

## **The Tyrrell Hospital refurbishment - Northern Devon Healthcare NHS Trust estates department statement**

The Northern Devon Healthcare NHS Trust's Estates Department has carried out a review on the practicalities of providing a 16 bedded ward which would be meet NHS standards at the Tyrrell hospital in Ilfracombe.

NHS guidance stipulates that a standard 16 bed ward requires approximately 750/800sqm of floor area made up of bed spaces that can be safely observed and managed along with accessible ancillary accommodation which is also essential for the running of a ward.

Following a review of the site it was confirmed that with the current building envelope it would not be practical to accommodate a 16 bed ward which would meet NHS standards on either floor of the building.

The first floor of the Tyrell is approximately 600sqm, the ground floor is marginally bigger, therefore any configuration would result in the ward being split between two levels (see reference plan).

Two options were explored and costed for refurbishing the building to accommodate a 16 bed ward. These were:

- An extension to the rear & side of the hospital
- Complete refurbishment of the ground and first floors into bedded areas

NB The following are generalised assumptions and figures all of which are subject to the requirements detailed service specifications, surveys and designs.

### Extension:

This option allows for the other services at the Tyrrell such as physiotherapy and other outpatient clinics to continue.

An extension(s) to the side and/or rear of between of the building could be built to 350 - 500 sqm which would cost between £1.5m and £2.5m, depending on final size, location, demolitions required and points of connection to the retained building (costs area based on NHS guidance and include fees and VAT).

This option does not include any alteration to the existing building other than demolition or changes for connection to facilitate the building of an extension

## Complete refurb

The estimated cost to completely refurbish the building and alter the internal layout would be in the region of £2.5m (costs based on the known floor area required for a standard 16 bed ward and on current tender returns for ward refurbishments)

This does not take account of all other services currently operating from the site or using both floors to provide accommodation only for beds, ancillary ward and essential accommodation for a standalone community ward i.e.. kitchen, rehab facilities.