

# Heritage Assessment



## Executive Summary

This Assessment aims to evaluate the heritage significance of the Old Fire Station and the adjacent Grade II\* listed building, known as "The Limes". It considers whether the Old Fire Station falls within the curtilage of The Limes and whether permitted development rights can apply. It is concluded that the Old Fire Station is **not** curtilage listed and this is supported by the lack of listed building consent applications to accompany planning applications for recent proposals at the site.

The below table highlights the three tests, as stipulated in case law (most notably A-G ex rel Sutcliffe v Calderdale MBC (1983); Debenhams plc v Westminster LBC [1987]; and Skerritts of Nottingham Ltd v Secretary of State [2001]) when assessing the potential for curtilage listing:

Date	Physical Layout	Ownership	Function
30 June 1948	Physically separated externally and no internal connection.	Understood to be within the same ownership as The Limes however the evidence of a 1964 purchase by the Council casts some doubt as to ownership up until that point.	British Electricity Authority Offices and works. Fire Station with no functional link.
24 October 1951	Physically separated externally and no internal connection.	Understood to be within the same ownership as The Limes however the evidence of a 1964 purchase by the Council casts some doubt as to ownership up until that point.	British Electricity Authority Offices and works. Fire Station with no functional link.
01 January 1969	Physically separated externally and no internal connection.	Understood to be within the same ownership as The Limes.	In 1969 both properties were used as offices however under separate leases.
2024	There is no physical relationship between the buildings.	Presently, both properties are under the same freehold.	Currently, The Limes is a residential unit, and the Old Fire Station has been commercial office space for Winch Design since 1999.

For the Old Fire Station to be considered curtilage listed, all three of physical layout, ownership and function would need to be shown in red in either 1948; and 1951 or 1969 within the table above. This is not the case and so it is concluded that the Old Fire Station is not curtilage listed.

This position is supported by the lack of listed building consent applications at the site, and identification of the building as a building of townscape merit, which would indicate that the Local Authority agree that the building is not statutory listed.

## 1. Site Location and Layout

The Old Fire Station's main facade faces south toward Mortlake High Street, while its rear is separated from the River Thames by a river path, a flood protection wall, and vehicle access to the adjacent building's rear. Originally likely possessing a simple rectangular plan, the building has undergone rear extensions over time, resulting in its current footprint.

Situated within the Mortlake Conservation Area, the building, while not listed, is recognised as a structure of townscape merit. It sits adjacent to the Grade II\* listed "The Limes".

Externally, the Old Fire Station boasts a formal, symmetrical facade primarily constructed with London stock brickwork, accented by red brick quoins and window surrounds. The facade features two arched openings, originally used for horse-drawn fire tenders, now filled with windows or doors for the new function.

Noteworthy date and insignia plaques adorn the brickwork between the first and second floor windows on the street elevation. Additionally, extensions have been made to both the north and west sides of the building.

Adjacent to the west is "The Limes," an impressive Grade II\* listed building, arranged over four floors. Historically, it has been extended westwards and eastwards, closing the gap with the Old Fire Station on the road frontage and creating an immediate terracing effect on the river frontage. Despite the proximity of the two buildings, there is a noticeable physical separation, as evidenced by the maps.

### Old Fire Station



Source: Google Map

### Site Location



Source: Richmond Conservation Area Appraisal

## 2. Historical Development

Mortlake, situated within the London Borough of Richmond upon Thames, lies on the southern bank of the River Thames between Kew and Barnes. The area was formerly part of Surrey until 1965.

Its historical roots trace back to the Domesday Book of 1086, where it was mentioned as "Mortelage," denoting a small stream housing young salmon, reflecting a former fishery in the area on a now-vanished tributary of the Thames. In the Domesday era, Mortelage was Surrey's fourth largest village, held by Archbishop Lanfranc of Canterbury, boasting assets including a church, mills, a fishery, ploughs, meadows, and woodlands. The manor of Mortlake remained under the Archbishops of Canterbury until Henry VIII's reign, when it transferred to the Crown.

Mortlake Brewery, established in 1487, and the Tapestry Works, founded in 1619, contributed to the area's historical significance. Later on, in 1845, Mortlake became a finishing point for the Oxford and Cambridge Boat Race.

The area's historic nucleus canters around St. Mary's Church, featuring numerous well-preserved 18th-century listed houses along the riverside and High Street. The expansion of Mortlake's boundaries encompassed additional areas, including St. Mary's Churchyard, Vineyard Path, and residential zones along Alder Road, Fitzgerald Road, North Worple Way, and the western portion of White Hart Lane. Much of the surviving architecture in Mortlake dates back to the 18th and 19th centuries.

### Mortlake Conservation Area

Mortlake Conservation Area was initially designated in 1982 and subsequently extended in 1998 and 2018. It covers the south bank of the Thames between Chiswick Bridge and includes White Hart Lane West. It adjoins Barnes Green Conservation Area to the east and Mortlake Green Conservation Area to the west.

The Conservation Area Appraisal sets out main problems and areas of potential enhancement of Mortlake, including the enhancement of railings to the towpath wall behind The Limes.

