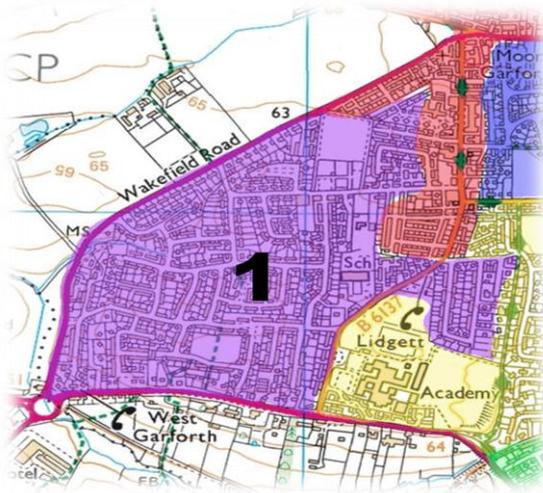


# Character Assessment Summary

## Area 1: West Garforth



### A: Overview

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 1930s & 1950s to 1970s style. The dwellings are predominately red-brick detached and semi-detached houses and bungalows with walled or hedged front gardens.

### B: Prevailing Characteristics and Qualities

#### Land Use

Residential, commercial, educational and recreational.

#### Age of Development

Late Victorian, 1930s with additions in most decades until 2010s.

#### Layout

The area is bounded on the south and north-west by main roads (A63 and A642). To the east, the boundary is initially Lidgett Lane, then meanders via the Leeds Country Way, excluding buildings adjacent to Main Street and back to the A642 on the north-western side.

#### Spaces

There is the Recreation Ground and playing field to the north of Barleyhill Road, Strawberry Fields Primary School playing field, Goosefield off Westbourne Avenue and open space on Queensway. Some 1930s houses were built without front gardens but most houses have garden spaces to the front and rear.

#### Topography

The whole area is roughly triangular in shape and rises up from the roundabout at Garforth Bridge along each of the boundaries towards Town End on the A642, to Lidgett Lane at the junction with the A63 and back along the eastern side towards Town End. The main roads have steep sections and Lidgett Lane sweeps down in curves towards the lower end of Main Street. From there the area slopes upwards towards Town End. There are curves and undulations throughout and Garforth Bridge and the lower parts of Queensway are prone to flooding.

### **Green/natural Environment, Natural Assets**

The properties fronting onto Wakefield Road have views of open fields. Hedges, trees, shrubs and flowers surround many houses and green spaces. The roundabout at Garforth Bridge is maintained with flowering plants and is the site of a distinctive weeping willow tree. The historic Sheffield Beck crosses the roundabout and moorhens have been seen on and around the island.

### **Built Environment, Key Features**

This is a densely-built area with pockets of green space. Most buildings are constructed with red brick. There are a number of Victorian houses within the development, some of those in Wakefield Road having interesting architectural embellishments. On the approach to Garforth Bridge stands one of the Garforth Boundary Stones and in the immediate vicinity is the Miller and Carter public house, formerly The Old George, a coaching inn dating back to the time of turn-pike roads. One of the listed milestones can be seen in Wakefield Road.

### **C: Threats**

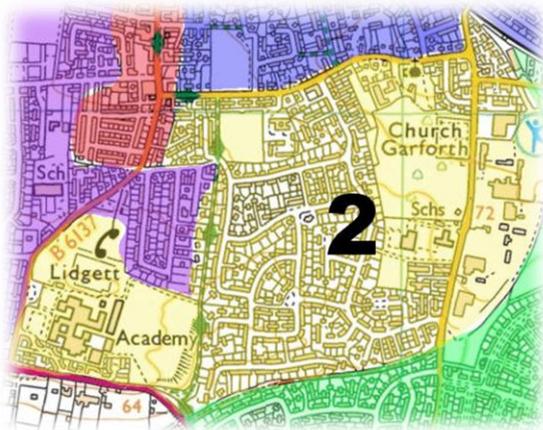
Flooding occurs at Garforth Bridge, Barleyhill Road and elsewhere. This could affect Heritage Assets such as Dar Villas, The Beeches, and 'The Old George' (now the Miller and Carter). Cars parked on the roads in Barleyhill Road, Ringway and Wakefield Road cause road narrowing, impedance to traffic and potential hazard to pedestrians. The loss of greenspace at Queensway and Goosefield is a potential threat.

