Adaptive Reuse of Heritage Buildings for Hospitality Spaces: An Interior Design Study in Pune

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***Abstract*—Adaptive reuse of heritage buildings offers an opportunity to preserve historic structures while giving them new and relevant functions in contemporary urban environments. Heritage buildings such as Wadas, Art Deco buildings and historical buildings are an important part of Pune's architectural identity. Though due to decline, changes in the requirements of people and maintenance problems, they can be put at risk for continuous use. Converting these buildings into spaces such as cafés, restaurants and hotels would provide a new use while retaining their heritage character.**

This research explores the role of interior designing in helping old heritage buildings turn into modern hotels and cafés in Pune. This study also looks at how sustainability and guest experience play an important role in reusing these old buildings.

A primarily qualitative research approach will be used, supported by a limited quantitative component. The study will include literature review, studies, site observations, photographic documentation, public perception survey. For this research café so it be and café hernald have been studied in Pune will be compared to understand how heritage elements are preserved, how modern interventions are introduced and how users perceive the resulting spaces. The research aims to identify common design strategies, challenges and sustainable practices and develop practical recommendations for interior designers.

***Index Terms*—Adaptive Reuse, Heritage Conservation, Interior Design, Hospitality Spaces, Heritage Buildings**



Figure 1. Elevated view of the central wada courtyard in natural daylighting, cross-ventilation, and open-air communal dining

I. INTRODUCTION

Heritage building is really important as those reflect the history, character, how the place used to be, craftsmanship, how the place had been utilized. But, nowadays changes in lifestyle of people, development of areas, the neglect & under use of historical structure we lose them forever.

Adaptive reuse provides an alternative to demolition of existing building and giving new life and using them for some other cause or purpose while keeping or maintaining their cultural value. Research of such buildings in Indian cities would help the environmental, social, cultural and economic way through the continued use of existing building & materials.

This transformation requires a careful balance between preserving the old architecture elements and doing modern requirements such as functional space, services, comfort & aesthetics. Adaptive reuse also supports sustainable design by reducing the need for demolition, conserving existing materials and resources, and extending the useful life of buildings. research on historical tourism spaces shows highlights that interior designs make an important part in negotiating between heritage conservation & present-day functions. It also emphasizes the importance of preserving original features while ensuring that new changes remain distinguishable from the historical.

Pune has significant various stock collection of historic building & traditional architectural environment & making it closely connected for studying adaptive reuse. However, the interior design aspects of transforming heritage building into hospitality space requires examining understanding how space planning, materials, lighting, furniture, circulation, and heritage elements are integrated can help identify effective strategies for contemporary use while maintaining historical character. This research

therefore investigates adaptive reuse from an interior design perspective focusing on hospitality spaces in pune & the relationship between heritage conservation, function & user experience.
This research examines two hospitality spaces in Pune which are Soo Be It Café and Café Herald. Soo Be It Café is represents a traditional wada, while Café Herald occupies a former printing-press building represents the Pune Herald newspaper. These cases help and to examine how different building histories can contribute to contemporary café interiors.

II. PROBLEM STATEMENT

Many old buildings in Pune are not being used due to change in urban needs and lack of proper use of these. At the same time, adaptive reuse of the building is being used to preserve the existing building and using them for some other cause or purpose such as in cafes, hotels & restaurants while preserving the heritage. Making these buildings suitable for modern use is not easy. Designers need to see facilities such as lighting, furniture, services without losing the character of building. It would create problem / challenges for preserving the old & meeting modern day needs.Therefore, this study will investigate how interior designers address these challenges in Pune & how their design strategies influence heritage preserving, function, user experience.

III. RESEARCH AIM

To see how interior design helps turn heritage buildings into hospitality spaces in Pune.
Research Objectives

- To identify the interior design strategies used in adaptive reuse projects.
- To analyse how existing heritage elements are preserved through interior design.
- To examine how modern facilities are integrated into historic buildings.
- To evaluate user perceptions and experiences of adaptive reuse spaces.
- To develop recommendations for effective adaptive reuse projects.

