprise in succession, for example, an excellent wine-shop became a book-shop and is now a hair and beauty salon. Even the erstwhile Council Offices became a One-Stop Office, a temporary library and is now a super-market.



Newmarket Plaque, top centre

these shops were originally Victorian terraced houses. All along the street, above the shop-fronts the characteristics of Victorian architecture are clearly visible. Weathered red brick, stone lintels over the windows and doors, (some fancy in style e.g. Autism Plus or Cielo), brick brackets under the eaves e.g. The Newmarket Inn, decorative brick-work string under the eaves (Cielo, again), a string of red and buff brick in a pattern (above and either side of the Kingston Terrace entrance) are all indicators that the building is of Victorian origin. In some cases, even the slate roofs



Old Council Offices

remain. There are some instances where the original buildings have been demolished and replaced by new structures which attempt to maintain the character of the street by being in red brick and of 'terraced' shape. One block has decorative gables, emulating the real gables which can be seen on two original terrace blocks. Not all the new buildings on this side have tried this approach; for example, the TESCO building (now TOFS - Photo on Page 5) was modern when it was built in the '70's and is in sharp contrast to its surroundings. It was, however, an attempt at style, which is more than can be said of the nondescript building on the opposite side of the car park entrance. Facing the junction of main Street and Church Lane is a super-market occupying a building which used to house the Council Offices. Originally a



Old Council Offices,
1925 embellishment

Victorian terrace of 6 three-storey houses, about 1925 it was acquired for use by the Garforth U.D.C. The front of two-thirds of the building was extended forwards and a balustrade with 4 finials was added. The original gable windows were removed and replaced by a single ornate gabled window surmounted by an elaborate decorative feature. Two of the original gabled windows remain. During WW2 the appearance was spoiled by the presence of an air-raid siren on the roof in an angle-iron cage. This was not removed until about 1990.

It seems a completely different policy was adopted by the planners in respect of the eastern side of Main Street since only one instance of earlier architecture remains.

Opposite the entrance to Salem Place is a late Victorian building with a typical central gable and other characteristic features. Above the modern shop-fronts are sash windows with stone lintels and sills, brackets below the eaves and a light-coloured decorative string. Apart from this building and the Miners' Welfare Hall, built in 1924, everything else has been newly built, at various times and in various styles.

At one end, the Police Station made way for an apartment block of red brick and having token gables. At the other end the site of the Parochial School is now the Medical Centre complex with its two-storey building. Between these two, except for the Welfare Hall, all the buildings are business premises although some have flats or apartments on the upper floors. Of note is the 100 metres long arcade of shops in the centre of Main Street. This was built as a single development with an eye more to parsimony than to aesthetics and has even less style than the later super-market building opposite.



Main Street Shopping Parade

Kensington Terrace



Kensington Terrace Entrance

This is the first of several streets leading off from Main Street, working downhill from Town End, and is entered through a low arched passage on the right. High above the archway is a King's Head in stone, reputedly a pun on the word 'Rex', the name of the original owner and builder. He was George Rex and in 1854 or thereabouts built Kingston Terrace, Newmarket Place and the Newmarket Inn. The terrace the archway is attached to was called Newmarket Place, as shown on the cast-iron plaque fixed on the side of the building a little further down the street. Through the covered passage leads to the rear of Kensington Terrace itself, a row of eight 2-storey Victorian houses of red brick with roofs tiled with flat tiles, sash windows and stone lintels and sills. Every house has 2 chimney stacks, each with 4 tall pots, a front- and back-door, 2 windows at the front and 3 windows at the rear. The original stone gutters and brick brackets remain in situ. At the rear the window and door lintels are formed of soldier bricks in a slightly-curved arch. At the front, each house has a long narrow garden separated by a

fence or hedge. At the rear, separated from the houses by a made-up service road, is a row of red brick lean-to out-houses backed by a high wall.



The King's Head



Kensington Terrace, rear



Kensington Terrace, front



Newmarket Place Plaque



*Detail of Newmarket Place Plaque
What is its significance?*

Chapel Close

Opposite Kensington Terrace, this is a recent development of 6 semi-detached houses, one with front extension, and a detached house, standing back in its own grounds. The houses have spacious driveways and garages and there is a separate row of garages on the opposite side from the houses. The road is tarmacked, not wide, and there is a footpath on the side in front of the houses.

Chapel Lane is a little way further on and leads only to the building which was the Primitive Methodist Chapel, built in 1876. It is now a college of theatre and dance. The outside face remains much as it was but the building has been greatly extended and inside it has been completely re-furbished and equipped.

Coupland Road



Once known colloquially as Army Lane because, as shown on an 1890 map, the Salvation Army had its Citadel there, Coupland Road is a late Victorian development of 2-storey terraced houses. Over 60 dwellings in 7 blocks on one side of the road and 9 blocks on the other side were erected in 1899, a fact proudly displayed over the door-way of Sharon Cottage. Although doors and windows are modern replacements, the original style of architecture is still in evidence. The characteristic red brick, stone lintels and sills, some plain and some fancy, brick-work brackets under the eaves and decorative brick-work strings below can be seen all along the road. Some of the dwellings have bay



windows contemporary with the original construction as shown by the matching lintels and sills. Some have had bay windows or porches added at a later date. Original chimney stacks with multiple pots still remain and some houses still have their original slate roofs. The front gardens are all bounded by a low wall of some kind with a gate and are paved or filled with shrubs. At the far end of the road there is a pedestrian opening leading to the Barleyhill Road Recreation Ground.

A short way into Coupland Road is the entrance to **Halliday Road** which, on its northern side, has **Halliday Court**, a 2-storey sheltered housing complex of 51 properties. The road describes a wide sweep and on the southern side are 5 three-storey blocks of flats scattered within a large grassed area with mature trees. Architecturally modern, the blocks are very plain but since they are placed at various angles with the road their appearance is more pleasing than they would otherwise be. Altogether there are 146 properties, mostly flats and mostly rented by Leeds City Council.

Fidler Lane and Fidler Close

Fidler Lane was an old lane leading to the Pinfold. Today it is a short road going to Fidler Close, a circa 1950 development of some 10 two-storey dwellings arranged in 3 blocks in a U-shaped cul-de-sac. Along the southern side of Fidler Lane is York House, a large commercial building housing a physiotherapy business and a dental clinic. This is followed by a row of detached garages belonging to 6 terraced houses which lead off at a right angle to the road. At the end of Fidler Lane a footpath leads to the Cricket Ground and to Pinfold Lane.

