



**02 April 2025**

<b>Title</b>	<b>LOCAL LISTING REPORT - Caversham Road Fire Station, including a detached house and outbuildings, and eight residential properties on Barry Place to the rear</b>
<b>Purpose of the report</b>	To make a decision
<b>Report status</b>	Public report
<b>Report author</b>	Burcu Can Cetin, Conservation Officer
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Corporate priority</b>	Healthy Environment
<b>Ward</b>	Thames
<b>Address</b>	Caversham Road Fire Station, including a detached house and outbuildings, and eight residential properties on Barry Place to the rear - Caversham Road Fire Station, Caversham Road, RG1 8AA & 2-9 Barry Place, RG1 8EU
<b>Recommendations</b>	To agree that Caversham Road Fire Station, including a detached house and outbuildings, and eight residential properties on Barry Place to the rear be added to the List of Locally Important Buildings and Structures

**1. Executive Summary**

- 1.1. To report on a proposal to add Caversham Road Fire Station complex and eight residential properties on Barry Place to the List of Locally-Important Buildings and Structures. The report identifies the building as being of local historical and architectural importance and makes an assessment based on the Council’s published Local List criteria for inclusion to the list.

**2. Policy context**

- 2.1. Reading Borough Council maintains a List of Locally-Important Buildings and Structures (‘the Local List’). Its purpose is to recognise the buildings and structures which do not meet the criteria for national listing, but are nonetheless significant to the heritage of the local area. It was agreed by Planning Applications Committee on 2nd December 2020 that decisions on additions to the Local List should be made at PAC.
- 2.2. The criteria for considering additions to the Local List are set out in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

**3. The proposal**

- 3.1. A nomination was received on 22/09/2022 to add Caversham Road Fire station and eight residential properties on Barry Place to the Local List. Consultations have been carried out in accordance with the agreed process, and this report sets out the recommended action.
- 3.2. The nominated asset constitutes Reading’s first purpose-built fire station and adjacent housing complex from the inter-war period. The two-storey detached building of Caversham Road Fire Station displays architectural characteristics typical of early to mid-20th-century municipal buildings in England. Its design reflects a simplified classical

style focusing on symmetry and functionality. Constructed of red bricks with Flemish bond under a hipped roof of clay tiles, its carved stone cornice and decorative stone surround framing three large appliance bays, multi-pane double hung timber sash windows and two central flagpoles mounted on the principal façade form the main architectural features of the fire station building. The building is in good condition and still in use as an active fire station.



*Image of Caversham Road Fire Station*

To the rear of the main building lie maintenance and apparatus spaces, which include three buildings for vehicle and equipment maintenance and storage, and original residential units, four pairs of semi-detached dwellings, and one detached dwelling influenced by the Garden City movement on a suburban cul-de-sac scale. The houses are set back on a regular building line behind landscaped front gardens enclosed by low brick walls and hedges. The houses combine Georgian symmetry with Arts and Crafts inspired attention to detail and practical design for middle-class housing developments that were popular in the UK during the interwar period: stretcher bond red facing bricks, horizontal brick banding between floors, timber multi-pane casement windows of varied design, hipped roof with brown tiles, central chimney rising from ridgeline, side entrance door with a simple porch, all reflecting practicality, modesty, traditional aesthetic and durability. Some properties have lost their original fenestration, but the cul-de-sac retains a cohesive, strong character (Appendix 2).

3.3. The nomination form received identifies the significance of the building as follows:

3.4. *"Principle for Selection for the Local List - (c) 1914 - 1939: any building, structure or group of buildings that is/are substantially complete and unaltered and of a high level of significance:*

