

**Project:** Johnstown Hotel - Proposed Bedroom Block & Restaurant Extension  
**Title:** Summary Gross Floor Areas  
**Date:** 15/11/2024  
**Revision:** 1st



<b>Total Site Ownership</b>	<b>398,236 m<sup>2</sup></b>	<b>39.8236 ha</b>	
<b>Total Site Application Area</b>	<b>80,216 m<sup>2</sup></b>	<b>8.0216 ha</b>	
<b>Existing Total Gross Floor Area (A)</b>	<b>18,945 m<sup>2</sup></b>	<b>23.6 % equals</b>	<b>0.24 plot ratio</b>
<b>Proposed Gross Floor Area of Extensions (B)</b>	<b>4,038 m<sup>2</sup></b>		
<b>Proposed Total Gross Floor Area (A+B =C)</b>	<b>22,983 m<sup>2</sup></b>	<b>28.7 % equals</b>	<b>0.29 plot ratio</b>

#### Bedrooms

Existing Total No. Bedrooms (X)	128 no.
Existing Bedrooms to be omitted (Y)	1 no.
Proposed New bedrooms to new extension (Z)	90 no.
<b>Total Proposed Bedrooms New &amp; Existing (X-Y+Z)</b>	<b>217 no.</b>

<b>Existing Areas (A)</b>	Existing Area GFA m <sup>2</sup>	Area to be demolished m <sup>2</sup>	Area to be retained m <sup>2</sup>
Existing Basement Level	2,760 m <sup>2</sup>	0 m <sup>2</sup>	2,760 m <sup>2</sup>
Existing Ground Floor Level	8,034 m <sup>2</sup>	0 m <sup>2</sup>	8,034 m <sup>2</sup>
Existing First Floor Level	6,009 m <sup>2</sup>	0 m <sup>2</sup>	6,009 m <sup>2</sup>
Existing Second Floor Level	2,142 m <sup>2</sup>	0 m <sup>2</sup>	2,142 m <sup>2</sup>
<b>Total</b>	<b>18,945 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>	<b>18,945 m<sup>2</sup></b>

<b>Proposed Extension (B)</b>	Proposed Area GFA m <sup>2</sup>	
Proposed Extensions Basement Level	22 m <sup>2</sup>	(restaurant / gym area only)
Proposed Extensions Ground Floor Level	1,514 m <sup>2</sup>	(188m <sup>2</sup> restaurant / gym area + 1,326m <sup>2</sup> bedroom block)
Proposed Extensions First Floor Level	1,250 m <sup>2</sup>	( bedroom block only)
Proposed Extensions Second Floor Level	1,252 m <sup>2</sup>	( bedroom block only)
<b>Total</b>	<b>4,038 m<sup>2</sup></b>	(210m <sup>2</sup> restaurant / gym area total GFA + 3,828m <sup>2</sup> bedroom block total GFA)

<b>Total Areas - Existing &amp; Proposed (C)</b>	Proposed Area GFA m <sup>2</sup>
Total Proposed Basement Level	2,782 m <sup>2</sup>
Total Proposed Ground Floor Level	9,548 m <sup>2</sup>
Total Proposed First Floor Level	7,259 m <sup>2</sup>
Total Proposed Second Floor Level	3,394 m <sup>2</sup>
<b>Total</b>	<b>22,983 m<sup>2</sup></b>

Project: Johnstown Hotel - Proposed Bedroom Block & Restaurant Extension  
 Title: Schedule of Areas  
 Date: 15/11/2024  
 Revision: 1st

