

WELCOME TO WATFORD RIVERWELL

WELCOME

Welcome to our community open day on our emerging plans for future phases of Watford Riverwell. This includes proposals for a new car park which will assist patients, staff and visitors to Watford General Hospital.



ABOUT US

Watford Riverwell is transforming 70 acres of former industrial land to the south of Watford General Hospital and Watford Football Club into a thriving new community within Watford.

Through effective partnership, Watford Borough Council and Kier Property are creating an exciting new neighbourhood that will provide homes, jobs, open spaces and community facilities.

We are working closely with West Hertfordshire Hospitals NHS Trust to ensure the plans allow for the hospital to bring forward its plans to improve health facilities in Watford.



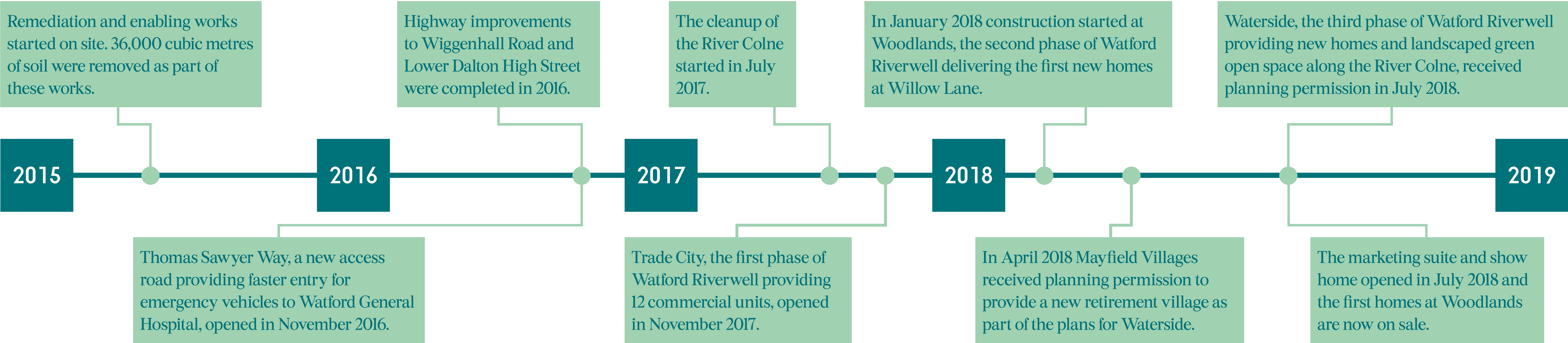
OUR VISION

Watford Riverwell is the largest regeneration project in Watford, delivering substantial positive change to this area of Watford.

-  Much needed new homes, including affordable homes.
-  New business and work opportunities, creating up to 1,300 new jobs.
-  The clearance and opening up of the River Colne.
-  The opportunity for West Hertfordshire Hospitals NHS Trust to develop facilities at Watford General Hospital.
-  Better access and modern infrastructure, including a new road and car park for the hospital.
-  4.5 acres of green, open spaces for the whole community to enjoy.
-  Community facilities including a new 2 form entry primary school.
-  Regenerating derelict and contaminated former industrial land.

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WHAT HAVE WE DONE SO FAR?



WOODLANDS

Woodlands comprises 95 new homes offering well-designed, 1, 2 & 3-bedroom apartments in a fantastic new neighbourhood overlooking the Colne Valley.

One of the three proposed buildings will be dedicated to affordable housing, comprising a mixture of shared ownership and rented homes. In November 2017, Watford Riverwell teamed up with Watford Community Housing who will own and manage the first affordable homes at Woodlands.

The first homes at Woodlands are now on sale and construction is due to be completed in Spring 2019.



WATERSIDE

Waterside will deliver 408 new homes, including 118 family sized, affordably priced 1, 2 and 3 bed apartments. These homes will be set in a newly created 3.5-acre landscaped setting along the rejuvenated River Colne.

This green environment will include publicly accessible open spaces, play spaces, pedestrian routes and a new promenade along the River Colne designed to encourage exercise and walking and provide health and wellbeing benefits for residents and the wider community.



MAYFIELD VILLAGES AT WATERSIDE

Mayfield Villages, the new retirement villages proposition from Audley Group, will deliver their first retirement village in the UK at Watford Riverwell, as part of our plans for Waterside. The village will provide a 25,824 sqm vibrant retirement village with 253 properties. At the heart of the village will be the Mayfield Club, which will include a bar, bistro, swimming pool, village hall, and fitness rooms and spa.

