



South Walmgate Improvement Plan

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Design Consultant Team:

Architect: Mikhail Riches*

Engagement: ImaginePlaces*

Landscape: BBUK*

Civils: Civic

Structures: Civic

M&E: Greengauge

Passivhaus: Warm

Transport: Civic

Planning: Tibbalds

* Key contributors to the South Walmgate Improvement Plan

336_MR_South Walmgate Improvement Plan				
Issue to	Date	Revision	Description	Initials
City of York Council	05.09.25	-	Draft Report	SC & CC
City of York Council	16.09.25	A	Final Report	SC & LT

Brief & Process

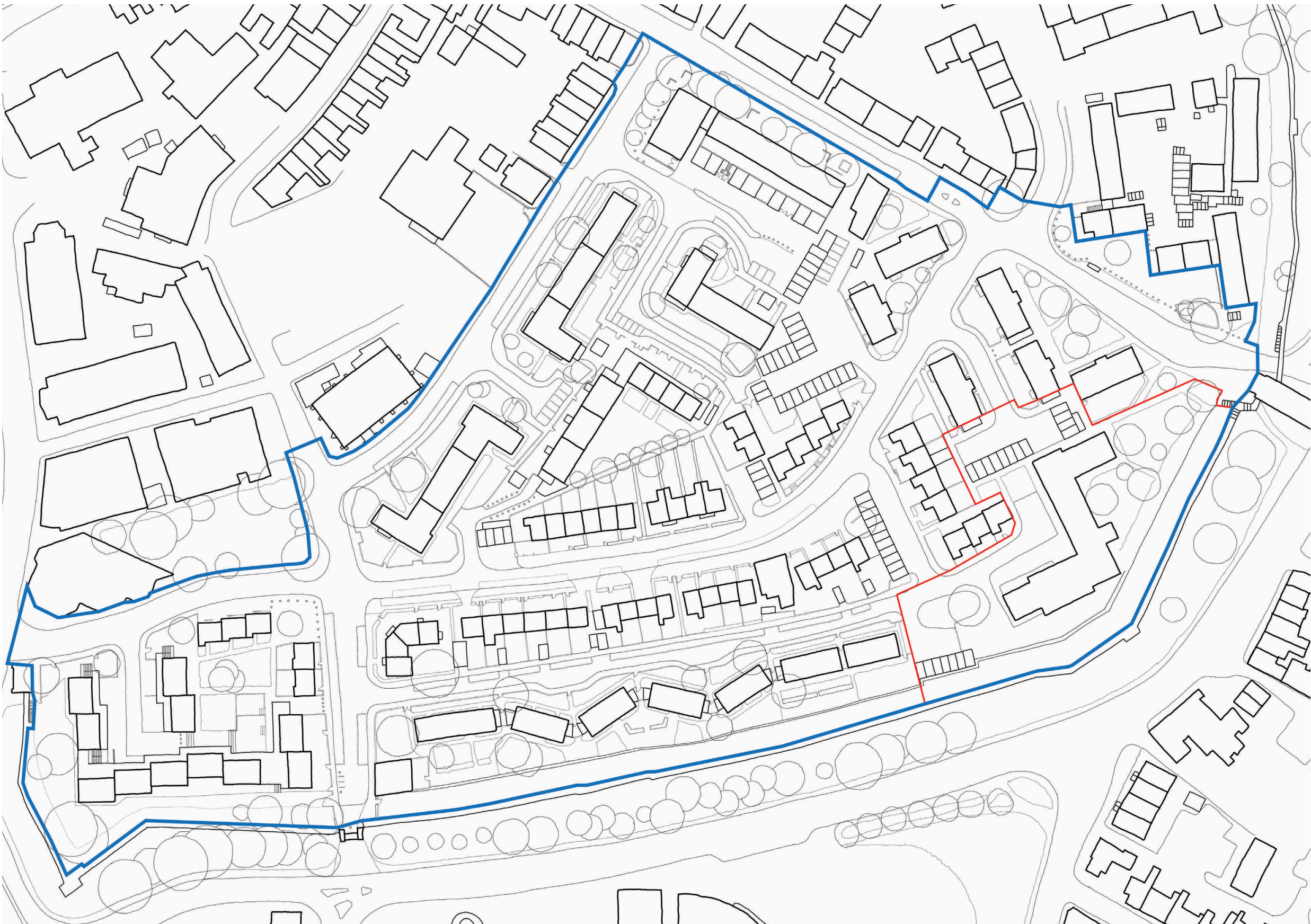
Brief & Process

Summary

Mikhail Riches and their multi-disciplinary design team have been appointed by the Housing Delivery Programme at the City of York Council to;

- Develop a new housing scheme and submit planning for the development which sits on site of the former Willow House care home.
- Review the wider South Walmgate area and produce an Improvements Plan that collates resident ideas & design recommendations to instigate change in the area that benefits the existing residents.

The following report collates the research, mapping, engagement and project ideas to come out of this piece of work.

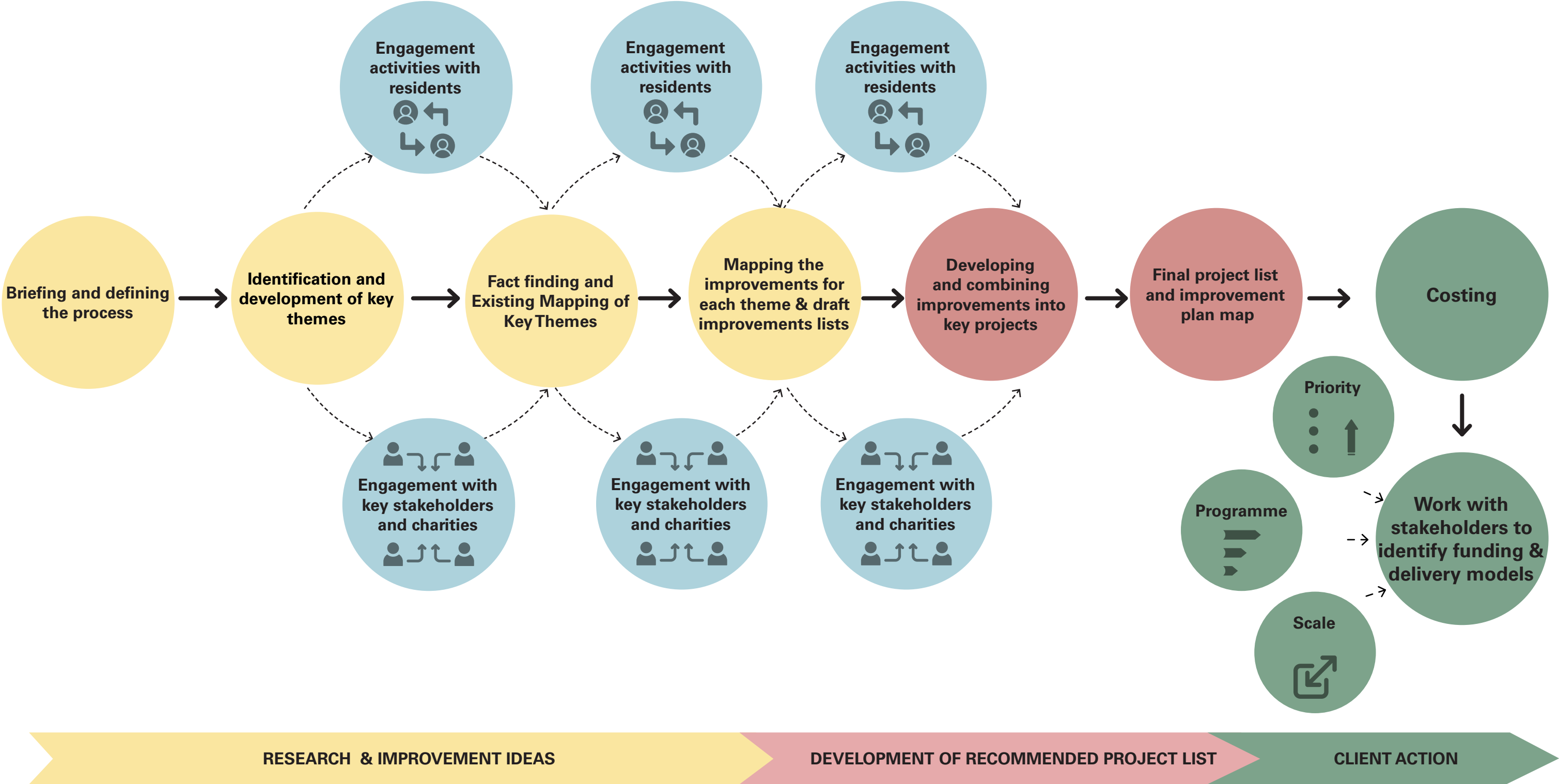


-  Willow House boundary
-  South Walmgate boundary

Brief & Process

Proposed Process

The diagram below outlines the design teams process for the South Walmgate Improvement Plan.



