



The Graham Tyrrell Wing

Extension to Shere Surgery





Graham Tyrrell Wing

Donor Information Pack

CONTENTS

Foreword from Gill Tyrrell

Introduction from Adrian O'Loughlin, Chairman of SALV

'Why we need more space' from the doctors

Appendix B

The current project, its history and some common questions

Appendix C

How to give

Appendix D

Standing Order Form

Appendix E

Gift Aid Declaration

Appendix F

GDPR FORM to subscribe to SALV

Foreword

Dr Graham Tyrrell was a GP in Shere for 41 years. He arrived in 1976 as a junior doctor from St George's Hospital in London to the small rural practice which consisted of just three partners, ready to complete his training as a GP. He became much more than a doctor — a trusted friend, confidant, and advocate for his patients.

By the mid-eighties, the practice building in The Spinning Walk was simply too small to cater for the expanding healthcare needs of the local community. Graham, the partners, and their colleagues worked for over a decade to find a suitable site to build a new practice in the village – Shere Surgery & Dispensary we know and value today.

Graham and his partners believed high-quality care should always be close to home, and their commitment to this cause helped establish additional services for the growing rural community. In parallel Graham was dedicated to the careers of all who worked at the practice encouraging further training and development. As Graham's family we are incredibly proud of his legacy, and that Shere Surgery continues to be one of the region's most respected rural practices — known for both excellent care and a supportive place to work.

Now, as our community continues to grow, the surgery once again needs more space. With the help of SALV, the plan is to further expand what Graham and his team built to ensure the current team can continue to offer the best care possible, and to maintain their status as a leading practice among patients and healthcare professionals.

Graham believed in moving with the times and anticipating the community needs. We know he would be in full support of the planned expansion of the surgery and would be incredibly humbled at a new wing being named in his honour.

Gill Tyrrell

Introduction from Adrian O'Loughlin, Chairman of SALV

I am delighted that we have now received planning consent for the Graham Tyrrell Wing – the extension to Shere Surgery to accommodate the chronic need for more consulting space.

Graham Tyrrell, not only an excellent physician, was such a special part of the surgery for so many years; that we have such a happy and efficient practice is down to the attitudes and values he championed throughout his practising life. That his life was so tragically cut short is a continuing source of sadness, but completing this project will be a wonderful lasting tribute to all he gave us. Now the hard work begins in raising the finance to build and equip the four rooms, disabled toilet and waiting area!

The building will be a modular extension. Our best estimate is that we need to raise around £300,000 to cover the construction costs, fitting-out costs and a reasonable contingency element. It is a large sum of money (but significantly less than the £1m+ that original plans for the extension would have cost).

Our vision is that this should not be just surgery or SALV-led, but should be a project embraced by the wider communities of Shere and its surrounding villages. Individual contributions from as many as possible will be at the heart of this project so please disseminate our plans as widely as you can.

To put a little flesh on our aspirations, we anticipate this money coming from

Individuals

By way of example – there are over 8,000 patients registered with the Surgery, half may be children or for whatever reason unable to contribute anything. If even half of the rest -2,000, each contributed an average of £150, we would achieve our target not a huge price for us collectively to pay for preserving, maintaining and enhancing our excellent surgery.

Grants from organisations and other charities

We are pursuing these, but if anyone is aware of a charity or organisation that might help please let me know

Special benefactors

When I speak of special benefactors I am hoping that 5 or 6 altruistic individuals may be prepared to give a large sum, perhaps in excess of £20,000 each, to get the project over the line. We are keen to start the project itself as soon as we can, so to have a mechanism by which we can get to the end quickly is hugely important. If you think you might be prepared to be a special benefactor, please let me know and I can discuss any aspects with you confidentially.

There will be more detail in the Parish Magazine and in SALV newsletters – if you wish to subscribe to these there is no cost, just contact me and I will supply you with a simple form to collect the necessary detail. We will be at the Shere Hall Community Fair in Shere Village Hall on Saturday 29th November, where our Trustees will be on hand to answer any questions you may have.

Please contact me at adrian@gooserye.com if you would like to know more in the meantime.

Adrian O'Loughlin,

Chairman SALV Health Trust

www.salv.org.uk

Why we need more space

The proposed Graham Tyrrell Wing is a very exciting prospect that will undoubtedly enhance what Shere Surgery can offer for our patients. Graham was a much-loved pillar of our community whose legacy is still felt throughout the building. We feel that this association with the proposed development is a fitting tribute to him.

The last major structural change to Shere Surgery was the move from The Spinning Walk to its current location in Gomshall Lane in 1993. This was built to accommodate the increasing size of the patient population: approximately 4,000. In the intervening 32 years this number has more than doubled to 8,600, as has the size of the medical and administrative team, which expanded to meet the inevitable increases in associated demand.

