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

Heritage Statement

**Annex 1 (R09) - to support the
refurbishment of the render and
the windows of Oshwal House
(6/2018/0137/LB & 6/2018/0136)**

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



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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 a proposal to refurbish the windows and the render in the listed building. This Statement is provided to show the analysis of the historic fabric so as to ensure that the historic importance of the building is preserved and enhanced as a result of the proposal.
- 1.2 This annex (Annex1) complements and completes the Heritage statement submitted with the Applications 6/2018/0137/LB & 6/2018/0136
- 1.3 This annex (Annex1) confirms chapters from No1 to No.4 and develops the contents of chapter No.5 of the Heritage statement submitted with the Applications 6/2018/0137/LB & 6/2018/0136

2.0 Elements to underpins the refurbishment of the render and the windows.

Archaeological survey

- 2.1 The proposed works do not affect any potential interest of archaeological value as there will be no change to the building footprint or any disturbance to the ground surrounding the House. The main alterations are proposed at first floor level.

Render (drawing 6842-77-P0)

- 2.2 A visual survey has been taken into account to check the possibility to distinguish the areas where there was still a traditional lime render and the areas where a more recent cement render replacement took place.
- 2.3 some samples were taken in some point of the building (see point from 1 to 7 in dwg 6842-77-P0) and then photographed (see the list below which report the same numbering).
- 2.4 while we have 2 samples of lime render (No.2 and No.3) all the other samples are cement render. The cement render was also found where we would not expected, on the elevation of the main entrance which is the oldest part of the building (Nos.1, 4 and 7). This bring to the point that the insertion of the visible latest (1970s) remedial work could be cement render on cement render, rather than the expected cement render on lime render (see hatched areas A, B, and C on dwg 6842-77-P0)



1.0: sample 1 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



1.1: sample 1 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



2.0: sample 2 – lime render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



2.1: sample 2 – lime render
(the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



3.0: sample 3 – lime render
(the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



3.1: sample 3 – lime render
(the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



4.0: sample 4 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



4.1: sample 4 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



5.0: sample 5 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



5.1: sample 5 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



6.0: sample 6 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



6.1: sample 6 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)



7.0: sample 7 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)

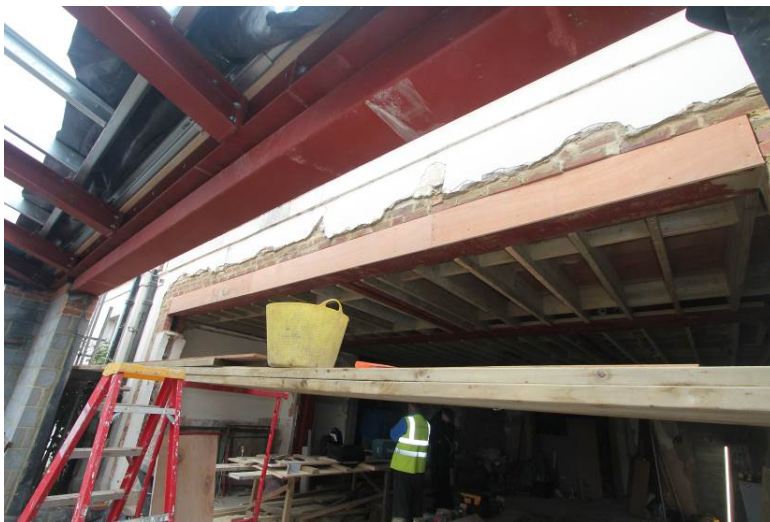


7.1: sample 7 – cement render (the samples were taken from part of the building where the render was visibly damaged or already fallen. That not to have an invasive approach)

- 2.5 furthermore the zone where we found the lime render the situation underneath the render was worse than expected and water and ice started to damage the bricks.



8.0 – (7762) –
Point for sample 2 on dwg
6842-77-P0. area with
lime render



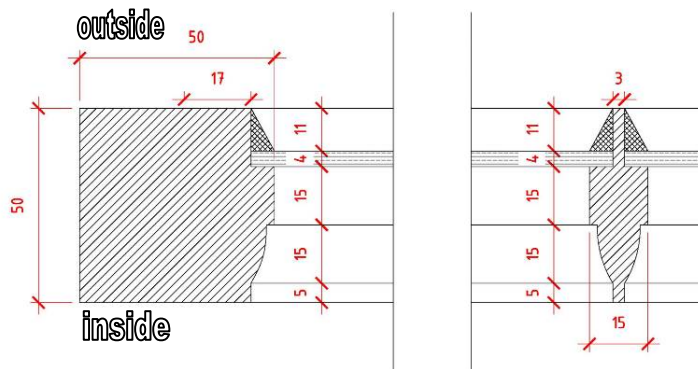
9.0 – (5656) –
Area A on dwg 6842-77-P0
area with lime render

- 2.6 The nature of the paint (a sort of thick film) has been already clarified in the appendices on the first Heritage Statement. The paint (see especially sample No.2) not only does not permit to the render to transpire, it also prevents to proceed to a visual assessment and separation of the areas with lime render and cement render.

