



GOLDEN MEDE

— RURAL LIVING REIMAGINED



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FOREWORD

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BY HANNAH ROTHSCHILD

My family has always been fascinated by architecture. It was the house in the Frankfurt ghetto which gave us our name “zum roten Schild” (at the sign of the red shield), and it was from this modest beginning that the family banking business grew, establishing branches across Europe. As the family expanded, it built, until by the end of the 19th century, there were over 40 Rothschild town and country houses, and not only houses, but estates, villages, schools and hospitals.

Baron Ferdinand de Rothschild, the creator of Waddesdon Manor in the 1870s, was typical of the family approach. The house and its gardens were only a part of his vision — he also reshaped the village, transformed the landscape and estate, and provided local amenities such as mains water, a doctor’s surgery and the village hall. It was a far-sighted project, with an emphasis on excellent design, materials and living standards, and a focus on creating a strong community with the Manor at its heart.

Golden Mede was an unused piece of land in the village of Waddesdon. One side borders the well-respected local school and the other looks out on to unspoilt parkland. In creating this new housing development, we wanted to emulate the historic standards of excellence set by Baron Ferdinand while, at the same time, embracing the spirit of modernity. Our ambition was to make each property individual, beautiful, desirable, functional, environmentally friendly and sustainable.

Our first step was to assemble a panel of distinguished architects and planners to explore questions of materiality, the latest innovations in design and technology and how these advances could be used. We also considered how householders needs and aspirations have changed. Amongst the questions considered included loss of privacy versus open plan kitchens; would larger windows mean a less energy efficient house? Would people prefer small private gardens or larger communal parks? Was a garage more important than an extra bedroom?

Armed with these questions, we launched an international competition to find the right architects. CF Møller, leaders in the field of contemporary architectural practice and sustainable design, impressed everyone with their innovative and sensitive approach to housing as well as their proven and distinguished track record.

To help develop these proposals, the lead architect Rolf Nielsen led visits to other exemplar housing projects at home and abroad where we met an incredible array of architects, inhabitants and policy experts. Rolf opened our eyes to many innovations in architecture and explained these could maximise sustainability, make the most of space and light, and demonstrated which materials look good and last. We looked at different models of villages and became convinced by those which use central shared spaces to foster a sense of community.

Waddesdon has been home to my family for 150 years. It is a remarkable village and we feel privileged to have been a part of its evolution since Baron Ferdinand de Rothschild laid the first stone at the Manor in the 1870s. Golden Mede is the next step on this shared journey. I am proud of what CF Møller has designed and believe it sets a new standard for housing development in Great Britain. Golden Mede will be the latest jewel in Waddesdon’s crown, the first Rothschild development in a generation, and will form an important and complementary part of the wider village community.



Hannah Rothschild



SETTING A NEW STANDARD

— AN AMBITION MADE REAL BY THE ROTHSCHILD FOUNDATION

Golden Mede is no ordinary place to live. This is a remarkable residential project, led by the Rothschild Foundation, under the personal patronage and vision of the Rothschild family.

Building on the family's longstanding commitment to the arts and heritage, and to protecting the environment, this collection of homes marks a significant change in the architectural approach to contemporary British housing. Without simply imitating historical styles, Golden Mede draws on the quality and imagination of past design principles to create properties with a genuinely unique, modern character and generous interior space, all set among meticulously planned gardens and pathways.

These homes also owe much to their location, in Waddesdon village, on the Rothschilds' Waddesdon Estate in Buckinghamshire. Golden Mede has a strong relationship with the surrounding landscape, and is an integral part of the village. Anyone who lives here will enjoy belonging to this rural community, which includes Waddesdon Manor with its many attractions and events.

Whether you choose a two, three or four bedroom property, your home at Golden Mede is designed and built to last a lifetime, and beyond. Well-proportioned rooms adapt to your changing needs over time, and high-quality, durable materials require little maintenance — and even improve with age. This is central to the Rothschilds' approach to sustainability: to build homes that people really care for, and rarely want to move from. Homes where careful consideration of space and light creates a healthy, practical and comfortable living environment for all stages of life.