Brief & Process



Identification & Development of Key Themes

Identification and Development of Key Themes

Site Analysis and Walkabouts

The design team's experience within the South Walmgate area stretches back to 2019 when the Willow House site was first reviewed with the Council's Housing Delivery team.

The team have spent time on site, analysing the existing social, economical, and environmental conditions.

The team have spoken to residents, businesses and other key stakeholders to help better understand what its like to live in the area.

Developing key themes in which to group ideas under, enables a wide reaching analysis of different things that impact peoples day-to-day life and experience of the area. Some themes may have more improvement ideas, but of smaller scale, others may have few, but with larger intervention. As a design team we wanted to ensure we were able to respond to all the important things discussed with residents, businesses and other key stakeholders.

The themes align well with the HDP core priorities, the 'One City for all' plan, and have received good levels of public support.



Identification and Development of Key Themes

Engagement Summary

Meet the Design Team: ‘Chat & Chips’

Date: 18th July 2024 - 4pm to 7pm.
Location: Huby Court, next to Walmgate Bar

The key aims at this event were to summarise the Willow House project brief to date and highlight emerging key moves and priorities of the Improvements plan, as well as highlighting various ways residents and businesses could get involved and shape the design work ahead.

Key Learnings in relation to the Improvements Plan:

- Broad support: People endorsed the “key moves” (key themes) for the Improvements Plan and partnership opportunities shown in engagement materials.
- Play and family needs: Very little play provision currently exists; safe, fun, and overlooked spaces are a high priority.
- Safety concerns: Drug-taking and ASB, especially in disused stores and garages, are urgent problems. Residents are taking matters into their own hands (locking spaces). Partnership with Police and Housing is needed.
- Community hub: Strong appetite for a hub or outreach centre as part of wider regeneration.
- Partnerships: York Archaeology and Friends of York Walls want to collaborate, especially around heritage and greening.
- Students are seen as potential contributors to vibrancy, local economy, and place activation.
- Environment and greening: Walkabouts with Edible York and Highways are recommended to ensure trees are planted, protected, and nurtured.

Emerging Actions Going Forward:

- Improve Safety & Ownership: Convert rear pedestrian lanes into communal gardens, giving residents control and reducing ASB.
- Enhance Community Spaces: Create sociable, mixed-use hubs.
- Revitalise Neighbourhood Spaces: Retrofit and reuse spaces—e.g. replace 20% of garages each year with active uses.
- Green & Health Initiatives: Develop a “Green, affordable and healthy Action Plan” to improve walking/cycling routes, transform gardens and ramparts, and promote environmental and well-being benefits.



Identification and Development of Key Themes

Engagement Summary

Update & Community Panel Introduction Youth Panel

Date: 1st October 2024 - 4pm to 7pm
Location: The Barbican

Imagine Places, Mikhail Riches and CYC carried out an engagement session, to update the local residents on the progressing designs for Willow House and to discuss the emerging mapping under the Key Themes for the wider Improvement Plan. The session was designed to then recruit the member of a 'Community Review Panel' - and hold the initial panel meeting after the wider project update.

Members of the public attended as well as project team members and stakeholders including Arran Johnson, Assistant Community Archaeologist and Richard Ball, the Secure By Design officer from York police.

An introduction to the panel, and worksheet 'homework' was also circulated to the members of the panel. The panel were asked to review the information shown on both Willow House and the wider South Walmgate area in preparation to feed back to the second 'community panel' event on October 23rd.

During the public meeting, discussions between senior project officers, the design team, and residents explored ways to increase engagement from local residents, workers, and businesses.

Key Suggestions Included:

- Holding future meetings in well-used public spaces, similar to previous well-attended sessions.
- Providing online participation options for younger people and those unable to attend in person.
- Building confidence among residents and businesses that their feedback will genuinely influence project outcomes.

Key Learnings in relation to the Improvements Plan:

- Concerns about long-standing issues, including dissatisfaction with the Council and local Police, decades of underinvestment, poor maintenance follow-up, and ineffective responses to anti-social behaviour and crime.

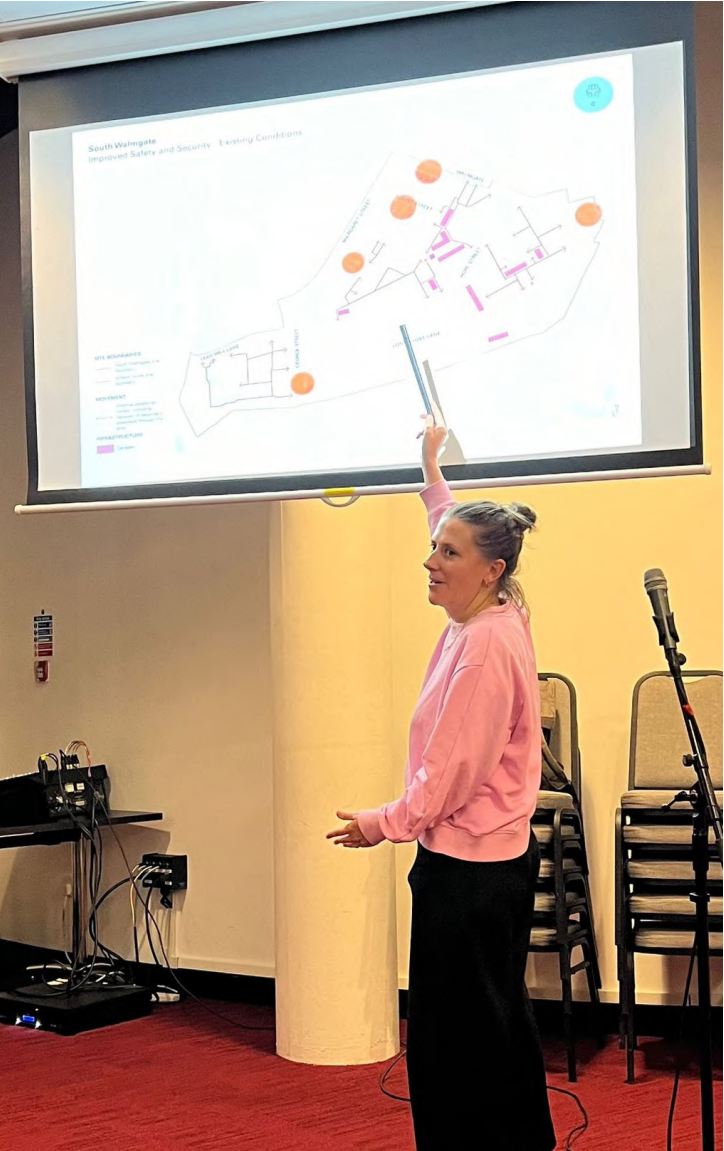
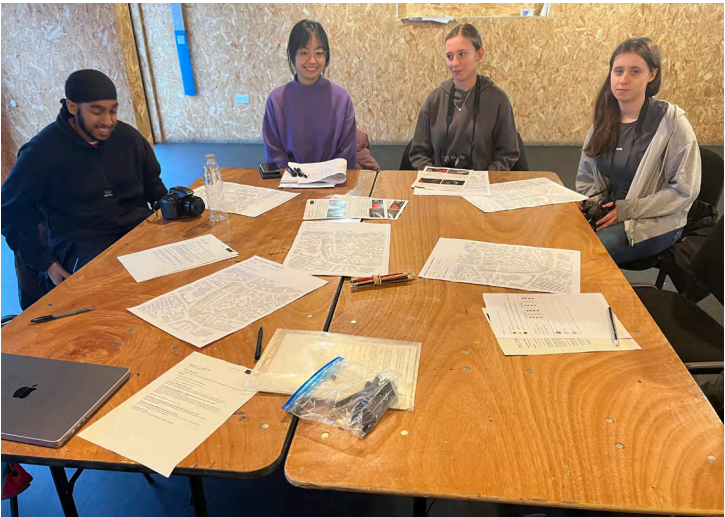
Date: 1st October 2024 - 4pm to 7pm.
Location: South Walmgate walk around and workshop in Spark.

