



Proposed Extensions to Johnstown
Estate Hotel, Enfield, Co. Meath
on behalf of Lefgem Ltd

Architectural Design Statement
November 2024

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Section 01 - Introduction & Existing Hotel

Introduction



▲ Birdseye View of Johnstown House Hotel

This architectural design statement has been prepared in support of a planning application for proposed extensions and enhancements to Johnstown House Hotel, which include a new restaurant with a dedicated entrance to the leisure centre, as well as a three-storey bedroom block situated to the rear of the site. Developed by Darmody Architecture in collaboration with our client and the wider design team, the proposal respects the estate's rich heritage while addressing the evolving needs of contemporary hospitality.

Our design approach integrates the new building volumes with the existing architecture in a way that enhances the estate's historic character, introducing elements of modern elegance and sustainability. The proposal realises our client's vision by reinforcing Johnstown Estate's status as a premier destination and delivering a refined, commercially viable addition that honours both the legacy and future growth of this esteemed property.

View of Main Protected Structure and front elevation of Johnstown House Hotel ➤

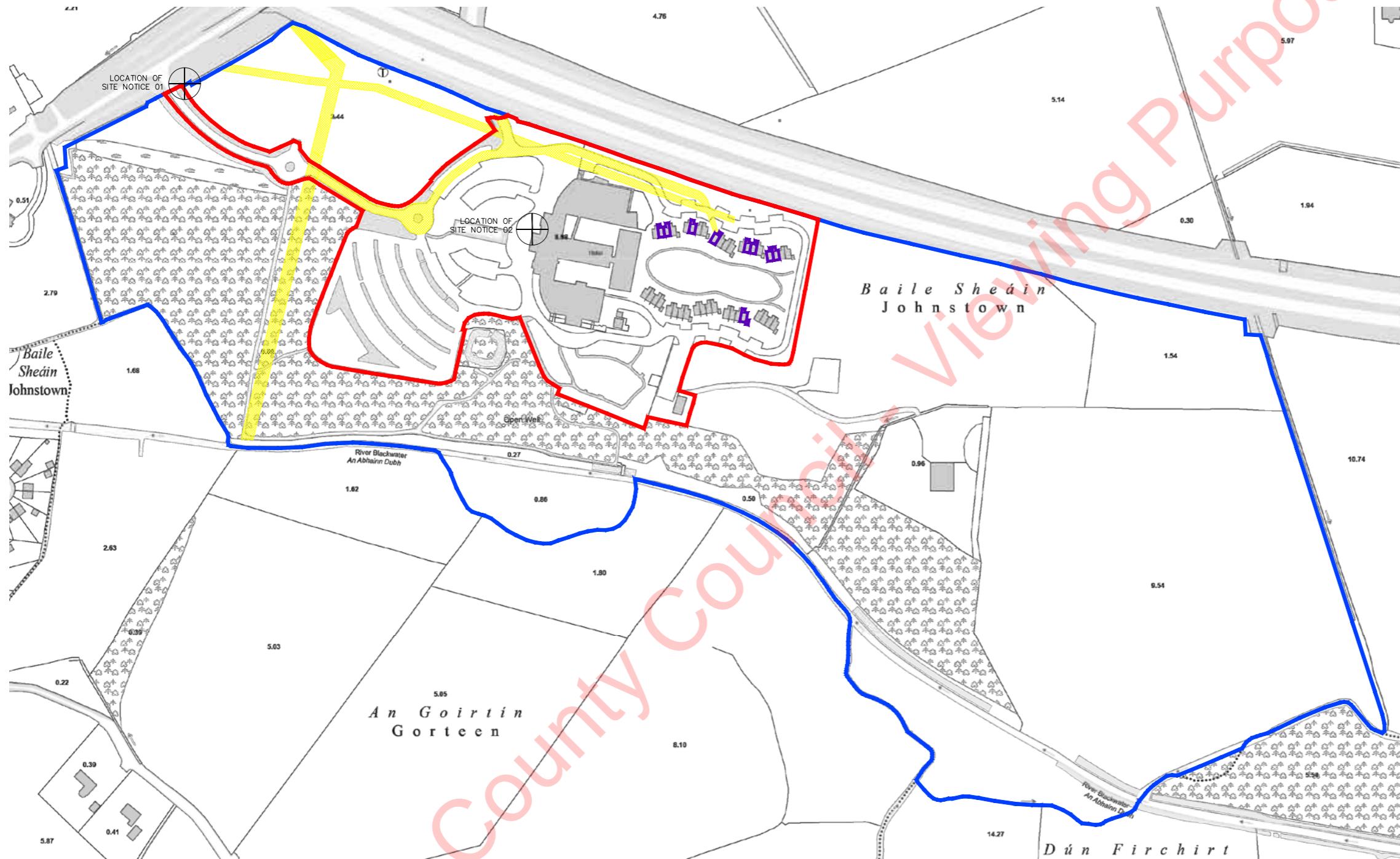
Development Description

The Proposed Development will consist of-
(i) Construction of 3 storey extension to the rear of the existing hotel comprising 90 no. guest bedrooms with an area of plant at roof level of the extension; (ii) Creation of opening in rear façade of the existing hotel at ground floor level with the omission of one existing guest bedroom to allow for a new single storey connection to the extension; (iii) Modifications to the existing floor plan of the tenor suite at ground floor level to provide for a new restaurant ; (iv) provision of a proposed new single-storey extension of 210 SqM to the proposed restaurant at ground floor and basement level to the north-west corner of the existing hotel to provide additional floorspace for a new restaurant and a new entrance to the existing leisure centre; (v) modifications to internal partition walls to extend the existing kitchen, provide bathrooms and to separate the restaurant from spa and gym; (vi) removal of existing external escape staircase from

basement and provision of a new entrance and reception area to gym; (vii) provision of new replacement external staircase from ground floor to basement and alterations to existing openings and partition walls; (viii) provision of storage room in basement; (ix) provision of 4 no. accessible parking spaces to serve restaurant; (x) provision of 2 no. external signs above new restaurant and gym entrances; (xi) The development also includes all other associated engineering works, landscaping, lighting, and ancillary works necessary to facilitate the development.'