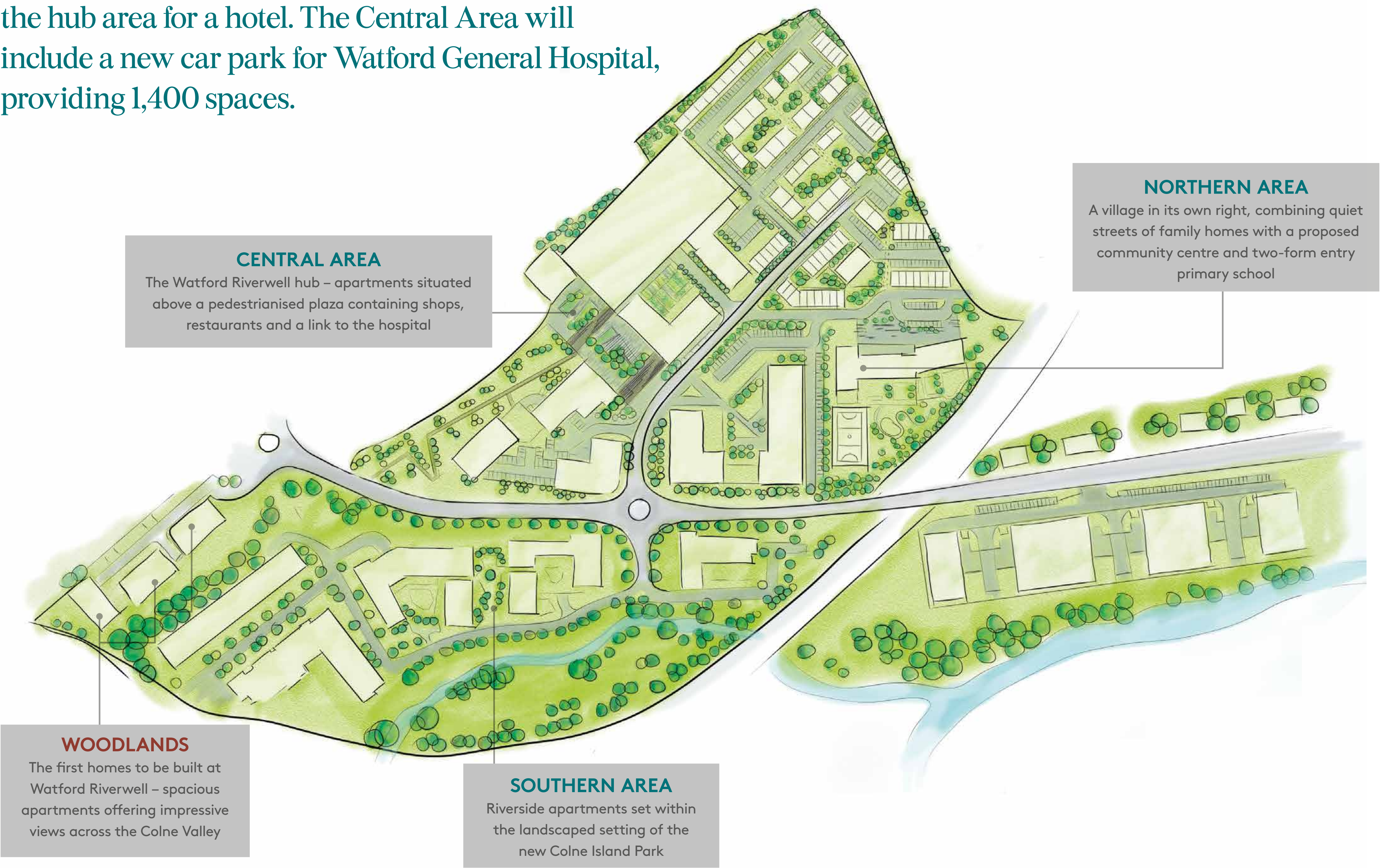
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CENTRAL AND NORTHERN AREAS

Watford Riverwell is now bringing forward plans for the next stages of the masterplan to the north of Thomas Sawyer Way in the central and northern areas.

The Central Area will create a new hub with a pedestrianised plaza containing shops, restaurants, and apartments and providing improved access to the hospital. Space has also been allocated within the hub area for a hotel. The Central Area will include a new car park for Watford General Hospital, providing 1,400 spaces.

The Northern Area will be the location for a new village with quiet streets and homes as well as a community centre and two-form entry primary school.



