

# Case Study

## Primary Care Relocation to The Belfry Shopping Centre – Feasibility Study



### Insight into Belfry Feasibility Study

- Surrey Heartlands ICB appointed a feasibility study to be delivered through Hampshire Estates Partnership, exploring the viability of relocating a GP Surgery from their current GP premises to The Belfry Shopping Centre.
- The report advised on the feasibility of developing potential units within the Belfry site for primary care use. The evaluation considered available funding capital and compliance with mandatory and recommended NHS guidance for healthcare environments.



### What we did:

#### Methodology

We carried out the study in the following steps:

- Site Visit – Inspected and documented potential units for relocation
- Assess the spatial requirements (SOA)
- Identified potential options and evaluated them in accordance with agreed criteria
- Identified a preferred option (or options) with the Client
- Developed the preferred option/s with draft layouts and presented to the Client
- Finalised the preferred option/s with Client feedback
- Produced costings and for the preferred option/s
- Compiled findings and recommendations in a report

#### Findings

- Using the NHS England Primary Care space standards and the ICB's schedule of accommodation to include additional services and facilities, the findings were concluded into 4 potential site options within the Belfry Shopping Centre.
- The total area required for the GP Surgery's demise, with the consideration of future growth, was estimated at an approximate value of 790sqm. Allowances were considered for planning, engineering, circulation and plant in this total area, and zonal plans were therefore based on this.



### Our Impact:

#### Strategic Feasibility Shaping Primary Care Infrastructure

- Enabled strategic relocation planning by commissioning a comprehensive feasibility study for a GP surgery to move to The Belfry Shopping Centre.
- Delivered a robust, NHS-compliant evaluation of multiple site options, aligned with both capital funding constraints and healthcare design standards.
- Facilitated collaboration across stakeholders, ensuring client feedback shaped the final preferred option and layout.
- Future-proofed the design by incorporating growth projections and additional service requirements into the spatial assessment.
- Provided clear, actionable insights through a detailed report including costings, draft layouts, and zonal plans to support informed decision-making.
- Demonstrated Hampshire Estates Partnership agility and responsiveness by adapting findings from interim to final stages, reflecting evolving client and ICB requirements.