ZCD Architects, Mikhail Riches and CYC carried out a Youth engagement session, which was established to gather views from young people living in York, and how they consider residential areas and travel around the city.

The session utilised photography during a walking tour of the South Walmgate area, gathering images and views of the area, making links and comparisons to between the places they lived and Walmgate.

Key Learnings in relation to the Improvements Plan:

- Public Spaces: Lots of indications that young people are not welcome in public spaces, evident in 'No Ball Games signs', conflicting with expectations of playing outside, rather than at home on devices
- Travel: Alleyways aren't necessarily a worry for young people, but should be wide enough and not left to be overgrown or unkempt to avoid obstruction, and to be able to see the other end
- Safety: Recognising the importance of overlooking and framing spaces, adding to feelings of safety and community
- Community: Taking pride in the environment and building a sense of community, and the value of sharing spaces with people of all ages to feel safe and included.



Identification and Development of Key Themes

Engagement Summary

Community Panel Session 02

Date: October 23rd - 4pm-7pm
Location: St Denys Church Hall

The Design and Project team invited all signed-up Community Panel Members (aged 17 and over) to a three-hour session to review the Improvement Plan for South Walmgate and discuss summaries of the Panel Members’ Worksheets.

Key Learnings in relation to the Improvements Plan:

Neighbourhood Safety and Security

- Public access and permeability: Unrestricted access to homes and rear spaces creates conditions for anti-social behaviour (ASB). Gating, defensible planting, and clearer private/public boundaries are essential.
- Lighting and surveillance: Poor or absent lighting in overlooked spaces heightens fear and limits mobility, especially for women and vulnerable groups.
- Garages and storage: Existing garages are too small, unsafe, and attract ASB. Re-purposing them for housing, play, or other amenities is widely supported.
- Cycling and mobility: Safe cycle storage, accessible paving, resting places, and toilets are all lacking—restricting independence and movement.
- Immediate actions: Secure gates (e.g. Long Lane), improve locks, and redesign rear/ambiguous spaces to reduce opportunities for ASB.
- Street furniture and greening: Seating, improved planting, and managed social spaces can foster safety and belonging.
- Heritage Trail: Supported in principle, but must avoid harming residents’ privacy and should bring tangible benefits (infrastructure, amenities).

Spatial Focus Insights

- Willow House: Priority for safer green access, defensible planting, functional plans (not just concepts), and car/storage solutions integrated into design.
- Walmgate Parade: Needs accessibility upgrades, new social space, improved paving, and reactivation of shop fronts. Anti-social behaviour (including abuse of shop staff) is a serious issue.
- Huby Court: Positive baseline, but further enhancements to greening, seating, and informal stewardship could strengthen its role.
- South Walmgate streets (Albert, Margaret, Turpin Court): Excessive permeability encourages crime. Proposals include demolishing garages, gating ginnels, clarifying rear space ownership, and reshaping street patterns into safer, semi-private environments.

Social Life and Community Well-being

- Social space: Residents want more sociable, inclusive spaces—both indoor and outdoor—where people can gather, especially along Walmgate Parade.
- Local businesses: Some retailers don’t serve the local community. There’s appetite for businesses that contribute to neighbourhood vibrancy and pride.



Note: A summary of Community Panel Session 02 / 03 and a community wide engagement event can be found later in this document on pg 55

Identification and Development of Key Themes

Key Themes

CELEBRATING LOCAL HERITAGE



Designing a heritage trail exploring the history and heritage of South Walmgate. Ensuring that the new homes that are built retain views of York Minster from the City Wall

A

IMPROVED SAFETY AND SECURITY



Increase safety and security by improving pedestrian routes and reducing areas for anti-social behaviour

B

GREENING SOUTH WALMGATE



Celebrating the beautiful mature trees in the area and creating green streets which embed ecological enhancements.

C

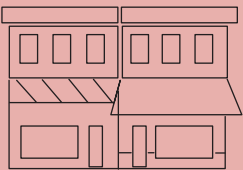
PLAY AND SOCIAL AMENITY



Safe children's play for all ages. Play spaces are well overlooked by dwellings and integrated into a rich biodiverse landscape, enhancing social connectivity.

D

A THRIVING LOCAL CENTRE



Supporting local businesses and the trader community through improving built environment and public spaces around them.

E

AFFORDABLE, SUSTAINABLE HOMES



Building new sustainable homes & improving the existing homes to reducing the impact on the environment and lower residents energy bills. Creating affordable, healthy, places to live.

F

DEVELOPMENT OPPORTUNITIES



Reviewing sites for development, including new build and self-build homes, creating a density which supports well used streets, spaces and shops.

G

ACTIVE TRAVEL & ACCESSIBLE STREETS



Prioritising pedestrians, cyclists and those with accessible needs through the provision of safe, level, legible streets and spaces. Reducing car dependency by providing alternative solution.

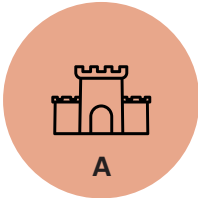
H

Key Themes

Existing Analysis and Suggested Improvements

Theme A - Celebrating Local Heritage

Summary



Historic Setting

The south Walmgate area lies along the City Wall between Walmgate to the north-east and Tower Street/Piccadilly to the west.

Walmgate is thought to have been part of the main Roman route, which approached the city from the east. Viking houses and workshops are believed to have been built along the Roman route, and in Medieval time the a number of potteries were located in the Walmgate area.

Walmgate was the last area to be enclosed by the city walls - sometime after 1345.

Later through Tudor and Georgian times, Haberdashers and Mills were present and later in the 1840's a strong Irish community grew in the Walmgate area.

Due to the extensive 19th century development and subsequent clearance of this area, there are very few listed buildings. The most important are the Grade I listed medieval church of St Margaret's and the Grade II* listed timber-framed Bowes Morrell House.

The post-war municipal residential blocks replaces 19th century slums. The residential area consists mainly of council-built two/three storey blocks and terrace streets, constructed in the 60s and 70s.

There is a rich and varied history to the area and this is something to be celebrated through both the Willow House development and the wider Improvement Plan.

Willow House digs & Partnership with York Archaeology

York Archaeology have been carrying out digs around the derelict Willow House and have found a number of items of high Archaeological interest dating back to Roman times. York Archaeology are assisting the design team in the development of Willow House and sharing their in-depth knowledge of the wider south Walmgate area.

What we've been told:

There are a lot of tourists in the area. They get of the tour bus at the bus stop by the shops

View of the York Minster must be retained from the City Wall

"We enjoy the view of the wall from our house"



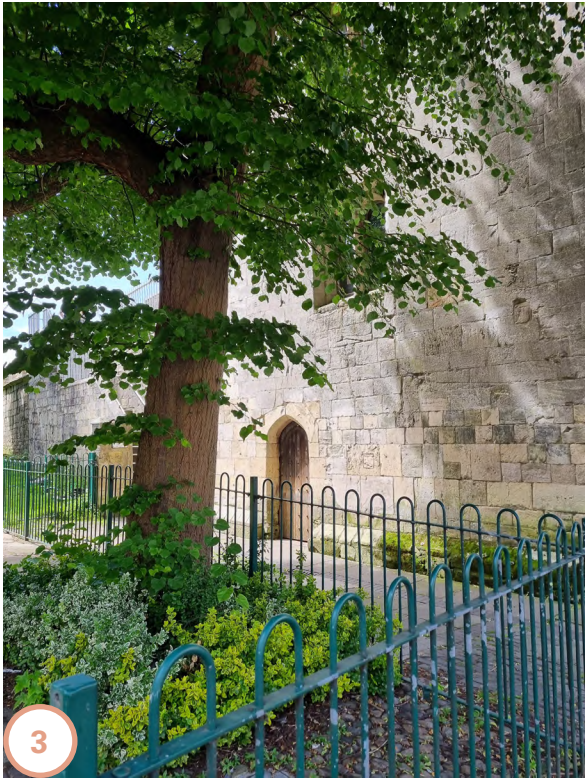
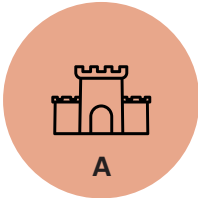
Fragments from the Archaeological digs around Willow House