Site Location Map & Ownership



 Site Location Map, not to scale



Section 01

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- Legend**
- Red line: Delineates Site Boundary
80,216 SqM / 8.0126 Hectares
 - Blue line: Delineates Area within Applicants Ownership
398,236 SqM / 39.8236 Hectares
 - Purple line: Delineates Area not within Applicants Ownership (9 no. lodges within private ownership)
 - Yellow area: Wayleaves

The Johnstown Estate is an upscale 4-star hotel situated just north of the County Meath and County Kildare border in Johnstown (ED Innfield), Enfield, Co. Meath, A83 V070. The wider estate spans approximately 39.82 hectares (98.40 acres) and is conveniently positioned just south of the M4 Motorway, north of the River Blackwater, and only minutes from the center of Enfield.

Within the estate there are currently 9 no. lodges / dwellings that are within private ownership. These are highlighted on the adjacent map.

The site application boundary comprises an area of 8.0126 hectares (19.79 acres) and relates to the primary usable and accessible area of the hotel grounds including all of the associated parking and access infrastructure.

Existing Site Photographs



▲ View 01 looking east of the 3-storey existing hotel with the main entrance and 1-2 storey wings



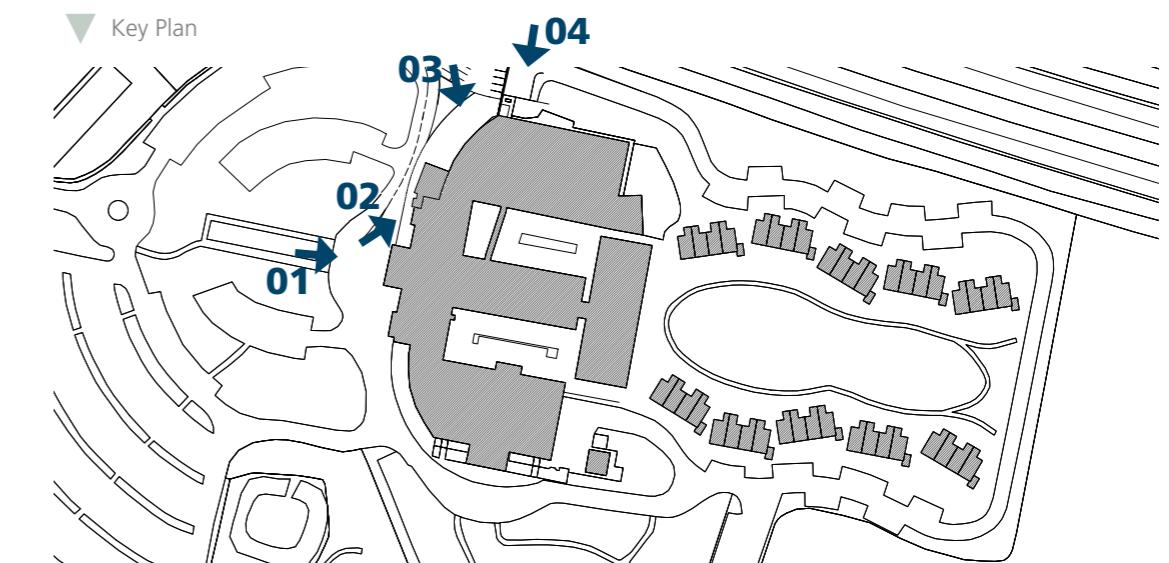
▲ View 04 from the car parking area looking south of the existing estate north-west corner with gym access & pedestrian bridge.



▲ View 03 of the one-story existing northwest hotel wing with restaurant western elevation.



▲ View 02 looking north of the existing hotel northern wing with the 1-storey modern extension.



Existing Site Photographs



▲ View 01 looking west of the western elevation of the existing hotel and lodge buildings surrounding the green courtyard.



▲ View 02 looking south, with the existing hotel building and lodges forming the southwest corner of the landscaped courtyard.



▲ View 03 looking north of the access road located along the eastern side of the subject site.



▲ View 04 looking north of the lodge buildings located on the northern side of the green courtyard

