



Unit 26 Cygnus Business Centre, Dalmeyer Road NW10 2XA
Tel.: +44 (020) 8451 7833 +44 (020) 8459 9600
Fax: +44 (020) 8451 3370
Email: l.vekaria@saloria.co.uk website: www.saloria.co.uk

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

Heritage Statement

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



June 2016

**Prepared by:
Saloria Architects**

Prepared by:

Afsan Afsari

Approved by:

Lalji Vekaria

(BSc.,Dip.(Hons)Arch.,
RIBA, FMRSH, FRSA)

Date: 20 June 2016

Saloria Architects
Unit 27, Cygnus Business Centre
Dalmeyer Road
London NW10 2XA

Tel. 020 8451 7833

Saloria Architects disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and Saloria Architects accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

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 10
5.	Elements of the refurbishment	page 11
	5.1 Archaeological Survey	page 11
	5.2 Repairs and external refurbishment	page 11
	5.2 Replacing the windows	page 13
6.	Conclusions	page 15

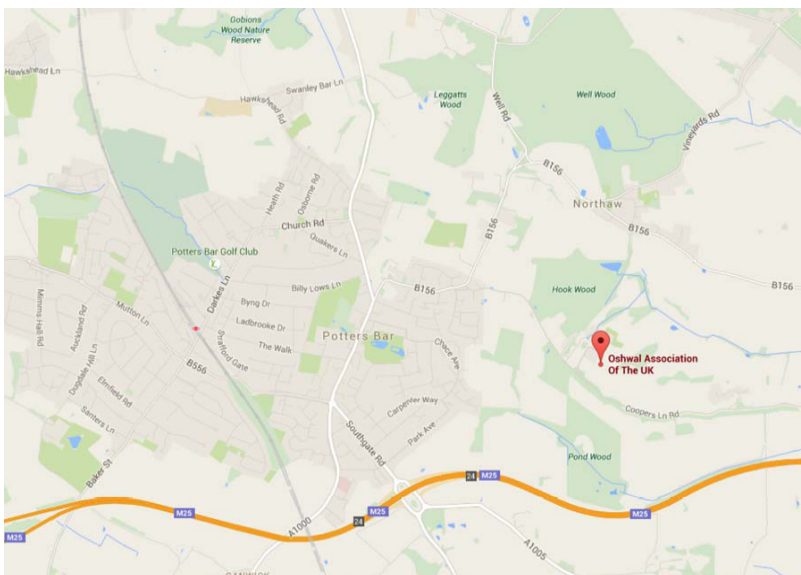
1.0 Introduction

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 replace all the windows in 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



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

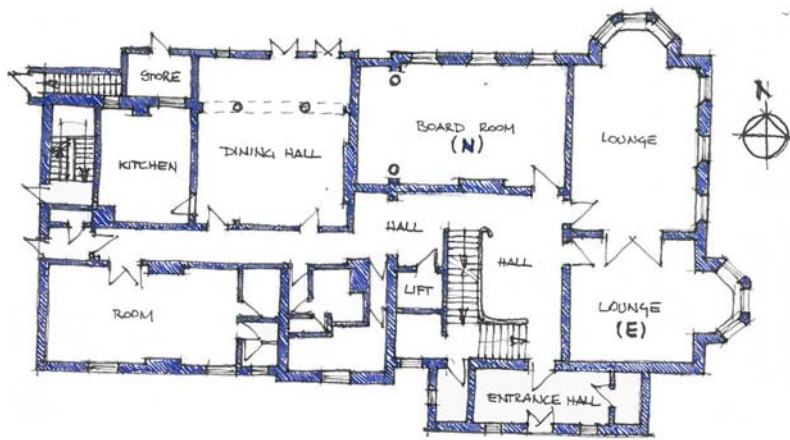
3.0 History & Heritage Significance

- 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,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
Oshwal House in its
present form

