



# THE MALTINGS

CASE STUDY



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# THE MALTINGS, HADDENHAM, BUCKINGHAMSHIRE IN SUMMARY

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The Maltings in Haddenham, Buckinghamshire, is a 21-acre development that is delivering 273 energy efficient homes across two phases.

The two, three, four and five-bedroom homes are amongst the first of our new generation of Eco Electric Heritage Collection homes to be built and marketed for sale.

Each property includes an air source heat pump (ASHP) to generate heating and hot water, and underfloor heating to detached designs. They will also boast a 10% reduction in heat loss compared to our previous Heritage designs, building on our already extremely high fabric efficiencies.

They are some of our most energy efficient homes on the market ever consuming 2-3 times less energy than their predecessors fitted with a traditional A-rated gas boiler.

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## KEY FACTS



**273**  
**NEW HOMES**

INCLUDING 30% AFFORDABLE



NEW GENERATION  
ECO ELECTRIC HOMES



**£5 MILLION**

IN COMMUNITY CONTRIBUTIONS  
VIA SECTION 106 AGREEMENTS



## A NEW GENERATION OF HOMES

Homebuyers at The Maltings have been among the first to purchase our Eco Electric homes that feature ASHPs and underfloor heating to the ground floor as standard. Our move away from traditional gas boilers follows on from a successful year-long trial which monitored a Mitsubishi ASHP in 'real-life' conditions alongside 'control' properties with gas boilers. Due to the success of the trial, we are now underway with a nationwide rollout of this technology on all upcoming developments – and the first major housebuilder to take this step.

The first properties went on sale at The Maltings in April and the first customers are expected to move in by December 2023.

This change will have the biggest impact to date on the energy efficiency of Redrow's homes, moving towards an all-electric solution and our net zero carbon targets. As well as heat pumps, homes at The Maltings include electric vehicle charging points and customers have the option to purchase PV panels to be installed during construction.



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# SUSTAINABLE LOCATION AND PLANNING

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**It's not just the homes themselves that are sustainable, the location was also selected for its close proximity to local amenities to encourage active modes of transport such as walking and cycling and reduce reliance on cars.**

The picturesque village of Haddenham is set amongst the Chiltern Hills. This quintessential English village is home to a variety of pubs, shops, cafes and a post office, while the nearby, larger market towns of Thame (three miles) and Aylesbury (six miles) are within easy reach by bus.

The development offers village surroundings combined with a well-connected location, making it perfectly placed for residents. Oxford is just a short journey away, by bus or train. There are also direct trains from Haddenham & Thame Parkway to London Marylebone in around an hour, so it's ideal for commuters looking to balance working in the city with closer proximity to green, open space and more house for their money.

A planning application was brought forward in line with the Aylesbury Vale Local Plan, which sets out a sustainable strategy for development in the area until 2033.