Existing Areas Subject of Application (within existing hotel)			
Room Name	Areas m <sup>2</sup>		Totals m <sup>2</sup>
	Net Internal Areas m <sup>2</sup>	Circulation m <sup>2</sup>	
Ground Floor			
Restaurant /Gym Area			
Tenor Suite	173.5 m <sup>2</sup>		173.5 m <sup>2</sup>
Gym Manager's Office	19. m <sup>2</sup>		19. m <sup>2</sup>
Customer WC's	20. m <sup>2</sup>		20. m <sup>2</sup>
Accessible WC	6. m <sup>2</sup>		6. m <sup>2</sup>
Hair Salon	32.5 m <sup>2</sup>		32.5 m <sup>2</sup>
Corridor & Lobby		44.5 m <sup>2</sup>	44.5 m <sup>2</sup>
Bedroom Block Area			
Existing Hotel Bedroom (to be omitted)	29.3 m <sup>2</sup>	. m <sup>2</sup>	29.3 m <sup>2</sup>
Total Net Areas	280.3 m <sup>2</sup>	44.5 m <sup>2</sup>	324.8 m <sup>2</sup>
Total Gross Floor Area (GFA) Affected Area	81.89% net to gross		342.3 m <sup>2</sup>

Proposed Areas Subject of Application (within existing hotel)			
Room Name	Areas m <sup>2</sup>		Totals m <sup>2</sup>
	Net Internal Areas m <sup>2</sup>	Circulation m <sup>2</sup>	
Ground Floor			
Restaurant /Gym Area			
Restaurant Main Dining Area	221.5 m <sup>2</sup>		221.5 m <sup>2</sup>
Restaurantn WC's (incl. Accessible)	22. m <sup>2</sup>		22. m <sup>2</sup>
Extension to Gloss Beauty Salon	12.5 m <sup>2</sup>		12.5 m <sup>2</sup>
Extension to Kitchen	40. m <sup>2</sup>		40. m <sup>2</sup>
Bedroom Block Area			
Circulation (to replace bedroom)		29.3 m <sup>2</sup>	29.3 m <sup>2</sup>
Total Net Areas	296. m <sup>2</sup>	29.3 m <sup>2</sup>	325.3 m <sup>2</sup>
Total Gross Floor Area (GFA) Affected Area	86.47% net to gross		342.3 m <sup>2</sup>

Proposed Areas New Extension			
Room Name	Areas m <sup>2</sup>		Totals m <sup>2</sup>
	Net Internal Areas m <sup>2</sup>	Circulation m <sup>2</sup>	

<b>Basement Level</b>			
<b>Restaurant /Gym Area</b>			
Plant / Store	16.5 m <sup>2</sup>		16.5 m <sup>2</sup>
Corridor		5. m <sup>2</sup>	5. m <sup>2</sup>
<b>Total Net Areas</b>	<b>16.5 m<sup>2</sup></b>	<b>5. m<sup>2</sup></b>	<b>21.5 m<sup>2</sup></b>
<b>Total Gross Floor Area (GFA) New Extension</b>	75.00% net to gross		<b>22. m<sup>2</sup></b>

<b>Ground Floor</b>			
<b>Restaurant /Gym Area</b>			
Restaurant Orangery Dining Area	127. m <sup>2</sup>		127. m <sup>2</sup>
Restaurant Entrance Lobby		5. m <sup>2</sup>	5. m <sup>2</sup>
Gym Reception	7.7 m <sup>2</sup>		7.7 m <sup>2</sup>
Gym Office	10.9 m <sup>2</sup>		10.9 m <sup>2</sup>
Gym New Entrance Foyer		27.8 m <sup>2</sup>	27.8 m <sup>2</sup>
Corridor		4.8 m <sup>2</sup>	4.8 m <sup>2</sup>
<b>Bedroom Block Area</b>			
Link Corridor		23.7 m <sup>2</sup>	23.7 m <sup>2</sup>

Lobby 01		76. m <sup>2</sup>	76. m <sup>2</sup>
Lobby 02		17.9 m <sup>2</sup>	17.9 m <sup>2</sup>
Stair Core 01		25. m <sup>2</sup>	25. m <sup>2</sup>
Stair Core 02		17. m <sup>2</sup>	17. m <sup>2</sup>
Corridor		116.7 m <sup>2</sup>	116.7 m <sup>2</sup>
Linen Store	13.5 m <sup>2</sup>		29. m <sup>2</sup>
Comms Room	14.5 m <sup>2</sup>		29. m <sup>2</sup>
Standard Room (23 No. @ 29.3 m <sup>2</sup> )	673.9 m <sup>2</sup>		673.9 m <sup>2</sup>
Accessible Room (2 No. @ 33.4 m <sup>2</sup> )	66.8 m <sup>2</sup>		66.8 m <sup>2</sup>
Family Room (4 No. @ 29.3 m <sup>2</sup> )	117.2 m <sup>2</sup>		117.2 m <sup>2</sup>
Suite (1 No. @ 51 m <sup>2</sup> )	51. m <sup>2</sup>		51. m <sup>2</sup>
<b>Total Net Areas Ground Floor</b>	<b>1,082.5 m<sup>2</sup></b>	<b>313.9 m<sup>2</sup></b>	<b>1,396.4 m<sup>2</sup></b>
<b>Total Gross Floor Area Ground Floor</b>	71.50% net to gross		<b>1,514. m<sup>2</sup></b>

