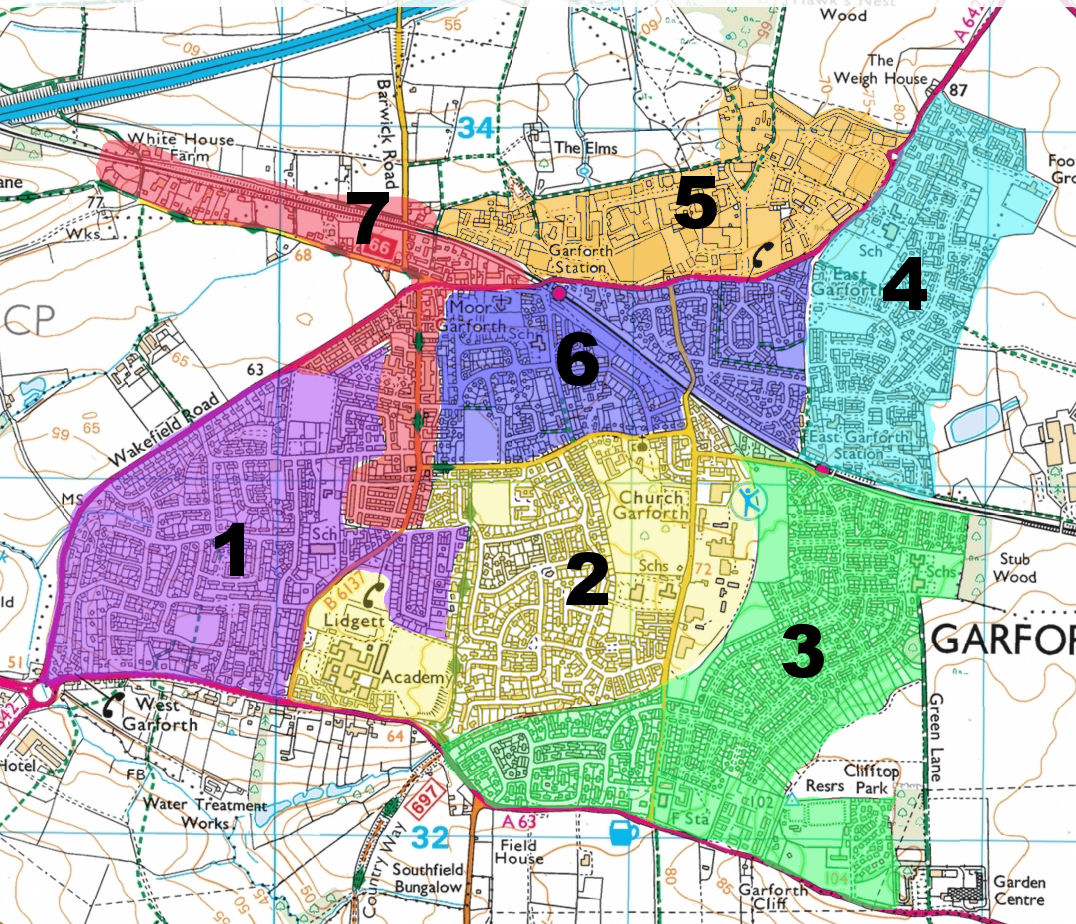
***Character Assessment Area 2: Church Garforth***

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 and the Bird in Hand public house. The southern boundary of the estate is The Lines Way, a public footpath following the track of the disused Leeds & Pontefract Railway.

A63 Selby Road, Lidgett Lane, Ninelands Lane /Bar Lane, Grange Ave, Derwent Ave, Springmead Drive, Lindsey Rd, Wharfedale Rd, Burnham Rd, Highfield drive, 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 Marys Close, Rectory Close, Croft Folds Court, Church Gardens, Rose Court, Green Lane, Hazel Mews, Rydal Ave, Scholars’Gate.

**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 Lines. On the western side of Lidgett Lane is a series of dwellings, mostly semi-detached bungalows but with 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. It is now an Accountants’ Office Building. Opposite are converted buildings which formed part of the Garforth House complex. Next to this 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 proposal as a development site for 241 houses.

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 are to be found on both sides throughout its length.

**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, was built about 1970 and has had subsequent extensions and improvements.

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 **Greenacres 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, and, as yet, unoccupied.

**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. The **Methodist Church**, which was built in 1824, is down the street 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. Close to the church, but opposite, are 2 Nursing Homes - St Armand’s, a new building, and The Hollies, which is a large Victorian house, much extended and modernised. 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 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.

**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