

Macclesfield Youth Zone, Oxford Road, Macclesfield SK11 8LH

Public Consultation pre-planning
25/02/2023



**MOWAT &
COMPANY**

URBAN PLANNING
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INTERIOR DESIGN
EXHIBITIONS & MUSEUMS
PRODUCT DESIGN

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Youth Federation Limited is the sole corporate trustee of The Fermain Club which was established in 1938 to provide and maintain a youth centre for young people under the age of 21 in the Macclesfield area.

The Fermain Club aims and objectives were established by Cheshire East Council as:

“The provision and maintenance of a youth centre for the use of persons under 21 years of age who are resident in the district of Macclesfield without distinction of political, religious or other opinions, including use of meeting, lessons and classes and for other forms of recreation and leisure time occupation, with the objective of improving the conditions of life for the said persons.

The said land and buildings should be held upon trust for the purposes of a youth centre as aforesaid.”



Introduction

Young Maxonians need a place to go after school, at weekends to develop health and skills.

Young Maxonians

52044 people live in Macclesfield.

23% of the town are under 19 years old.

There is no dedicate place for them outside school or home life. There are few places for them that are not “unformed”, faith based or disability based.

It is assumed that young people will travel to Manchester and Stockport for leisure activities but regular / affordable local transport is an issue and young people only generally want to travel short distances – especially in the evenings.

The Fermain site is within 2 miles of all the High Schools in Macclesfield and a 20 minute walk from the train station

Opportunity & Vision

Our Vision is a place for the young people of Macclesfield which is welcoming, fun, thriving, safe, and sustainable. It will provide the highest standards in education, health and wellbeing, recreation and personal development.

Local youth need a place to meet, to socialise and to get support when needed. Open access for all is key so it is a centre for all youth in Macclesfield, so it needs to be independent of particular social or religious communities.

Why?

Young people are on a vulnerable transition between childhood and adulthood and need trusted adults and positive role models to help them on this journey. Not all young people are fortunate enough to have good support networks and even those that have are not always able to talk about their problems for fear of being a burden to their family.

Youth services are crucial to ensure help is available in a setting away from the formality of school. However in the last decade there has been a 74% cut in youth services funding in the north west and this has consequences across our communities, impacting on crime levels, youth unemployment, health and wellbeing.

Even before the pandemic children and young people were facing a mental health crisis with NHS data showing the mental health of young people in England has worsened since 2017. In East Cheshire’s Mental Health Strategy it is estimated 12,500 children and young people have a mental disorder with a higher prevalence in Macclesfield and Crewe.

Good youth work can assess needs and identify potential problems early in a way that teachers rarely have time to do. It can also be inspirational, providing tasters of a whole range of activities that can uncover hidden passions for sport, arts and crafts, cooking, current affairs and heritage in an inclusive space.

Crime

Number of ASB incidents reported in Macclesfield in the past year - 684. A Youth Zone will help reduce this acccross the town by giving young people somewhere to go and something to do.

Pilot events

Youth Fed have held some pilot events including a “Tech Truck” gaming event.

Funding

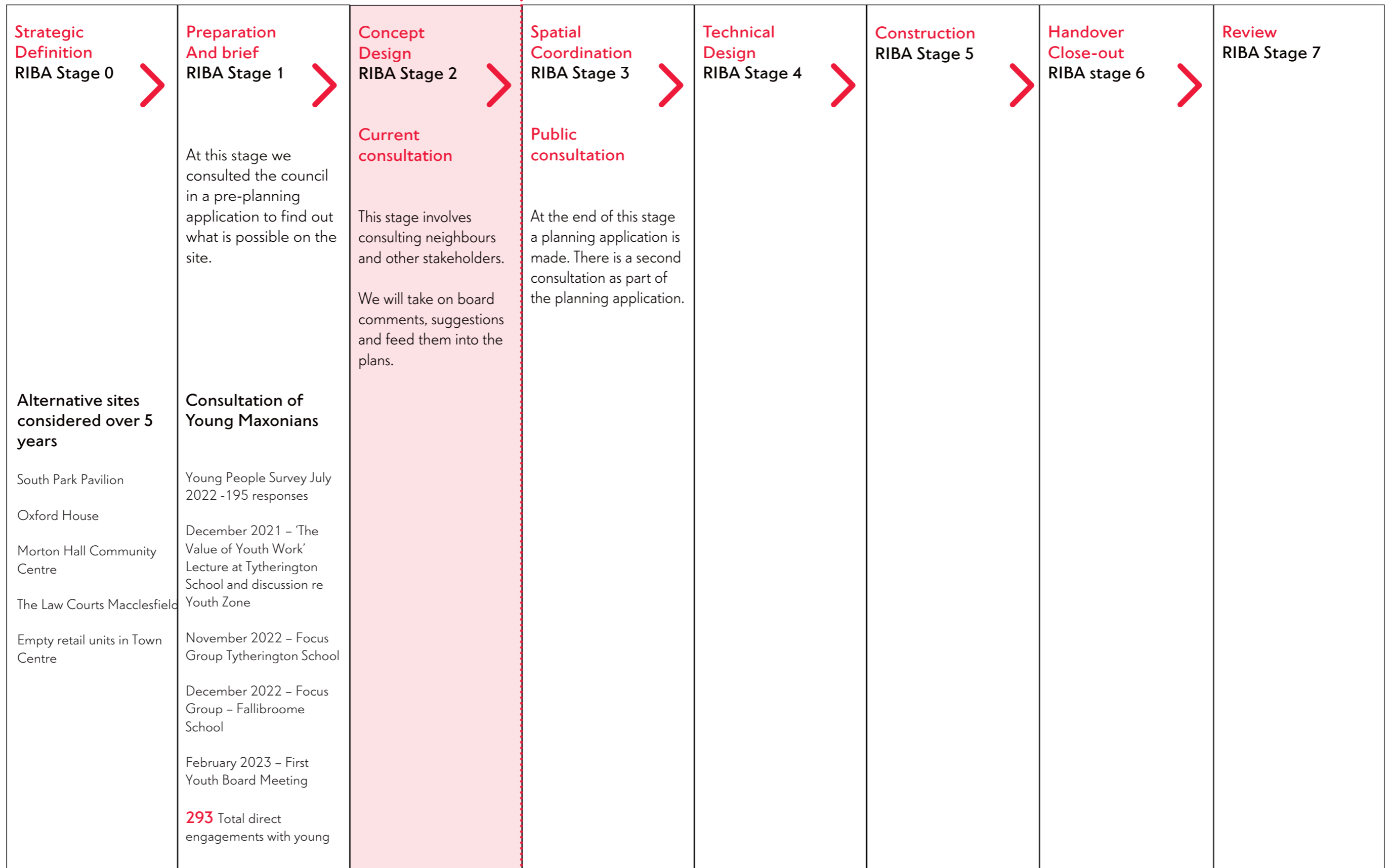
The proposal is to be funded entirely by Youth Fed’s private benefactors and not from council funds. It is a significant investment into Macclesfield future.