*Caversham Road Fire Station was opened on 8 November 1939 by the Mayor Councillor W E C McIlroy. It was Reading's first purpose built fire station and replaced a 'temporary' fire station on St Mary's Butts that had been in use since 1894 (ref 1). The opening took place during the Second World War which had been declared on 3 September 1939. This was the culmination of a project that had commenced in 1935. The borough surveyor A. S. Parsons and chief architectural assistant Mr C H A Willett were responsible for the design. Pevsner describes it the style as 'stripped Neo-Georgian' (ref 2). The £23,300 scheme included housing for permanent staff to the rear. There were eight semi-detached houses, now separated behind a wall, and one detached for the chief officer which is still within the fire station compound. Cllr McIlroy commented "The houses, to his mind, created a little garden village and were admirable in every way." The main building included accommodation for single men. In the fire station compound there was a tower (now replaced by a modern version), various workshops and outbuildings and an ARP post some of which may still exist but we have not been able to inspect them. Above the vehicle entrance it still says 'County Borough of Reading' which was the town's municipal status from 1888 to 1974. There is a plaque commemorating the opening in 1939. Of the two original flagpoles only one is now in use but the fixings for the other are still in place (image 9). The windows on the front and northern elevations are wooden sash although they may have been replaced from the original (image 8).*

### **Historic Interest:**

#### **(a) Historic Association (i) The building or structure has a well authenticated historical association with a notable person(s) or event:**

The fire station and housing is notable as being opened by Reading's long serving war time Mayor Cllr McIlroy soon after the declaration of the Second World War. There is a plaque on the front of the building that commemorates the opening (image 4). This states: "COUNTY BOROUGH OF READING THIS BUILDING WAS ERECTED BY THE CORPORATION OF READING AND WAS OPENED BY THE RIGHT WORSHIPFUL THE MAYOR COUNCILLOR W.E.C. McILROY J.P. ON THE 8TH NOVEMBER 1939" Councillor McIlroy was the proprietor of McIlroy's department stores. Recently a plaque has been erected at the front of the station commemorating David Barnes who died on 15 September 1977 at a fire on Elgar Road (image 5).

#### **(b) Social Importance: The building or structure has played an influential role in the development of an area or the life of one of Reading's communities:**

The fire station has been associated with the fire service since 1939 and is still a working fire station very close to the centre of Reading. Reading Fire Brigade was established in 1862 and it became a separate department in the Corporation in 1893. Berkshire and Reading Fire Brigade was formed in 1948 and was renamed in 1974 to Royal Berkshire Fire Brigade and then Royal Berkshire Fire and Rescue Service in 1985. The fire service was removed from local authority control in 1998 and was placed under the direction of an independent Royal Berkshire Fire Authority which is made up of representatives from the county's six unitary authorities (refs 3 & 4). The site was marked on the 1912 OS map as a timber yard and the same configuration of buildings appears in the 1934 map (see Appendix 1 maps).

### **Architectural Interest:**

#### **(a) Sense of place (i) The building or structure is representative of a style that is characteristic of Reading:**

At the time of opening attention was drawn to the similarity of materials with the Corn Exchange building. 'The main building which is on a foundation of reinforced concrete, is built of local bricks and faced with hand made sand faced bricks similar to those on the Corn Exchange' (ref 1). The original teak doors were made by local firm Samuel Elliot of Caversham and stonemasons were Messrs A H Jones. The press reports unfortunately do not mention the brickmaker.

#### **(b) Innovation and Virtuosity (i) The building or structure has a noteworthy quality of workmanship and materials:**

The fire station is a very pleasing brick building as are the residential properties to the rear arranged in a close. The station brickwork is mainly Flemish Bond but there are some tiled patterns dotted around the façade and detailing on either side of the windows (marked on image 10). It is one of the oldest and largest fire stations in Berkshire and has the longest fireman's pole in the county (ref 5). The dwellings to the rear are mainly Stretcher Bond brickwork with similar tiling details as the station and a string course beneath the first floor windows (image 6).

#### **(b) Innovation and Virtuosity (ii) The building or structure is the work of a notable local/national architect/engineer/builder:**

This was the culmination of a project that had commenced in 1935; the responsibility of the borough surveyor A. S. Parsons and the then chief architectural assistant Mr C H A Willett. C H A Willett (1899 -1962) became chief assistant architect in 1930 having joined the borough in 1925. He was appointed head of the new Borough Architect's department after the war. It is estimated that from 1944 until his retirement from ill health

*in 1961 he was responsible for 5,227 dwellings, including 4522 houses, 29 shops and 2,700 garages. According to Sidney Gold, apart from the fire station and cottages his best known work is the high rise flats on Bath Road, Southcote. (refs 1 & 6 & 7).*