- 2.7 The paint it is also bonded to the render (both types: cement and lime) and it is impossible to proceed to take off the paint without taking off the render too or a great part of it.
- 2.8 Several attempts have been made on the part of the building affected by the work for the extension to rip off the paint without damaging the render underneath it. They were unsuccessful.
- 2.9 Even if we could determine exactly the part with lime render maintaining them they would be anyway coated by the existing wrong paint, which as well detailed in the render report by Mike Wye would sooner or later damage the entire render.

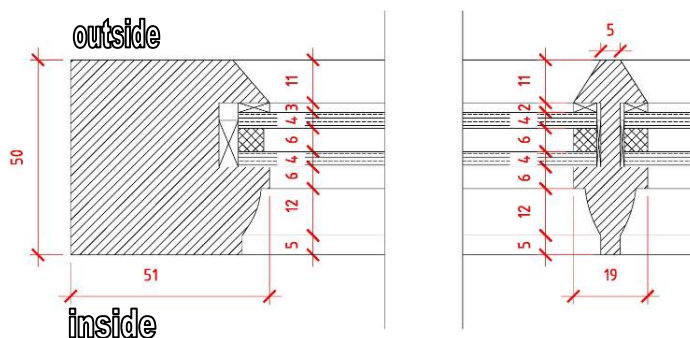
windows (drawing 6842-78-P0)

- 2.10 Drawing 6842-78-P0 report the same numbering of the drawing 6842-74-P0 (already submitted).
- 2.11 A second thorough analysis on the window has been carried out. The windows Nos.1, 2, 3, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 38, 39 ,40 ,41, 42, 43, 44, 45, 46, 47, 48 are single glazed with timber frame. The frame has been found to be Scottish pine tree, which matches with other building built at the same era (early Victorian age). The frames are in a general good condition and only some minor parts need to be replaced (especially at the first floor).
- 2.12 The windows Nos.4, 5, 6, 7, 8, 9, 27, 28, 29, 30, 31, 32, 49, 50, 51, 52, 60, 61, 62 are single glazed with timber frame. The frame has been found to be redwood tree, but different from the Scottish pine. It has been assumed to be from Europe. The design of these windows of simpler quality compared to the windows listed at point 2.11 above. They are in a lees good condition.
- 2.13 The windows Nos.34, 35, 36, 37, 56, 57, 58, are single glazed with timber frame. The frame has been found to be redwood tree, but newer than the above. The design of these windows of simpler quality compared to the windows listed at point 2.11 above. They are in a lees good condition.
- 2.14 The windows Nos.10, 11b, 11c, 33, 33b, 53, 54, 55, are completely new (assumed 1970s).
- 2.15 The windows Nos.11a, and doors A and B have been taken off as part of the works for the single storey rear extension.



Existing section of the frame (windows listed in point 2.11) and the muntin (image not in scale) (abstract of details from the survey and drawing attached to application 6-2018-0136-LB).

- 2.16 The new findings have at this point changed the approach to the refurbishment of the windows. For the windows listed in point 2.11 it is proposed to restore the existing frame with as less changes as possible (just rotten parts). It is also proposed to replace the single glaze (4mm) with a very thin double glaze (4-6-4) to improve the energy efficiency of the building.
- 2.17 For the windows listed in point 2.12 it is proposed to replace the frame with a new frame. The new frame will be the same which has been approved for the single storey rear extension. It is also proposed to replace the single glaze (4mm) with a very thin double glaze (4-6-4) to improve the energy efficiency of the building.



Proposed section of the thin line frame and the muntin (4-6-4) (image not in scale). Type of window which has been already approved for the application for single storey rear extension.

- 2.18 For the windows listed in point 2.13 it is proposed to replace the frame with a standard new frame with standard double glazing.
- 2.19 For the windows listed in point 2.14 it is proposed to replace the frame with a standard new frame with standard double glazing.
- 2.20 finally it is proposed to change doors C and D with new wooden door on a like for like basis.
- 2.21 We believe that the scheme proposed strikes the right balance between preserving the original and special character of the oldest part of the House and allowing the Oshwal community to contribute to the story of the building. The proposed maintenance is necessary to prevent the exterior of the House from falling into greater levels of dilapidation. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing listed building.