

A Green Wedge containing fine racing stables behind high walls, expansive paddocks and pleasant 20th-century housing

Snailwell Road was developed as a consequence of the significant expansion of horse training yards and stud farms in the late 19th-century into the vacant heath land to the north-east of Newmarket. The yards are medium to large in size. Balaton Stables have been converted to residential use, and Falmouth Gardens, a pleasant mid C20th housing development occupies the land on which Falmouth Lodge was built for Fred Archer in 1883.



Snailwell Road from the north

SIGNIFICANT

General Overview

- * Spacious paddocks and exercise area attached.
- * Contains large houses for owners or trainers.
- * Individual styles and forms which collectively form an eclectic and unique harmonious architecture and townscape.
- * Rich variation of architectural styles and details reflecting the style of the owner's houses.
- * Stable are a mix of 1storey to two storey which provides variation in rooflines.
- * Well maintained and well established grounds providing a sylvan parkland setting and semi-rural character.



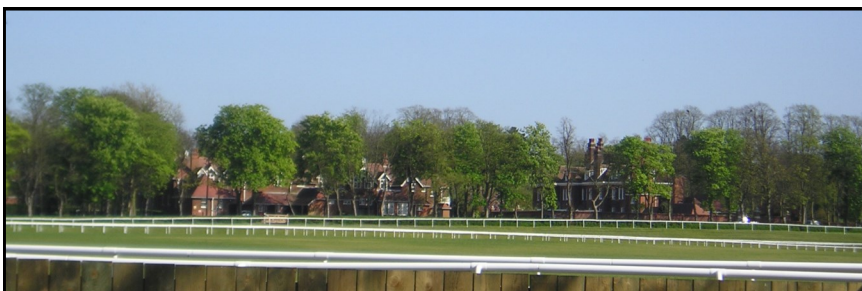
Thatched stable in Godolphin Paddock



Gates to Lagrange Stables



Old cast iron sewer vent



Stables in Bury Road seen across the Godolphin Stables gallop



Roofs of Kremlin Stud

Townscape Elements

- * Wide grass verge on the east side of the road;
- * Continuous boundary wall for the length of Le Grange Stables and Kremlin Stud.
- * Flank walls of stable buildings built up off boundary wall, courtyards beyond;
- * Stables arranged around yards, built to good architectural standards.
- * East of Snailwell Road, beyond Malcolm Way, Ferndale Close and Brookfields Close in a large paddock occupied by Godolphin Stables, is a curious white brick stable, with apsidal ends and a thatched roof.



