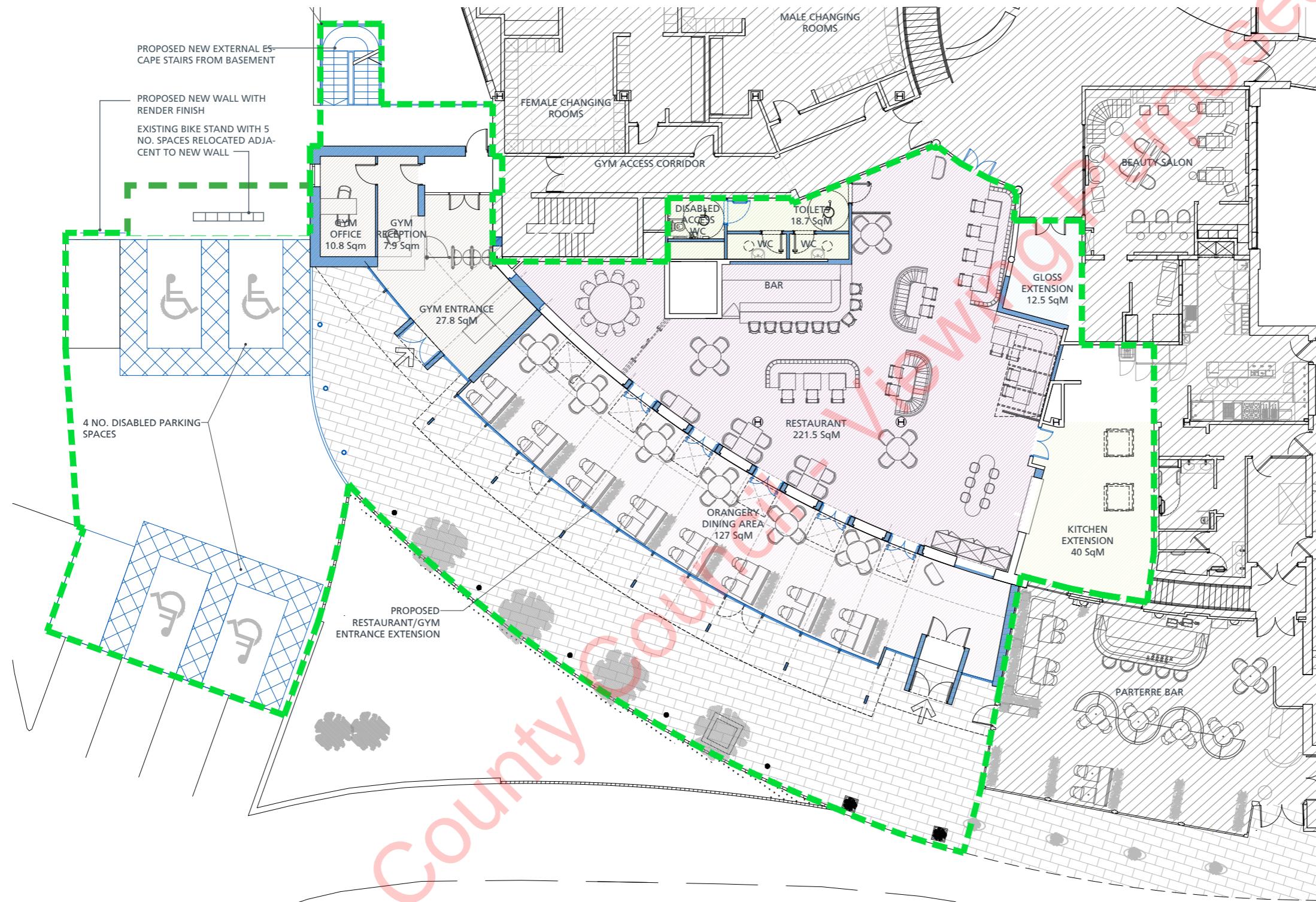


## Proposed Layout Restaurant / Gym Entrance



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### Proposed Accommodation:

- [Green dashed line] Extent of proposed works as part of planning application
- [Purple shaded area] Proposed new restaurant dining area within existing hotel envelope 221.5sq/m
- [Light pink shaded area] Orangery dining area (incl. entrance) 127 sq/m
- [Light green shaded area] Kitchen extension 40 sq/m
- [Light blue shaded area] Proposed new WC's 18.7 sq/m
- [Light blue shaded area] Extension to Gloss Beauty Salon - 12.5 sq/m
- [Grey shaded area] Proposed new Leisure centre entrance & reception - 46.1sq/m

### TOTALS:

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

Total Area of New Extension  
**210 sq/m** (188 sq/m at ground floor level & 22 sq/m at basement level)

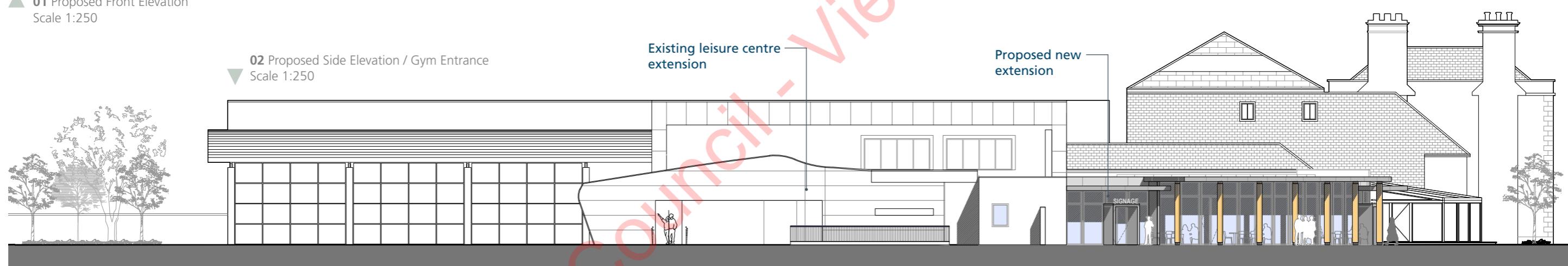


Section 03

## Proposed Elevations Restaurant / Gym Area



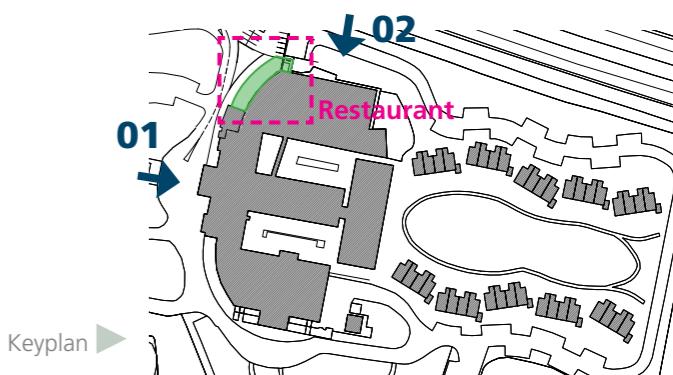
▲ 01 Proposed Front Elevation  
Scale 1:250



The proposed new restaurant extension at Johnstown House is conceived as a contemporary single-storey glazed structure that thoughtfully builds upon the existing geometric language established by earlier curved extensions. This design intentionally avoids pastiche, ensuring a modern interpretation that complements the historical significance of the main protected structure while remaining subservient in scale and character. The extension features a slimline