*(b) Innovation and Virtuosity (iii) The building or structure shows innovation in materials, technique, architectural style or engineering:*

*The design was selected after a number of modern stations were visited by the Borough Surveyor and Chief Architectural Assistant. Similar in style is the Harrow Fire Station and Cottages on Pinner Road (within the Pinner Road Conservation Area) (image 11). These date from 1935-38 and were designed by C W Richardson of Swannel & Sly (ref 8). The CA appraisal notes that the fire station is locally listed and describes it as Art Deco/Modernist in style (ref 9). It also has cottages for staff. The architecture of the Caversham Road fire station differs from Harrow in that it the roof is partially hidden behind a parapet and the wings step back from the main façade with flat roofs. (Images 1,2,3, 6 & 7).*

*(c) Group Value (i) The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area:*

*Caversham Road fire station was Reading's first purpose built fire station and as described above a good deal of research and thought went in to the design. Together with the housing at the rear, which was built at the same time, the site is a unified small estate devoted to Reading's needs at the outbreak of the Second World War. Eight of the dwellings have now been separated from the station but one remains within the compound. The station is set back from Caversham Road and pre-dates the (now vacated) GPO sorting office and retail estate opposite as well as the retail units north as far as Drews on the corner of Northfield Road. It is a charming and understated low rise building approaching or leaving the town centre under the railway bridge.*

*(c) Group Value (ii) The buildings/structures are an example of deliberate town planning from before 1947:*

*The co—location of employee housing with the fire station (workplace) is an example of deliberate pre-war town planning.”*

## **4. Consultations**

4.1. The following were consulted on the proposed addition to the Local List:

- Reading Borough Council of Head of Legal Services, Royal Berkshire Fire Authority, Cornerstone Telecommunications Infrastructure Limited, Albert Godfrey, Daisy Ernesta Nicholls, Abidemi Olubukunmi Onatunde, Dennis John Weatherley and Tracy Rachel Weatherley (landowners);
- Thames ward councillors;
- Reading Conservation Area Advisory Committee;
- Reading Civic Society; and
- Bell Tower Community Association.

4.2. A response has been received from Councillor Adele Barnet-Ward supporting the nomination. and also from the Bell Tower Community Association.

4.3. The Bell Tower Community Association also commented:

*“This is to confirm that the Bell Tower Community Association is pleased to support local listing of the fire station in Caversham Road and the associated houses in Barry Place. Members of the Association helped with the original research for the local listing application and made contributions to it.”*

4.4. No response has been received from the landowners.

- 4.5. No response has been received from the Reading Conservation Area Advisory Committee. They made the initial nomination together with the Bell Tower Community Association.
- 4.6. No response has been received from the Reading Civic Society.

## **5. Assessment**

The proposal to add a building or structure to the Local List should be considered against the criteria in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

### **5.1. Exclusions**

- 5.1.1. The Local Plan specifies that a building should not be considered for the Local List where it is already part of a conservation area, scheduled monument or subject to an Article 4 direction relating to historic or architectural interest. Caversham Road Fire Station, including a detached house and outbuildings, and eight residential properties on Barry Place to the rear are not within any of these existing designations and can therefore be considered against the other criteria.

### **5.2. General principles**

- 5.2.1. Caversham Road Fire Station, including a detached house and outbuildings, and eight residential properties on Barry Place to the rear dates from the 1930s and, therefore needs to be considered against the following general principle:

*c. 1914 - 1939: Any building, structure or group of buildings where the elements that contribute to a high level of significance in the local context remain substantially complete.*

- 5.2.2. As stated by the plaque on the main façade of Caversham Road Fire Station, the building was erected by the Corporation of Reading and opened on November 8, 1939.

### **5.3. Significance**

- 5.3.1. To be added to the Local List, a building or structure must fulfil at least one of the defined significance criteria, which fall into two categories – historic interest and architectural interest. These are assessed below.