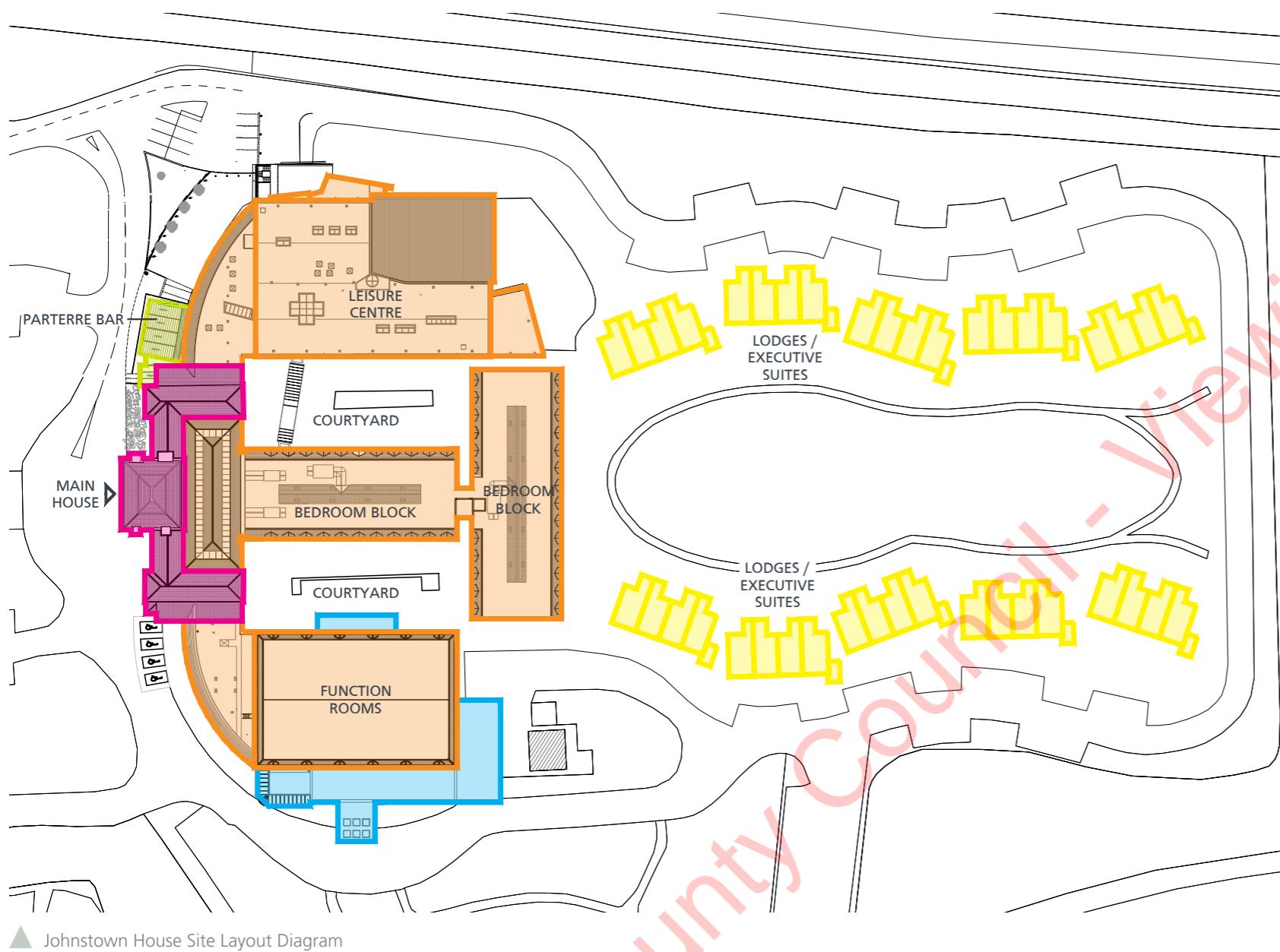


▲ View 05 looking north, with the existing hotel building and lodges forming the northwest corner of the landscaped courtyard

▼ Key Plan



Johnstown Estate Overview of Previous Developments



Summary of Previous Developments

The planning history of Johnstown House Hotel reveals a series of development initiatives and enhancements aimed at expanding its offerings and modernising facilities, all while preserving the site's heritage character. The initial permissions, granted in 1999 and 2001, marked a major transition as the property shifted from residential to hotel use, with the addition of new facilities such as a banquet hall and leisure centre, extensive landscaping, and

additional parking provisions. These early developments laid the groundwork for establishing Johnstown House as a premium destination while retaining its historical significance.

In 2005, planning permission allowed for the construction of a new executive suite complex with 40 units, designed to provide additional accommodation within 10 blocks comprising a mix of two- and one-bedroom suites. This was followed by minor amendments in 2006 to modify window materials, reflecting ongoing efforts to balance heritage preservation with modernisation.

More recent developments have focused on enhancing guest amenities and adapting to contemporary hospitality standards. In 2022, Meath County Council approved substantial upgrades to the bar area, including the addition of a glazed extension, a redesigned spa entrance, and improved accessibility around the site. This permission also allowed for refined landscaping elements, such as new patios, trees, and planters, contributing to a welcoming and updated aesthetic that aligns with the estate's historic charm.