### **D: Key Observations**

Wherever possible, steps to reduce the risk of flooding and improve drainage should be taken and the use of permeable surfaces for hard standing should be encouraged. Any further loss of open spaces through building, notably at Queensway and Goosefield, should be resisted. In general, more trees should be planted throughout the Area. In order to preserve its character, the use of red brick should be encouraged when building or re-building residential property in the Area.

The facilities at Barleyhill Park could be extended to provide a café and flower beds. Trees should be planted and the presence of a permanent warden established. Provision of toilet facilities, either within the café or separately, would be widely welcomed.

## **Area 2: Church Garforth**



### **A: Overview**

The greater part of this area is taken up by the Grange Estate, a 1950/60 development of detached and semi-detached houses and bungalows. Most properties have front gardens with low walls giving a harmonious appearance. On the opposite side of Ninelands Lane is the very recent development of Roundwood which includes 2- and 3-bedroom houses, together with apartment buildings.

### **B: Prevailing Characteristics and Qualities**

#### **Land Use**

The area is mainly residential but includes several care homes, the Church, a chapel and the Academy. It also includes Glebelands, a large open space used for recreation, and the cemetery.

#### **Age of Development**

Development is mainly modern, 1950s and onwards but there are some Victorian houses in Church Lane and Lidgett Lane.

#### **Layout**

The southern boundary is Selby Road (A63). The eastern boundary is the edge of the Roundwood Estate bordering Kennet Meadow. It is bounded on the North by Church Lane and on the west by Lidgett Lane but excluding the Lowther Grove enclave which is part of Area 1.

#### **Spaces**

Spaces include Glebelands, with permanent play equipment and skate park, used as playing fields and for public out-door events, the Academy playing fields and adjacent open space, Ninelands Lane Primary School playing fields and the Cricket ground off Church Lane.

#### **Topography**

The Grange Estate is mainly flat but in the east slopes downwards towards Ninelands Lane. The Church stands at the highest point and Church Lane slopes down from there to Main Street. Ninelands Lane slopes steeply from the same level to where it meets the Lines Way and then rises sharply to Selby Road at the Crusader. Lidgett Lane sweeps downwards in a series of curves from Selby Road to Main Street.

### **Green/natural Environment, Natural Assets**

Parts of Lidgett Lane, Selby Road and Ninelands Lane are bordered with natural hedges. Mature trees are plentiful, those in Main Street and Students' Walk (Lidgett Lane) being very attractive when in bloom.

### **Built Environment, Key Features**

The buildings of the area are mainly residential, made of red brick with tiled roofs. The Grange Estate and Roundwood are large major developments but there have been several smaller but significant developments such as Scholars Gate, Greenacre Court and Green Lane Villas. The buildings in Church Lane exhibit a great variety in age and style from Victorian to the present day.

Features include the Parish Church, the Methodist Chapel, The Hollies, St Armand's and Augustus Court Care Homes, the Cricket Field, Ninelands Lane Primary School and Garforth Academy.

### **C: Threats**

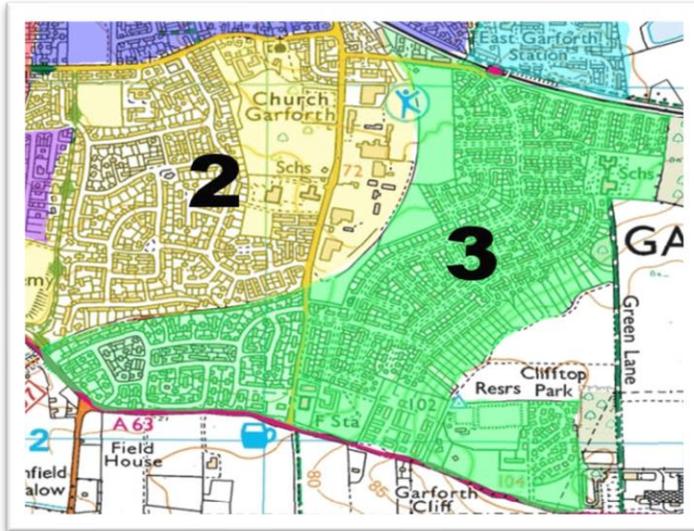
Flooding occurs in Derwent Avenue. Parking in Church Lane, blocking one lane entirely for a long distance, causes problems. This will be exacerbated if the Cricket Ground is developed into a residential area. The volume of traffic now using Ninelands Lane, coupled with parking at school starting and leaving times and parking for events, makes this road unsafe for vehicles, cyclists and pedestrians. As Roundwood Estate becomes populated, this congestion will increase. Glebelands, as an open space, could be under threat from expansion of Ninelands Primary School or encroachment by LCC seeking an extension of the Cemetery.

