Site Assessment

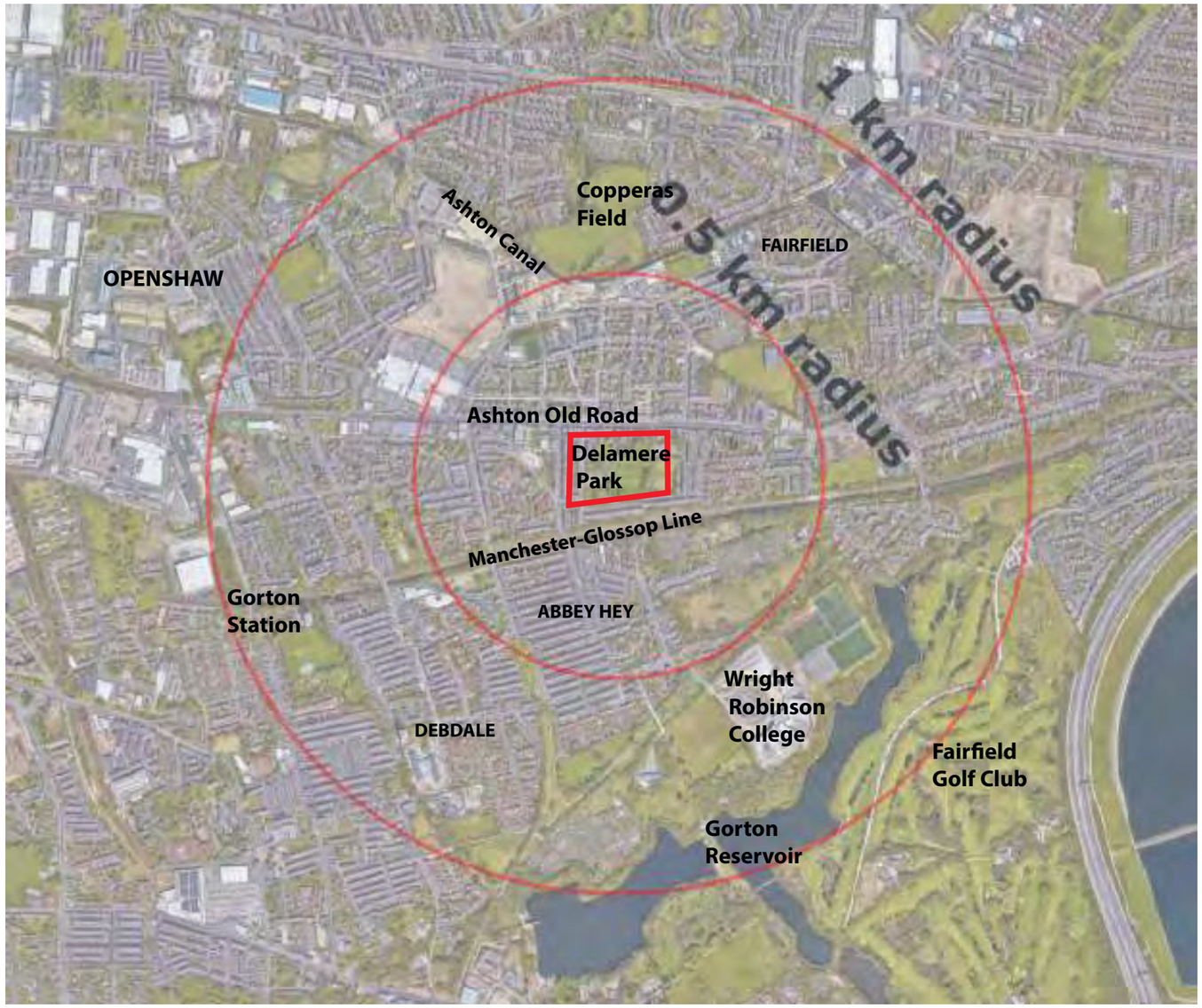
2

2.1
Wider Site Location

Delamere Park, sits at the far south eastern tip of the of Clayton and Openshaw ward, to the immediate south of Ashton Old Road, the A635. It is 3.2 miles directly east of Manchester Piccadilly. It covers approximately 3.5 hectares (or 35,000 M2) and is rectangular in shape.

The park is sandwiched between the A635 Ashton Old Road to the north and the Manchester and Glossop railway line to the south and sits within a residential area towards the east of Openshaw. The immediate area around the park is residential.

