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HERITAGE STATEMENT

Dolphin School
Waltham Road
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RG10 0FR

Prepared by **TMD Building Consultancy Ltd.**

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Ver. 01

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1.00 INTRODUCTION / APPLICATION BACKGROUND

This Heritage 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 but is situated within the curtilage of the Grade II* listed Hinton House. The proposed demolition works commenced in August 2025 and were completed in October 2025.

2.00 LIST DESCRIPTION

Hinton House was first awarded Grade II* listed status in August 1952. The listing reflects the high quality of its Elizabethan architecture, the survival of historic fabric, and the significance of its interiors and setting. The official Historic England entry for the building is as follows:

“Large House, now private School. Late C16, brick with vitreous diaper pattern, old tile roof, flanking chimneys with large rectangular bases and 3 octagonal shafts with moulded bases and moulded dentil heads. 2 storeys and attics. North front has large chimney to left, 2 irregular gabled bays to right and a chimney with 2 shafts and initials W.H. in vitreous brick. East front is double gabled, each with a 3-light mullioned attic window and a 2 storey angular bay below with old tile pent roof, mullioned and transomed windows, 6-lights in front on first floor, 9-lights on ground floor, both 2-lights wide on sides. Between the gables is a 2 storey porch with splayed corners and moulded capping. The first floor window has 6 lights in front and 2 lights on splays, and on ground floor an arched central opening with stone surround. South front has one bay of 6-light mullioned and transomed windows to right hand, a large chimney similar to that on north front, a small gabled bay to left hand of chimney with 3-light mullioned attic window and a 6-light mullioned and transomed window between ground and first floor levels, and a large irregular gabled bay further to left hand. All windows have brick mullions covered with Roman cement, all lights are leaded, mostly original with pattern of elongated octagonals and lozenges.

Interior: Hall and C17 stairs have oak panelled dado, staircase has turned balusters and square newells with moulded finials. Ground floor drawing room has very good panelling, pilasters with flat ornament and moulded caps, frieze with carved grotesque animals, and above a dentil cornice. C17 fireplace with small double shafts in jambs and an elaborate carved overmantel with 2 large and 5 small panels containing circular wreaths and figures. Principal bedroom over drawing room has oak panelling now painted, moulded cornice, chimney piece of carved oak, overmantel with panels separated by small pilasters supporting a dentil cornice.”



3.00 BUILDING HISTORY

3.01 Building History

The house has been retained as a private residence the surrounding site is now used as Private School, the Dolphin School, which was founded in 1970.

3.02 Planning History

Application Ref. No.	Address	Description	Validation Date	Decision	Decision Date
241495	Dolphin School	Full application for proposed demolition of the existing single storey classroom building.	14/06/2024	Approved	23/07/2024
241318	Dolphin School	Full application for the proposed erection of a single storey classroom building.	06/06/2024	Approved	08/07/2024
210805	Dolphin School	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	10/06/2021
132440	Hinton House	Proposed erection of a detached coach house.	20/02/2013	Approved	15/04/2013
120782	Hinton House	Application for a certificate of lawfulness for the proposed erection of a detached triple garage.	11/10/2012	Refused	13/11/2012
110354	Dolphin School	Installation of 33 solar panels on south west elevation of dormer roof.	25/10/2011	Approved	09/01/2012
010633	Dolphin School	Proposed erection of two storey building for use as classroom, library, IT room and science laboratory.	26/01/2001	Approved	06/09/2002



4.00 HERITAGE IMPACT ASSESSMENT

4.01 Assessment of Significance – Methodology

The significance is assessed with regard to guidance in Historic England's Conservation Principles, which outlines four different values which make a place significant:

Aesthetic:	Is the sensory and intellectual stimulation that people can draw from a place. It can be designed and man-made or fortuitous and a result of natural qualities or the patina of age.
Historic:	Is the way a place can demonstrate physical evidence of past people, events and aspects of life. It can also be derived from an association with a notable person, event or moment in history
Evidential:	Is the potential of a place to reveal information which is new and which can inform us about past human activity.
Communal:	Is the way in which people relate to a place and the importance they identify with it.

