

New Masonic Hall.

EXPLANATORY OF DESIGN MARKED



THE BASEMENT FLOOR is divided between the House Steward's Department and the Kitchen Department. The former is placed in the front part of the building, the two principal rooms having light from the street by windows in areas, one on each side of steps to Principal Entrance. The floor over basement being raised about 8 feet above the level of street, the floor of House Steward's Rooms is not more than three or four feet below the level of footpath, and therefore very much better than the ordinary basement storey of houses. The Bed-rooms, Pantries, &c., are lighted from the side next No. 16. The approach to the Wine Cellars is from this department. In the large Cellar, extending under Serving Corridor and a portion of Dining-hall, provision is made for the twenty separate compartments required, each compartment being about 4 feet square and 3 bins in height, and capable of being closed off by an iron-railed door. Extra Cellars are provided under Principal Staircase. From the House Steward's Department a general staircase communicates with the several floors of the building, and adjoining this staircase is provided a lift communicating in like manner for the raising of coals, &c., to the several floors. The general store for coals is placed in this department, under the Entrance Corridor, &c. The Kitchen Department occupies the back portion of this floor, and particular attention is directed to the convenience of its position and arrangement, in connection—not only with the minor offices—but with the Serving-room for dinner purposes; direct and easy means of communication with which is provided by a separate stairs, 8 feet in width, leading right and left into Serving Corridor; a dinner lift is also provided from Kitchen. To give greater height for Kitchen, the floor is sunk a few feet lower than the rest of this storey, except the Larders and Scullery, which are placed on the same level as Kitchen. The Scullery is placed under the back portion of Serving Corridor, and may be provided with a yard between the back of new building and the houses in Frederick-lane. If a back entrance is desired, one of the houses towards the lane, No. 6, should be removed, or else a passage-way be formed through the under storey. Unless for such a purpose these buildings need not necessarily be interfered with.

The GROUND FLOOR is approached from the street by steps between stone balustrades and by steps in Corridor which rise to a height of about 8 feet above street level. The Entrance Corridor opens into the "Grand Staircase Hall;" on the right of entrance is placed the Board-room, on the left the Grand Secretary's Office; these rooms, with the entrance, occupy the frontage towards street. Immediately behind the Grand Secretary's Office, communicating therewith and lighted from No. 16 side, is the second Office, required for Secretary; adjoining this on the same side is a small room for the Hall porter, beyond which is placed the Cloak-room and the Lavatories, Water closets, &c., in a most convenient position. The Grand Staircase, of stone, is to the right of Corridor; under the landing is a passage-way which may be made use of for serving, in connection with the Board-room, should that room require, at any time, to be used for dinner purposes, &c. Beyond the Grand Stairs on the same side is the General Stairs and coal lift from basement and communicating with upper floors. The Entrance Corridor, continued beyond the Grand Staircase Hall, forms the direct approach to the Dining-rooms. First is placed the smaller room, 34 feet by 24 feet, and beyond this the Grand Dining-hall, about 64 feet by 24 feet. These rooms are so placed that on the occasions when the large room may be in use as a Dining Hall the smaller room may serve the purposes of an ante-room—as it is not contemplated that these rooms would be in use for dining purposes at the same time—provision, however, for such a contingency is made by connecting the Board-room with the Serving Corridor, so as to render that room available for such a purpose should necessity require it. Particular attention is here again directed to the easy and convenient means of communication provided between Kitchen and Dining-rooms by the Special Stairs and lift before described in connection with Kitchen; these communicate directly with a Serving Corridor 10 feet wide, and running the whole length of Dining-rooms. This arrangement has the very great advantage of affording access to the rooms at different points for serving purposes; three serving doors being provided for the large hall and two for the smaller, by this means all confusion in the attendance may be avoided. At the end of Serving Corridor, screened off by a partition about 8 feet high, are placed urinals, &c., the large windows over these reaching to the level of ceiling will afford sufficient light to the corridor; the passage at the opposite end at side of General Staircase may be roofed with glass, which, with the openings from staircases, will provide abundance of light. It may thus be seen that this floor is divided between the Secretary's Department and the Dining-room Department.