List of schools & colleges

- All Hallows Catholic College
- The Fermain Academy
- The Macclesfield Academy
- The Fallibroome Academy
- Tytherington School
- The King’s School Macclesfield
- Park Lane Special School
- Macclesfield College



The Consultation process



The Project Team

Young Maxonians

Young people across Macclesfield and are continuing to consult school representatives about activities and needs. Some of these are shown on the right.

The consultation is building an understanding of what is needed and wanted by young people. Many young people had outdated views of what a youth club could include which is where further consultations with the schools is bringing invaluable insights to what is needed. Over 80% of young people consulted wanted a safe space to meet friends..

The consultation is ongoing and will continue up to the opening. Once opened the membership programme and booking service will ensure the offer stays relevant to young people.

Youth Fed

Youth Federation Limited is the sole corporate trustee of The Fermain Club which was established in 1938 to provide and maintain a youth centre for young people under the age of 21 in the Macclesfield area.

A youth club operated from the Fermain site until 2015, when part of the land and existing building was given over to the Fermain Academy Free School set up under the Department of Education Free School Programme to cater for pupils who had dropped out of main stream education and needed additional support.

The intention was that a new youth centre would be built on the remaining Fermain land but the council were unable to assist with funding for such a venture

Mowat & Company - Architects

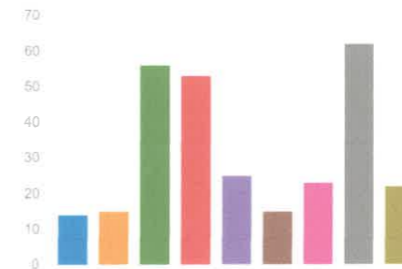
The company specialises in imaginatively adapting and sustaining old places. We work together with councils, organisations, companies and individuals to produce architecture, interiors and furniture. We are a dedicated and focused team. We specialise in housing, infilling gaps between buildings and developing brownfield sites. We do this because it's less wasteful. We do this because people adore places with history. It creates social, cultural and financial value.

The team is lead by Alex Mowat who trained at Northwich college of Art before a master's degree at the Royal College of Art. The main point of contact is Volha Prus (a very talented Mum).

2. What activities would you like to do?

[More Details](#)

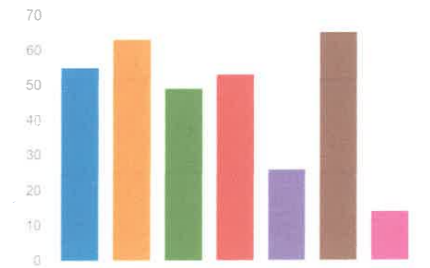
● Youth Club	14
● Uniformed Youth Group i.e. Scou...	15
● Team Sport i.e. Football / Hockey	56
● Individual Sport i.e. martial arts /...	53
● Dance / Drama	25
● Band / Choir	15
● Volunteering	23
● Gaming	62
● Other	22



4. What Skills / Support do you need

[More Details](#)

● Cooking	55
● Money Management	63
● Employability Skills	49
● Mental Health support	53
● Mentoring	26
● Careers Advice	65
● Other	14



The “Fermian”

The centre has been in West Macclesfield and used the site since 1938.

The Fermain was founded in 1938

The Fermain was founded in 1938 as part of the government’s post world war one drive to establish a network of “Clubs” to encourage sport and personal development amongst Britain’s male youth. It was previously known as Fermain Boys Club. See Image from “the spirit of Macclesfield by Doug Pickford” below.

The new building was locally funded

In 1961 the local community started fundraising for a larger building.

A wine tasting was held at the Flowerpot pub and the boys held a bingo evening at the Stanley Hall. To save the boys shovelling the soil locals were asked to fund raise for their bulldozer.



1964

By 1964 the site shows the new “Macclesfield Boys Club” (outlined in blue) and has been in continual use for young people as such since then.

The green arrow shows the original access drive from Oxford road.

The Previous building

The previous building fell into disrepair and part of the land was sold off to allow demolition to take place. This is now Loxley Close.



The current building

The current building was constructed in 1995 (top image)

Youth Fed initiated the refurbishments and the creation of the Fermian Academy in 2015.



Membership and activities

The key facts about how the building will operate.

Opening times

6 days per week (members only)

3pm - 9 pm - week days

9.30 - 1.30pm - Saturdays

Timetables for juniors and seniors will be created by MYZ's Youth Board. A draft timetable is shown below.

All young people will need to be members and will need to sign up to the code of conduct.

Benchmarking

Youth Fed have visited the following on-side youth zones and spoken to the young people about the benefits of a youth zone and the type of activities they enjoy – The Hive (Birkenhead), Wigan Youth Zone, Warrington Youth Zone.

Max Capacity

The youth club will operate an average attendance of 50-60 at a time. The building has a maximum capacity of 200 people for events. (parents evenings etc)

Staffing ratios are as follows;

- 7-8 years 1:6
- 9-12 years 1:8
- 13-18 years 1:10

Formal activities and Programmes

- Mental Health awareness
- Financial literacy
- Career development
- Cyber security
- Non formal accreditation

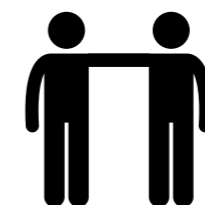
Queue and Play

The following activities will be available each day. Sessions have a maximum capacity and will be operated on a 'first-come, first-served' basis.