To the south east the urban character gives way to more areas of green space occupied by Wright Robinson College, Fairfield Golf Club and Gorton Reservoir.



2.2
Site Location

The parks facilities comprises of open areas of amenity grass land, and wooded parkland areas, a children's play area, Multi use games area (MUGA), bowling greens, tennis courts and unmarked football pitch with fixed mini goals, which are free to use and open access with the exclusion of the bowling greens which are home to Delamere Park Bowling Club and inaccessible to the general public. There is also a small building housing public conveniences but these appear to be no longer accessible to the public. There is also a small disused building which formally house a nursery group, with ancillary fenced grounds, within the heart of the park. The main entrance to the park is along it's western boundary in Delamere Street and there is at least one entrance on each of the four sides of the park. The park is fully enclosed by traditional wrought iron park railing at approximately 1.5 metres high with lockable gates. The park is stated as open from dawn until dusk on the councils website however it is understood that, at present, the park is not locked at night.

Indicative site boundary

N

0 M — 200 M

2.3

Urban Context - Landscape Characterisation

The diagram opposite shows the landscape character of the wider area around Delamere Park. As can be seen Delamere Park is sandwiched between the Ashton Old Road and the railway line to the south. Although largely residential in character the map shows the main areas of commercial development bordering Ashton Old Road, one of the main roads (A635) out from the centre of Manchester towards Ashton-Under-Lyne. There are also small pockets of industry and institutional land uses nestled amongst the residential areas, with a larger area of industrial character towards the north west of Delamere Park. Notably there appear to be good coverage of the area of ornamental parkland and recreational green space and horticultural space around Delamere Park.

https://mappinggm.org.uk/green/?lyrs=,gmuhlc_march2012#open_street_map/15/53.4696/-2.1439

2.4

Delamere Park Character Analysis

The diagram opposite describes the landscape character of the Delamere Park.

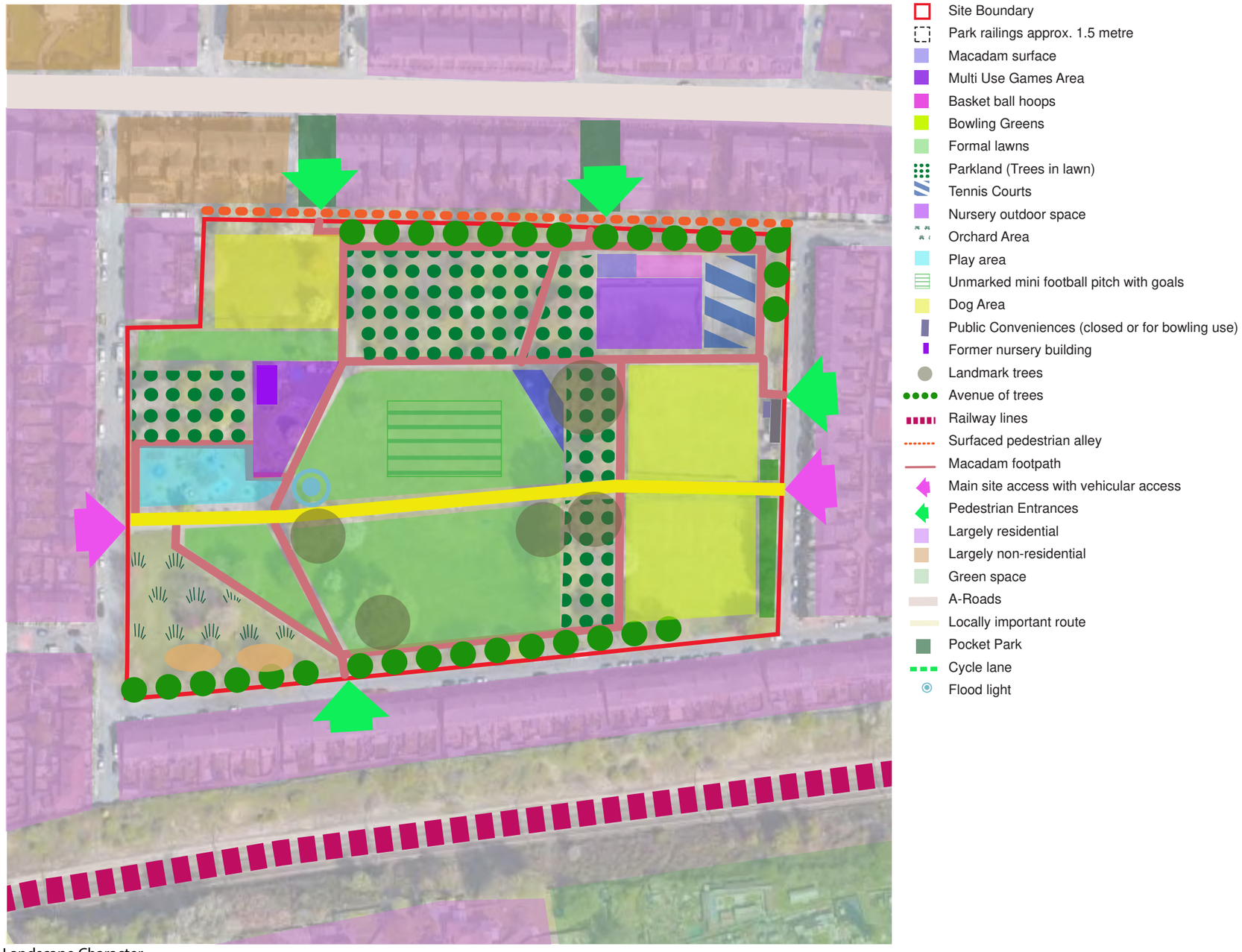
The site lies to the south east of the district centre of Openshaw and directly south of the busy main road, Ashton Old Road (A365). However, despite its proximity to Ashton Old Road, the location of Delamere Park is peaceful and green, surrounded on all side by residential properties and quiet residential roads.