The work of General Practice has also changed a lot in the intervening time. In previous years, it was more of a reactive service (seeing patients just when they were feeling ill) to now also including an equal amount of proactive medicine - i.e. screening for cancers, managing cholesterol and blood pressure for example. Furthermore, we have also needed to take on a lot of the workload that was previously seen exclusively in the hospital setting. As a result, the average number of appointments per patient per year have risen from around 3 to nearing 8, requiring far more appointments and therefore far more staff.

From all sides, the benefits of seeing patients face to face rather than remotely is obvious – it provides a beneficial, safer environment with better outcomes and far higher satisfaction. More remote working (eg via the telephone or email/text messages) certainly has its place, but it can never replicate the ‘end of the bed test’ which can provide a huge amount of context to any assessment.

Furthermore, as part of the NHS push to collaborate within our local area via Primary Care Networks (PCNs) we are often asked to make space for other services to deliver from within the practice which we are unable to facilitate due to a lack of rooms. This can mean that our patients need to travel elsewhere to access these services when we would have gladly accommodated them if we had the space.

For some time now we have been bursting at the seams with every room being used all day throughout the week, but also with clinicians not having a room to see patients in person. Whilst we have tried to be creative, using telephone box-style pods in the administration office so that clinicians can at least conduct phone calls, we are desperately in need of more space for our expanding workforce.

It is beyond any doubt that the need for our patients has outgrown the capacity of the building, and this proposed extension would allow us to meet this demand and be able to offer all clinicians a consulting room in which to see our patients. It would enable us to maintain a high quality, strong service, and potentially expand the number and type of services we could offer.

There is a perceived desire from central government to move towards impersonal, huge ‘super surgeries’ which will inevitably be located only in urban centres: this would lead to more rural populations, like ours, travelling long distances to access healthcare. A strong well-functioning Shere Surgery is the best way to combat this, and the Graham Tyrrell Wing would allow us to achieve just that.

Any support you might be able to offer, big or small, is very much welcomed!

Drs Helen Barnes, Marcus McEwen, Douglas Wardrop and Emma Watts

Appendix B

The current project, its history and some common questions

Q. Why the previous planning application could not be built?

A. It was costed at £1m and would take 18 months to build.

Q. Why does the Surgery need extra consulting rooms?

A. The Practice is required to provide consultation rooms for trainees and other roles such as paramedics and pharmacy technicians, all of whom require clinical space.

Q. Why were modular units considered instead of traditional build?

A. The cost is very much lower per m² and the speed of build is weeks, not year(s).

Q. How do you know the modular units will work and what do they look like?

A. We visited a reference site in Alton, two newly installed units in a very similar configuration and which were used for a clinical purpose, i.e. a vets' surgery. The day-to-day users were very happy with the working environment and the functionality of the units, as was the owner.

>Photos of the vets' surgery are below

Q. How did we approach the planning for the new units?

A. We engaged with a local architect and employed a planning consultant to advise on the best time-efficient approach. The options were a new full planning application or a revised conditions application which would be cheaper and quicker but technically demanding. We chose the variation of conditions approach.

Q. What was involved in the variation of conditions application?

A. New sets of drawings and plans had to be produced and a 30-page planning statement detailing the plans and the technical arguments as to why it was a revised conditions application rather than a new full application.

Interaction with Guildford Borough Council Conservation Officer

A pre-planning meeting was held with the Conservation Officer and a Planning Officer. Their comments were incorporated in the design that was submitted to the council.

During the planning process, which should take eight weeks but currently can be many more, another meeting was held with the designated Planning Officer and the feedback was that the Conservation Officer was happy with the submitted designs.

Interaction with Guildford Borough Council Tree Officer

The Tree Officer wanted to put in condition 4 to protect the trees that had been designated for removal on the previous application, but we had adjusted the variation of condition plans to save them to help the biodiversity of the site. The council effectively said that they would recommend the application for approval if we agreed to this condition.

Modular buildings companies

Two companies were approached.

Portakabins, who are the well-known suppliers of these buildings, proved to be very slow in responding and very expensive when the initial quote was received.

A second company, Portable Offices, were contacted and they were the opposite on both counts.

They have worked well with us throughout the process.

Building guarantees

The units carry a 10-year guarantee for the structure, similar in length to an NHBC guarantee for residential homes, and a 25-year roof guarantee, although they have a life expectancy in excess of this.

Accessibility

The units will have level access from the original Surgery and have a disabled toilet.

Landscaping around units

The approved plans include some soft landscaping to improve the overall appearance of the units.

Building works to site units

Two local builders have been asked to quote for the work: one at the outset of the project to get an indicative cost for the whole operation and one recently to get a comparable quote.

Original project costs

The indicative project costs were quite fluid depending on the design and size of the units. The cost of the most likely scenario was £220k, without the kitting-out of the consulting rooms with chair, table, clinical equipment etc.

Revised project costs

Revised project costs are being worked on now that planning permission has been granted and as we have fixed plans to price.

A site visit is being planned with the potential supplier of the units so they can work out any access issues and costs relating to it.