### Mortlake Conservation Area



Source: Mortlake Conservation Area Appraisal with the Site Highlighted in Red

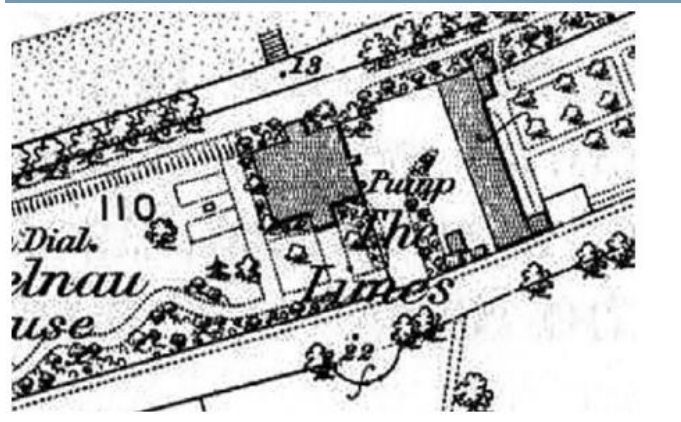
### Mortlake High Street

The widening of the road in the 1960s has drastically altered the character of the street over time, from a narrow high street lined with shops to a wide road with blocks of flats and some 18th century houses and early 20th council buildings.

“In the eighteenth century, a number of large houses stood facing Mortlake High Street at its eastern end, with gardens running down to the river. Largest and most imposing of the survivors is The Limes, built about 1720, whose grounds included a field on the south side of the high street containing a fine avenue of limes.”<sup>1</sup> While the Old Fire Station (the Site), adjacent to it, appeared at the maps almost two centuries later.

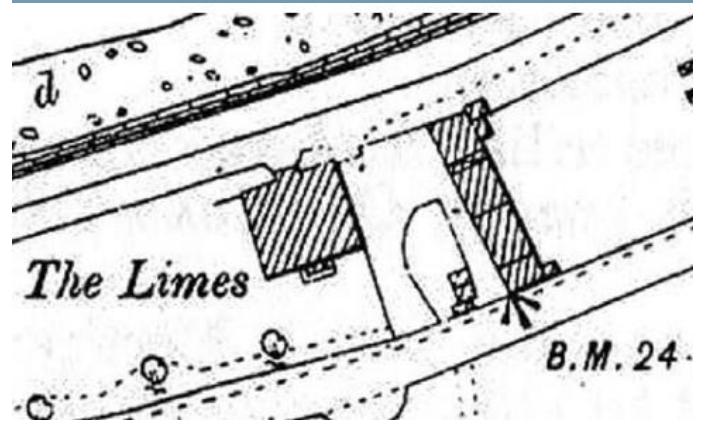
It is noteworthy that both the assessed Site and the adjacent listed building share the same address: 123 Mortlake High Street.

#### Ordnance Survey Map, 1867



Source: Ordnance Survey

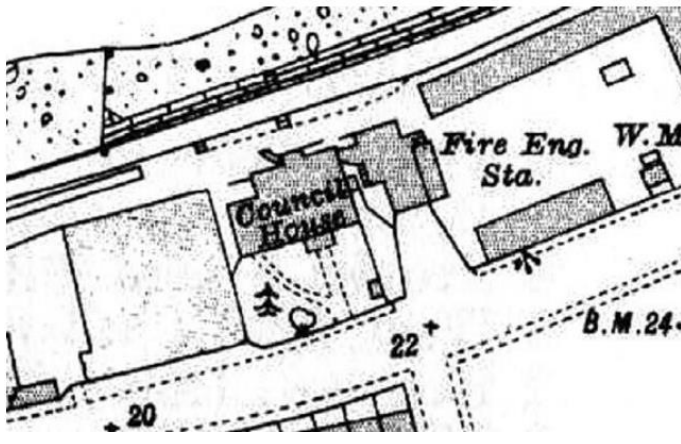
#### Ordnance Survey Map, 1893



Source: Ordnance Survey

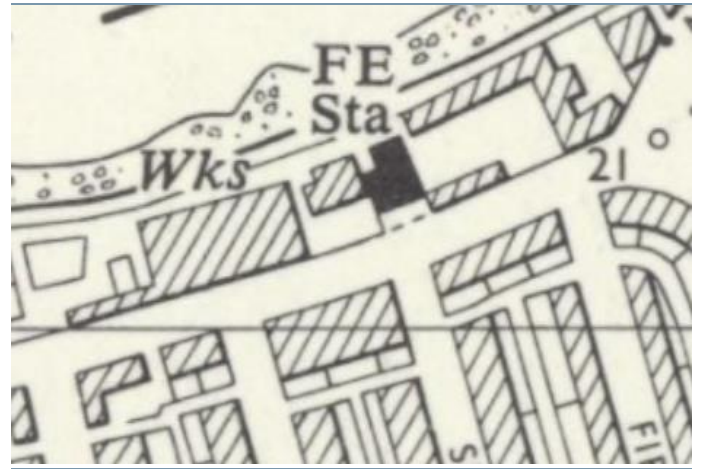
<sup>1</sup> “Barnes and Mortlake Past”, Maisie Brown

Ordnance Survey Map, 1913



Source: Ordnance Survey

Ordnance Survey Map, 1962



Source: Ordnance Survey

### The Limes

The Limes, 123 Mortlake High Street, is a Grade II\* Listed Building originally designed and constructed in circa 1720 as a residence, benefitted from seven acres of grounds running along the riverside. Being of architectural or historic interest, it is built of mellow brick with elevations enhanced by a porticoed entrance Doric porch with a similar porch to the river elevation, constructed over three floors together with a basement and stands back from the road behind iron railings.

Over years, it has experienced numerous alterations, changes and damage. It has a possibly 1770s front elevation, subsequent side and rear additions. It has seen various uses, including private country home, council offices, commercial office space and residential flats accommodation since 2013/2014.

Over time, the context of The Limes has changed significantly with the construction of the Old Power Station to the east and the Old Fire Station adjacent to the west, along with the addition of car parking and an access road behind it.

The Limes was listed on 24 October 1951 and is Grade II\*.