- Football, Gym/Fitness,
- Basketball, Gymnastics,
- Tennis, Badminton,
- Netball, Table Tennis, Rock Climbing
- Hockey,
- Dodgeball,
- Arts and Crafts,
- Gaming,
- Silent DJ-ing, Music making, Karaoke,
- Hair and Beauty,
- Social games/skills, Pool,
- Team games,

	Monday Seniors	Tuesday Juniors	Wednesday Juniors	Thursday (alternates between Juniors/Seniors)	Friday Seniors
15.00	Seniors Makeover Monday	Juniors Get Creative	Juniors Creative Cooking	Project/Theme night Money Matters	Seniors Dress to Impress
16.00	Seniors Podcasting	Juniors Fun a d Games Hour	Juniors Street Dance	Project/Theme night Youth Voice	Seniors The Gaming Hour
17.00	Seniors Tik Tok Challenge	Juniors Tech Time	Juniors Passion for Fashion	Project/Theme night Your Career, Your future	Seniors Ready Steady cook
18.00	Seniors Music Create	Juniors Film Making	Juniors Zoo to U	Project/Theme night Social Action Planning	Seniors Photography
19.00	Seniors Real Time Sign Language	Juniors Silent Disco	Juniors Film Night	Project/Theme night Living your best life	Seniors Quiz night
20.00	Seniors Issue based activities	Juniors Circus skills	Juniors Sculpture Vulture	Project/Theme night Duke of Edinburgh	Seniors Puzzle Fest
20.30	Seniors Mindfulness	Juniors Mindfulness	Juniors Meditation	Project/Theme night Mental Awareness	Seniors Reflection

	Saturday Juniors
9.30	Juniors Environmental Project
10.30	Juniors Dram / Performance
11.30	Juniors Photography
12.30	Juniors Reflection



Planning Policies

The planning policy identifies that “community use of the following private facilities is also very important: Fermain/Boys Club (4MI)”

Planning designations

It is **not** designated as a park or garden.

It is **not** designated as Natural or semi natural urban Green space.

It is **not** designated as a Green corridor.

It is **not** designated as Amenity Green space as it is not public land or a civic space.

Cheshire East Strategy

Section 6.10 of the Cheshire East Strategy on ‘Green Space Strategy 2020’ set to “identify and prioritise infrastructure needs for the plan period” including “improved sports facilities.”

Section 6.20 prioritises “Future demand for football and 3G pitch provision. Football - improve pitch quality, To reduce shortfalls and increase future capacity at key sites”.

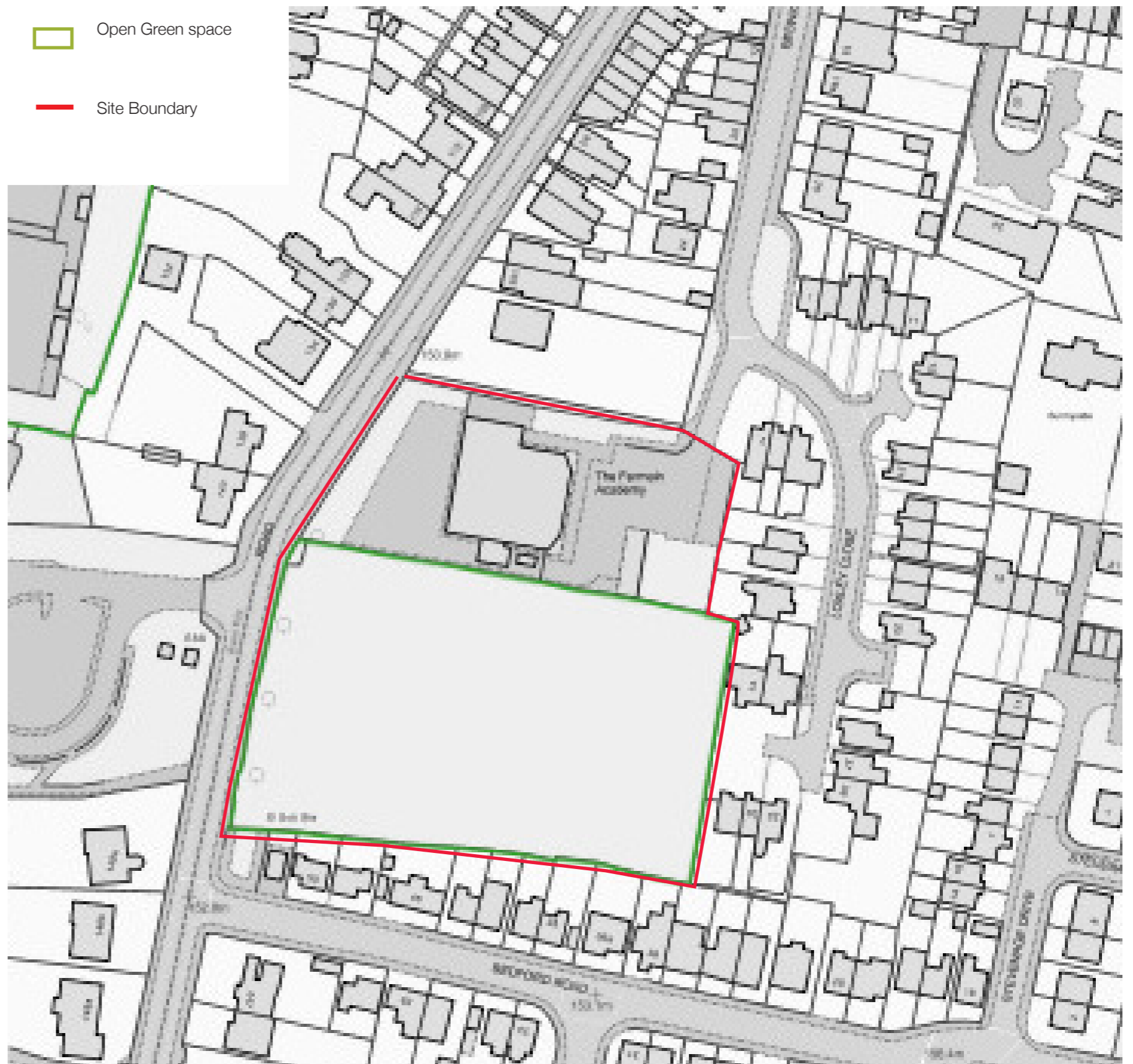
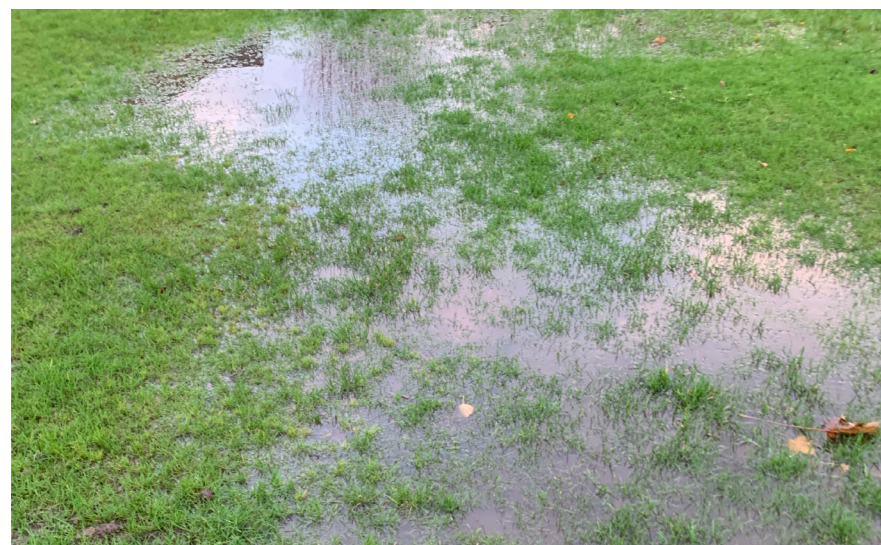
Section 6.21 Endeavours “to upgrade poor quality children’s play sites through available funding mechanisms.”