Falmouth Gardens seen from the conservation area

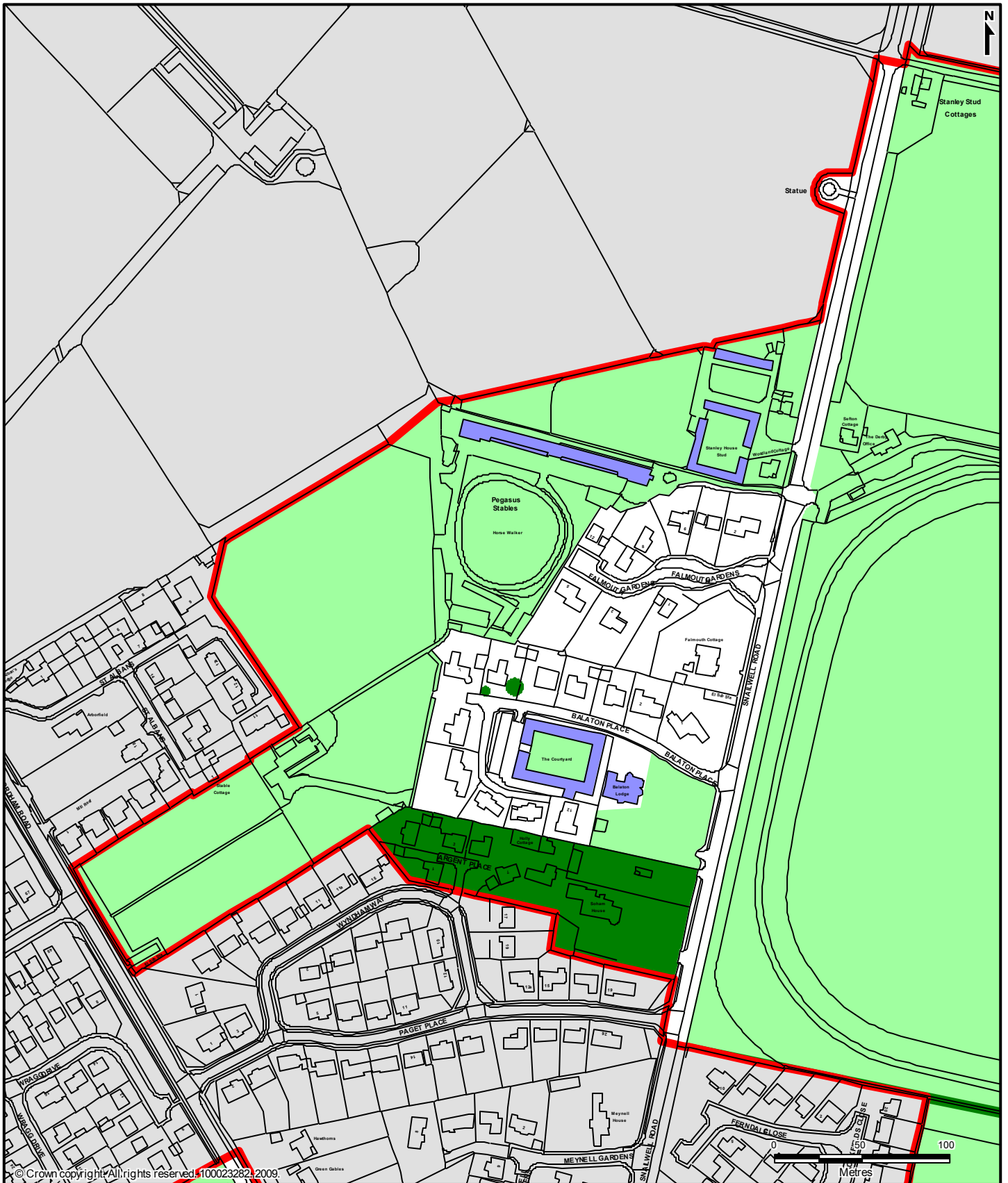
Open Spaces

- * The following spaces are necessary for the continued use of the racing industry buildings and contribute to the 'green wedge', which contrasts with Newmarket's urban environment.
- * Paddocks of Stanley House Stud.
- * Pegasus Stables Paddock and horse walk.
- * Former Balaton house paddocks on Fordham Road.
- * Woodland Stud paddocks.
- * Godolphin Stables exercise track and paddocks.
- * Kremlin Stud paddocks.
- * Lagrange Stables, Paddocks, exercise ring and sand gallop.

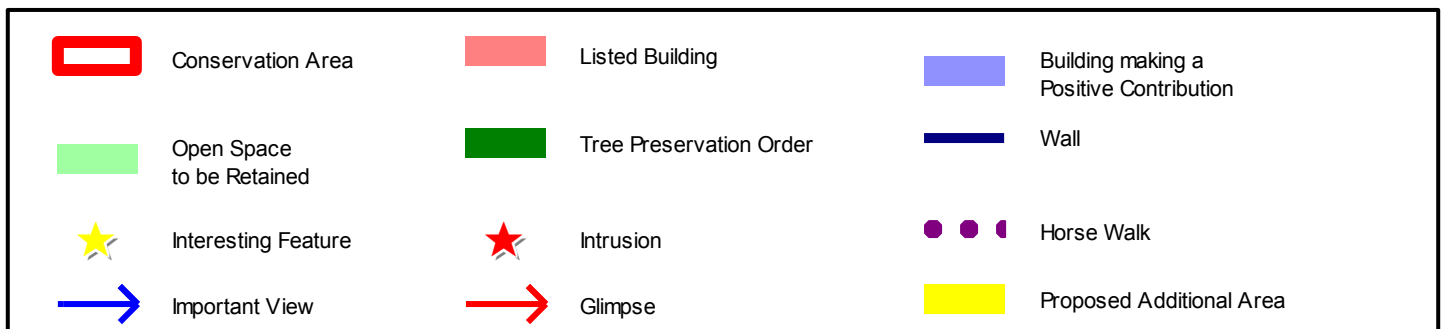
Landscape / Streetscape Enhancement and Redevelopment Opportunities

