# Former Wythenshawe Stables

Design and Access Statement



**Buttress**

April 2026

# Version history

Project name: Wythenshawe Park Stables
Project number: 9857
Client: Manchester City Council - Capital Programs Division

| Rev: | Date: | Status | Name | Description |
|---|---|---|---|---|
| 1 | April 26 | Planning | Steve Kendall \| Senior Architect | Issued |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Buttress being obtained. Buttress accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purpose agrees and will by such use or reliance be taken to confirm their agreement to indemnify Buttress for all loss or damage resulting therefore. Buttress accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.

Certified B Corporation

MANCHESTER CITY COUNCIL

# Buttress is a leading design studio. We are people shaping places for people.

## Architecture for an equitable tomorrow

Manchester City Council

# Contents

## 1.0 Contents


**1.0 Introduction 5**

1.1 Background 6

1.2 Scope + Limitations 6

1.3 Authorship & Acknowledgements 7

1.4 Site Location 7

1.5 Use + Occupancy 7

1.6 Accessibility 7

**2.0 Description of the Asset 9**

2.1 Overview 9

2.2 Description of Area Affected by the Proposals 10

**3.0 Summary of Proposed Works 14**

3.1 Development of the Proposal 16

3.2 Proposed Drawings 17

3.3 Products and Specifications 20

# 1 Introduction




# 1.0 Introduction

The following report presents a Design and Access Statement, for Wythenshawe Park Stables Cafe in Manchester. This report has been prepared to support an application for Listed Building Consent for proposed works to upgrade a portion of the buildings electrical system, acknowledging the asset's Grade II designation.

## 1.1 Background

Wythenshawe Park cafe is currently closed whilst awaiting essential upgrades to the electrical system to allow the building to be used once more. Buttress has been directly appointed by Manchester City Council to provide design and Heritage advice including supporting information suitable for submission for a Listed Building Consent Application.

## 1.2 Scope + Limitations

The physical boundary of the project is outlined in Figure 1 on the following page.

A separate Heritage Impact Assessment will primarily consider the potential impacts of the proposal on the special interest of Wythenshawe Park Stables as this is a designated asset. This report is commensurate with the level and scope of the proposed interventions.

The site is located within the boundary of Wythenshawe Park which is a registered park and garden. Due to the predominant internal nature of the works, there is limited scope for external impacts on the special interest of the park and garden.

Any potential archaeological impacts are beyond the remit of this report.

## 1.3 Authorship & Acknowledgements

This document has been prepared by Steve Kendall, Senior Architect at Buttress. Manchester City Council Capital Programmes & Procurement have provided the drawings within Section 3.

## 1.4 Site Location

The Stables are located within Wythenshawe Park off Wythenshawe Road in Manchester. The café is housed within the former stable block that stands to the west of Wythenshawe Hall and north of the recreational playground.

## 1.5 Use + Occupancy

The Stables Café is a popular destination within Wythenshawe Park, offering a variety of hot and cold food. At present, the café does not operate, however these plans aim to reopen the indoor seating once the new infrastructure improvements are complete. The park remains open to the public throughout the week, with toilets in the courtyard available daily. However the refreshment trailers only operate at weekends, opening from 9 am to 4 pm on Saturdays and Sundays.

## 1.6 Accessibility

The building is fully accessible with the public facing accommodation at ground floor level including a Changing Places facility and separate Accessible WC. The main building is on one level and all doorways have level access.

The works serve to improve the electrical services of the building to make it more accessible and inclusive.

Figure 1 Location Plan



# 2 Description of the Asset

# 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.

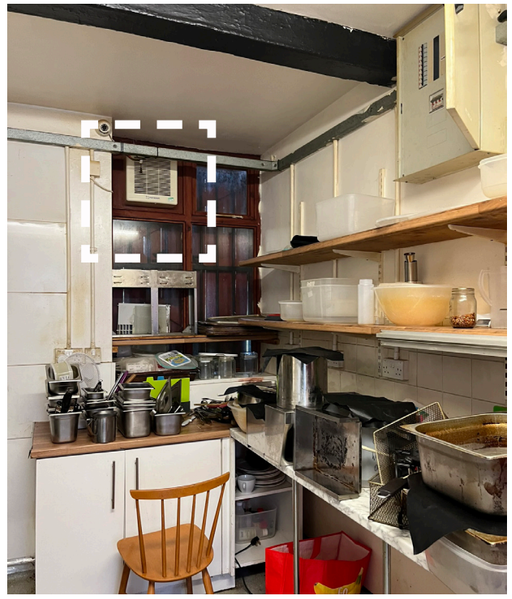


Figure 11 Cafe Kitchen.



