

HERITAGE STATEMENT

INTERNAL ALTERATIONS TO
**FLAT 5, BELVEREDE COURT,
LYTTELTON ROAD
LONDON N2 0AH**

04th AUGUST 2022



1. SITE ANALYSIS

Number 5 Belvedere Court is a second floor flat in this Grade II listed building comprising of 56 flats. The building was built in 1937-38 by architect Ernst Freud.

The site is 10 minute walk from East Finchley underground station. There is also a bus service from Lyttelton Road, which goes to the underground station.



Image 1: Front view of Belvedere Court; Flat 5 is on second floor

2. DESIGN APPROACH

The application is for making internal changes to the flat. The proposal follows in the footsteps of other flats in the block and aims at creating more efficient living space for the new owners.

The proposal includes internal changes primarily comprise of refitting kitchen, bathrooms and changing floor finishes. The existing ensuite would be reconfigured to include a showering area and the guest shower room would be reconfigured to allow for a larger shower tray. As part of refurbishment of existing ensuite, a utility room will be created accessed from the Kitchen.

Access arrangements into the flat from the outside will remain same as existing.

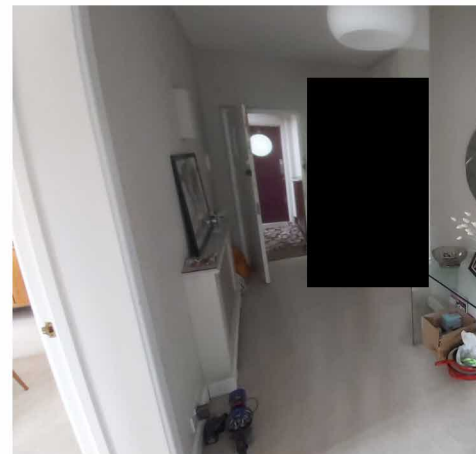


Image 2: View of entrance door from inside



Image 3: View of the Living Room



Image 4: Showing existing dining room and its entrance door



Image 5: Showing existing Guest shower room

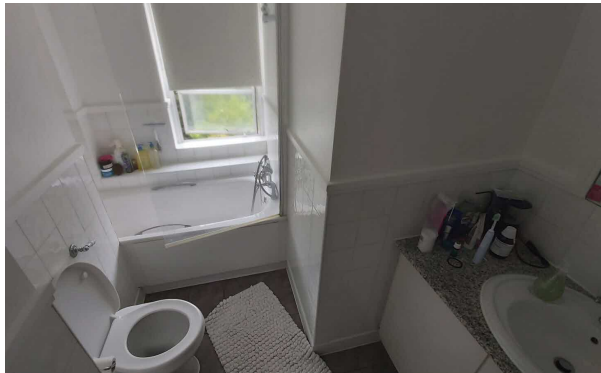


Image 6: Showing Ensuite



Image 7: Showing the existing Kitchen

3. LISTED BUILDING SUMMARY

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

Name: BELVEDERE COURT WITH WALLS AND GATEPIERS TO SOUTH

List entry Number: 1387706

Location

BELVEDERE COURT WITH WALLS AND GATEPIERS TO SOUTH, LYTTELTON ROAD

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

County	District	District Type	Parish
Greater London Authority	Barnet	London Borough	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 26-Jul-1999

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

Details

TO 2688 LYTTELTON ROAD (North side) 31/27/10377 Belvedere Court, with walls and gatepiers to south