#### Historic Interest

##### *a. Historical Association*

*i. The building or structure has a well authenticated historical association with a notable person(s) or event.*

*ii. The building or structure has a prolonged and direct association with figures or events of local interest.*

- 5.3.2. Marking Reading's first purpose-built fire station, the Caversham Road Fire Station building is a local remnant of Reading's fire service dating the inter-war period and has continued use for more than 85 years. Created by the Corporation of Reading as a part of a civic project, which included the ancillary buildings of the fire station and adjacent housing for the staff to the rear, the complex was opened by notable mayor councillor W.E.C. McIlroy. Two plaques are placed at the fire station, one dedicated to the opening and one honouring a firefighter killed in a fire, acknowledging the importance of Caversham Fire Station in the fire service history of Reading.
- 5.3.3. The Reading Fire Brigade was founded in 1862 and became an independent department within the Corporation in 1893. In 1948, it merged to form the Berkshire and Reading Fire Brigade, renamed Royal Berkshire Fire Brigade in 1974. The service was further renamed Royal Berkshire Fire and Rescue Service in 1985. In 1998, the fire service was removed from local authority control and placed under the governance of

an independent Royal Berkshire Fire Authority, comprised of representatives from the county's six unitary authorities.

- 5.3.4. It is known that no new fire stations were constructed between the end of World War I and 1925. However, as the threat of renewed conflict grew in the 1930s, the government took steps to prepare for the potential risks of aerial warfare. In 1938, the Fire Brigades Act made fire services compulsory for all local authorities and established a national commission to oversee operations nationwide. The station stands as a testament to the growth of the fire service during the inter-war period. Its layout, scale, numerous buildings, and appliance bays designed to house the fire brigade and shelter fire engines represent the expansion of Reading's fire service in this period.

*b. Social Importance*

*The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.*

- 5.3.5. The submitted nomination form explains the social importance of the asset with regard to the fire brigade history in Reading and the site previously occupied by timber yard buildings. It is considered that Caversham Road Fire Station, including a detached house and outbuildings and eight residential properties on Barry Place, do not fulfil this criterion as there is not any direct social, economic or spatial impact of the fire station complex driven by its location or construction. There was an existing late Victorian and Edwardian terraces/residential development within the surrounding of the station site when the site was redeveloped; there is no clear historic/functional/key relationship between the station and the timber yard buildings, and given the Caversham Road Fire Station was a civil building built for a specific purpose to serve Reading, there has not been any particular social or economic value attributed to the nominated asset. As stated above, the historical importance of the asset lies within its association with the inter-war period fire service and Reading's long-serving wartime Mayor Councillor McIlroy.

*c. Industrial Importance*

*The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.*

- 5.3.6. Caversham Road Fire Station, including a detached house and outbuildings and eight residential properties on Barry Place, is not considered to fulfil this criterion.

*Architectural Interest*

*a. Sense of place*

*i. The building or structure is representative of a style that is characteristic of Reading.*

- 5.3.7. Caversham Road Fire Station, including a detached house and outbuildings and eight residential properties on Barry Place, is not considered to fulfil this criterion. Neither the fire station building nor the buildings on Barry Place constitute unique architectural features of Reading which generally use multi-coloured and patterned bricks. The similarities with Corn Exchange do not justify 'the Reading style' as the nominated fire station building has many similarities with the Grade II listed Fire Station, Bethel Street (listing no. 1393193) in Norwich and Harrow Fire Station (noted from the nomination form) as well. The architectural style of the building is common for its era, the 1930s, but adopted to Reading during its construction with local materials and workmanship, which relates to its significance to 'Innovation and virtuosity' not 'sense of place.' This is the same for Barry Place houses, as explained below.

*b. Innovation and virtuosity*

*i. The building or structure has a noteworthy quality of workmanship and materials.*

*ii. The building or structure is the work of a notable local/national architect/engineer/builder.*

*iii. The building or structure shows innovation in materials, technique, architectural style or engineering.*

5.3.8. Whilst there is no distinctive/unique architectural design feature notable for the Caversham Road Fire Station building and associated semi-detached houses, the nominated asset exemplifies the localisation of the interwar period fire station and national level dwelling design (and town planning approach) as appears in 'Manual on the Preparation of State-Aided Housing Schemes' (1919) by Local Government Board (Figure 3, Appendix 2) and semi-detached design for Welwyn Garden City (Figure 4, Appendix 2).

