2.0 Description of the Asset

2.1 Overview

The former stable block is currently vacant however previously it has been used as a outdoor café, seating area and toilet facilities. The original building dates from the late 18th or early 19th century. It is constructed of red brick with slate roofs and follows an L-shaped plan, comprising north and east ranges that enclose a central courtyard. The building is predominantly single storey with a small staircase to the eastern range providing access up to the small first floor storage area.

The east range features a prominent central gable topped by a clock and bell turret, adding both functional and architectural interest. At ground level, semi-circular arched windows are evenly spaced, while circular windows at the first-floor level provide a distinctive Georgian character. The north range mirrors this general style but includes several altered or modified openings, suggesting later adaptations to the original design.

The café occupies a historic courtyard-style building that once served as the estate's service yard. A U shaped layout encloses an outdoor seating area with picnic benches and cycle parking. The cafe has been closed for sometime due to mechanical and electrical safety standards.

Existing rest room facilities include fully accessible toilets and a Changing Places facility, conveniently located adjacent to the café building. This ensures ease of access for all visitors, including those with mobility needs. Level access is provided throughout the cafe and toilet areas.

Figure 2 Wythenshawe Park Stables exterior views





2.2 Description of Area Affected by the Proposals

The proposed electrical system upgrade will be limited in scope, affecting only select areas of the building whilst avoiding locations of historic character wherever possible.

Internal Works:

The primary focus will be the upgrade of the small power supply and fire alarm to the kitchen and cafe area to ensure compliance with current health and safety standards.

The existing suspended fluorescent lighting in the storage area at the north-east corner of the building will be replaced with energy-efficient LED fittings.

External Works:

The proposal includes the installation of removable external power extension leads to serve the vending trucks. These units will provide safe, discreet, and convenient electrical access for food and drink vendors during events, enhancing functionality while maintaining the area's visual and physical accessibility.

The existing light fitting at the staff entrance of the café is to be replaced with a like-for-like unit.



Figure 3 Ground floor: Existing Changing Places area.

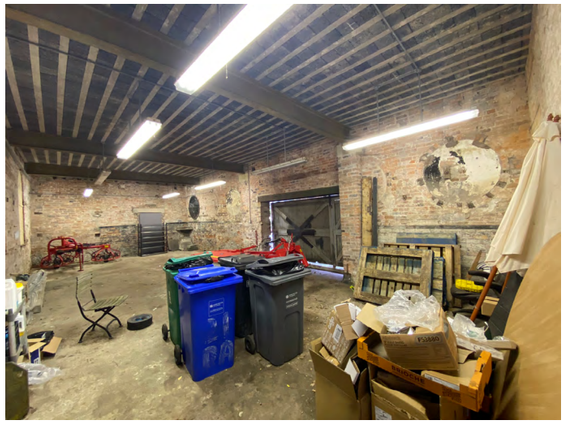


Figure 4 Store 4. No works are currently proposed within this area.

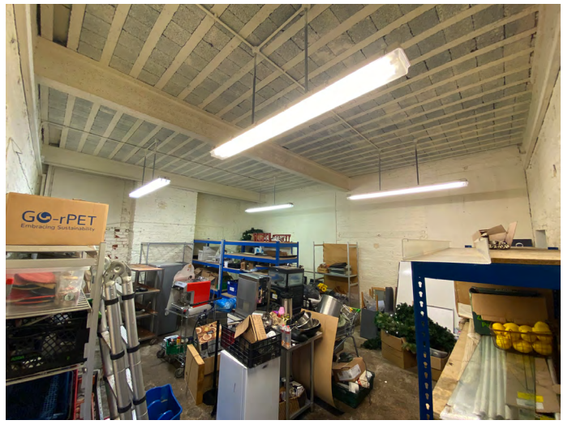


Figure 5 Store 1. New power sockets at dado height using metal conduit to existing runs where possible, new LED light fittings to replace fluorescents in matching positions.



Figure 6 Male toilets. A small electrical distribution board is required and located behind the entry door.