IV. RESEARCH OBJECTIVES

- To identify the interior design strategies used in adaptive reuse projects.
- To analyse how existing heritage elements are preserved through interior design.
- To examine how modern facilities are integrated into historic buildings.
- To evaluate user perceptions and experiences of adaptive reuse spaces.
- To develop recommendations for effective adaptive reuse projects.

V. PRELIMINARY LITERATURE REVIEW

Theme 1: Heritage Conservation and Adaptive Reuse
Adaptive reuse provides a way of introducing new functions into existing heritage buildings while maintaining their historical value. Similar findings are seen in studies on Lal Baradari, Wadas of Nashik, and historic buildings, where preserving original architectural elements and cultural identity is considered important during adaptation. The studies indicate that adaptive reuse can provide a balance between heritage conservation and contemporary use.

Theme 2: Sustainability and Adaptive Reuse
Adaptive reuse can reduce the environmental impact of new construction by reusing existing buildings, infrastructure and materials. The benefits extend across environmental, social, cultural and economic aspects. Similarly, the study on historic buildings identifies adaptive reuse as a way to reduce environmental impact while reusing existing structures.

Theme 3: Integration of Modern Requirements
Several studies identify the difficulty of introducing contemporary requirements into old buildings. It shows that existing buildings may not have been designed to accommodate modern services such as HVAC and fire-safety systems. The Bangalore Horticulture Library study similarly identifies inadequate lighting, accessibility problems, lack of climate control and insufficient amenities as limitations of the existing building.

VI. RESEARCH GAP

Most studies are about keeping buildings safe and making them sustainable. Not many people look at how the inside of these buildings is designed and how that helps turn old buildings into hotels and other welcoming spaces especially in Pune. This is what we want to find out more about how interior design strategies can help with the reuse of buildings like heritage buildings and turn them into great hospitality spaces in Pune.

VII. PROPOSED RESEARCH METHODOLOGY

Research Approach

The research adopts a qualitative, exploratory and comparative case-study approach supported by a proposed user-perception survey. The qualitative component examines the relationship between heritage character and contemporary interior-design interventions. The proposed survey is intended to understand the relative importance users assign to atmosphere, comfort, lighting, materials and modern facilities.

Research Design

The research follows the sequence:

Observe → Read → Identify → Question → Plan → Research

1. Observe: Understand the interior characteristics and heritage features of the selected cafés through available documentation and, where possible, site observation.
2. Read: Review literature on adaptive reuse, heritage conservation, hospitality interiors and user experience.
3. Identify: Identify major interior-design issues, including heritage retention, material compatibility, comfort and modern services.
4. Question: Create questions related to design strategies and users' views on them.
5. Plan: Establish case-study criteria, observation parameters and survey questions.
6. Research: Compare the documented cases, analyse literature and evaluate actual survey or interview responses when collected.

VIII. CASE STUDY ANALYSIS

Case study 1: So, it be, Pune.

Introduction and background So, it be located on Tilak Road, Pune. It is a traditional wada style building which is 70 years old, which opened as cafe in March 2026. It has indoor seating and verandah and balconies. It is preserving its heritage character with existing interior design.This wada has traditional elements, iconic doors which have character and semi open space which also helps it to contribute to the character and identity of the cafe. It also has a central courtyard helps in ventilation and air circulation.

IX. PHOTOGRAPHIC DOCUMENTATION



Figure 2. Street-facing elevation of Soo, Be It Café featuring preserved wada woodwork and warm architectural lighting.



Figure 3. Ground-floor entrance foyer combining the arched timber-and-glass doorway and exposed basalt stone wall with colonial lanterns and vintage furniture.



Figure 4. Ground-level courtyard showing the semi-open live kitchen and wood-fired oven under a tiled canopy beside modular wooden seating.



Figure 5. Indoor lounge blending exposed dark timber beams and terrazzo flooring with ochre geometric wall paint and pastel seating.