### The Limes



Source: Exedra Architects

### “Early Summer Morning” (looking east towards The Limes)



Source: Joseph Mallord William Turner, 1826

The house has been home to a diverse array of residents over the years, including the Franks, a family of Jewish merchant bankers, in early 18<sup>th</sup> century, William Moffat from 1813, who commissioned Turner to paint the two pictures of the house and grounds, Lady Byron in the mid-18<sup>th</sup> century, and Quintin Hogg from 1881, educational reformer, and many others. The last gentlemen owner of the house and the generous surrounding land was Mr. Jerald James Fitzgerald.

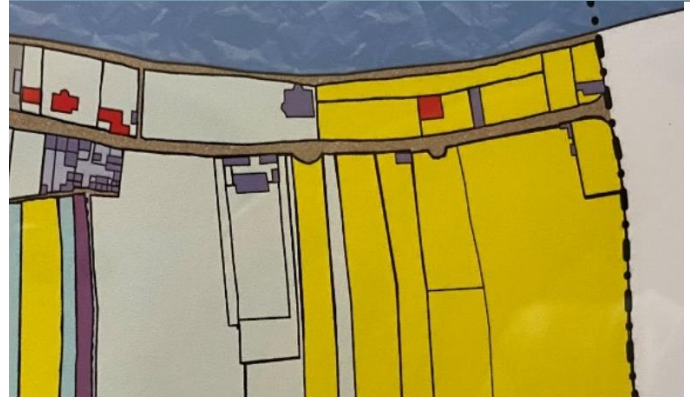
The ownership of the house and its extensive surrounding land during the 19th century is evidenced by the 1838 Ownership Tithe Map, which highlights Mr. Fitzgerald's land in yellow.

Tithe Owner Map, 1838



Source: Richmond Local Studies Archive

Tithe Owner Map, 1838 (zoomed in)



Source: Richmond Local Studies Archive

From 1895 to 1940, "The Limes" served as the Council House for the Municipal Borough of Barnes until it was damaged by bombing during World War II.

According to the sales agreement dated 1895 between Jerald James Fitzgerald and the Urban District Council of Barnes, found in Richmond Local Studies Archives, the Council agreed to purchase from Fitzgerald a piece of land located in the parish of Mortlake, including the messuage (plot of land) and buildings known as "The Limes," for the sum of three thousand pounds. The agreement also stipulated that the conveyance would include covenants preventing the purchaser from erecting a wharf within sixty feet of the neighbouring property known as "The Bungalow" on the east side of the premises being sold.

*"Subject to the sanction of the local Government Board being obtained to the purchase of the Land and premises hereinafter mentioned and for borrowing the necessary money for carrying out such purchase and subject also to the consent of Thames Conservancy being obtained for the erection of Wharf adjoining the said land and premises.*

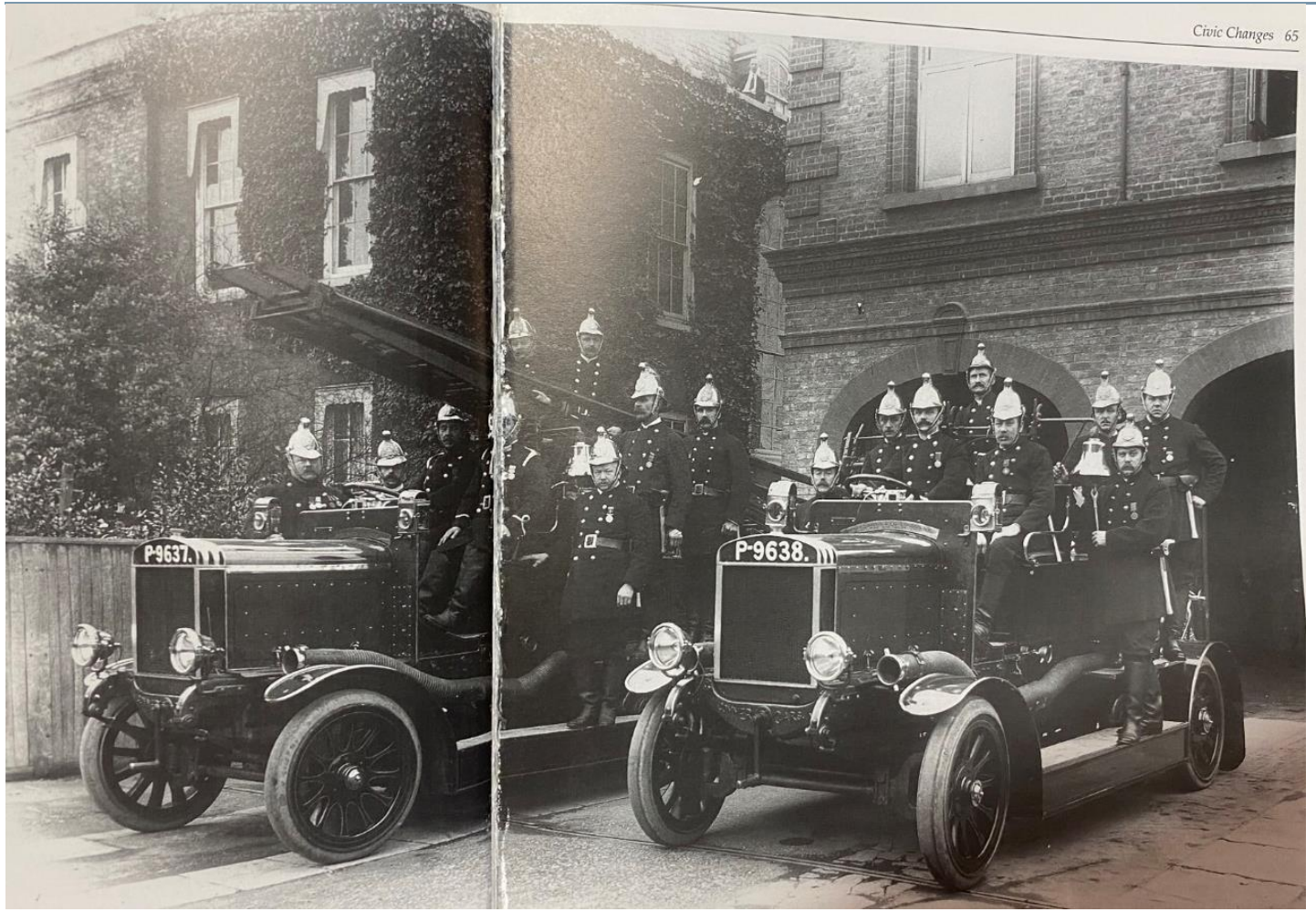
*The vendor agrees to sell and the purchaser agrees to purchase for the sum of three thousand pounds the inheritance in fee simple free from incumbrances of all that piece of land situated in parish of mortlake containing by admeasurement one acre two roods and three perches, or hereabouts with the messuage and buildings thereon and known as "The Limes" which piece of land and premises are delineated in the plan hereto and coloured pink".*