Greensway comes off Main Street on its eastern side and marks the end of the shops. For the first part it is separated from the office buildings of the Medical Centre complex by a low wall topped with blue-painted railing. On the opposite side are 6 semi-detached houses, 1950's style with bay windows to the ground floor. These are followed by 6 more semi-detached houses of the same vintage but having bay windows top and bottom. These latter and a detached house with a long drive are in a semi-circle forming the end of the road. The other leg of the cul-de-sac is made up of a detached bungalow and 2 semi-detached chalet-type bungalows, all of a later style, say 1990's, than the houses. Front gardens are large with low walls and are either paved or full of shrubs. The road is tarmacked and has a footpath to one side.

Lyndon Avenue

A little way into Barleyhill Road, beyond the car park and 2 blocks of Victorian buildings, is the entrance to **Lyndon Avenue**, which, on each side, starts with 2 blocks of 6 Victorian 2-storey dwellings, erected slightly later. They are of red brick, with one or two rendered white. None have bay windows or porches since the building line is the pavement edge and doors open directly onto the footpath. Some have had dormer windows added but



mostly they are in their original state.

At the end of these terraces the road turns through 90° into a modern, circa 2000, development of over 40 dwellings, a mixture of detached and semi-detached houses, conventional 2-storey and chalet type with dormer windows. The designs are varied; some red brick, some faced with stone, some with the lower half faced with stone, some with bay windows to the ground floor. After 6 blocks the road turns through another 90° to make another leg and a spur which forms a cul-de-sac of 5 blocks. The road throughout this development is wide with a wide footpath each side. Front gardens are spacious, with grass and shrubs, and most are bounded by low walls of similar construction. Garages are detached and most are placed at the rear with a long drive-way.



Strawberry Avenue



A little further on, on the south side of Barleyhill Road, can be seen the original cast-iron name-plate for Strawberry Avenue. This road is the site of nearly 60 Victorian terraced dwellings, many of which, apart from replacement doors and windows, are, externally at least, virtually as originally built. The structure is red brick which in a few cases has been rendered white. The front gardens are very small with a low red brick wall, which has been replaced by a small porch in some instances. At the start of the street on the eastern side can be seen the typical decorative string of brick-work half-way up the front face. In this case it is a double string and emphasizes the fact that the terraces are stepped to allow for the slope along the street.



Part way down Strawberry Avenue, on the eastern side, is **Beech Grove Avenue**, containing 46 terraced houses built about the same time. However, because the front gardens were larger, most of the houses have bay windows and porches added. Loft conversions and added dormer windows are prevalent along this street. The gardens have a low wall, some with railings, and most have shrubs or hedges.

On the northern side the houses have 2 or 3 steps leading up to the front door.

Further in, **Beech Grove Terrace** is another street on the eastern side of Strawberry Avenue. This is a Victorian development of 42 dwellings, being 3 blocks on the northern side and a single terrace on the southern side. Although typical identifying features can still be seen, these houses have been extensively modified with replacement windows and doors, new roofs, added window extensions and porches, rendering, stone facing etc. and in the case of one block virtual re-building. The gardens are quite large, walled and full of large shrubs, hedges and trees. Both Beech Grove Avenue and Beech Grove Terrace lead into Lidgett Lane.

Lidgett Lane

From the corner of Church Lane, Lidgett Lane runs from Main Street to Selby Road. On the corner itself stands the **Public Library and One-stop-Centre**, which has a unique modern architectural style to be found nowhere else in Garforth. As a contrast, next to it are 2 Victorian 2-storey houses, which although now rendered white and buff have changed little since the 19th. Century. Three more Victorian houses follow but these are larger and detached and have been



modernized. In two instances the roofs have been altered and the chimney stacks removed. However, the original decorative features remain. These include on, one house, two large birds of unknown species on either side of the door and, on the other, multiple strings of light-coloured brick-work together with diamonds and rectangles bearing geometric design details. Both houses have door-ways with square columns surmounted by a moulded architrave. One house has a stained-glass fanlight over the door and arched window lintels of light and dark soldier bricks; the other has fancy ridge tiles with finials at the ends. All these features went to show how much more 'posh' their owners were than their neighbours.



On the left, with a snake On the right, with a fish

On both sides of the street up to Lowther Road are Victorian houses, built around 1855. On the eastern side, the properties include large 3- or 4-bedroom detached dwellings and even the terraced houses are large, with 3 large windows upstairs, 2 large windows downstairs and a central door-way. The usual Victorian embellishing features abound throughout. The house on the corner with Lowther Road is the house where Sir Augustus Walker was brought up and bears a **Blue Plaque** to this effect.

On the western side, between Beech Grove Avenue and Beech Grove Terrace is a row of houses marked on an 1890 map as **Hilderthorpe Terrace**. Of the 16 houses 4 are somewhat larger and are decorated slightly differently. The rest were built in blocks of 4 and stepped to follow the slope. Over the years most have been modified by the addition of bay windows, porches and dormer windows but on many of the houses the original gable windows still remain. On the far side of Beech Grove Terrace is another block of 6 similar houses which still show their red brick and, apart from replacement doors and windows, are little changed externally.



Moorland Terrace



On the eastern side of Lidgett Lane, between the blocks of houses, is the narrow single-lane entrance to Moorland Terrace.

After about 50 metres between two low brick walls the drive widens and on the right is a row of 11 two-storey Victorian houses, originally of red brick but now in most cases rendered white. Extensions and porches have been added and detached garages occupy the front gardens. The last 2 dwellings in the row have been made into one and considerably extended. On the other side of the road is a modern, circa 1990, development of 8 semi-detached 3-bedroom houses, of red brick with grey or red tiled roofs. The front gardens are large, walled and have grass with flowers, shrubs and trees. Garages are detached and are at the side or rear. Drive-ways and car space are paved. A footpath is provided on one side of the road and at the end of the cul-de-sac is a turning area and a row of detached garages.