“Community use of the following private facilities is also very important: Fermain/Boys Club (4MI)”

2012-02-03 Macclesfield Open Space Report

Current use

The current space is used occasionally by Hursfield FC but suffers from lack of drainage.



Location 1 - Loxley Close end

Access and security

1. Pedestrian Entrance

Access from Beswick st. through protected trees (raised canopies).

Alternative pedestrian access from Oxford Road manned at peak times subject to safety and detailed design with Highways.

2. Cars and Servicing

Vehicle access from Beswick st. via upgraded entrance.

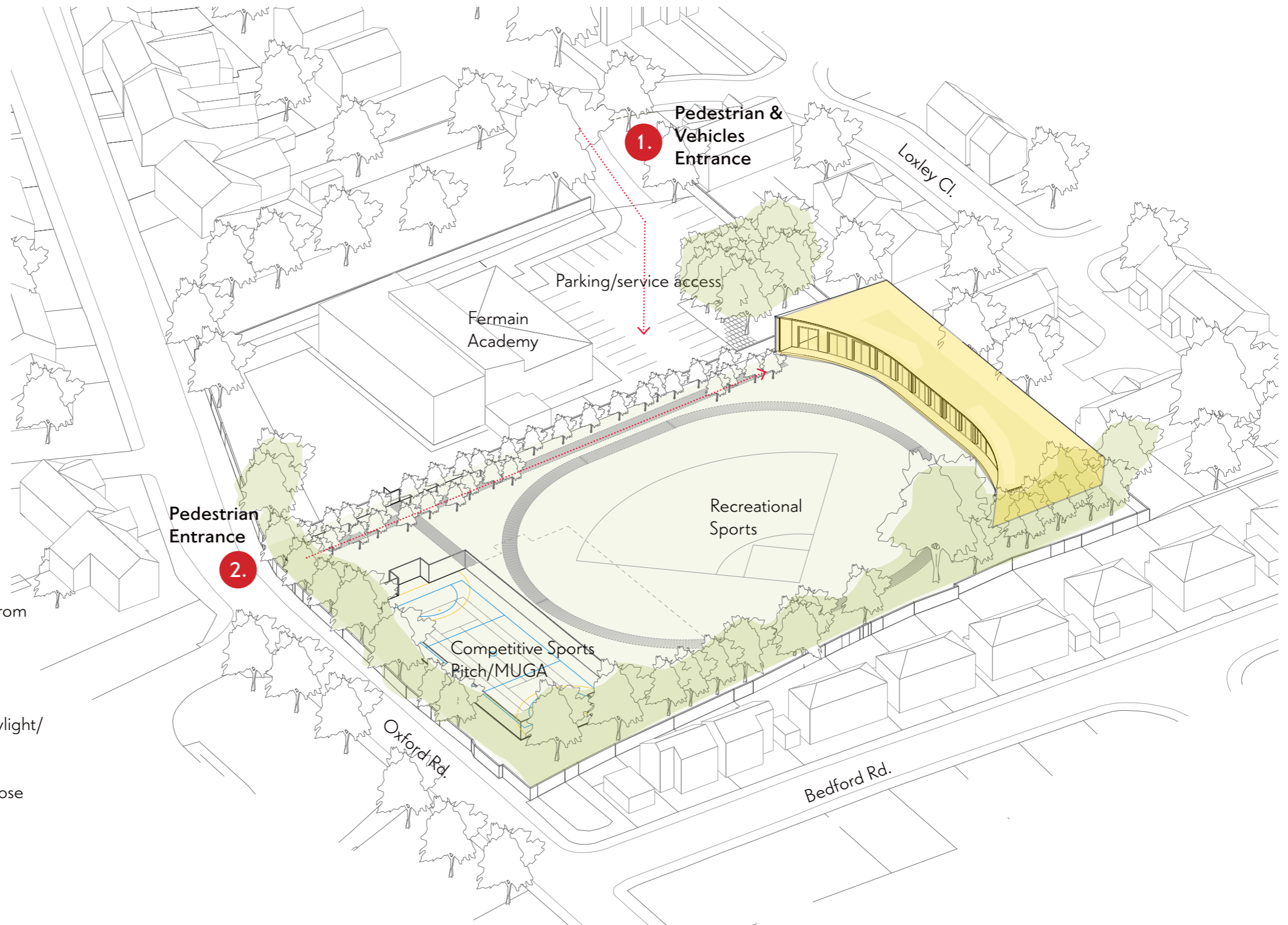
Service vehicle access from Beswick e.g. refuse vehicles. Side access gate to pitches for fire engine.