### **D: Key Observations**

The Badminton and Leisure Centre on Ninelands Lane could be an asset of community value in the future and should be nominated as such. Glebelands could be converted into a proper park, not just an open space with some games pitches. An all-weather peripheral path could be provided, linking a café (with toilets), changing rooms, a walk-through greenhouse, a pond/boating lake feature and a multi-use games area and the playground/skateboard area. The path should be wide enough to allow for cyclists as well as walkers and be lined with benches and flower beds and, perhaps, exercise stations. With the addition of decorative trees, this would make Glebelands somewhere to enjoy leisure, not just to play or watch games. The pond feature could be an adaptation of the flood drainage earthwork. The greenhouse(s) could be used for supplying Garforth in Bloom with stock.

As outlined in 'Threats', Glebelands is vulnerable and therefore any further loss of open spaces should be resisted. Wherever possible, steps to reduce the risk of flooding, improve drainage should be taken and the use of permeable surfaces for hard standing should be encouraged.

## **Area 3: Longmeadows and Wimpey Estates**



### **A: Overview**

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, namely, Lindsay-Parkinson (Longmeadows), Wimpey and Bluebell Estates, each with its own characteristics.

### **B: Prevailing Characteristics and Qualities**

#### **Land Use**

Predominately residential, this area was developed mainly in the 1950s and 1960s but includes the Bluebell Estate which was laid out in 2016. There is also a school, two small shopping centres, a Fire Station and a Railway Station

#### **Age of Development**

Development is modern, mainly 1950s and 1960s but some later, in the shape of Bluebell Estate (2016). There are no old properties in the area but one of the listed milestones (Turnpike era) is situated on its southern border at the junction of Selby Road and Ninelands Lane.

#### **Layout**

The southern boundary is Selby Road. The western boundary is the edge of the Roundwood Estate bordering Kennet Meadow and extending along the Lines Way. The northern boundary is the Leeds-Selby Main Railway Line and the eastern boundary is from the eastern end of Woodlands Drive, skirting the grounds of the Green Lane Academy, and following the old Green Lane footpath to Selby Road.

#### **Spaces**

The space behind the Fire Station and leading up to Bluebell Estate is open to the public. There is an area of open space in Fairburn Drive and there are playing fields attached to Green Lane Academy. The largest area of open space is Kennet Meadow and the two neighbouring meadows. Whilst these are a haven for wildlife, they cannot be enjoyed by the public since they are now over-grown scrubland and inaccessible.

## **Topography**

The topography of this area is complex. In general, there is a slope from the north-west corner downwards to the south and east towards the junction with Eskdale Drive which is the lowest point. There is a slight slope from the north-eastern corner down to the same point and on the eastern edge a very steep slope from Garforth Cliff. All of these, together with a reverse slope along Fairburn drive from Hazelwood Avenue meet at the same point. Hazelwood Avenue slopes steeply to Ninelands Lane. The Longmeadows Estate is virtually flat all over. The Bluebell Estate slopes very steeply from Garforth Cliff (330 ft above sea-level) towards Ninelands Lane (The lowest point in Ninelands Lane is 209 ft. above sea-level).

## **Green/natural Environment, Natural Assets**

This part of The Lines Way is a pleasant paved walkway lined with hedges and trees. Some of these are natural, others form part of the neighbouring gardens. Fairburn Drive has an area of grass with mature trees and there are some hedges with trees along Green Lane bordering the cricket pitch. The area behind the Fire Station, leading to Bluebell Estate is grassed with mature trees. Bluebell Estate itself is landscaped with shrubs and some trees. Kennet Meadow is scrubland bordered with mature trees. Although many of the gardens throughout the area have hedges, few have trees of any size.

