0343 Mayfield

Ticket Office

Planning Summary

May 2026



This document has been prepared by Studio Egret West on behalf of Landsec.

Unless otherwise stated all drawings, maps, images and diagrams within this document are not to scale.

This document contains proprietary intellectual property. It should not be replicated by other parties without consent from SEW.

Document Control	
Job Title	Mayfield Masterplan
Job Number	0343
Document Name	Ticket Office Cafe Planning Summary
Revision	02
Date of Issue	22/05/2026
Purpose of Issue	Planning
Prepared by	CS
Checked by	LH
Date Reviewed	22/05/2026
File Location	Z:\0343_MAYFIELD_MASTER-PLAN\0343_03_PRESENTATION\03_LAYOUTS\260415_Ticket Office and Rooftop_Planning

Contact Details	
3 Brewhouse Yard **London EC1V 4JQ**	**+44 207 549 1730** **www.studioegretwest.com**

Contents

1. Introduction 04

1.1 Summary of Proposals 05

2. Ticket Office Cafe 06

2.1 Site Context 07

2.2 Historic Use 08

2.3 The Building Today 09

2.4 Existing Elevations 10

2.5 Proposed Elevations 11

2.6 Illustrative Layout 12

2.7 Proposed Approach from Piccadilly 13

2.8 External Precedents 14

2.9 Interior Precedents 15

2.10 Signage Precedents 16

2.11 Ventilation Precedents 17

2.12 Look and Feel 18

1

Introduction

1.1 Summary of Proposals

Manchester Mayfield - An evolving place

Since the initial Planning Submission in 2019 Manchester Mayfield has continued to evolve, and the success of the Park resulting in many visitors for both leisure, education and professional purposes.

Construction has now started on the Republic office building to the south of the park, soon to be extended to include the Poulton and Mobility Hub following Planning Applications submitted earlier this year.

The site will soon see increased numbers of daytime visitors, attending design meetings and seeing site progress.

This document outlines a proposed cafe to be located in the Ticket Office, on the ground floor of the Depot building.

As the image across shows, the position of the Ticket Office on the corner of Baring Street and Travis Street is situated in a prime location when approaching from Piccadilly Station. It will welcome visitors into the Mayfield site and set the intentions for high quality design to come forward in future phases.



The Ticket Office, on the ground floor of the Depot building on approach from Piccadilly Station

2

Ticket Office Cafe

2.1 Site Context

Welcome to Mayfield

The Ticket Office is located on the corner of Travis Street and Baring Street, and is the first building visible on approach from Piccadilly Station.

It is currently vacant with no active frontage, however due to it's location opposite the station it has potential to act as a welcome into the Mayfield Masterplan and signify the activity that is happening beyond.

It sits adjacent to the public realm works which see an improved Travis Street and Pigeon Triangle, with newly pedestrianised and traffic managed areas providing space to sit outside.



Render plan capturing the enhanced Pigeon Triangle and Travis Street

2.2 Historic Use

London and North Western Railway Parcels Depot

The building occupying the corner of Travis Street and Baring Street was once used as a ticket office and parcels depot for the London and North Western Railway. It sits within the wider Mayfield Depot building.

The adjacent drawing extract shows the historic facade in 1909, with glazing and doors activating the Travis Street frontage.

The building has been adapted over time, with some formerly glazed areas now partially bricked in. The proposed cafe use in the building gives opportunity to reinstate these active frontages.



Historic view from Travis Street

2.3 The Building Today

Reinstating the active frontages

The building has been adapted over time, with some formerly glazed areas now partially bricked in. The proposed cafe use in the building gives opportunity to reinstate these active frontages.

The existing corner entrance is up three steps, which make up the approximately 500mm difference between the external and internal FFLs.

There are examples of existing level changes into buildings on neighbouring Tariff Street, however it is the ambition to create a new entrance further along Travis Street to enable a level threshold.

This will be located in a position where the external levels align with the internal levels.