Walmgate Bar 1830 - ImageYork MuseumsTrust

Theme A - Celebrating Local Heritage

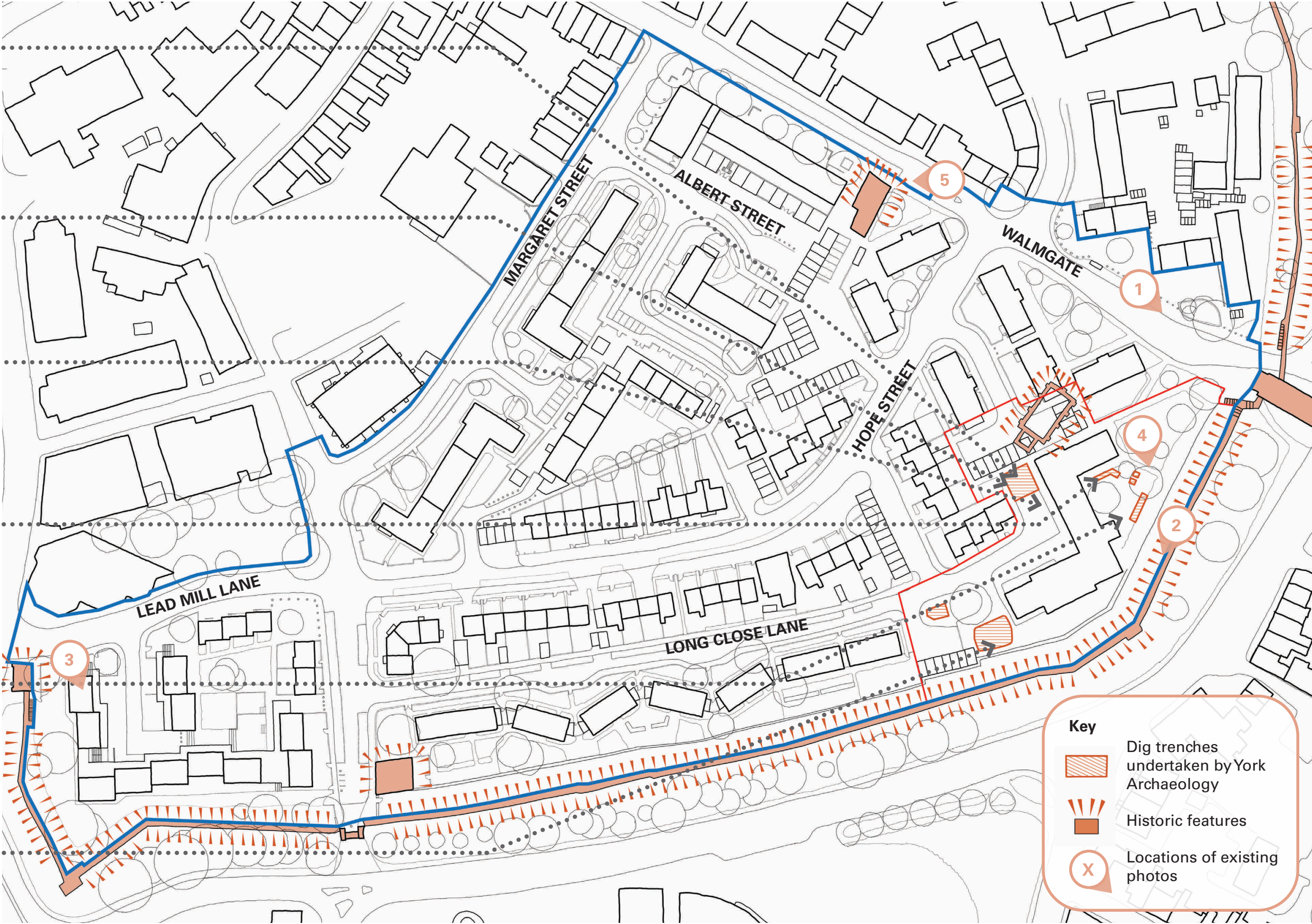
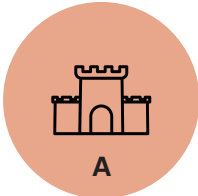
Existing Site Photos



- 1 Walmgate Bar
- 2 The City of York Wall - Scheduled Ancient Monument
- 3 Fishergate Bar
- 4 Trail pit within Walmgate Green
- 5 Bowes Morrell House

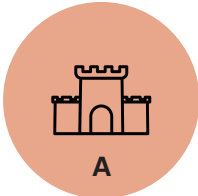
Theme A - Celebrating Local Heritage

Existing Site Plan



Theme A - Celebrating Local Heritage

Proposed Site Plan



Our Ideas

Open up views to Walmgate bar from Long Close Lane

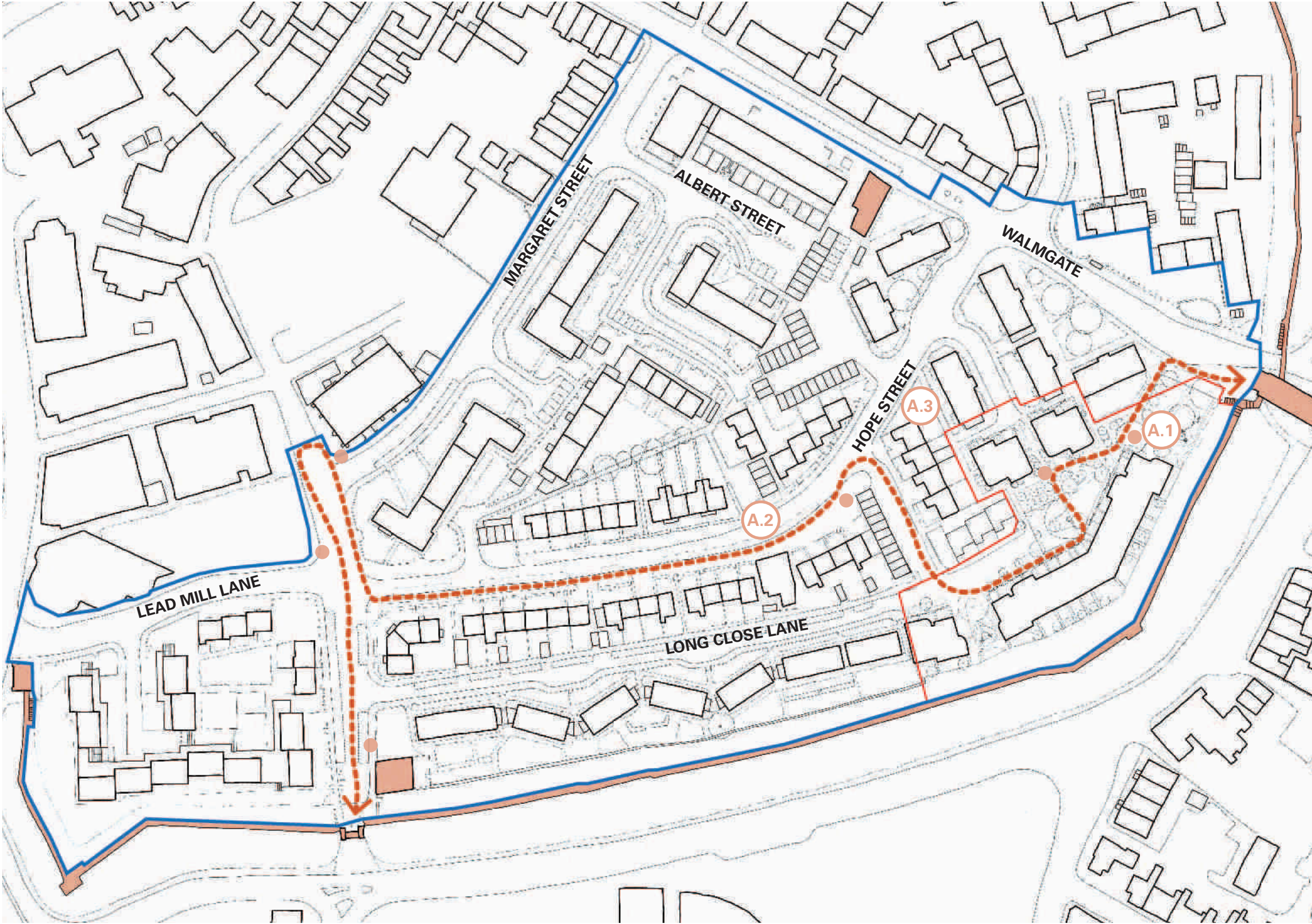
Retain the important view of the York Minster from the City Wall