In short, Golden Mede provides true contemporary living in a historic village — in properties designed with respect for their immediate surroundings and the wider environment. Nowhere else compares.

The Rothschild Foundation has created a legacy for Waddesdon and a model for British housing. If you appreciate this ambition, you now have a rare opportunity to be part of it.



DESIGN FOR LIFE

— ARCHITECT ROLF NIELSEN TALKS ABOUT
HIS VISION FOR GOLDEN MEDE



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Housing design where I come from is highly regarded for its simplicity and quality. It's not about showcasing interesting architecture for the sake of it — it's about building homes with comfortable proportions and ample daylight. Using great materials is also important, as is insisting on the highest standards of workmanship.
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How did you get involved with the project? The Rothschild Foundation invited my firm, CF Møller, to join in an international design competition in 2013. I saw Golden Mede as a wonderful opportunity to do something very different and worthwhile in residential design, so I was delighted when we were selected to take our ideas forward. I feel blessed to be involved.

What's your overall design vision for Golden Mede? Has anything in particular inspired your work here?

First and foremost, this is a piece of landscape architecture, with homes within it. I've taken the Buckinghamshire countryside — especially the Waddesdon Estate — as my inspiration, and brought it into the design wherever possible. Also, I love the Arts and Crafts buildings in and around the village, and have reimagined that commitment to quality and detail in a modern way.

Another big influence is my Scandinavian background. Housing design where I come from is highly regarded for its simplicity and quality. It's not about showcasing interesting architecture for the sake of it — it's about building homes with comfortable proportions and ample daylight. Using great materials is also important, as is insisting on the highest standards of workmanship. My role is to design places that enhance people's quality of life.

What aspects of the project do you feel have gone particularly well?

I'm delighted that our original vision for Golden Mede is coming to life as we intended. Ideas can often be watered down in the development process, but here they've survived intact.

And what I love most of all about these homes is what I call their 'spatial richness'. There are so many ways you can use the space in these properties. In all the different sizes of apartment and house, we've avoided that linear layout you see so often, where the place feels like a tunnel. We've really put a lot of thought into planning the living space, to suit a variety of lifestyles. And the rooms are well proportioned — considerably larger than in most new homes.

Do you have an image in your mind of the sorts of people who will live in these homes?

Golden Mede will suit all kinds of people. Couples, families, individuals — of all ages. What they'll have in common is a desire to become part of a community — to be close to the countryside and involved in village life. They'll also be interested in living somewhere with a really distinctive, modern design, and appreciate how contemporary architecture can build on our heritage without being mock Tudor or mock Georgian.

Golden Mede is obviously very different from other new housing developments. What do you think is the one feature that most sets it apart?

If I had to choose one thing, it would be the connection between the buildings and the landscape. We designed everything in the context of the Waddesdon Estate. These homes are perfect for the location. They couldn't be anywhere else.

Looking at your portfolio of projects, you've created some impressive buildings over the years. Which are your favourites? The University of Aarhus in Denmark is important for me, mainly because of the way the campus buildings seem to grow out of the gorge they're arranged on. Hospice Djursland, also in Denmark, is another memorable project. Wherever you go in the building, the beautiful landscape is always present.

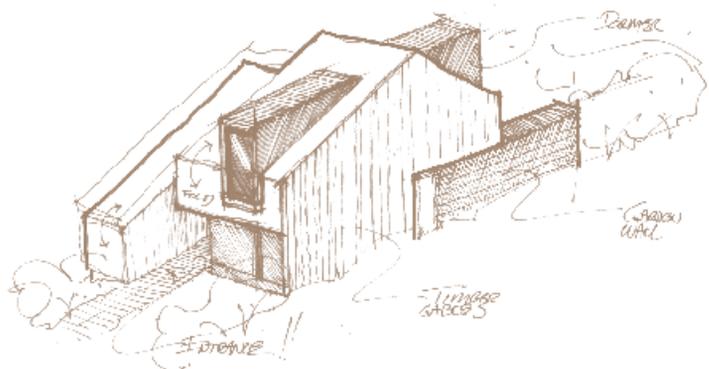
What's exciting you in architecture right now? There's a new appreciation of the craftsmanship that goes into buildings, and an emphasis on seeking out the best and most appropriate materials. This is leading to some stunning architecture, where every detail gives pleasure.

