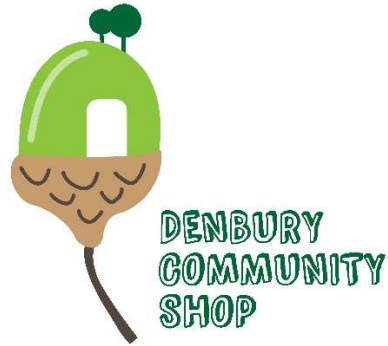


Appendix 1

Denbury Community Shop - Floor Plans for Village Hall



Denbury Village Hall Plan Options

Background

Break Even Revenue: £140,000

Revenue/m² analysis

- Average UK Shop: £6,000 - £10,000/m²
- Typical Small Shop: £8,000/m²
- Small Rural Shop: £4,000 - £7,000/m²

The following factors will increase the revenue of a shop:

- ✓ Primary/Secondary School: 5-15%
- ✓ Nearby employment: 5-25%
- ✓ Commuter routes: 5%
- ✓ Campsites & Caravan Parks: 5-10%
- ✓ Limited competition: 5%

Revenue set at: £7,500/m²

Poor performing shop: £5,000/m²

Average performing shop: £7,000 - £8000/m²

Strong performing shop: £10,000/m²

Approved Option

Retail area $\approx 30\text{m}^2$

@£7,500/m² $\approx$ **£225,000**

Removal of internal walls between Corridor, Kitchen & Dr Room

Removal of ladies' toilet wall adjoined to Dr Room

Block up of Corridor door, Dr Room door, Ladies toilet door

Modification of current Hall doorway to single door

Addition of wall to separate stage area and Shop

Addition of new kitchen wall to incorporate worktop

Addition of new wall to create corridor

Addition of walls to create rooms and toilets along corridor

Addition of doorways for rooms off corridor

Addition of a Doorway entrance between two existing windows

Addition of Doorway into Hall.

Modification to existing perimeter path, widening and gradient adjustment to ensure accessibility.

Pros

Separate Shop Entrance to VH

Larger retail space which will limit risk of any underperformance (£150,000 @ £5,000/m²)

Increased worktop space in Kitchen

Utilises most unused space

Separates VH users from Shop users

Decent storage space

Cons

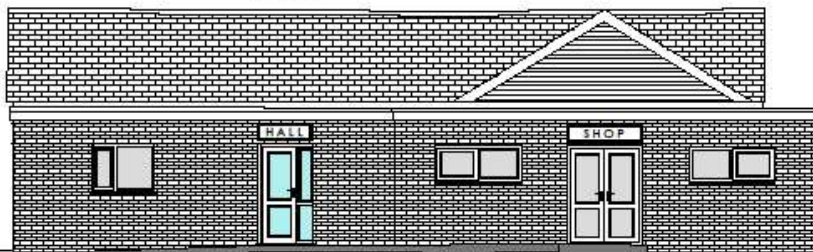
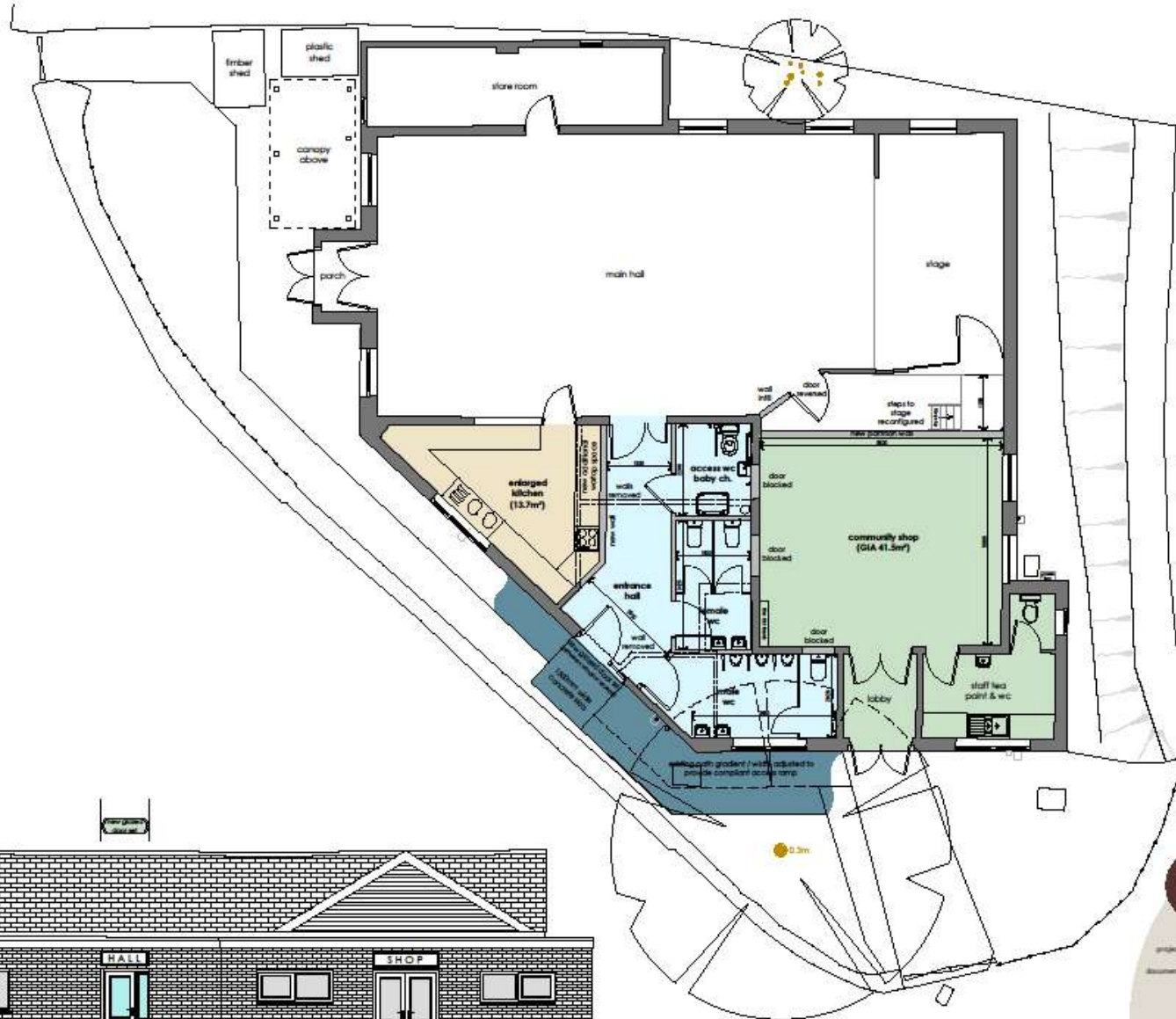
Requires investment to create new doorway

Requires Planning permission for change of use and doorway

Most costly option as requires investment to change whole area

Is it too big?

proposed : option 3 : ground floor layout & site plan



proposed : option 1 : south east elevation

revision	date	note	author

dd design development
chartered architects

project title: proposed community shop : denbury village hall
document title: preliminary feasibility drawings : PROPOSED : Option 3
client: kier / denbury parish council
scale: 1:100 @A3
author: spw
checked: ddi
date: feb26

FOR COMMENT

project	orig	function	space	type	dis	drawn	status	rev
1583	DDL	FEA	00	DP	A	0003	A1	-