

DESIGN & ACCESS / HERITAGE STATEMENT

LAVAZZA, UNIT 2, VICTORIA HOUSE, 37 -63 SOUTHAMPTON ROW, LONDON, WC1B 4DA

HISTORICAL IMPORTANCE

The historical importance of the building and the quality of the conserved structure are great assets of the space. The building is Grade II listed. The client wishes to retain and preserve the buildings historical features.

DESIGN

The design of the building is to remain as it currently stands, the proportions will not be altered. No original features or characteristics of the building are to be removed or replaced. There will be internal alterations for the new coffee shop fit-out, outlined below:

- New decorations throughout
- New customer serving area with display counter and POS facilities
- New preparation and kitchen facilities
- New customer and staff sanitary/recreational facilities
- Lavazza branding throughout

No external alterations are proposed. The design of the shopfront will remain as existing.

The exterior works are:

- New blade sign

ACCESS

The access to the building is to remain as current; all store access for customers is via the Southampton Row street entrance. The store is level at ground floor with the existing customer staircase serving the first floor level. The existing entrance door openings comply with minimum distances for disabled access, the upper floor as existing and due to the buildings nature will not be afforded disabled access.