Celebrate the Archaeological findings in the area, and record them in the landscape

Create a heritage trail to bring tourist off the wall to experience the stories of the people of Walmgate through time

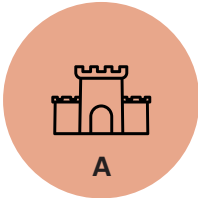
Key

Historic features

Heritage trail

Theme A - Celebrating Local Heritage

Proposed Improvements List



Improvement	Description
A.1	Willow House: The planning application of Willow House will: - Retaining views from wall to the York Minster and other key landmarks. - Providing new views of Walmgate Bar from Long Close Lane - Develop a landscape design that makes reference to the Archaeological findings within the site boundary
A.2	Development of a Walmgate Heritage Trail: Areas of special interest within the South Walmgate area to be physically marked either within the paving or as part of a series of contemporary information plaques. Suggested locations to be developed further but initial thoughts on locations are marked on the proposed map. These include: 1 - Location of the Victorian Butcher 2 - Site of Medieval Church 3 - Walmgate resident fact 4- Slope to the River 5 - Dick Turpin Slope to the River 6 - Phoenix Pub, Ebenezer Place Note: The above has been collated by a Community Panel member. The trail would aim to be an extension of the trail along the City Wall, giving visitors the opportunity to learn more about the area they see from the wall.
A.3	Trees of Hope: Application to be made to the National Trust's 'Trees of Hope' project. The national trust are giving away 49 Saplings from the Sycamore Gap.



A.2 Example of Historic Trail Map: Bristol Old Town



A.2 Example - Portland Brick Project:



A.1 / A.2 Example - Historical reference carved on stone

Theme B - Improved Safety and Security

Summary



Increase safety and security by improving pedestrian routes and reducing areas for anti-social behaviour

We have had a number of early stage engagement events and one of the key themes that residents raise is the levels of crime and anti-social behaviour in the area. It is understood that this has been a long term problem and that it is not getting better.

There have been reports on anti-social behaviour, drug use and break-ins to garages and stores.

The existing urban arrangement of dead-end roads, garage courts and alleyways are believed to contribute to the crime levels in the area.

What residents or people that work locally have told us:

People hang-out around the garages.

People have been sleeping in the garages

There is a lot of drug use. People deal behind the shops

Use the space for the garages for something else, something better

People run along the rampart along the back gardens

People hang out on top of the garages. Once some fell through the top of one

People break into garages

Residents have been locking up vacant garages and stores themselves

If you make spaces nicer then people will use them and feel safer because they are used by a lot of different people

It's like a Rabbit Warren

What our youth panel said after and during their 'walkabout':

The panellists talked a great deal about safety on the walking tour. They noticed dead ends and vacant space, and were perceptive about what made an area feel safe or unsafe.

Central to their perception of safety was overlooking. They recognised that being outdoors, but with members of the community able to see them would keep them safe, and that they would seek those spaces to spend time in.

They talked about litter, and particularly the signs of alcohol and drug use, being worrying, as well as the fact that litter contributed to a sense that the area was not cared for.

NOTE: Members of the Youth Panel were aged 16 or 17, and all attended Fulford School, the closest secondary school to Willow House. None of the young people lived within the Walmgate area, but all had visited in the past.

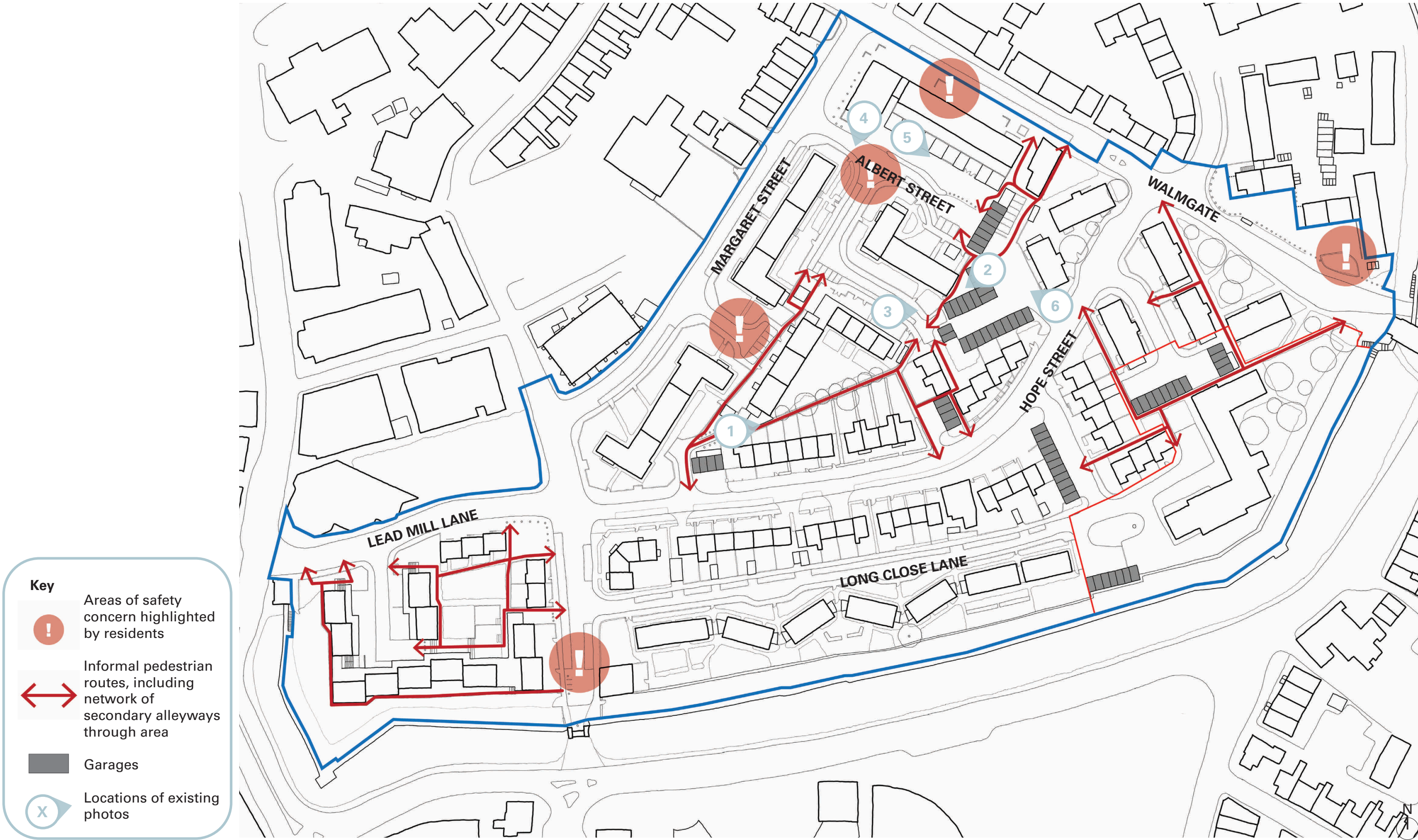
Theme B - Improved Safety and Security

Existing Photos



Theme B - Improved Safety and Security

Existing Site Plan



Theme B - Improved Safety and Security
Proposed Site Plan



Our Ideas

Explore options of re-purposing the garage sites in a way that meets the needs of the community.

Redesign the area behind the Walmgate shops to make it safer

Reduce the number of pedestrian alleyways and through routes across the area

Better secure shared garden areas.

