

# New Avenue Development update



COUNTRYSIDE  
Homes

Issue 1 | Spring 2024



## Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

### Overview

New Avenue is delivering 502 new homes, including 332 open market, 30 shared ownership and 140 London affordable rent. In addition, the development will provide:

- Road and cycle improvements within the immediate locality.
- A new Council owned community centre
- High quality new public realm including landscaped gardens with over 8,510sqm of public amenity space and play facilities.
- A new Energy Centre serving the scheme.

### Site activity

- Phase 1 delivered 127 new homes.
- The first Phase 2 completions took place in December 2023 within Blackthorn House and Larch Way.
- Phase 2 construction is expected to continue until February 2025, with Phase 3 following thereafter.

### Specific item – District Heating

Energetik is the district heating network provider of the development, owned by the London Borough of Enfield.

Heat is generated from the on-site energy centre located in Phase 1, using a combination of large gas-fired boilers and a low carbon Combined Heat and Power (CHP) engine.

# Timeline

- The marketing of the Phase 2 open market and shared ownership homes commenced in early 2023. The marketing suite and show home for the open market homes is located at the front of the Development on Avenue Road.
- The first open market completions started from December 2023 and will continue until mid-2025.
- Summer 2024 will see the first occupations of the Development's shared ownership homes, with affordable rent homes completing from April 2024 to January 2025.
- Access road through the Development to be complete in early 2025.
- Submission of the Phase 3 planning application is anticipated for Summer 2024.

# Managing agent

- Alexander Faulkner Partnerships Limited have been appointed as the Managing Agent acting for the New Avenue (Cockfosters) Resident Management Company. They maintain the shared and communal facilities on the development.
- The Managing Agent is responsible for maintaining the following:
  - Communal podium gardens, grounds and play areas
  - Cleaning services for windows, shared hallways
  - Communal heating, lighting, lifts and storage areas
  - Roads, parking and footpaths

# Ecology

- New landscaped street scenes with low level rain gardens forming part of the sitewide sustainable drainage systems. Extensive sitewide planting of street trees, native species and the use of swales to enhance biodiversity.
- A sustainable urban drainage area on the north-western edge of the development, creating a natural drainage pocket and a habitat for wildlife.



# Services

- Energetik are the low carbon heating and hot water provider for each home and will manage and operate the district heat network and on-site energy centre.
- Independent Water Networks (IWNL) are the water provider.
- British Gas provide electricity services.



# Development Masterplan



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Consultant prior to reservation. \*Distance taken from google.co.uk/maps.

## How will the development benefit the local community?

New Avenue will also support the local community by contributing over £2,500,000 towards:

- S106 contributions towards local education, community infrastructure, and sustainable transport features such as enhanced cycle and pedestrianised roads, crossings, and pathways.
- Providing construction apprentices, work experience and supporting local people into job vacancies on site.
- Supporting local schools and academies to provide on-site visits, career talks and encouraging volunteering programmes in the locality.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

[New.Avenue@countrysidehomes.com](mailto:New.Avenue@countrysidehomes.com)



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