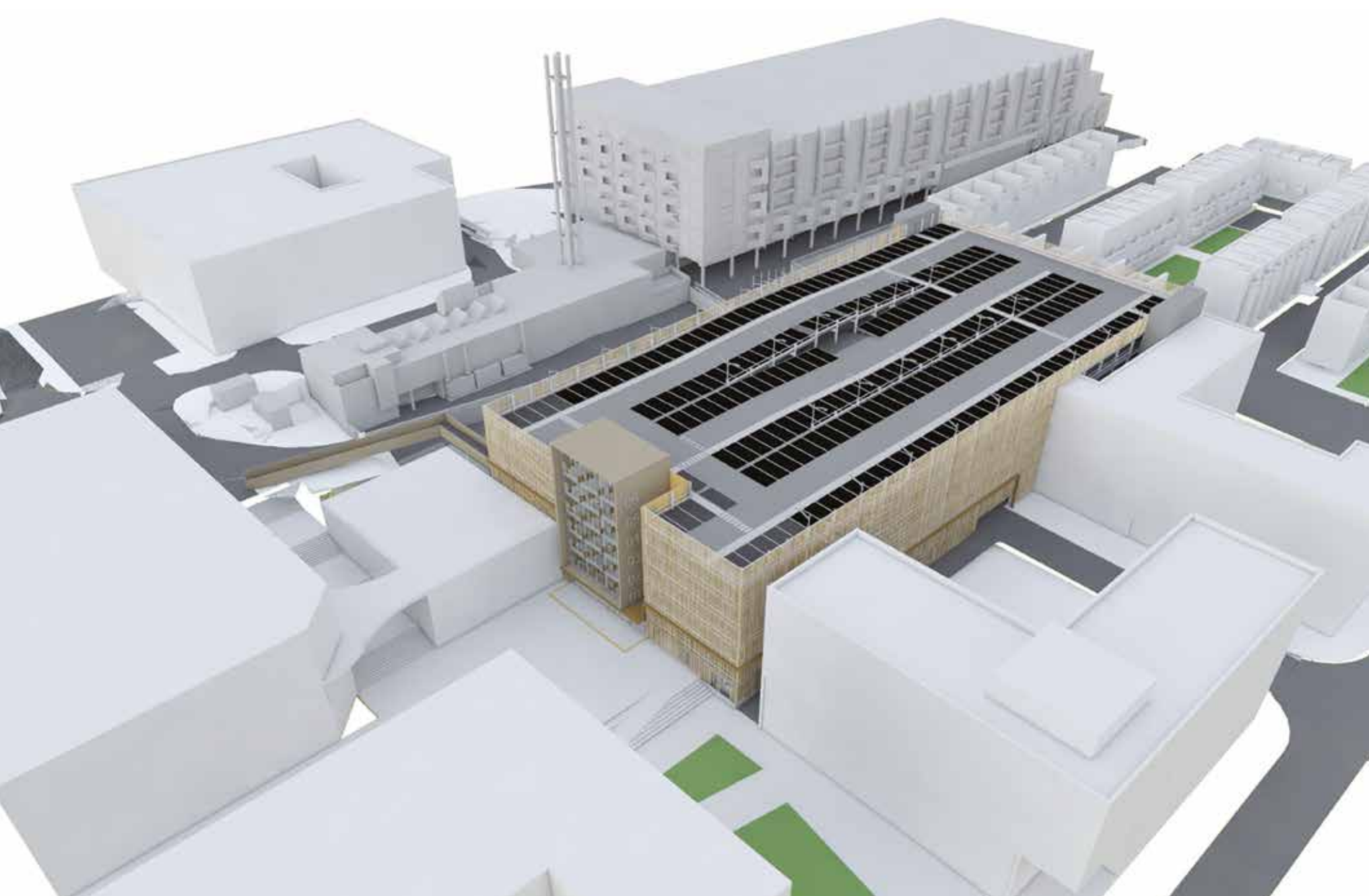
NEW CAR PARK

Watford Riverwell will be submitting plans for a new car park and the connecting access road from the roundabout on Thomas Sawyer Way in autumn 2018. The new road will open up access to the central and northern areas enabling delivery of the next phases of Watford Riverwell.

The new car park will provide 1,400 spaces for staff, patients and visitors to Watford General Hospital. This will include around 50 spaces for Watford Football Club and a further 50 spaces for a hotel. A number of disabled spaces and electric vehicle charging bays will also be provided.

The car park will be in a strategic location in the Riverwell masterplan, as close as possible to Watford General Hospital, Watford Football Club and the Central Area hub, whilst allowing space and creating access to any possible future hospital expansion. CCTV and improved lighting will create a safe and secure environment.

The car park will be staffed 24 hours a day 7 days a week and will provide safer, easier access for staff, patients and visitors going to Watford General Hospital.



Computer generated images of emerging car park proposals

THANK YOU

Thank you for attending our community open day. For updates on progress being made at Watford Riverwell and to give us your feedback please fill out a feedback form available today or visit our website www.riverwell-regeneration.com. Your views will be reviewed and considered as we continue to take forward our plans.