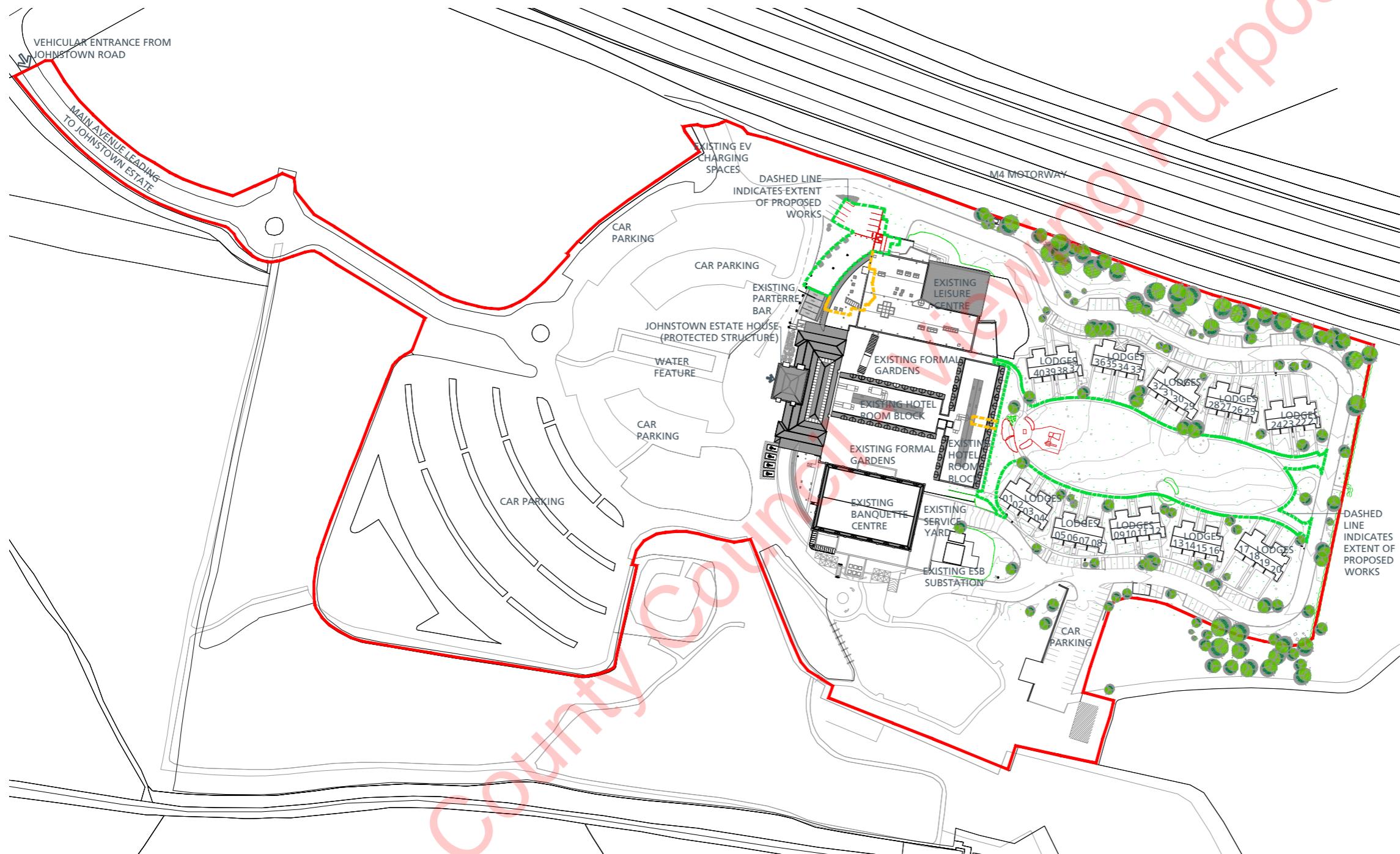
In 2023, further permissions were granted to transform the banquet hall and conference facilities. These upgrades included new bars, seating areas, and a redesigned entrance with a roundabout and water feature, as well as expanded indoor spaces for events and conferences. The development also incorporated additional landscaped areas and external seating, enhancing both functionality and visual appeal.

Together, these approvals reflect an evolving strategy to expand and modernise Johnstown House Hotel's facilities, enriching its appeal as a destination for leisure and events while preserving its status as a protected structure.



Section 01

Existing Siteplan



Existing Siteplan
Scale 1:2000



Section 01

Legend

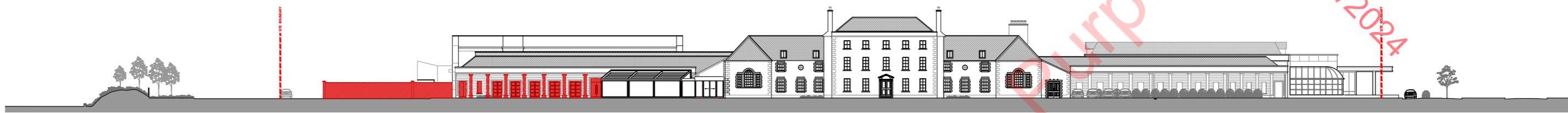
- Delineates Site Boundary
80,216 SqM / 8.0126 Hectares
- Delineates Extent of Proposed New Works
- Delineates Extent of Proposed Works within Existing Building

Existing Areas (A)

Existing Basement Level	2,760 SqM
Existing Ground Floor Level	8,034 SqM
Existing First Floor Level	6,009 SqM
Existing Second Floor Level	2,142 SqM
Total	18,945 SqM

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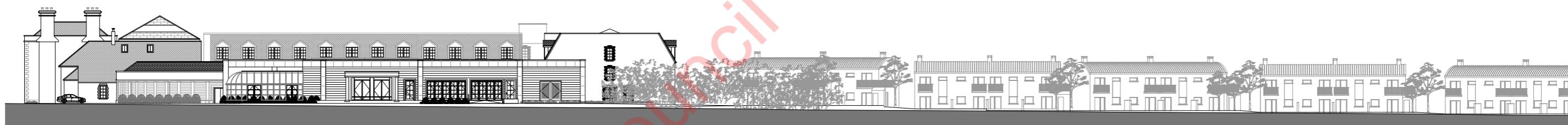
Existing Contiguous Elevations



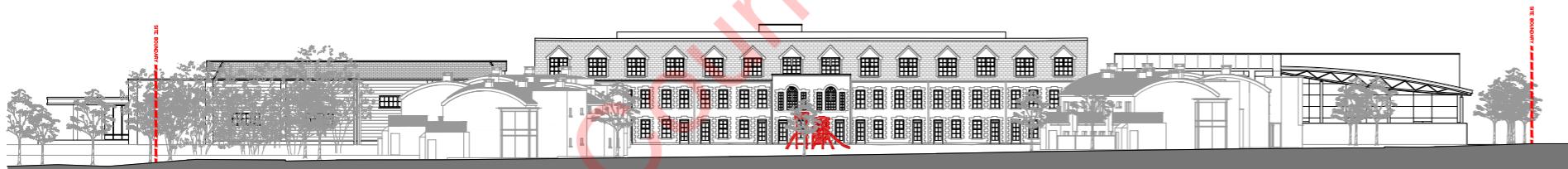
▲ 01 Existing Contiguous West Elevation
Not to scale



