

DESIGN & ACCESS STATEMENT – REVISION B

**PROPOSED NEW CLUBHOUSE & COMMUNITY HUB
THE LOOM LOFT STADIUM
SHAWBRIDGE
PENDLE ROAD
CLITHEROE
LANCS
BB7 1LZ**

for

CLITHEROE FOOTBALL CLUB LTD.



PD Construction Consultants
7 Beech Street, Clitheroe, Lancs., BB7 2LL
Paul Derbyshire Dip. Surv. AssocRICS



INTRODUCTION

The Loom Loft Stadium is located off Pendle Road, Clitheroe on the eastern side of the town centre. Ordnance Survey grid reference SD 74753 41788.

The proposed works are to replace the prefabricated, modular clubhouse building, erected in 2008, with a new masonry built structure.

The development location is located in Flood Zone 1 and is 78m above Ordnance Survey datum. Areas to the north-east corner of the stadium are located in Flood Zones 2 & 3, therefore a Flood Risk Assessment has been provided for the application

The site is in planning use class F2(c).

Clitheroe Football Club is registered as 'a private company limited by guarantee without share capital', a non-profit making sports club.

Please refer to the drawing numbers listed below:

1720 – 01	Existing Ground Floor Plan.
1720 – 02	Existing Elevations 1 of 2.
1720 – 03	Existing Elevations 2 of 2.
1720 – 04	Proposed Ground Floor Plan.
1720 – 05	Proposed Gallery Floor Plan.
1720 – 06	Proposed Elevations 1 of 2.
1720 – 07	Proposed Elevations 2 of 2.
1720 – 08	Proposed Cross Section.
1720 – 101	Existing Site Plan.
1720 – 102	Proposed Site Plan.
DR-T-MR-30-001A	Topographical Survey
1720 – 201	Proposed Parking Plan

AVAILABLE PLANNING HISTORY

Planning Decisions:

3/2025/0125	Proposed new floodlight installation.	Pending
3/2021/0690	Proposed car parking and soft landscaping to rear of stand	Approved
3/2008/0436	Construction of new clubhouse and car park works	Approved
3/1998/0286	Proposed new changing rooms	Approved
3/1997/0186	Proposed new changing rooms	Approved
3/1997/0018	Outline application for new clubhouse and covered stand	Withdrawn
3/1997/0019	Proposed access road, car park and changing rooms	Withdrawn
3/1996/0153	Proposed covered stand	Approved
3/1994/0662	Proposed covered seated stand	Approved
3/1991/0160	Proposed covered stands	Approved

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following Key Statement policies are applicable to this application:

DS2	Presumption in Favour of Sustainable Development.
EC2	Development of Retail, Shops and Community Facilities and Services
DMG1	General Considerations
EN3	Sustainable Development & Climate Change
DMI2	Transport Considerations

PROPERTY DESCRIPTION

The site has been used a football ground since the 1870's. Historical information notes that the redeveloped ground, complete with spectator stand, was officially opened in August 1925. The earliest Ordnance Survey mapping first records the site formally as a Football Ground in 1929. The site has been continually improved and developed in the intervening years.

The existing clubhouse was erected in 2008. The building is a timber frame, prefabricated, modular building. The building was pre-owned when it was acquired by the Football Club and is now reaching the end of its design lifespan. The building is circa 25 years old, and as such the thermal insulation properties of the structure are much less than the current standards.

The existing building has a maximum occupancy level of 100no persons, but the toilet facilities are insufficient to provide for this level of occupancy.

Home match average attendances for last season were 760no persons. This figure is expected to be similar or above for the coming 2025-2026 season. There are 350no persons as season ticket holders, included in that figure. In addition to season ticket holders, attendance is primarily made up of local people. The average away attendance is in the region of 100 persons per match. The current clubhouse is working at full stretch to accommodate this number of people, although there are other bar and toilet facilities in the stadium.

PROPOSED WORKS

The proposed building is to be constructed in rendered concrete blockwork with an insulated, coated steel sheet roof. This building provides a more permanent and sustainable structure with a minimum expected lifespan of 40-50 years. These materials have high sustainability, being low carbon, easily recycled, and have a high thermal efficiency.