The significance values in this report will be assessed using a number of significance ratings which are outlined below.

High	A theme which has high cultural importance and forms an essential piece of the history and understanding of the building and its setting, or an element which greatly contributes to its character and appearance.
Medium	Themes which have some cultural importance and play an important role in defining the character and appearance of the building and its setting.



Low	Themes have low cultural importance and add something to the character or appearance of the building or site. A minor value does not necessarily mean a feature is expendable.
Neutral	These themes have little or no cultural value but do not detract from the character or appearance of the building or site.
Intrusive	Themes or features which actually detract from the values of the site and its character and appearance.

4.02 Assessment of Significance – Analysis

Value	Assessment	Significance
Aesthetic	The listing entry places emphasis on Hinton House and a wall to the Northeast of Hinton House. The building outlined lies approximately 50m Southeast of Hinton House and is screened by mature trees and shrubs as well as other buildings on the property. The retention of a large portion of the existing boundary walls ensures that the established street scene as viewed from Hinton Road remains unaltered.	Low
Historic	The list entry on the Historic England website only makes reference to Hinton House with no reference to any other buildings on the Dolphin School site. The proposal seeks to demolish a single storey art / store room with no historic significance and limited architectural merit.	Low
Evidential	As the building was constructed fairly recently (likely within the last 50 years or so) and the proposal does not require any excavation, there is very little potential of revealing any new historical information. As previously noted, the building has very little historical value.	Low
Communal	There will be a significant positive communal impact gained from the demolition of the art / store room. As the site area will be used by the school as an external space / playground for the students. At present, the dilapidated art / store room has no positive communal impacts for the school.	High



4.03 Impact Assessment

Proposal	Discussion	Level of Impact
1. Demolition of the existing art / store room.	The proposal seeks to demolish a single storey art / store room to make way for a new external playground space. The building has little historical significance and no significant architectural merit. The proposal seeks to retain a large portion of the external walls and so the established street scene will remain unchanged.	Neutral

4.04 Conclusions

In respect of the requirements outlined in Chapter 16 of the National Planning Policy Framework (NPPF), in particular sections 212 to 221 (Considering Potential Impacts), it is considered that the proposal will not result in harm to the heritage values and significance of the asset (the Listed Building).

The works outlined in the proposal will deliver considerable benefits to the Dolphin School site in terms of providing additional external playground space for use by the students and ensuring that the students at the school have access to sufficient external space.

Sources

1. National Planning Policy Framework.
2. Historic England – Statements of Heritage Significance.
3. <https://britishlistedbuildings.co.uk/>
4. <https://www.dolphinschool.com/>

5.00 OTHER NEARBY HERITAGE ASSETS

Wall (30m to North East of Hinton House)

Grade II brick wall located approximately 30m to the North of Hinton House. The official Historic England entry for the wall is as follows:



“Brick wall. C17 brick with simple brick on edge coping, approximately 60 metres long, 2 metres high forming north boundary to garden of Hinton House.”

Slyvesters, Hinton Road

Grade II listed cottage located to the South of Hinton House and Dolphin School on the Hinton Road. The official Historic England entry for the building is as follows:

“Cottage. C16 and later. 4 timber framed bays with painted brick infilling, old tile roof with gabled ends, chimney off centre on ridge. C20 painted brick extension to right hand with entrance door. L-plan. 2 storeys. North front jettied, roughcast and painted, C20 3-light casement part leaded on first floor and C20 3-light casement ground floor. South front vertical clay tile hanging in gable and small 3-light old leaded casement below tiling, 2-light casement on ground floor with wooden hood over. Interior: fine quality timber frame exposed, almost complete.”

6.00 CONTACT DETAILS

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