## **Built Environment, Key Features**

Apart from an educational establishment and a few amenity buildings, this area is entirely residential. Throughout, most of the houses are made of red brick with tiled roofs, white windows and doors but the overall treatment across the different estates is significant. On the Longmeadows Estate the front gardens were laid out with low walls and these have largely been retained giving a harmonious appearance. The developer of the Bluebell Estate was faced with difficulties in view of the severe slope but planning has overcome this and, together with integrated landscaping, has created a pleasant environment. On the other hand, the developer of the Wimpey Estate was only concerned with building houses at a price, gave no thought to overall landscaping and left the estate to evolve piece-meal with many inherent problems.

Features include the Water Tower, Green Lane Academy, the Fire Station, the Crusader public house, the Daniel Yorath Rehabilitation Centre and the listed milestone at the junction of Selby Road and Ninelands Lane.

## **C: Threats**

Flooding occurs in Fairburn Drive and Ninelands Lane. Parking in Fairburn Drive, which is a bus route, causes problems at certain times of day. The volume of traffic now using Ninelands Lane makes exit from Hazelwood Avenue and Longmeadows very time-consuming and hazardous. When Ninelands Lane is congested or restricted for roadworks, Fairburn Drive becomes a rat-run for commuter traffic.

Expansion of Green Lane school could lead to loss of greenspace; as could development of land between Bluebell Estate and Ninelands Lane.

## **D: Key Observations**

Now that Kennet Meadow has been confirmed as 'green space', it should be restored from the present scrub-land to a bio-diverse flowering meadow and should be made accessible for the public to enjoy. The footpath from Ninelands Lane to Fairburn Drive, parallel with Hazelwood Avenue should be improved and linked with Kennet Lane through Kennet Meadow – not through Roundwood Estate – or preferably with Green Lane as a cycle/footpath extension of The Lines Way. The Council should work with the owners of Kennet Meadow and The Lines Way – possibly together with Garforth in Bloom, Greening Garforth and schools – to improve bio-diversity throughout and make the combined ways suitable for extended use. As an example, the Lines Way and its extension through Kennet Meadow could be used by local charities for themed events, say Christmas, Summer Festival, Easter Egg Hunts etc. Wishing Wells or Fairy Grottoes could (securely) collect donations as permanent features. The Lines Way is well-used and its extension through Kennet Meadow – as was originally envisaged – would increase its usage by ramblers and dog-walkers presently using the Roundwood Estate.

The planting of trees in the area behind the Fire Station would enhance this space which is often frequented by walkers from Bluebell Estate and Ninelands Lane.

Provision for parking at East Garforth Station could be made along the frontage in Fairburn Drive. This would increase its use by residents of the Wimpey Estate.

The issues of flooding in Ninelands Lane and Fairburn Drive must be addressed.

## **Area 4: East Garforth**



### **A: Overview**

East Garforth, as a community, was born out of the need to house miners working in the Isabella mine and their families. Dwellings of this era (1833) still stand in Sturton Lane. The buildings of the original East Garforth School, founded by Isabella Gascoigne, after whom the mine was named, are now used as a restaurant. The present East Garforth Primary School is a very modern complex. The area contains a lot of green space with mature trees and although residential it does not in any way feel crowded. Most of the houses are modern, some very recent indeed, and the gardens are well-cared-for.

### **B: Prevailing Characteristics and Qualities**

## **Land Use**

This area is mostly residential but it includes an educational establishment, recreational use in the form of a football ground, playing fields and a restaurant. There is also a community centre.

## **Age of Development**

There was no East Garforth before the 1800s; it was just fields. The houses at the entrance to Sturton Lane could have been built at the beginning of Victoria's reign (1837) or just before. The Aagrah Restaurant building was originally the Colliery School (later East Garforth School), opened in 1843. Sturton Lane, Firthfields and Braemar Drive were developed in the 1970s. Brierlands was built in 1995 and Cedar Ridge between 1995 and 1999.

## **Layout**

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

## **Spaces**

Open spaces include the football ground and the neighbouring grassed area, the School playing fields, the playing fields and recreation ground next to the Firthfields Community Centre. There is also an open space next to the railway station behind Inverness Road and a green corridor from the station and along the footpath leading to the A656.

## **Topography**

The area slopes from north to south and from west to east. Braemar Drive slopes gently, losing about 30ft in height along its length. Sturton Lane and Firthfields are a little steeper.

## **Green/natural Environment, Natural Assets**

This area is full of greenery. All the open spaces are bordered with natural hedges and mature trees. Almost all the roads have wide grass verges between the carriageway and the pavements. Every available space within the road system is grassed and planted with mature and decorative trees. All the gardens are neat and abound with clipped hedges and decorative trees.

