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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

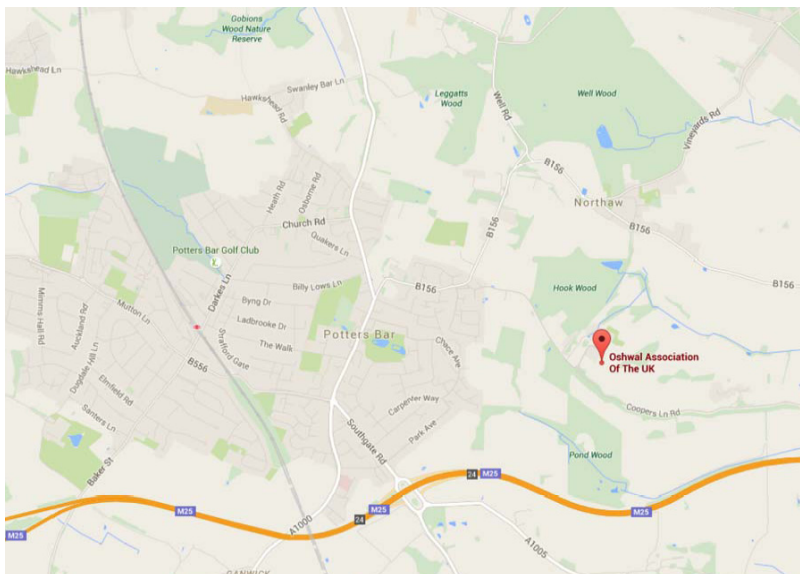
1.1 Background

Saloria Architects has been engaged by the applicants, Oshwal Centre, to prepare the following Heritage Statement. The proposal is for 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 historically important areas of the site are preserved and enhanced as part 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

1.2 Site location

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

2.1 Site Description and Context

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.

Properties are mainly detached and are owned outright or mortgaged. The typical property price is very high. The properties are very large in size and are located in suburbs or rural areas. People will typically have lived here between 4 and 11 or more years

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. Households consist of mature and retired couples and families. The population density at this postcode is approximately 27% of the national average. The people living here are in general qualified to a very high level and the typical employment type is classified as professional, white collar or self-employed. Unemployment stands at 44% of the national average, and the industry sector is defined as consisting of the service industry, for example tourism, retail, transport/distribution and catering or intellectual services, for example IT, scientific research, education and consulting. The number of directors is 4 times the national average. As defined by the Census, the ethnic break-down of this postcode is typically white.

The nearest railway station is Potters Bar, approximately 1.4 miles away.

The nearest Tube station is Cockfosters, approximately 3.6 miles away.

The nearest Primary School is Little Heath Primary School, approximately 0.6 miles away



the Oshwal Centre

2.2 Building Description

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest

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

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

All the walls are in painted stucco. And the roof is a slate roof. The building is divided into three main parts.

The one at the right is a two storey broad gable end building.

The one on the left is a three storey (included attics).

To the centre is 4storey gabled tower with relieving arch to 1st and 2nd floors; the square attic windows are flanked by simple pilasters

The ground floor has a banding and recessed central door, narrow flanking windows and 3 round-headed 1st floor windows with intermediate blanks.



front elevation (south) of
The Hook House

The east and north elevations have left hand canted ground floor window bays, the east one in slight gabled projections. Floor band and wide eaves canopy to whole house. The House has recessed sash windows. Interior has large, open-well, earlyC18 staircase, said to have come from Gobions House. Each tread has iron twist, barley twist and fluted balusters. The sides with acanthus scrolls. Walls have C18 Flemist tapestries. E ground floor room has Adam style husk and foliage friezes, and N room has C17style panelling with alcove on W flanked by fluted Doric columns (Pevsner (1977)).

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

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:

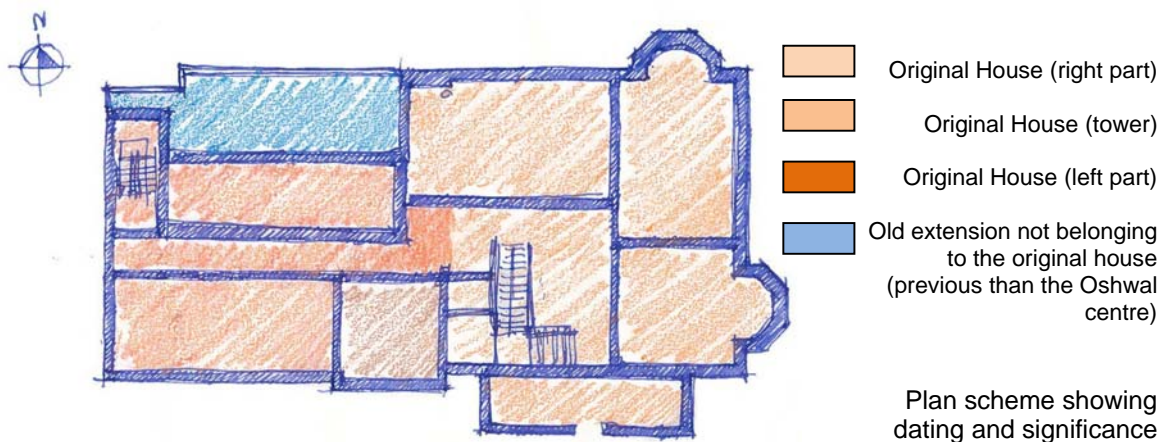
1. Lobby entry plan and main meeting room
2. offices and small meeting rooms.

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

the below sketched 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 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 although it has been built with feature similar to the original House, present all new elements. The photo below shows the extension to rear of the house which doesn't belong to the original house and which has been added to the house before it became part of the Oshwal Centre



4.0 Heritage significance

The setting and importance of the house and outbuildings are not compromised by the extension and the forms remain evident and it is possible to imagine the Victorian view of this house.

Therefore the north elevation, altered at will to respond to different needs, 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 the 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

5.1 Building an extension to the northern outshut.

The proposed extension will be built in rendered plaster to replicate the materials found on site. The roof will be a flush roof. A big roof-light in metal patent gable shaped glazing will be installed to allow a view of the original House and to allow 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

The discussions occurred for the previous similar applications, which didn't request any Heritage statement nor any archaeological survey have been positive and the present proposal has been made including all the previous experiences about Oshwal Centre. This lengthy designing process has, we believe, resulted in the best possible solution and offers a practical method of extending the listed building without affecting the character.

The scheme seeks to improve the house so that it might respond to the present requirement and being enjoyed in a suitable manner. This will preserve it for future generations by ensuring that continuous use in it could help the people of the Community to maintain and care for it. Without such a change the building remains 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 protected building.