Why did you want to become an architect? And if you weren't an architect, what would you have been?

Architecture combines so many fascinating activities: history, critical thinking, art and craft. It also gives me the opportunity to be involved in a highly creative process. If I wasn't an architect, I'd still want that creativity in my work — so I'd probably be a painter or an illustrator.

In a few words, why do you think people will choose to live at Golden Mede?

The rural lifestyle is a big attraction. But most important is the contemporary approach to that lifestyle. And the way it's all defined by the cultural heritage of Waddesdon. Not everyone will want to live in Golden Mede, but those who do will really, really want to.



LIVING ROOM

– INTERIOR DESIGN BASED ON SPACE AND LIGHT

When you walk in through the door, you enjoy a vista that runs through the whole house.



Your home at Golden Mede has a very open feel, created by generous floor-to-ceiling height and large windows. Many rooms have windows on two or three sides, letting natural daylight pour in — yet they are carefully positioned to help preserve privacy. Also, the open-plan layout of the main living-dining-kitchen area emphasises the sense of space, and makes the most of the plentiful glazing by bringing together views of both the front and rear gardens. So when you walk in through the door, you enjoy a vista that runs through the whole house. And you never feel far from your exterior surroundings. Your outdoor spaces become an extension of your living space.

Within that living space, the kitchen plays an important role. Instead of the typical floor and wall-mounted cupboards, it has a central bank of tall units with low-level counters, which you can walk around. This simple feature encourages you to move through the ground floor in different ways, using each area individually, or collectively as one multifunctional space.



There's almost a cathedral-like feel to these rooms, again enhanced by double or triple aspect windows.



Upstairs, the ceilings on the landing and in the main bedroom are unusually high, due to a two-tier roof design.

Beyond this overall impression of space and light, there's a wealth of detail to admire. Neat carpentry, with crisp mitred joints, beautifully proportioned doors and windows, with smooth opening mechanisms and stylish, secure hardware and beautiful oak staircases which complement the oak window frames to perfection. All carefully crafted in fine quality materials.

In the bathrooms, your tiles, taps, showers and other fittings are all chosen to contribute to the distinctive character and efficient design of Golden Mede. The same consideration applies to the kitchen specifications: worktops, splashbacks and cabinets are an essential part of the contemporary look and feel of your home.

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The kitchen features a central bank of tall units with low-level counters that open up the ground floor space.
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We've designed in 50% more storage than the average for new homes, making it easier for you to maintain a crisp, clean contemporary look.

Throughout each home — especially in the bedrooms — there's plenty of built-in storage. Keeping clutter-free, you make the most of the space and light in your interior, and can use every corner. Maybe you want a home office area, or a cosy nook for relaxing in the kitchen. At Golden Mede, you have the flexibility to create the environment that suits the way you live.

The rural character of Golden Mede is also fundamental to your interior space. As well as large, numerous windows keeping you in touch with the landscape, every house has a wood-burning stove in the living area. This welcoming focal point creates a connection with the surrounding woodland — and in addition to the warmth and atmosphere it provides, it can help reduce your energy bills over the year.





The interior design of your home helps you heat and light the space efficiently and cost-effectively, and with the lowest possible impact on the environment.

— A HOME YOU CAN FEEL GOOD ABOUT

For the Rothschild Foundation, a vital aspect of Golden Mede is its built-in sustainability. And when you live here, this will be important to you, too. The interior design of your home plays a major role in helping you heat and light the space efficiently and cost-effectively, and with the lowest possible impact on the environment.