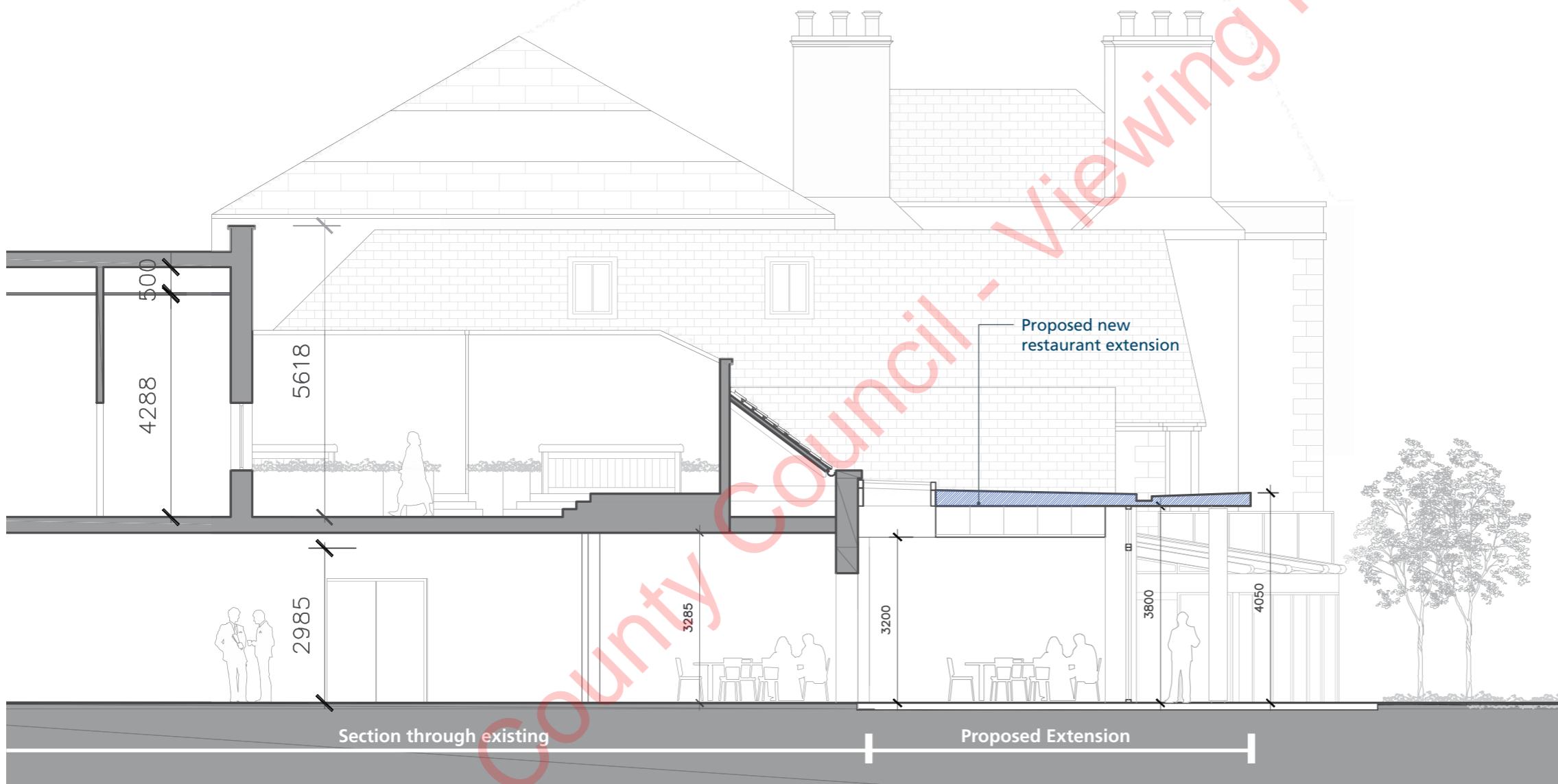
overhanging canopy supported by elegant timber and steel composite columns, which provide shelter and define a welcoming outdoor dining zone. Rich timber soffit cladding adds warmth and tactility, enhancing the sensory experience and fostering a seamless connection between the indoor and outdoor spaces. Large glazed façades invite natural light and blur the lines between the interior and exterior, creating an inviting atmosphere that encourages engagement

with the surrounding landscape. Overall, this extension aims to enrich the estate's architectural narrative while respecting its heritage and contributing positively to the dining experience at Johnstown House.

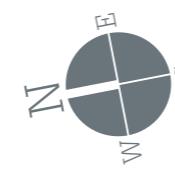


Section 03

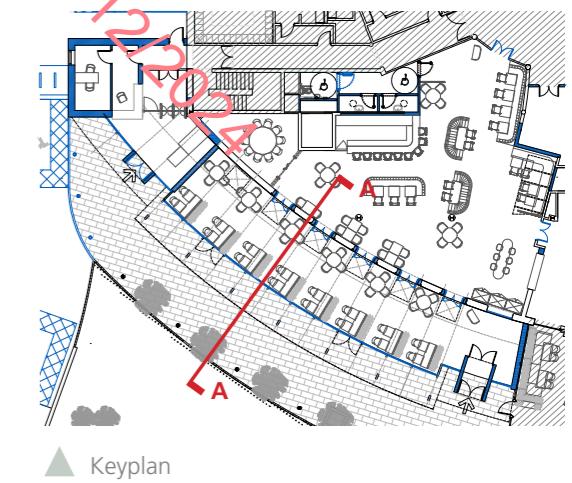
Proposed Section



▲ Proposed Section through new restaurant extension  
Scale 1:100



Section 03



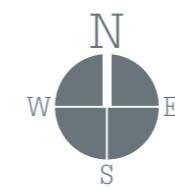
Proposed 3D Image 01 - New Extension Contextual View 01



◀ Existing View



▲ Proposed CGI View



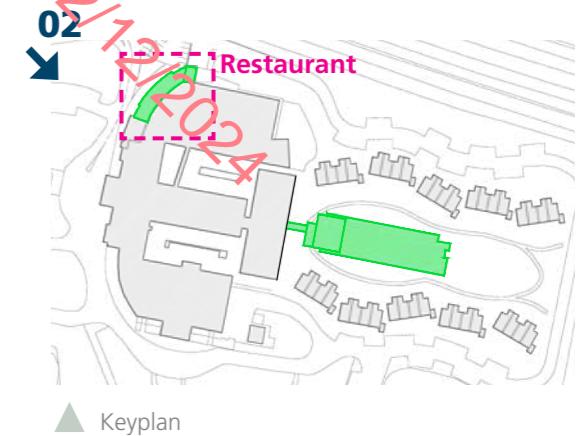
Section 03

Page 16

Proposed 3D Image 02 - New Extension Contextual View 02



◀ Existing View



▲ Proposed CGI View



Section 03

Page 17

Proposed 3D Image 03 - New Gym Entrance



▲ Proposed CGI View



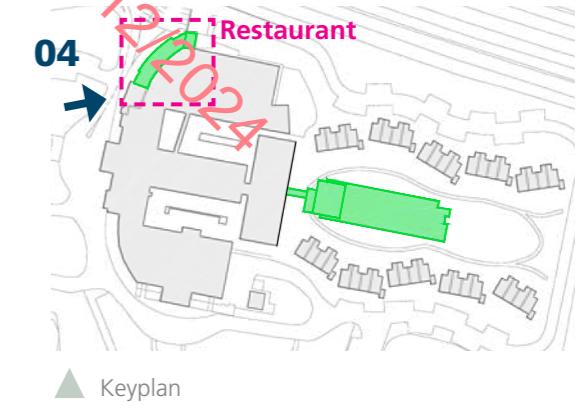
▼ Existing View



Section 03

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Proposed 3D Image 04 - New Restaurant Entrance



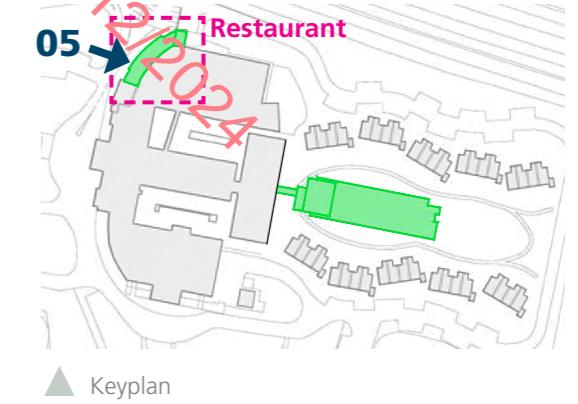
▼ Existing View



Section 03

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Proposed 3D Image 05 - Restaurant

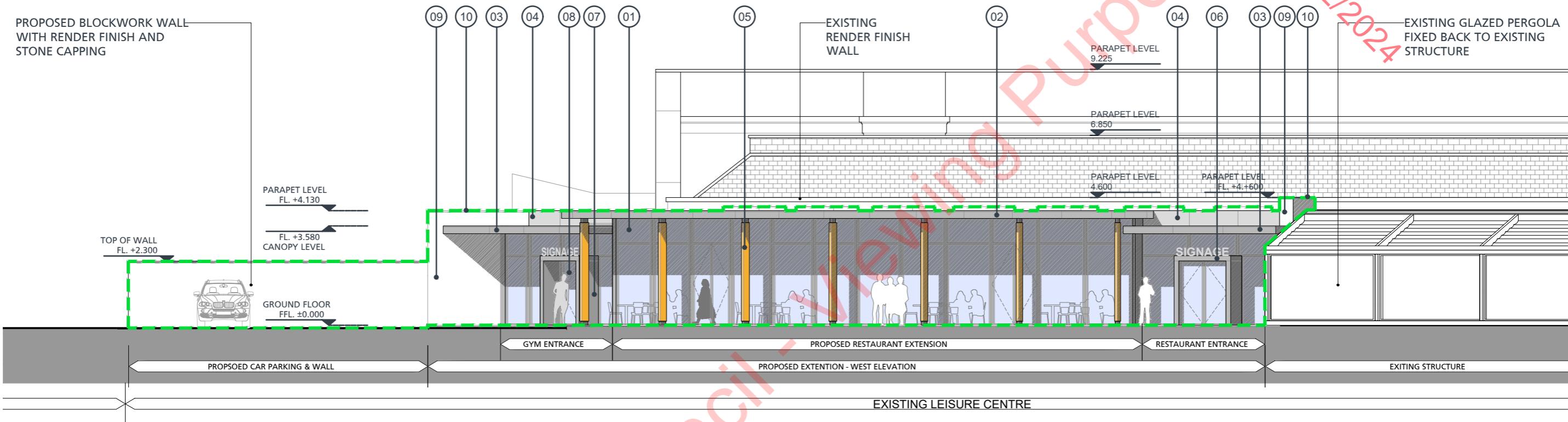


▼ Existing View



Section 03

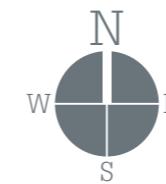
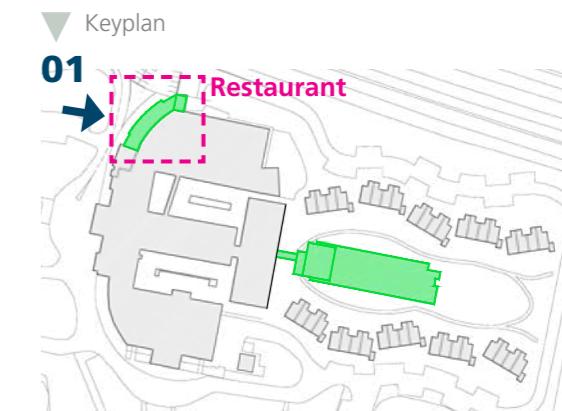
## Proposed Restaurant Materials & Detail