Extract from a 1909 drawing of the Travis Street elevation



Travis Street frontage



Corner elevation and main stepped entrance



Bricked up bay on Travis Street

2.4 Existing Elevations

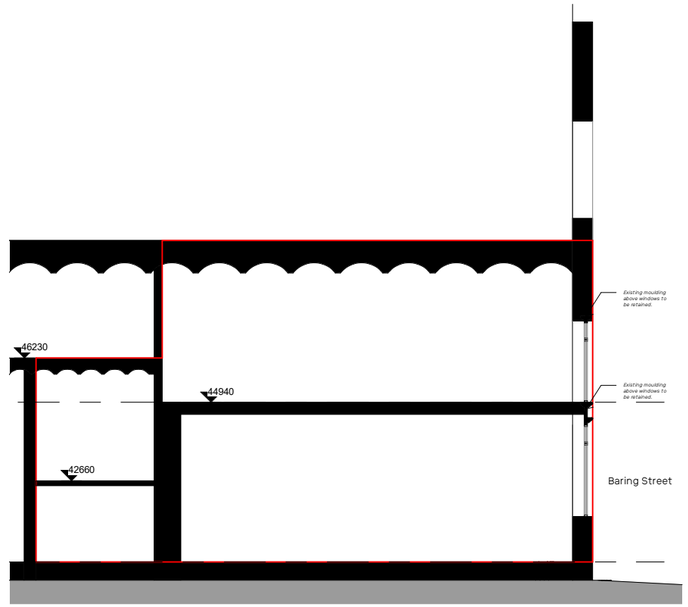


1. Existing Travis Street elevation

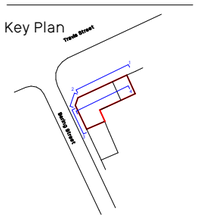


2. Existing Travis Street / Baring Street corner elevation

3. Existing Baring Street elevation



4. Existing section



Key:

- Demolition
- Site Boundary
- Louvres

Materials Key

Facade:

F01 - Existing brick.

F02 - Existing timber clad lintel.

F03 - Existing granite base.

F04 - Existing stone lintel.

F05 - Concrete upstand.

F06 - Louvres, black to match window frames and close match to existing downpipes.

Glazing and Doors:

G01 - Curtain wall glazing with, aluminium, black frames.

G02 - Glazed door, aluminium, black frame, to match curtain wall framing.

G03 - Openable window, framing to match curtain walls, doors.

G04 - Timber window sill.

Other / Signage:

M01 - Text, recessed into concrete.

2.5 Proposed Elevations

Reflecting historic proportions

On Travis Street the proposed glazing is intended to reflect the historic proportions, breaking the bays down into one large and two smaller glazing bays. Smaller openable panels are located at the top of the glazing to provide ventilation.



Key:

- Demolition
- Site Boundary
- Louvres

Materials Key

Facade:

F01 - Existing brick.

F02 - Existing timber clad lintel.

F03 - Existing granite base.

F04 - Existing stone lintel.

F05 - Concrete upstand.

F06 - Louvres, black to match window frames and close match to existing downpipes.

Glazing and Doors:

G01 - Curtain wall glazing with, aluminium, black frames.

G02 - Glazed door, aluminium, black frame, to match curtain wall framing.

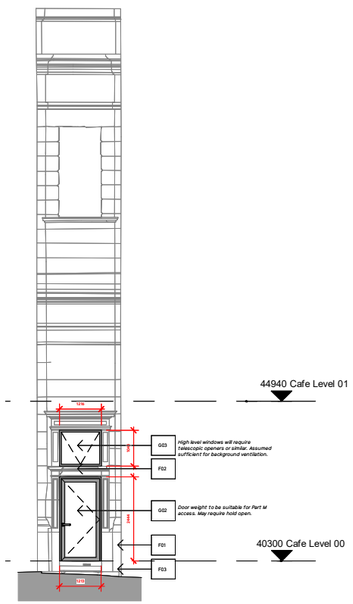
G03 - Openable window, framing to match curtain walls, doors.

G04 - Timber window sill.