Provide greater privacy for ground floor residents

Key

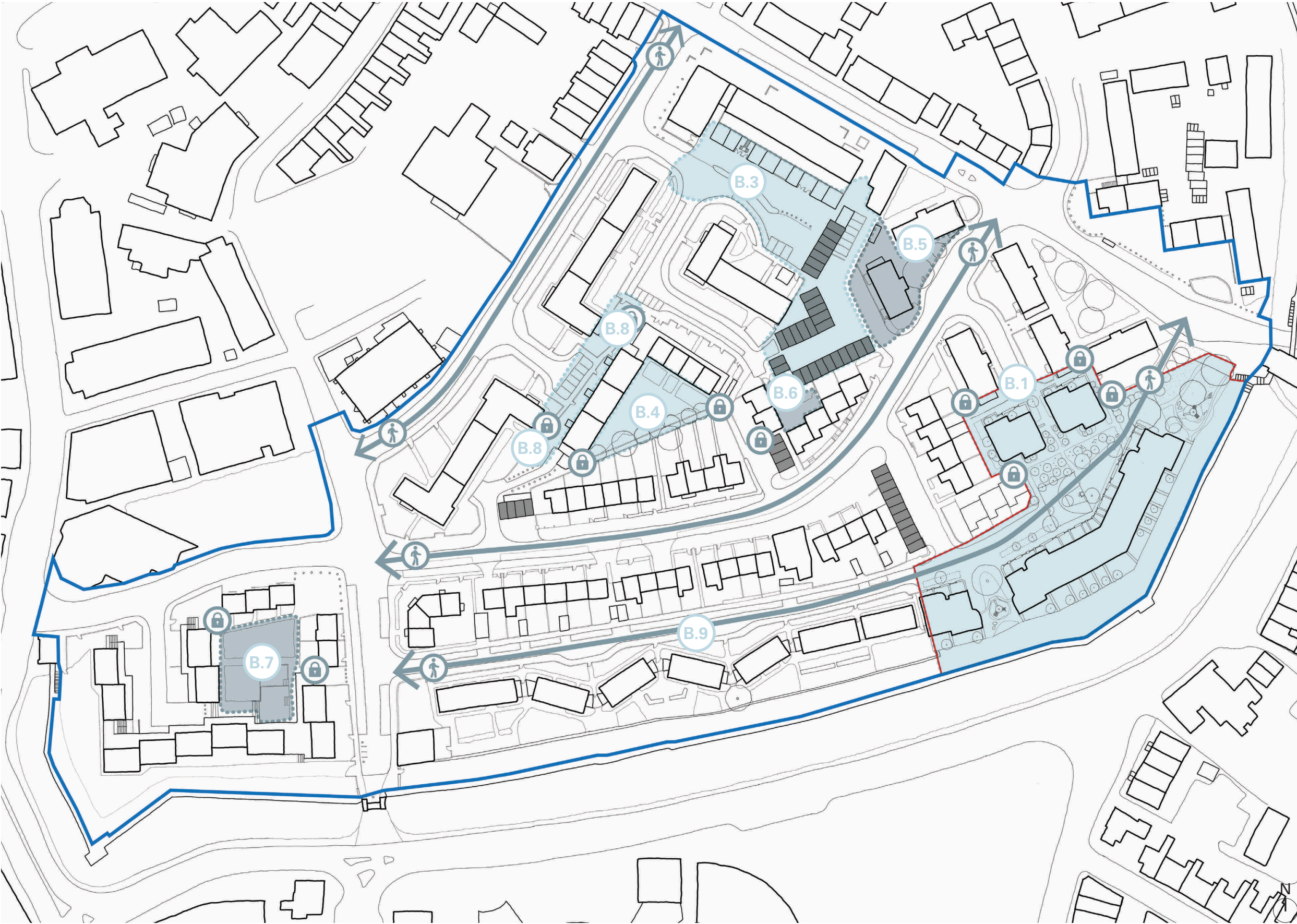
Consolidating informal pedestrian routes

Primary pedestrian routes

Shared garden safety improvement zones

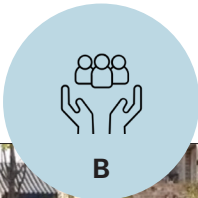
Public realm improvements

Proposed project

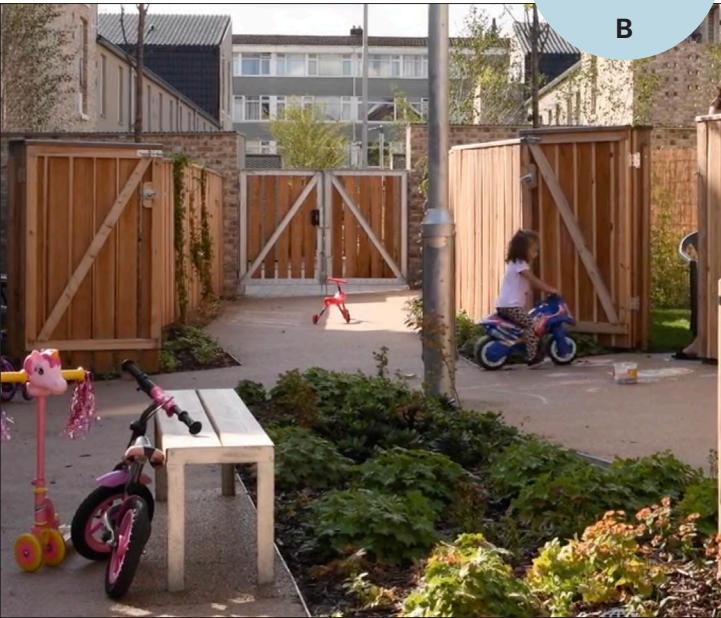


Theme B - Improved Safety and Security

Proposed Improvements List



Improvement	Description
B.1	Willow House: The planning application of Willow House will: Remove the existing garages on site and reduce the number of pedestrian through routes within the site. Primary pedestrian routes will be well lit and well overlooked.
B.2	Garage Use Review: CYC to review garage use across whole area to understand how many garages are required.
B.3	Albert Street & Hope Street garages: Review development opportunity of the area to the rear of the 87-111 Walmgate (shops) and the adjacent garages off Albert Street and Hope Street. Substantial re-design of area required. Meanwhile use to be considered.
B.4	Communal space to the rear of Calder and Avon House: - Remove the existing alleyway to the south of the existing shared garden. - Extend the shared garden and provide access from the rear gardens of the adjacent homes on Hope Street. - Provide secure, gated & coded access at each end of the shared garden.
B.5	Communal space around No’s 47-57 Hope Street and 113-123 Walmgate: Improve quality of existing fenced space around No’s 47-57 Hope Street and 113-123 Walmgate. Review access requirements to area and suggest new fence and gate locations to improve security. Provide rear garden space for 47-57 Hope Street
B.6	Communal space to the rear of 41- 45 Hope Street: Improve quality of existing fenced, shared space to the rear of 41- 45 Hope Street: Review access requirements to area and suggest new smaller, coded access gate and hedge planting to improve privacy.
B.7	Communal space to the rear of Ancroft Close, 2-6 Lead Mill Lane and George Street: Create a secure, shared, garden space. Provide gated, coded access to the shared garden.
B.8	Existing secondary pedestrian route linking Hope Street, Margaret Street and Albert Street. Review pedestrian access requirements between dead-end areas of Hope Street, Margaret Street and Albert Street. Consider omitting through route by introducing additional secure lines.
B.9	Lighting and shared garden security: Review level of lighting on Long Close Lane and ensure working locks on access gates to the shared gardens on south side of street.



B.4 Example - Fenced shared spaces: Goldsmith Street, Norwich



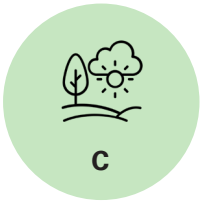
B.7 Example - Public Realm and Park view: Levitt Bernstein



B.7 Example - Community ginnel garden in Levenshulme

Theme C - Greening South Walmgate

Summary



Celebrating the beautiful mature trees in the area and creating green streets which embed ecological enhancements.

The South Walmgate area has many mature trees, however the general biodiversity and ecological value of the area is fairly low. There are large areas of hard-surface, with wide pavements, large garage courts and paved public realm outside the shops on Walmgate. There are also extensive lawn areas lacking shrubs or diverse plant life.

