



Please reply to:

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Cheshire East Development Management
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For the attention of Natalie Wise-Ford

25 October 2022

Dear Ms Wise- Ford,

**22/1878M RADBROKE HALL, STOCKS LANE, OVER PEOVER, CHESHIRE,
WA16 9EU**

Thank you for consulting Cheshire Gardens Trust (CGT) with regard to proposed development affecting Radbroke Hall, listed Grade II and the associated Rose garden wall and pavilions, also listed Grade II.

For further information, we refer you to the Gardens Trust publication *The Planning System in England and the Protection of Historic Parks and Gardens* (2019), which is available online at www.thegardenstrust.org. This document (p5) makes clear the distinction between designated and non designated heritage assets in the planning system, and the importance of non designated heritage assets in local plans.

We are grateful for the opportunity to comment on proposals which potentially have a material impact on the significance of Radbroke Hall listed Grade II, the associated Rose garden wall and pavilions also listed Grade II, and the wider parkland, a non designated heritage asset.

We do not object to this application which seeks to provide improved facilities requested by staff but are concerned that the proliferation of such structures be controlled so as not to clutter and degrade the parkland landscape which provides the setting for the historic hall and gardens.

Significance

The significance of Radbroke Hall lies in its architectural and artistic interest, one of the last country houses designed by Percy Worthington, and possibly the only one of this period built in a neo Georgian classical style. A measure of its significance is its listing Grade II. The associated garden

with garden wall and pavilions is also by Percy Worthington, with the structures listed Grade II. Both elements remain substantially intact complemented by retention of part of their parkland setting and tree lined approach from the west. The garden is limited in extent but the carefully detailed, high quality hard landscaping is a little gem of Arts and Crafts style. It is the only portion of the original more extensive series of garden spaces to survive, offering fine westerly views of the Hall. The layout and pavilions reflect the development of a design undertaken at Kerfield House near Knutsford by Percy Worthington in 1912 where an axial path connects two summer houses or alcoves with arched entrances.

The significance of Radbroke Hall also lies in its historic interest as an early 20th century country house continuing the tradition of classical country house building begun in the 18th century. It is an addition to the classical halls around Knutsford, Tatton and Tabley but built with money from trade, not by gentry. Like them it takes advantage of its setting with probable views towards the sandstone ridge and Welsh hills prior to the growth of boundary tree planting. It contributes to the rich diversity of country houses in East Cheshire. Gardens are more often subject to change through time as well as by design, but here a garden space survives intact, in Arts and Crafts style, reflecting the pre war garden of the 'golden afternoon'. Though limited in extent, it too adds to the richness and diversity of Cheshire's heritage, a historic garden standing alongside gardens of the same period at Tirley Garth (C E Mallows and T. H Mawson) and Thornton Manor (Lord Leverhulme and T. H. Mawson), both registered Grade II*.

The property changed from private to corporate ownership in 1956, the very nadir of interest or awareness of built heritage. Each decade has added an undistinguished layer of buildings, associated clutter and car parking, largely turning its back on the historic core of the site. With proposals for reimagining the Barclays Campus now approved there is the opportunity to redress the situation, provide design clarity and an improved environment for Barclays' business and employees in what has become a business park in the North Cheshire Green Belt.

Impacts on Significance

It is considered that the proposed cabins and footpath will have a minimal impact on the significance of the listed hall and associated rose garden walls and that any impact will be outweighed by the opportunity that the facilities provide for users to appreciate these historic assets in their parkland setting.

Additional information

We request that details be provided to ensure that the construction of the path lies outside the root protection area of the boundary tree belt, and also that details are provided of the proposed lighting and times of usage.

Yours faithfully,
Susan Bartlett
Planning Responses Coordinator
Cheshire Gardens Trust