5.3.9. The nomination form confirms that the fire station and housing design belongs to A. S. Parsons, the Borough Surveyor and C. H. A. Willett (1899 -1962), Chief Architectural Assistant (and an artist), after they visited modern stations. Therefore, it is considered that Caversham Road Fire Station, including a detached house and outbuildings and eight residential properties on Barry Place, does not fulfil criteria (i) and (iii) for the architectural interest, although it has the longest fireman's pole. The "*some tiles patterns dotted around the façade and detailing on either side of the windows*" are common/typical details and can be seen even in residential properties in London.

5.3.10. However, the originality of the interpretation of national design approaches by a well-known local architect, along with teak doors made by Samuel Eliot and stonework by Messers A H Jones, two local firms, contribute to the architectural value. As such, the nominated asset accords with criterion (ii) for (b) innovation and virtuosity of the Reading's listing criteria for local buildings and structures.

*c. Group value*

*i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.*

*ii. The buildings/structures are an example of deliberate town planning from before 1947.*

Similar to the importance of local interest on a building scale, the layout of the fire station complex, particularly the housing on Barry Place, was influenced by national town planning approaches for new towns, which are strongly attributed to the Garden City Movement.

5.3.11. In parallel with Historic England's description, "*The introduction of motorised fire engines about 1905 had a major impact. The older stations were often too small, and too awkwardly located in central urban sites, for the new vehicles, resulting in the closure of many, which were often adapted for other uses. New purpose-built fire stations were typically sited on large roads and divided into distinct areas: one for appliances and one for staff.*" (Law and Government Buildings – Listing Selection Criteria, 2017), the location of station complex development and houses for the staff was selected and shaped according to this principle. Because the site was redeveloped in the 1930s with the handsome fire station building fronting the main road, it is highly distinguishing and different from the surrounding historic environment.

5.3.12. It is known that although it often remained as an idealised geometric scheme for urban design, from 1904 to 1930, hexagonal and octagonal planning captured the interest of planners, engineers and architects who viewed it as a promising solution to the planning challenges and a potential alternative to the standard grid plan. After the early garden city movement of Ebenezer Howard, garden cities and garden suburbs as alternatives for residential neighbourhoods as well as small housing groups were initiated by Raymond Unwin and Barry Parker, where great emphasis was placed upon the

physiological and biological needs of individuals with houses laid out in cul de sacs. Rather than having 'Barry' within the name of the cul de sac, the semi-detached pairs, which were defined as a standard unit of dwelling by Unwin, enclose an octagonal open space/ 'inward-looking' space around greens.

- 5.3.13. As mentioned before, The Local Government Board's 1919 Manual on the Preparation of State-Aided Housing Schemes was especially influenced by Raymond and Unwin's findings, favouring in unequivocal terms the sorts of detached and semi-detached cottage-style homes.
- 5.3.14. Therefore, although there is a wall between the semidetached houses on Barry Place and the fire station buildings, the Caversham fire station complex still has a unified development pattern, legible with minor alterations. It still preserves its garden city character, a deliberate town planning from before 1947. Not only the buildings but also their arrangements are again the adoption of national approaches into Reading.
- 5.3.15. It is considered that the aesthetic value of the buildings had a degree of interest, but the historical associations and group value are fundamental to the importance of the nominated asset.

#### 5.4. **Conclusion of assessment**

5.4.1 Caversham Road Fire Station, including a detached house and outbuildings and eight residential properties on Barry Place qualifies for addition to the Local List because it:

- Is not within a conservation area, scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest [amend if necessary if a building within a CA but not identified as of townscape merit, or a building covered by Article 4 is being considered];
- Dates from between 1914 and 1939 and the elements that contribute to a high level of significance in the local context remain substantially complete;
- Contributes to the heritage of the Borough in terms of its historical association;
- Contributes to the heritage of the Borough in terms of its innovation and virtuosity;
- Contributes to the heritage of the Borough in terms of its group value.