▲ Proposed Front Elevation  
(Not to Scale)

### Materials Legend

- ① Selected Aluminium curtain wall glazing system with fixed and operable sections to selected colour and the Architect's Details and Specification
- ② Selected Metal Edging to Canopy with Selected Timber Cladding to external Soffit
- ③ Selected Metal Edge of Canopy with Selected Timber Cladding to Soffit of Gym & Restaurant Entrances
- ④ Selected Metal cladding panel to Parapet to selected colour and Architects Detail & Specification
- ⑤ Selected Hardwood timber-steel composite columns to Architects Detail & Specification
- ⑥ Restaurant entrance wind lobby with Selected Double Glazed Aluminium Doorsets and entrance portal with selected metal cladding panels & fixed signage above
- ⑦ Gym entrance portal with selected metal cladding panels & fixed signage above
- ⑧ Selected Double Glazed Doorset to Gym Entrance
- ⑨ Selected Self-Coloured Render
- ⑩ Selected Metal Capping
- ⑪ Selected Alu-Clad/Aluminium Double Glazed Window



Section 03

## Proposed Restaurant Materials & Detail continued

### Glazed Façade

The new restaurant at Johnstown House is envisioned as a refined contemporary insertion, featuring a gracefully curved glazed façade with understated, elegant proportions.

The design incorporates a high-quality slimline aluminium glazing system, ensuring a sleek and modern aesthetic that harmonises with the estate's architectural heritage. This slimline façade creates a seamless indoor-outdoor experience within the orangery dining space, inviting natural light and enhancing views of the surrounding landscape. Operable sections of the façade enable open-air dining during favourable weather, further blurring the boundaries between interior and exterior spaces and enhancing the connection to the outdoor environment.

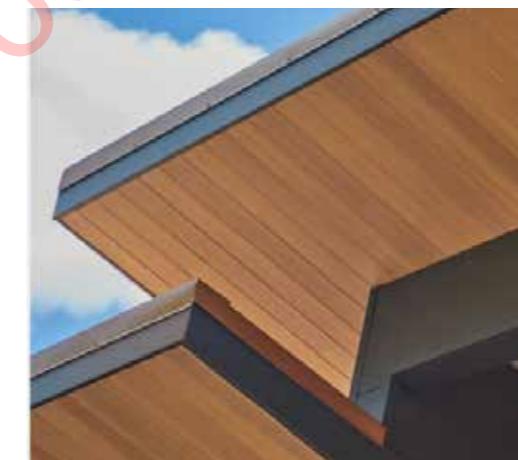


▲ Detail view of a composite timber and steel column supporting a roof structure above



### Roof & Soffit

The slimline, elegant overhanging roof canopy serves both functional and aesthetic purposes, providing shelter while defining a distinct zone for outdoor dining that encourages guests to engage with the surrounding space. The canopy's design enhances the overall visual appeal, and its timber soffit cladding introduces a rich texture and warmth. The design helps to foster a seamless connection between the interior and exterior environments.



### Structure

The use of slimline timber and steel composite columns supporting the canopy roof structure adds both tactility and warmth to the façade, creating an inviting atmosphere for the outdoor seating area beneath. These slender columns enhance the visual lightness of the design while providing a natural, organic quality. The timber of the columns is complemented by the use of timber cladding to the soffits of the overhanging canopies.

### Signage

The proposed signage for the new restaurant and gym entrance will embody high-quality design, featuring individual, point-fixed metal lettering enhanced with subtle back-lighting. This approach ensures clear visibility while maintaining a refined aesthetic that complements the architectural character of Johnstown House

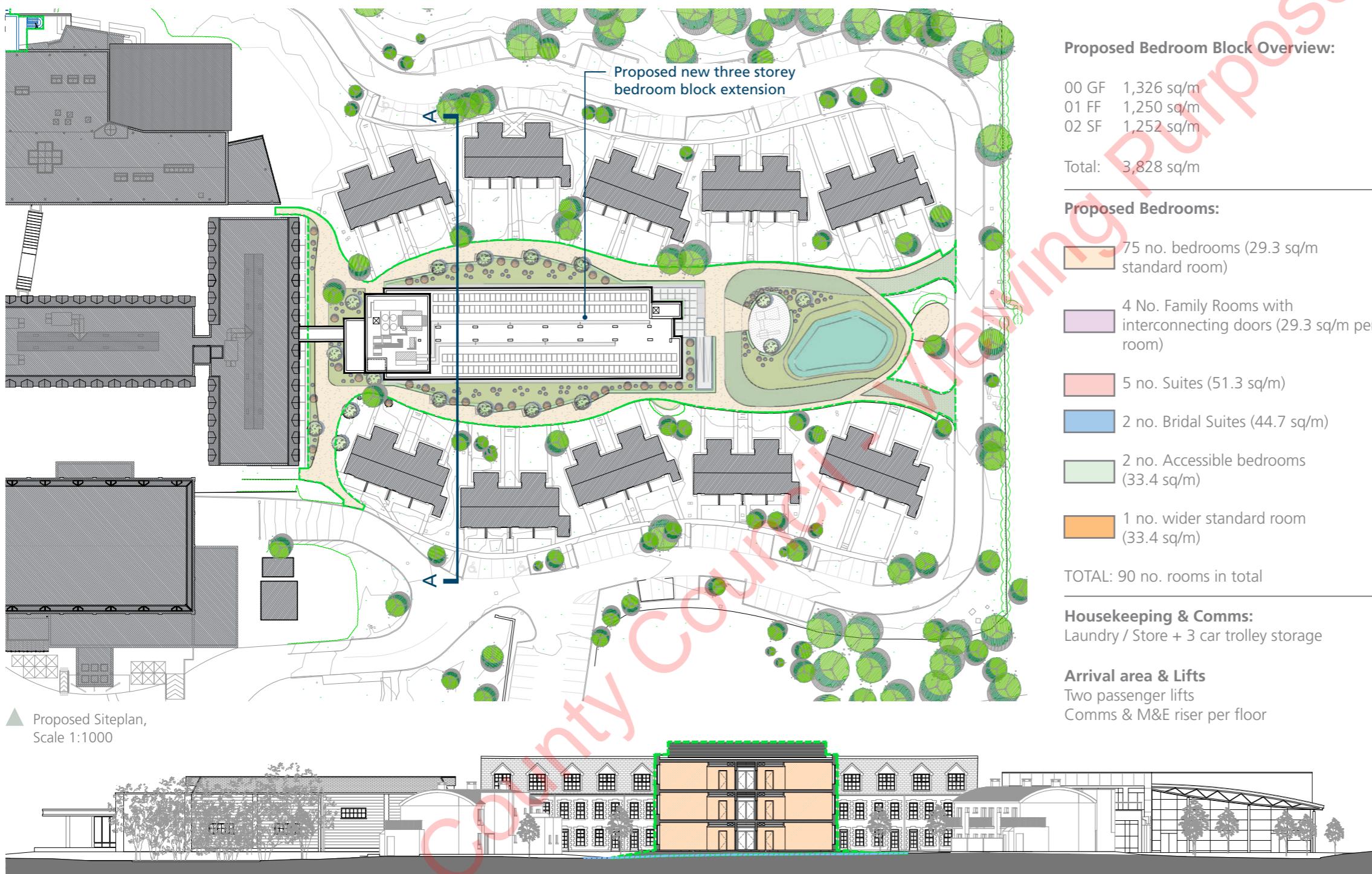


### Entrances

The two entrances to the new restaurant and gym are thoughtfully positioned at each end of the glazed façade, each uniquely articulated to enhance visual distinction and functionality. Using subtle setbacks and locally lowered roof heights, these entry points create a refined contrast to the main façade. An entrance portal frames each doorway, functioning as a wind lobby and adding depth to the design. These elements not only define the entrances but also highlight them for passers-by, offering a welcoming transition that underscores the modern elegance of the new extension within the estate's architectural context.

## Section 04 - Proposed New Bedroom Block

### Proposed Overview



▲ Proposed Site Section AA  
Scale 1:500



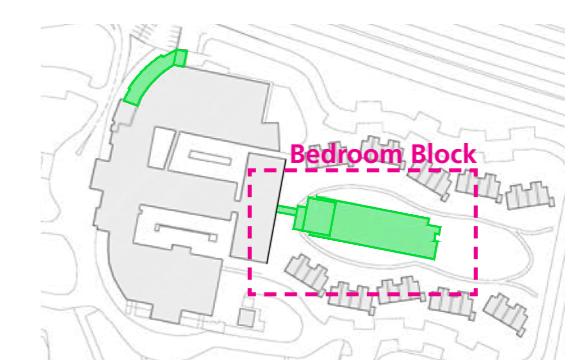
Section 04

The proposed new bedroom block is a three-storey linear structure located to the east of the existing hotel, connected by a single-storey glazed link. The new block will provide an additional 90 bedrooms for the hotel, with one existing bedroom repurposed to create a new through-link.

