



Mayfield – Depot Roof Activation
(Cinema and Event Space)

Design and Access Statement



August 2022

Mayfield Depot – Backyard Cinema

Introduction and Operator

This Design and Access Statement (the “Statement”) has been prepared by Broadwick Live to support an Application for planning permission by the Mayfield Partnership (‘the Applicant’) for a new temporary cinema, event space and other leisure uses, with supporting food and beverage offer. The proposals are to be delivered and overseen by Broadwick Live, who operate Depot Mayfield, and the cinema is be operated by Backyard Cinema Group on a day-to-day basis.

The proposals are in line with the adopted Mayfield Strategic Regeneration Framework (2018), which identifies an opportunity for a range of temporary ‘meanwhile uses’ to help facilitate regeneration and facilitate economic and social activity, particularly in the local community. The 2018 SRF states that the Depot has previously hosted a multitude of events, and a commitment to public events in the space will continue as permanent redevelopment is brought forward over the next 10-15 years.

Full details of the proposals and their compliance with planning policy and consideration with other material considerations are set out in the Planning Statement submitted with this Application. Site Context, describing the context of the application and analysis of the site is also provided in the Planning Statement.

This document describes the overall design proposal for the Depot Rooftop area, with a particular focus on the temporary structures being introduced on site, along with a description of the public access to the site and proposed layout.

Cinema Operator - Backyard Cinema:

Originally starting the back garden of its founders, Dominic Davies and James Milligan, Backyard Cinema has become the most exciting place in the world to watch a movie.

In 2019 Backyard Cinema transformed an abandoned TV Studio into the new home of immersive cinema: Capital Studios.

From beach cinemas with over 50 tonnes of sand, magical ice caves and enchanted forests to giant beanbags, street food, cocktails and grand spectacles of live performance: Backyard Cinema is much more than just the movies.



Mayfield Depot – Rooftop Activation

Access

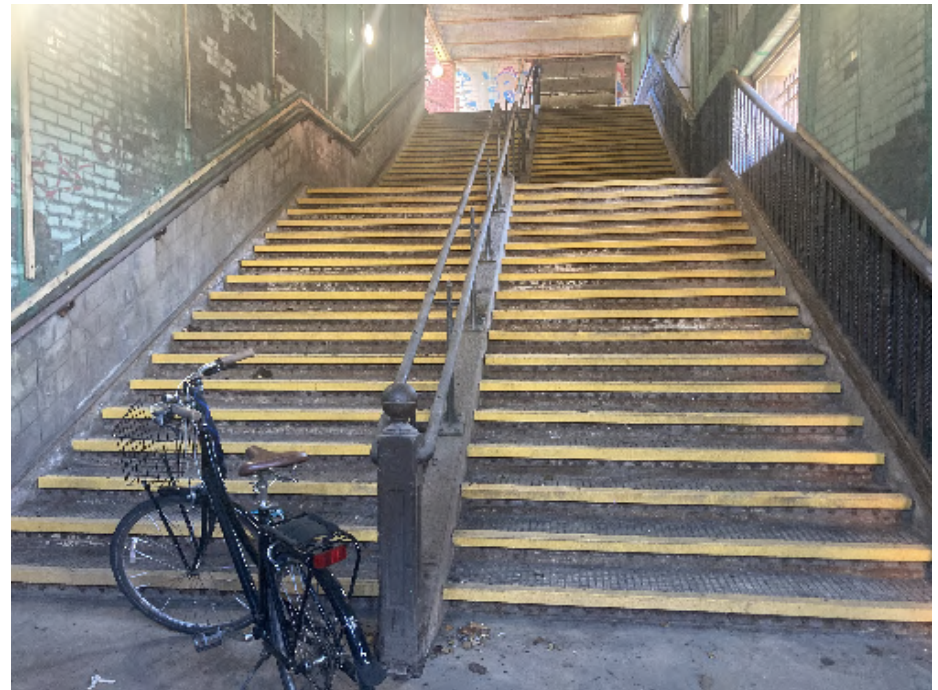
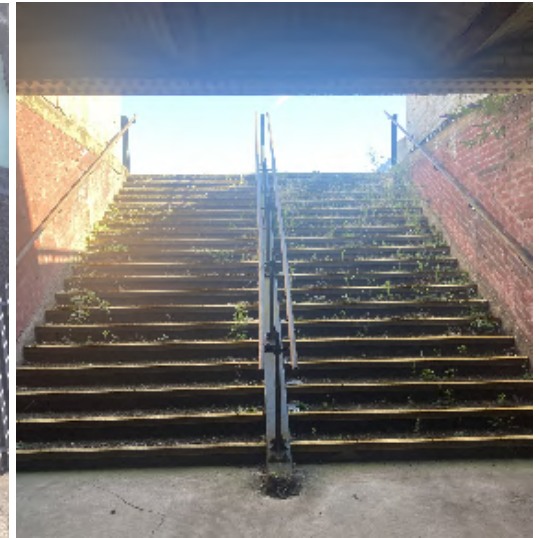
Access into the Site