The Proposal

- Building at the east of site
- Sports pitch at the west end.
- Shared car park and approach from Beswick street

Issues

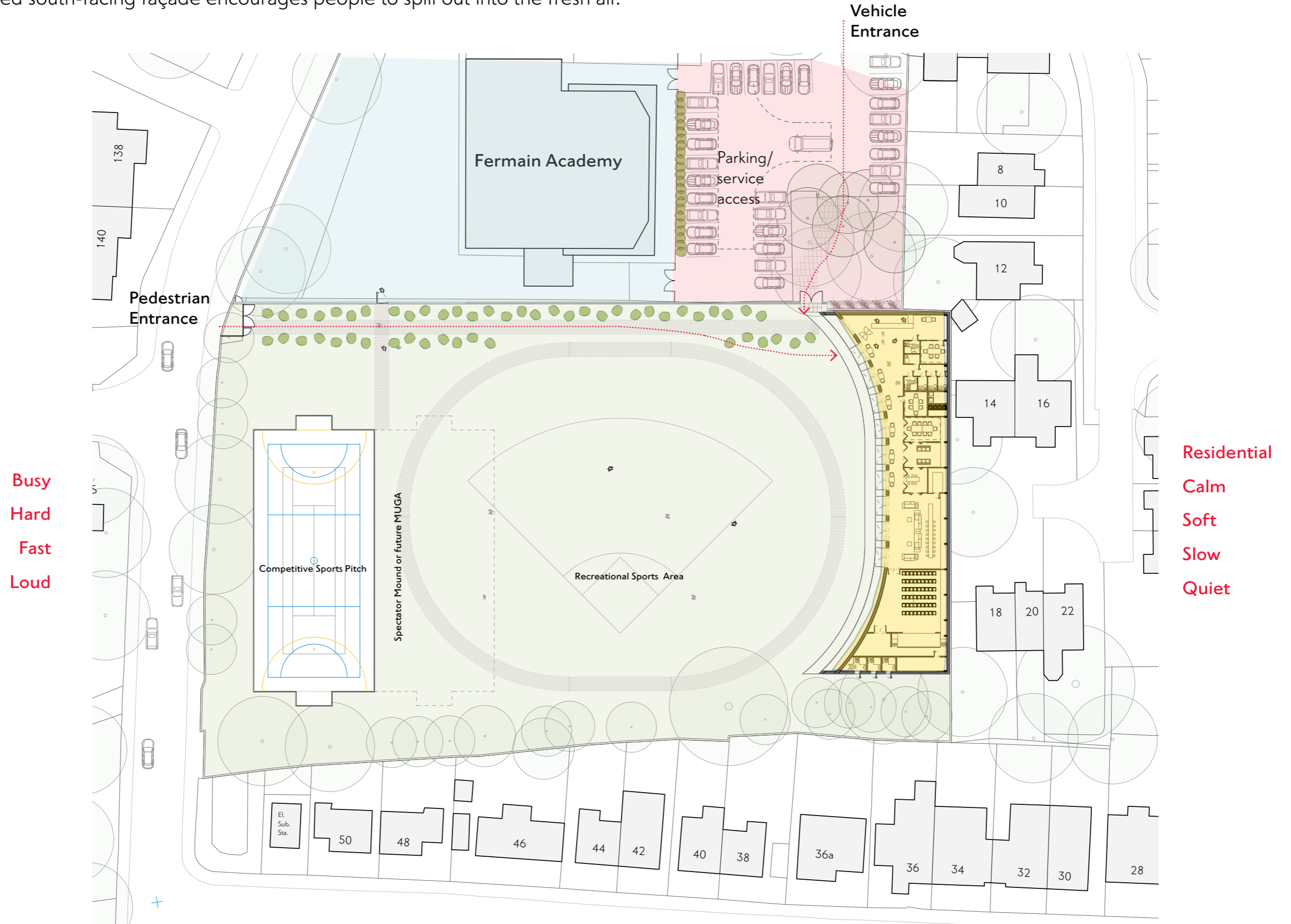
- Amenity of the neighbours - daylight/sunlight/right of light
- Close to Treet roots
- Close to 12,14 and 18 Loxley Close
- Good road safety
- Party wall awards required



Location 1 - Loxley Close end

This is located at the max distance form the adjacent homes.

Its curved south-facing façade encourages people to spill out into the fresh air.



Location 2 - Next to Fermain Academy

This is located at the max distance form the adjacent homes.

Its curved south-facing façade encourages people to spill out into the fresh air.

1. Pedestrian Entrance

Access from Oxford Road subject to safety and detailed design with Highways.

2. Cars and Servicing

Vehicle access from Beswick st. via upgraded entrance.

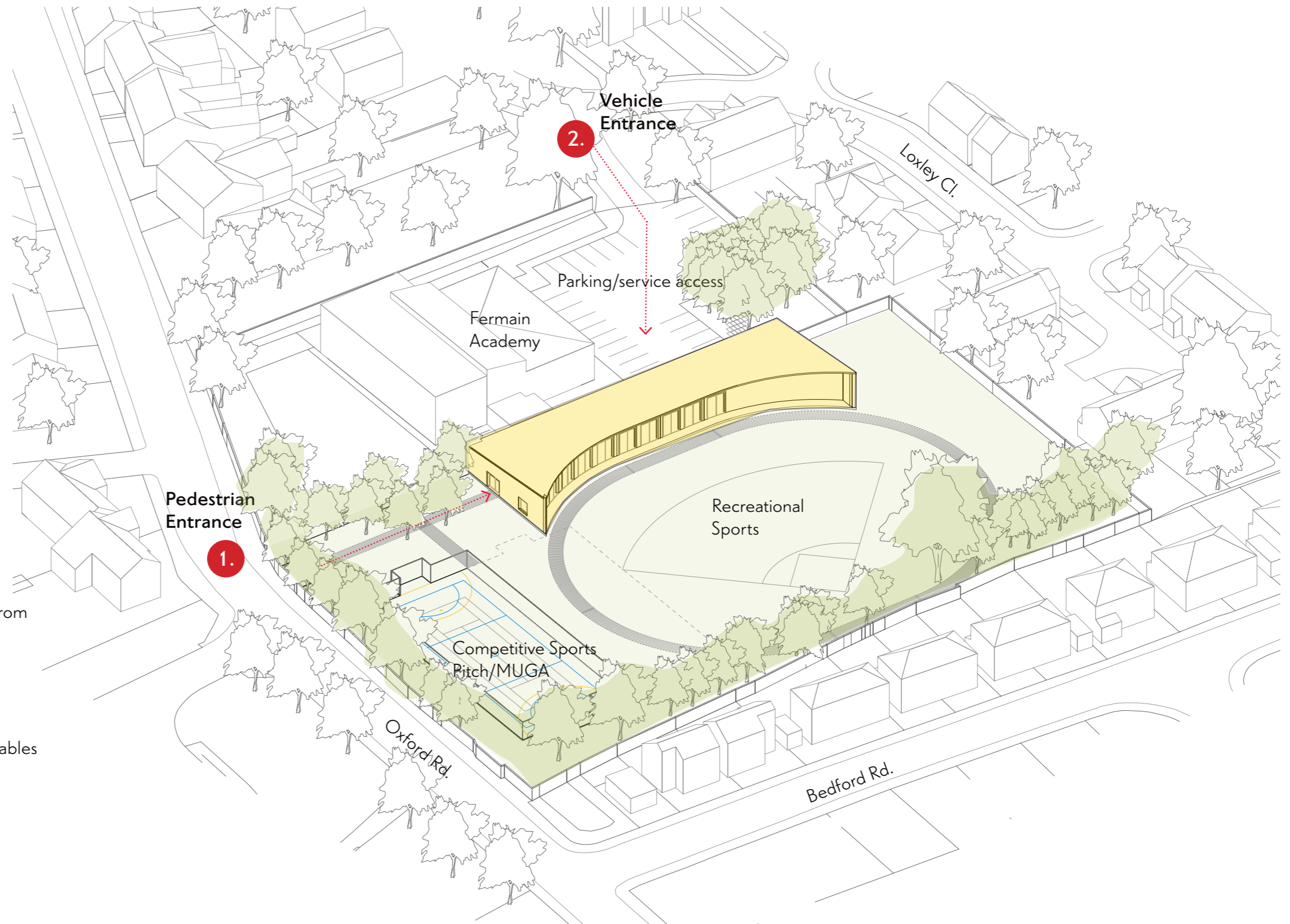
Service vehicle access from Beswick e.g. refuse vehicles. Side access gate to pitches for fire engine.