First Floor			
<b>Bedroom Block Area</b>			
Lobby 01		29.6 m <sup>2</sup>	29.6 m <sup>2</sup>
Lobby 02		17.9 m <sup>2</sup>	17.9 m <sup>2</sup>
Stair Core 01		25. m <sup>2</sup>	25. m <sup>2</sup>
Stair Core 02		17. m <sup>2</sup>	17. m <sup>2</sup>
Corridor		116.7 m <sup>2</sup>	116.7 m <sup>2</sup>
Linen Store	13.6 m <sup>2</sup>		13.6 m <sup>2</sup>
Standard Room (22 No. @ 29.3 m <sup>2</sup> )	644.6 m <sup>2</sup>		644.6 m <sup>2</sup>
Accessible Room (2 No. @ 33.4 m <sup>2</sup> )	66.8 m <sup>2</sup>		66.8 m <sup>2</sup>
Family Room (4 No. @ 29.3 m <sup>2</sup> )	117.2 m <sup>2</sup>		117.2 m <sup>2</sup>
Suite (1 No. @ 51 m <sup>2</sup> )	51. m <sup>2</sup>		51. m <sup>2</sup>
Bridal Suite (1 No. @ 44.7 m <sup>2</sup> )	44.7 m <sup>2</sup>		44.7 m <sup>2</sup>
<b>Total Net Areas First Floor</b>	<b>937.9 m<sup>2</sup></b>	<b>206.2 m<sup>2</sup></b>	<b>1,144.1 m<sup>2</sup></b>
<b>Total Gross Floor Area First Floor</b>	75.03% net to gross		<b>1,250. m<sup>2</sup></b>

Second Floor			
<b>Bedroom Block Area</b>			
Lobby 01		29.6 m <sup>2</sup>	29.6 m <sup>2</sup>
Lobby 02		17.9 m <sup>2</sup>	17.9 m <sup>2</sup>
Stair Core 01		25. m <sup>2</sup>	25. m <sup>2</sup>
Stair Core 02		17. m <sup>2</sup>	17. m <sup>2</sup>
Corridor		116.7 m <sup>2</sup>	116.7 m <sup>2</sup>
Linen Store	13.6 m <sup>2</sup>		13.6 m <sup>2</sup>
Standard Room (22 No. @ 29.3 m <sup>2</sup> )	644.6 m <sup>2</sup>		644.6 m <sup>2</sup>
Larger Standard (1 No. @ 33.4m <sup>2</sup> )	33.4 m <sup>2</sup>		33.4 m <sup>2</sup>
Accessible Room (1 No. @ 33.4 m <sup>2</sup> )	33.4 m <sup>2</sup>		33.4 m <sup>2</sup>
Family Room (4 No. @ 29.3 m <sup>2</sup> )	117.2 m <sup>2</sup>		117.2 m <sup>2</sup>
Suite (1 No. @ 51 m <sup>2</sup> )	51. m <sup>2</sup>		51. m <sup>2</sup>
Bridal Suite (1 No. @ 44.7 m <sup>2</sup> )	44.7 m <sup>2</sup>		44.7 m <sup>2</sup>
<b>Total Net Areas Second Floor</b>	<b>937.9 m<sup>2</sup></b>	<b>206.2 m<sup>2</sup></b>	<b>1,144.1 m<sup>2</sup></b>
<b>Total Gross Floor Area Second Floor</b>	74.91% net to gross		<b>1,252. m<sup>2</sup></b>