II

56 flats, in three linked ranges, with walls and gatepiers to front. 1937-8 by Ernst Freud for the Church Estate Commissioners, H Meckhonik contractors. Contrasting brown brick, Flemish bond, with bands and copings of reconstituted stone, mansard attic roofs with brown tilehanging on outer slopes; flat roof to linking and end pavilions, brick stacks. Four storeys. The plan comprises three linked blocks in slightly canted formation; entrances at ends and in centre of blocks, with seven staircases each giving access to two flats on each of the four floors. At rear are garages and stores, with trades' hoists served by their own intercom and dust chutes, off recessed kitchen balconies. Moderne style building, with curved pavilion fronts at ends and subdividing centre. The slope of the site from east to west is exploited by setting down each successive block by a half level so that the cill bands of one block become the window head bands of the next. Plain-glazed Critall metal casement windows throughout in timber surrounds, some with top-hung night vents in the

outer lights; windows grouped with horizontal bands on each level by projecting heads and cills. Pavilions have five three-light windows ground to third floors, separated by circular columns, swept around semi-circular curved ends. Main blocks of 11, 11 and 12 bays, with four and six-light windows on ground to second floor. Entrances have glazed hardwood twin leaf doors, recessed in projecting banded artificial stone surrounds with flat projecting canopy heads above. Third floor treated as attic, with similar windows to lower floors in shallow dormers. Block ends have pavilion ends terminated on line of side entrances, the latter detailed as on the front, but with long landing window above lighting first and second floors, subsidiary windows without banding and four narrow two-light dormers in attic. Interiors. Staircase halls with black stone skirtings. Staircase balustrades are solid, thick, with fine timber tops, now with handrail above. Original doors to flats have circular window and chrome finished door furniture. The flat interiors are simple and elegant; fireplaces where they survive are large, with chrome surround, large flat travertine frieze and narrow contrasting mantle and edging. Sliding doors between living room and dining room. Rear retains some balconies with goods hoists and intercoms, with rubbish chutes alongside. Brick walls to front, terminating in round soldier brick gate piers. The walls form a perfect frame to the composition of the block behind. The whole concept was of 'truly labour saving flats' in fashionable surroundings, offering a continental lifestyle ideally suited to the many refugees then escaping central Europe for north London. The flats were originally designed for rent, not for sale. The architect Ernst Ludwig Freud (1892-1970) was born in Vienna, and was the younger son of the psychoanalyst Sigmund Freud. Educated at the Vienna Polytechnic, and at a private architecture school under Adolph Loos, Freud lived and practised in Berlin 1921-33, emigrating to England with his father in 1934. He is known for two housing schemes in England, of which this is the best preserved.

Sources The Builder, 10 February 1939, pp.293-4 Mervyn Miller and A Stuart Gray, Hampstead Garden Suburb, pp.234, 243 London Metropolitan Archives

4. DETAILS OF WORKS:

Below is an itemized list of all the works proposed to flat 5. The client is aware that the building is listed. The description of the listing of the block by English heritage only refers to the interiors with respect to original fireplaces which do not exist in the flat.

The changes proposed are in line with works that have already been carried out in a number of other flats in Belvedere Court, after obtaining relevant planning consents. The intention is to modernize the flat to 21st century living.

Itemised works - room by room:

General

- New plumbing and electrical wiring throughout. All new electrical wiring to utilize existing runs, where possible.
- Improve rusting Crittal windows by painting them.
- Timber flooring to replace carpets in hallway.

Kitchen

- Refitting new kitchen units with altered layout.
- Relocate boiler within kitchen to suite new layout.
- New timber flooring.
- Creation of new doorway into the utility room.
- Creation on new pocket door.

Lounge and Dining room

- Timber flooring to replace carpets.

Master-bedroom

- Reverse door swing
- New wardrobes inside bedroom, existing wardrobe area to be converted into ensuite.
- Timber flooring to replace carpets.

Bedrooms 2/ study

- New wardrobes
- Timber flooring to replace carpets.

Ensuite bathroom

- New layout formed as per 11-22/PD-101
- All new sanitary fittings.
- Create a new showering space adjacent to the existing bathtub location and enclose this with glass doors, as shown on drawing no.PL101.
- Relocate the towel radiator, to be determined on site.
- Tiled flooring.

Guest shower room

- New sanitary fittings.
- Shower size to be increased by demolishing and rebuilding one of the partition walls.
- Creation on new pocket door.
- Tiled flooring.