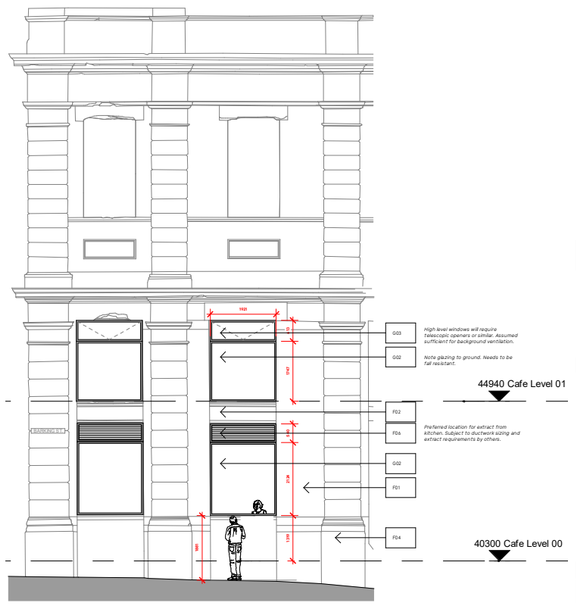
Other / Signage:

M01 - Text, recessed into concrete.

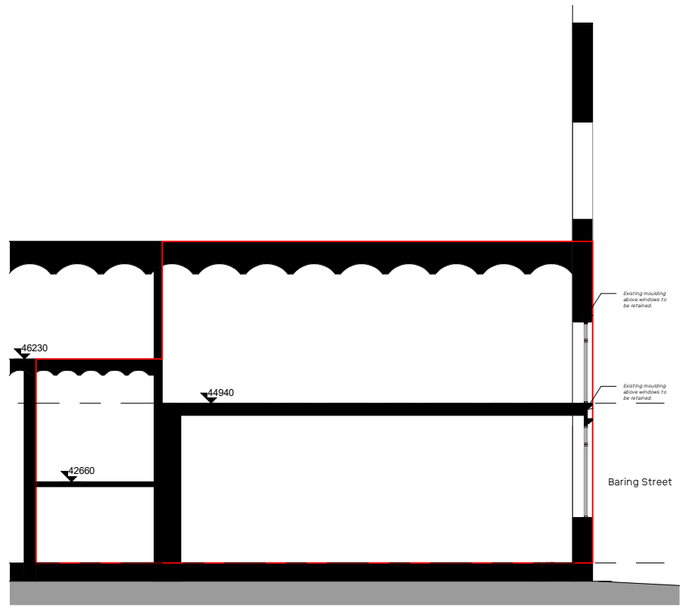
1. Proposed Travis Street elevation



2. Proposed Travis Street / Baring Street corner elevation



3. Proposed Baring Street elevation



4. Proposed section

2.6 Illustrative Layout

Open counter layout

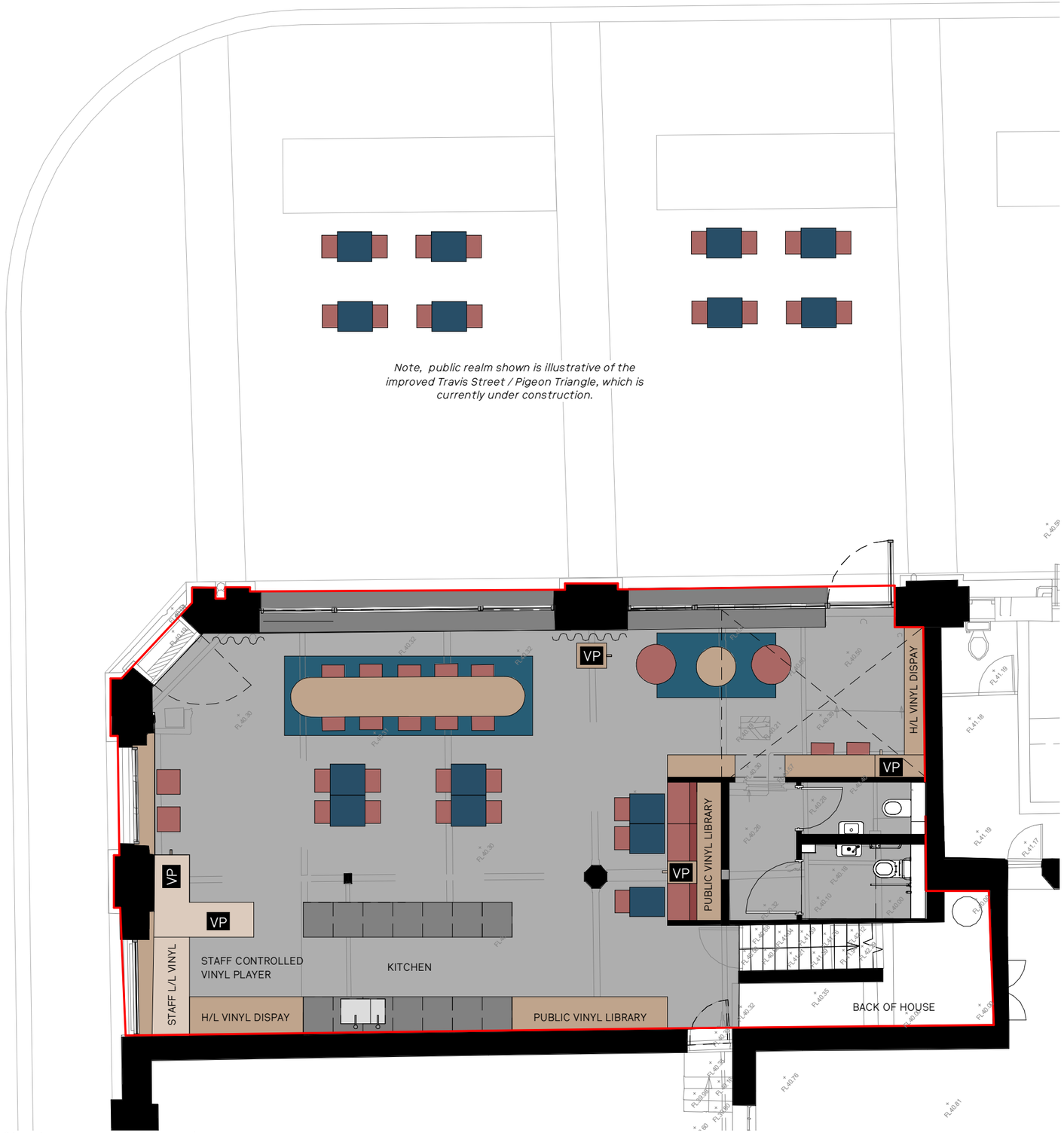
The proposed cafe is designed around an open counter which forms the heart of the space.

A large central table encourages interaction between visitors, whilst private tables are located around the edge of the space.

An accessible WC is located around the corner from the main seating area, avoiding it opening directly into the cafe space.

A new door is located along Travis Street, allowing level access into the space.

Existing stairs lead to a first floor space which will be occupied at a later stage.



Proposed Travis Street / Baring Street corner ground floor plan

2.7 Proposed Approach from Piccadilly



Sketch view showing approach from Piccadilly Station