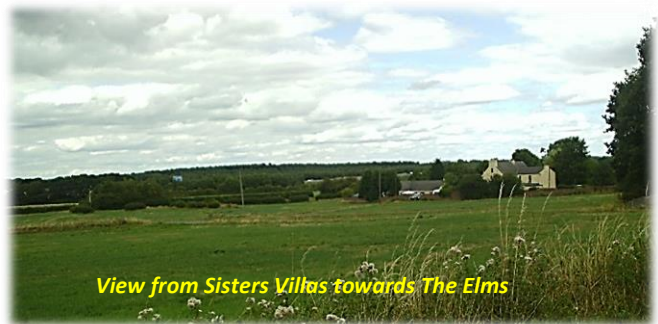
Topography and Appearance

Town End at 254ft. above sea level is the junction of the main roads of this area. From there, Barrowby Lane runs virtually level westwards, Barwick Road slopes sharply downwards to the North, Aberford Road rises slightly eastwards to cross the railway bridge and Main Street slopes steeply to the South whilst Wakefield Road slopes steeply to the South-West.

Both Barrowby Lane and Wakefield Road have houses on one side of the road only, with hedges and trees on the other side. In both cases, the houses look out towards the same open fields albeit from different directions.

Apart from these houses, the views within this area are of buildings, neighbours' gardens or such landscaping as has been provided in the case of some new developments.

The area is a mixture of old and new, old houses and new houses standing side by side, old streets leading to new streets, untouched old terraced houses next to ones which have been thoroughly modernized.



Amenities

Doctors' Surgery – Wakefield Road

Evangelical Church – Salem Place

Welfare Hall

Garforth Country Club

Shopping Parade

3 Public Car Parks

Medical Centre

Library and One-stop Centre

The Welfare Hall was erected on a piece of land granted by the Gascoigne family, the local mine owners, to the miners in recognition of their loyalty in not striking at a time of local dispute. The building was paid for by the miners themselves. It was opened in 1924 as The Garforth Miners Welfare Hall and administered by the Garforth Miners Institute. It was used for plays, concerts and other entertainment, dances, boxing and billiards, and as a meeting place. Ownership passed via the Coal Board and Garforth Council to Leeds City Council with a covenant that it would remain as a social centre for the people of Garforth





Church Lane



*Students' Walk,
Off Lidgett Lane*



Main Street – looking towards Town End



Main Street – looking towards Barleyhill Road

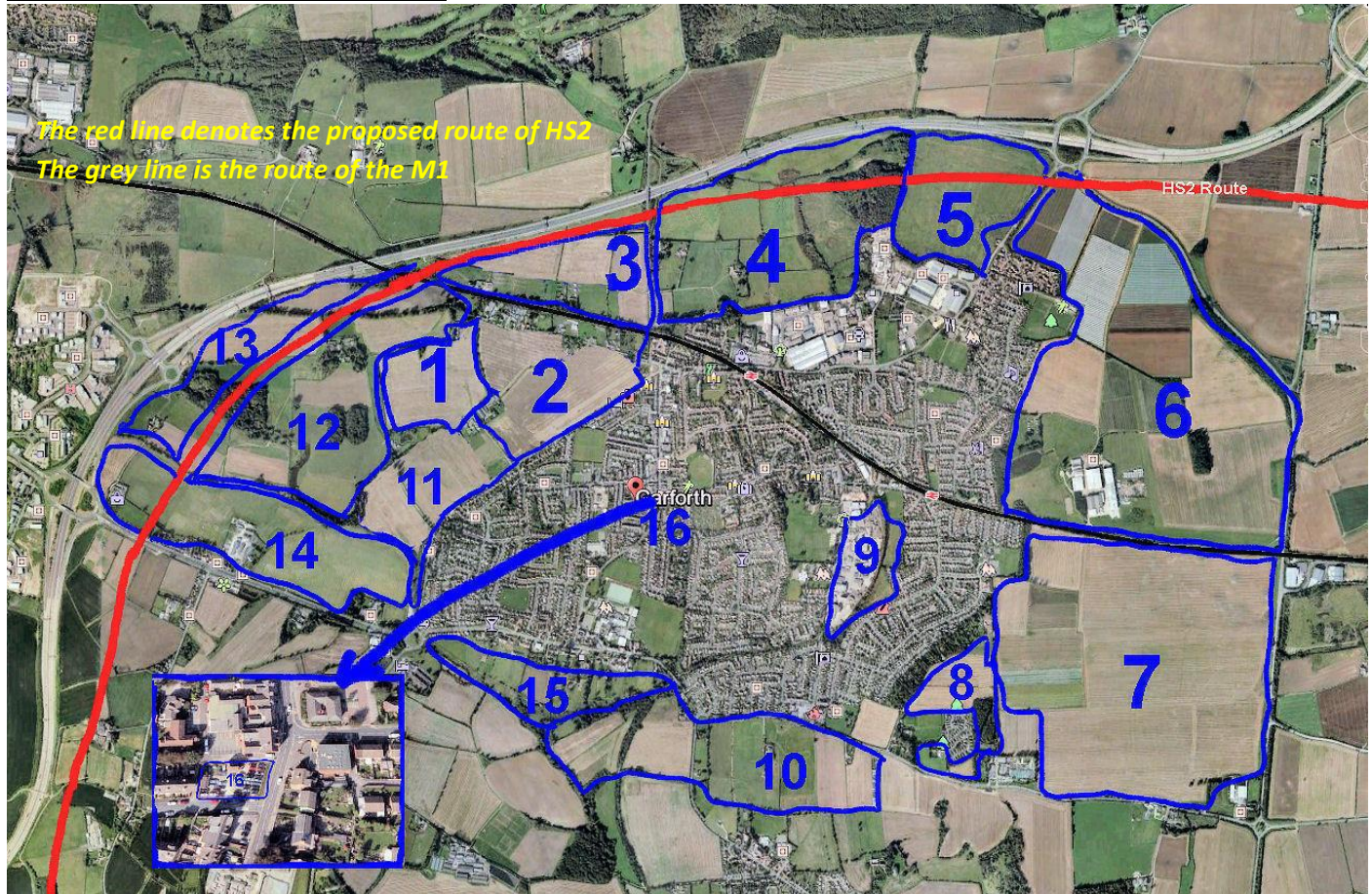
LAND CHARACTER ASSESSMENT

Introduction

Garforth cannot now be considered an agricultural community, but it contains land above average fertility which is well-managed to produce food crops making a significant contribution to the national food supply. Although Mining was the main source of employment in the 19th and early 20th centuries, Garforth gained a reputation for growing soft fruit. Today it is predominantly a dormitory town but within its boundaries and largely surrounding the residential areas there are still extensive tracts of fields and open spaces. This is a record of that land and the uses to which it is currently being put.

