

Richard Boothroyd	Interviewed by Iain Macniven 10.2.15
2.30	Lives at The Orangery, Park Avenue. Has been in Oakwood / Roundhay since 1978. Started in Chapel Allerton. Moved to Cherry Cottage in 1984, which was a house I carved out of a one and a half acre site. A lot of legal people had houses built and there was a house, stable, coach house and lovely grounds, including an orchard. These houses were valued in the 1980s, like they should have been. Were sold off in plots. I bought part of it in 1984.
7.30	I went to see Mrs Davies the owner. I had to put an access in. I offered to buy the section at the back for £33,000. It was turned down.
12.00	I went to the auction, with a Barclays loan of up to £40,000. Reserve on house was £60,000 but it didn't make the reserve. I got my part for £25,000. Tennis court section went for £15,000. Man bought the house later for £60,000. I was there thirteen years. Great neighbours. I extended the coach house, brought up four children and sold it in 1997 for £250,000. Man who bought tennis court built a not very pretty house.
17.30	Roundhay Park estate – I went to stay with in laws for a while as I had bought a nursing home, Woodlands, set in five acres. Roundhay Park estate was bought in 1866. Woodlands had been given to Council but they sold it off. Council put in Park Avenue and put everything into plots. It was <u>the</u> address to have in Leeds. Often people bought two or more plots. Lupton family bought five plots where I am. Originally called Carr Head. Covenant from Council – house had to be stone and buyer had to spend more than £2000 on the house. Could have one ancillary stable block and coach house. Restrictions meant that houses were built well.
21.30	One house was owned by Lax family. Coach house still there. My house had a covenant on it but Council removed it. I have built within the grounds. Turned mansion into five dwellings and built two detached houses in the grounds. I still live in one. House had two walled gardens. Building some nice mews houses now. I could have had flats but didn't want to do that.
26.30	Bought acre next door with Beech Lodge. Original plot with covenant on it. House had gone to rack and ruin. Paid above market price so I could preserve the area. Council removed covenant – I kept the front facade and built a mews at the back. I built it out of stone and had to go to Derbyshire to match it.
29.15	Stone – honey coloured but quite soft. Some subsidence – can see it on fish and chip shop. Telltale cracks on end of gable.
	Labour was cheap – you couldn't afford to do it today.
	Trams went to Oakwood clock – rose garden was a building at the head of the park.
35.30	Roundhay Park was undervalued when I came to Leeds in 1978. People are now realising that and are moving back into the area.
	I got to know the Parade – it had a family feel to it, prior to Tesco and Homebase. I was a surveyor at the factory (Blackburn). Co-op originally had counters etc and our offices were upstairs there. Building sold to Henry Lax.
38.30	His office was next to me. I dug out the back of the car park behind Safeways which was a back filled quarry, on behalf of Henry Lax. Also organised building of Homebase – was a Texas Homecare originally in 1986/7.
	Henry Lax rented me a flat to use as an office – 659a Roundhay Road on 2 <sup>nd</sup> December 1985 when I set up my own business.

45.00	<p>Texas cost £650,000 to build. Was a stream on the site – had to dig into the hillside to push building back to get the car park in front of it. Had been a manor house on there. Water had been an ornamental pond for the manor house.</p>
50.15	<p>Henry Lax’s father built houses on Fitzroy Drive. All rendered because planners wouldn’t let them be made of brick. I learnt a lot from Henry. I paid £1200 for rent on office.</p>
56.45	<p>On the Parade at that time, 1980, there were three banks, Barclays, Lloyds and the Midland. Also had shoe shop. Mr Solomon had greengrocers and wet fish shop, carpet shop, cake shop, two ladies’ fashion shops, a butchers shop, and at end was a chemists. He moved his chemists into Tesco.</p> <p>On other side a shop came up for auction – it was an old fashioned chemist shop, built in 1890s. I bought it for £85,000. Had a flat upstairs. Bad economic times but I got planning for ground floor, eventually, to change the use to an estate agents, with an office above. Had it 27 years and still own it today. Now used as a bar. My sons bought building which is now Stew and Oyster. Gives Parade some life.</p> <p>Everybody got tellys etc from Jones of Oakwood. Retail has changed. Gone back to living above the shop. Parade is virtually intact.</p> <p>In ten years time would like to see more independent shops. Co-op could be turned into a restaurant. A lot of people are waking up to Roundhay. Plenty of buses. Disappointed the Council sold off the toilet block. Some of property development is undesirable. People are starting to appreciate the quality of the area. Park and city are on the doorstep. Just needs looking after.</p>