Figure 6 Barista counter integrating modern espresso equipment and green subway tiles beneath a coffered timber ceiling next to an arched wall niche.



Figure 7. Interior dining room highlighting the timber ceiling,recessed display niches, and banquette seating.



Figure 8. Banquette seating area featuring textured plaster walls, an arched display niche, a niche for art work, and a bold ceiling mural.



Figure 9. Intimate seating corner showcasing a preserved recessed timber wall cupboard, two-tone ochre walls, low platform seating and lighting.



Figure 10. Enclosed heritage room adapted into a quiet lounge with a starlit ceiling, terrazzo floor, arched doorways, and vintage seating.



Figure 11. Corner seating vignette highlighting thick load-bearing masonry through a recessed arched window alcove, louvered timber shutters, and warm task lighting.



Figure 12. High-angle courtyard balcony with customer circulation around linear wooden dining tables and perimeter planters.



Figure 13. semi-open verandah adapted for seating using cantilevered timber ledges, patterned floor tiles, and hanging planters.

Spatial planning and elements

The use of different rooms for different activities creates a different experience than the ordinary cafes out there.The existing structure contribute to cafe identity while the functional changes show its transformation.The relationship between the existing architectural elements and newly added ones are carefully considered. The new added elements have been chosen and placed thoughtfully to retain the building's character.

Walls, floors and ceilings

Walls, floors and ceilings are the primary surfaces through which the interior character of a building is expressed. Their material qualities, texture and finishes influence the visual connection between the existing structure and its adapted version. In the adaptive reuse of traditional building into cafe this material must be as per the functional requirement of the hospitality industry. Also, floors must be as which provide easier movement, furniture arrangements & cleaning it.While the wall and ceiling surfaces must help with lighting, electrical installation and ventilation, preserving such existing structure appropriately helps in maintaining the building's character.

Doors, windows and joinery

Doors, windows and joinery are important aspects of the traditional building structure. They have large influence on identity of the building, which can be air flowing, the natural lighting coming in, the flow of air

and use of space.During adaptive reuse, windows and joinery still have significance because they contribute to the identity of interior space. Their interaction with furniture and services is important because they can cause issues if altered because it will affect both the visual identity and functionality of these. By preserving doors, joinery, windows we are preserving the existing materials.

Material and colour palette

The materials used in your existing building will have impact on keeping the visual continuity. Using materials such as wood, plaster and flooring will impact look of interior and create foundation for new materials with it. The right choice of furniture, upholstery and metals can be introduced without copying the existing. Using the right colours, texture, sizes and finishes will help to create harmony.

Furniture and seating

The combination of cushions, low tables and other tables & chairs arrange different seating options. This range of seating can provide different ways of using space such as socialising, eating and individual working.Different types of furniture have a big impact on how interior is considered and also its character. The low seating provides a more casual feel whereas the traditional tables and chairs provide formal way of seating and eating.The variety helps in to create different types of the space within the building. How seating has been arranged has a strong link to how space is accessible. The size of seating and backrests, height of the tables and how will they are arranged will have a large impact on how comfortable people will find them. Furniture arrangement will also impact how customers and staff move around the space. This makes the seating arrangement an important aspect to analyse character and functions of the interior space.

Lighting

Lighting is an important element in a cafe. There are different types of lighting to support general activities while task lights for dining and reading, with accent lighting to highlight certain features.The size and position of windows affect how much lighting comes. Lighting will also change depending on the layout of room. Artificial lighting will be needed if there isn't enough natural light for the activities within the space. The type of lighting that will be installed will be depend on the structure of the building. Connections and fittings must be coordinated with the walls and ceilings.The type of fitting, light levels and colour temperature will also be considered.

Circulation and spatial organization

Circulation is defined by through the relationship between rooms, openings, furnitures and service areas. The arrangement of the furniture in a certain way it creates a flow for the customers to move between seating areas and also staff to serve and clean. There are also transition between enclosed and semi open space. Therefore, in order to make it a success it will need to maintain the architectural style but also existing space will have to be suitable for hospitality.

