

# Woodside Playing Fields

## An opportunity



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## Background

As part of the multi-million pound plans to regenerate Woodside Playing Fields with a greater emphasis on sport, play, and physical activity, an opportunity has arisen for the creation of a new café facility to complement these improvements.

The council is currently seeking to assess the market opportunities in this location and gauge what interest there might be here. Please note that this is not a procurement exercise, which will follow later, but an assessment for the appetite for such a facility in this location.

## Details

The council is investing over £6million into improving the facilities at Woodside Playing Fields. This will include the following:

- New Cricket Pavilion with Community Hall
- Improved and modernised facilities for Watford Amateur Boxing Club
- Improved and modernised changing facilities
- Restoration of the former stable block - currently a depot building - into a community hub with café facility central to this, Changing Places facility and new modern toilet facilities
- Courtyard Garden to complement the café with safe secure toddler play facility
- Extended play area to incorporate adventurous play opportunities
- Increased car parking capacity.

## Existing stakeholders

Woodside Playing Fields has a number of stakeholders on site and these include:

- Watford Town Cricket Club
- Watford Amateur Boxing Club
- Watford Harriers
- Watford Woodside Leisure Centre
- Several Football Clubs
- Watford Indoor Bowls Club

It is also a very popular site with many visitors who use it for informal recreation, with a large play area, outdoor gym, walks and is very accessible to all. The catchment area is significant, ranging from the nearby housing areas, to across Watford and brings in many users from neighbouring authorities.