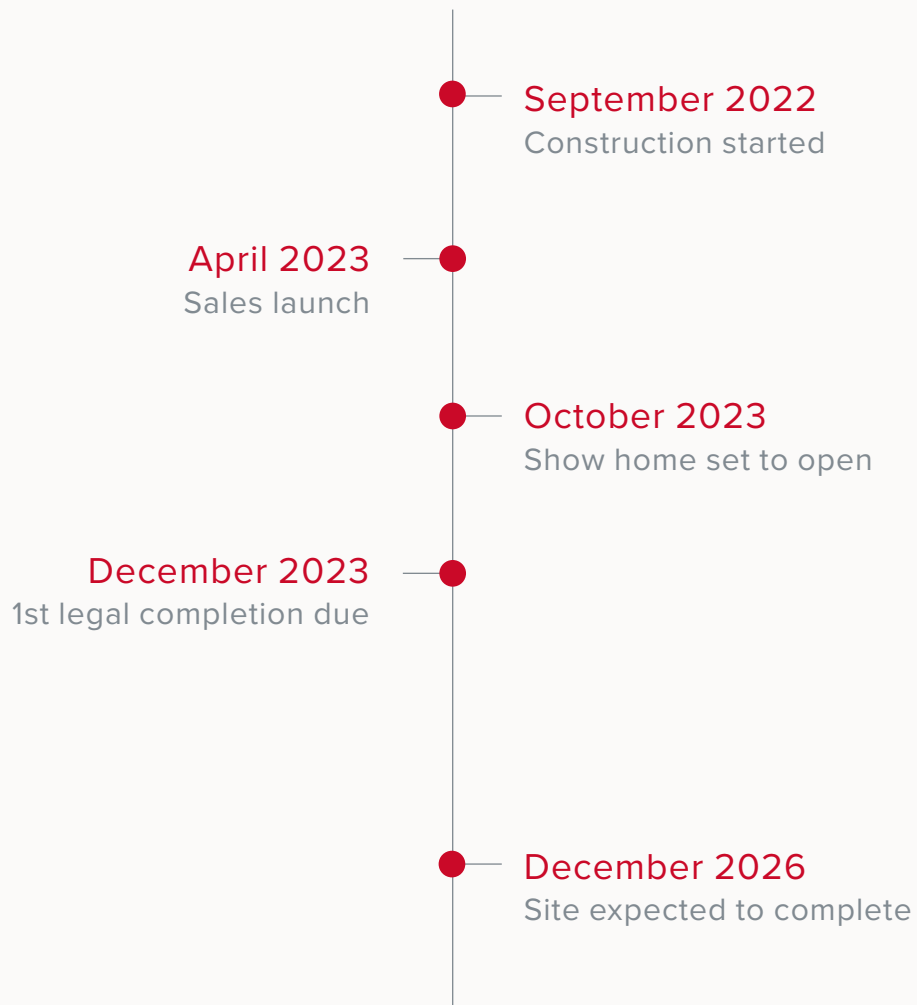
30% of the homes are designated as affordable to ensure the development meets the housing needs of the wider community, something that was noticeably lacking in the local area prior to the development. As part of the planning agreement, and our commitment to creating thriving communities, we've also committed more than £5million to the area by way of S106 contributions, including £120,000 towards improving local cycle routes and over £4 million to local schools and education institutions.



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# TIMELINE

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## BLENDING MODERN TECHNOLOGY WITH TRADITION

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Properties at The Maltings come in a mix of styles including semi-detached and detached as well as mixed tenure affordable homes to ensure that this is a fully inclusive and diverse community.

The homes are from our Arts & Crafts inspired Heritage Collection, a style popular in the 1930s. Architectural features of the properties include larger windows and bays to allow natural light to flood into the homes, traditional porches supported by timber posts with gallows brackets, and brick plinths that run the whole way round the properties.

While full of character on the outside, inside, the homes are ready for contemporary family life. While heat pumps and EV charging points are included as standard, customers can also choose to add a range of optional high-tech extras to the outside of the home, including a Sky package, solar PV panels, security cameras and additional lighting.



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# LANDSCAPING AND BIODIVERSITY

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Designed as a walkable neighbourhood, the Maltings has been carefully laid out around existing field boundaries and rights of way to create landscape corridors for ease of travel. Pedestrian and cycleways wind their way through the development, and connect it to the wider area, including the airfield site, train station and village centre.

Biodiversity is also at the heart of the overall layout design. Two new ponds and a series of swales are being created to provide both a sustainable urban drainage scheme for the site and also rich habitats for native wildlife. There is an open watercourse that has naturalised planting and a four-metre high, 250-metre-long acoustic barrier which will be a 'green wall'. These areas will also provide additional biodiversity enhancements and create new diversification of habitats, encouraging further wildlife.



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## SEE THE FULL RANGE OF HOMES ON OFFER AT THE MALTINGS

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A wide range of two, three, four and five-bedroom homes from Redrow's Arts & Crafts inspired Heritage Collection are available at The Maltings. Ultrafast broadband via fibre to the premises is standard, as are top-name energy efficient appliances as part of the high-quality specification.

To find out more visit [www.redrow.co.uk/themaltings](http://www.redrow.co.uk/themaltings)