## **Built Environment, Key Features**

A mixture of ages and styles, this area really does have variety. There are 'Victorian' houses, some with modern additions such as porches and tiled roofs, 1930s houses and many different sizes and styles make up a mix of houses and bungalows, detached and semi-detached. Most dwellings are of red brick but designs vary. Braemar Drive is a long road with many cul-de-sacs leading off and is mainly 2/3-bedroom houses and bungalows. Brierlands is a later development made up of larger houses (3/4- and 4/5-bedroom) and bungalows. They are distinctive, with decorated gables and quoins. The dwellings in Cedar Ridge, developed even later, have pitched and gabled roofs, with decorated bargeboards and lintels.

Features include the Aagrah Restaurant (old Colliery School building), Cedar Ridge Floral Gateway structure and the new East Garforth Primary School complex.

### **C: Threats**

Flooding occurs in Ludlow Avenue and Conisborough Lane. There are no car parking facilities at East Garforth Station. The number of trains stopping at East Garforth Station has been reduced. Possible expansion of East Garforth School is a potential threat to near-by green space. Other vulnerable green spaces in this area need to be protected from potential housing or industrial development.

### **D: Key Observations**

A project to improve bio-diversity of green spaces generally throughout the area should be instituted. Brierlands is a popular open space but there is no direct access from the greater part of the estate. Direct access to Brierlands, along the back of Braemar Drive, from either Pickering Avenue or Sturton Grange Lane, should be negotiated. The provision of all-weather surfaces on the existing pathways would also increase its usage.

We must ensure that the Football Stadium and football pitches at Brierlands are nominated as assets of community value.

Suitable shops should be provided as the opportunity arises.

The flooding issues of Ludlow Avenue and Conisborough Lane should be addressed.

At East Garforth Station, a parking facility could be provided along the station frontage and/or along New Sturton Lane. This would make the use of the station more practical and would increase its usage by residents of the Estate.

## **Area 5: Lotherton Industrial Estate**



### **A: Overview**

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

### **B: Prevailing Characteristics and Qualities**

#### **Land Use**

Mainly used for industrial and commercial purposes, this area includes residential use, recreational use and retail outlets.

## **Age of Development**

The eastern part of the area was the site of the Isabella pit and the Victorian buildings of Ash Terrace and Newhold Terrace are from that era. The land towards the west was developed continuously over the years beginning in the 1950s as Garforth expanded. In 1979 as the foundations for the supermarket (Safeway, now Tesco) were being excavated the body of a Hell's Angels victim was discovered. Generally, buildings were erected on demand rather than following a plan but the more recent Fusion Court and Elmfield Business Park were well-designed complexes. In the late 1990s the residential development of Higham Way and Hanbury Gardens in the most westerly part of the area took place, backing onto Sisters Villas, which go back to 1843 when the Sisters Pit was opened. In 2017, re-development of the site of the old Miami building commenced and it is now an extensive Retail Park with a second supermarket, public house and sundry retail outlets.

## **Layout**

This area is bounded on the south by Aberford Road A642 and the Leeds to Selby 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.

## **Spaces**

To the east of Ash Lane is a large open space used for football (Garforth Rangers) and other sports. The northern edge of the estate looks onto a large area of grassed fields with hedges and trees extending to the M1 motorway.

## **Topography**

The area is relatively flat with a slight slope, northwards from Aberford Road. This slope is somewhat steeper in the eastern part as can be seen down Ash Lane and Isabella Road.

## **Green/natural Environment, Natural Assets**

One does not expect much greenery on an industrial estate so Isabella Road comes as a pleasant surprise. On both sides the frontages are attractively landscaped with grass verges, clipped hedges, decorative shrubs and mature trees. Ash Lane has high established hedges with trees both sides along its length. The neighbouring open space is bordered with hedges and mature trees. Ash Lane leads to Hawk's Nest Wood, containing a variety of mature trees, including silver birch.

## **Built Environment, Key Features**

Although some of the smaller units are alike, consisting of workspace, office accommodation and parking frontage, the larger buildings are mainly bespoke to suit the nature of the enterprise; thus, transport businesses have high steel-framed buildings with spacious yards to enable large vehicles to be manoeuvred and parked. The lower office accommodation portion is often built of brick or can be a separate brick-built building. Across the estate, the materials used vary; one finds not only red brick but also yellow brickwork or metal cladding and glass. The Fusion Court complex is entirely of red brick. Many of

the larger buildings are impressive. Of particular note is the Ginetta Cars building and frontage.