We have incorporated several design features into the homes that make them 20% more efficient than today's Building Regulations minimum standards. These include thermal insulation and an excellent level of air tightness, reducing drafts and heat loss, which in turn means that the central heating thermostat can be set to a lower temperature — saving you money and helping cut CO₂ emissions. Twin zone heating controls also allows you to heat different areas of your home, maximising energy efficiency by heating only the zone required.



A host of energy saving features combine to make your home 20% more efficient than a typical new home.

A waste water heat recovery system works by extracting the heat from the water your bath and shower discard. This heat warms the incoming mains water, reducing the strain on your boiler, and the energy used. As well as this, a heat recovery element extracts heat from outgoing flue gases, and uses this to pre-heat water going into the cylinder, reducing the energy required to heat your hot water. The fitted appliances and light fittings we install are also energy efficient, and the wood-burning stove provides low-cost warmth. Plus, the daylight that floods in through the windows minimises the need for artificial lighting.

To give you control over the power you're using, every home has a smart meter. There are even electric car charging points, ready for the next generation of cars.

We also make recycling easy. We've included segregated waste bins indoors and a purpose-designed bin store outside, which accommodates the recycling bins provided by the local council. In addition, we help you control the amount of water you use — by installing dual-flush toilets, low-flow showers and flow restrictors on taps.

These measures are essential aspects of sustainability, helping to protect our planet while saving you money. But our fundamental aim is to design indoor areas that support your health and wellbeing — so you will be very happy to live here for many years. In the fittings and finishes, we've chosen materials free from chemicals at levels that can affect indoor air quality. And the daylight, natural ventilation and beautiful views you gain through the windows all contribute to the quality of life at Golden Mede.



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Your private garden opens towards the central landscaped space. Free from cars, this side has plenty of paths for getting around on foot or by bike.
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DISTINCTIVE HOMES, DISTINGUISHED SURROUNDINGS

— BUILDINGS DESIGNED WITHIN THE LANDSCAPE

As you step outside your home, the true meaning of contemporary rural living at Golden Mede becomes very clear.

Whichever property you choose, you have the large central landscaped area close by. With a woodland glade and a series of small ponds, this community space brings the countryside virtually to your door, and provides a peaceful meeting place for neighbours and friends. Informal paths make it easy to enjoy the fresh air here all year round, perfect for walking and cycling.

You have your own private gardens, too. These are bordered by hedgerows at varying heights, which give you privacy, while you still feel part of the community and enjoy views of your surroundings.

Most importantly, the plants chosen for the landscaped area and gardens are a continuation of those at Waddesdon Manor, reinforcing the strong relationship with the surrounding land. Also, the Rothschild family's Five Arrows emblem — after which the local hotel is named — appears around Golden Mede as a subtle reminder that you are part of the village community.

The overall look of Golden Mede is characterised by a sequence of meandering terraces that follow the natural curves of the land. Each house has a high and low roof, creating a highly distinctive appearance and interesting skyline.

Another striking feature of the buildings — and part of the architect's Scandinavian influence — is the sand-washed

The plants chosen for the landscaped area and gardens are a continuation of those at Waddesdon Manor, reinforcing the strong relationship with the surrounding land.

brickwork, complemented by heritage tiles on the upper walls and roofs. Siberian Larch cladding adds a warm, yet modern touch, while sleek, metal-clad dormer windows contrast with the soft, rural feel of this beautiful timber. Gatehouses and feature garden walls are clear burnt cedar; their strong horizontal lines help reinforce the buildings' connection to the landscape.

Rather than thinking of your home as having simply a front and rear side, we've designed it with an arrival side and a garden side. The arrival side, facing the access road, has a front garden, and a gatehouse containing your recycling bins. On the other side, your private garden opens towards the central landscaped space. Free from cars, this side has plenty of paths for getting around on foot or by bike.

Although Golden Mede is ideal for walking and cycling, every home here has car parking. Each detached and semi-detached house has a carport, plus two spaces on the arrival side. Terraced houses each have two allocated spaces close by. There's also additional parking for visitors.

