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For and on behalf of
**Oshwal Association of the
UK (OAUk)**

Heritage Statement

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



September 2018

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1.0 Introduction

Background

1.1 Saloria Architects has been engaged by the applicants, Oshwal Association of the UK (OAUk) to prepare the following Heritage Statement to accompany a Listed Building Application for the repair of Oshwal House (formerly known as The Hook House) a Grade II Listed Building, and specifically in respect of internal alterations to the listed building. This Statement is provided to show the analysis of the historic fabric so as to ensure that the historical importance of the building is preserved and enhanced as a result of the proposal.

Site location

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



location of the Oshwal Centre

2.0 Description

Site Description and Context

2.1 This Statement refers to Oshwal House which is part of the Oshwal Centre located in Coopers Lane Road, Northaw. It is therefore located in the southern part of the District where it is accessible from the principal town of Potters Bar. Whilst located in the open countryside, the Oshwal Centre comprises a range of established buildings and is adjoined by a residential enclave known as Firs Wood Close.



the Oshwal Centre

Building Description

2.2 The 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.

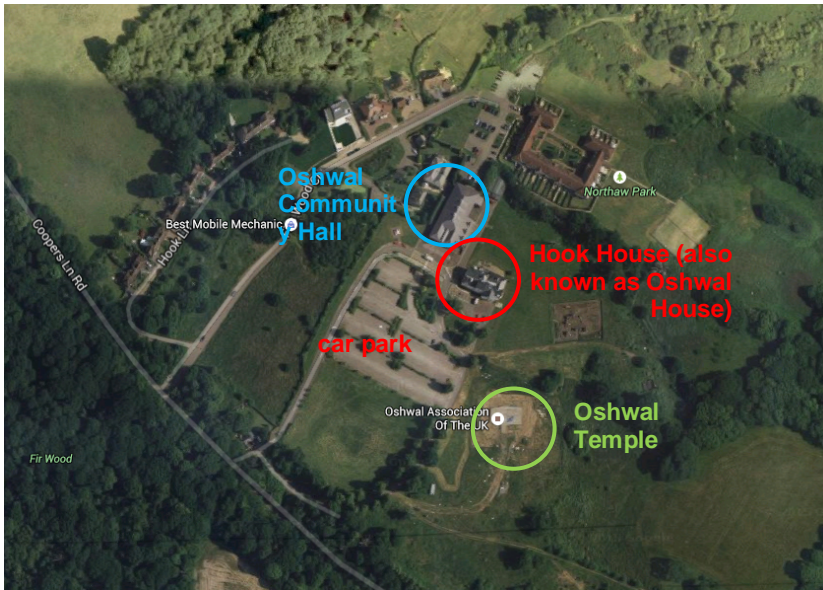
County: Hertfordshire
District: Welwyn Hatfield
District Type: District Authority
Parish: Northaw and Cuffley
Postcode: EN6 4NF

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

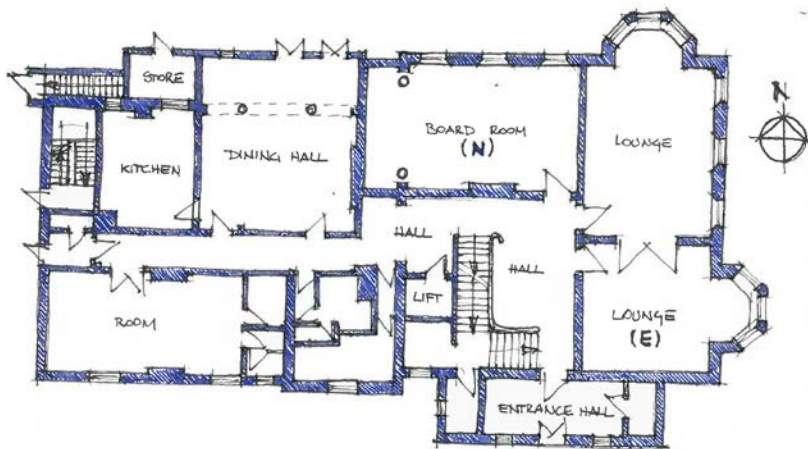
3.0 History & Heritage Significance

- 3.1 The listing describes the property known as The Hook House stating that it dates from 1839 and that it is an asymmetrical Tuscan-style villa showing influence of Loudon's Encyclopaedia. The full listing is appended.
- 3.2 All the walls of the building are in painted stucco under a slate roof. 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 gabled 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
Oshwal 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, early C18 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 Flemish tapestries. E ground floor room has Adam style husk and foliage friezes, and N room has C17 style 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
Oshwal House in its
present form

All the above information is drawn from:
<http://www.britishlistedbuildings.co.uk/>
<http://list.historicengland.org.uk>