The external appearance of the proposed building is designed to compliment the local vernacular in terms of colour tones, with pale grey render to match the limestone walls, and dark blue roof sheets to match the blue slate roofing in the vicinity.

In terms of scale, the south – west elevation, facing the car park is only slightly higher than the existing eaves level, by 450mm. The proposed mono pitch slopes upwards away from the site boundary to accommodate the first floor viewing gallery on the pitch side, with minimum visual impact.

With the need to replace the current building, consideration has been given to maximise the potential use of the building and engage with the broader fanbase and local community. To that end the design has been adapted to allow for the building to be used as a community hub, and not solely as a match day venue. It is planned to offer the building for community groups & clubs, and for family functions.

With the increase in average crowd attendances for first team home matches to 760 last season; a larger clubhouse to accommodate both home and away supporters has now become a priority.

The proposed building is to be disability accessible, and the increased sanitary facilities will be in line with current design capacity standards.

OPENING HOURS

Opening hours vary considerably across the course of the year at present, as the club is predominantly used during the football season. A basic summary is as follows:

Monday	18.30 – 22.30	U23 team home games
Tuesday	18.00 – 23.00	First team home games
Wednesday	18.00 – 23.00	Cup replay matches (very occasional use)
Thursday	17.00 – 23.00	Pool Team
Friday	14.00 – 19.00	General trade
Saturday	12.00 – 19.00	First team home games
Saturday	19.00 – 23.00	Events & private functions.
Sunday	12.30 – 17.00	Ladies team matches

Moving forward with the aim of using the proposed building as a community hub, the premises will be open during selected weekday mornings and afternoons. At this early stage of development there are no specific events or groups allocated for the proposed building. The operations on non-match days are envisaged to be Monday to Friday as follows:

Morning booking	10.00 – 12.00
Afternoon booking	13.30 – 15.30
Evening booking	19.00 – 21.00

The timings are to alleviate any potential traffic issues with “rush hour” movement around school times.

These 2 hour timeslots, will not be split and will only be for a single group or organisation to ensure there are no conflicts with people arriving and leaving the site and to minimise vehicular access and egress issues on site. A traffic management document will be provided for each event organiser to identify public transport routes and nearby public parking. This document will also detail site access, egress and parking provisions adjacent to the proposed clubhouse.

Attendance levels at these events will be much less than a normal match day, so pedestrian and traffic management supervision will be much easier to facilitate.

TRANSPORT CONSIDERATIONS

When assessing the transport & travel implications, and accessibility of the premises the following points were noted.

There is existing parking availability on site adjacent to the existing clubhouse.

The Bus and Railway Interchange is located 600m from the stadium.

There is a bus stop located 25m from the premises. The C4, Peel Park Circular bus operates every 30 minutes from 07.00 – 18.15hrs, Monday - Saturday providing easy access into Clitheroe Town Centre and the Bus and Railway Interchange, allowing travel on to destinations further afield. There is a bus stop 240m from the site that provide access to all through routes out of town.

The property is readily accessible on foot without the need for use of a private car, although there is a long stay, public car park located on Peel Street, 120m from the site.

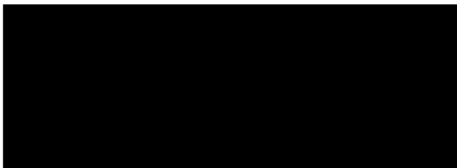
The proposed layout of the new clubhouse allows for 14no car parking spaces to be retained on site, accessed from Shawbridge Street.

Secure cycle storage will be provided as required adjacent to the clubhouse.

SUMMARY

The proposed building, located well within the site boundaries, will have minimal impact on the long established, existing site. The proposed works provide for a more sustainable and energy efficient building, with minimal impact on either, visual or residential amenity. The provision of the building also enhances local community interaction and readily accessible facilities.

Signed:

A large black rectangular box redacting the signature of Paul Derbyshire.

Paul Derbyshire *Dip.Surv. AssocRICS.*

Dated: 29th October 2025