Sketch for illustrative purposes only. For details on glazing, refer to elevation drawing 0343-SEW-ZZ-ZZ-DR-A-PL1300. Signage details to be agreed at a later stage.

2.8 External Precedents

Historic frontages, Manchester

The adjacent precedents show examples of coffee shops which are set within historic frontages around Manchester.

They use simple glazing profiles with dark frames. Large expanses of glazing ensure maximum light and activation in the public realm.



Federal, Deansgate



Takk, Tarrif Street



Bold Street Coffee, Cross Street



Fort, Deansgate

2.9 Interior Precedents

Industrial aesthetic with a warm welcome

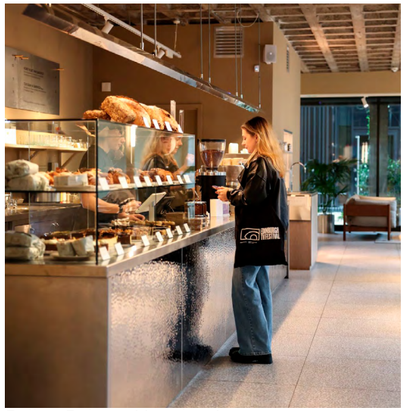
The upper images show Outlier, Glasgow, which is a bakery that also offers all day dining. The interior finishes expose the raw brickwork and steel structure, creating an industrial aesthetic which embraces the nature of the existing heritage building. The counter is located centrally and connects directly to a small open kitchen.