Comfort and hospitality requirement

There are many requirements to consider when adapting a residential building to a cafe including thermal, physical, visual and acoustic comfort. Good ventilation, lighting and acoustic will allow ease of use during working and during conversations.Variety of seating option will provide flexibility. Comfort will also be depending on the size of chairs, chairs back, table height and space to move around. Staff moving around, cleaning and services area must also be considered.

Modern services and their maintenance

Modern hospitality environment requires electrical installations, food-service facility, sanitation, ventilation and fire services. These could cause an issue while trying to fit in an existing building. If the services are not installed with respect to the existing structure they may cause a damage to walls, ceilings and other features of building. This is an important part of adapting a building to use modern infrastructure while using existing materials.

Maintenance

Repeated use of the building, the layout of furniture and continuous cleaning cause wear of finishes and fittings. The function of the adapted building depends on the relation between the existing structure and installations. The installations must be easily available for checking and maintenance.

Sustainability

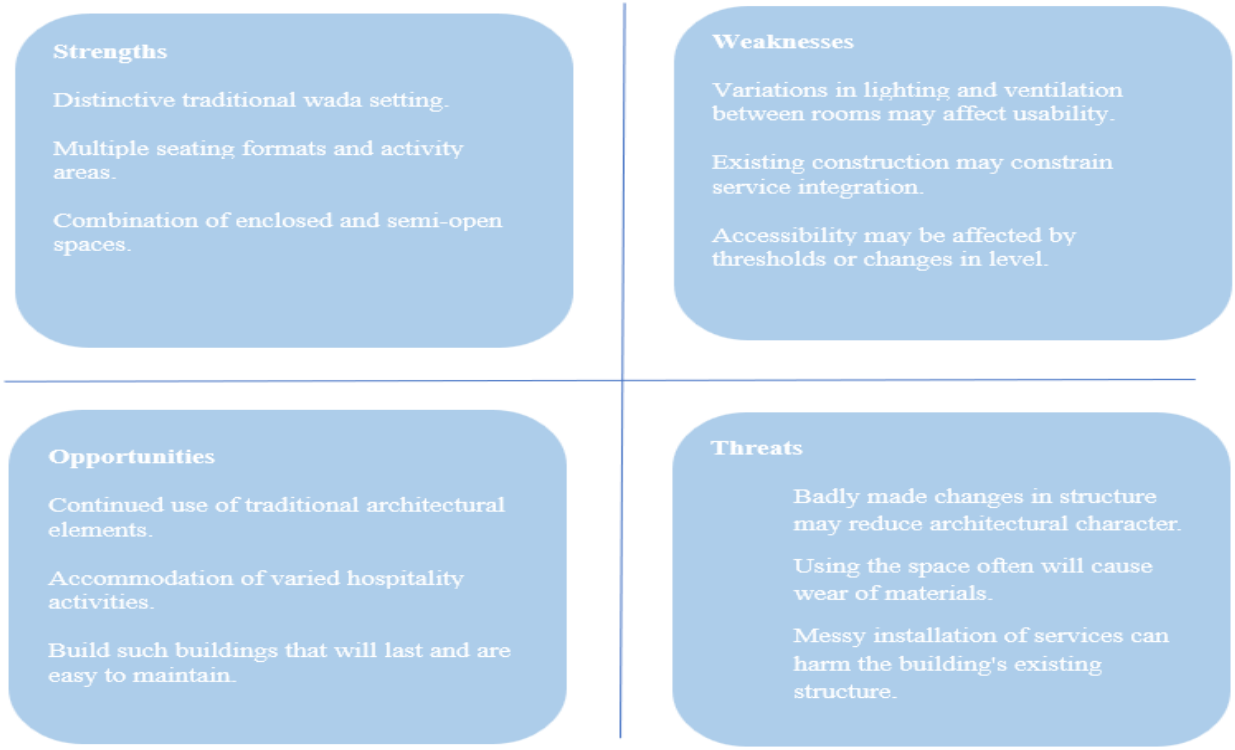
Using the existing wada for a different purpose than it was used before is one way of changing the building's

function without demolishing it. This can help in saving resources and repairing where it is needed.By using durable furniture and efficient lighting and sustainable finishes the building can have good long-term performance.