5.4.2 A description of the significance of the building for inclusion in the Local List is included in Appendix 4.

### 6. **Contribution to strategic aims**

6.1. The Council's Corporate Plan has established three themes for the years 2022/25. These themes are:

- Healthy Environment
- Thriving Communities
- Inclusive Economy

6.2. These themes are underpinned by "Our Foundations" explaining the ways we work at the Council:

- People first
- Digital transformation
- Building self-reliance
- Getting the best value
- Collaborating with others

6.3. Full details of the Council's Corporate Plan and the projects which will deliver these priorities are published on the [Council's website](#). These priorities and the Corporate

Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.

- 6.4. Local listing of buildings and structures helps to achieve the Healthy Environment theme of the Corporate Plan, by helping to retain those buildings that contribute towards making Reading a more attractive place to live and connect Reading's residents to the town's past.

## **7. Environmental and climate implications**

- 7.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 7.2. Local listing of buildings and structures, where it leads to the retention of those buildings or structures, can help to address the climate emergency by negating the need for demolition and new development, which are processes that use significant amounts of energy and result in emissions. However, in the long-term, it can be more difficult to achieve high levels of energy performance in older buildings than in new builds. There are therefore potentially either positive or negative effects, and schemes will need to be assessed at the application stage in terms of their compliance with the Council's policies.

## **8. Community engagement**

- 8.1. Details of the consultation carried out are set out in section 4 of this report. The scope of consultation to be carried out on proposals for addition to the Local List was part of the local listing process agreed by Planning Applications Committee on 2<sup>nd</sup> December 2020 (Minute 56 refers).

## **9. Equality impact assessment**

- 9.1. It is not expected that there will be any significant adverse impacts on specific groups due to race, gender, disability, sexual orientation, age or religious belief as a result of the recommendations of this report.

## **10. Other relevant considerations**

- 10.1 None of this report.

## **11. Legal implications**

- 11.1. Addition to the Local List is not a statutory process, and there are no legal implications of the recommendations of this report.

## **12. Financial implications**

- 12.1. Consideration of this nomination and any resulting amendments to the Local List will be accommodated within existing budgets.

## **13. Timetable for implementation**

- 13.1. Not applicable.