Pollen Bakery in Manchester is a successful local example which has similar exposed finishes in a glazed retail unit.



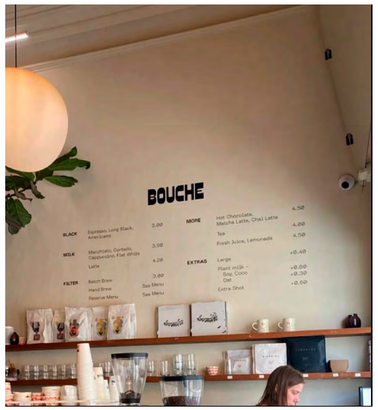
Outlier, Glasgow



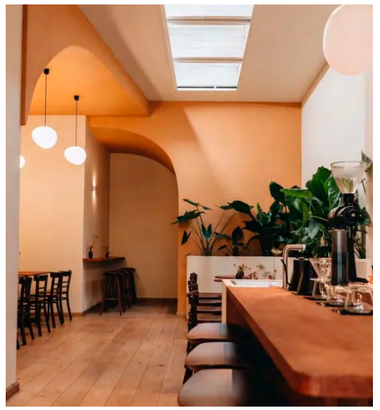


Pollen Bakery, Manchester

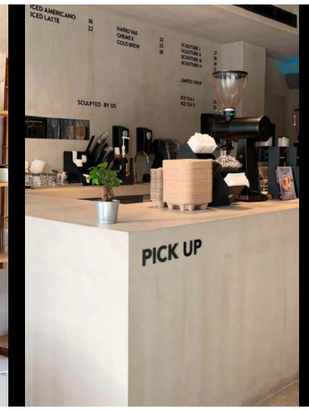


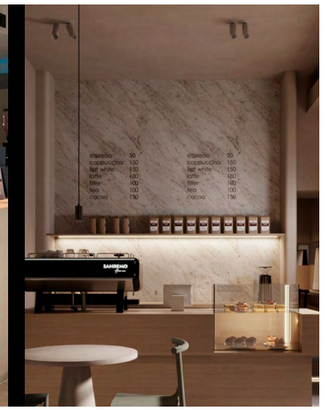


Bouche, Brussels









Counter precedents



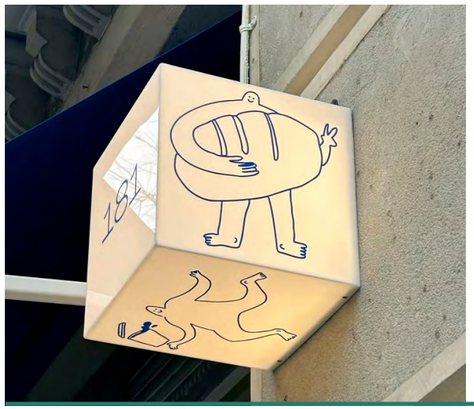


2.10 Signage Precedents

Key:

Potential location for signage

Examples of signage for high level and on glazing.