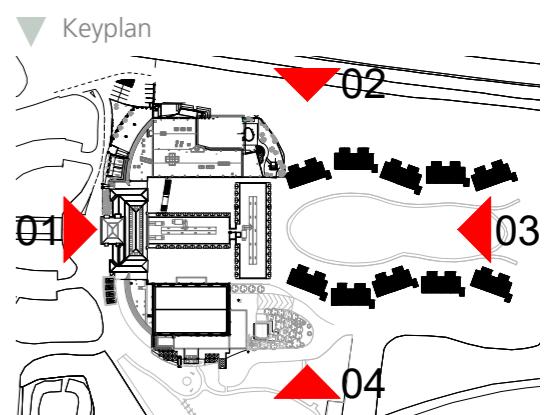
▲ 02 Existing Contiguous North Elevation
Not to scale



▲ 04 Existing Contiguous South Elevation
Not to scale



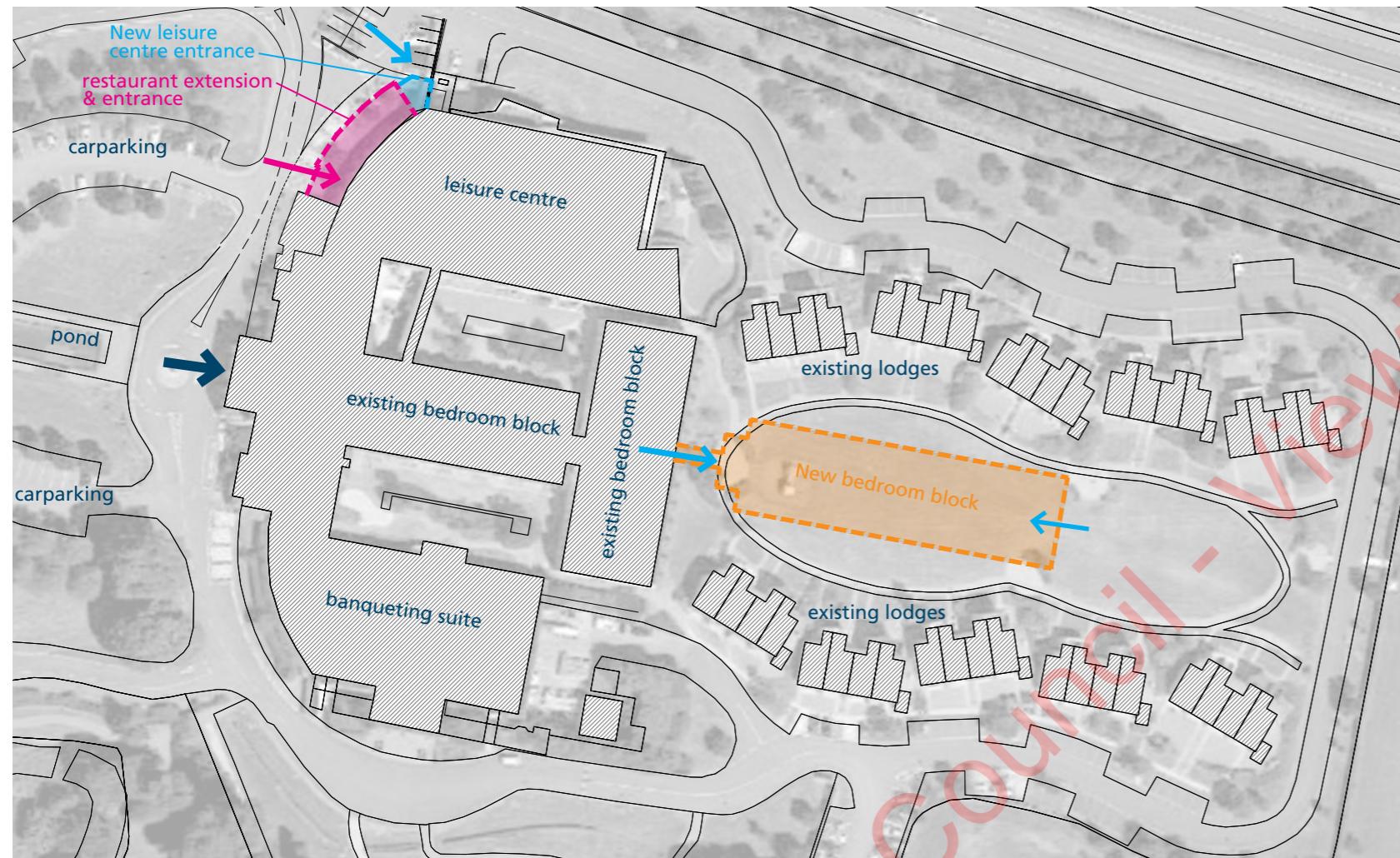
▲ 03 Existing Contiguous East Elevation
Not to scale