The two supermarkets are purpose-built and the retail outlets in that area occupy buildings of a very utilitarian style.

The residential buildings include two Victorian terraces as well as the modern detached and semi-detached houses and bungalows of the development at the western end of the area. The public house is very recent (2019), brick-built and faced, with gabled roof but of no particular architectural merit.

### **C: Threats**

HS2 proposals show that Hawk's Nest Wood is threatened and will be reduced to half its present area. There will undoubtedly be damage, some permanent, from construction, access and storage of materials.

Dilapidation of buildings left empty due to business failures is likely to increase, especially in the wake of Covid 19. In order to reduce ground rate costs, expanding businesses may wish to build high-rise accommodation. Further building may encroach onto the green belt. Insufficient parking space within Fusion Court leads to parking on A642 opposite. This and the increase of traffic arising from Lidl's, the Fly Line and its neighbouring retail development cause congestion and a dangerous road hazard.

### **D: Key Observations**

To attract new businesses, change of use in respect of empty buildings should be encouraged. Positive steps should be taken to seek the interest of a wider range of businesses. The proposed HS2 route will cut across the fields to the north of the Industrial Estate. There will undoubtedly be track-side land that would not be suitable for developers. With the agreement of the HS2 owners, - and, hopefully, with their assistance - this tract could be made suitable for use by leisure walkers. Reinstatement of Hawk's Nest Wood and the replacement of the lost area of woodland with an asset of similar size and quality, accessible to the public, must be ensured. In this regard, the assistance of Yorkshire Wildlife should be considered.

In order to prevent them domineering the local aspect, the height of future buildings should be limited. To help in the improvement of the environment, future buildings should be required to be carbon neutral.

## **Area 6: Moor Garforth**



### **A: Overview**

This area is bisected by the Leeds-Selby railway, both parts being predominately residential. Each part contains a Council development targeted to address the housing problem of the time. Subsequent private developments took place around them.

### **B: Prevailing Characteristics and Qualities**

#### **Land Use**

The main use of land is for residential purposes but there is educational use in the form of St Benedict's School, recreational use through the Cricket Ground, social use as public houses and religious use by virtue of St Benedict's R.C. Church. Use for transport and communication is instanced by the railway station.

#### **Age of Development**

The Miners (after 3 name changes) is Victorian, as is the neighbouring terrace (partly converted into a shop). The nearby Gascoigne pub is later.

With the exception of Bar Lane and Pinfold Lane, all the roads and streets within the area are 20<sup>th</sup> century developments. The Oval and The Crescent were built in 1922 and the Oak Estate was built in 1938. The in-fill developments were carried out at various times from 1930s onwards, the earliest being Brunswick Gardens. The 1950s gave us Church Approach. The White Rose and Montague Crescent area and Station Close were built in the 1980s. Saxon Court was built in 2010 and the Diamond Jubilee Garden was established in 2012.

The present St Benedict's Church (the third on the site) was erected in 1998.

#### **Layout**

This area is 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.

#### **Spaces**

This area has only a few open spaces. They include the playing fields at St Benedict's School, the cricket ground off Church Lane, Firthfields Allotments and an area around the Crescent Community Centre.

## **Topography**

In general, the area slopes downwards 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. Station Fields slopes downwards to the south to the junction with Oak Crescent and then rises, as does Oak Crescent, to meet Church Lane.

## **Green/natural Environment, Natural Assets**

Although many of the gardens have established hedges and mature trees, this area is lacking in natural greenery. Pinfold Lane, forming the eastern boundary of the cricket ground, is hedged along its entire length. Only parts of the remaining perimeter of the cricket ground are made up of natural hedges and trees. There are some mature trees in the grounds of St Benedict's School and trees and shrubs along the south-western side of the station car park.

## **Built Environment, Key Features**

There are very few Victorian buildings in the area but, because it includes council and private developments from 1922 onwards, there is a great variety of sizes, shapes, styles and lay-outs. Each part of the area has its own characteristics, from the more basic – albeit advanced in its time – such as The Crescent, to the more flamboyant, such as James' Close. The fashion of the day appears in the different styles; Brunswick Gardens houses have bay windows, upstairs and downstairs; Church Approach has elaborate porches; Montague Crescent has 2-storey chalet-type houses. The twelve semi-detached houses of Station Close achieve individuality through the treatment of the front entrance and windows.