This quiet, calm character is the result, in part, of the fact that the Park is sandwiched between Ashton Old Road to the north and the railway line to the south. The railway line to the south prevents large amounts of through traffic travelling north south, as there are only a few crossing points over the railway. East west traffic uses the Ashton Old Road, negating the desire to travel east west through the residential enclaves around Delamere Park.

Delamere Park's character is that of its origins; a small, traditional late Victorian/Early Edwardian Park, laid out formally (and functionally) on a central axis, which is fully enclosed by wrought iron railings, whose purpose is to serve the recreational needs of the immediate local community. Its layout is rectangular in shape and the paths are all rectilinear (straight), with sports facilities to the east (bowling greens, tennis courts and multi-use games area) and a play area to the west. There is also an unmarked football pitch with mini goals on the central lawn. There is also a small single storey building with fenced ancillary grounds towards the centre of the park that is currently unoccupied. Large formal lawns are laid out towards the central open areas of the park. The trees within the park also contribute strongly to its character, with large areas of mature parkland, avenues of trees, individual specimen trees, landmark trees and an orchard. Whilst some of the trees are in their prime and have many more years of life, some of the shorter-lived trees such as the cherries are entering an over mature phase and are in decline.

The main vehicular access to the site is via the main Delamere Street Entrance. There is also a vehicular entrance due east on Oxton Street. Pedestrian entrances are found on both the north and the south edge of the park, one from Neston Street and 2 from Lassell Street (which is a paved footpath) to the rear of the Ashton Old Road Properties. The entrances on Lassell Street are accessed through "pocket" parks, former roads that have been pedestrianized and paved, with trees, street furniture and limited parking.

The sports facilities and play facilities within are in good to fair conditions, the condition of the macadam surfaces with the park are poor and beginning to fail, with pot holes and grass starting to emerge.