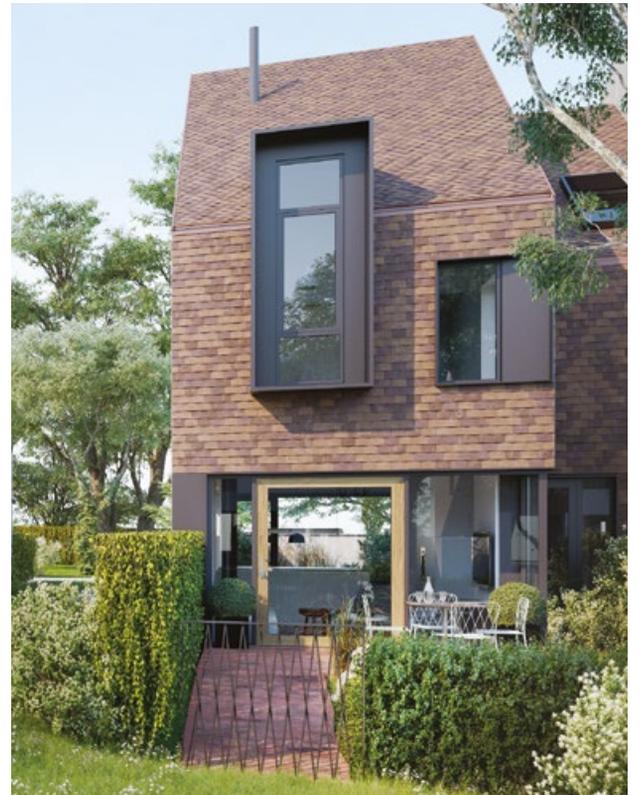
Every home also has secure bike storage. Detached and semi-detached houses have cycle parking space in the carport. Terraced houses have a cycle store near the front door, and each apartment has a lockable stand for two bikes within a covered store.



— CARING FOR YOUR PLACE ON THE PLANET

We want the buildings at Golden Mede to have as little impact on the environment as possible. We've chosen our materials carefully, using only those where carbon emissions are minimised during production — for example, our concrete blocks contain high levels of recycled aggregate. Also, all our timber comes from responsibly managed and sustainable forests or plantations, certified by the Forest Stewardship Council (FSC).

Building can be detrimental to wildlife. We've ensured the development of Golden Mede will enhance biodiversity. Nearly half of the site is open green space, so wildlife can thrive — which, as well as being good for the local ecology, contributes to the relaxing rural lifestyle here. We've designed the landscape around many of the existing hedgerows and rivers that encourage biodiversity. We are safeguarding and enhancing plant life and wildlife, and improving them for future generations.



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A SENSE OF BELONGING

— WELCOME TO WADDESDON



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Anyone who lives here will enjoy belonging to this rural community, which includes Waddesdon Manor with its many attractions and events.
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Living in Golden Mede means living in Waddesdon, a small village within the Aylesbury Vale in Buckinghamshire. As well as making your home part of the historic Waddesdon estate, this location gives you the convenience of good road and rail links to London. Living just 4 minutes from Aylesbury Vale railway station, you can be at Marylebone in approximately one hour. You are also close to the county town of Aylesbury (6 miles away) and the city of Oxford (15 miles away). So you can enjoy rural living here in the context of the wider area. Golden Mede is an ideal base for work or leisure in a variety of economic and cultural centres.

Yet you don't need to travel. There are many amenities and services in Waddesdon, providing everything for day-to-day modern life.



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Connections to the Rothschild family date back to the 19th century, and close links with Waddesdon Manor are still very important today.



Golden Mede has a strong relationship with the surrounding landscape, and is an integral part of the village.



The large, successful Church of England secondary school has an Ofsted 'outstanding' rating, and there's a well-attended mixed community primary school and a pre-school. You can join in regular activities in the village hall, and at local sports grounds, including a cricket club, football pitch, bowling green and tennis courts. There's also a post office, a village shop, as well as local pubs, restaurants and the Five Arrows Hotel. Essential services are all here: a doctor's surgery and dentist, police and fire stations.