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.

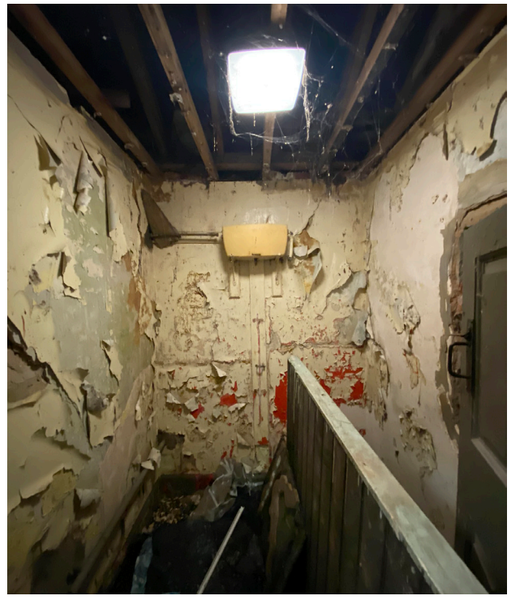


Figure 19 **Former toilet.** No works are currently proposed within this area.



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



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

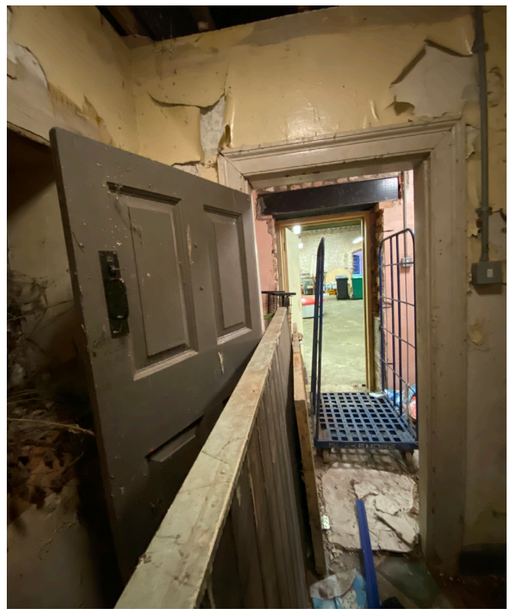


Figure 22 **Staircase to first floor.** No works are currently proposed within this area.



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.

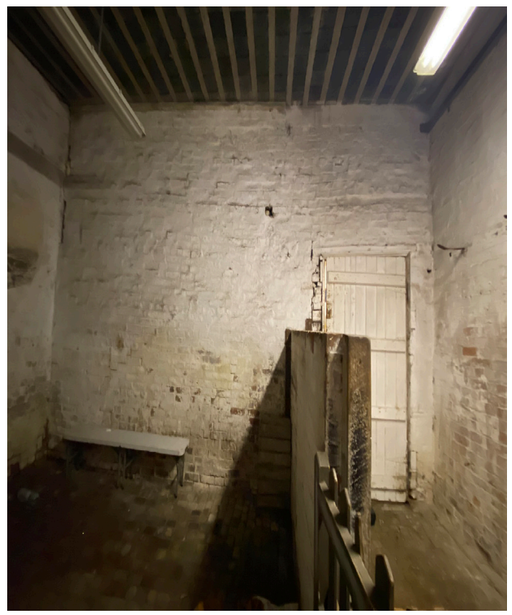
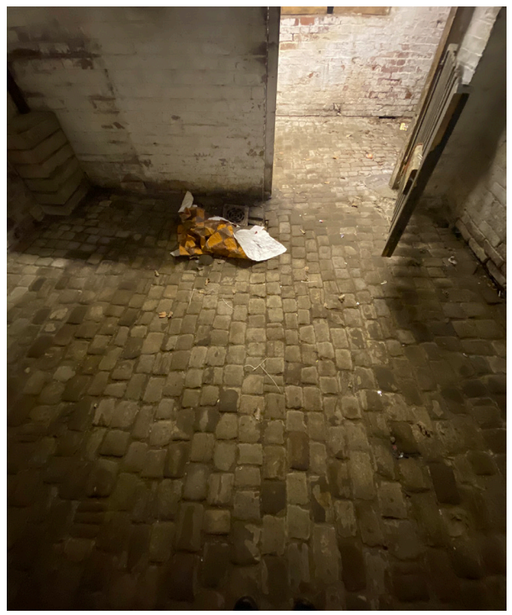


