SMDC Conservation Officer comments:
Tollgate House, Cheadle

The application proposes:

- Install 6 double glazed windows (hardwood or UPVC)
  The building at present has a range of window styles, including some upvc. All historic windows appear to have been replaced, including the fine, small-gothic windows facing the road. Based on evidence that has been submitted during the purchase of this property it has been concluded that a number of upvc windows may have been present at the time of Listing (1986). Despite the presence of several upvc windows they do not justify all the remaining windows becoming upvc as with the Listing there is now a statutory duty to protect the historic interest of the building. An important part of the historic significance of the building is its external appearance. The application proposes changing 6 windows. No elevation drawings are submitted or measured drawings for each proposed window showing elevation, section and method of opening. On the road-facing elevations the design and proportions of the windows suggests vertically-sliding sash windows (apart from the 2 gothic windows). Given that there are no surviving historic windows it is reasonable to allow slim double-glazed units but these will need to be slim 14mm units with structural glazing bars, putty (mastic) fixing of glass, installed within the historic position in the opening and of traditional design. On the rear elevation flush-fitting, side-hung casements will be acceptable. Windows shall be timber and painted.
- Replacement UPVC door adjacent to the tollgate. The List description mentions a part-glazed 20$^{th}$ century door so the fully-glazed, upvc door is not an approved detail. This door is prominent and on a highly significant elevation. I would suggest a vertically boarded, timber door with a viewing pane (or a part-glazed panelled door). There is no historic design precedent for a glazed door divided into 10 panes. The door must be painted timber.
- Demolish an internal wall
  Evidence has been submitted to demonstrate that this wall is not historic and is part of an extension built in 1979. There is no objection to its removal.
- Block up a shower room window
  Part of the 1979 extension – no objection
- Block up an internal door (shower room)
  Part of the 1979 extension – no objection
- Alteration to the hearth and fireplace – The existing chimney appears to have been substantially altered and the fact that the chimney sits on a timber lintel is a poor detail. The altered fireplace would be improved with a period timber surround but there is no objection to a plain, plastered surround.

Thanks

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