"The new Council held its first meeting on 31 December 1894, and in 1895 The Limes in Mortlake High Street became the Council Office; here too there was wharfage and space for a council depot and from 1898 the Fire Brigade was stationed there as well. There was also space for the Council to set up its own electricity works, which opened on 1 May, 1901 - it produced the cheapest electricity in the country for many years.

In November 1926, the Council decided to seek incorporation as a municipal borough, but it was not until 12 September, 1932 that an incorporation ceremony took place in a marquee opposite the Gate House on Barnes Common. Here the mayor, John Firmston, accepted the Charter of Incorporation and, amid scenes of jubilation, the Borough of Barnes was established. So began an important phase in local government which ended on 1 April 1965."<sup>2</sup>

<sup>2</sup> "Barnes and Mortlake Past", Maisie Brown

## The Barnes Fire Brigade Proudly Parading Its New Fire Engines Outside the Fire Station with The Limes, Left, 1913



Source: "Barnes and Mortlake Past", Maisie Brown

The following information was extracted from Council minutes found in Richmond Local Studies Archive by Montagu Evans in preparation for 12/0973/FUL "Reversion of The Limes to 6 residential units (2 x 1 bedroom; 4 x 2 bedroom) associated internal and external alterations; 6 associated car parking spaces":

*"The Council soon set about altering matters. In April 1895 an application was made to the Local Government Board for a loan of £4,000, £3,000 of this was for the purchase price, the remaining £1,000 for structural alterations and furniture. Four rooms were added in 1908.*

*By 1913 the building had been extended, a fire station built on the other side to the extension in 1904, and a yard with ancillary buildings acquired.*

*By January 1927 further accommodation was needed, initially for an additional draughtsman and two clerks, and the Council drew up a petition to compulsorily purchase Afon House, another early eighteenth century waterside villa. A plan was provided showing the location. (Figure 6) An adjacent property, Duthrey House, would have been more convenient, but this would have been prohibitively expensive.*

*An attached map showed the properties in question and also the extent of Council property surrounding The Limes at the time (Appendix 1).*

*On September 15 1940 at 2.43 a.m. a bomb fell on The Limes. The Borough Surveyor's report stated:*

*A large bomb entered the roof and penetrated through the building, exploding under the floor of the strong room in the basement. A crater was formed in the floor approximately 8 feet in diameter and at least 5 feet deep. Walls to the strong room have been shaken,*

*miscellaneous cracks showing, not only superficially on the plaster, but also on the brickwork itself. The ceiling over the strong room has been damaged beyond repair, the two floors have been damaged beyond repair, and the floors above have also been seriously damaged; the remainder of the floor over the Collector's office is in a most dangerous condition.*

*In June 1941 the results of a detailed examination were published. The relevant sections are reproduced verbatim:*

*I have come to the conclusion that it would be unsafe to re-occupy it as a Council House and Municipal Offices unless the Council Chamber floor be removed and a property designed fireproof floor be put in its place, the two internal walls of the entrance hall be taken down to the basement level, and rebuilt from there upwards, and the whole of the building be renovated and redecorated, repainted, and the broken glass made good. In this connection all the window frames would have to be taken out, and the sashes repaired and rehung. This would amount to a building operation of major importance, which it is considered should not be undertaken at the present time.*

*In February 1948 the Council decided to negotiate the lease of The Limes. In September the lease was granted to the British Electricity Authority for seven years at £750 per annum.*

The 1953 newspaper, found in Richmond Local Studies Archives, states:

*"Between White Hart-lane and where the bus garage is now there were racing stables opposite the present Electricity Works in Mortlake High-street".*

The Barnes Council's minutes continue in the second half of 20<sup>th</sup> century:

*"In 1954 the British Electricity Authority decide to give up their lease, and the Council invited local estate agents to handle the letting. In July Associated Engineering (Sales) Ltd. asked for a 14 year lease at £950 p/a. Subsequent alterations and additions were made by the firm, the first being the provision of a staff canteen and unspecified minor alterations. A ceiling collapsed in November 1956 and had to be reinstated, followed the next year by the discovery of dry rot in the basement and wet rot in the linoleum there occasioned by flooding from the Thames.*

*More drastic work was proposed. Outline planning application was sought to add a single storey building to form a west wing. This was refused and an appeal was scheduled to be held on April 22 1959. The firm must have thought better of this as no mention of it appears in the Council minutes. In November 1961 the Council decided not to accept A(S) offer to buy the building but agreed to a further extension of the lease for 7 or 14 years.*