Section 01

Section 02 - Proposed Development Overview

Scope of Subject Application



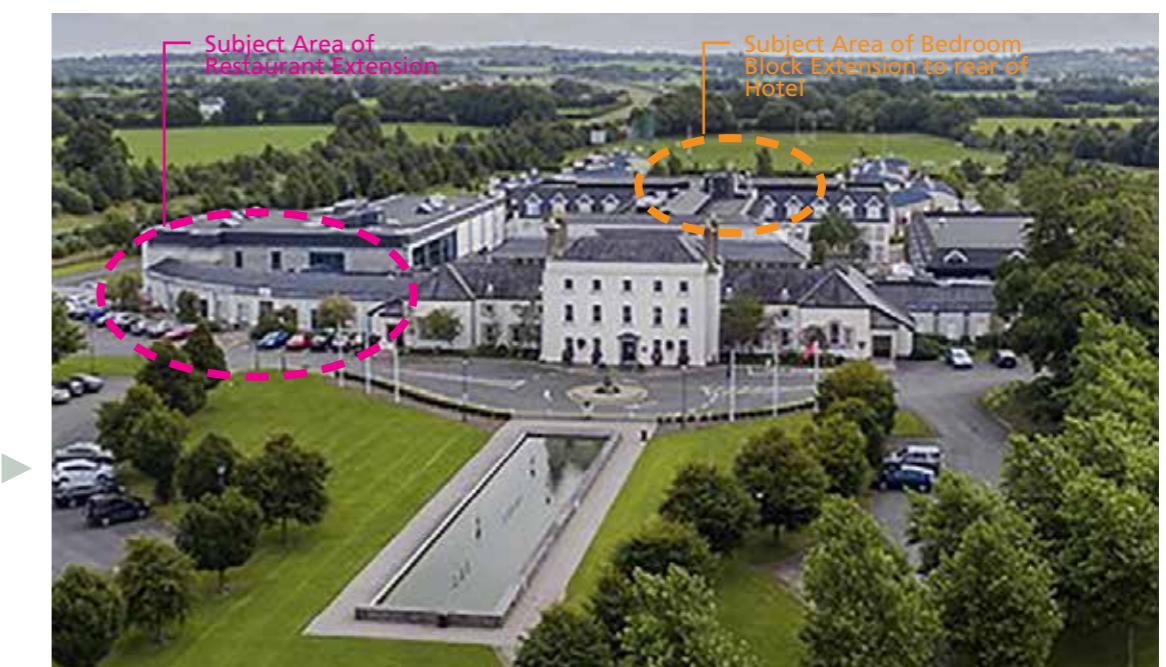
Aerial View of Johnstown Estate
with subject area of application
highlighted in pink

Development Description

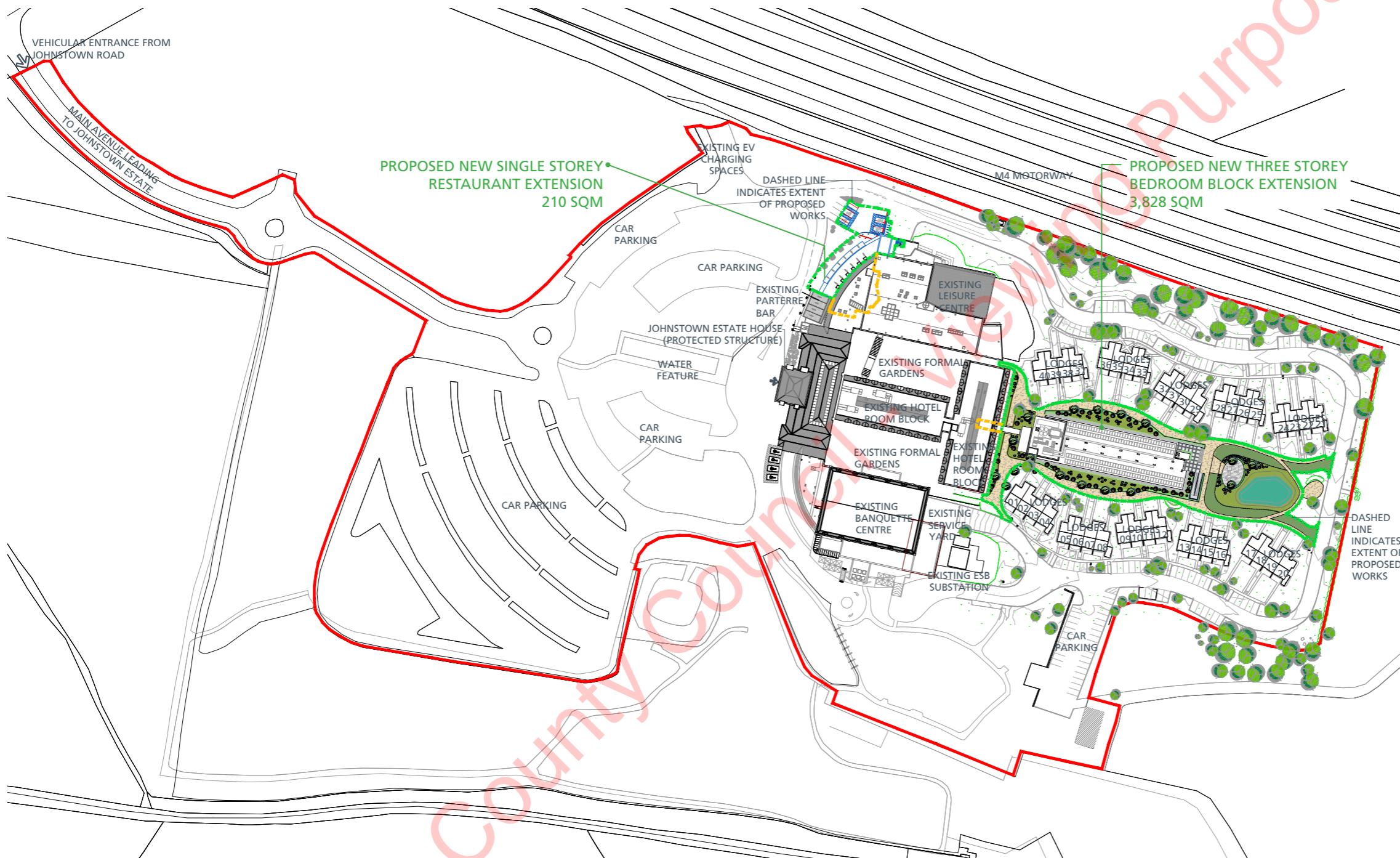
The Proposed Development will consist of:

