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For and on behalf of
Oshwal Centre

Heritage Statement

**Oshwal Centre,
Coopers Lane Road
Northaw EN6 4DG**



March 2016

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Contents:

| | | |
|----|--|---------|
| 1. | Introduction | page 4 |
| | 1.1 background | page 4 |
| | 1.2 site location | page 4 |
| 2. | Descriptions | page 5 |
| | 2.1 Site Description and Context | page 5 |
| | 2.2 Building Description | page 6 |
| 3. | History and Heritage Significance | page 7 |
| 4. | Heritage Significance | page 9 |
| 5. | Elements of the new design | page 9 |
| | 5.1 Building and Extension to the northern outshut | page 9 |
| | 5.2 Archaeological Survey | page 10 |
| 6. | Conclusions | page 10 |

1.0 Introduction

Background

1.1 Saloria Architects has been engaged by the applicants, Oshwal Centre, to prepare the following Heritage Statement for the proposed alterations and additions to be carried out to the Hook House (now also known as Oshwal House) inside the Oshwal Centre. This statement is provided to show the analysis of the historic fabric so as to ensure that the historical importance of the site is preserved and enhanced as a result of the proposal. The proposed works relate to the rear and interior at the ground floor of the existing building. The proposal has been designed by Saloria Architect. The subject site is located within the Oshwal Centre Area, and the existing dwelling is identified as a grade 2 listed building

Site location

1.2 The subject site is located on the north side of Cooper Lane. The principal elevation of the existing building is orientated towards Cooper Lane. For a more detailed description of the site and its context, see Site Description and Context



location of the Oshwal Centre

2.0 Descriptions

Site Description and Context

- 2.1 Coopers Lane in Northaw is in the Eastern region of England. The postcode is within the Northaw and Cuffley ward/electoral division, which is in the constituency of Broxbourne. The Properties within are mainly detached and large in size with most of the dwellings and owned outright or mortgaged. The typical property price is very high.. In this area the children living in this area are typically aged between 5 and 15 years and the adults between 40 and 85+ years. The majority of Households within the area consist of mature and retired couples and families. The population density at this postcode is approximately 27% of the national average. The nearest railway station located near to the site is Potters Bar, approximately 1.4 miles away, whilst the nearest tube station is Cockfosters located approximately 3.6 miles away



the Oshwal Centre

Building Description

2.2 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The listed description of the building is as follows:

THE HOOK HOUSE

List Entry Number: 1173884

Location: THE HOOK HOUSE, COOPER'S LANE

OS GRID REFERENCE: TL2787501280

OS GRID COORDINATES: 527875, 201280

LATITUDE/LONGITUDE: 51.6957, -0.1512

The building may lie within the boundary of more than one authority.

County: Hertfordshire
District: Welwyn Hatfield
District Type: District Authority
Parish: Northaw and Cuffley
Postcode: EN6 4NF

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Feb-1952

Date of most recent amendment: Not applicable to this List entry.



the Hook House

3.0 History & Heritage significance

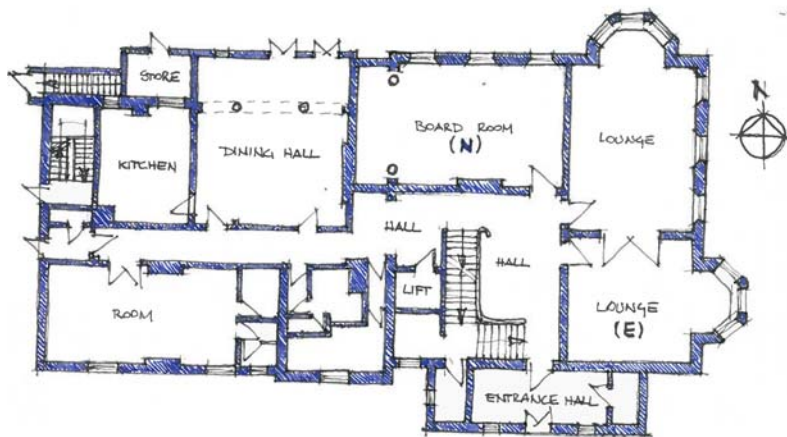
3.1 The Hook House was begun to be build in 1839. Its Asymmetrical Tuscan villa style shows influence of Loudon's Encyclopaedia.

All the walls of the building are in painted stucco with a slate roof on top. . The building is divided into three main parts with the right wing comprising of a two storey gable end building, the left forming a three storey wing and the centre encompassing a four storey gables tower with a relieving arch to the first and second floors. The ground floor of the right elevation has a banding and recessed central door with narrow flanking windows and three round-headed first floor windows with intermediate blanks.



front elevation (south) of
The Hook House

3.2 The east and central elevations have left hand canted ground floor window bays; the east elevation is marginally different with slightly gabled projections. A Floor band and wide eaves canopy is replicated all over the building. All the windows within the property consist of recessed sash windows. Within the building, there is a large,, open,earlyC18 staircase said to have come from Gobions House. Each tread has iron twist, barley twist and fluted balusters. The sides with acanthus scrolls. The internal Walls also have C18 Flemist tapestries. E ground floor room has Adam style husk and foliage friezes, and N room has C17style panelling with alcove on the west wall, flanked by fluted Doric columns (Pevsner, 1977).



