



Tender Specification

The below specification is from the applications approved in October 2024.

Project Title: Removal of Existing Conservatory & Associated Works

Site Address: Richmond House, Richmond Park, Morton Terrace, Gainsborough, Lincolnshire, DN21 2RJ

Client: Local Authority (Gainsborough Town Council)

Date: 14/08/2025

1. Programme & Site Access

- Contractor to supply a proposed programme of works for approval before commencement.
- Access routes and site arrangements must be coordinated to avoid unnecessary disruption to site users and maintenance operations.

2. Planning & Consent Conditions

All works must be undertaken in accordance with the following approved drawings:

- Ref: RD:5236 – 04 Rev A (June 2024) - Existing Site Plan
- Ref: RD:5236 - 03 Rev C (June 2024) –Plan and Elevations
- Ref: RD:5236 - 07 Rev B (June 2024) – Window Details for Reception and Office.
- Ref: RD:5236 - 08 Rev B (June 2024) – Site Plan (Extension & Window Details Only).

Condition 3 – Masonry Samples

- No new masonry to be installed until brick and stone samples have been submitted to and approved by the Local Planning Authority (LPA).
- Samples to include a test panel of brickwork (type, bond, mortar, finish) and proposed sills and heads.

Condition 4 – Window & Joinery Drawings

- Prior to installation, 1:20 scale drawings to be submitted for approval, showing materials, finishes, protective coatings, cross-sections, glazing details, and colour proposals.

Condition 5 – Brickwork Cleaning

- Method Statement to be submitted for approval before commencement of any brick cleaning, in compliance with BS 8221-1:2012.
- Works must strictly follow the approved methodology.

3. Description of Works

3.1 Demolition of Existing Extension

- Carefully dismantle the glazed extension to prevent damage to the main structure and surrounding site.
- All arising debris to be cleared and disposed of in accordance with regulations.

3.2 Removal of Base and Floor Construction

- Break out the existing slab and base down to the level of adjoining paving.
- Dispose of waste safely and responsibly.

3.3 External Wall Alterations

- Remove render, plaster, and paint to walls affected by removal of structure.
- Repoint brickwork with lime-based mortar.
- Rebuild external wall sections as required, forming new window openings with matching lintels and sills.

3.4 Timber Sash Windows

- Manufacture and install two new hardwood sliding sash windows to replicate the original appearance.
- Include sash weights, ironmongery, and detailing in line with existing style.
- All units to comply with approved drawings.

3.5 Internal Making Good

- Repair disturbed walls, ceilings, and joinery to match existing finishes.
- Apply lime plaster to walls and ceilings.
- Use joinery-grade softwood for replacement or repairs.

3.6 Decoration & Finishes

- Prepare and paint all new plasterwork and joinery.
- Paint sash windows internally and externally.
- Decorate affected doors and frames, with colour schemes approved in advance.

3.7 Site Management & Documentation

- Provide temporary site facilities, security, and welfare as necessary.
- Submit RAMS, Construction Phase Plan, and maintain a Health & Safety File in compliance with CDM.

4. Quality & Standards

- All works to be executed to a high standard of craftsmanship.
- All materials must be new, high quality, and consistent with the historic character.
- Works must comply with:
 - National heritage and listed building policies.
 - Relevant British Standards and current Building Regulations.
 - Health & Safety legislation.

5. Completion & Handover

- At practical completion, provide warranties, certification, and maintenance instructions.
- Leave the site tidy and free from construction waste.