User experience and interior identity

The identity of so it be cafe is created from combining traditional wada elements with modern elements. There are different room and seating options available for different uses such as eating, reading and socializing's the building was used as a home, so it has different elements compared to new commercial building. This can be seen as successful as there is balance between keeping the original building character and also meeting the modern standards.

SWOT Analysis



X. CASE STUDY FINDINGS

The analysis of Soo Be It Café reveals the possibility of implementing modern hospitality activities within an old residential building through the use of the existing building structure. The mix of interior rooms, semi-interior spaces, and various seating arrangements shows how the features of the building are connected with different uses of the space.

This case also proves the significance of taking into account such elements as furniture, lighting, circulation, material conservation, and services as integral elements of adaptation. The viability of this adaptation will depend on the capacity of the existing building to support modern demands without sacrificing its architectural

Case Study 2: Café Herald, East Street, Pune

Introduction & Background

Café Herald is located on East Street in the Camp area of Pune. Café Herald was once the printing press for the well-known Pune Herald newspaper. Café Herald now shows how adaptive reuse works: it takes a building of great architectural or historical value and gives it a new purpose instead of breaking it down. Earlier Café Herald was a building built in the traditional Puneri rajwada style. Turning Café Herald into a café shows how old business buildings can be changed into places that people can use better. While

renovating Café Herald and preserving its value designers must decide which original features to keep, which to show, which to repair and which to change for the project. This case study shows how an old heritage can be saved and how interior design work can give monuments a brand-new identity and value.

Photographic Documentation



Figure 14. Main hall of Café Herald showcasing the double exposed red-painted timber roof trusses, grey stone walls, and industrial seating



Figure 15. Detail of the stone wall and green timber-and-metal arched doorway used as a gallery backdrop for local



Figure 15. Front featuring wide semicircular arched openings, natural daylight from a roof skylight, suspended metal ladders, and a chalkboard menu.



Figure 16. Interior view of Café Herald showcasing the pitched red-painted timber, grey stone walls, semicircular arched entrances with green joinery, a wooden reception desk, wall-mounted chalkboard menu, and industrial metal and café seating.

Heritage & Interior Features

The history of Café Herald is linked to its past as a newspaper print shop. Due to the café being built for printing machines instead of cafés, it has a different shape and size from a usual café. When the reuse of a building is done, the old layout helps to show where new things would come.Reusing the parts of the original building gives the café a character and also connects it to the past. However, we also need to carefully add modern features so the café will work well.

Walls, Floor & Ceilings

The walls, floor and ceiling are important parts of Café Herald's interior and reflect its value as well. Deciding to keep the old parts depends on whether they are strong and will go with the café.The flooring should be tough due to crowd coming and movement of chairs as well. The walls and ceiling should hold the wires and lights without causing problems for the building. If the original materials are in good condition, reuse of them is better than buying new ones because it saves money and resources. New materials should match the original features.

Doors, Windows & Woodwork

Old doors, windows and wooden details give the café a special character. Their sizes and structures show how buildings used to be made in the past, keeping the original art alive.The windows let the sunlight come inside, and doors give customers the path they would

walk in the space. If they are strong, it is good to repair and reuse them. The frames are highly strong and durable. However, changes are often needed to meet rules for a safe environment, emergency exits, wheelchair access and air conditioning.

Materials and Colour Palette

Choosing the useful materials closes the gap between the old values of Café Herald and the new design's style. Colours and textures let Café Herald look welcoming and friendly while still showing its history. Exposing materials can create an interesting background, for modern tables, chairs and lamps. This lets customers stay in Café Herald's history and think about it. New materials do not have to look too fancy. Should they hurt Café Herald's atmosphere and they should not clash with the original building's creativity. Every material must be strong and easy to clean because Café Herald surfaces get dirty quickly.