The layout of the new bedroom block is designed to accommodate a new reception area, a circulation zone, and a feature open staircase within a triple-height space at the western end, nearest to the existing hotel. At the eastern end, an additional escape staircase and a secondary entrance at ground level are provided for convenient access to and from the nearby sports pitches. A hydration station, including an ice machine, is located near the reception area for residents' convenience. Ancillary laundry and service rooms are situated behind the lift cores, allowing space for risers and other necessary service areas.

Landscaping around the new block has been designed to provide additional screening for nearby lodges, ensuring privacy for all guests. Accessible pathways also link the block to the main hotel and internal courtyards, with buffer treatments that enhance the overall visual appeal.

▼ Keyplan



Proposed Ground Floor Plan



▲ Proposed Ground Floor Plan,  
Scale 1:500

Proposed Ground Floor Accommodation:

23 no. bedrooms (29.3 sq/m standard room)

4 No. Family Rooms with interconnecting doors (29.3 sq/m room)

1 no. Suite (51.3 sq/m)

2 no. Accessible bedroom (33.4 sq/m)

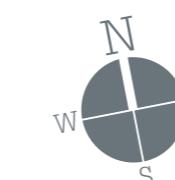
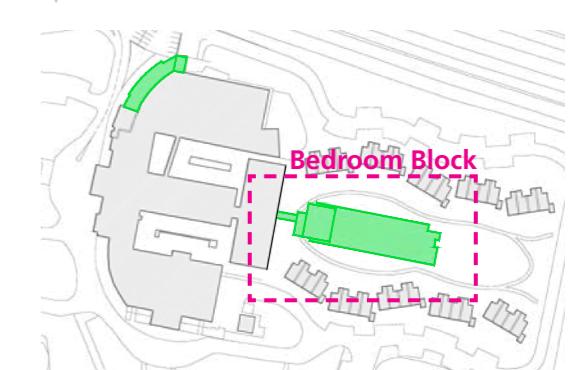
TOTAL: 30 no. rooms per/ground floor

Housekeeping & Comms:  
Laundry / Store + 3 car trolley storage

Arrival area & Lifts

Two passenger lifts  
Comms & M&E riser per floor

▼ Keyplan



Section 04

Proposed First Floor Plan



▲ Proposed First Floor Plan,  
Scale 1:500

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RECORDED ON: 02/11/2024  
PURPOSED ON: 02/11/2024

**Proposed First Floor Accommodation:**

26 no. bedrooms (29.3 sq/m standard room)
1 no. Suite (51.3 sq/m)
1 no. Suite (44.7 sq/m)
2 no. Accessible bedroom (33.4 sq/m)

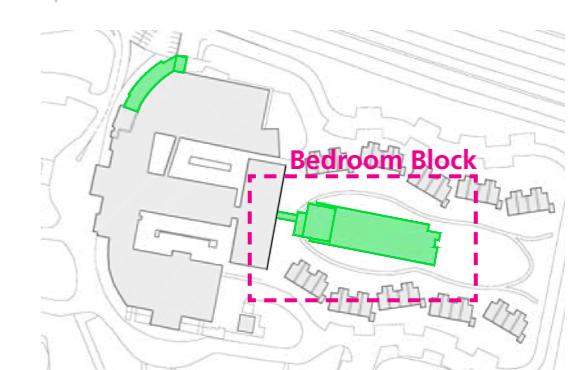
TOTAL: 30 no. rooms per/ground floor

**Housekeeping & Comms:**  
Laundry / Store + 3 car trolley storage

**Circulation & Lifts**

Two passenger lifts  
Comms & M&E riser per floor

▼ Keyplan



Section 04

Proposed Second Floor Plan



▲ Proposed Second Floor Plan,  
Scale 1:500

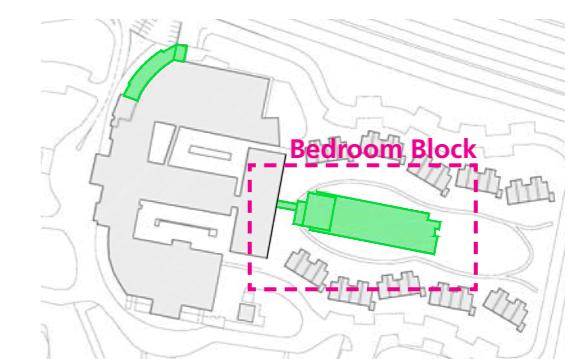
Proposed Second Floor Accommodation:

26 no. bedrooms (29.3 sq/m standard room)
1 no. bedrooms (33.4 sq/m non standard room)
1 no. Suite (51.3 sq/m)
1 no. Suite (44.7 sq/m)
1 no. Accessible bedroom (33.4 sq/m)

TOTAL: 30 no. rooms per/ground floor

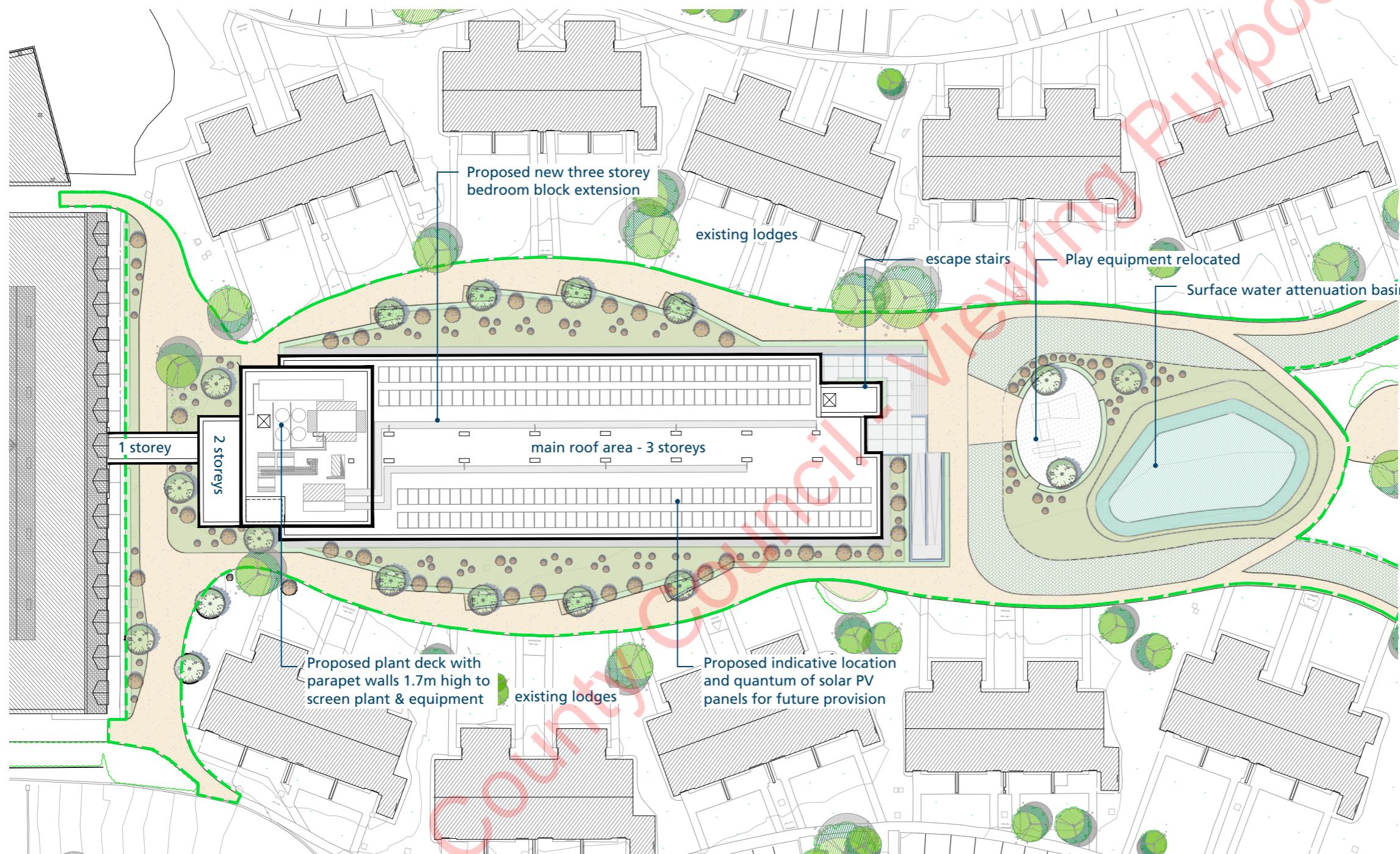
Housekeeping & Comms:  
Laundry / Store + 3 car trolley storage