*The Council added to its portfolio of adjacent properties in 1964 when it acquired the adjacent Old Fire Station for £15,000. AE(S) applied to use this building, and the matter was referred to the Borough of Richmond, which was about to absorb Barnes Council, who had bought the building primarily to preserve the river frontage. This was apparently granted, as in December 1965 alterations to it were permitted, subject to materials used to match the existing ones. In 1967 further alterations were permitted for The Limes, to provide new toilet accommodation and additional office space. The lease was extended for a further five years to run after 1975. In 1968 no objection was raised to an extension at the rear for waste paper storage and an additional entrance to the main building. A new lease was negotiated for 21 years, at £3,000 for the first seven years, £3,250 for the second, and £3,500 for the third.*

*However, in 1974 the Council decided not to enter negotiations over the existing lease but to gain possession as soon as possible. However, later in the year an underlease was granted to Dames and Morris for 15 years with permission to carry out approved works. In 1980 the Council considered selling The Limes, but were advised against this because of (correct) forecasts of capital growth. The building was finally sold in April 1983 for £1,100,000."*

The newspaper article of 1974 sheds more lights on the situation regarding the use of 123 Mortlake High Street, referred to as the old Council Offices:

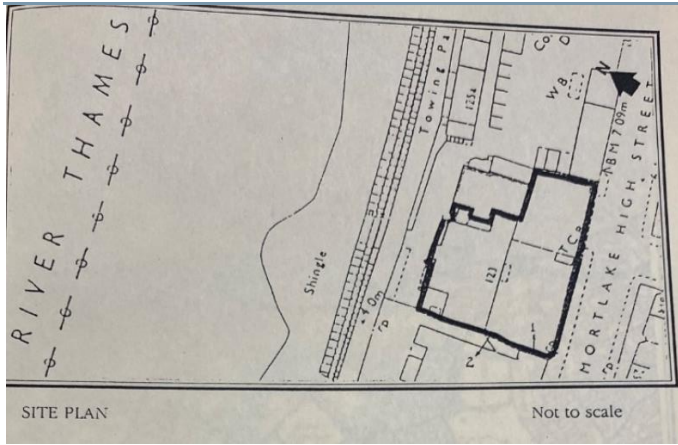
*"The council has refused so far request for the sale of the freehold of the property because it might prejudice long-term proposals for the site and the adjacent riverside area. The present lease is for 21-year term, from June 1968.*

*The occupiers, Compass Securities Ltd, want to develop the site by extending the building, which is listed, but informal discussion with the Council have not been successful. There was talk of building a modern office extension over the old fire station and offering public access to the forecourt in exchange for a long lease.*

*The committee decided not to offer a long lease of the premises, and to wait and see whether the firm offers to surrender the existing lease or retain possession of the house until it expires."*

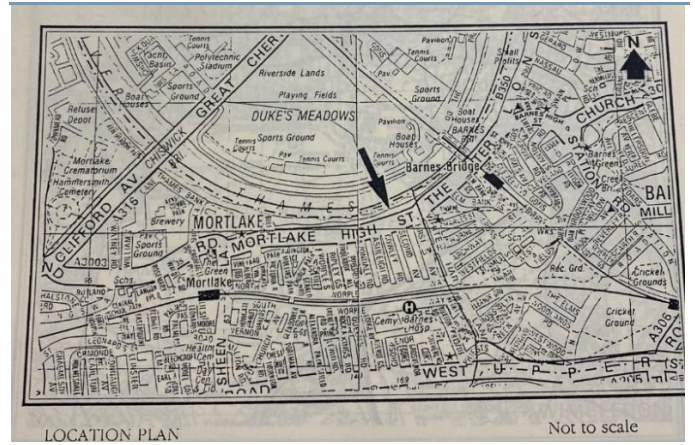
In a 1996 sales particulars document for the freehold of The Limes (then used as offices), it was noted that any change in use, such as conversion to residential, would necessitate obtaining appropriate consents, including planning and listed building consents. Additionally, it was mentioned that the adjacent property, known as The Annexe, holds the right to park three cars within the parking area.

#### 1996 Sales Particulars Site Location



Source: Richmond Local Studies Archive

#### 1996 Sales Particulars Site Location



Source: Richmond Local Studies Archive

### The Old Fire Station

123 Mortlake High Street also accommodates the building adjacent to "The Limes" known as the Old Fire Engine Station. It first appeared on the 1913 OS Map, believed to be built around 1898-1904 by the Barnes Municipal Borough.

Initially built as a single-storey structure housing a steamer, hose cart, and wheeled escape alongside council offices, two further storeys were added shortly afterwards.

At the same time, the archival find "A Memory of Mortlake"<sup>3</sup>, left by Joyce Herring in 2007, suggests the buildings earlier origin and partially residential use: "My Mother was born in the flat above Mortlake Fire Station in 1899. Her Father W.O.Knight was the Officer in charge. I lived there until approximately 4 years of age and can remember the two fire engines and many details. The building is still there but has been converted into offices."

The Old Fire Station displays a traditional brick frontage with corner quoins, detailed window surrounds, and brick banding. Its rear, facing the river, features modern construction using timber and glass, and steel. The building sits back from the High Street, with a car park in between.

