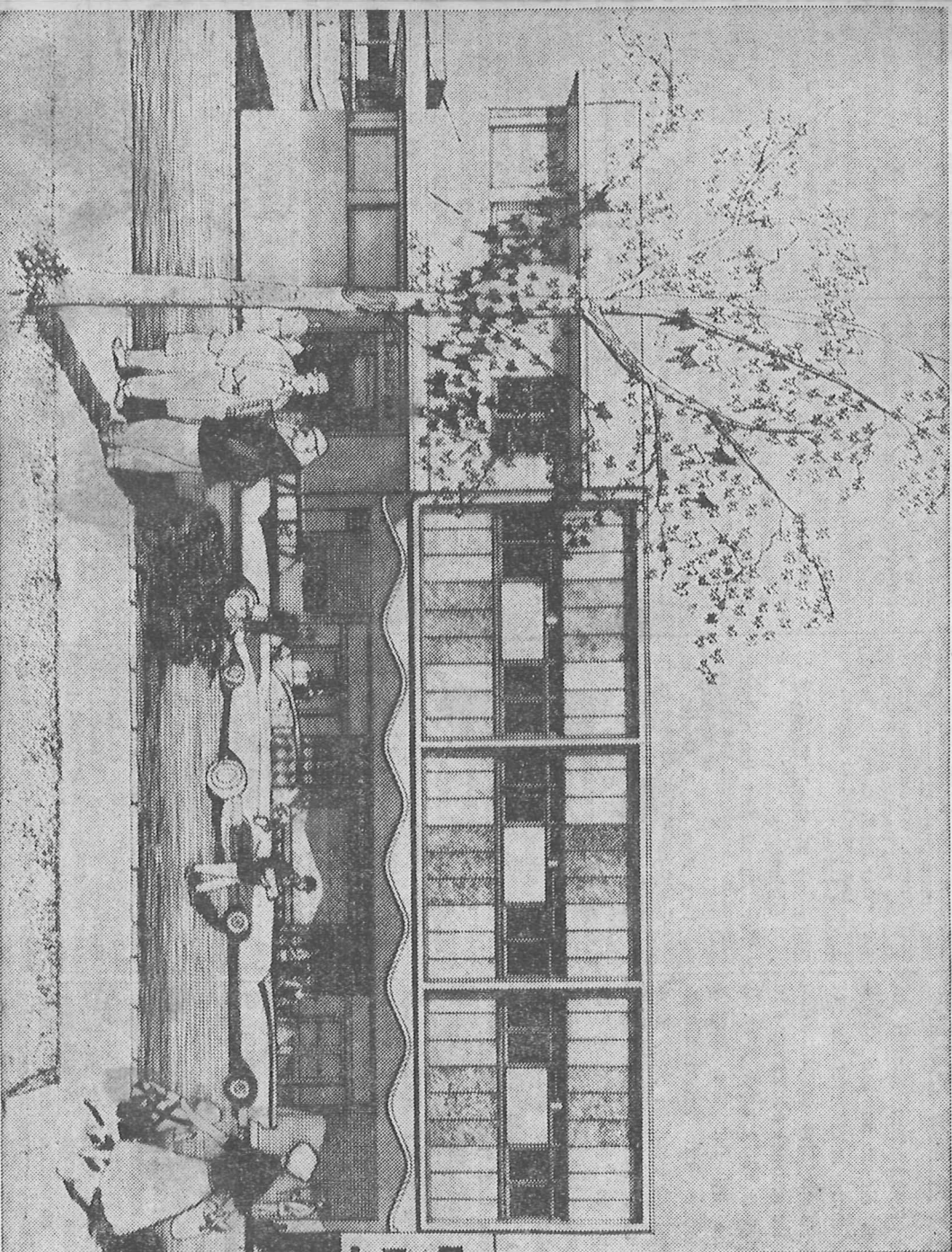


**LUCAS'S**  
COVER TARANAKI WITH  
THEIR FURNISHINGS  
CARPETS, LINOS, DRAPES, BLINDS, etc.  
Devon Street :: New Plymouth



THIS ARCHITECT'S SKETCH shows what the completed Royal Hotel will look like from the steps of the New Plymouth war memorial hall, library and museum now being constructed on the opposite side of Brougham Street.

## NEW £70,000 HOTEL FOR NEW PLYMOUTH

THE signing of the contract for a new Royal Hotel in Brougham Street, New Plymouth, this morning, marks the first step towards providing the city with additional five-star hotel accommodation for 22 guests of a standard not previously achieved in Taranaki.

The managing director of Taranaki Brewery and Cordials Ltd., Mr. G. B. Saunders, announced today that the company, as owners of the hotel, had entered into a contract for the new building with Boon Bros. Ltd., New Plymouth. The building and furnishings would cost in excess of £70,000, he said.

Mr. Saunders said that it was estimated that construction of the hotel would be completed in 18 months, but it was hoped that the private bar could be ready in six months to relieve congestion caused by the removal of the present private bar.

He pointed out that with the first stage of the building, including the large public bar and manager's suite, completed about three years ago, the company would have invested considerably more than £100,000 in the Royal Hotel when the new contract was completed.

Mr. E. H. Borrell, New Plymouth, has designed the new hotel on a very modern pattern. It will replace the city's oldest hotel premises, part of which date back to New Plymouth's earliest days. Some of the building is known to be 105 years old.

Demolition of the old structure started today, and Mr. Saunders said that it was hoped to commence the new building within a fortnight.

### 22 GUESTS

The new hotel, with accommodation for 22 guests, will fall four short of the accommodation provided in the present old wooden building, which was replaid and renovated at a cost of more than £3,000 less than three years ago.