- Construction of a three-storey extension to the rear of the existing hotel comprising 90 no. guest bedrooms with an area of plant at roof level of the extension;
- Creation of opening in rear façade of the existing hotel at ground floor level with the omission of one existing guest bedroom to allow for a new single-storey connection to the proposed extension;
- Modifications to the existing floor plan of the tenor suite at the ground floor level of the existing hotel to provide for a new restaurant, extend the existing kitchen, provide bathrooms and to separate the restaurant from the spa and gym;
- provision of single-storey extension to the proposed restaurant at ground floor and a new entrance to the existing leisure centre;
- provision of extension to the basement level to the north-west corner of the existing hotel and provision of storeroom;

- removal of existing external escape staircase from ground floor level to basement level and provision of a new entrance and reception area to gym;
- provision of new replacement external staircase from ground floor level to basement level and alterations to existing openings and partition walls;
- modifications to 6 no. car parking spaces comprising the provision of 4 no. accessible spaces to serve the restaurant and relocation of the remaining 2 no. spaces. Car parking numbers remain the same;
- provision of 14 no. additional bicycle parking spaces for staff;
- provision of 2 no. external signs above new restaurant and gym entrances;
- The development also includes all other associated engineering works, landscaping, lighting, and ancillary works necessary to facilitate the development. The subject property is within the curtilage of a Protected Structure (MH048-103).



Proposed Siteplan



▲ Proposed Siteplan
Scale 1:2000



Section 02

Legend

- Red Line**: Delineates Site Boundary 80,216 SqM / 8.0126 Hectares
- Green Dashed Line**: Delineates Extent of Proposed New Works
- Yellow Dashed Line**: Delineates Extent of Proposed Works within Existing Building

Existing Gross Floor Areas (A)

Existing Basement Level	2,760 SqM
Existing Ground Floor Level	8,034 SqM
Existing First Floor Level	6,009 SqM
Existing Second Floor Level	2,142 SqM
Total Existing	18,945 SqM

Proposed Gross Floor Areas Extensions (B)

Proposed Extensions Basement	22 SqM
Proposed Extensions Ground Floor	1,514 SqM
Proposed Extensions First Floor	1,250 SqM
Proposed Extensions Second Floor	1,252 SqM
Total Extensions	4,038 SqM

Total Gross Floor Areas (A+B)

Total Basement	2,782 SqM
Total Ground Floor	9,548 SqM
Total First Floor	7,259 SqM
Total Second Floor	3,394 SqM
Total Areas	22,983 SqM

Proposed GFA Restaurant Extension 210 SqM
Proposed GFA Bedroom Extension 3,828 SqM

Proposed Contiguous Elevations



▲ 01 Proposed Contiguous West Elevation
Not to scale



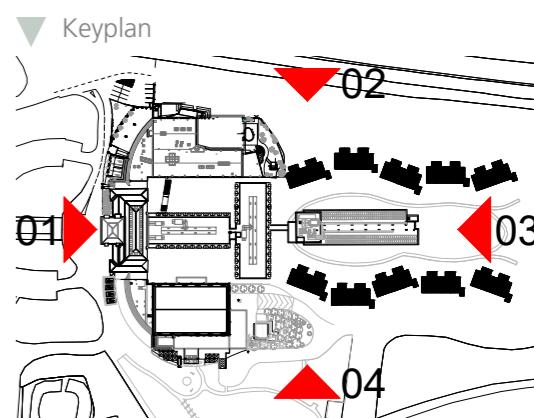
▲ 02 Proposed Contiguous North Elevation
Not to scale