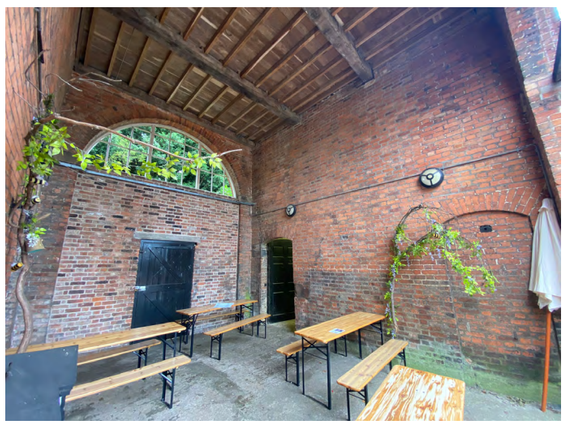


Figure 7 Central seating area. No works are currently proposed within this area.



Figure 8 Central seating area into courtyard. No works are currently proposed within this area.

Figure 9 Staff Entrance to Cafe- replacement of existing light.



Figure 10 Cafe Kitchen-replacement of existing fan like for like.

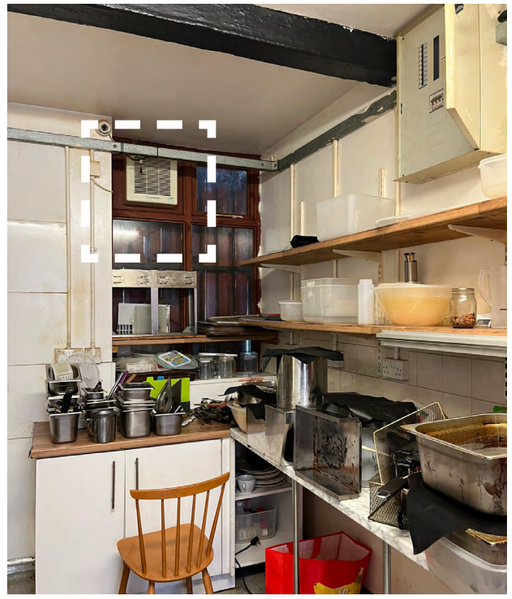


Figure 11 Cafe Kitchen.



Figure 12 Cafe seating and servery area.



Figure 13 Hall area.



Figure 14 Cafe area leading to Hall.



Figure 15 Storage area 04.

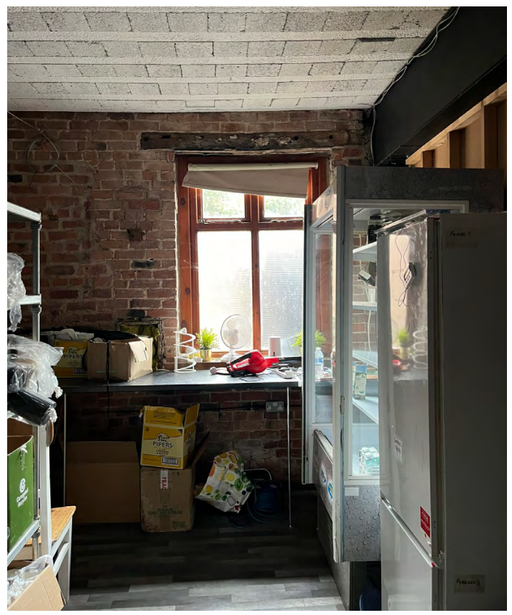


Figure 16 Hall Entrance doors.



Figure 17 Storage area. No works are currently proposed within this area.



Figure 18 Former toilet. No works are currently proposed within this area.

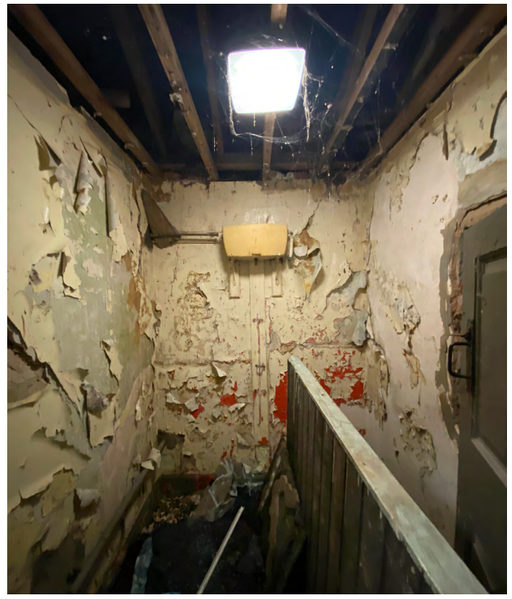


Figure 19 Former toilet. No works are currently proposed within this area.