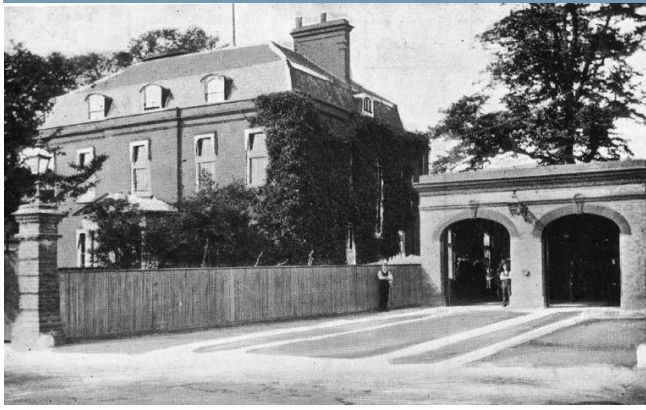
Due to its unlisted status and conversion to commercial office space in the mid-20th century, the Old Fire Station has undergone significant internal alterations, resulting in a modern, partially open-plan interior. While the frontage remains largely unchanged, except for the replacement of the old fire station doors, the rear of the building has been substantially extended over time. Adjacent to the Old Fire Station is a converted former storage depot.

There is also a historic planning application 1965 "65/1650: Alterations and use of premises for office accommodation" which suggests that Site ceased its original use just before the date. The development of the building is discussed in some detail in Planning History Section.

<sup>3</sup> Francis Frith Collection, [https://www.francisfrith.com/mortlake/the-fire-station\\_memory-18491](https://www.francisfrith.com/mortlake/the-fire-station_memory-18491)



### Barnes District Council Building (The Limes) and Fire Station, 1904



Source: Richmond Local Studies Archive

### Barnes District Council Building (The Limes) and Fire Station, post 1918



Source: Richmond Local Studies Archive

### The Ownership

Kelly's Directory of Surrey 1913 suggests that the Fire Brigade operated under Barnes Urban District Council, while Kelly's Directory 1931 lists it separately.

### Kelly's Directory of Surrey 1913, p. 322

COMMERCIAL.	
Early closing day, Wednesday 1 p.m.	
Aldridge Elizabeth (Mrs.), laundress, 8 Cromwell lane	
Anderson John Eustace, solicitor to the Barnes Urban District Council, Council house, High street	
Anstee & Co. Limited, corn merchants, 41 North Worple way	
Ashborn Thomas, grocer, 52 Lower Richmond road	
Askew Charles, hair dresser, 1 North Worple way	
Baker Charles, dining rooms, 15 Sheen lane	
Baker George, baker, 56 Lower Richmond road	
Barnard Harry, furniture dealer, 57 Lower Richmond road	
Barnes Council Cemetery, North Sheen (William G. Hill, supt.); office, Council house, High street	
Barnes Urban District Council Electric Light Works (Charles S. Davidson, engineer), High street	
Barnes Urban District Council Fire Brigade (G. Bruce Tomes, chief officer & engineer; Joseph Newman, supt. & caretaker), High street	

Source: University of Leicester

### Kelly's Directory Of Barnes Mortlake & Sheen 1931

PUBLIC OFFICERS AND OFFICES. A 13	
Firmston John Daniel, 5 Elm road, East Sheen	POLICE STATIONS.
Gladwells, W. 35 Montague rd. Richmond	V DIVISION.
Hughes Percy Hamilton, 70 Castelnau, Barnes	Barnes Police Station, The Terrace, Barnes
Jackson Samuel Ellis, 73 Nassau road, Barnes	Thames Police Station, The Terrace, Barnes
Ludlow Mrs. Guildford house, Lower Richmond road, Mortlake	ROYAL HUMANE SOCIETY.
Not-Bower Sir Edmund Ernest K.C.B. 72 King's road, Richmond	Receiving houses and places appointed for receiving persons apparently drowned or dead, and at which drags and other apparatus are kept:—
Not-Bower Capt. Sir J. William Nott K.C.V.O. 98 Church road, Richmond	Barnes Police Station, "Bull's Head," Harrod's Depository, "White Hart," "Queen's Head," Mortlake & "Ship Inn," Mortlake
Segrave Vice-Admiral John Roderick C.B. 11 Queen's road, Richmond	FIRE BRIGADE STATION.
Sherring Charles Atmore M.A. Sheen mound, Temple Sheen, East Sheen	High street, Mortlake
Sparkes Stanley M.B.E. 9 St. Mary's grove, Barnes common	COUNTY COUNCIL OF SURREY.
Spartier Arthur M.A. Sussex grove, Putney Park avenue, Roehampton	Clerk to the Justices—Oscar Edmonds, solicitor, Court ho. Sheen la. Mortlake
Vaughan-Arbuckle Maj. Charles Lionel, Stawell house, Sheen rd. Richmond	Inspectors of Weights & Measures, Food & Drugs, Explosives & Shop Hours Act.—Chief Officer Lt.-Col. Tharlow Richardson Ustdell D.S.O. Public Control Dept. County hall, Kingston-
The Mayor of Richmond & the Chairman for the time being of the Urban District Council of Barnes are ex-officio Justices.	
Petty Sessions are held every Wednesday at 10 a.m. (and on other days) at the Petty Sessions	

Source: Heritage Potential Research

At the same time, a previous Heritage Statement, produced by Montagu Evans, indicates that the Old Fire Station was purchased by the Council in 1964: "The Council added to its portfolio of adjacent properties in 1964 when it acquired the adjacent Old Fire Station for £15,000". This assertion contradicts the assumption that the Fire Station belonged to the Barnes Municipal Borough since its construction between 1898 and 1904. This discrepancy may be attributed to shifts in governmental jurisdictions, as Barnes transitioned from a borough in Surrey to one in London.

### 3. Statement of Significance

Paragraph 16 (200) of the NPPF requires applicants to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail, according to the policy, should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact on the proposal on the significance of the heritage asset.