St Benedict's R.C. Church is of modern design with a low quasi-steeple. St Benedict's Hall, a matching single-storey building, is attached.

A notable feature is the Diamond Jubilee Garden created in 2012 and housing the Eternal Peace Flame.

## **C: Threats**

There is a parking problem associated with Garforth Station, the Station Car Park having limited capacity and parking in the neighbouring streets being restricted to use with a resident's permit.

Bar Lane has traffic problems caused by congestion at the single-lane bridge and at the entrance to Aberford Road.

Expansion of St. Benedict's School could cause the loss of green space. A development on the Cricket Ground would also cause a green space loss. The Diamond Jubilee Garden is vulnerable should extension of the nearby public house or other neighbouring housing development take place.

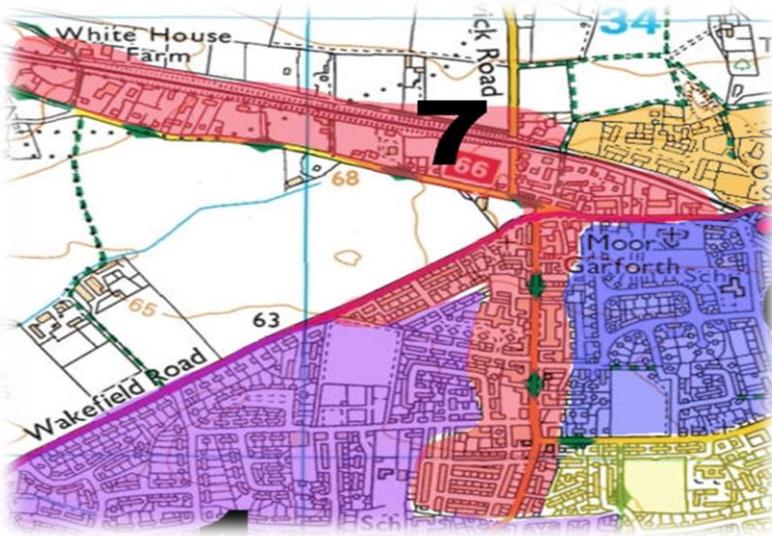
## **D: Key Observations**

The area of mature trees between Oak Crescent, Oak Grove and the railway could become a nature reserve. Greening Garforth should be approached to assist in creating this as a

project. Any loss of Green Space due to future building or the expansion of St. Benedict's School should be resisted.

Steps should be taken to ensure that the Diamond Jubilee Garden, housing the Peace Flame and nominated as a Non-designated Heritage Asset, continues to be recognised as an asset to the community.

## **Area 7: Central Garforth**



### **A: Overview**

Although it is not the oldest part in the history of Garforth, this area now contains more of the older buildings of the town than any other.

### **B: Prevailing Characteristics and Qualities**

#### **Land Use**

The area has residential use, commercial use in the form of shops and offices and social use through the Welfare Hall, Library and Working Men's Club. There are numerous cafes, bars and take-aways.

#### **Age of Development**

Before the Garforth Enclosure Act of 1810, this area was fields and meadows. What is now Main Street was an un-named lane serving these fields and linking West Garforth with Moor Garforth. It was sometimes referred to as Moor Road. Development took place after the opening of the Sisters Pit in 1843. Sisters Villas dates from then and Kensington Terrace from 1854. The Salem Chapel was built in 1872 and the nearby houses in Salem Place are of the same period. Houses in Wakefield Road are dated 1892 but Cyprus Terrace pre-dates this, appearing on an O.S. map surveyed in 1890. Victorian buildings can be found throughout the area, notably in Main Street, Moor Cottages, Town End, Salisbury Terrace, Coupland Road (1899). The Country Club dates back to 1865 and the Primitive Methodist Church to 1876. Except for Barrowby Lane, by the end of the 19<sup>th</sup> century this area was fully populated. Development has been carried out by embellishing existing buildings or by replacing them. Dwelling houses became shops by opening-up the front room. As the business flourished the whole of the ground floor became the shop. Along Main street, most of the shops have modern – even 21<sup>st</sup> century – frontages at ground level but still retain their Victorian first floor and roof. The Nisa-Local supermarket, for example, presents a very

modern shop at street level but, above, shows the embellishment added when the building was Council Offices in 1925 and clear evidence that it was originally two Victorian dwelling-houses. The Shopping Parade (1950-ish) required the complete demolition of the houses of Colliery Row and in 1994 the Parochial School, started in 1737 and re-built in 1818, was demolished to make way for the Medical Centre. Opposite, houses and a shop were pulled down in 1969 to build the Library, which was re-modelled and extended to become the present Library and One Stop Centre.