The site will be accessed by members of the public via the entrance on Travis Street. The existing gate on Travis Street will be utilised and will be the initial welcome point whilst the ticket office for the cinema will be located on the roof.

To make the rooftop area accessible to guests with additional accessibility needs, there are options outlined on the following slides.

The site is located a short walking distance from Piccadilly Station, which provides public transport options via Metrolink, bus and rail services across Greater Manchester, making the site highly accessible. The Site is also within a 30-minute walking distance of most of Manchester City Centre and the cycle hire scheme, Beryl, now extends to the Site, further increasing accessibility.

In addition to public and carbon neutral modes of transport, the site is also serviced by a nearby taxi rank operating from Piccadilly Station. In order to encourage public transport modes, guests will be informed of ways to access the Site.



Mayfield Depot – Rooftop Activation

Accessible access – ground floor

From an entrance on Travis street, guests will access the stairwell leading up to the rooftop area where the cinema, event space, bar and food offerings are located.

Should guests require assisted access a curved stairlift will be fitted within the stairwell entrance from Travis street.
More details about the stairlift follow on the next slide.

Staff will be on hand to operate the stairlift and assist in anyway possible such as carrying any equipment that guests may require.

As ongoing good practice Depot and Backyard will look to engage with accessible customers to understand their needs and preferences, whilst also engaging with Attitude is Everything to seek advice on improvements for meanwhile spaces as opposed to purpose built venues.



Mayfield Depot – Rooftop Activation

Access – Curved Stairlift

Broadwick propose fitting a curved stairlift from the entrance on Travis Street leading up on to the rooftop.

The lift identified as appropriate is a platform curved lift described by the manufacturer as follows:

“The SL6 Curved Lift is used wherever wheelchair users, people with walking disabilities or parents with prams need to be transported safely and independently over curved stairs, platforms and gradient changes. The SL6 is characterized by the contemporary design of the trolley combined with the sophisticated and unobtrusive look of its unique track system.”



Mayfield Depot – Rooftop Activation

Access – Example Curved Stairlift

The SL6 Curved Lift:

- has an optically successful track system made of two aluminium round tube profiles, which can be optimally used as a handrail, as it does not have to be lubricated due to the dry-running roller drive system of the drive.
- drives on a sophisticated track system, which is characterized by the fact that it does not require additional cross braces, switches, contactors, and there are no sharp-edged racks on the tube profiles.
- includes a forward-looking drive technology, which is able to cope with long distances or curves in the horizontal plane by means of two synchronously running drive guides, without the need for additional support rails.
- can be mounted both on the wall and on free-standing supports. In addition, it is also possible to attach the load-bearing parts of the track fasteners under plaster, so that apart from the track and the round transitions from the wall, no brackets or other fasteners disturb the overall picture.
- moves spatially on the inside of the stairs and can therefore negotiate curves of up to 180°. Any existing landings, platforms, ascents and descents, as well as horizontal movements are not an obstacle.
- is provided with safety barriers and ramps on both sides of the platform. There are safety functions on the access flaps and on the platform floor that rule out any risk of entrapment.
- is operated simply by pressing a button. All functions such as raising the platform, opening and closing the two safety barriers and raising and lowering the ramps are carried out automatically.
- is controlled via radio control and therefore does not require any dangerous cable feed in the area of the stairs.
- is powered by rechargeable batteries, which means that it can be used without restrictions even during a power failure.
- can also be used outdoors.
- meets the latest European safety requirements, corresponds to the EU Machinery Directive