Figure 31 Stables interior. No works are currently proposed within this area.



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



# 3 Summary of Proposed Works

# 3.0 Summary of Proposed Works

The scope of the project is small in nature and is limited to Mechanical and Electrical Items only. The proposed electrical system will effect limited areas of the building and will be limited in places of historic character.

Internally the proposed works will principally focus on the upgrade of the small power system to the cafe and kitchen area in order to comply with modern health and safety requirements. A small extract fan is to be replaced like for like within the glazing of an existing window to provide ventilation in accordance with Building Regulations.

The storage area to the north east corner is to have upgraded light fittings from fluorescent tubes to LED fittings.  Additional power sockets are to be installed to facilitate the future operational use.

A new smoke and heat detection system will replace the existing system. Wireless detectors are to be used within the Hall to reduce the impact.

Externally an extension lead will be used to provide safe electrical supply to the food and drink vendors within the courtyard.

## Drawings & Specifications

WPS-MCC-B02A-GF-DR-E-0011 Fire Alarm

WPS-MCC-B02A-01-DR-E-0010 Lighting and Power First Floor

WPS-MCC-B02A-GF-DR-E-0010 Lighting and Power Ground Floor

Wythenshawe Park Cafe Project Electrical Particular Specification

Wythenshawe Park Cafe Summary of Works

## 3.1 Development of the Proposal

The initial proposal involved installing two external wall-mounted power supply units to service each of the food trucks. However, this solution was ultimately considered inappropriate due to its potential adverse visual impact on the heritage asset.

To mitigate this issue, an extension lead will be used which is removable when not in use.

Male WC: A small distribution board is to be installed discreetly hidden behind the entrance door.

Kitchen: Upgraded surface fixed trunking will be installed with new power sockets, lighting and a heat detection system.

Cafe: New suspended LED light fittings and low level power sockets are proposed. All cables are routed in surface fixed galvanised conduits. High quality fittings are proposed to improve their visual appearance.

Hall: A wireless smoke detection system is to be installed on the underside of the existing trusses.

Store 1: New lighting and dado trunking to replace the existing.