Map showing Areas assessed

Note. Throughout, acreages and slopes are best estimates only.



Area 1a (in Yellow)

This is a large field close to Barrowby Hall (in Area 12b) and south of the approach road to the Hall. The western boundary is the closed footpath from Pike's Water Lilies of Garforth. The northern boundary is the track from Barrowby Lane to Barrowby Hall. The eastern boundary is the hedge with area 2c and the most southerly border is the back of Clear View Farm, Fairview Farm and Pike's Water Lilies. Barrowby Hall is run and farmed by J C Barrowman and Sons and the hall is situated close to the north-eastern corner of this Area.

The land quality varies from good to very good and the field is devoted to arable crop farming. It was sown to oil-seed rape in Autumn 2017 and the piece of land extending from the fence at the top of the field for ca 50 metres to Barrowby Lane produced a good crop of fodder maize in 2017. The crop is generally

uniform but patchy with drainage problems in the lower level.

The field, of ca.12.5-15 ha., rises gently (<4%) uniformly from Clear View and Fairview Farms to Barrowby Lane and from the highest points gives good views over Garforth.

There is a small triangular spinney, about 500 m² in size, on the northern edge of the field.

There is no public access and the owner discourages visitors. The access road from Barrowby Lane to Barrowby Hall has a "Private" notice and the track which used to run from Pike's Water-lilies up to Barrowby Hall has a locked gate at the bottom and has become overgrown and impassable.

The approach road to Barrowby Hall goes all the way to the Hall though marked "Private please keep out" after it passes the derelict cottage in Area 1b.

The official extension of Barrowby Lane is a public right of way, part of the Leeds Country Way, but is closed to vehicular traffic.



General View



Poor Drainage

Area 1b (in Red) Map on Page 51. **Note!** On the map, this area is a small dot at the top right of Area 1.

At the north-eastern corner of 1a this is an area of about 0.4 ha which includes a derelict and uninhabitable cottage and a garden that is now wildly overgrown wasteland.

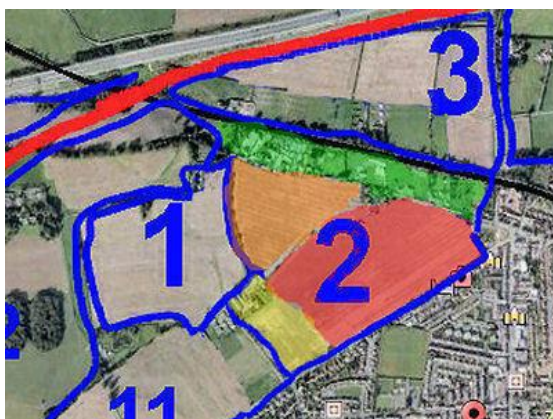
The soil is good and, with attention, the area could be made useful. However, having been neglected for at least 15 years, it has become an interesting wild-life habitat.

There is a gentle slope to the site which offers views over Garforth.

The access point is part way up the un-metalled track which leads from Barrowby Lane to Barrowby Hall.



Garden of Derelict House



Area 2a (in yellow)

This small field of 1.56 ha belongs to the Knowles family of Clear View Farm and is bordered by A642 (Wakefield Rd) from Barley Hill Rd and up to house No.79, along the road up to Clearview Farm, then by Areas 1a and 2b.

There is a slight slope of only 1-2% and the land quality is reasonable but there are drainage problems during wet periods.

The main use is for arable farming, usually the growing of oil-seed rape or cereals but there are at least 2 paddocks for horses and ponies. A strip of land parallel with Wakefield Road ca. 10 -15 metres wide is not used, probably because of poor drainage.

At the higher end of the field are the detached farm-house and several farm buildings which were previously used for commercial egg production.

The standard of management is good.

Apart from the buildings and paddocks, the field is all farm land with no trees; on two sides it is hedged with thorn bushes (mainly hawthorn) and a large tall Leylandii hedge separating the farm-house from the land to the north-west of the field. A metalled road runs along one side of the field from Wakefield Road and into a public footpath running at the back of the farm and then along Area 2B.

Area 2b (in Red) Map on Page 2

This field, of about 13ha, is bordered on the south-east by Wakefield Road and on the north by Barrowby Lane. It is



General View with Farmhouse

separated from 2c by a ditch and from 2a by a hawthorn hedge. There is also a hawthorn hedge, with gaps, along Wakefield Road.

The land is of reasonable quality, well-managed and is used for fully-mechanised arable farming. A V-shaped section of about 0.4 ha on the northern edge is used for a dog and cat kennels (Paddipaws Hotel) and a detached house. Apart from this area and a small copse approx..0.2 ha, mainly of willows, the use is totally agricultural.

Tracks from Wakefield Road and Barrowby Lane provide access for farm machinery. There is a gentle gradient of about 2%, the northern edge of the field being slightly elevated and providing reasonable views of Garforth.



Planted Crop and Willow Plantation



General View

Area 2c (in Orange) Map on Page 52

This area, about 6 ha, is roughly triangular in shape and is bordered by Barrowby Lane on the north and a public right of way on the west. It is separated from 2b by an open ditch. It has a slope of about 2% in a northerly direction from Clear View Farm up to Barrowby Lane.

The land is reasonable to good arable quality and is used to produce agricultural crops of good quality and quantity. It is totally devoted to farming and is at present sowed with early oil-seed rape. The level of management is good.

There are several lone trees (sycamore and hawthorn) along the separating ditch, 3 or 4 rows of mixed species trees planted between the public footpath and the arable land (birch and silver birch, beech ash and ornamental Viburnum and wild rose).

On the northern edge, Barrowby Lane (surfaced and with lamp-posts) provides access for farm implements. There is a public footpath along the western edge and good public access along the eastern boundary. From the northern corner, the highest point, a pleasant view of Garforth can be seen.