Mayfield Depot – Rooftop Activation

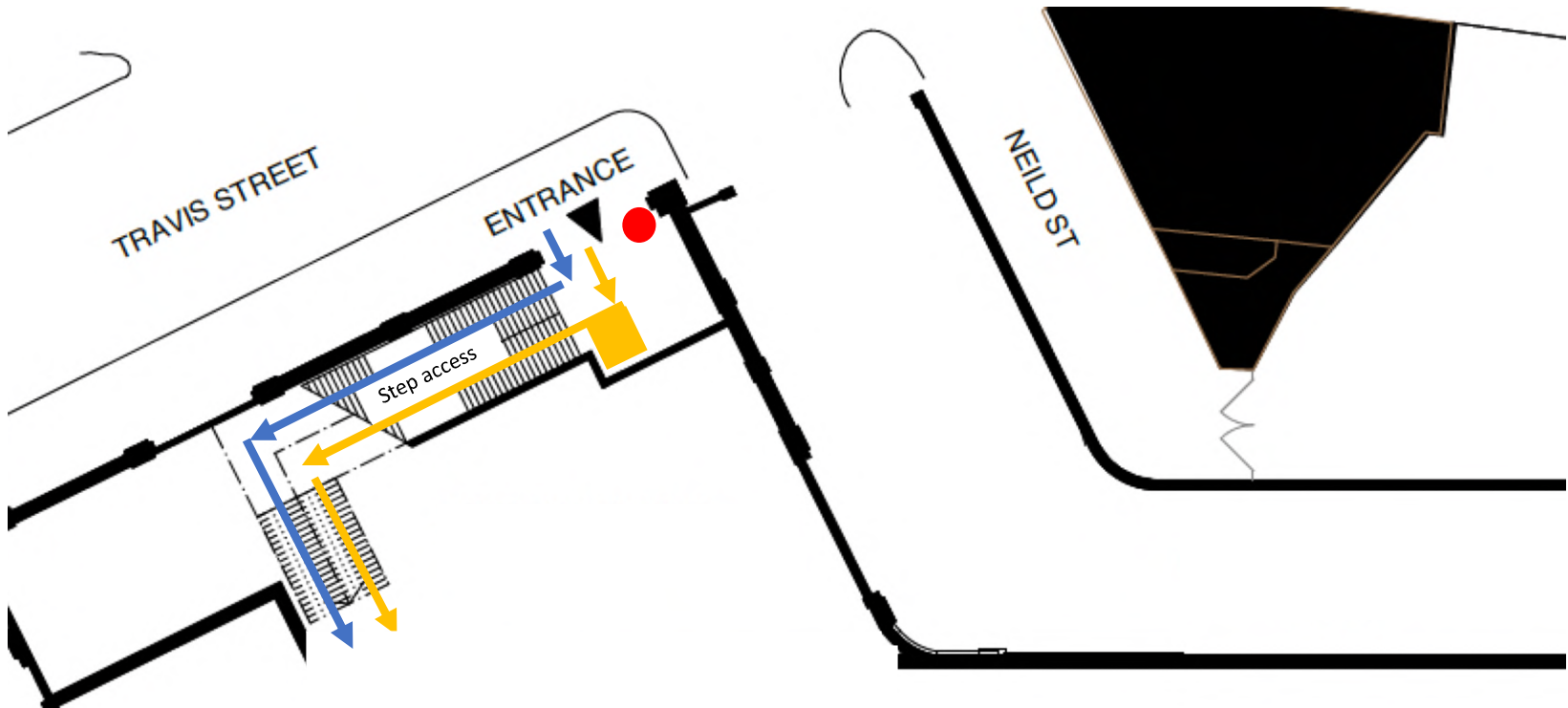
Access – Curved Stairlift



Mayfield Depot – Rooftop Activation

Access – Ground Floor

-  Pedestrian access
-  Accessible – pedestrian stairlift access
-  Welcome host / security position