Projected project timetable

The timetable will be governed by how quickly we can raise the money, as the order for the units can be placed only when there is certainty of funds.

Fundraising plan

As quickly as possible so we can place the order for the units and start the building work. Our current target is to raise £300k by February 2026 to cover the building costs with a built-in contingency element and the fitting-out costs.

In the event of the project coming in under budget, any surplus will be added to SALV general funds to finance further purchases for the Surgery.

Donations over £2,000 marked 'GTW only' '(Graham Tyrrell Wing)' will be fully refundable in the event that we are unable to raise the necessary amount or that the project does not take place for whatever reason. If you plan to make a gift that might be enhanced by GiftAid, please liaise with our Treasurer Sue Edwards to make sure she has the necessary Declaration on file at [**suee@bullimores.co.uk**](mailto:suee@bullimores.co.uk)

Example photos



Image showing example of waiting area



Consulting room example from the vet practice



Exterior image of vet practice

Proposed Floor Plan



Appendix C

How to give (Please complete the attached GiftAid form (if applicable))
For larger donations the easiest way to give is by Bank Transfer:

SALV HEALTH TRUST
Lloyds Bank plc
Sort code: 30-93-74
Account number: 07093946

If you wish to donate by cheque:

Please make cheques payable to SALV HEALTH TRUST and post to Sue Edwards,
Bullimores, 156 South Street, Dorking, Surrey RH4 2HF

Donations through JustGiving:

A simple way to donate is through our JustGiving page, please find the QR code attached.

Here you can complete the GiftAid declaration (if a UK taxpayer) and make payment online.

If you wish to make a regular donation to SALV:

Set up a standing order:

Please complete the attached Standing order form and GiftAid form (if applicable) and return to Sue Edwards at Bullimores, 156 South Street, Dorking, RH4 2HF

QR code (attached):

Please open the attachment, hold your camera on your phone over the image and a link should send you to our JustGiving page.

Or via website:

[SALV HEALTH TRUST - JustGiving](#) please follow this link to our JustGiving page. 'Donate' button on the top right hand corner.



Appendix D



SALV HEALTH TRUST
Shere and Local Villages Health Trust
Charity Registered No: 1016023

STANDING ORDER

I/We

Address

.....

..... Postcode

Wish to make a regular donation to SALV Health Trust by Standing Order

Instructions to your Bank

To the Manager (*your bank*) Bank plc

Branch address

.....

..... Postcode

Account name

Sort code

Account number

Please debit my/our account and send amount as per the following details:

To Lloyds Bank plc, Guildford Branch
Account name: SALV Health Trust
Sort code: 30-93-74
Account number: 07093946

The amount of Amount in words:

First day of payment

and then yearly quarterly monthly until further notice

Signed Date

Please complete this form and return it to: **Susannah Edwards, Treasurer C/o Bullimores, Old Printers Yard, 156 South Street, Dorking, Surrey RH4 2HF.** We will then forward it to your bank.

Appendix E



SALV Health Trust

Shere and Local Villages Health Trust
Charity Registered No. 1016023

Inland Revenue Ref: XN91502

Please treat as Gift Aid donations all qualifying gifts of money made in the past four years and in the future.

I confirm that I have paid or will pay an amount of Income Tax and/or Capital gains Tax for each year (6 April to 5 April) that is at least equal to the amount of tax that all the charities or community amateur sports clubs that I donate to will reclaim on my gifts for that tax year.

I understand that other taxes such as VAT and Council Tax do not qualify.

I understand the charity will reclaim 25p of tax on every £1 that I give after 6 April 2008.

Donor's Details

Title..... First name or initials.....

Surname

Full home address

.....

..... Postcode.....

Date.....

Signature

Please notify SALV if you want to cancel this declaration, change your name or home address, or no longer pay sufficient income tax on your income and/or capital gains.

If you pay Income Tax at the higher or additional rate and want to receive the additional tax relief due to you, you must include all your Gift Aid donations on your Self Assessment tax return or ask HM Revenue and Customs to adjust your tax code.

This Declaration should be returned to Susannah Edwards, Treasurer at Bullimores, Old Printers Yard, 156 South Street, Dorking, Surrey RH4 2HF

Appendix F

SALV General Data Protection Regulations

Our Policy Statement

We will only use your details to contact you by letter, telephone, text or e-mail for matters relating to SALV, Shere Surgery and connected health issues.

We will not share your information with any other organisation unless required by law to do so.

If you wish to be contacted by SALV please complete the information below, and either hand it to one of the Trustees, or send it to :

Adrian O'Loughlin, Gooserye, 24 New Road, Gomshall, Surrey GU5 9LZ, or by e-mail to **adrian@gooserye.com**

I am happy to be contacted by (please tick the appropriate boxes)

Post E-mail Telephone Text Message

Name (please use block capitals)

.....

Address

.....

e-mail address

.....

Telephone number(s)

.....

Signed

.....

Date

.....

You can opt out of receiving communications at any time – if you do not wish to be contacted please tick this box – do not contact me