The Proposal

- Building at the north of site
- Sports pitch at the west end.
- Shared car park and approach from Beswick street

Issues

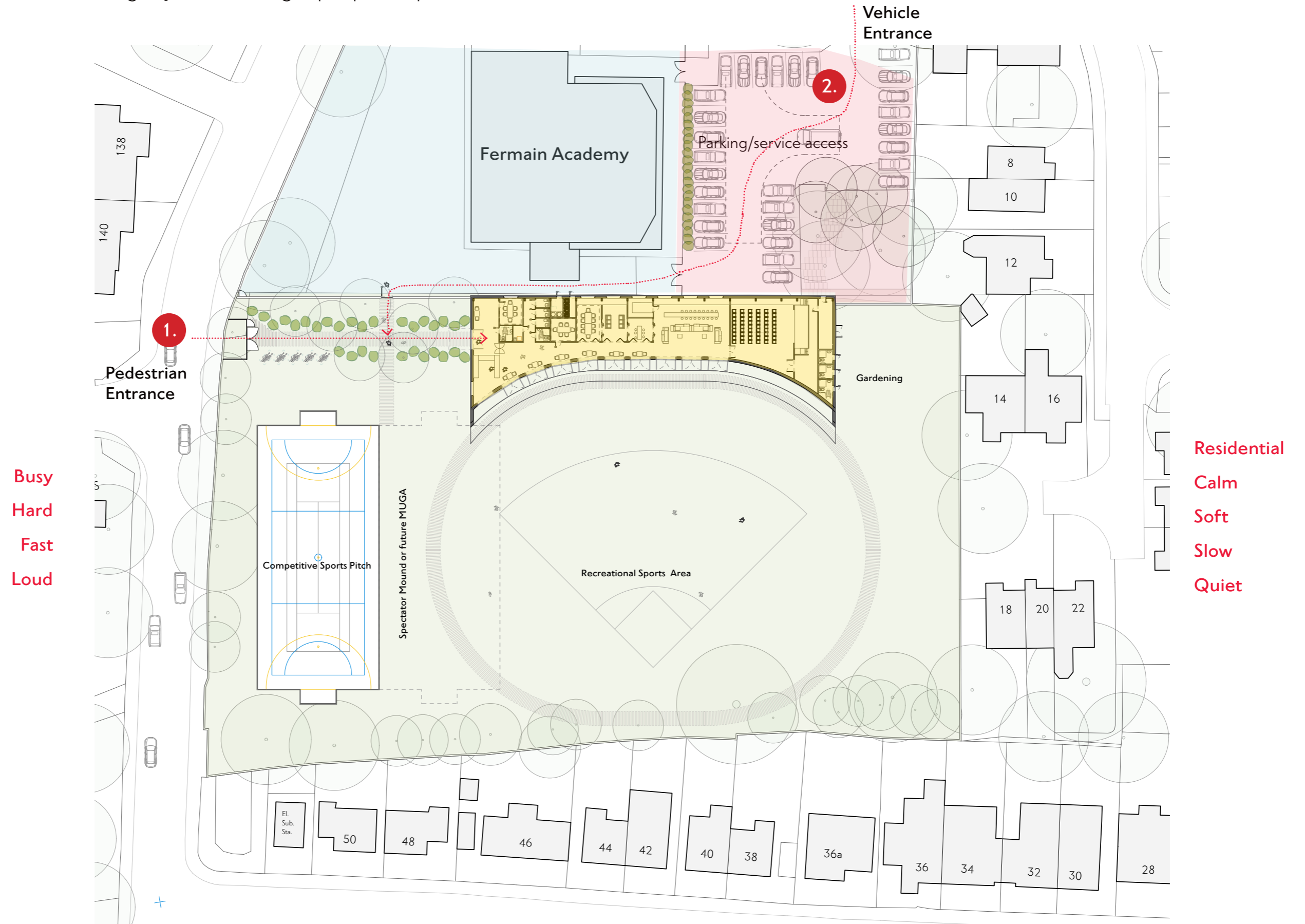
- Further from residential homes
- Avoids building over electrical cables
- Avoids building over sewer
- Further from trees roots
- No party wall awards required