Area 2d (in Green) Map on Page 52



View facing West

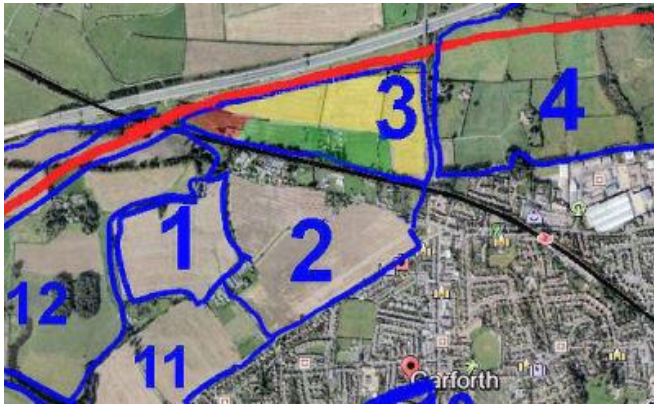


Looking towards Wakefield Road

This area, between the Leeds/York railway line and Barrowby Lane, is mainly residential but there are 4 paddocks, each of about 0.5 ha., and all used broadly for agricultural production. The land quality is good, possibly No.2 i.e. the best in the district and provides separate pasture for horses, sheep and goats. The pasture is either grazed or cut and conserved. One field has a good stand of maize probably used for animal fodder.

All the fields are flat with negligible slope and are managed presumably as a hobby but to a good to satisfactory standard. All the plots have adjacent houses and gardens and are surrounded by trees.

Most of the houses are two-storey and all the plots are accessible from Barrowby Lane which has lamp-posts every 40 metres or so and is fully surfaced.



Area 3a (in Yellow)

This Area is bordered on the north by the M1 motorway, on the east by Barwick Rd and on the south by Areas 3b and 3c. HS2 is scheduled to pass along the complete northern edge. The Area, about 15 ha, roughly triangular in shape, is made up of several fields and has a gentle slope of ca. 2% from the south-western corner to the north-eastern corner.



It is good quality farmland and is devoted to arable farming, cereals (probably wheat) being grown in 2017.

The presence of functioning water troughs in the fields is evidence of live-stock farming at some time. The crop farming is totally mechanised and the management is good. There is no public access to these fields.

Area 3b (in Red)



This Area is White House Farm, on Nanny Goat Lane. It is bordered on the south by the Leeds/York railway and on the north by Area 3a. It extends eastwards from the M1 underpass for approximately 400 metres along Nanny Goat Lane. towards Garforth.

The land, approx. 8 ha. In area, is mostly flat but with a medium slope at the western end and is devoted to pasture, overgrazed in places.

The farm is a commercial enterprise with a farmhouse, farm yard, several stables for housing and training horses. About 20 horses are kept at livery, for training and as an equestrian centre. Apart from the farmland itself, with its hedges and trees, there is a narrow strip of woodland.

Area 3c (in Green)

This Area is made up of ca 0.5-1.0 ha of small pieces of green space (hobby-farming) attached to houses along Nanny Goat Lane between 3a and 3b. There are 2 or 3 fields adjacent to the residences but not part of the gardens.

The land is flat and of good quality, not cultivated but used as pasture. The fields, which probably belong to the owners of the near-by houses, are well managed and some are used for horses and ponies.

All the houses and pieces of land are set back and are not clearly visible from the road (Nanny Goat Lane), which is metalled but has no street lighting. There is good public access along the eastern boundary.



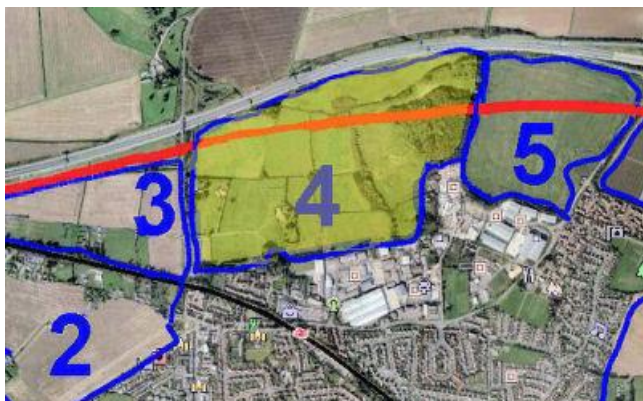
Area 4 (in Yellow)

This Area, of approx..60 ha, consists of about 14 separate fields. The northern boundary is the M1 and the western boundary is Barwick Road. On the south it is bordered by the public footpath from Barwick Road to the Fly Line which forms the eastern boundary. The proposed HS2 route crosses the area from east to west.

The quality of land is reasonable to poor and there is a gentle to flat gradient, although the stream has steep banks.

The land is mainly agricultural apart from several small copses and hedges with thorn and other trees of various species.

A few fields on the western side are cultivated with either cereal or oil seed rape each year; others are meadows and yield an annual crop of hay. The rest of the ground is rough grazing, with





View from the South at the field entrance

interesting trees, flowers and grasses, or wooded. In the north-eastern corner, Hawk's Nest Wood, which abuts the Fly Line contains some useful trees but management is poor with little weeding or thinning of surplus trees.

Farming, where practiced, is managed satisfactorily but the forestry shows few signs of recent management. About half the area is given over to arable or livestock farming with the rest covered by trees and scrub. Many of the trees have been planted as part of a plan with others being self-set. There are no farm buildings, but four houses are on the western part, two having a frontage onto Barwick Road.



Rough Grazing



Hawk's Nest Wood

Lowside Cottage and the Elms are built in their own grounds.

The area is very popular with walkers even in winter but at least some of the land has been worked for mining and some areas are considered dangerous. A restricted-access sign warns of the dangers of mine-workings and deep water and asks visitors to keep out. The M1 is visible across the area but the only accessible road is Barwick Road on the western boundary.



Area 5 (in Yellow)

This Area is a large field bordered on the east by the A642 from the Garforth industrial area to the M1. The northern border is parallel to and close to the M1 from the roundabout to the disused Garforth to Aberford rail track (the Fly Line). The western border follows this Fly Line to the industrial area at the bottom of Ash Lane. The southern border passes behind several industrial units which front on to Isabella Road and follows a largely disused footpath. The HS2 railway is scheduled to run across the field in an east to west direction.

The field, approx. 21 ha.in size, has a fairly uniform slope of about 3% from east to west with some steep falls and old quarry workings on the eastern side.

As a result of mining and quarrying the land is of poor quality and is used as animal pasture. When surveyed (Feb. 2018), it

hosted 60-70 ewes but occasionally is used for cattle.

Apart from grasses, other vegetation is mainly reeds and weeds associated with poor drainage and water-logging. A small stream runs from east to west along the northern boundary. Although the pasture is inherently poor, the sheep looked in good condition.

On the eastern border, about 120m from the south-eastern corner and fronting the A642, stands the Weigh House. This is a very old, high quality, residential dwelling occupying land which, presumably, was excised from the large field at some stage.