Landscape Character

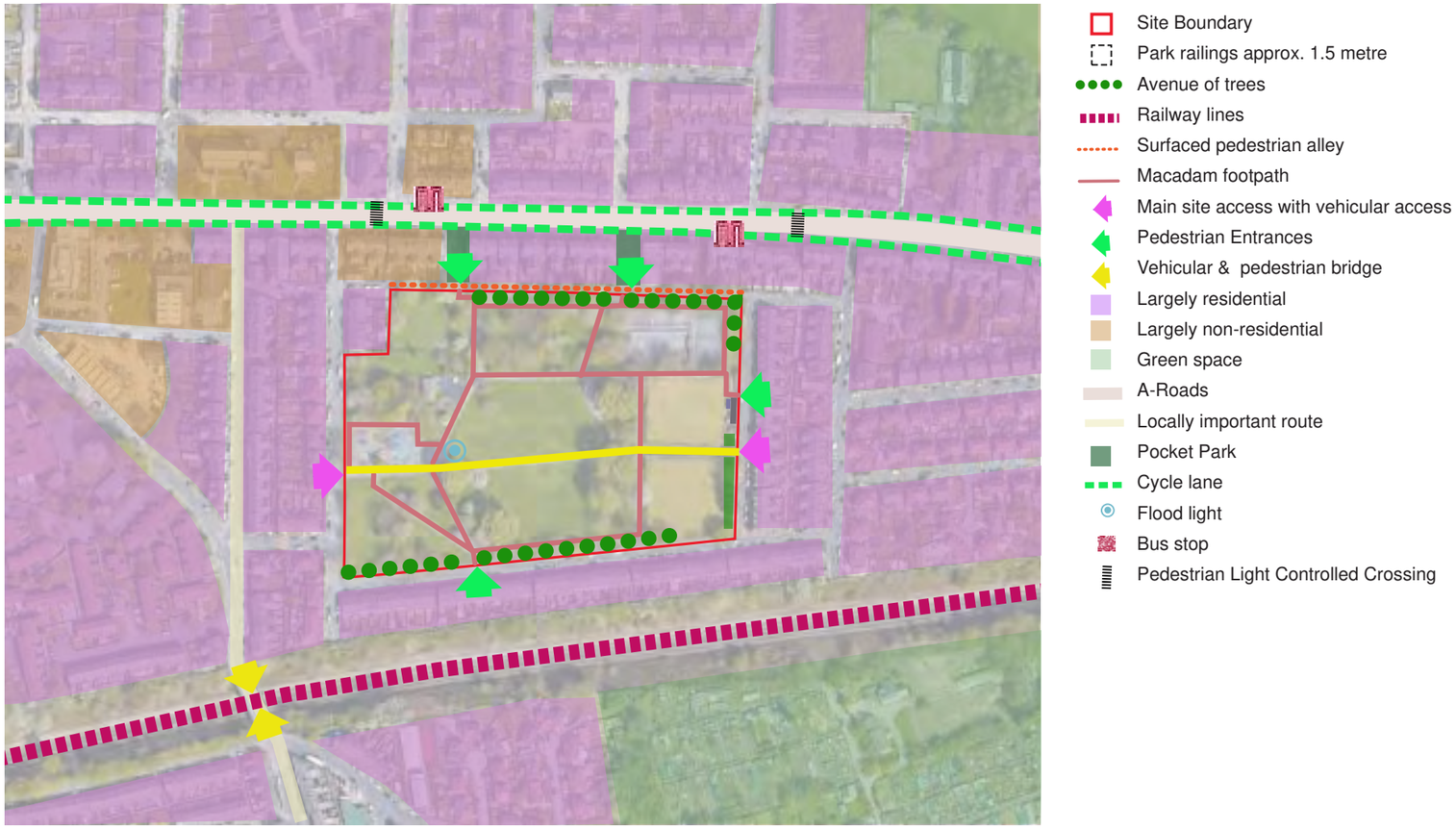
2.5

Delamere Park Connectivity

Typically the main mode of transport used to visit the park is by foot. There is good pedestrian access from the north from Ashton Old Road and the residential areas across Ashton Old Road via Pedestrian Control Crossings and from the bus stops on Ashton Old Road into the park, through small pocket parks (side streets which have been pedestrianized and have street furniture, trees and limited parking). There is good pedestrian and cycle access from all sides of the park via quiet residential streets. However residential areas to the south are somewhat dislocated from the site by the railway line. The only local crossing point being the vehicular and pedestrian bridge on Abbey Hey Road over the railway.

Parking in the immediate area is limited to on-street residential parking.

There is good level access throughout the park, with the exception of a small flight of 3 steps at the eastern entrance to the park on the route that passes the tennis courts, however level access to the tennis courts can be achieved via the eastern entrance on Lassell Street.