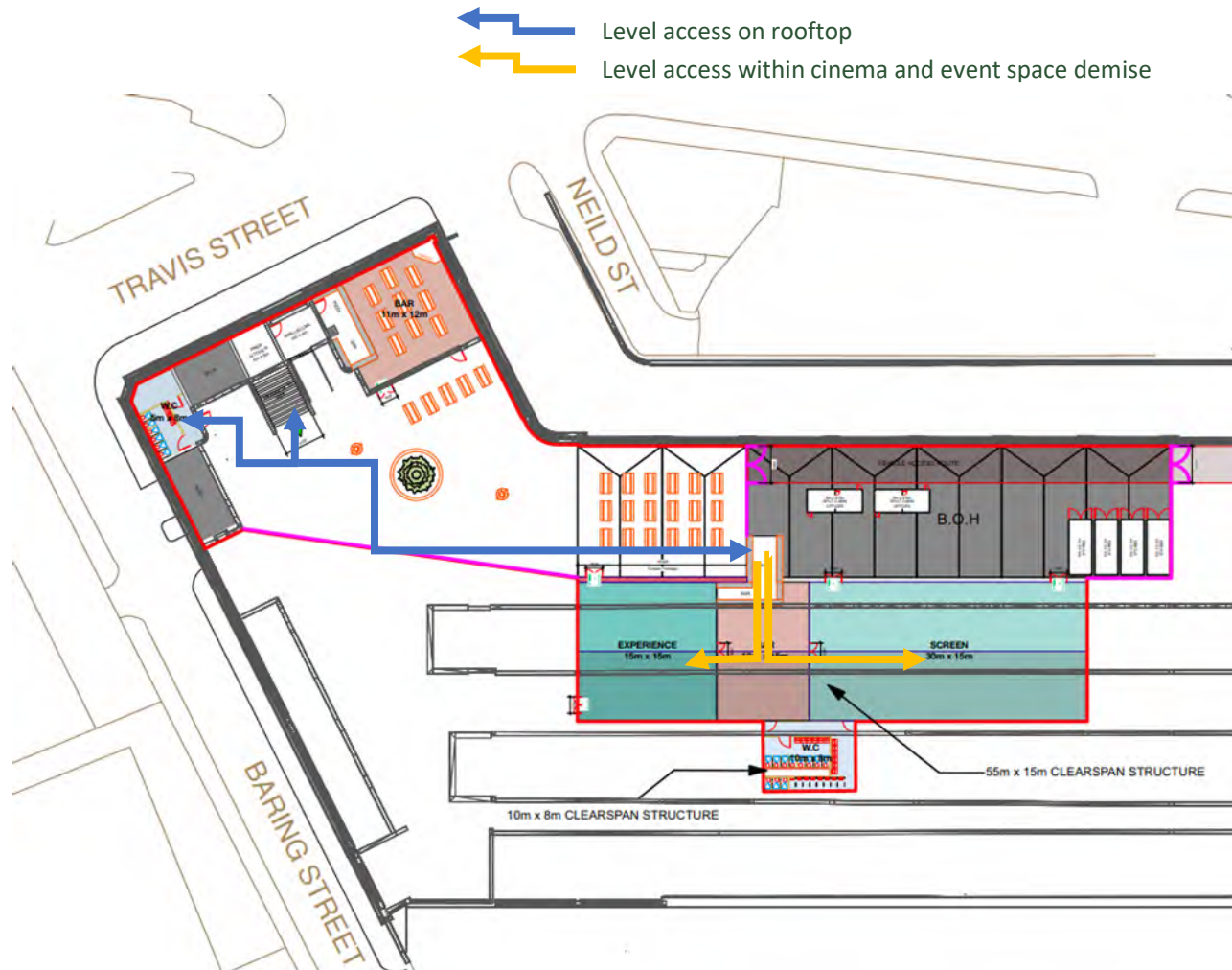
Mayfield Depot – Rooftop Activation

Access – platform level

Access around the venue

Once at the roof level, all guests will be able to move around the venue in a step-free manner. Tables and benches will be designed so that they can provide wheelchair users with a place at the table. Spaces are available in the cinema area for guests who require a wheelchair.

Accessible WC will be available on the level access also, the location of which is to be determined as site plans develop.



Mayfield Depot – Backyard Cinema

Design Concept

The single clearspan structure, highlighted on the proposed site plan submitted with this application, is divided up into three main spaces to serve the needs of Backyard Cinema.

Guests will first enter a themed lobby and refreshment area that will begin to bring the experience to life. Internally, this alters depending on the theme of the night.

