



**Boots Leek,
13 Derby Street, Leek, ST13 6HN**
Design and Access Statement with statement of heritage
April 2014

Introduction

Boots UK Limited formerly branded Boots the Chemist is a pharmacy chain operating predominantly in the United Kingdom, having stores on most high streets and also in the Republic of Ireland. It is a subsidiary of Alliance Boots which is the parent company founded by the merger of The Boots Company plc and Alliance UniChem plc in 2006. The original Boots shop, named Boots and Co. Ltd was an herbal medicine store established in Nottingham by John Boot in 1849. For a brief period in the 1920's the company was sold to the American United Drug Company but as recession hit 1930's North America it was sold back to British hands and was headed by John Boot, the grandson of the founder. The present managing director is Simon Roberts. The company has since expanded and provides its customers with pharmaceuticals, healthcare, beauty, photography and optometry services. Some of its famous products and brands are No7 make up, Soltan sun cream and Almus generic drugs.

Use

Presently Boots UK Limited are undertaking a nationwide chiller and plant replacement programme scheme to provide more efficient and aesthetically pleasing internal and external plant. This will help to ensure the future performance of the building and safety of its chilled products. Overall stock maintenance will also be maximised, All helping with the sustained future success of this famous high street brand.

At this site, Boots UK Limited would like to undertake the installation of new external condenser plant to provide the cooling element for new internal food chillers within the retail hall. The proposal will sensitively refresh the food chiller area of the store improving internal functionality and aesthetics for the sustained future usage of customers and staff alike. The works will be in keeping and not detrimental to the local area.

The proposal for the new condenser equipment is more efficient than that currently installed and is necessary to ensure delivery of a safe habitable working environment inside, while being sure to not add to pollution problems. There will be no runoff from this plant and it will not affect local water systems as there will be no draining of harmful liquids. The new condenser unit will not be visible from the road due to the fact it is on the roof and not overlooked directly by neighbours, thus it will have a minimal aesthetic impact but a great one internally on the comfort of their users. This will support continued employment on site. While on site during construction and post construction there will be an onsite waste management plan in place.





Amount

At present, the site has 5No existing rooftop mounted condenser units. All have associated steel/aluminium supports, drip trays and cable runs which make them safe in each respective aspect. These currently provide the heating, cooling and air conditioning alongside power elements for the internal retail hall.

Boots would like to propose 1No new condenser unit to provide cooling element for new internal food chillers installed in the retail sales area.

Layout

The current layout has 3No integral food chillers within the store. The proposal has 2No new remote food chillers to replace the existing and 1No new condensers located on the roof plant area.

This retail unit forms part of a busy main street in the centre of Leek.

The proposed condensers will be located on the rooftop area of the two story unit and is not seen from street level of the surrounding area. We therefore do not feel that the proposed installation adversely affects the Local Street and townscape in any way.

Scale

Space Engineering will supply 2No new chillers within the store to replace the existing integral units and 1No new condenser on the roof @ 2205 (l) x 848 (d) x 791(h) mm in dimension with a sound level at 31dBa. The new unit will be supported by the 'Big Foot' building services support system to distribute the load.

Landscaping

The existing plant configuration has no element of screening. It is felt that no new screening would be required for the new condenser unit given its high level roof location.

Appearance

The unit is predominantly constructed from galvanised steel, powder coated to match RAL 7030 Grey. There will also be associated drip and cable trays installed. As it is proposed to be sited on the roof of the property it is out of view for the public and should not create aesthetic problems that would be detrimental to the area and to neighbours when looking onto the site.

Access

This new installation will in no way affect existing access arrangements to and around the site due to its rooftop location. All access roads and spaces including those for emergency will remain clear and unchanged. All existing entrances and doors remain unchanged. This proposal will in no means hinder maintenance for existing and new elements.





Listed Building Consents (statement of heritage)

The property is owned by the Crown Estate and is Grade II Listed. Information obtained from the Crown Estate's website states that the facades, in particular are Listed.

Listing Text

LEEK

SJ9856NW DERBY STREET
611-1/4/55 (North side)
30/06/86 No.13

GV II

House, now shop. Late C18. The lower storey remodelled and extended for use as shop, the present front late C20. Brick with plain-tiled roofs.

EXTERIOR: 3 storeys, 5-window range. Large projecting late C20 shop front; 12-pane sash windows above with flat-arched brick heads. Moulded wood eaves cornice. End wall stacks.

INTERIOR: not inspected.

The building was for a time the offices of Sugden and Son.

Listing NGR: SJ9845556522

With the listing making reference to the facade only we feel the rooftop location of the condenser would be acceptable.

Community Safety

The installation of plant will be done by professional, credible and appropriately qualified contractors to ensure the safety of both staff and customers is safeguarded as always at this Boots store.

Environmental Sustainability

The galvanised steel used here could be recycled at the end of the unit's lifetime and is widely recycled, reused and reclaimed throughout the UK.

Justification statement

The proposed works by Boots at this store will ensure that the vitality of this productive store is protected through the investment of new food chillers, plant and machinery for both the enjoyment and extended range for customers and also the effort of being more





environmentally conscious. The power, heating and cooling proposed will aid the continued functionality of this prosperous working and shopping environment.

Concluding statement

It is evident the site is an area of tradition and good values regarding heritage and development but embraces change for the future success of the area, as seen with its retail developments and infrastructure. The proposed installations do not contravene any planning policies and are deemed appropriate for the area, which is occupied by other commerce. In our view the proposed works will have a very limited impact on the already varied street scene.