Furniture & Seating

Furniture is a part of turning an old workplace into a comfortable café. Tables and chairs affect how comfortable customers feel, how crowded the room feels and how easily staff can work. Furniture needs to be proportionate to the size of the room, providing enough space for sitting and moving around. People shouldn't feel squeezed as this is going to damage the image of Café Herald. Perfect chair height and back support keeps the customers comfortable, so it makes them stay longer. All furniture must be strong and as well easy to clean. The style of them should also match the walls and windows.

Circulation and Spatial Organisation

Good circulation helps the café work smoothly as it makes easy movement for people. A good layout allows the customer to move without bumping each other. As the old structure of these buildings has fixed walls, the seating must be arranged for easy serving and cleaning of tables and for movement of people.

Environmental Comfort

For the café to be successful, it needs to be comfortable, where people can connect to the building's history and style too. Comfort comes from the right lighting, noise control, ideal seating and good ventilation.Ventilation keeps the air fresh so food smells do not spread. Acoustics reduce the noise of dishes, movement, etc. Fitting all these things into an old building must be carefully balanced.

Building Services and Infrastructure Maintenance

For running cafe, you need proper lighting, drains and fire safety as well but they must be installed with causing problem to the buildings look. All the pipes should hide and placed carefully so they wont cause problem and disturb people.Placed inside the structure carefully so that they do not ruin the original historic details nor cause any hindering experience for the customers. Badly planned pipe places can cause leaks. Cause structural damage later. Using cleanups and doing regular maintenance keeps the café running smoothly without any costly repairs. I think careful planning here can save a lot of trouble.

Sustainability and Adaptive Reuse

Adaptive reuse is a choice as it reuses an existing structure instead of knocking the entire structure down and building it for the needs of use. By reusing the Pune Herald press building the project saved materials and reduced construction trash. Thus, saving the resources. Restoring the old surface of floors and walls selecting strong furniture and using energy-efficient lights help lower the cafés environmental impact. Reusing what is already built is one of the ways to design and conserve the place.

