

# Residential

## Balaton Lodge, Newmarket

The redevelopment of the former racehorse training yard and equine hospital by our client required the construction of new roads and sewers serving 13 new, high specification individual houses, the refurbishment of the original trainer's lodge and the conversion of the former stable yard to luxury accommodation (1300 m<sup>2</sup>) including swimming pool, cinema, gym, guest suite and office accommodation with a central sunken Italianate garden.

The individuality of the properties produced complex structures requiring sensitive design, further complicated by the necessity for special foundations due to the shrinkable clay soil substrata and the proximity to mature vegetation.

The roads and sewers were required to be designed, where possible, to an adoptable construction standard. The road surface water drainage system was particularly difficult due to very poor infiltration rates and no viable outfall to the public sewer. As a result, strip soakaway designs were used.

The brief required close co-operation with the design team in order to produce the high quality construction and conversion necessary. This has resulted in a much sought after, private development of high quality in a prime location at the heart of the British horse racing industry.