Location 2 - Next to Fermain Academy

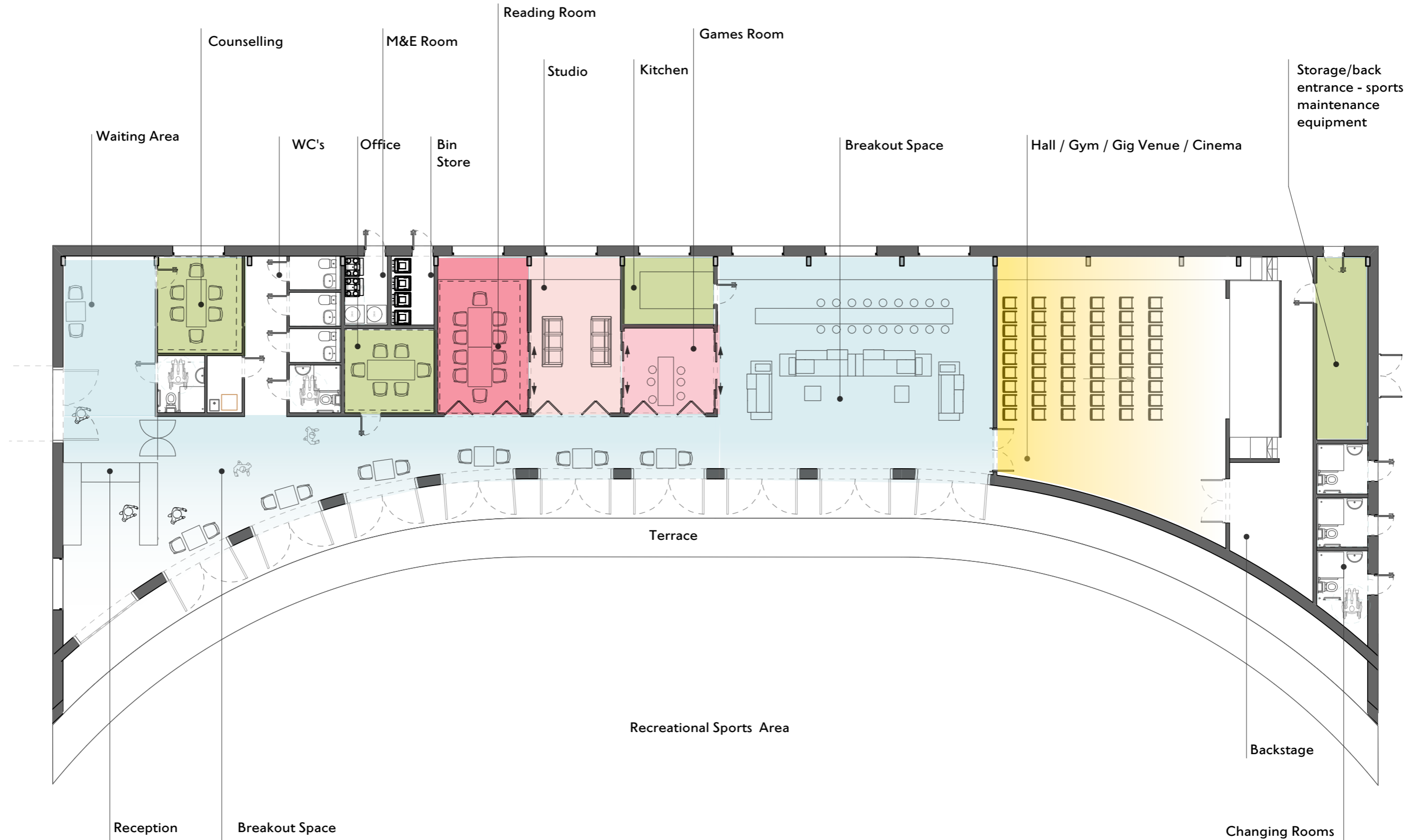
This is located at the max distance form the adjacent homes.

Its curved south-facing façade encourages people to spill out into the fresh air.



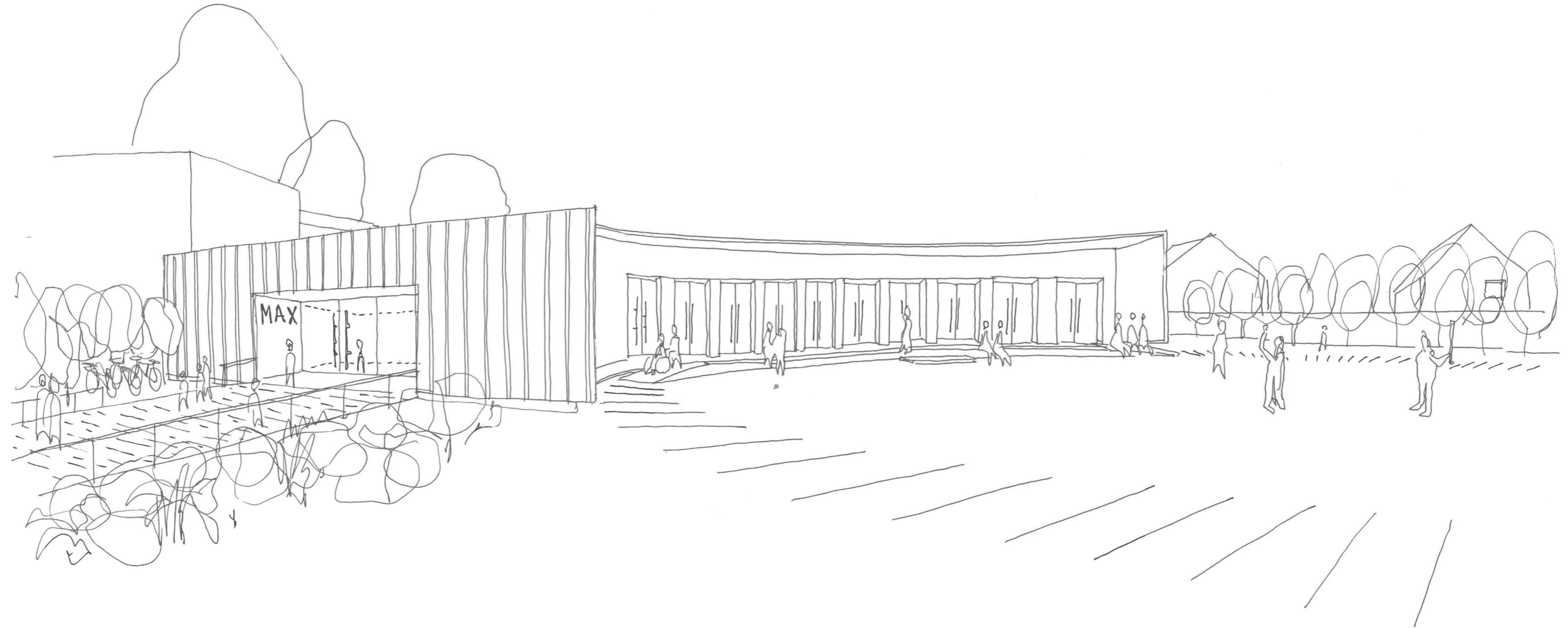
3.4 The Building layout and Security

Reception staff can see people arriving, the games area and down the whole building. Everyone enters through the turnstile to ensure security and safeguarding.