The field can be accessed from the A642 and there are views from the high point along the A642 and down towards the M1 and Hawk's Nest Wood.



Swampy Pasture (Sheep in background)



Boggy Rough Grazing



Abandoned Footpath on South Boundary

Area 6 (in Yellow)



The most northerly of the two fields owned by Makin Enterprises, this field is one of the most easterly in the Garforth area. It is roughly triangular in shape with its eastern boundary running along the A656 from the M1 junction 47 southwards to the Leeds/York railway line. The southern boundary is parallel to and close to the railway up to the Garforth urban area. The western boundary follows the Garforth urban area until it meets the A642 which it then follows to M1 junction 47. This area together with the field immediately to the south (Area 7) comprise Sturton Grange Farm. The proposed HS2 rail line will cross a small area at the most northerly point of the field.

The top and bottom parts are mostly flat with a gentle rolling area in the middle. With its very good quality fertile soil, Natural England places it as the best quality land in the Garforth area. Large areas (>50%) are covered with poly tunnels producing strawberries. Cereal production is carried out on a small part of the remaining area.



Poly-tunnels under construction



Wooded Eastern Boundary



Prepared for sowing cereal – 3-acre wood on right

A large complex of farm buildings is used as offices and for the business of importing and grading of potatoes. The farm also advertises space for storage and the building area has prefabricated housing as accommodation for the seasonal labour which is hired to operate the farm. The main farm residence (Sturton Grange) is next to the office and working farm buildings complex.

Since this appears to be a successful commercial enterprise the management is, presumably, top class

Along its western and eastern borders particularly, the area is surrounded by a 20 m strip of trees which is well managed and

attractive. A small, 3 acres (1.2ha.), plantation is in the most southerly quarter and an ash plantation runs along the eastern border of the farm. There is also an area of about 1 ha. of lawn as well as a small lake and woodland in front of Sturton Grange House. This provides grazing for visiting Canada geese.

A grass runway, for use by private light aircraft, and a tarmac road run along the southern part of the field.



Area 7 (in Yellow)

Area 7 is the more southerly of the two fields owned by the Makin family. Roughly square in shape, its eastern boundary runs along the A656 (Ridge Way) from the Leeds/ York railway line to the roundabout on the A63 at Peckfield. The southern boundary runs from Peckfield farm shop, along the A63 to the Garden Centre and the western boundary follows Green Lane from the Winfield Outdoors store to the Leeds/ York railway. This area and Area 6 to the north comprise Sturton Grange Farm and are the most easterly parts of Garforth. Peckfield farm shop on the south east corner and the Garden Centre and Outdoor supplies shops at the south west corner border the farm field. If the land occupied by the farm shop, garden centre and outdoor supplies shops is excluded, the field is 132 ha. In size. The field is gently rolling and almost flat, although there is an overall slope of <2% rising from the south west to the north east corners.

It is very good quality fertile land and the most southerly area shows numerous sandstone chips, indicating an underlying sandstone geology.

Almost the whole area is devoted to farming, usually cereals and the standard of management appears to be first class. The southern 40% or so was already (March 2018) sown with a winter cereal (wheat or barley).

In the north-east corner is Stub Wood, approx. 0.4 ha. This is a piece of rough woodland, largely unmanaged, and currently not open to the public although it is reported to be beautiful in Spring with many wild flowers.



View from
south-west corner



Southern part of field



Winter Cereal, growing



Eastern Edge along Ridge Road



Area 8a (in Yellow)



This Area is basically triangular in shape with an eastern edge next to Green Lane opposite side Area 7. The western boundary is the steep land of Garforth Cliff and the southern boundary is Area 8b plus Cliff Top residential area and the reservoir park associated with the local water infrastructure. The Area is approx. 30 ha. In size, effectively flat, and of very good agricultural quality suitable for producing crops and husbanding livestock.

There are three fields. The most southerly field produced a cereal crop in 2017 and the 2018 crop has yet to appear. The middle field has recently been re-seeded with grass either for silage or for pasture (grazing). The most northerly field has permanent pasture for grazing sheep and or horses. The standard of management is good. There are farm buildings, a house and a caravan on the site.

The western edge overlooking Garforth cliff is very pleasantly wooded and is a landmark but the view over Garforth and beyond is obscured by the line of tall trees.



Area 8b (in Red) Map on Page 58

Area 8b is immediately to the south of 8a and is basically a disused quarry. It has no obvious agricultural or housing potential but could have potential for recreational use. It is simply a hole in the ground which is currently well wooded. It is accessible from Green Lane immediately north of the Winfield Sports Shop. The western border is a steep cliff rising from the quarried area. There are man-made cliffs on the western and northern sides, a gentler slope from the eastern edge and small hills along the floor of the quarry. The Area is about 1.3 ha in size and mostly covered with many large attractive mature and semi-mature deciduous trees, apparently unmanaged!



General View

Area 8c (in Green) Map on Page 58



Field between Cliff Top and A63



Another field between Cliff Top and A63

This Area 8c consists of the three green fields between Cliff Top Park on the north, the A63 Selby road on the south and the Garden Centre Park on the east. The fields, about 1.5 ha. In total, are flat park-land and pasture. At least one of the fields was being used to graze sheep when visited. The Area has good amenity value, particularly for the residents of the Cliff Top housing estate.



Area 9 (in Yellow)

This Area, known as Kennet Meadow, is bordered on its west by the route of the dis-used railway line adjacent to the erstwhile Stocks Blocks site (now under housing development). The eastern and southern borders are the rear of the houses along Fairburn Drive or the associated cul-de-sacs and the northern border is the sports and leisure facility and cricket field on Green Lane. Kennet Lane protrudes into the field and almost divides it into two.

The field is no longer accessible to the public. It is about 3.2 ha in area, sloping slightly from north to south and with a steeper west to east additional slope in the southern half of the field. The area used to be pasture but, since it has not been managed nor put to good use for many years, it has become wild scrub-land.



View from end of Kennet Lane

A botanical survey, commissioned by Leeds City Council, gives a comprehensive list of grasses, flowers and miscellaneous weeds such a nettles and thorns throughout the area i.e. a mainly scrubland environment. A list of common bird and insect life was also included.