With 10 single bedrooms, sharing a shower between two rooms, and six double bedrooms, each with its own bathroom, the standard of accommodation in the new hotel will be the most modern yet provided in any Taranaki hotel.

In addition, there is to be a de luxe suite, complete with its own bathroom and sitting room, on the south-western corner of the building.

All this accommodation will be provided on the first floor, where there will be two telephone booths in addition to the normal service rooms.

This second stage in the development of the hotel—the first was completed three years ago with the large bar and upstairs suite at the corner of St. Aubyn and Brougham Streets—will be followed by the complete construction of the second storey, providing more bedroom and bathroom accommodation on the St. Aubyn Street side. This work, however, is not included in the present contract.

The outside appearance of the new additions will not correspond with the present solid section but will be finished in a fibrolite surface with bright enamel painting in different colours.

### UNUSUAL

A verandah of unusual corrugated design will extend along the front section, but it will be 10½ feet from the ground, two feet lower than the present corner verandah, to give the fullest protection against the weather.

The ground floor will have two entrances, one entrance hall leading to the private bar, the house bar and the public lounge, well to the rear of the building. The office and receptionist's desk will also be in this section, and inside the entrance will be a spacious hall 40 feet by 20 feet from which a staircase will lead to the guests' accommodation.

The second entrance, in approximately the position of the present entrance to the wooden building, will have on its left the bottle store, not directly opening on to the street. This leads through to the private bar, measuring 32 feet by 27 feet, with a counter bar running along the walls on two sides. Behind the private bar will be the much smaller house bar.

The dining room will seat 24 people but modern folding doors are provided so that they can be swung open to the guest lounge.

The guest lounge will look on to an open garden, with an ornamental pool, and the wall will be all glass, most of it capable of being open to let in fresh air.

The extensive use of glass is planned to give the lounges and the dining room ample natural light. At the rear of the building there will be the modern kitchen, staff accommodation and boiler room. A feature of the heating will be the introduction of ground floor heating by the laying of electric cables under the concrete. There will be no central heating. Instead, the upstairs rooms and passages will have electric wall radiators, all thermostatically controlled, so that guests will not require to operate any of them.

An advantage with the floor heating is that it operates at night during the off-peak periods and can be cut off completely during the day.

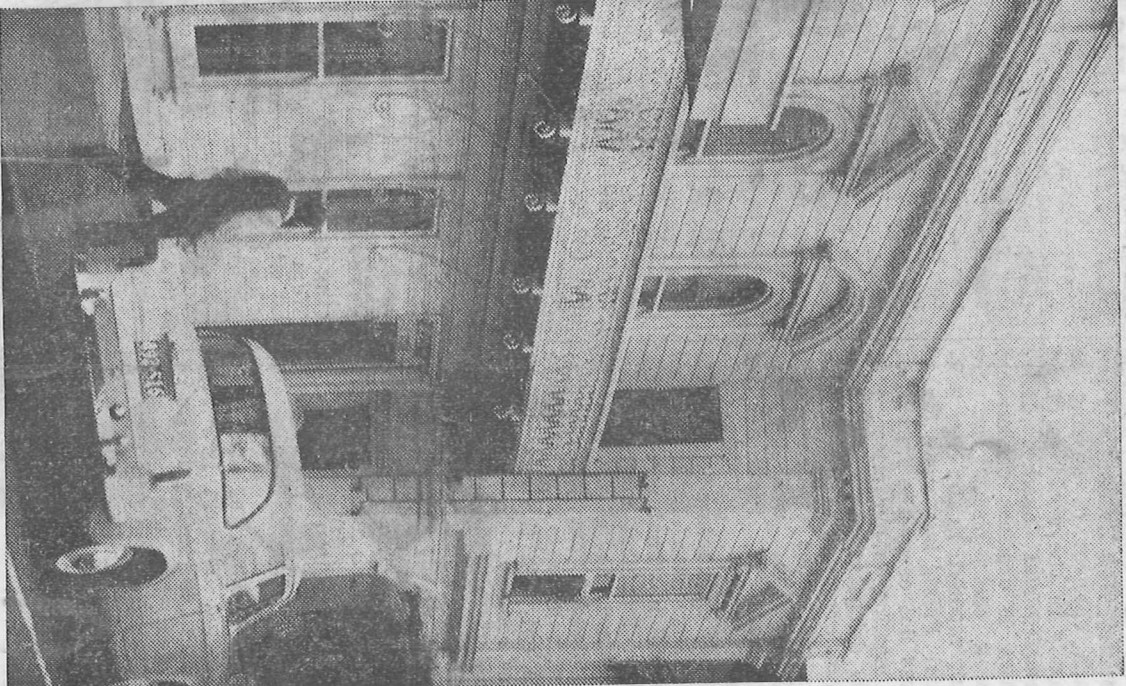
### PILING

Drilled piles will be used in the foundations, and it is expected that some of the piles will be 20 or 25 feet long.

In the interior, wallpaper will be used on plaster in the bedrooms, entrance hall and dining room, while in other places extensive use will be made of modern hardboards. The bathrooms and showers will be lined with one of the new plastic covered hardboards in soft tones.

All of the bedroom furniture will be built in, including the beds, dressing tables and mirrors, and both floors will be completely carpeted.

For the first time in New Plymouth, the building will have a flat roof, tanked to carry water permanently. This is intended to protect the roof against the vagaries of the weather, which could be damaging to its wooden construction with fabric lining on top. In addition, the presence of the water will keep the upstairs portion of the building cooler in hot weather.



The old Royal Hotel in Brougham Street, New Plymouth, as many people will remember it. Demolition of the old building, parts of which are 105 years old, started today, when it was announced that a contract had been signed for the erection of a modern five-star hotel on the site.