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



Rear (north) and east side
elevation of Oshwal House

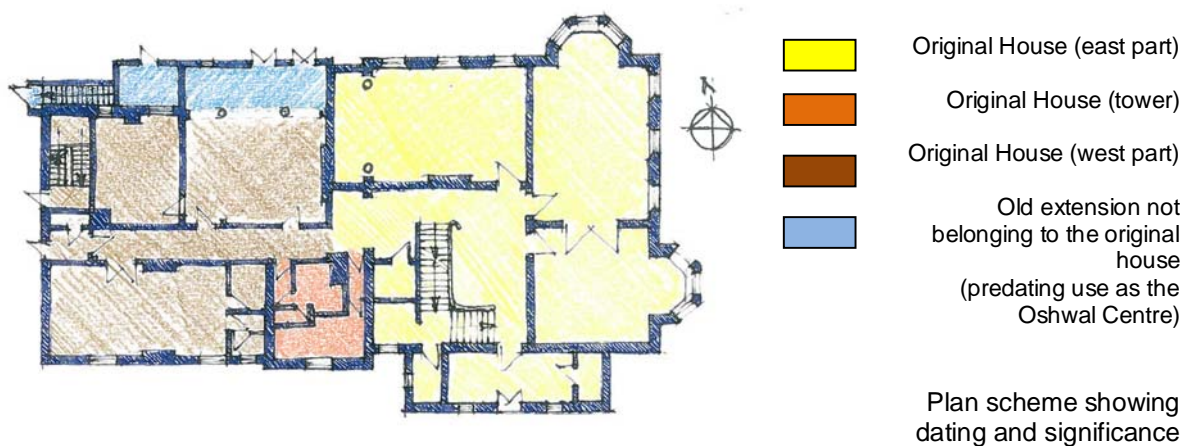
3.3 The main areas of significance are as follows. These break down the original House into key (ground floor) elements which are described on the analysis plan below:

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 OAWK 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 3 areas above are essential to the understanding and evolution of the building. It seems appropriate 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, 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 aforementioned extension to rear of the house including the inappropriate detaining of the french doors (serving the dining room) and the poor quality structure comprising the kitchen store and stairwell.





Rear elevation of Oshwal House and the old rear extension to the original House

4.0 Heritage Significance

- 4.1 Planning permission has previously been granted for the extension of Oshwal House. 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 now proposed to be extended demonstrates limited evidence of original openings or details and as noted, window details are inconsistent with those found elsewhere in the original structure. 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 any 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 should have negligible impact on the understanding of the building or its overall historic value. Indeed, the opportunity arises materially to improve the appearance and integrity of the building by sensitivity to materials and detailing.

5.0 Elements of the refurbishment

Archaeological survey

5.1 The proposed works do not affect any potential interest of archaeological value.

Repairs and external refurbishment

5.2 The proposed refurbishment has the aim to make good the external walls and preserve the look of the house for the future. The existing plaster will be replaced in rendered plaster to replicate the materials found on site.

5.3 The roof will be preserved. It is assessed around around 15-20% of all the roof tiles will need to be replaced. Sensitivity will be required to ensure that replacement tiles are of the same texture and colour.

5.4 With regard to chimney stacks and pots, works are also required to refurbish and where necessary replace damaged or degraded chimney pots – about 15% of the total. They will be replaced by pots of the same texture and colour. The chimney stacks will be re-plastered as the rest of the external walls.



Detail of the existing plaster damaged by the humidity



Detail of the existing plaster damaged by cracks



Detail of the existing outside sills to be repaired

Replacing the windows.

Existing situation

5.5 We note that, at the moment, more or less all the window timber frames are in a bad condition. That is basically due to the natural decaying of the timber in the presence of high levels of moisture. There are some structural defects causing the problem. In many cases, as illustrated in the photos regarding walls refurbishment, the wall adjacent to the timber is suffering from damp, or, in other cases, the water is directly collecting on the timber. Those problems have been enhanced by the damaged paint finish on the timber allowing the actual wood to absorb excessive moisture.



Detail of the existing plaster damaged by the humidity, which cause the timber decay



Detail of the external part of the window frame damaged by the humidity

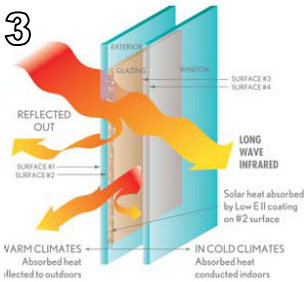
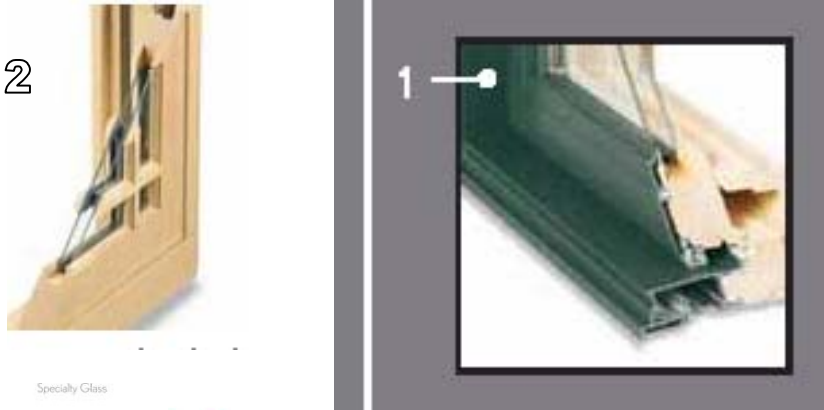


Detail of the existing window frames damaged by the humidity, fungus and rot.