A number of residents do take great care of private and shared garden areas, displaying a keen interest in gardening.

The improvement plan aims to 'Green South Walmgate' by looking at road and pavement areas, areas of public realm and new and existing shared green spaces.

Providing better green amenity helps increase opportunities for social interaction and helps build a sense of community cohesion.

Working Partnerships:

Edible York and Treemendous York are key stakeholders and will help the project develop the 'Greening' ideas for the south Walmgate area.

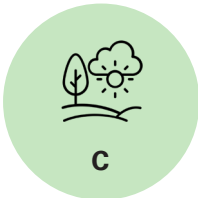
What residents or people that work locally have told us:

Walmgate green is a cherished green space within the wider Walmgate area

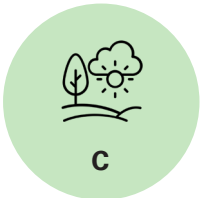


Photo of Walmgate Green

Theme C - Greening South Walmgate
Existing Site Photos

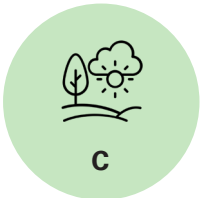


Theme C - Greening South Walmgate
Existing Site Plan



Theme C - Greening South Walmgate

Proposed Site Plan



Our Ideas

Improve the environmental quality of Walmgate Parade

Increase biodiversity of communal spaces and diversify planting along the Ramparts

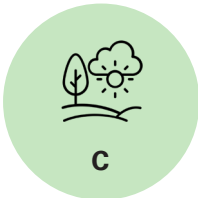
Improve the green amenity along Hope Street and Walmgate through introducing street trees, rain gardens and pocket parks

- Key
- Diverse planting zones
 - Pocket park zones
 - SUDs/rain gardens
 - New tree planting
 - Proposed project



Theme C - Greening South Walmgate

Proposed Improvements List



Improvement	Description
C.1	Willow House: The planning application of Willow House will: Celebrating the mature trees within Walmgate Green and retaining Category A evergreen tree, creating a pocket park around it. Provide increased biodiversity across the site through planting in public and semi-private and private spaces.
C.2	Street Trees, Rain Gardens and Pocket Parks: Improve the quality of key pedestrian routes along Hope Street, George Street and Lead Mill Lane Plant street trees and create rain gardens along the pavement edges, providing build-outs where necessary. Retrofit existing lawns and underused parking areas into pocket parks. Increasing tree cover and biodiversity, enhancing the areas environmental and aesthetic quality.
C.3	Improving the environmental quality of Walmgate Parade: South Parade (Huby Court): - Reduce amount of hard surfacing and provide planting beds. - Review opportunity for additional tree planting and rain gardens. North Parade - Improve existing planting and maintenance.
C.4	Increasing the biodiversity of the communal space to the rear of Calder and Avon House: Provide space for gardens and communal growing areas. Planting of wild-flower meadows to create habitats for pollinators and other wildlife.
C.5	Improve green amenity for no. 47-57 Hope Street and 113-123 Walmgate: Provide rear gardens for no. 47-57 Hope Street. Reduce hard standing surfaces within shared amenity space. Plant hedge to increase privacy for ground floor residents.



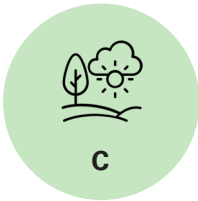
C.2 Example - Street Rain Garden: London



C.4 Example - Communal Growing: Edible York
Peasholme Green York

Theme C - Greening South Walmgate

Proposed Project List



Improvement	Description
C.6	Improve green amenity for no. 41- 45 Hope Street: Improve quality of existing fenced, shared space to the rear of 41- 45 Hope Street: - Provide hedge planting to improve privacy. - Provide space for gardens and communal growing areas. Planting of wild-flower meadows to create habitats for pollinators and other wild-life.
C.7	Provide biodiverse green amenity to the proposed shared space to the rear of Ancroft Close, 2-6 Lead Mill Lane and George Street: Provide space for gardens and communal growing areas. Planting of wild-flower meadows to create habitats for pollinators and other wild-life.
C.8	Existing secondary pedestrian route linking Hope Street, Margaret Street and Albert Street. - Reduce amount of hard surfacing and provide planting beds. If through route omitted consider hedge planting to private secure lines.
C.9	Diversify planting on Ramparts: Plant wild-flower meadows.
C.10	Increase hedging to provide better privacy. Improve outlook for ground floor residents facing public areas by planting ‘defensible’ hedgerows along existing low fence railings.



C.6 Example - Green open space with diverse planting : Foss Islands Nature Reserve, York



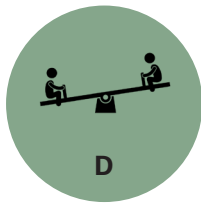
C.7 Example - Wild meadow planting within shared gardens



C.9 Example - Wild meadow planting: Cambridge

Theme D - Play and Social Amenity

Summary



Safe children’s play for all ages. Play spaces which are well overlooked by dwellings and integrated into a rich biodiverse landscape, enhancing social connectivity.

The south Walmgate area has no public play space for any age. It is estimated that there is a 6 minute walk from the blue line boundary to the nearest playground.

There are very limited places for members of the community to meet, both internally and externally. There are two places to sit within the blue line boundary. There is one bench on the hard standing surface outside the south parade of shops on Walmgate (Huby Court) and the is one bench on the City Wall.

Providing new play and social amenity space will create opportunities for social interaction and will help build a sense of community cohesion.

Interested Working Partnerships:

- EdibleYork
- Friends ofYork Wall
- York Archaeology
- Local Businesses
- CYC Asset Management Team / Lettings

What residents or people that work locally have told us:

There used to be a bench outside (The One Stop Shop) but it was removed as someone complained about it

There is nowhere for the kids to play out

You don't see many kids around here

What our youth panel said after and during their ‘walkabout’:

The young people in the Youth Panel had a strong sense that they often felt unwelcome in public spaces. In discussion, they said that they were often told they should be outdoors, but that there was nowhere for them to go when they do go out.

All the young people on the panel were keen to be outside near to their homes and to be able to participate in a range of activities in their neighbourhood.

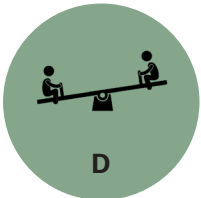
For example, one panel-member had a sister who was a keen footballer. She trains at a park some 15 minutes walk away, but was frustrated at not being able to play nearer to home. She said that her sister had to do a great deal of training that was not just playing matches, but also practicing individually, and felt unable to do so very close to her home. This meant increased travel and led to a sense that she was not a part of the community.

Another panel member discussed the fact that signs placed around the estate created a sense of unease - that older members of the community would “have a go” at them, and that younger children would feel unwelcome. They made the connection between being encouraged to be off screens and to be outside, and the fact that when they get outdoors they get an opposing message from signage and from members of the public.

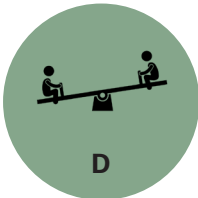
This is a narrative that ZCD (youth engagement specialist) hears from young people time and time again. Teenagers want to feel that they belong. They want to make use of the local area for a range of activity, but feel that they are disapproved of or restricted if they try.

NOTE: Members of the Youth Panel were aged 16 or 17, and all attended Fulford School, the closest secondary school to Willow House. None of the young people lived within the Walmgate area, but all had visited in the past.