The FIRST FLOOR is approached by Grand Staircase, which leads to a lobby or landing, supported by columns and arches; from this lobby is approached the Reading and Coffee-room, about 48 ft. by 28 ft., which occupies the whole of the frontage on this floor; communicating with this room is the Library, lighted from the side next No. 16; beyond this are Lavatories, &c., immediately above those on ground floor. At the opposite end of lobby from Coffee-room door is placed the entrance to the Grand Lodge room; this is approached by a few steps (which were introduced to give greater height to Dining-rooms); to the left of entrance is the Reception-room, to the right the Wardrobe-room, from each of which is entered the Preparation-room (finished with hexagonal ceiling and dome light); from this open the porches right and left, which give

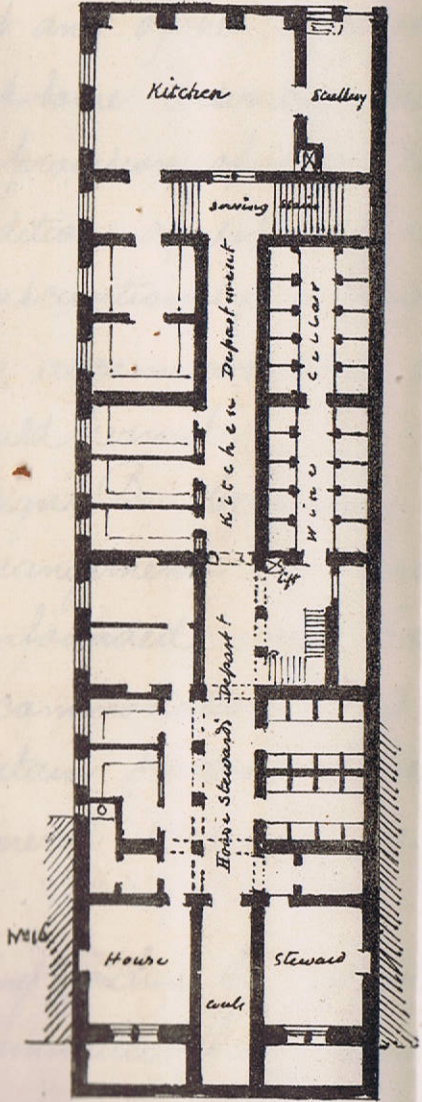
access to the Grand Lodge room about 64 ft. by 48 ft. The great width of roof here suggested the sub-division of the space into a nave and aisles, the division being marked by light ornamental iron columns, supporting the roof timbers, the center roof space being thus reduced to about 34 feet, a better proportion is obtained without interfering in any way with the available space of the room. It is proposed to form two raised steps between the column and wall to receive the stalls; this room is designed to have an open timber roof, the treatment of which might be made very effective. The light is obtained from the roof (the inner light may be of stained glass). The greater portion of this roof being double, the temperature of the room should not be unduly affected by great heat or cold; this double arrangement of roof also affords great facility for ventilation. It is proposed to heat the Grand Lodge room with hot water.

The UPPER FLOOR is occupied solely by the two smaller Lodge-rooms and the rooms in connection with them, and is approached by the General Staircase, which leads to the upper lobby of Grand Staircase.

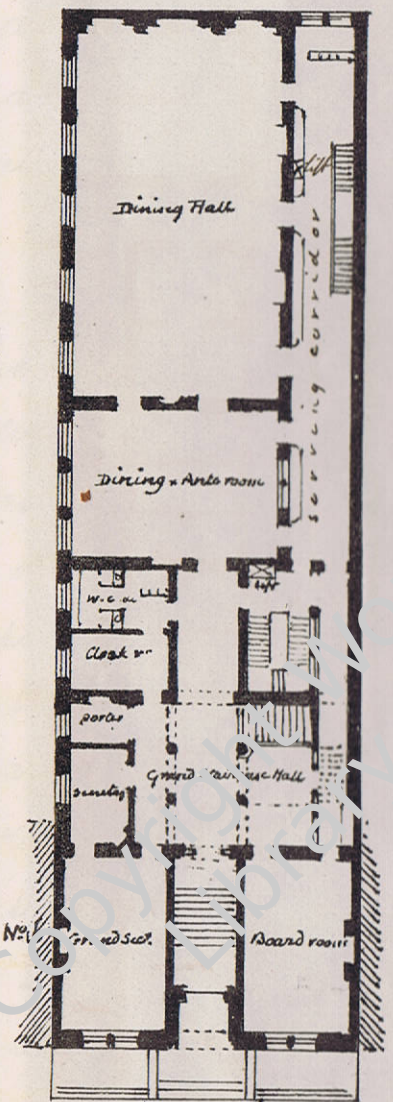
The building is designed in the Pointed style, without very strict adherence to any particular precedent, and so treated may be made a very effective structure. The arrangement, however, both of the exterior and interior is quite as much adapted for a Classical treatment. The material to be used is brick, the outside face of the front towards Malesworth-street being executed in sand-stone or Portland stone, with a slight introduction of colour.