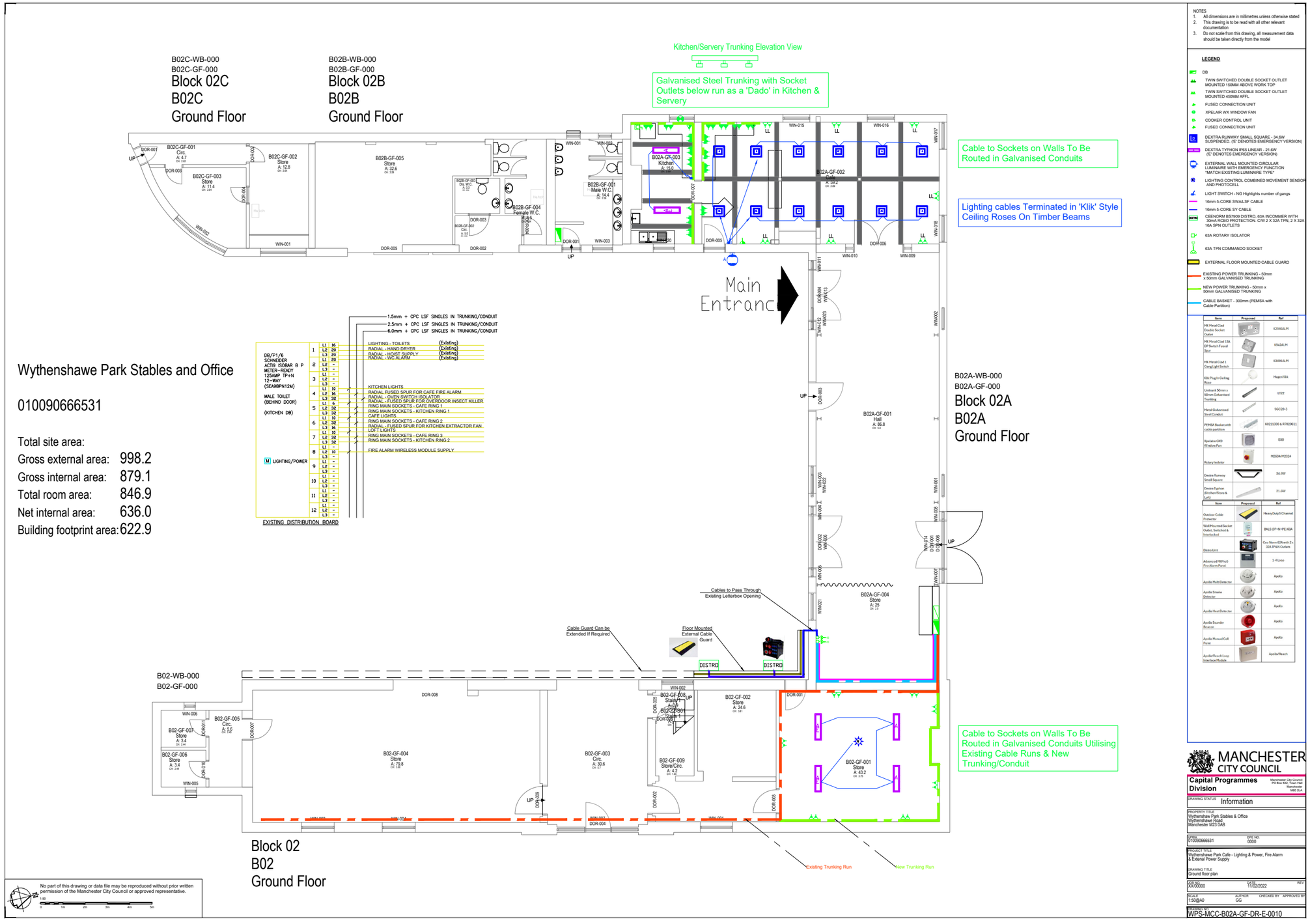
First Floor: New lighting and smoke detection is proposed within the north west Loft spaces.

Wherever possible, existing service routes, fixings, and penetrations have been utilised to minimise further disruption to the historic fabric. Where any new fixings are required, 6mm Rawl plugs with M4 screws will be used into mortar joints.