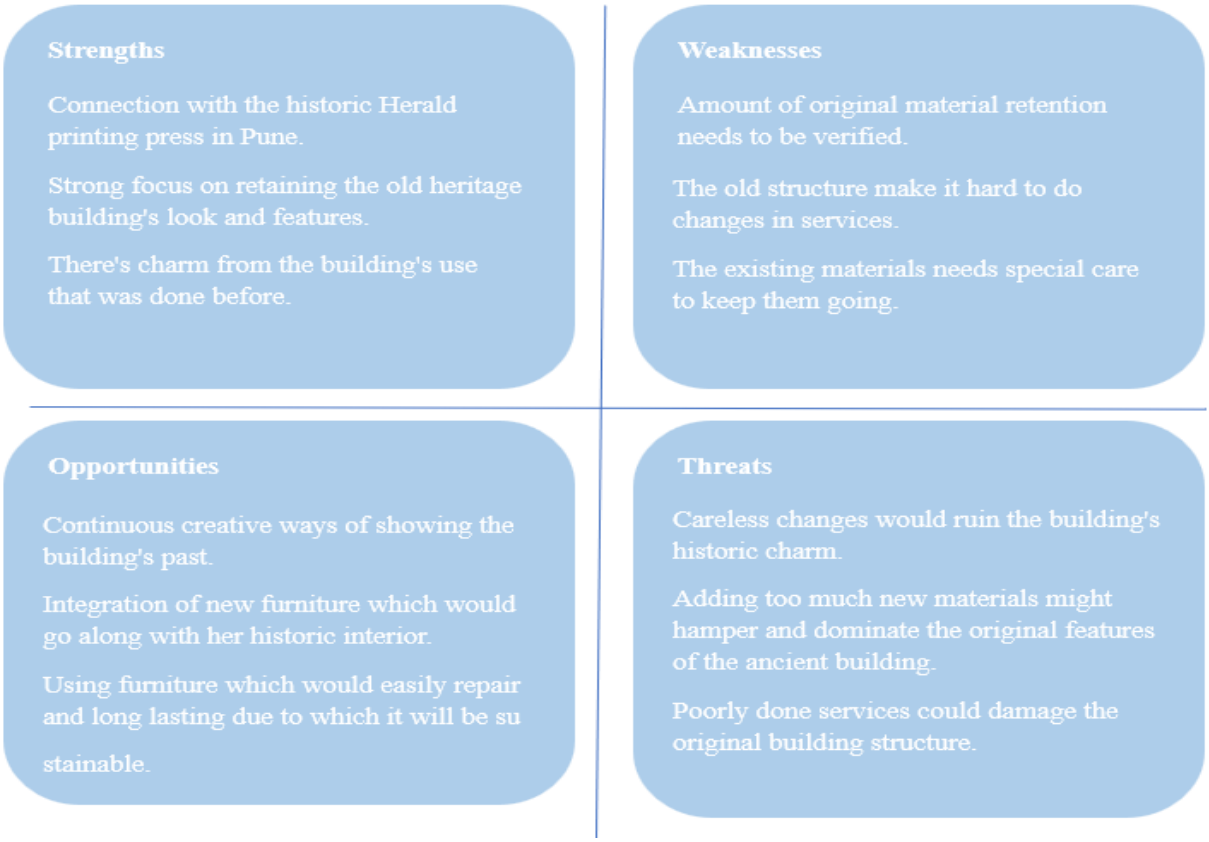
User Experience and Interior Identity

The cafe has unique identity which modern buildings cant match as it was a local newspaper press before. Mixing old historic details with new modern lights, seats and services creates the space really special and well planned which would make customers happy. The design should respect buildings history while giving everything needed to make cafe successful.

Case-study findings.

The cafe set shows how an old commercial building can be turned in a modern cafe without losing its character. The history as old newspaper press creates an example of how to save historical details while adaptive reusing the building. While renovating materials, furniture, lighting and services all should be considered. It will successfully convert if the cafe meets the needs also while keeping the buildings original character.

SWOT Analysis



Comparison of these two cases.

The cases suggest approaches to heritage preservations.

Preservation through spatial character: so, it be, shows the importance of conserving the character of each room which have different uses. Its traditional wada structure provides cafe a different experience.

Preservation through identity: Cafe Herald brings out the relation between old commercial building and cafe. In this case the history of building is related to newspaper printing press.

Both conservation methods can be applied. A project may require the conservation of a unique appearance of the rooms with addition to maintaining aspects of past activities of the building.Firstly designer must identify the heritage elements of the building then calculate the purpose of building and do changes where required. The newly added furniture and services should be such that they do not harm existing material & identity of the building.

XI. DISCUSSION

Heritage elements create a identity of the space.

The two cases so it be and cafe herald. show how historical building creates a meaningful impact space. So, it he has a connection with a wada while cafe herald has a connection with a printing press. This helps in creating a sense of identity in the space by using old building structures, when original doors, windows, surface and are kept and looked after to create an experience for users.

The new elements should respect the building

Even though both places have different history. So, the design should. with respect of each building's story. Furniture sizes, lighting options, circulation and services all should be based on the existing structure. The design should meet current needs and also keep the unique features of the building.

Balancing retention and adaptation are a key.
Having the right balance between old building elements and newly added materials is really important. Even if the building is historic, it doesn't mean it can't change. Some parts need to be repaired to keep the cafe safe.The important point is ensuring that if a change is really needed for and it won't harm the original features of building.

Material carries the memory of place.
Timber, stone, plaster, floor finishes at & other materials help in creating character of the interior. Their look and feel creates a distinct difference between a heritage cafe & commercial space. When new materials are chosen, they shouldn't just match in appearance but also on how long they last and how easy they are to maintain.