(N) the Board Room
(E) the East Lounge

Ground Floor plan of The Hook House

All the above information are coming from:

<http://www.britishlistedbuildings.co.uk/>
<http://list.historicengland.org.uk>



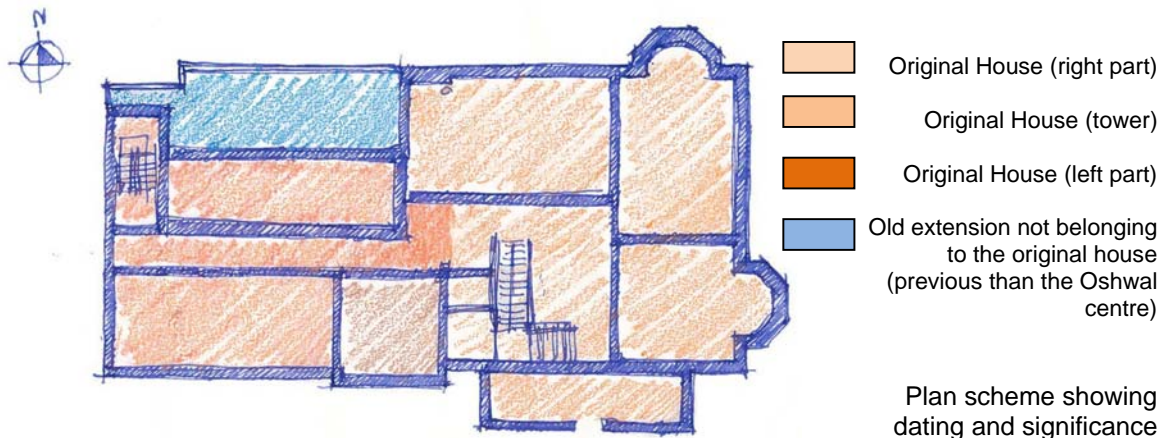
Rear and right side elevation of The Hook House

- 3.3 The main areas of significance on site are as follows. These break down the original House into key elements which are described on the analysis plan:

1. Lobby entry plan and main meeting room
 2. offices and small meeting rooms.
 - 3.
- 3.4 To those 2 parts it has been added the third one which, since the Oshwal Centre had purchase the land contains:

3. bathroom facilities, kitchen and small dining room.
- 4.

3.5 The below sketch map rates the importance of elements of the composition. It is clear that whilst of differing ages and purposes the 3 areas above are essential to the understanding and evolution of this site. It seems appropriate that the less important area (with blue hatch) can be annex to a larger extension which, although it demonstrates the changing nature of this site through time, can also enhance the uses without affecting the original House in anyway (architecturally structurally and technologically). Looking in more detail, it is clear that the old extension has features similar to the original building although it also has modern elements. The photo below shows the extension to rear of the house which doesn't belong to the original house and was added prior to the occupation of the Oshwal Centre. (according to the presentation Neil prepared for the Masterplan, the OAUK purchased this property in 1980. I would use this date if you agree)



4.0 Heritage significance

The setting and importance of the house and outbuildings are not compromised by the proposed extension with the form and character remaining as existing.

Therefore the north elevation, which is proposed to ensure the Oshwal Association can respond to the increasing and varying needs of the building, has less historic importance than the south elevation.

The extension contains limited evidence of original openings or details. It is envisaged that there is greater scope to alter and rebuild these elements because

- (i) they are less significant due to their later age, and
- (ii) little remains of the original forms especially on the right side of the extension. As long as these buildings respect the ethos of the site and are subservient to the main house, they will have negligible impact on the understanding of the site.



Rear elevation of The Hook House and the old rear extension to the original House

5.0 Elements of the new design

Building an extension to the northern outshut.

5.1 The proposed extension will be built in rendered plaster to replicate the materials found on site. The roof will be a flush roof With a roof-light detailed in metal patent gable shaped glazing installed to allow a view of the original House and alongside allowing extra light to enter. As the building is Grade II listed, (although the part we are extending is not) the extension has been designed to follow the existing lines of the building in order to blend in with the main structure

5.2 Archaeological survey The proposed site does not give any information about the location, distribution and organization of past human cultures. Furthermore according to all the previous applications and works nothing has been ever found to corroborate the possible existence of such information. Therefore we believe it is not necessary to have an archaeological survey.

6.0 Conclusions

6.1 The previous submitted applications submitted in relation to this site did not require any Heritage statement. In addition to this the archaeological survey has been positive and the present proposal has been made with regards to the previous applications and development taken place at the Oshwal Centre. This lengthy design process has, we believe, resulted in the best possible solution and offers a practical method of extending the listed building without affecting its special character. The scheme seeks to improve the house so that it can effectively respond to the growing demand of the centre whilst being enjoyed in a suitable manner. This will preserve it for future generations by ensuring that it continue to help the people of the Community whilst also ensuring it is well maintained. Without the proposed change the building would remain as an underused edifice.

We believe that the scheme proposed strikes the right balance between minor intrusive works and the wider benefit of ensuring a new use which justifies the sizeable works that are necessary. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing listed building.