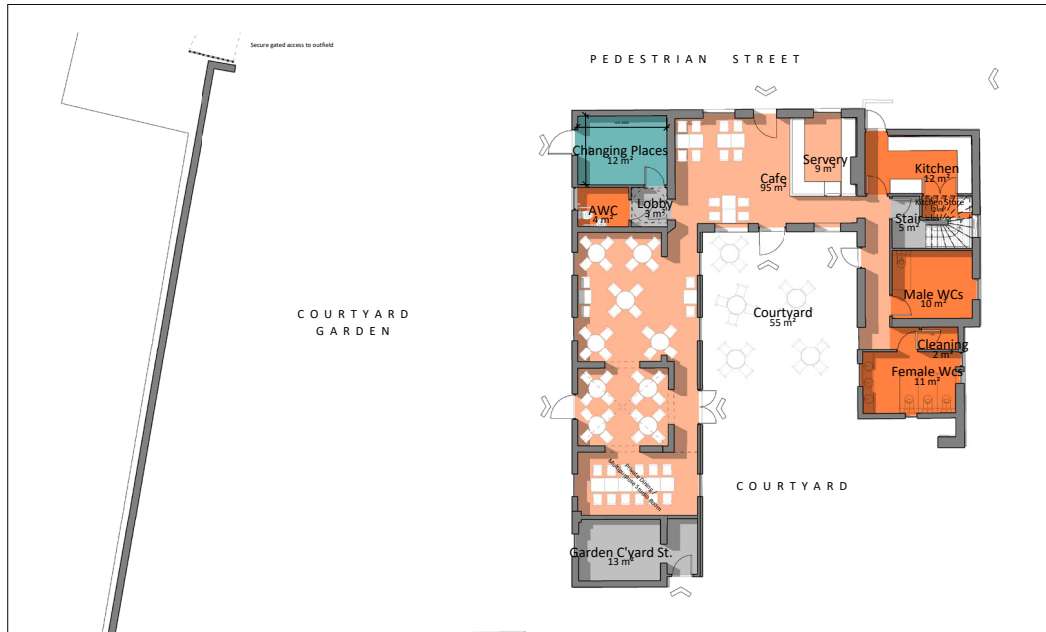


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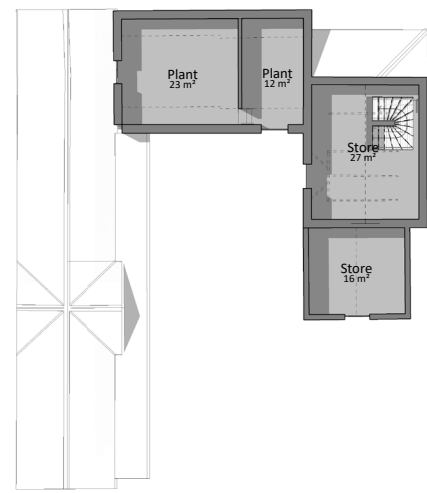
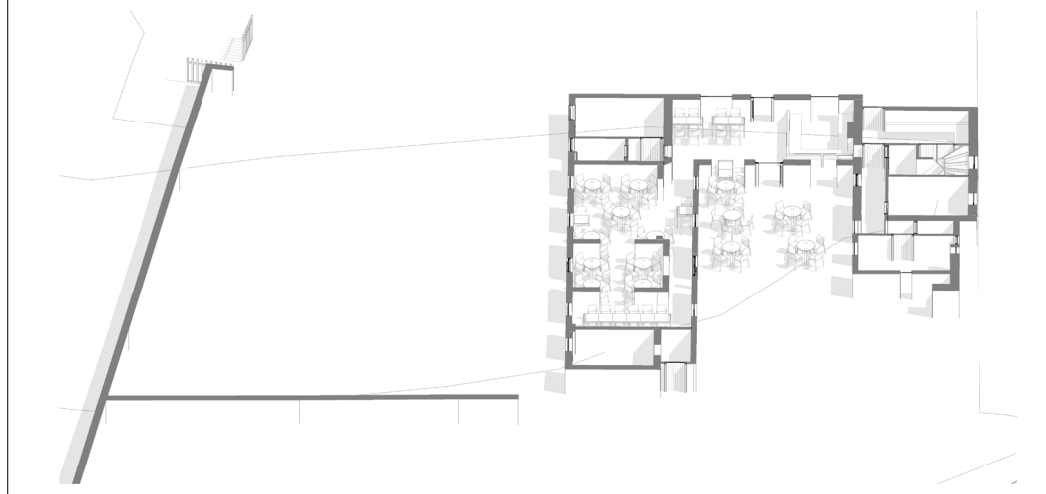
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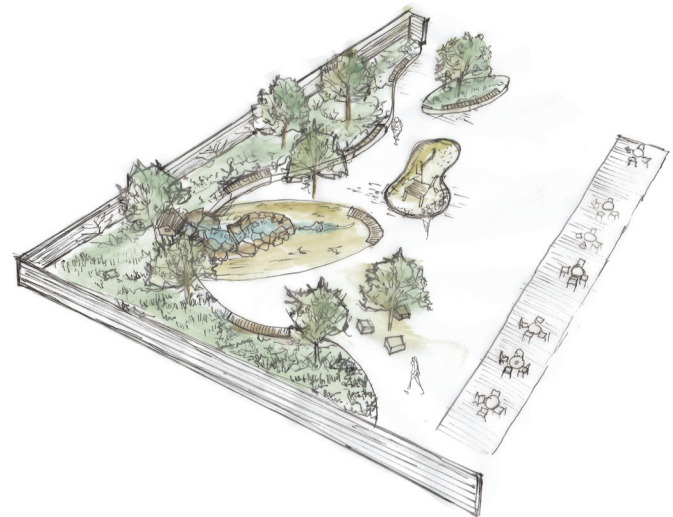


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Project No.	Client	Date	Scale	Author
2027 XSA00-ZZ-DR-A-1217		02/02/2027	1:100	CBR
Status:	Purpose of Issue:	Scale of A1:		
SO	PRELIMINARY	1:100		
Revision:	Drawn by:	Checked by:		
P1.0	CBR			
Project:		Client Ref.:		
Woodside Community Sports Village 2027		WAT		
Location:		Project Name:		
Watford		Concept - Cafe		
Drawing:		Author:		
Concept - Cafe		CBR		
xsite		architecture LLP		
0191 287 3143		www.xsite.co.uk		





## The café opportunity

The council have started the detailed design process and the opportunity here is for a café facility to serve the site and wider locality.

The café, situated within one of the historic stable block buildings, will comprise a kitchen serverly and store area of approximately 25sqm.

It will provide indoor seating area for approximately 60 covers with 20 external covers in a courtyard setting, with the possibility of further covers in a courtyard garden setting with secure and safe children's play aimed at younger age (toddlers).

With the success of cafés in Cassiobury Park and Oxhey Activity Park, the council believe this is a great opportunity at Woodside Playing Fields.

**This opportunity would be available from May 2022 and the council is keen to procure an operator at an early stage to work with the design team.**

## Submission

If you are interested, please submit to the council the following:

- Name of Company and Business
- Contact details
- Previous experience of running such a facility
- Details and comments on the opportunity, including viability and what other opportunities may exist. These will be treated in strictest confidence.

Please submit to:

Paul Rabbitts, Head of Parks, Heritage and Culture by email to [paul.rabbitts@watford.gov.uk](mailto:paul.rabbitts@watford.gov.uk) by 12 March 2021.

Site visits can be made to the playing fields unaccompanied as the depot is part of the wider site. Access to the buildings is not possible at the present stage.

More details are available on the project website: [www.yourwoodside.co.uk](http://www.yourwoodside.co.uk)

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**[www.yourwoodside.co.uk](http://www.yourwoodside.co.uk)**



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