

Site Appraisal

The application site comprises a group of existing buildings of varying quality in what was once the grounds of a large house, Treston Court, thought to be dating from the early nineteenth century. Over the years numerous new development has taken place in the grounds of the house to form accommodation for a substantial nursing home complex which up until recently was in full operation.

In addition, to the nursing accommodation in Treston Court, there is a three storey block of elderly person flats, Stewart House (which is to be retained), a three storey badminton hall and changing area, a terrace of two storey houses (Western House) and a substantial detached house, Treston House (circa 14,000 ft² floor area) with associated offices and three staff apartments.

There are considerable change sin level falling from the high point at East Cliff Road towards the north east boundary, adjacent to Treston Close. The majority of the level change being taken up at a steep bank which bisects the site.

The existing buildings range from two stories in height to the five stories of Treston House (including the rooms in the roof & basement. The later is located on the higher ground towards the top of the site and has good views to the east, but is still largely concealed from view outside the site due to its enclosed and screened nature.