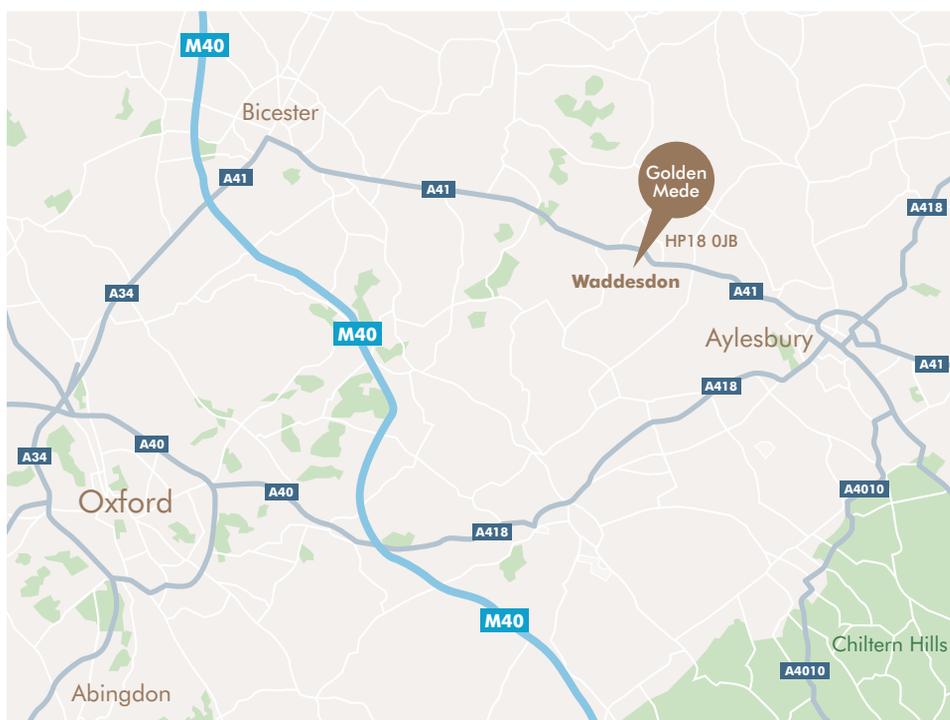
Most of all, you will notice a friendly community feel in Waddesdon; events such as harvest festivals and the village fete are always very popular. There's also a pride in the village's history. Connections to the Rothschild family date back to the 19th century, and close links with Waddesdon Manor are still very important today. It's just a two-minute walk to this beautifully restored country house and, as a resident of Golden Mede, you are welcome to a huge variety of activities. The annual programme includes art exhibitions, an open air cinema, family events and a popular woodland playground.



A distinguishing feature of Golden Mede's rural community spirit is the provision of new allotments — for the people of Golden Mede and the rest of Waddesdon village. As well as being wonderful places for growing fresh vegetables within the village, they provide great opportunities to meet like-minded neighbours. Existing Waddesdon allotments have become lively social centres, where enthusiasts swap tips (and even a few horticultural secrets). These new ones, complete with purpose-built tool sheds, will spread the veg-growing bug even further.

This relatively small detail of Golden Mede is typical of the way the Rothschild Foundation has planned for the future health and happiness of everyone living here. So much more than a collection of houses and apartments, this is a carefully considered extension to an established community, designed and built with a responsibility to both new and existing residents — and with a commitment to protecting and improving the immediate landscape and wider environment.