Circulation & Lifts  
Two passenger lifts  
Comms & M&E riser per floor



Section 04

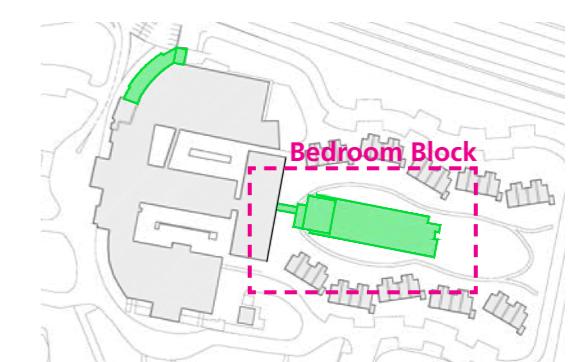
Proposed Roof Plan



▲ Proposed Roof Plan,  
Scale 1:500

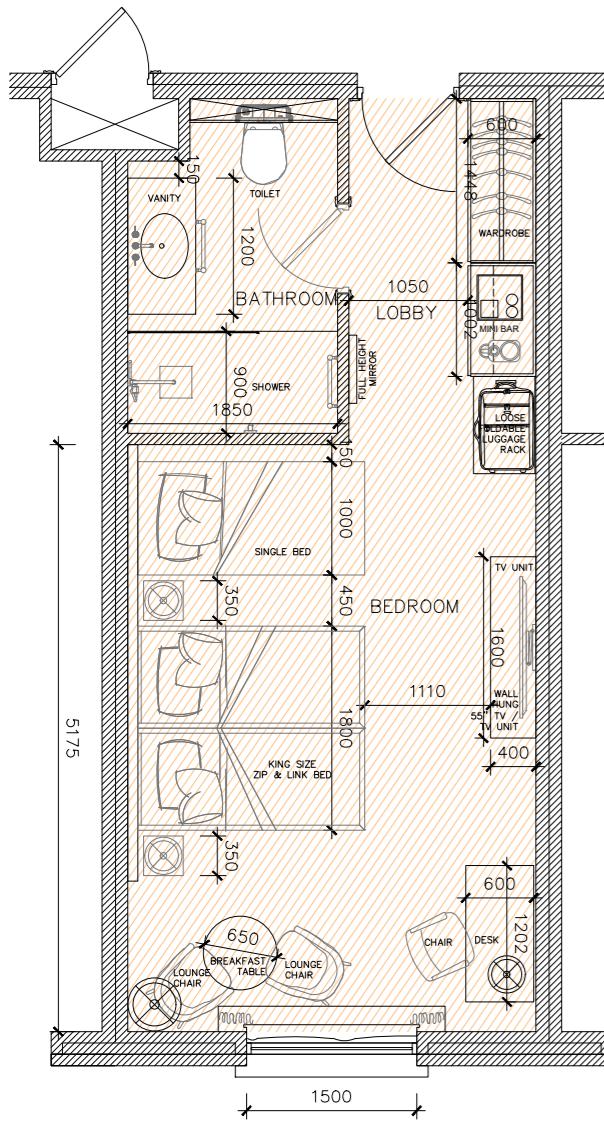


Section 04

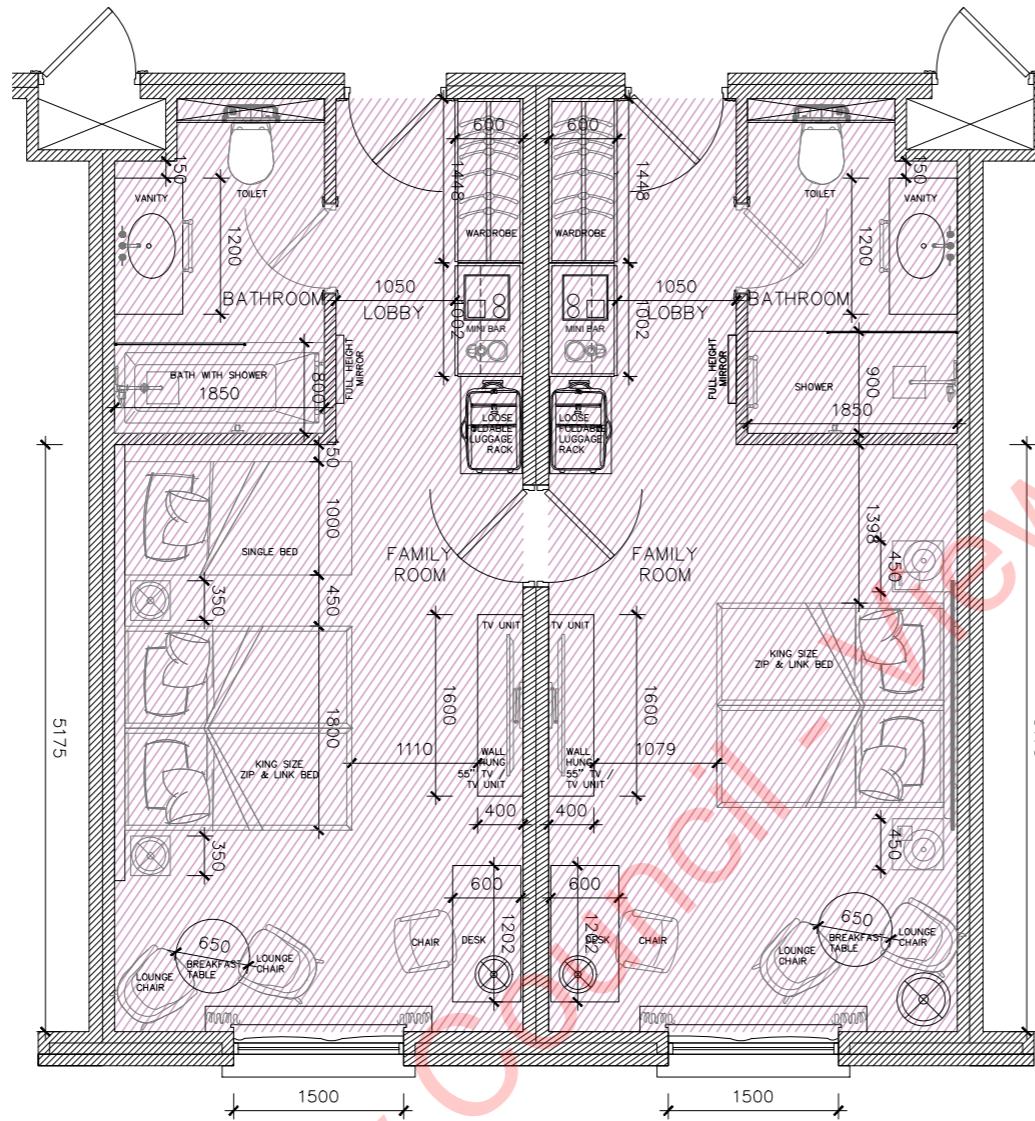


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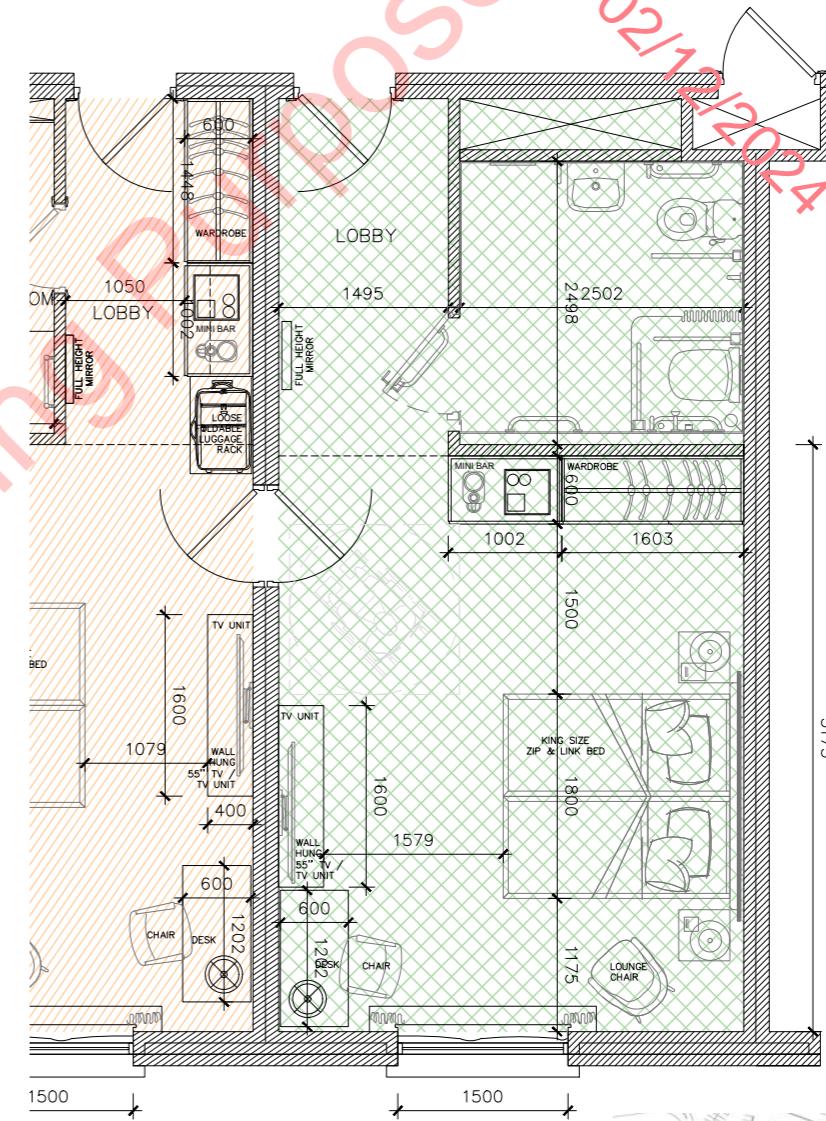
## Proposed Bedroom Layouts