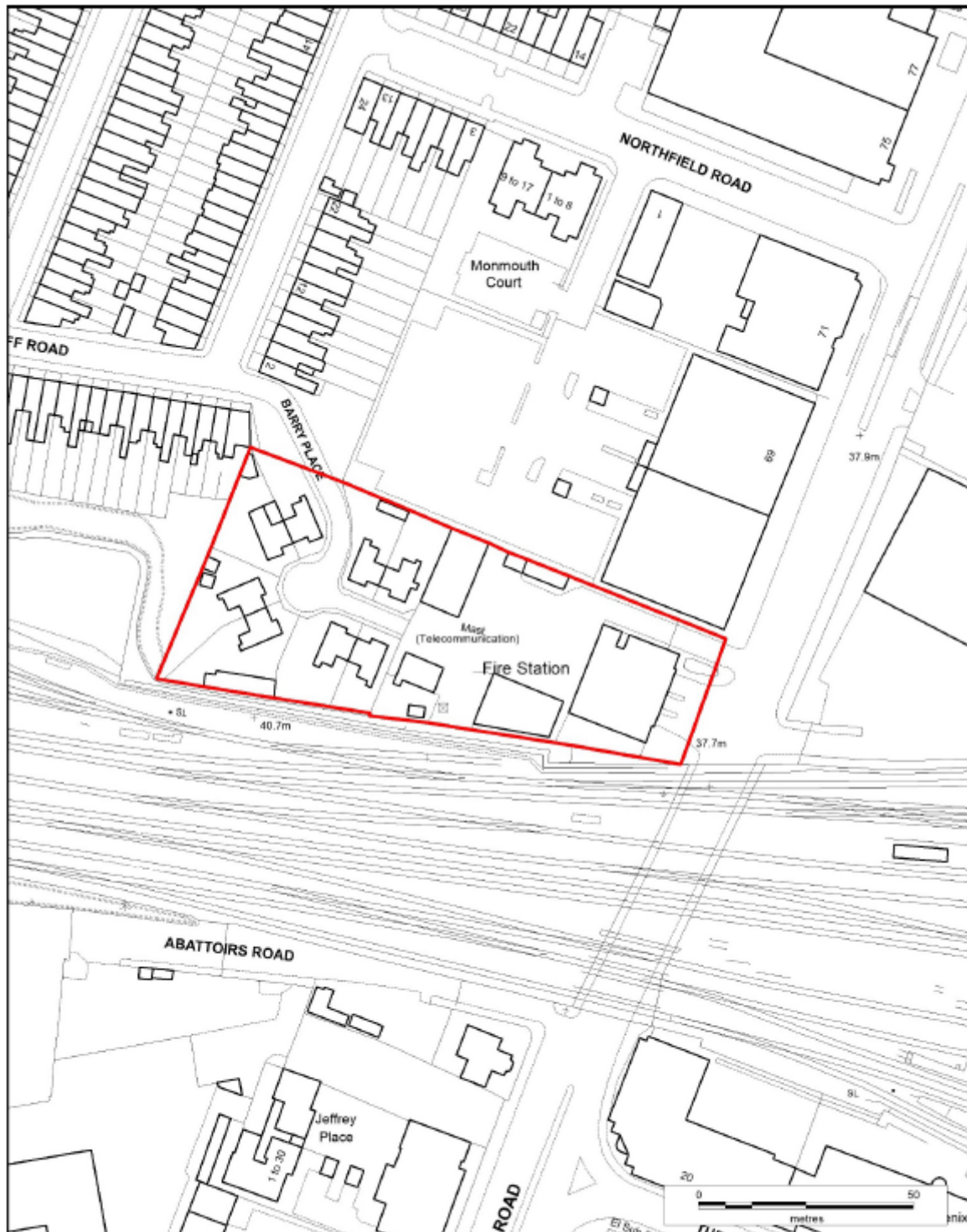
## **14. Background papers**

- 14.1. There are none.

## **Appendices**

1. **Location map**
2. **Relevant photos and illustrations**
3. **Proposed local list text**

# Appendix 1: Location plan



## Caversham Road Fire Station

Nominated for inclusion on List

Scale 1: 1250



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## Appendix 2: Relevant photos and illustrations



*Figures 1 and 2. View of Barry Place and a Semi with original fenestration on Barry Place*

## Appendix 3: Proposed local list text

Caversham Road Fire Station, including a detached house, outbuildings, and eight residential properties on Barry Place to the rear, holds significant heritage value as Reading's first purpose-built fire station, established in the interwar period. Its architectural design, featuring simplified classical elements such as red brick Flemish bond construction, carved stone cornice, decorative stone-framed appliance bays, and gauged arched timber sash windows, embodies the functional elegance of early 20th-century municipal buildings. Including a cul-de-sac housing scheme inspired by the Garden City movement adds to its significance, reflecting national housing principles adapted for local needs. Together, these elements showcase a comprehensive civic project designed to serve both operational and residential purposes, underlining its importance in Reading's urban history.

Historically, the fire station complex highlights the evolution of local fire services in response to increasing demands during the 1930s, a period marked by national efforts to improve public safety infrastructure amid the looming threat of conflict. Opened in 1939 by Mayor W.E.C. McIlroy, the fire station became a centrepiece of civic development, with its ancillary buildings and adjacent staff housing reflecting an integrated approach to fire service logistics. The plaques commemorating the station's inauguration and the bravery of a firefighter underline its enduring legacy in Reading.

The architectural and town planning elements of the Caversham Fire Station complex resonate with local and national trends of the era, combining Georgian symmetry and Arts and Crafts-inspired details with modern functionality. Its design by A.S. Parsons and C.H.A. Willett, informed by contemporary fire station models, exemplifies the thoughtful adaptation of national styles for Reading's specific needs. The integration of materials from renowned local firms further enhances its cultural significance. Though minor alterations have occurred, the cohesive character of the Caversham Road Fire Station and housing on Barry Place remains intact, preserving the site's aesthetic and historical integrity as a unified example of interwar civic and residential planning.