Furniture links the past with present.
Furniture can be kept or replaced depending on how it's used and what is its condition. Contemporary furniture has not to copy style to fit in a heritage space. The mix seating arrangement shows at so it be cafe shows the importance of considering what activities will take place and feel of each room. At cafe herald the furniture must be in such a way to allow for dining & staff movement & also fit with the heritage of building.

Lighting serve's function and mood.
Lighting is necessary for safety and the running of the cafe. It will also affect how the materials and architecture will look. General, task and accent light should be used to meet the requirement without overpowering the space.

Comfort matters for long term success.
A heritage setting may attract attention to the space it is important to ensure place in is comfortable. The design of the furniture, circulation, temperature, lighting, acoustics and modern facilities will affect how functional the space is. The goal should not be to pick between heritage and comfort. Instead, the design should balance them. Keep balance between them.

Modern facilities needs planning.
Electrical, plumbing ventilation, technology and fire safety are all important to the modern hospitality area. Ensuring they're added can be challenging when trying to keep the original materials.Early planning and clean records can reduce the changes needed & make it easier for to repair in future. Experts should be consulted on the requirement of the building.

Adaptive reuse offers sustainability potential.
Although using an existing building can reduce the use of material because it is being reused still how sustainable it is will be depend on various factors such as condition of original building, amount of material used, any new change done, energy, water usage during it and maintenance of the building.

Scope
The study focuses on looking at how interior design plays a part in transforming the building into new places for eating and drinking in Pune. There are 2 examples: So Be It Cafe on Tilak Road and Cafe Herald on East Street, Pune. This research will look at how old buildings can be changed to be used as cafes while keeping their history and identity.
Throughout this study different aspects of interior design will be analysed. These include circulation, lighting, furniture arrangement, materials, colours, doors and windows, joinery and applied new services. Aspects such as comfort, ease of access, ventilation, acoustics, ease of maintenance and functionality will be analysed. This research also looks at how changing old buildings can reduce material use, reduce waste from demolition and keep the building for a longer time.A user survey will be taken.

Limitations
The study looks at two places in Pune so the results may not apply to all old buildings used for eating and drinking. It may be hard to find historical information on what the buildings were originally. That means not all information on how buildings have been transformed can be known.There may be limitations to the research, as there might not be detailed information on lighting, ventilation, acoustics, energy use and strength of the building. There may not be access to some parts of the cafes. Old information may need to be verified by visiting, etc.

Recommendation for Further Research
More old buildings used as cafes, restaurants and hotels could be researched. Detailed analysis can be taken and notes can be taken on what is present, how

circulation works and what changes have been done.Different old places used as cafes, restaurants and hotels in other cities can be studied or researched to see what similarities and differences they have.

Expected Outcome

This study is expected to look at old buildings that are used as cafes, restaurants and hotels in Pune. Comparing the 2 cafes, So Be It Cafe and Cafe Herald, will provide information on how buildings with history can be used as cafe spaces. It will also show why it is important to choose the right materials, plan where to place them and provide new services.

Issues with lighting, ventilation, maintenance and reuse of old elements of the building will be found. A survey may provide some ideas on how people view the appearance, functionality and comfort. Overall, the aim of this study is to give ideas for interior designers and show how changing old buildings can make them useful for longer and create dining spaces in Pune.

XII. CONCLUSION

Adaptive reuse provides a way to keep historic buildings alive by giving them a new purpose while preserving their architectural, material and cultural value. When old buildings are turned into cafes, restaurants, hotels, etc., interior design helps to connect historic identity with what customers need.In this study two cafes which are Cafe So be it and Cafe Herald in Pune have been studied. As one was a traditional wada while other was a newspaper press, they show reuse of historic building is best when each building has different It's unique identity than copying other.

It also shows that it is important to keep required original materials, also choosing furniture which would go well, and having lighting will blend with existing structure and hide modern services. Comfort and safety should support the goal of preserving old buildings feel.

In so it be cafe it shows how in a traditional wada different work can be done while keeping the historic feel. While Cafe Herald shows how an old printing press can create modern cafe identity. They both show that renovating old buildings is best when they keep old heritage feel while providing to the today's needs.

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