### The Old Fire Station

The Old Fire Station, while not officially listed, is situated in proximity to The Limes, a Grade II\* listed building. It has been recognized as a Building of Townscape Merit by Richmond Borough Council and falls within the Mortlake Conservation Area, making it a non-designated heritage asset of some merit.

The significance of the Old Fire Station lies in its contribution to the overall streetscape, conservation area, and as part of the immediate surroundings of The Limes. Although the building itself possesses a pleasant external front appearance, its architectural value is not intrinsic, primarily due to the various extensions and alterations made to its structure over time.

### The Limes

The Limes is Grade II\* building, which means that it is of particular special interest in a national context. It is clearly of architectural and historic interest as a notable example of early 19<sup>th</sup> century domestic architecture, a riverside villa. Its appearance in a Turner painting adds to its overall significance, albeit it and its setting have changed significantly since then, as its absorption by other surrounding buildings has altered its original independent character.

The principal elevations of the original building are of primary significance and have historic and aesthetic value, and arguably some evidential value as an example of this building type. The side elevations of 1770 are sympathetic to the overall appearance of the building and contribute positive to the architectural and historic significance of the building.

The rear north east extension to the building, weatherboarded and containing toilet facilities contributes negatively to the significance of the listed building. There is potential to enhance this part of the listed building.

The Mortlake's Conservation Area Statement gives an overview of the special character and appearance, and therefore significance, of the area. It refers to the importance of The Limes as part of the group of buildings on Mortlake High Street.

With regard to the setting, The Limes and its surroundings have undergone significant changes over time, particularly due the extensive development of the area throughout 20<sup>th</sup> century. Due to its assimilation into neighbouring structures, it is evident that the original distinctive essence of The Limes has been somewhat diluted as a result.

The current riverside area to the rear of The Limes, across the Thames to the relatively undeveloped land on the north side, contributes positively to the setting of the listed building and the Mortlake Conservation Area. The front brick boundary walls, piers, railings, and gates to the front of The Limes also make a positive contribution to the setting of the listed building and the wider character.

## 4. Policy and Guidance

Historic England Guidance: Listed Building and Curtilage; Historic Advice Note 10 suggests:

*“Unless the list entry explicitly says otherwise, the law (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948.”*

The curtilage of a building (the principal building) is in general terms any area of land and other buildings that is around and associated with that principal building. The courts have said that there are three key factors to be taken into account in assessing whether a structure or object is within the curtilage of a listed building:

- the **physical layout** of the listed building and the structure;
- their **ownership**, both historically and at the date of listing; and
- the **use or function** of the relevant buildings, again both historically and at the date of listing.

Historic England also emphasises that in certain instances, determining the extent of the curtilage will be straightforward, particularly when, for example, there exists a clearly defined garden boundary that has remained unchanged over time. However, in other scenarios, discerning the boundary with certainty can pose considerable challenges.

Buildings listed before 1969:

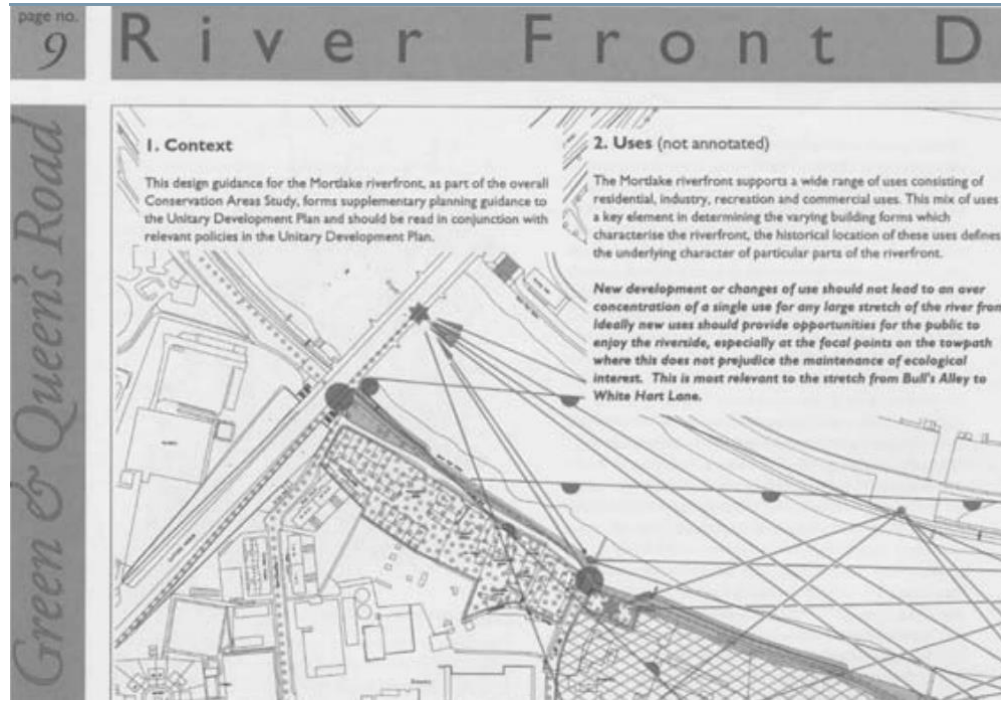
*“The law that refers to curtilage only came into effect on 1 January, 1969. Although there is no case law to confirm the matter, it would appear that the most logical way of dealing with buildings listed before 1969 would be to consider the position at 1 January, 1969, and apply the above three-part assessment of the facts to that situation”.<sup>4</sup>*

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<sup>4</sup> Historic England Guidance: Listed Building and Curtilage; Historic Advice Note 10

The Mortlake Conservation Area Study conducted in the late 20th century acknowledges and encourages a diverse mix of uses within the area, as articulated below:

### Mortlake Conservation Area Study



Source: Richmond Council

## 5. Curtilage Assessment Table

The following table summarises the findings related to the assessment of whether The Old Fire Station lies within the curtilage of Grade II\* Listed "The Limes".