Another view from end of Kennet Lane



View from Green Lane



Woodland, west of The Lines Way

Area 10 (in Yellow)

Area 10 is an expanse of land south of the A63 road in Garforth from Garforth Growers to Kippax Beck. The northern border runs west along the A63 for about 1000 m, crossing the B6167 Kippax road and up to the road bridge over the Lines Way/ Leeds Country way route. The boundary heads in a south westerly direction following the border of Area 15 and then runs for a short distance south-east, returning eastwards along the southern edges of the fields and finally running, northwards, alongside the Garforth Growers' poly tunnels back up to the A63. The southern boundary runs almost directly west for about 1.2 km.

The Area is comparatively large, very irregular in shape and difficult to measure. A rough estimate could be as much as 30 - 35 ha. The topography is very variable. The eastern third of the area is Garforth cliff with a field gradient of ca 5% falling from the north east to the south west. The gradient reduces as the area levels out to ca 1% towards the west. The Lines Way has deep falls on either side and the most westerly piece of land has a gradient of over 5%. Heavy rain causes flooding.



View from north-eastern corner



Garforth to Kippax Footpath, looking north



Cereal Field, east of The Lines Way



Pasture-land, from southern border

The land is good agricultural quality for crop and livestock production and well-managed in places. The eastern fields are presently sown with winter cereals, probably wheat. Further to the west, the land is devoted to pasture land. On the eastern boundary is the Garforth Growers business complex which includes 17 polytunnels producing garden seedlings for wholesale, a semi-detached house, offices and other buildings. There are two farms with houses and farm buildings and other houses along the northern edge of the farmed area. Several routes and pathways cross the area. The most easterly is a major footpath from Garforth to Kippax, then the B6137 main route to Kippax and, finally, the Lines Way. This last is a popular country walk, made out of the disused railway line, and forming part of the Leeds Country Way. Some particularly wet areas of the fields are given over to reeds, rushes and bird life.



Area 11a (in Yellow)

Bordered on the west by trees and a hedge separating it from Area 11b, by Wakefield Rd on the south-east, the road to Clear View Farm on the east and Area 1a on the north-east, this Area is used by the occupants of the two bungalows situated near the north-western border. The Area occupies about 2.5 ha in total and is in three main sections i.e. next to Wakefield Road about 0.6 ha is used as pasture for sheep and includes a small wood with willows, a pond and basic farm buildings. Adjacent to this is a meadow of 1.2 ha, presently used to produce silage, which will be pasture for sheep later in the year. Beyond this meadow, to the north-west, is an area of 0.6 ha which is part fruit orchard and part pasture.

A fourth section is the two bungalows, polytunnel/greenhouse and farm buildings at the north eastern boundary of the field. The fields are good quality farmland, with no measurable slope (less than 1%), managed by the occupants of Fairview Farm and are an example of good quality hobby farming involving sheep production and orchard management. The small willow wood and the pond are good for keeping excess water under control. Wakefield Road runs along the bottom of the field in a north easterly direction and a metalled road leads off at right angles to this to run along the side of the field a public footpath at the back of the farm and then along the edge of Area 2b.



South-eastern section and Pasture

Area 11b (in Red)

This Area is bounded on the west by a track leading to Pike's Water-lilies business, which forms the northern boundary. The south-eastern boundary is Wakefield Road and it is separated from Area 11a on the north-east by a hawthorn hedge and trees. The field is about 9.0 ha in area and slopes gently (< 2%) from the south-west to the north-east. It is good quality land, although with drainage issues in places, and is used for arable farming typically cereals or oil seed rape.

The field was covered with a recently-sown crop of oil seed rape (November 2017) and appeared to be well-managed. There is a pleasant wooded water-course along the northern boundary.



Field, facing North



Field, from Pike's Water-lilies

Area 11c (in Green) Map on Page 61

This Area consists of two separate fields. The larger field is bordered on the north-west by a wooded valley, by the road to Pike's Water-lilies on the north-east, a line of trees along the south-western edge and a beck with trees along the south-eastern boundary. It is 5.5 ha in area and is good quality farmland with a relatively steep slope from the north west down to the south-east close to the beck. There are drainage issues at the north-western edge.

The field is well-managed, entirely devoted to arable farming, and currently has been sown with winter wheat.

There is a public footpath leading to Pike's Water-lilies along the north-western edge.

The second field is sausage-shaped and runs between the beck and Wakefield Road. It extends beyond the larger field and along the eastern border of Area 14, separated from the Miller & Carter car park by a hedge with trees. It is about 1.5 ha in area, quite flat and lies about 2 metres below the level of Wakefield Road. It is good pasture-land and currently is being used for cows.

Access to the field is from Area 14 by means of a gated bridge over the beck.

Area 11d (in Orange) Map on Page 61



View from above



General View

This is a small area north-west of Area 11b and comprises Pike's Water-lilies of Garforth, a farm specialising in the cultivation and supply of water-lilies, pond and water garden plants plus a range of fresh-water fish.

The area occupies 1.2 ha, is flat and level, and with a detached farm house/office, surrounding buildings and glass-houses.

There are ponds and, abutting Area 11b, an amount of woodland consisting of various deciduous species.

The area is a good commercial business dealing in ornamental fish and aquatic plant production together with management of woodland for solid wood fuel production logs, wood chip etc. Access is by means of an un-metalled track which used to lead from Wakefield Road to Barrowby Hall but is now closed and sealed after it reaches Pike's Water-lilies farm.



Area 12

This is a large area, bordered on the north western side by the proposed HS2 rail route from Area 14 through to the present Leeds to York railway. The border turns south to meet the north eastern corner of Area 1, then follows that border, first west, then south, to Pike's Water-lilies. It then runs south west along the northern edge of Area 11 to meet and follow the boundary of Area 14. Because of the very irregular shape and the difficulty of locating the alignment of HS2 at this stage, the total area is only roughly estimated to be 85 - 95 ha. The Area contains a variety of land types and kinds of woodland together with a multiplicity of land uses as will be seen in the following descriptions of each section.

Area 12a (in Yellow)

This section is the north-western corner of Area 12, about 9 ha in size, and currently comprises the arable land of Bradbury Grange Farm.

The land, which is reasonable quality, slopes (less than 5%) from the north-east to the south-west down from Bradbury Grange Farmhouse.

The farm has three fields, all prepared for an arable crop. In April 2018, the land had been rough-ploughed for spring planting but, because of the clay soil and the very wet winter and spring, there had been no chance of seed bed preparation up to then.

In addition, two small areas have been set aside at the bottom of each field for wildlife feeding and conservation.