2.6

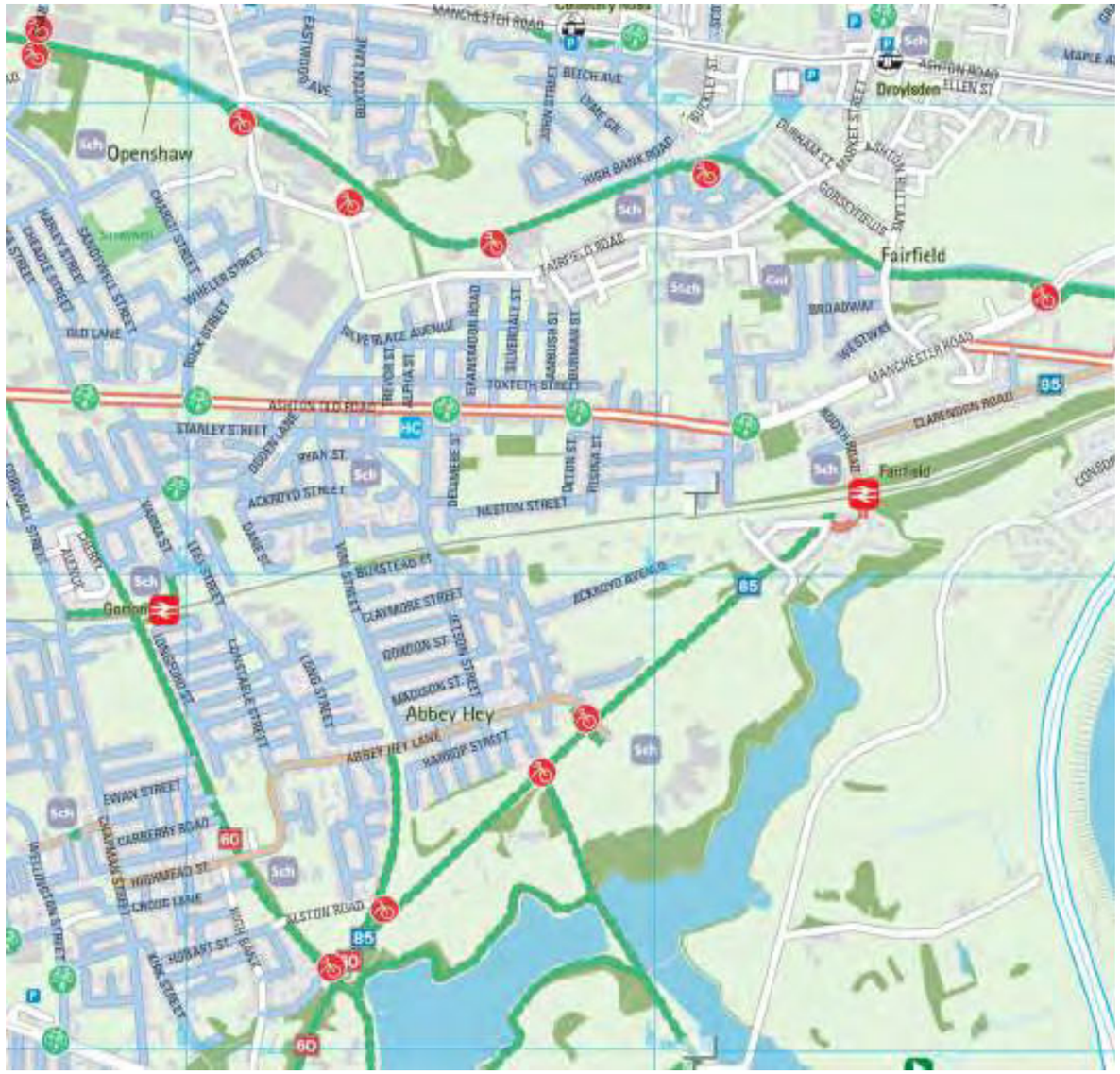
Local Transport & Cycling Network

Typically, the main mode of transport used to visit Delamere Park is by foot, as the park is used currently by the immediate local community.

The nearest bus stops are located approximately 2 minutes' walk away on Ashton Old Road and are served by the Bus Numbers 219, 220, 221,719, 723. These buses largely travel in a west east direction. For example, the 219 travels between Manchester City Centre and Ashton-under-Lyne, approximately every 5 minutes and takes approximately 15-20 minutes to reach the city centre. There are also several bus routes with stops on Capital Road (approximately 3 minutes' walk from the Delamere Street park entrance) which run largely in a north south direction, For example the 688, travels from Ryder Brow to Monsell, in a more or less north south direction and the 703 travels north west to south east from Monsell to Abbey Hey.

Gorton railway is the nearest station is approximately 0.5 miles or 11 minutes' walk from the western side of the park. The station is on the Manchester-Glossop Line and is 2+1⁄2 miles east of Manchester Piccadilly. The Fairfield Road station (on the same line) is 10 minutes' walk and 0.4 miles from the eastern side of the park.