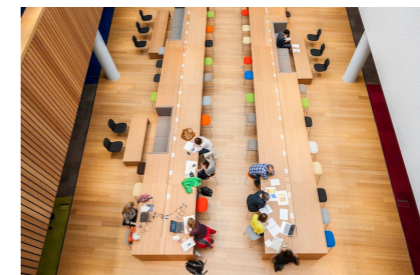
Recreational sports

Opening onto the green space with steps to hang out when the sun shines and a roof when it rains.



Proposed Interior

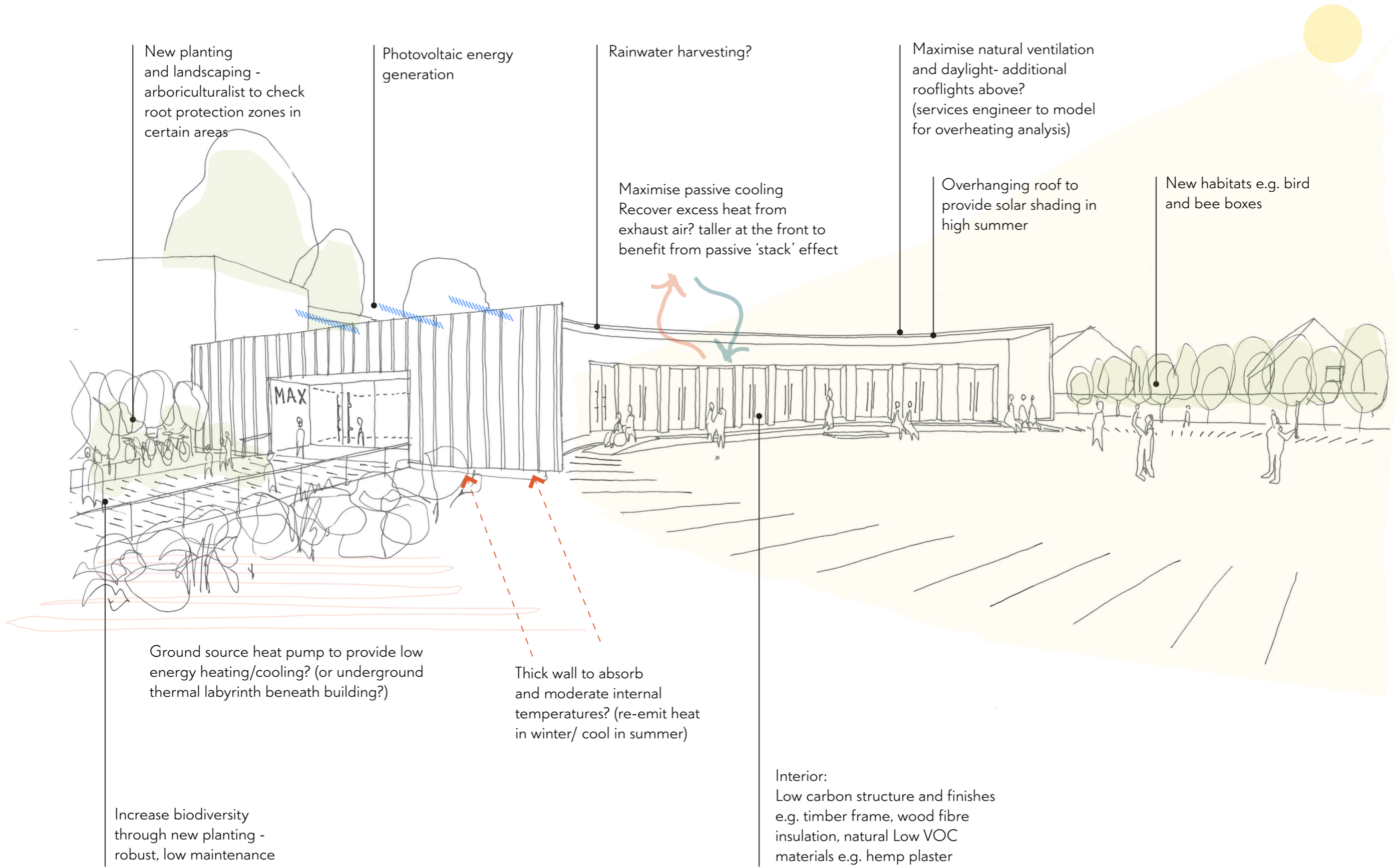
A single storey building with a timber roof and tall flowing spaces



Sustainability Design

Site, Massing, Orientation and Landscaping

Maximise natural daylighting



Your Feedback

About you

Name _____

Address _____

Your interest in the project

I am between 8 and 20 and live in Macclesfield Yes / No

I am an Adjacent Occupier Yes / No

I am a Parent with children Yes / No

Best contact methods

We would like to stay in contact with progress. We would like to stay in touch at each stage to keep you up to date. If you would like to be kept informed which is the best method for you.

Mobile : _____

E mail. _____

Postal Address _____

Youth Fed Newsletter _____

As this is a public meeting we will be taking photos as a record of the event. If you do not want to be in any close up photos please make the staff taking the photo aware and do not tick the consent column.

Feedback on Design

Preferred location

Location 1 - Loxley Close end Yes / No

Location 2 - Next to Fermian Academy Yes / No

Reasons for preference

Building Design and site layout

Access and Servicing

Materials palette

Thank you for
your input.
We are listening!

A Name for the building

We are consulting on the name of the new building

Macclesfield Youth Zone (MYZ) Yes / No

or
Max Yes / No

If you scan the QR code we would love to know what you think



Feedback on other topics

My comments on the scheme in regard to planning policy are :