▲ 04 Proposed Contiguous South Elevation
Not to scale



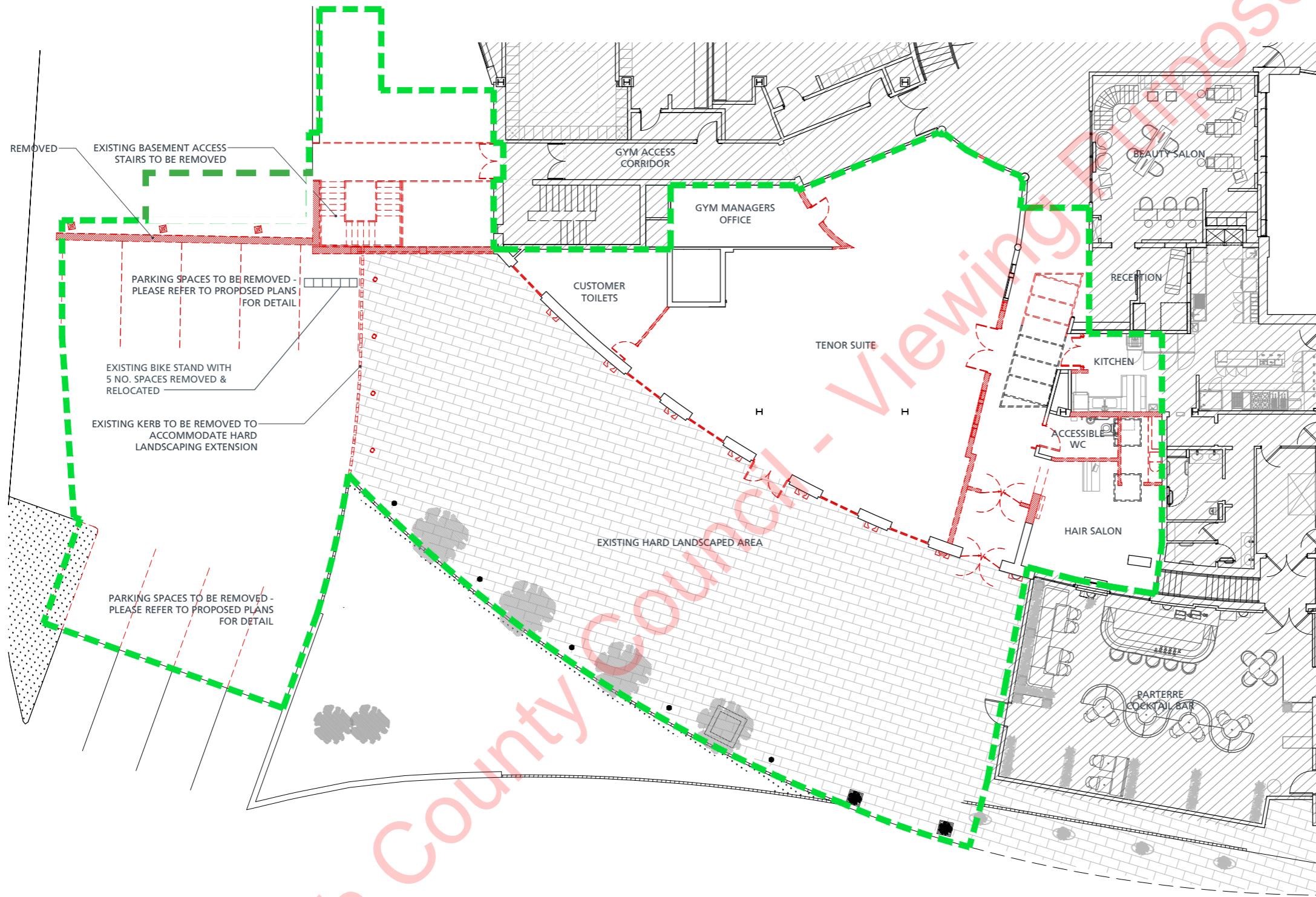
▲ 03 Proposed Contiguous East Elevation
Not to scale



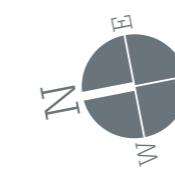
Section 02

Section 03 - Proposed Restaurant Extension

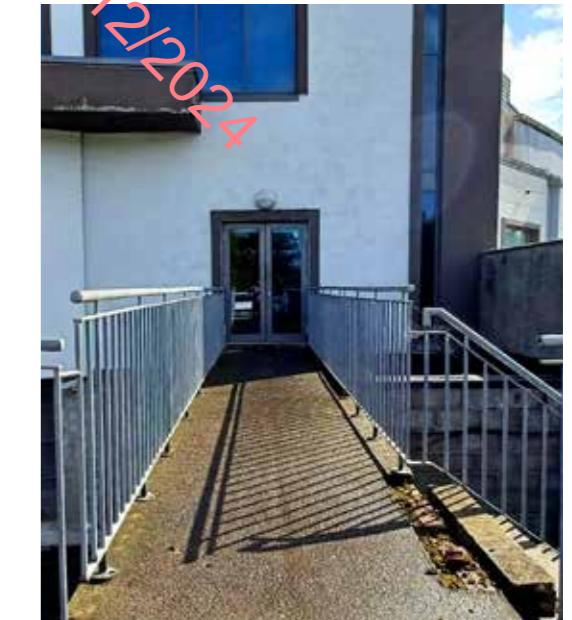
Existing Layout Restaurant / Gym Entrance



Existing Ground Floor Layout
Scale 1:200



Section 03



▲ View from the car parking area looking south of the existing estate north-west corner with gym access & pedestrian bridge.

Legend

Extent of proposed works as part of planning Application

Existing Structure / Materials to be removed

Gross Floor Area subject to amendments within existing building envelope:
313 sq/m

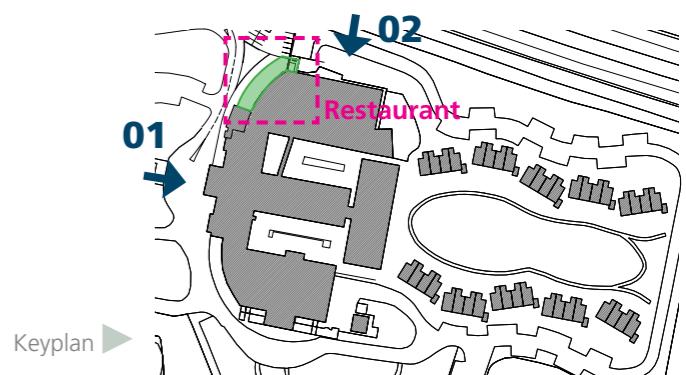
Existing Elevations Restaurant / Gym Area



▲ 01 Existing Front Elevation
Scale 1:250



▲ 02 Existing Side Elevation / Gym Entrance
Scale 1:250



Section 03