Ashton Old Road is marked out with cycle lanes in both directions, and is has several Pedestrian Controlled Crossings from north to south, which are marked on the map opposite and Abbey Hey Lane is described in Google maps as a cycle friendly road. National Cycle Route 85 runs to the south of the site from starting at Fairfield station, joining to cycle path 6 which travels through the south of Manchester city Centre



https://tfgm.pindarcreative.co.uk/tfgm_interactive_mapping_county_map/?lat=53.4904812567301&lng=-2.165541263002773#

2.7
Site Images

Looking west along Ashton Old Road

Pocket park entrance

Pocket Park entrance via Lassell Street

Northern park boundary adjacent to Lassell Street

Basketball Area

Tennis courts

2.7
Site Images

Looking south down the side of the MUGA

Main entrance from Oxton Street

Steps on path towards tennis courts

Bowling green

Main access path along side bowling green

Area to the rear of the skate park

2.8
Site Images

Looking south towards Neston Street

Parkland area looking towards Neston Street

Looking west across central lawn

Newly planted orchard

Looking across central lawns

Play area

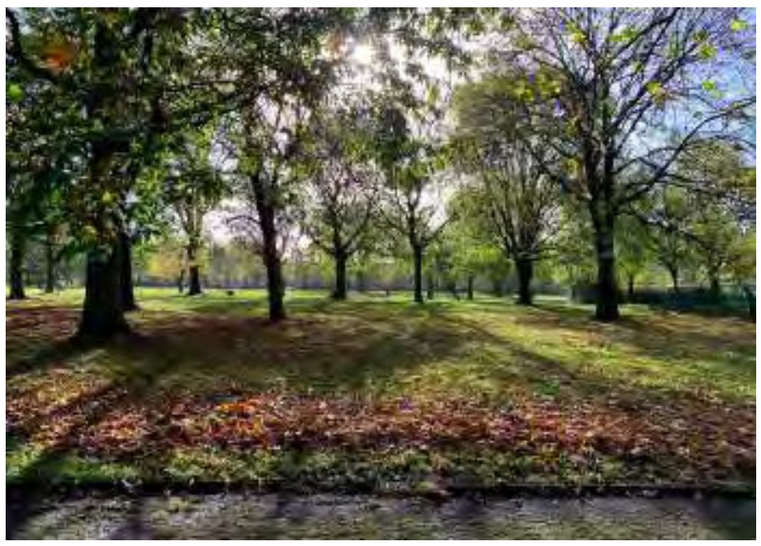
2.9
Site Images

Disused park building and outdoor space

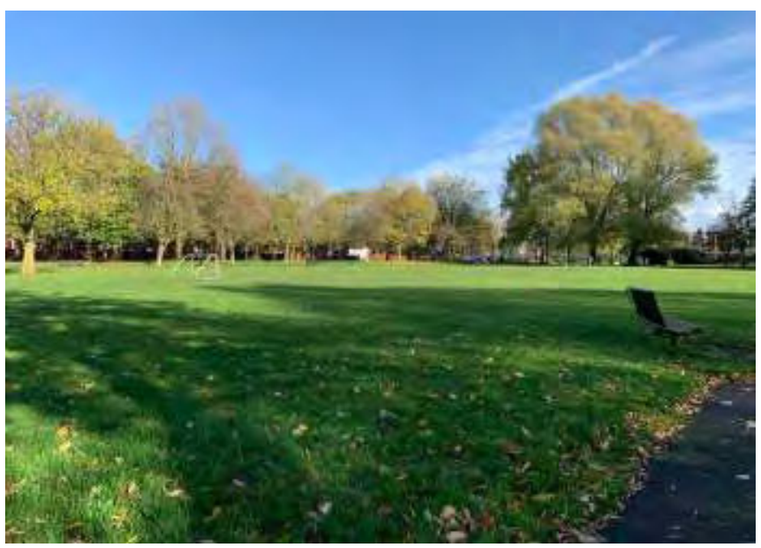
Area behind the park building

Looking north across central lawn

Looking south towards Neston Street



Looking south from Lassell Street



Looking north west across central lawn

2.10
Site Images

Looking towards Delamere Street entrance

Condition of areas of macadam footpaths

Inspection Cover

Macadam to central area showing signs of disrepair

Blocked gulley

Bracket fungus shows trees decline