Date	Physical Layout	Ownership	Function
Pre- 30 June 1948	<p>The Limes was constructed in circa 1720 as a country house for gentry.</p> <p>The Old Fire Station was built between 1898 and 1904, by the Barnes Municipal Borough.</p> <p>As evident from 1913, 1962 and more recent maps (Richmond Council, Historic England), the properties have always been physically separated. There were no indications of any connections shown on these plans.</p>	<p>Before 1895, The Limes and the extensive plot of surrounding land belonged to a single family.</p> <p>In 1895, the Barnes Municipal Borough purchased the freehold for The Limes and one acre of land, adjacent to it.</p> <p>The Council subsequently developed adjacent land, constructing the fire station, the depot, and the electricity works.</p>	<p>The Old Fire Station was built almost 200 years later than the principal listed building.</p> <p>The Limes was originally a family country house, converted to Council offices in 1895.</p> <p>The Fire Station was built between 1898 and 1904 and served its original purpose up until 1960s.</p>
30 June 1948	<p>Archival photos further support this notion, revealing the presence of a fence between the council offices and the fire station in 1904 and 1913.</p>	<p>Although the ownership of the Old Fire Station is not confirmed by any documents in 1948, it can be assumed that the operating fire station would continue to operate within the Municipal Borough ownership.</p> <p>The ownership of the Limes by the Council confirmed with the following research finding:</p> <p><i>"In February 1948 the Council decided to negotiate the lease of The Limes as offices. In September the lease was granted to the British Electricity Authority for seven years at £750 per annum."</i></p>	<p>Upon acquiring the property along with the adjacent land, the Council proceeded to develop it by constructing the fire station (1904), depot, and Electricity works (1901).</p> <p>Since February 1948, The Limes has been leased out to commercial companies for office space.</p>
25 October 1951		<p>Although the ownership of the Old Fire Station is not confirmed by any documents in 1951, it operated until 1965 when it was applied to be converted into offices.</p> <p>The ownership of the Limes by the Council confirmed with the following research finding:</p> <p><i>"In 1954 the British Electricity Authority decide to give up their lease, and the Council invited local estate agents to handle the letting. in July Associated Engineering</i></p>	<p>The Old Fire station served its original purpose up until 1965, when it was also converted to the offices.</p>

		<i>(Sales) Ltd. asked for a 14 year lease at £950 p/a.”</i>	
01 January 1969		<p>In 1964 the ownership of the Site by the Council is confirmed by the following finding:</p> <p><i>“The Council added to its portfolio of adjacent properties in 1964 when it acquired the adjacent Old Fire Station. AE(S) applied to use this building, and the matter was referred to the Borough of Richmond, which was about to absorb Barnes Council, who had bought the building primarily to preserve the river frontage. The lease was extended for a further five years to run after 1975.</i></p> <p><i>Later in the year an underlease was granted to Dames and Morris for 15 years with permission to carry out approved works.</i></p> <p><i>In 1980 the Council considered selling The Limes. The building was finally sold in April 1983 for £1,100,000.”</i></p> <p>However, during the mid-20th century, the ownership of the Old Fire Station is unclear. It is likely that it belonged to the Council during its original use as a fire station from its construction in the early 1900s until at least 1960s, when it was converted to the offices.</p>	<p>In 1969 both properties were used as offices.</p> <p>In 2014 The Limes was converted into flats, while the Old Fire Station continued to be used as offices.</p> <p>Throughout their history, the principal building and the adjacent Old Fire Station have operated independently, with no interrelation in their functions.</p>
10 July 2024	<p>According to Sales Particulars of 1996, The Limes was sold with the adjacent parking space in front of the fire station.</p> <p>This arrangement remains in effect to this day.</p>	<p>The 1996 sales particulars for The Limes included the adjacent parking space in front of the fire station.</p> <p>Presently, both properties are under the same freehold.</p>	<p>Currently, the Limes is a residential unit, and the Old Fire Station is commercial office space for Winch Design since 1999.</p>

## Conclusion

The layout of The Limes, constructed circa 1720 as a country house, and the Old Fire Station, built between 1898 and 1904 by the Barnes Municipal Borough, has always shown them as physically separated entities on maps dating back to 1913, 1962, and more recent records. Despite their close proximity, early archival photos reveal the presence of a fence between the properties, emphasizing their distinct division.

Ownership history indicates that before 1895 the property and adjacent generous land likely belonged to the single family. In 1895, the Barnes Municipal Borough purchased The Limes and surrounding land, subsequently developing the area to include the fire station, depot, and

electricity works. While the exact ownership of the Old Fire Station in 1948 is uncertain, it is known that both buildings were under municipal ownership at the beginning of the 20<sup>th</sup> Century, when the building was first built, and in 1964, when the Council are recorded as purchasing the property.

Throughout their history, the principal building and the adjacent Old Fire Station have operated independently, with no interrelation in their functions. While The Limes served as a family country house and later as council offices, the Old Fire Station functioned solely as a fire station until its conversion into offices in the 1960s.

The 2017 Planning Application (17/0292/FUL "Mansard Roof Extension and Upper Floor Terrace") for The Old Fire Station also suggests that the site is treated separately in planning terms from the adjacent listed building.

This position is supported by the lack of listed building consent applications at the site, and identification of the building as a building of townscape merit, which would confirm that the Local Authority agree that the building is not statutory listed.

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