Figure 20 Storage area. No works are currently proposed within this area.



Figure 21 Storage area. No works are currently proposed within this area.

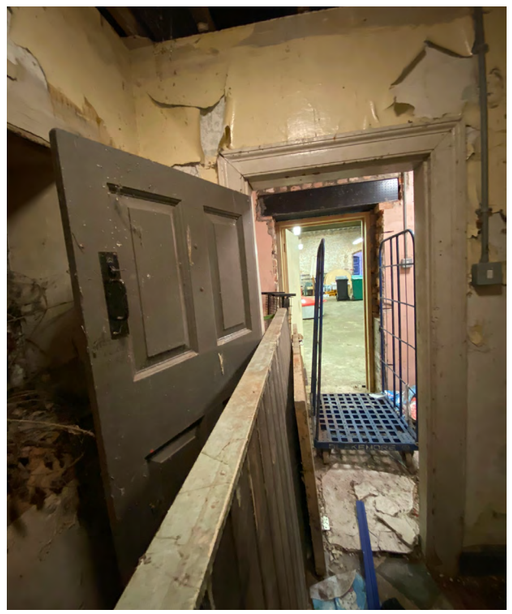


Figure 22 Staircase to first floor. No works are currently proposed within this area.



Figure 23 Storage area. No works are currently proposed within this area.



Figure 24 Storage area. No works are currently proposed within this area.



Figure 25 Door leading to former stables. No works are currently proposed within this area.

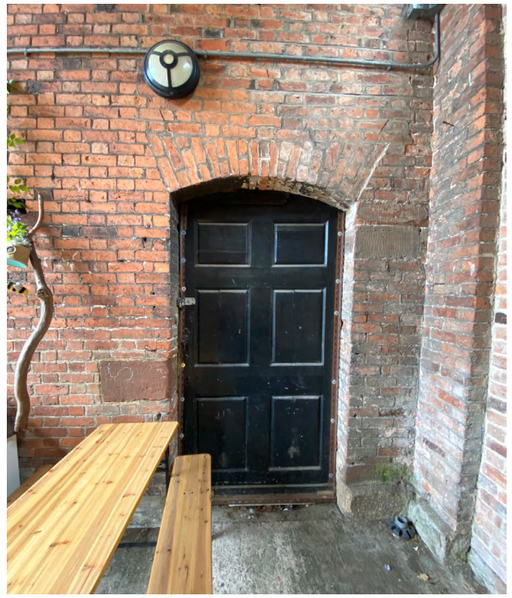


Figure 26 View of stables from threshold. No works are currently proposed within this area.



Figure 27 Stables looking towards entrance door. No works are currently proposed within this area.



Figure 28 Stables with wall feeder remaining. No works are currently proposed within this area.



Figure 29 Stables interior. No works are currently proposed within this area.



Figure 30 Stables interior. No works are currently proposed within this area.

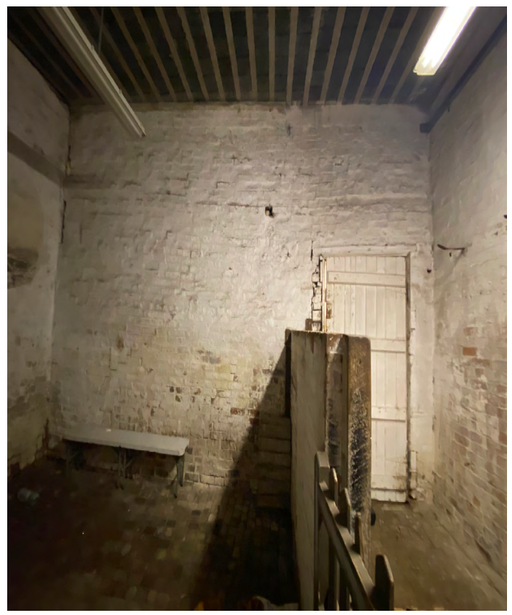


Figure 31 Stables interior. No works are currently proposed within this area.



Figure 32 Stables interior. No works are currently proposed within this area.

