

Willow House development site and South Walmgate Masterplan



The aim of the Willow House development site and South Walmgate Masterplan is to maximise the potential of the site while respecting the local surroundings, to provide high quality homes which meet the housing needs of our residents, all in the context of addressing climate change.

The development of a masterplan for the wider area will complement the transformation of the area.

Willow House site and scope

The Willow House site sits within the South Walmgate wider area, laying along the City Walls between Walmgate to the north-east and Tower Street and Piccadilly to the west.

It includes the 2-storey former care facility, Willow House complex, built in the 1950s, currently vacant and in a poor state of repair.

All buildings are intended to be demolished to make space for the new development.

Willow House proposals

Proposals are being prepared to develop around 40 affordable homes on the site of Willow House and surrounding land, and a masterplan for local improvement in the wider South Walmgate area.

The development will support low carbon lifestyles and promotes health and well-being through the creation of high quality green spaces, connected and walkable neighbourhoods, and internal space standards that mean that they can be adapted to residents' needs, supporting them to live well, and with independence for as long as possible. All homes will be designed to Passivhaus certified standard and the possibility of achieving a net zero carbon development in operation will be fully considered.

So far, the emphasis is intended to be on the provision of 1 and 2-bedroom social rented and shared ownership homes that meet our residents' needs, and on improving local connections, and making the area feel safer.

Willow House engagement

Community engagement is taking place now to develop ideas for the transformation of this site and surroundings. Any upcoming events will be publicised through [the council's latest news](#).

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Initial community engagement took place in 2021 to hear residents' concerns and ideas about the area, and to assess feasibility of developing homes on the vacant derelict care home site.

Key messages received from the community and stakeholders were:

- green space to the east of Willow House is valued by the community and is to be retained
- views should be retained
- need for a place for children to play
- need for a community space or hub
- improvements along Walmgate shops and improvement of footfall to the area needed
- the front shop parade at Medway House and the car park use at the back doesn't work well
- improve safety and security for residents and local businesses
- opportunity to redevelop garages in proximity of Willow House welcomed
- support for public realm improvements on Walmgate
- connect to wider cycle routes

Willow House timeline

- submission of planning applications - anticipated Spring 2025
- works to start on site - anticipated Autumn 2026

Also see

- [Housing](#)
- [Council homes](#)
- [Self-build and custom-build housing](#)

Housing Delivery Programme

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