When events are taking place, the chambers either side provide the main performances. The smaller chamber provides a space for hire or potentially a further experiential and immersive live drama in line with the theme.

The larger chamber will house the main cinema screen, which again will vary depending on what films are being shown during the course of that week.

Previous themes have been 4th of July (American Blockbusters), Pride month (LGBTQ+ films), Father's Day (Dad role models), and Top 5 Queens for the Queen's Jubilee weekend, amongst others. Each theme has alternative decoration and supporting props to give distinctive and creative theatre and cinema experience.



Mayfield Depot – Backyard Cinema

External Appearance

The new temporary structures to be delivered as part of the Proposed Development will be clad on the south side with Trimapanel, which is an insulated, flat architectural wall-cladding panel. The intension is to mirror the walls of the main Depot (as illustrated below).

This will provide a high quality finish and ensure that noise from the site can be controlled to an acceptable level and in line with the Acoustic Report prepared by dBx Consulting. A specification document has been provided with this application that sets out the sound reduction values.



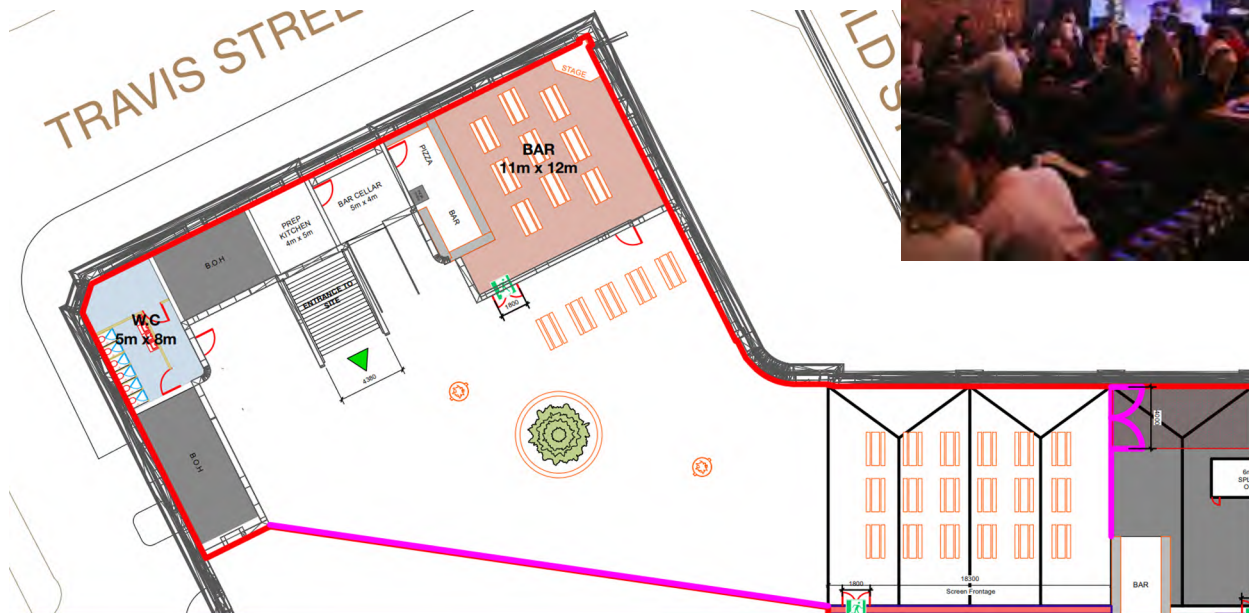
Mayfield Depot – Backyard Cinema

Detailed Design

Outdoor area

Similar to the operation of Freight Island below, the outdoor area will be a welcoming space for guests to Mayfield. This provides outdoor seating, a food and beverage unit, and covered areas to make it more useable all year round.

The bar also includes a small stage for intimate acoustic performances and for additional immerse experiences.