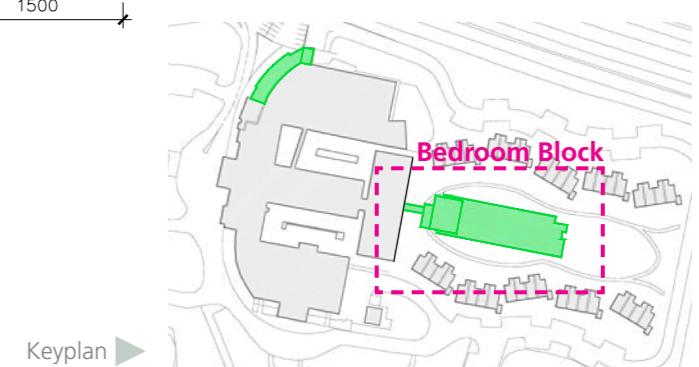
▲ Standard Room - 75 no. total (+ 1 no. wider standard)  
Area 29.3 SqM



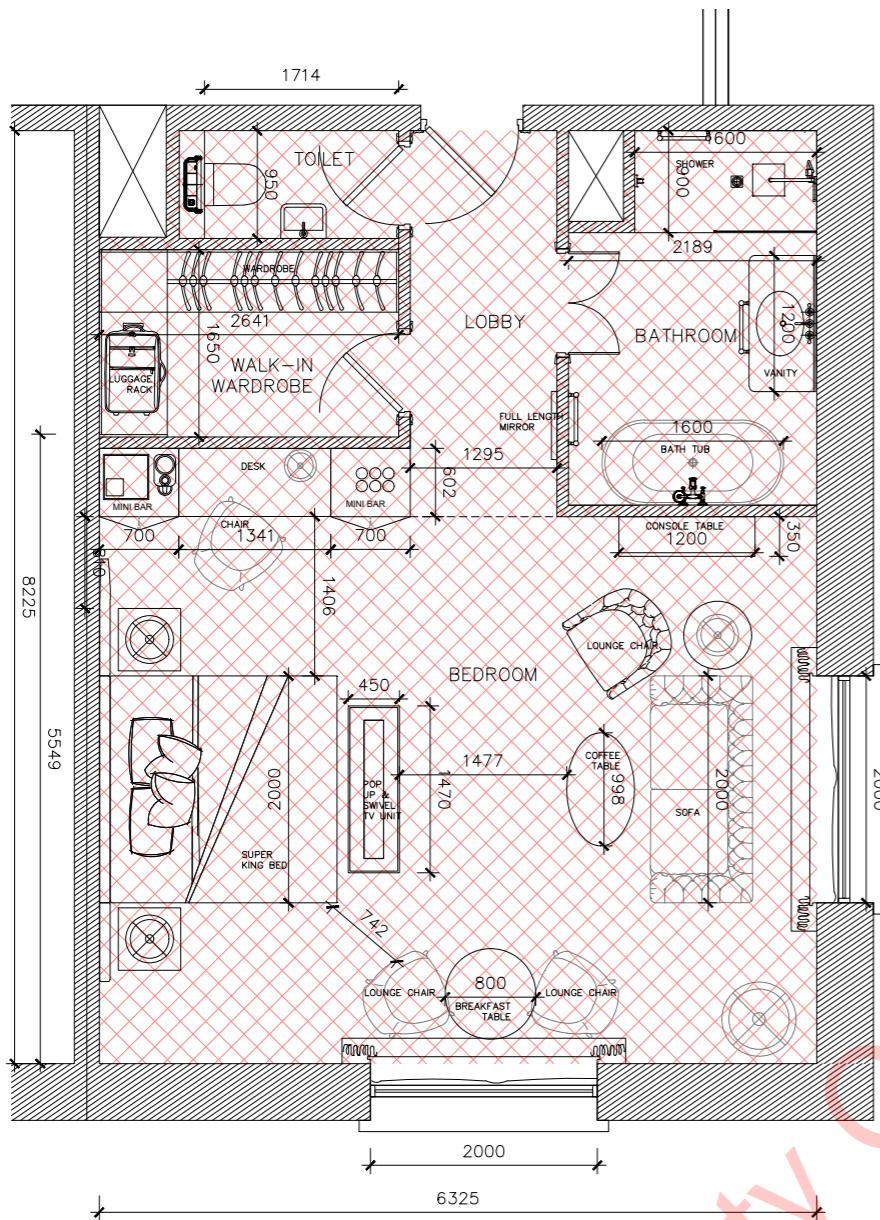
▲ Family Room - 4 no. total  
Area 29.3 / 58.6 SqM



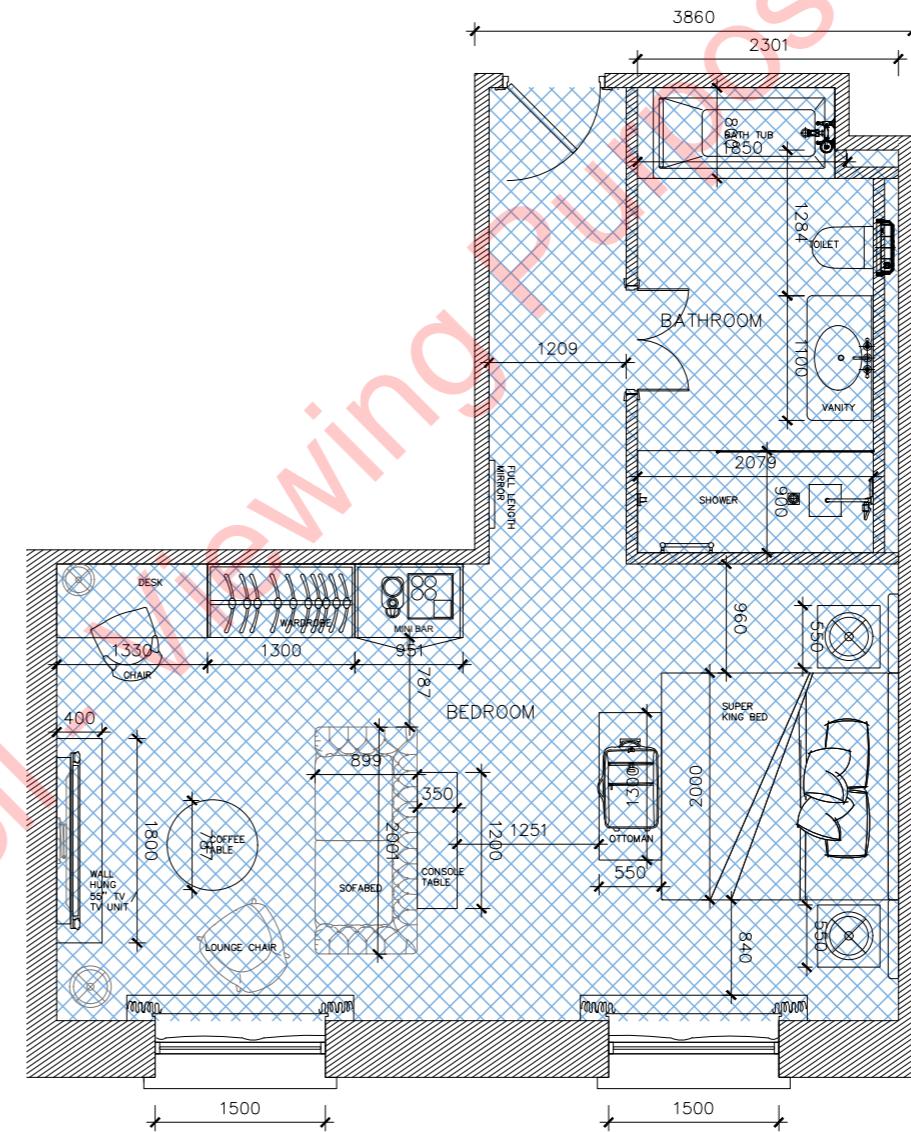
▲ Accessible Room - 5 no. total  
Area 33.4 SqM