Overhead signage, illuminated







Brick signage



Glazing signage

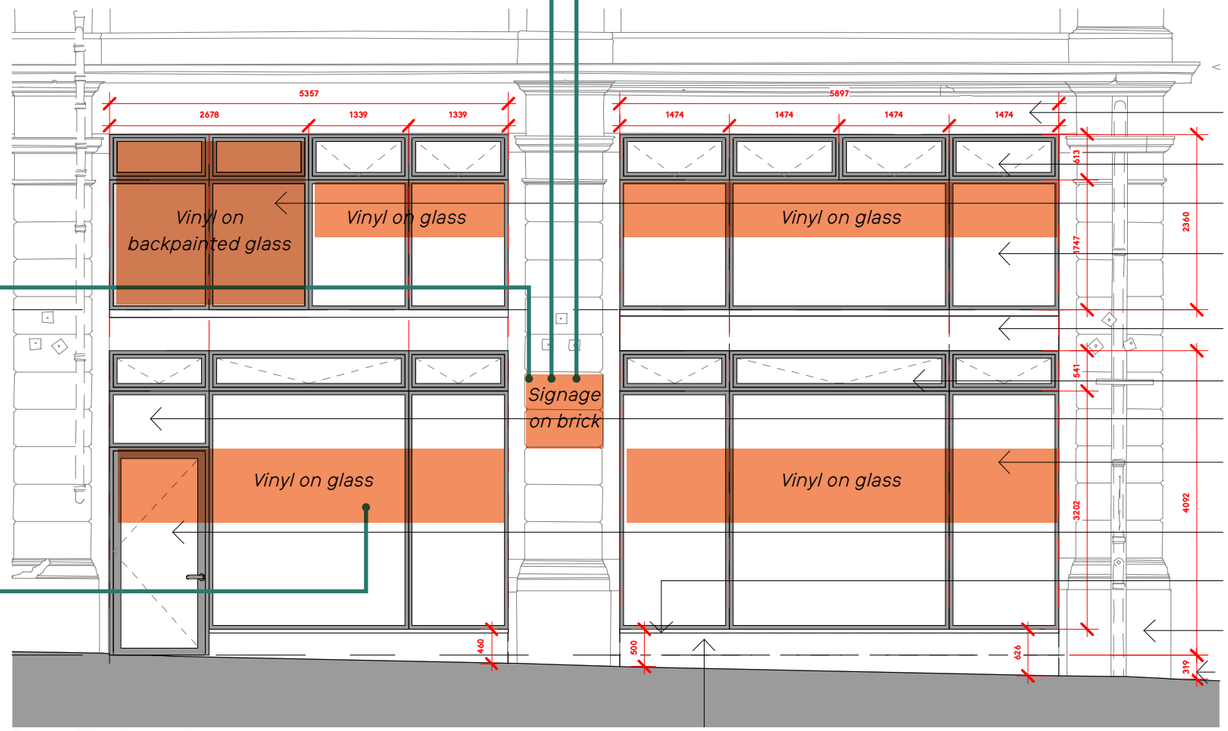




Overhead signage, non illuminated







Baring Street elevation

2.11 Ventilation Precedents

Key:

Potential location for signage

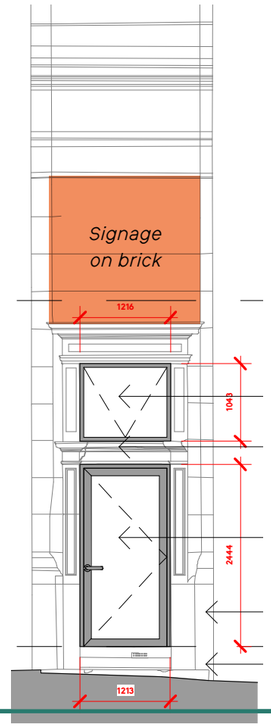
Examples of ventilation louvres.





Integrated louvres.

Note, louvres proposed for the Ticket Office cafe are to match the proposed window frame colours.



