

# Feature17

## Development Update

Issue 1 | Spring 2024



### Keeping you updated every step of the way

As construction continues to progress on site, we wanted to provide you with an update to ensure that you are aware of what works are taking place and what you can expect from us over the coming months.

### Phase Overview

This phase will deliver the following:

- 258 brand new homes including 146 open market, 47 Shared Ownership and 65 Affordable Rent properties
- New private and public green space
- New pedestrian routes for increased connectivity between Shernhall Street and Wood Street

### Site activity

- There are four blocks currently under construction, with the first homes completing in Autumn 2024
- The first row of houses is also due to complete in Autumn 2024

### Upcoming Works

- Brickwork to external envelope to continue
- Internal fit out works to progress
- Construction of new substation to begin in late April
- District Heating pipework installation

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### Sales & Marketing Suite

- The Feature17 Sales and Marketing Suite is open!
- Located next to Wood Street station, the suite is open from 10am to 5pm Monday to Sunday for both appointments and walk-ins
- The address is as follows: Feature 17 Sales & Marketing Suite, Wood Street, Walthamstow, E17 3HX



### Managing Agent

- A resident management company will be set up to manage and maintain the shared and communal facilities on the development.
- The Managing Agent that Countryside will be partnering with on the Marlowe Road development are Encore Estate Management Ltd. Encore will be responsible for maintaining the residential buildings.
- The London Borough of Waltham Forest will manage and maintain the external landscaping across the development.

### What has been delivered to date

The following has been delivered at Feature17:

- 331 new homes across three phases
- Brand new Multi-Use Games Area and public plaza
- New library with ground floor café
- New Post Office and Co-op supermarket

### Services

The London Borough of Waltham Forest (LBWF) are the energy provider for Feature17. They manage and maintain the energy centre and the district heating network across the development, and residents will be required to enter into a Heat Supply Agreement with LBWF.



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## Development Layout Plan








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**'The Masey'** is expected to complete in Autumn 2024

#### KEY

<b>The Masey</b>	7 storey apartment building - 1 & 2 bedroom apartments
<b>The Theodore</b>	8 storey apartment building - 1, 2 & 3 bedroom apartments
<b>The Granada</b>	7 storey apartment building - 1, 2 & 3 bedroom apartments

	Multi Use Games Area		Private Sale		Pre-sold
	Playground				
	Library				
	Post Office				
	Co-op				

## How will the development benefit the local community?

Countryside is supporting the local community by contributing over £600,000 in Social Value across the lifecycle of the development

In addition to this, Countryside are also providing:

- Section 106 contributions
- Opportunities for construction apprentices, work placements and offering support local residents into job vacancies on site
- Free Car Club membership for residents available upon request

Please be aware that the dates and information provided are correct at time of print and are dependent on several 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:

[feature17@countrysidehomes.com](mailto:feature17@countrysidehomes.com)