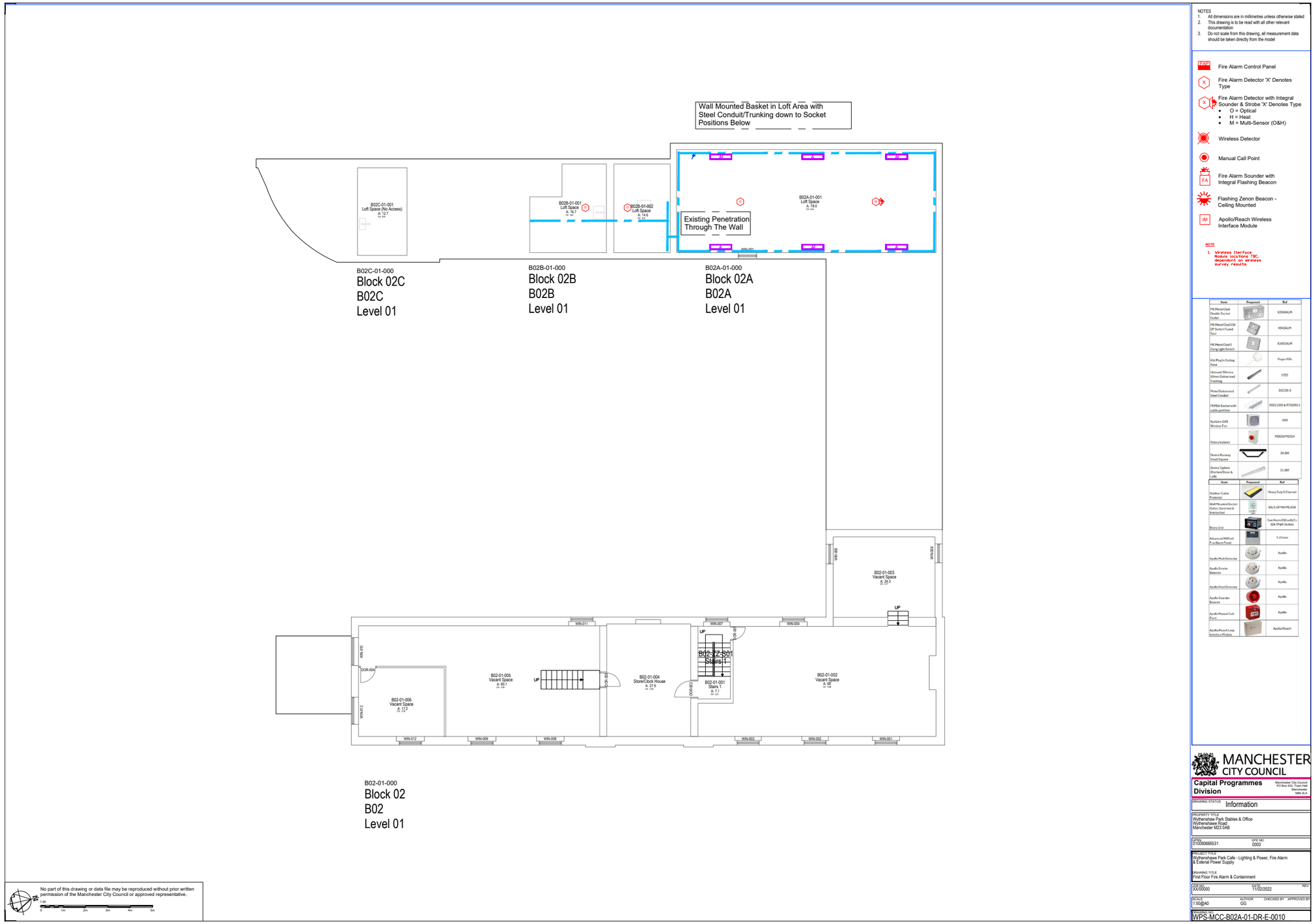


Courtyard view with food trucks

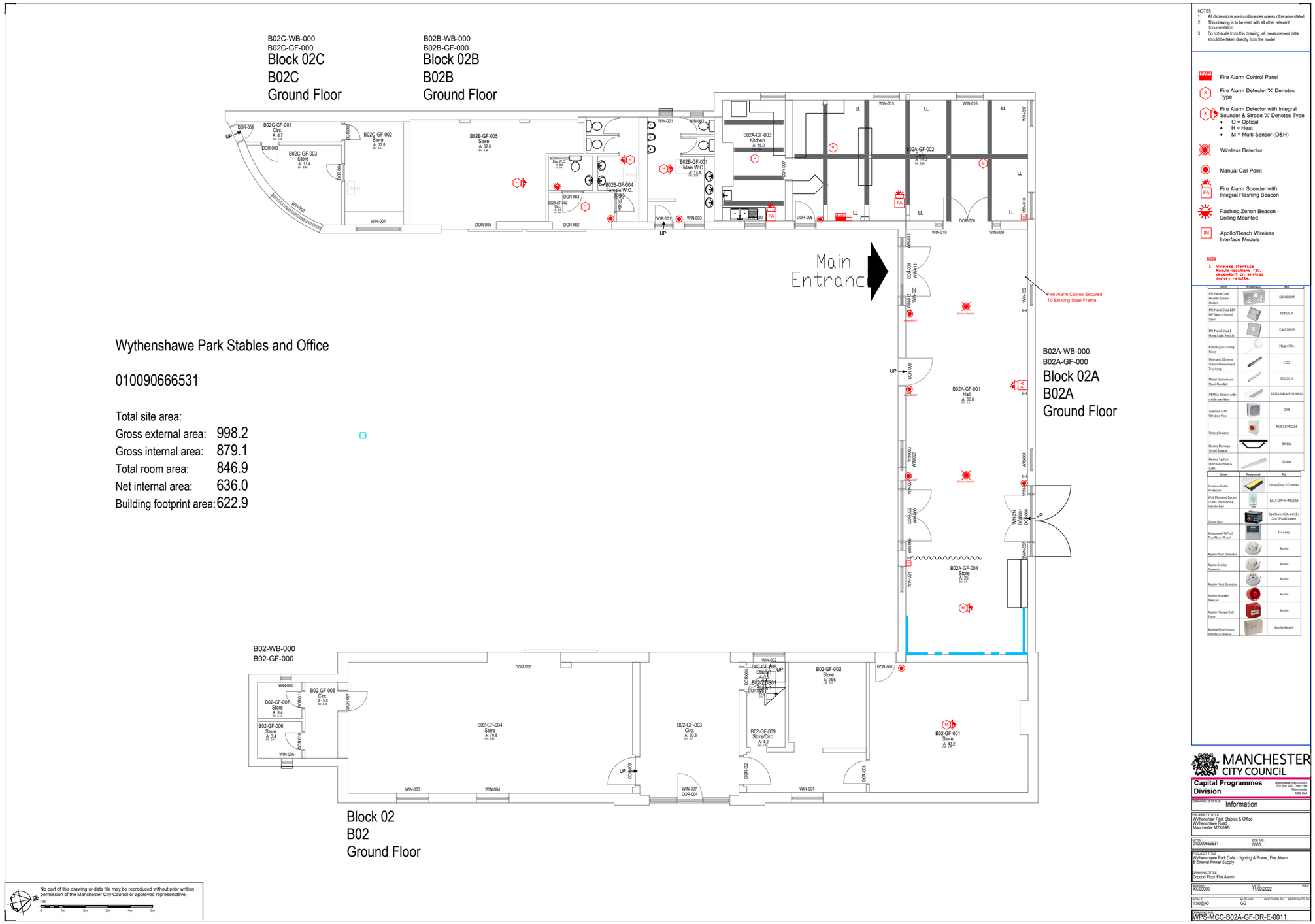
## 3.2 General Layout Drawing



## 3.2 General Layout Drawing

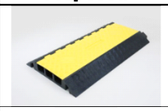


## 3.2 General Layout Drawing



## 3.3 Products and Specifications

| Item | Proposed | Ref |
|---|---|---|
| MK Metal Clad Double Socket Outlet |  | K2946ALM |
| MK Metal Clad 13A DP Switch Fused Spur |  | K942ALM |
| MK Metal Clad 1 Gang Light Switch |  | K3491ALM |
| Klik Plug In Ceiling Rose |  | Hager/Klik |
| Unitrunk 50mm x 50mm Galvanised Trunking |  | LT22 |
| Metal Galvanised Steel Conduit |  | SGC20-3 |
| PEMSA Basket with cable partition |  | 60211300 & R7020611 |
| Xpelaire GX9 Window Fan |  | GX9 |
| Rotary Isolator |  | M2634/M2324 |
| Dextra Runway Large Square |  | 31W |
| Dextra Typhon (Kitchen/Store & Loft) |  | 21.6W |

| Item | Proposed | Ref |
|---|---|---|
| Outdoor Cable Protector |  | Heavy Duty 5 Channel |
| Wall Mounted Socket Outlet, Switched & Interlocked |  | BALS (3P+N+PE) 63A |
| Distro Unit |  | Cee Norm 63A with 2 x 32A TP&N Outlets |
| Advanced MXPro5 Fire Alarm Panel |  | 1-4 Loop |
| Apollo Multi Detector |  | Apollo |
| Apollo Smoke Detector |  | Apollo |
| Apollo Heat Detector |  | Apollo |
| Apollo Sounder Beacon |  | Apollo |
| Apollo Manual Call Point |  | Apollo |
| Apollo/Reach Loop Interface Module |  | Apollo/Reach |

# Thank you

Certified B Corporation


**Manchester Studio and Registered Office**

Buttress Architects Ltd.
41 Bengal St.
Manchester
M4 6AF

T: 0161 236 3303

www.buttress.net

**Leeds Studio**

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH

T: 0113 539 7965

www.buttress.net


Buttress