Proposed outdoor seating areas



Images from Backyard Cinema highlighting their offer in London



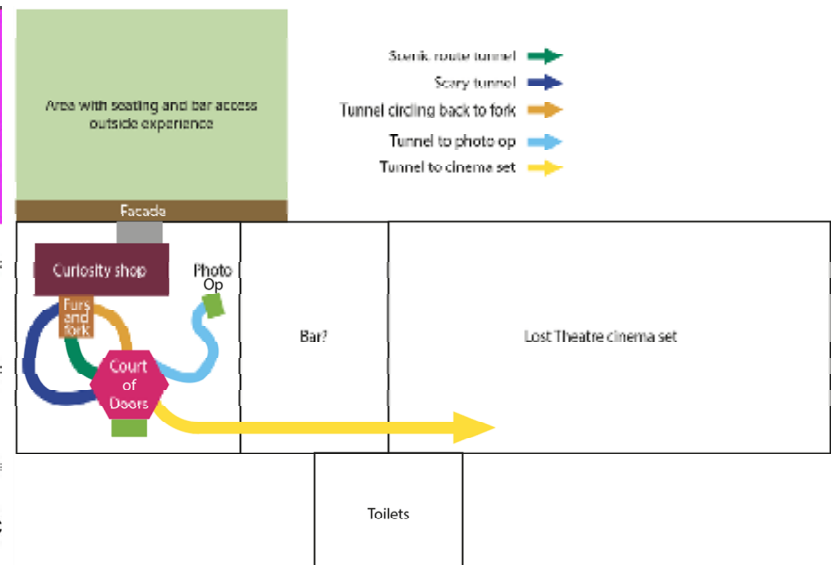
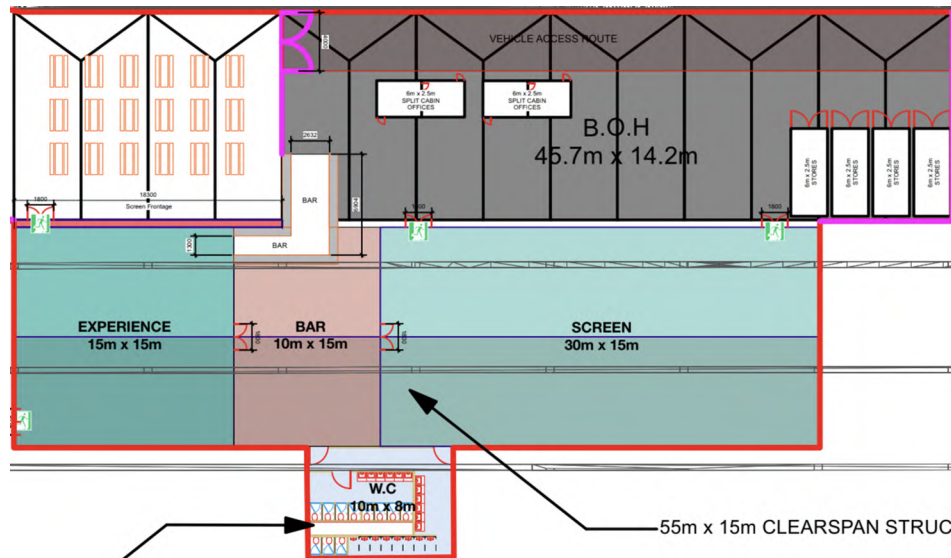
Mayfield Depot – Backyard Cinema

Detailed Design

Internal areas

Within the temporary structures, a series of rooms are provided that help to immerse guests in the cinema experience and changing theme for Backyard Cinema.

Below shows how this may work, taking the plan form and showing conceptually how guests would experience the set changes. The images on the right show how this might work with a theme surrounding fantasy e.g. The Lion, the Witch and the Wardrobe.



Mayfield Depot – Rooftop Activation

Summary

In summary, the proposed temporary development at Mayfield Depot to provide a new cinema and event space is supported by the ambitions of the Mayfield SRF to deliver exceptional meanwhile uses. It will bring the rooftop of the Depot back into activation, which has been immensely successful in relation to the Mayfield Depot and Freight Island.

The Depot Rooftop is key to the future success at Mayfield and will help visitors to visualise the longer term ambitions of this space. The proposals will represent an excellent new cultural addition to the city and will cater for all ages.

In terms of access, the proposals are fully accessible throughout. The accessible route to the rooftop areas will be a staff-assisted stairlift. Staff will be fully trained in this apparatus. This is set out in the Event Management Strategy prepared by Broadwick and submitted with this Application.

Full details of how the proposals align with adopted Planning Policy, Strategic Frameworks and other material considerations, including the NPPF, are set out in the Planning Statement submitted with this Application.