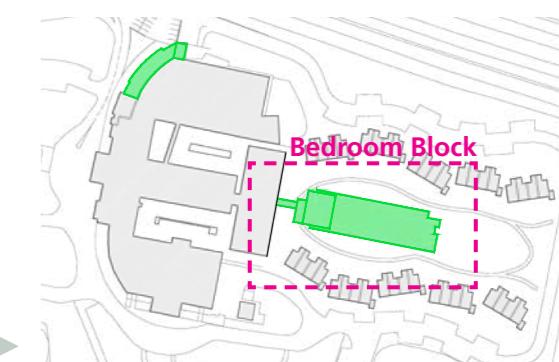
## Proposed Bedroom Layouts continued



 Suite - 3 no. total  
Area 51.3 SqM



## Bridal Suite - 2 no. total Area 44.7 SqM



Keyplan ➤

Proposed Bedroom Block Elevations



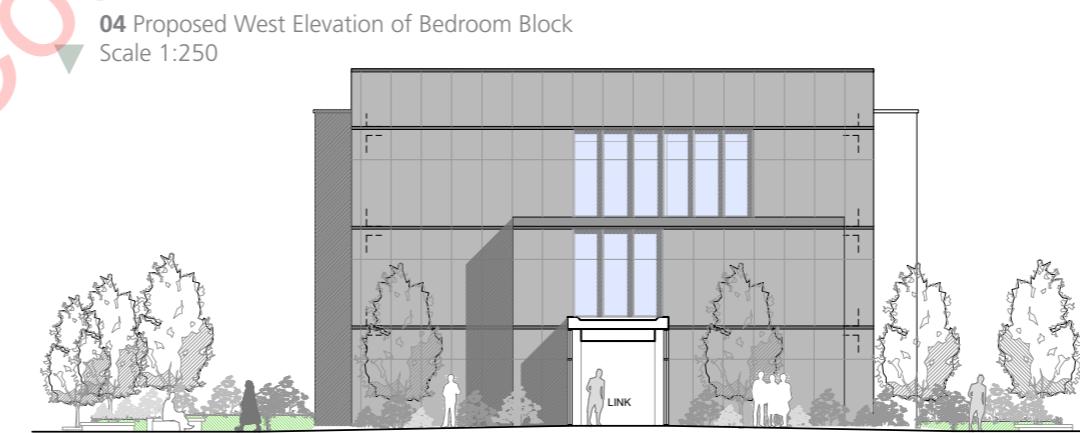
▲ 01 Proposed South Elevation of Bedroom Block  
Scale 1:250



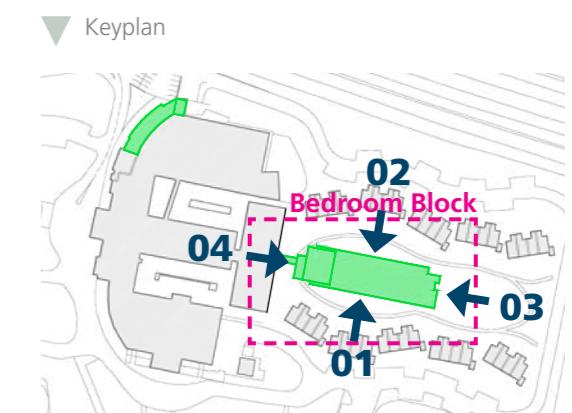
▲ 02 Proposed North Elevation of Bedroom Block  
Scale 1:250



▲ 03 Proposed East Elevation of Bedroom Block  
Scale 1:250

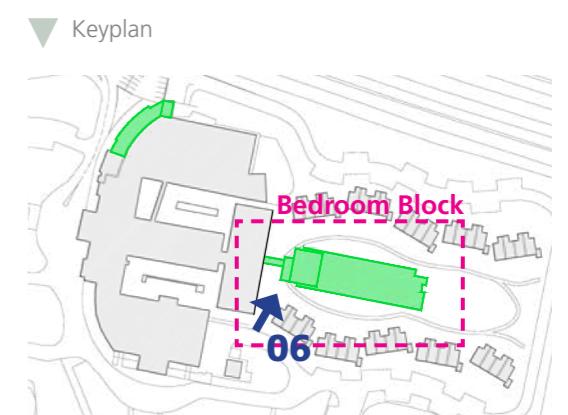


▲ 04 Proposed West Elevation of Bedroom Block  
Scale 1:250



Section 04

Proposed 3D Model View 06 - Bedroom Block



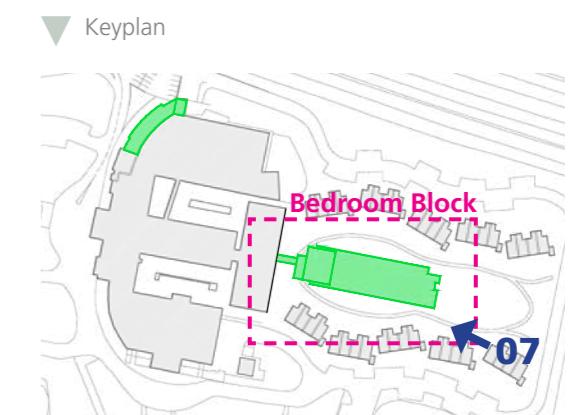
Section 04

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Proposed 3D Model View 07 - Bedroom Block



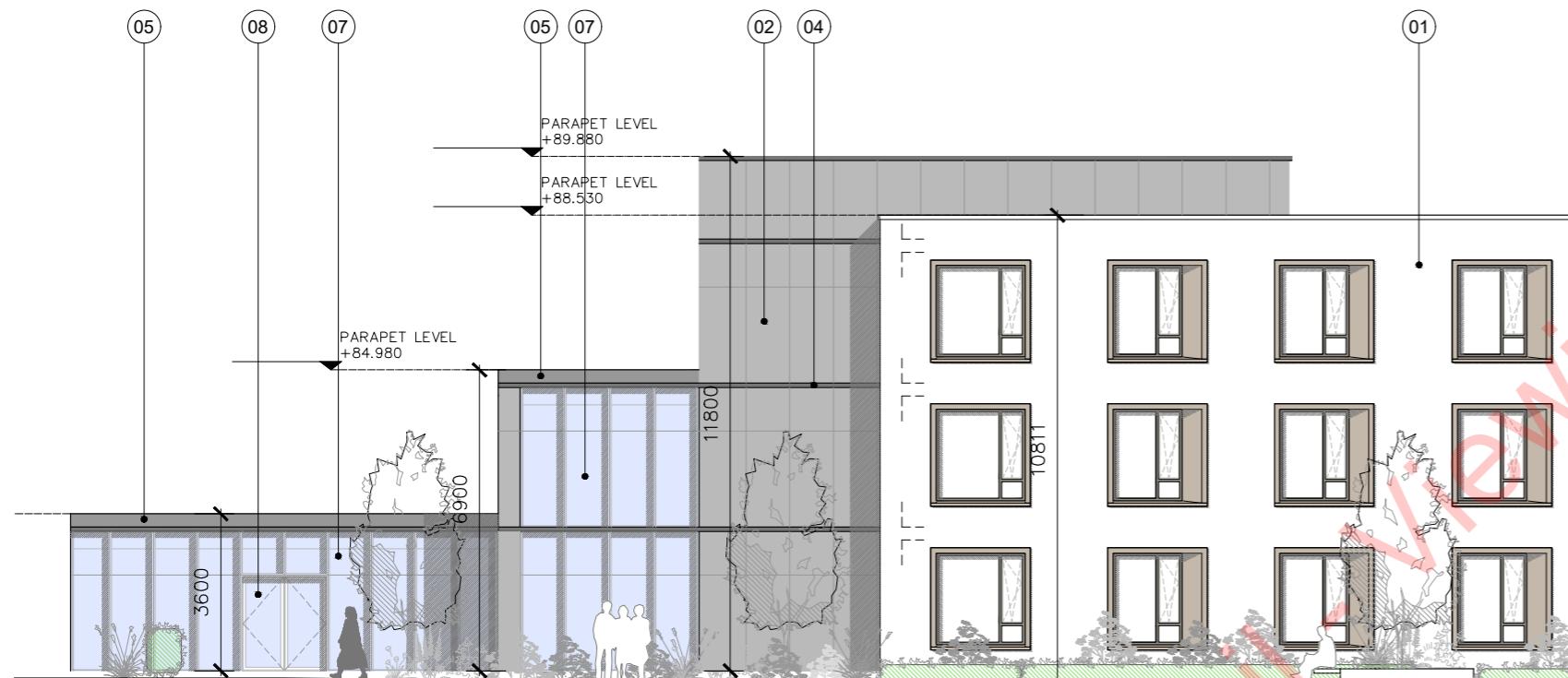
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Section 04

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## Proposed Bedroom Block Materials & Detail



▲ 01 Proposed Partial South Elevation of Bedroom Block (Not to scale)