Ploughed field
with wild-life conservation area in the foreground

Area 12b (in Red)

This Area is the Barrowby Hall land and forms the bulk of Area 12. The green space completely surrounds the Barrowby Hall mansion house and the Leeds Country Way public footpath forms the northern border of the land. Access is limited and there are few points from which the area can be viewed closely without trespassing.

The Area is very irregular in shape and about 60-70 ha in size. The most northerly 250 metres has a relatively steep slope of ca 6%. The remainder has a fairly uniform gradient of less than 2%.



Barrowby Hall, from the Park-land



Pasture in the centre of the Estate

The land is good quality, tidy, and well-managed. It is a mixture of arable land (cereal, including maize, and oil seed rape), pasture and parkland, forestry and lakes. Most of the arable land was autumn planted but at least one ploughed part was awaiting seed bed preparation and sowing. The central part of this Area is almost classical English parkland with two areas of woodland and attractive lakes. It is even labelled as "Barrowby Park" on some maps.



Barrowby Hall Estate, from the farm buildings

The attractive woodland areas contain a good range of deciduous trees and, like the parkland, can be viewed from a distance from the Leeds Country Way bridleway that borders the northern edge of the land (Barrowby Lane on the OS map). Within the Area itself, the highest points give good attractive views over Garforth although the land does not have public access.

Wildlife can be seen in and around the woods and Canada Geese are to be found near the lakes and in the parkland. The mansion house - Barrowby Hall - with a wide range of farm buildings and a walled garden stands in the Area.

The surfaced road from Barrowby Hall goes all the way to Barrowby Lane but is signed "Private please keep out" before it passes the derelict cottage in Area 1b.

Area 12c (in Green) Map on Page 63

This is a triangular area, north of Area 12b and contains three pieces of land not obviously associated with the Barrowby Hall estate.

It is about 6 ha of good quality land, mainly used for sheep pasture. There is about 1.5 ha of stables and horse pasture and some rough ground with a vegetable allotment in the middle. The buildings include indoor space for storage, for stabling and managing the horses.

The management is separate from Barrowby Hall.



Buildings and Pasture at the north-eastern end

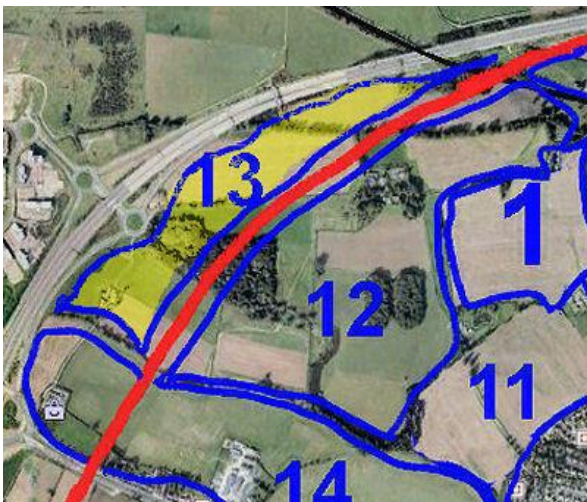
Area 13 (in Yellow)

Area 13 is really part of Austhorpe.

It is the shape of an elongated triangular wedge of land bordered on the north-west by the M1 and on the south-east by the proposed HS2 rail route. The base of the triangle is a line of a hedge and trees south-west of Bradbury Grange Farm. The point of the triangle is at the eastern end where the new HS2 line will cross the existing Leeds to York rail route.

Its size is possibly 30 ha but because of its irregular shape this Area is difficult to estimate accurately.

The western part, Bradbury Grange farm and the wooded area has a medium slope (ca 5%) in a south-easterly direction. The arable part, to the centre, slopes about 4% directly south and the sheep pasture is gently rolling but essentially level.



View from the pasture to the east

The land use is varied and includes rough pasture, woodland and arable farming and the land quality is classed as good. The pasture land is used for grazing sheep and lambs. In April 2018, the arable land had been ploughed and was awaiting seeding. The waste material from a small area of maize planted in 2017 was still awaiting removal.

About 8 ha on the western side comprises Bradbury Grange Farm with its pasture land, arable land, a farm-house, farm buildings and 12 caravans presumably for letting or storage. A wooded area occupies just over 1.0 ha. and the remaining portion from the woodland to the northern-most point is about 20 ha.

The woodland area is fairly attractive although not particularly well managed. This may well be the habitat of important species of wildlife.

The Area contains land belonging to 3 farms i.e. Bradbury Grange to the west, Barrowby Hall in the central part and Shippon House Farm sheep pasture in the extreme north-east.

There is a public track to Bradbury Grange from the ring road (A63).



Bradbury Grange Farm-house and Buildings



Sheep with lambs, north of the bridle-way



Area 15 (in Yellow)

This Area is categorised as PAS land i.e. Protected Area of Search land. This is reserve land for consideration after the end of the plan period of the current development plan. It is currently under consideration as suitable for a short road to relieve traffic congestion.

The Area is an inverted triangle of greenspace with its base running east of the Miller and Carter public house and south of the Selby Road A63 to the disused rail line, the Lines Way. The greenspace is the land south of the single row of houses and businesses, (some with substantial garden areas), and stretching down to the Beck. The apex is at the most southerly

point where the Beck meets a stream coming from the ponds on the south eastern side.

The greenspace area is between 6 and 7 ha. and the land quality is classified as average.

There is a fairly steep slope in a north-to-south direction of 7.5%, rising up to 10% in places.

It would appear that there are several owners of the greenspace and its management is considered to be satisfactory. Google Earth shows 11 distinct fields but farming is confined to the four western fields, the remaining land being as gardens or for recreational purposes for the nearby houses.



Eastern end of farmed PAS land, from the South



Rough grazing land towards the eastern end

The land is grassland with grazing being the predominant pursuit. One field with farm buildings had 30 ewes with young lambs when visited in early April 2018. There was no evidence of conservation for winter fodder

On the south-eastern side, there is an attractive lake-land feature and woodland which are largely shielded from public view. The southern boundary with the Beck is wooded and has deciduous trees and bushes. At the end of a public pathway from the roundabout is a building associated with the Water Treatment Plant as well as some water treatment infrastructure. On the pasture-land there are also some buildings needed for the husbanding of the livestock. The area has several public footpaths and the western fields are accessible from the A63 and the path to the Water Treatment plant.



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