Right side (east) elevation of
Oshwal House



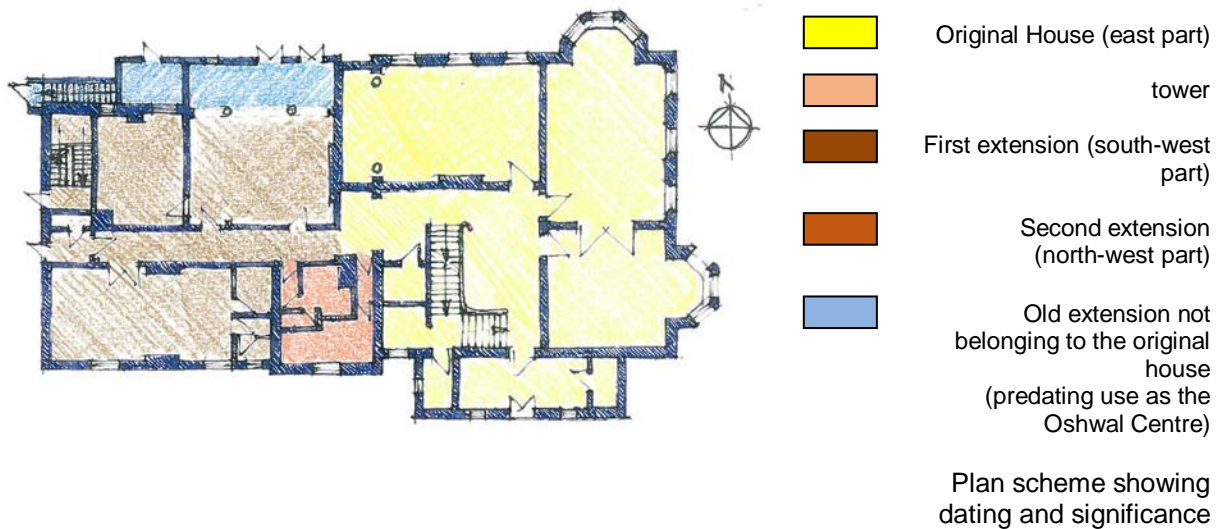
Rear (north) elevation of
Oshwal House



Left side (west) elevation of
Oshwal House

- 3.3 The main areas of significance are as follows. These break down the original House into key (ground floor) elements which are described on the analysis plan below:
1. Lobby and entrance hall, community lounge and Board Room.
 2. Offices and small meeting rooms.
- 3.4 In addition, there is a third area described in the diagram below as the old extension which added an area to the north west of the building thereby removing the step in the rear façade and creating a small gable at first floor level. This extension predates occupation by OAUK and contains:
3. kitchen, small dining room and store.

3.5 The below sketch map notes the importance of elements of the composition. It is clear that whilst of differing ages and purposes the 5 areas above are essential to the understanding and evolution of the building. It has been accepted (Decision Notice dated 5 July 2017 regarding the application 6/2016/0995/FULL dated 9 June 2017) that the less important area (hatched blue) can be annexed to a larger extension which, although it demonstrates the changing nature of the House through time, also enhances 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 above shows the aforementioned extension to rear of the house including the inappropriate detaining of the french doors (serving the existing dining room) and the poor quality structure comprising the kitchen store and stairwell.



4.0 Heritage Significance

- 4.1 Planning permission has previously been granted for the extension of Oshwal House (application 6/2016/0995/FULL dated 9 June 2016). It has therefore been acknowledged in principle that the setting and importance of the House is not compromised by the proposed extension with the form and character remaining as existing.
- 4.2 This has regard to the fact that the north elevation, has less historic importance than the south elevation, having already been subject to various earlier alterations and extension that are not part of the original historic core of the structure.
- 4.3 Specifically, that part of the building that is subject of this application has limited evidence of original openings or details. It is considered 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 this north-west aspect where the original structure has already been impacted by changes to the plan form of the building.
- 4.4 Therefore it is considered that providing the proposed works respect the character of the building, seek only to alter those parts that are not part of the original fabric and remain subservient to the main house, they would have negligible impact on the understanding of the building or its overall historic value.

5.0 Elements of the Work

Archaeological survey

- 5.1 The proposed works are minor in nature and occur only at roof level on the approved extension and thus do not affect any potential interest of archaeological value.

Proposed Works

- 5.2 This Listed Building Consent accompanies Non-Material Amendment application 6/2016/0995/NMA for the omission of five rooflights from the approved planning permission 6/2016/0995/FULL and its accompanying listed building consent 6/2016/0347/LB.
- 5.3 The intent of this application is to allow the applicant to complete the extension to Oshwal House without the rooflights in order to facilitate their preferred internal finish. There would be no change to other materials or details which were conditioned or not conditioned, and the area which previously would have been taken by the rooflights will be slate-tiled to be seamless with the rest of the roofslope.
- 5.4 We consider that this change to the agreed-upon design would not result in any material harm to the listed building or the design of the extension, especially as the rooflights face towards the main house and are not visible from the grounds of Oshwal Centre. There

are no rooflights in the older part of the house and therefore the amended design would be more in-keeping with the design of the house itself.

- 5.5 The proposed amendments are considered to be minor in nature and would not result in a material change to the appearance of the already approved extension. Furthermore, the proposed changes would see no increase in floor space or to the size or scale of the previously approved scheme.
- 5.6 For the reasons discussed above, it is considered that the proposed amendments do not materially alter the development as approved, with no additional conditions required to make the proposal acceptable. The proposal would still be in accordance with the development plan and therefore the proposal falls within the scope of the Non-Material Amendment procedure.

6.0 Conclusions

- 6.1 The present proposal has been made with regards to the previous applications and the established uses of The Hook House, now known as Oshwal House.
- 6.2 We believe that the scheme proposed is of no detriment to the original form of Oshwal House and constitutes no material harm to the extension. The proposed seeks to make a minor change which will result in an improvement in the overall appearance of the extension and further the location of the change is almost entirely obscured from viewpoints around the building. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing listed building.