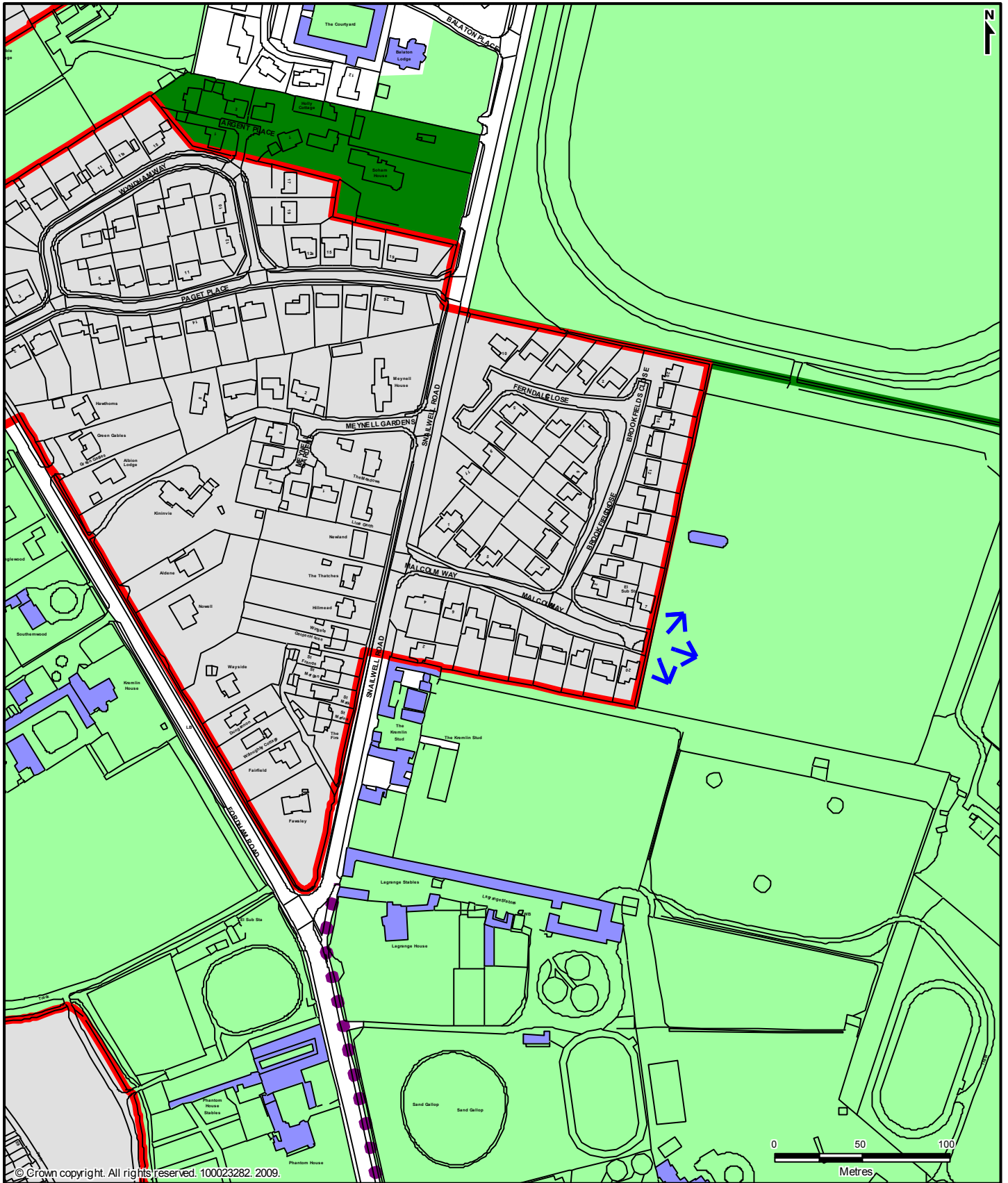
To be added if appropriate after public consultation.

Building No/Name	Status	Age	Height	Wall Materials	Roof Form/ Materials	Architect	Notes
Le Grange Stables	PC	C1881	2 Storeys & 1 Storeys	Red brick	Slate		Gates & enclosing wall
Le Grange House	PC	C1881		Red brick & terracotta	Plain tiles gabled		Queen Anne Revival Style
Kremlin P1	PC	C1850	2 Storeys	Flint & brick clunch	Hipped slate		Long High perimeter wall
Kremlin P2	PC	C1911	2 Storeys	Red brick	Hipped slate	John Flatman	Long high perimeter wall
Trainers House	PC	C1850	2 Storeys	Gault brick	Hipped slate		
Soham House	PC	Mid C19	2 Storeys	Red brick, stone dressing			
Balaton Lodge House	PC	C1905	2 Storeys	Red brick	Hipped slate		Built originally for Marquis of Zetland
Balaton Lodge Stables	PC	C1905	2 Storeys	Red brick	Hipped slate		
Pegasus Stables	PC	C1883	2 Storeys	Red brick, stone dressing	Slate		Built for Fred Archer
Woodland Lodge	PC						
Starkey House Stud	PC	Late C19	2 Storeys	Red brick	Pantiles		
Stanley House	PC	Late C19	2 Storeys	Gault brick & red brick	Gabled slate		Unusual red brick relieving arches'
Stables in Godolphin Paddock	PC	C1900	Single Storeys	White brick	Hipped thatched		















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	Conservation Area		Listed Building		Building making a Positive Contribution
	Open Space to be Retained		Tree Preservation Order		Wall
	Interesting Feature		Intrusion		Horse Walk
	Important View		Glimpse		Proposed Additional Area