Residential developments took place in the area in the 1950s,1960s and later to utilise sites that became available e.g. Halliday Court, Dale Croft and Greenway.

The development of Barrowby Lane is recent and largely residential. The two off-shoots of Barrowby Close and Barrowby View were built in 2014/15. The properties further along the lane are earlier but also recent. They are mostly large houses in their own grounds and usually support some form of business.

### **Layout**

This area covers Barrowby Lane, Barwick Road, Main Street, Aberford Road (part), Wakefield Road (part) and the roads leading off from them. The northern boundary is Nanny Goat Lane and then the Leeds-Selby Railway-line.

### **Space**

The only open spaces within the area are those along Barrowby Lane. Open space abutting the boundaries is to be found north of Nanny Goat Lane, north and west of Sisters Villas and west of Wakefield Road. A space used for Allotments is to be found north of the railway at the back of the houses in Higham Way.

### **Topography**

At 254 ft. above sea-level Town End is one of the highest points in Garforth. From there, Main Street slopes down to 218 ft at the junction with Church Lane and Wakefield Road also slopes down towards Garforth Bridge at 163 ft.

### **Green/natural Environment, Natural Assets**

This is really a built-up area with little greenery or natural environment. Most of the houses open onto the street or have only rudimentary front gardens. There are exceptions; for example, Salisbury Terrace has extremely long front gardens. Nanny Goat Lane has hedges with trees on both sides and some parts of Barrowby Lane have a hedge with mature trees. Halliday Court and Dale Croft are landscaped with grassed areas, shrubs and mature trees.

### **Built Environment, Key Features**

Most of the buildings are residential or of residential origin. Virtually all are of red brick and many, including the shops of Main Street, show the typical Victorian brick-work brackets below the eaves and other decorative brickwork. Shaped stone lintels and sills, decorative keystones, heads and figures are common throughout the area. There are also dwellings of very modern design as in Barrowby Court and the bungalows of Dale Croft with their striking

gabled fronts. The sheltered housing in Halliday Road is completely different, being flat-roofed, utilitarian and institutional in appearance. The Shopping Parade is also devoid of character; it is simply a parade of shops with a very plain upper level. Only the neighbouring Telephone Exchange is architecturally less exciting.

There are several Individual buildings worthy of note. The (Miners) Welfare Hall is of red brick rendered white, with a symmetrical gabled front. It was opened in 1924. The Salem Chapel, built in 1872 and extended in 1904, has several interesting architectural features. In Chapel Lane, the Primitive Chapel, built in 1876, retains its original façade but behind has been converted into a modern dance school. By virtue of its extension and modernisation, the library, now the Library and One Stop Centre, has become a stylish building of unique design.

### **C: Threats**

Insufficient off-street parking and traffic congestion in Main Street are major problems. Parked vehicles and the volume of traffic are hazardous to pedestrians and cyclists. Eating and drinking establishments proliferate; other sorts of shops are disappearing and, following Covid 19, the future of such retail shops in Main Street is uncertain.

Should either the Welfare Hall or Library be sold, this could be a great loss to the town.

### **D: Key Observations**

A landscaped parking facility could be introduced at the top of Main Street at Townend and should be supported.

Projects to make Main Street more welcoming and browsing or shopping a pleasant experience should be encouraged. For example, 'Welcome' portals could be erected at either end of Main Street. Main Street could be re-vitalised by encouraging residential use of the flats above shops. Main Street could be promoted as a place to loiter and browse by providing more benches, trees for shade and more cycle storage facilities. Restriction of delivery times should be introduced or revised to relieve traffic congestion and make the movement of pedestrians easier and more enjoyable.

The public should be made more aware of the Heritage features of the buildings in Main Street. The provision of wall plaques on buildings in Main Street giving historical information and explaining their Heritage significance would help in this regard.

The Welfare Hall and Library are nominated as Non-designated Heritage Assets and their contribution as community assets must continue to be recognised.