Baring Street / Travis Street elevation



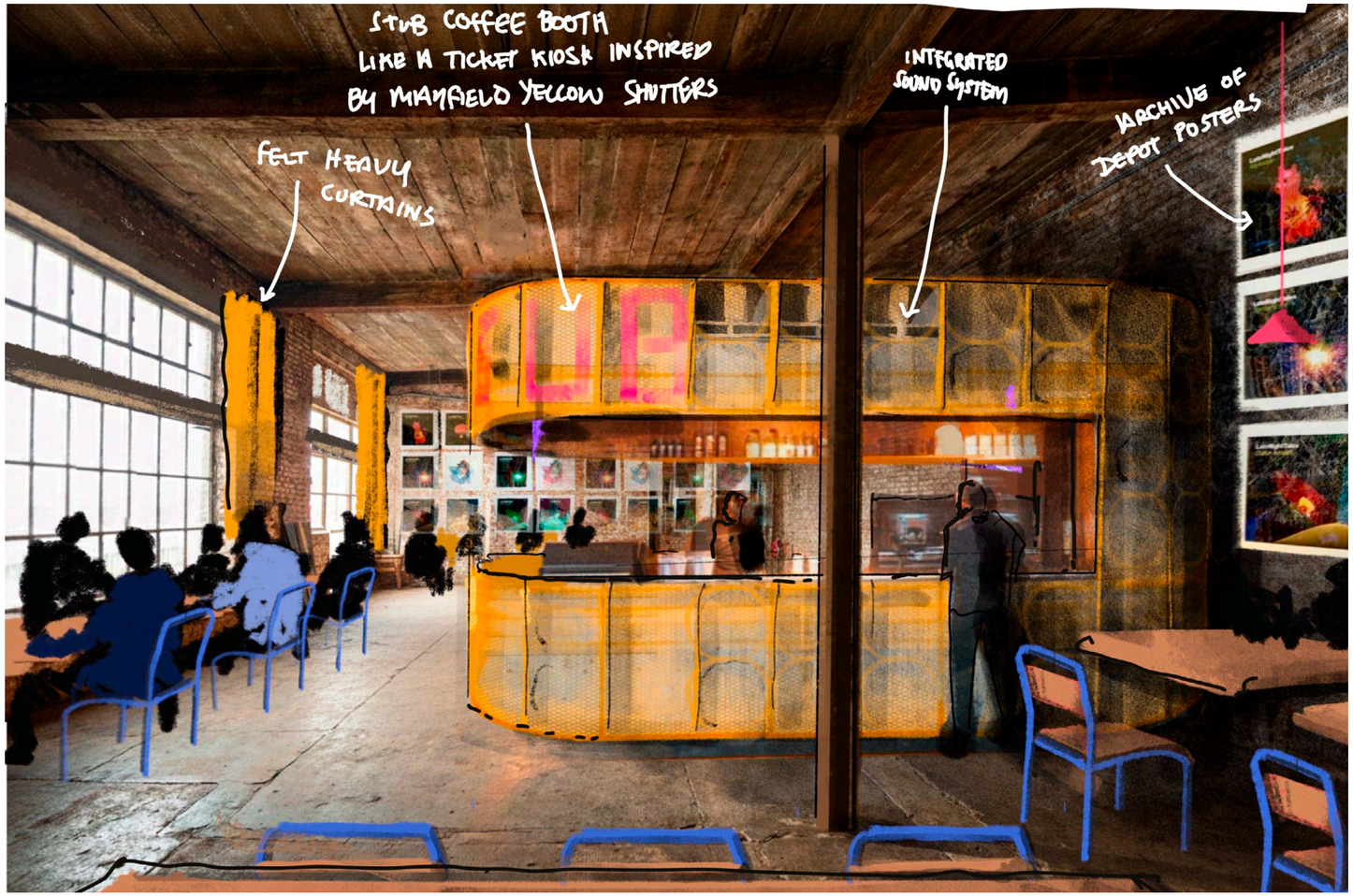
Travis Street elevation

2.12 Look and Feel

Celebrating the historic ticket office

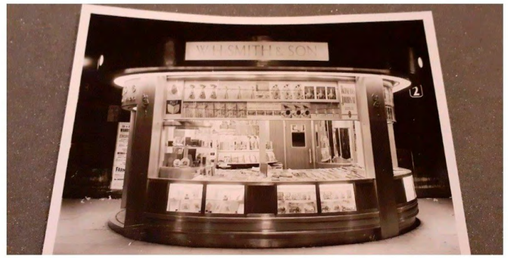
Initial thoughts on interior look and feel reference the historic use of the building, picking up the yellow Mayfield doors and heritage ticket stubs.

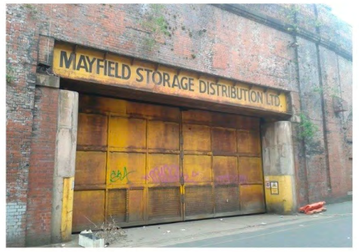
The counter could be designed in the style of a station kiosk, with a rounded form and enclosed design.



Illustrative interior view









References to the historic ticket office use



Studio Egret West