



Capital Projects Team  
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**4 January 2024**

Dear Resident,

**Planning Application for additional play space adjacent to the existing Burlington Junior School site, and demolition of the Noble Hobkirk site.**

Delivering high quality education and support opportunities for children and young people across the borough is one of our top priorities, and providing the best facilities for that to take place is very important.

As you may be aware, work on the Burlington Junior School expansion project started earlier this year, and will create a main building with classrooms and other teaching, learning, administrative spaces, as well as a new Sports Hall and a Multi-Use Games Area (MUGA), replacing the current building, and enabling expansion of the school to five forms of entry.

To ensure that the expanded school meets the play space requirements as set by the Department for Education, an additional area of 2,560 sqm of play space is needed. The council has explored a number of options to accommodate this, with the preferred and proposed option being extending into the Noble Hobkirk site to the north of the school (see image overleaf), rather than any impact to the Blagdon Road Open Space.

The Noble Hobkirk site (owned by the Council) comprises the Noble Centre and Hobkirk House. The buildings are no longer in use, and until recently were occupied by on-site guardians.

Image showing current layout of the two parcels of land.



A planning application will shortly be submitted to Kingston Council titled “Demolition of the existing Noble Centre and Hobkirk House to provide additional play space adjacent to the existing Burlington Junior School site, including new landscaping, boundary treatments and other associated works”.

The planning application will ask for permission to demolish the Noble Centre and Hobkirk House, and install a new fence line that is appropriate for student safety to divide the existing site into two areas (northern and southern parcel). A copy of the proposed site plan is enclosed overleaf.

The southern parcel would comprise of the 2,560 sqm needed for the school play area, and would transfer in ownership to Burlington Infant and Junior School. The northern section of the site will be cleared, with the vision for this parcel of land being the creation of new homes. Any future development here would be subject to engagement with the local community and a subsequent separate planning application.

Once the application has been provided with a reference number, you will be notified by post and will have a chance to view the application documents and provide any comments via the Council’s planning portal: <https://publicaccess.kingston.gov.uk/online-applications/>.

If you have any queries you can contact us via email: [capitalprojectsteam@kingston.gov.uk](mailto:capitalprojectsteam@kingston.gov.uk) or call 020 8547 5000 and request a call back.

Yours sincerely,

Robert Shankland  
Project Manager, Capital Projects Team  
Kingston Council

**LEGEND:**

NOBLE HOBKIRK SITE

AREA TO BECOME BURLINGTON SCHOOL EXTERNAL PLAY