If in limiting the proposed expenditure the Committee had omitted to define the extent of the accommodation they required, competitors might have complied with the condition of cost, providing as much as possible for that amount; but when the Committee in limiting the cost defined an amount of accommodation as required—which under no circumstances whatever could be provided for the sum mentioned—they need not be surprised to find the cost of the designs submitted, to be much higher than they may have anticipated. Estimates sent in in such cases are very frequently problematical, therefore a much safer way for the Committee to judge of the comparative costs would be to set aside estimates altogether, and reckon the cost solely by the comparative size of the buildings contemplated. If one design can be carried out for £8,000, there is nothing to prevent any other design of equal size and content being done for the same amount, the style of finishing being equal; and if the style of finishing is to be sacrificed to economical considerations, the comparative size and the excellence of arrangement would appear the only points left for consideration. While considering these points it should be borne in mind that excellence of arrangement need not be affected by any diminution in the size of the several rooms, while their relative positions remain the same: for instance, should it appear that the rooms shown in the accompanying design—although not larger than required by the instructions—occupy a greater area than contemplated by the Committee; the sizes may be proportionately reduced, while precisely the same arrangement of rooms may be preserved. It may thus be seen that any great difference in cost, between any two designs, must arise, not from any inherent costliness in a design itself, but by one competitor providing a greater extent of room than another. There being but the single frontage in Malesworth-street, a little deviation less or more there could not make any material difference; while the finishing of the interior in any case as well as another may be as inexpensive as possible.

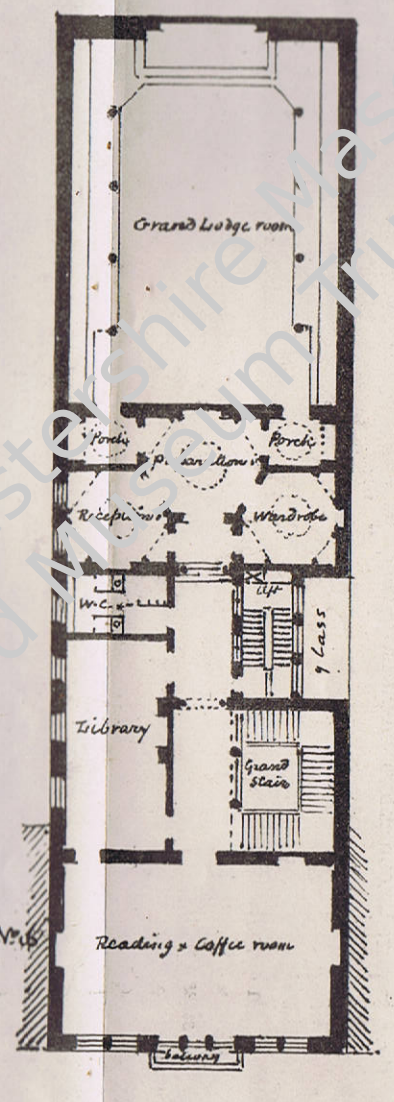
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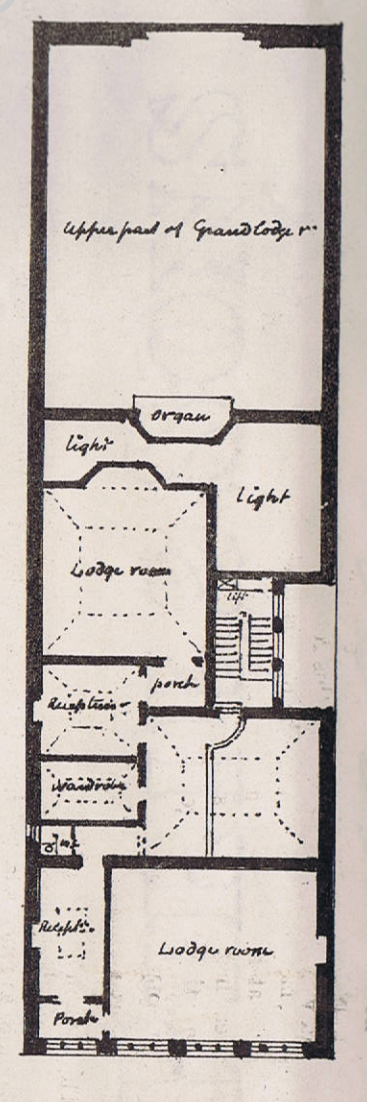
Basement Floor



Ground Floor



First Floor



Upper Floor

Scale 3/4" = one Inch