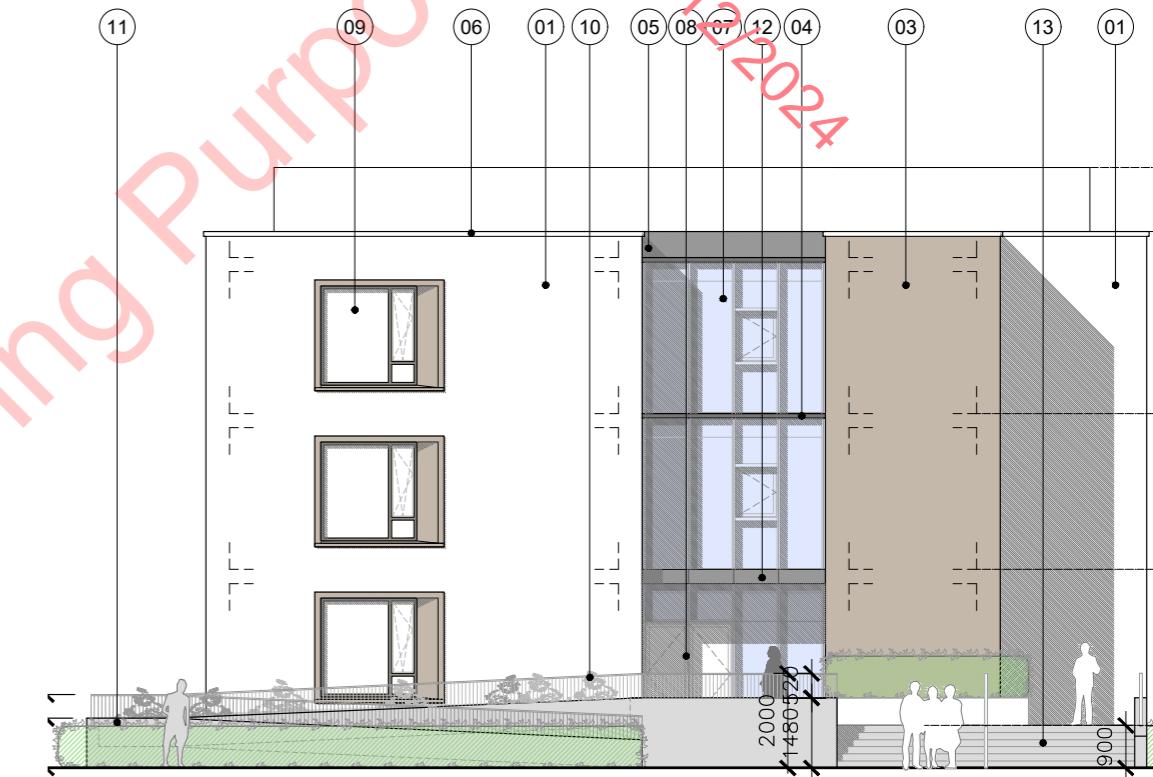
### Materials

The principal external finished materials for the new bedroom block proposed include – self coloured render, curtain wall glazing, fibre cement cladding, selected aluminium / uPVC fenestration with decorative splayed window reveals and simple robust metal balustrades and railings.

These quality materials have been selected due to their inherent characteristics & robustness suitable for the new hotel block. Detailing has been developed to afford low maintenance and longevity of the building.

### Materials Legend

- 01 Selected Self-Coloured Render to Architects Specification
- 02 Fibre cement cladding panel to Architects Detail & Specification
- 03 Selected Self-Coloured Render in alternate colour to Architects Specification
- 04 Selected Metal Profile to Architect's specifications
- 05 Selected Metal cladding panel to Parapet to selected colour and Architects Detail & Specification
- 06 Selected Metal Capping
- 07 Selected Curtain Wall Glazing System with fixed and openable sections to selected colour and the Architect's Details and Specification
- 08 Selected Aluminium Double Glazed Doors
- 09 Selected Aluminium / PVC double glazed windows with plaster moulded splayed reveal detail or similar approved to Architect's Detail & Specification
- 10 Metal Balustrade to selected colour &

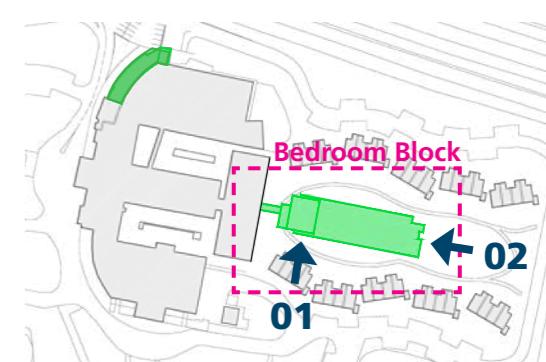


▲ 02 Proposed East Elevation of Bedroom Block (Not to scale)

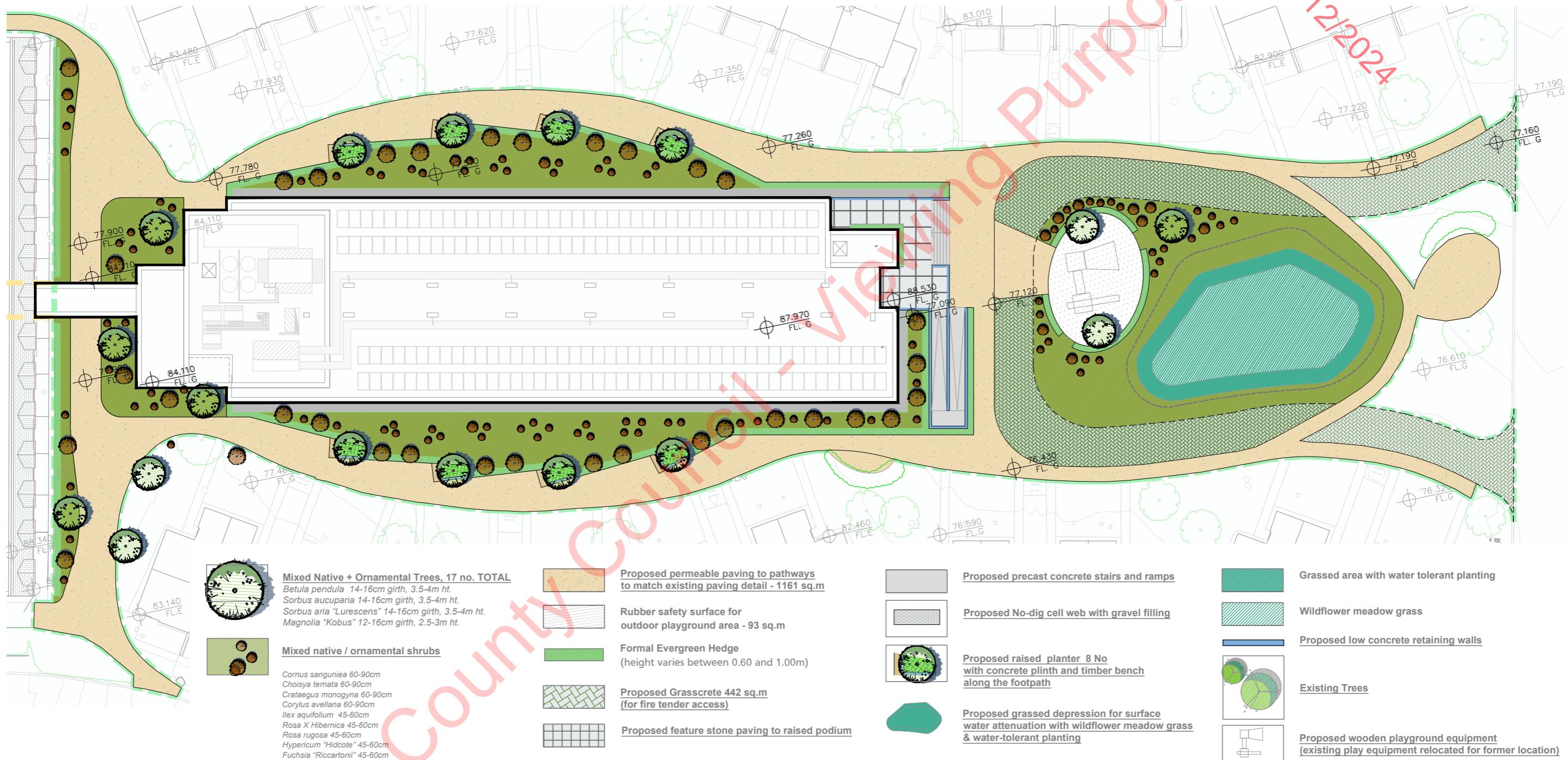
### Architects Detail & Specification

- 11 Architectural Precast Concrete External Ramp to Architect's specifications
- 12 Selected Metal Edging to Canopy with Selected Metal Cladding to external Soffit
- 13 Architectural Precast Concrete External Stairs to Architect's specifications.

### Keyplan



Proposed Bedroom Block Landscape Plan



▲ Proposed Landscape Plan  
 Scale 1:400



Section 04

## Conclusion



### Conclusion

The proposed enhancements at Johnstown House, including the new restaurant extension and bedroom block, reflect a thoughtful balance of contemporary design and respect for historical context. Together, these additions harmonise with the estate's architectural heritage, enhancing the overall guest experience while preserving the character and significance of the protected main building.

The restaurant extension, a single-storey glazed structure, introduces modern elegance with its overhanging canopy and slimline timber and steel composite columns, creating a welcoming outdoor dining area that encourages interaction with the surrounding landscape. The warm timber soffit cladding and large glazed façades invite natural light into the space, fostering a vibrant atmosphere that blurs the lines between indoors and out, while remaining sensitive to the architectural composition of the existing hotel.

The new three-storey bedroom block complements this design approach, integrating seamlessly as a contemporary linear form oriented along the central axis of the symmetrical hotel layout. This addition has been thoughtfully designed not to compete with the original architecture but to echo its precision and balance. High-quality, robust materials were selected to offer a refined yet low-maintenance aesthetic, while the building's orientation and surrounding landscape provide natural screening to protect the privacy of nearby lodges and minimise visual impact.

Together, these developments at Johnstown House exemplify a commitment to modern functionality that honours the estate's rich heritage. By carefully blending contemporary and classical elements, the new restaurant extension and bedroom block enhance the estate's appeal, reinforcing Johnstown House's status as a premier destination for future generations.

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