



CROWN LODGE HOTEL

The Business Boutique Hotel

The Crown Lodge Hotel, would like to invite companies specialising in the conversion and construction of the hotel facilities. We are looking for the complete solution from start to finish, managing all contractors with centralised billing.

Site Details

Crown Lodge Hotel, Downham Road, Outwell PE14 8SE

Details of the Opportunity / Scope of Works

The conversion of the existing studio apartment and storage space to 4 ensuite bedrooms. Internal stud work to be placed as outlined in the plans. Internal insulation and soundproofing to be met as per building regulation requirements outlined on the planning. Flooring and sub flooring to be removed and replaced with sufficient soundproofing. 1 set of patio doors to be removed and replaced with a fire accessible window. Full bathroom suites to be installed and purpose made furniture to fit the bedroom requirements of the hotel. Access to the bedroom block to be reconfigured as per the plans.

Conversion of the existing storage and viewing balcony to the old squash courts. This now sits above the gymnasium. Soundproofing as detailed on the building regulations package. Complete clearance of the current space and new internal walls to be erected. Removal of the roofing and replaced with the pitched roof as outlined on the planning applications. 2 bedrooms and lounge space upstairs, with the kitchen area and bathroom on the ground level. Windows to be installed as per plans.

External groundwork to clear the existing garden space and lay block paving or alternative hard surface with bedding spaces cut in as per the plans. Landscaping and planting to be included in the completed project. All planting to be year-round evergreens. Low maintenance but with a full presence year-round.

Tender Selection Process

Tender applications will be assessed on a combination of the following

- Ability to deliver a complete solution to the whole project.
- Ability to be able to complete the relevant works by an agreed cut off date.
- Total cost of project.
- Location. Always trying to use local suppliers and trades, your business location would ideally be within scope of the hotel.

Timetable and How to Apply

- The deadline for submission is close of business on 30th August 2024.
- Applicants will be informed of the status of their submissions by close of business on Thursday 5th September.

For further information and submission of tenders, please use the following contact details;

Tim Gibb

tim@thecrownlodgehotel.co.uk

We can email a copy of the building regulations pack along with site drawings.

Viewing of the site is by appointment only.