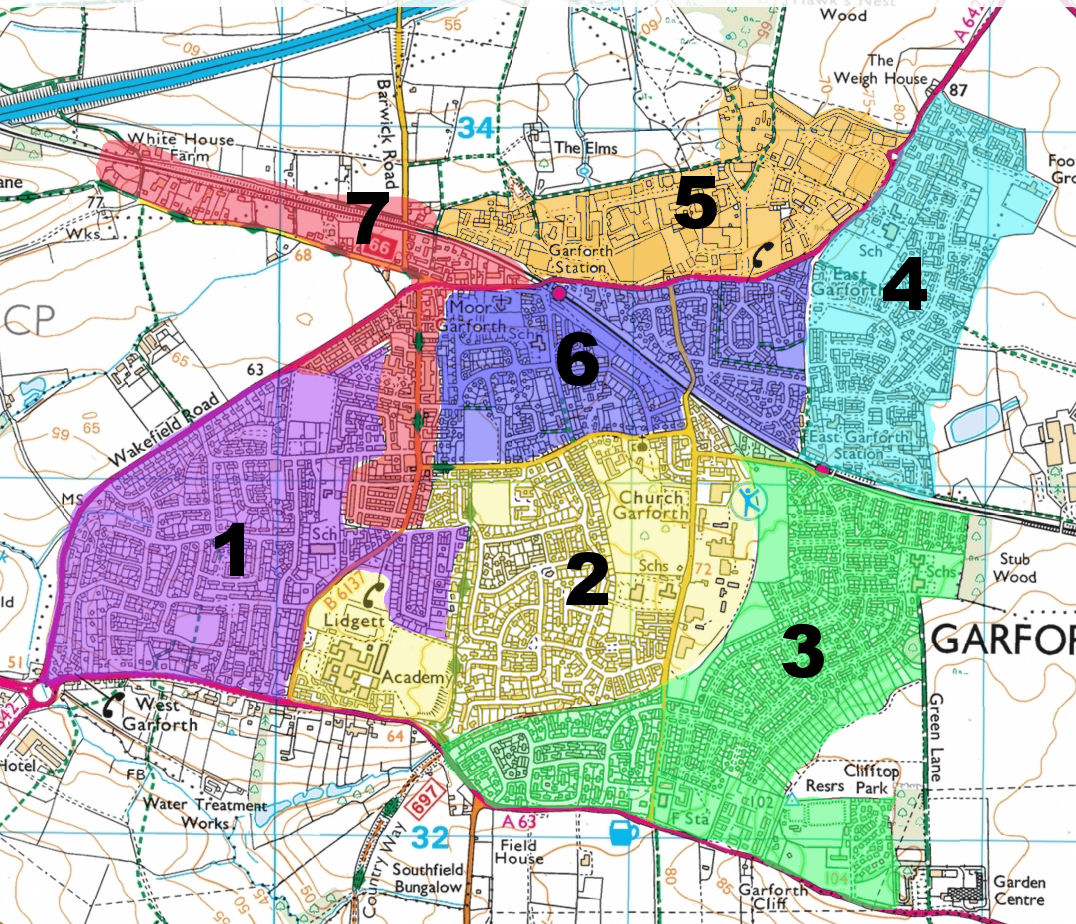


***Character Assessment Area 4: East Garforth***



Brierlands Lane, Close and Fold, Cedar Ridge, Sturton Lane, New Sturton Lane, Caristrooke Lane, Bodiham Hill, Arundel St., Dunrobin Ave, Pomfret Place, Braemer 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, Caemarvon Ave, Dover St, Spofforth Walk, Conisborogh Lane, Chepstow Close, Athlone Rise, Ludlow Ave, Appleby Lane, Inverness Rd.

***\*Underlined streets/roads, provide access.***

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, which 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 2012/14 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 areasare 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 landscaped by and maintained by “Garforth in Bloom”.

**Brierlands**

A circa 2001 development of modern stylish dwellings, being a mixture of 2- storey detached houses with 4/5 bedrooms, semi-detached 2-storey detached 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 early 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.

**Amenities**

**Fairfields 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.

**Garforth Town Football Club**

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

**East Garforth Junior School**

Entrances off Aberford Road and Muncaster Road (Pedestrians only).

**East Garforth Railway Staion**

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

Bus Service 19 runs from this stop 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, Conisborough Lane and Dover Street

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