- 5.6 That has caused problems with moulds, timber fungus and root rot which cause any repairing and restoration action to be tantamount to replacement and therefore not an appropriate course of action. In fact, although the proposed general external refurbishment will certainly remove the source of the dampness the decay of the frames is at a level at which any chemical treatment generally cannot assure to halt further decay completely even where existing timber can be retained.
- 5.7 In addition to the fact that the most timber frames are not repairable, our detailed survey analysis also leads to the consideration that replacement windows would be more energy efficient than the old ones as well as providing a greatly extended functional life. The decision to propose a general replacement of all the windows has been taken considering two major aspects:
- The general look and appearance of Oshwal House – there is always a difference, which has to be avoided, between how an old and repaired window looks compared to a new window.
 - The overall average level of energy efficiency and energy saving that it is desirable to achieve both from the running cost aspect for the Community and also for the overall consideration of sustainability and energy conservation.
- 5.8 It was therefore concluded that a mixed approach, of old windows repaired where at all possible and new windows installed where not, would have an ineffective result in terms of energy efficiency and energy saving. It could also lead to an inconsistent appearance to the building which would be obtained by the complete replacement of all fenestration.

Type of proposed new windows

5.9 The proposed new windows respond to the above mentioned points in terms of appearance and energy efficiency. It is proposed to specify a double glazed unit with a double metallic coating blocking heat loss outside while allowing the highest levels of solar heat into a room providing year round performance and comfort with better protection against radiant heat transfer than a double glazed unit with either none or a single metallic layer.



1. Detail of the cross section of the replacement glazing.
2. The glazing bars are combined with spacer bars installed between the glass, creating the essence of authentic glazing bars.
3. Diagram to show the different level of solar heat.

5.10 The paint used on the aluminium extrusion for its windows and doors is mixed with Kynar 500, a chemical which is chemically bonded to the aluminium giving an ultra-smooth finish resulting in this product **looking like a painted timber window or door**.

5.11 Typical U-value for a single glazed windows and doors is 1.5, the aim is to achieve typically around 4.5. This form of unit therefore achieves the sustainability and operational cost objectives.

5.12 In addition to the previous points the chemical, paint and base materials are guaranteed against any form of cracking, fading or discolouration for many years and are effectively maintenance free. Given the institutional nature of the ownership and use of the building, this is regarded to be an important consideration where the OAUk is dependent on membership subscriptions and donations for its funds for maintenance works. The proposed windows, being maintenance free would help the OAUk to be worried about raising and spend funds for maintenance purposes, whilst keeping the Hook House in a good look and thus employing the funds for more appropriate purposes for a charity.

- 5.13 The most important consideration is acknowledged to be that the proposed replacement windows will replicate the look of the existing. The type of solution proposed have been already used in some Victorian Houses (around 1890) and can be also seen in a number of properties at a development in Vauxhall, London in which they have been used successfully to replicate the previous appearance.



View of the Victorian House with a detailed view of the new window.



Victorian House - General view of the neighbouring windows and the comparison between new windows and old windows.



Victorian House - General view of the neighbouring windows and the comparison between new windows and old windows.



Development in Vauxhall, London in which they have been used successfully to replicate the previous appearance.



Development in Vauxhall, Detail of the new windows.

- 5.14 In order to assure that there is no distinguishable visual change that will arise from the proposal, a detailed photos survey, accompanying the drawings, has been made to record and provide a base line for the work.

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. This lengthy design process has, we believe, resulted in the best possible solution and offers a practical method of maintain and preserve 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 OAUk whilst being enjoyed in a suitable manner. This will preserve it for future generations by ensuring that it continues to help the people of the Community whilst also ensuring it is well maintained. Without the proposed change the building would remain in a poor state, prone to an accelerated rate of deterioration and furthermore it would remain an expensive building both in terms of its maintenance and its energy efficiency.
- 6.2 We believe that the scheme proposed strikes the right balance between minor intrusive works and the wider benefit of ensuring a better 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.