



TMD Building Consultancy
Ground Floor, Angel Court
St Clements
Oxford
OX4 1AW

01865 260600
info@tmdbc.co.uk
www.tmdbc.co.uk

PRE-APPLICATION DESIGN & ACCESS STATEMENT



Dolphin School
Waltham Road
Hurst
RG10 0FR

Prepared by **TMD Building Consultancy Ltd.**

07th January 2026
Ver. 01

TMD Building Consultancy Ltd
Registered in England Company No: 2603992

Registered office: One Bridge Wharf
156 Caledonian Road, London N1 9UU

VAT No: 57 725 0033
Quality Assured: ISO 9001 / ISO 14001 / ISO 45001





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1.00 INTRODUCTION

This Design & Access Statement has been prepared to accompany the full Planning Application for the demolition of a single-storey store room, previously used as the art classroom, situated on the Dolphin School Site. The building is now surplus to requirements and has limited use. The condition of the building is such that it is not economically viable to refurbish to a suitable standard and the demolition of the building will allow the school to make better use of the area by way of an external playground.

The proposal has been carefully considered to ensure that the functionality of the school is improved whilst the established street scene remains unchanged.

This statement explains the design rationale, access arrangements, and the positive impact of the proposal, demonstrating compliance with relevant planning policies and the school's long-term vision for improving its facilities.

The proposed demolition works commenced in August 2025 and was completed in October 2025.

2.00 SITE CONTEXT

Dolphin School is located on the crossroads between the B3018 and the Hinton Road on the outskirts of Twyford, Whistley Green and Hurst. The subject building is located to the Southwest of the Dolphin School site and sits on the boundary adjacent to the Hinton Road. The immediate surrounding area is mostly made up of residential dwellings, woodland and fields. The neighbouring property, Hinton House, has been designated a Grade II* listed status.

3.00 EXISTING BUILDING

The existing building is a single storey store room that was formerly used as an art classroom. The walls are predominantly constructed of brick with a flat roof over. Internally the roof structure is supported by timber joists. Due to the basic construction and age of the



building, the thermal performance of the building is likely to be poor and it offers limited architectural merit and has no formal heritage designation. The refurbishment of the building to allow for classroom use is not thought to be economically viable.

4.00 PROPOSED PLANS

Included as part of this application are both existing and proposed plans. The proposed plans stipulate which elements of the building are being retained and which are being demolished. Due to the simple nature of the proposal and the retention of a large proportion of the external walls, elevational drawings have not been produced.

5.00 PLANNING HISTORY

Application Ref. No.	Description	Validation Date	Decision
241495	Full application for proposed demolition of the existing single storey classroom building.	14/06/2024	Approved
241318	Full application for the proposed erection of a single storey classroom building.	06/06/2024	Approved
210805	Full application for the proposed erection of a two storey building to create additional classrooms, toilets and library facilities, with associated roof terrace.	24/03/2021	Approved

6.00 HERITAGE CONSIDERATION

The Dolphin School is not located within a conservation zone and has not been granted a listed status. However, the school does neighbour Hinton House which is a Grade II* listed building and Sylvesters Cottage, located nearby, which is a Grade II listed building. As the proposal seeks to retain the majority of the external walls, there is thought to be minimal impact to the established street scene.



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7.00 AREA SCHEDULES

The building proposed to be demolished has an approximate gross internal floor area of 63m².

8.00 CONTACT DETAILS

Owen Marsden

Director

Owen.Marsden@tmdbc.co.uk

Tim Nixey

Building Surveyor

Tim.Nixey@tmdbc.co.uk