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GET IN TOUCH

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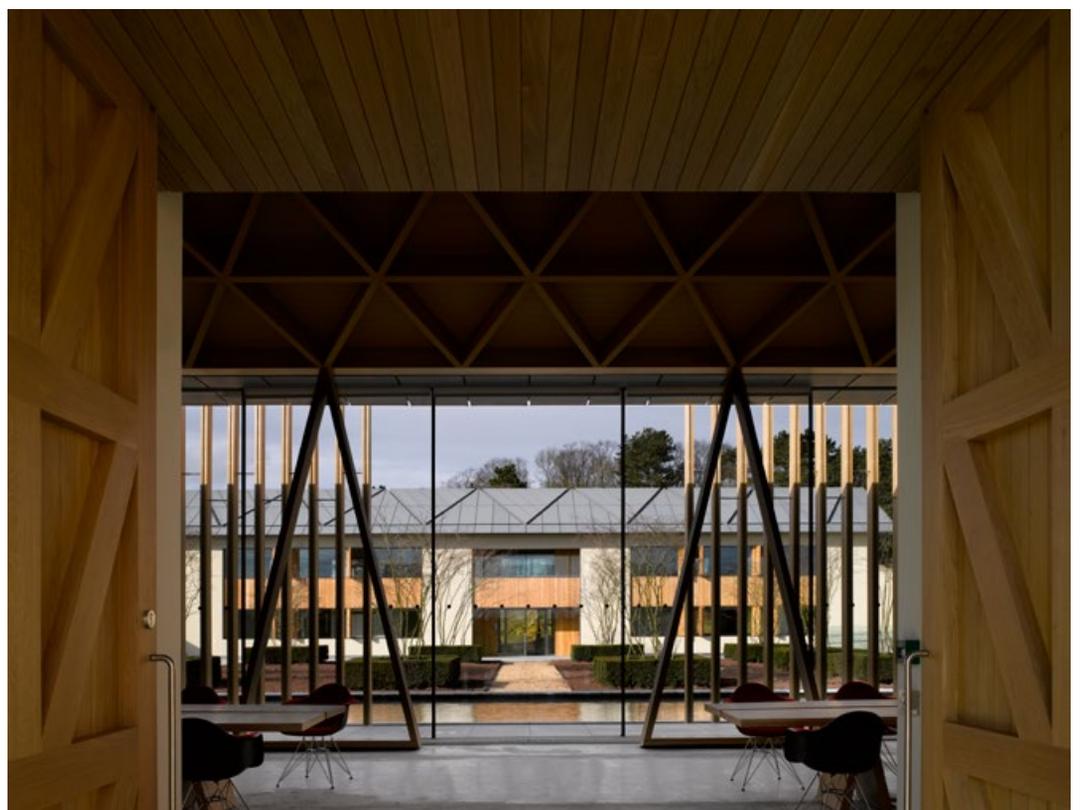
OUTSTANDING DEVELOPMENTS

— THE ROTHSCHILD FOUNDATION HAS PARTNERED WITH DEVELOPER ZEROC TO DELIVER YOUR HOME AT GOLDEN MEDE



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Winner of the RIBA House of the Year Award in 2015, the Flint House was commissioned by Lord Rothschild
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The Rothschild Foundation at Windmill Hill continues the grand tradition of Rothschild architectural patronage in the Vale of Aylesbury. With spectacular views, an old dairy farm has inspired a place to enjoy cutting-edge art and architecture, as well as providing spaces for the Waddesdon Archive, offices and performances
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 Strathmore House, ZeroC's architectural centrepiece, sits proudly at the heart of Poundbury, Dorchester.
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Our developments share a strong sense of place and quality beyond the ordinary, which has helped us win many major building awards.



The right homes in the right places; ZeroC is well known for building high-quality homes and mixed-use developments. We have, for a long time, been at the forefront of sustainable, low-carbon design and construction.

Our aim is to build aspirational new homes and inspirational new places that are efficient and cost-effective to live in. Homes that respect both the environment and the people who live in them.

Our approach is design-led. We care about the quality of architecture, generous well-designed interior spaces, the visual interest and impact of our developments, and the quality of their infrastructure and public spaces.

We work across the UK and are expert in creating new communities for significant public and private sector landowners, including the Homes and Communities Agency, the Duchy of Cornwall, and some of Britain's largest and most innovative individual landowners.

We are noted for listening, understanding, and tuning in to what's needed — and then creating it attractively and sustainably. Our developments share a strong sense of place and quality beyond the ordinary, which has helped us win many major building awards. We do our best to do it right.

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