Theme D - Play and Social Amenity
Existing Photos



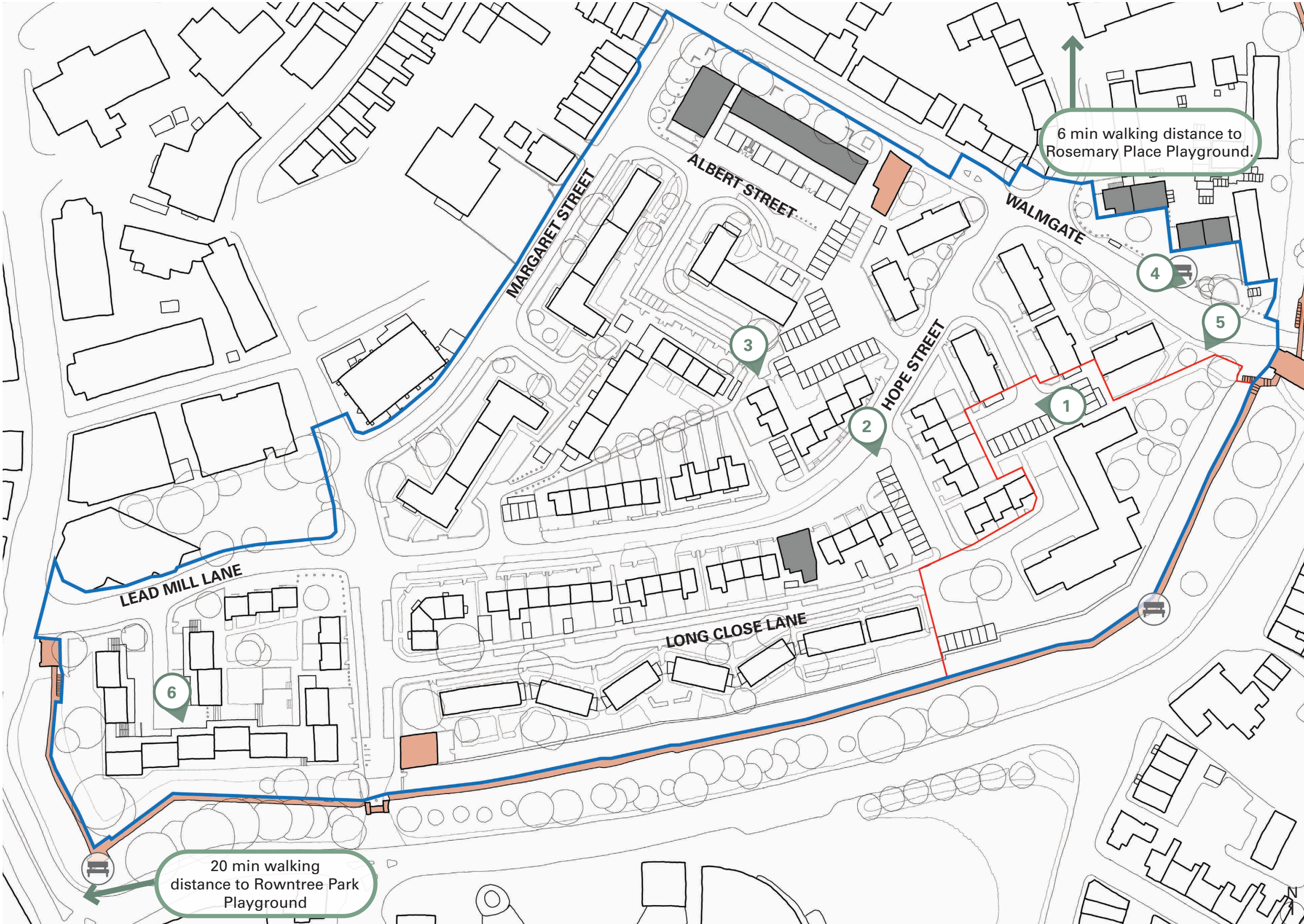
Theme D - Play and Social Amenity
Existing Site Plan



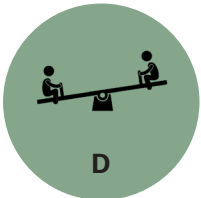
No play provision currently within South Walmgate boundary

Key

- Benches/resting spaces
- Shops, Cafés and Pubs
- Historic sites
- Locations of existing photos



Theme D - Play and Social Amenity
Proposed Site Plan



Our Ideas

Introduce incidental play spaces for play along the way along key pedestrian routes

Introducing public realm enhancements and play along Walmgate Parade

Provide communal growing areas and play spaces within shared gardens

Key

Benches/resting spaces

Primary pedestrian routes

Play spaces

Communal gardens

Areas for public realm enhancement

Proposed projects



Theme D - Play and Social Amenity
Proposed Improvements List

Improvement	Description
D.1	Willow House: The planning application of Willow House will: Provide a new Green Triangle formed in the centre of the site, extending the much-loved Walmgate Green, play for all ages and seating areas will be provided in this area. Additional incidental play and seating areas will be provided within the existing Walmgate Green
D.2	Hope Street: Play and benches Improve the play and social amenity along the key pedestrian routes along Hope Street. Provide ‘play on the way’ incidental play spaces on pockets of existing, open green lawn. Provide benches for resting space.
D.3	Public realm enhancements along Walmgate Parade: South Parade (Huby Court): Provide Incidental play spaces for all ages. North and South Parade: Provide Resting spaces. Lighting, remove clutter and vertical elements such as telephone boxes.
D.4	Provision of communal growing areas and play areas: Provide communal fruit and veg growing spaces within the proposed secure shared gardens. Provide doorstep play space in proposed secure shared gardens.



D.2 / D.3 Example: Resting places



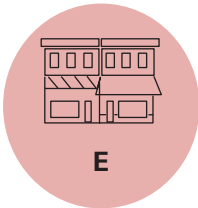
D.2 / D.3 Example: Play along the Way: Waltham Forest



D.4 Example - Communal Growing in secure garden: Sydney

Theme E - A Thriving Local Centre

Summary



Supporting local businesses and the trader community through improving built environment and public spaces around them.

There are two separate groups of shops within the blue line boundary. The 'North Parade' to the east of Walmgate where the One Stop Shop is and the 'South Parade' under Huby Court and east of Walmgate. Both sets of shops are below residential dwellings.

The quality of the Public Realm outside of the shops is poor and underutilised. There are issues of accessibility to shops and anti-social behaviour.

There are a number of opportunities to improve the local commercial centre. The development of that area could have wider reaching impact as it is a key part of the Public Realm that is used and shared by all.

What residents or people that work locally have told us:

If someone in a wheelchair needs something from the shop, they have to knock on the door, a member of staff will then ask them what they need and will do the shopping for them.

We try and help the community, we have Christmas parties for the elderly.

The benches got removed because somebody complained about the noise. People will congregate, seating or no seating.

We have a chair in the shop if people want to sit down, if they are tired.

Shop lifting has gone up recently.

I lock up the shop when I am working on my own.

It would be nice to have more colour, something on the buildings so people say 'have you seen what's happened to Walmgate'.

The bench is used by a lot of different people and is working well for that reason.

There is a good sense of community spirit. We do a lot of fundraising.

What our youth panel said after and during their 'walkabout':

The session used photography and group discussion as a means of gathering views from young people about the Walmgate area and Willow House Development.

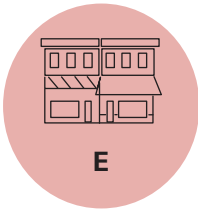
Following quote based on photo below:

"I chose that photo because, well, around it there was, like, the barriers that fallen down. It's maybe a little bit almost hazardous, but then, because it's on the post box, kind of like, sticks out, and everyone's kind of drawn to it because it's bright like the shop, like on the front, sort of helps the business. It creates sense of community, and with there being shops in the background, it'll help a lot of people like notice it. And everyone walking by, they might think, Oh, I like this, because they've got that. And little kids will be, like, drawn to it. Just kind of makes you smile."

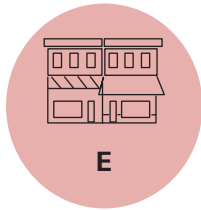


NOTE: Members of the Youth Panel were aged 16 or 17, and all attended Fulford School, the closest secondary school to Willow House. None of the young people lived within the Walmgate area, but all had visited in the past.

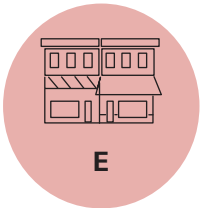
Theme E - A Thriving Local Centre
Existing Photos



Theme E - A Thriving Local Centre
Existing Photos

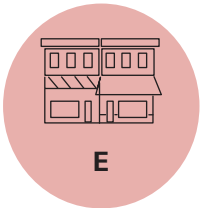


Theme E - A Thriving Local Centre
Existing Site Plan



Theme E - A Thriving Local Centre

Proposed Site Plan



Our Ideas

- Re-surfacing public realm to improve accessible access
- Reduce amount of hard surfacing and provide planting beds and street furniture
- Introducing public arts to blank building façades

Key

Incidental play

Public art

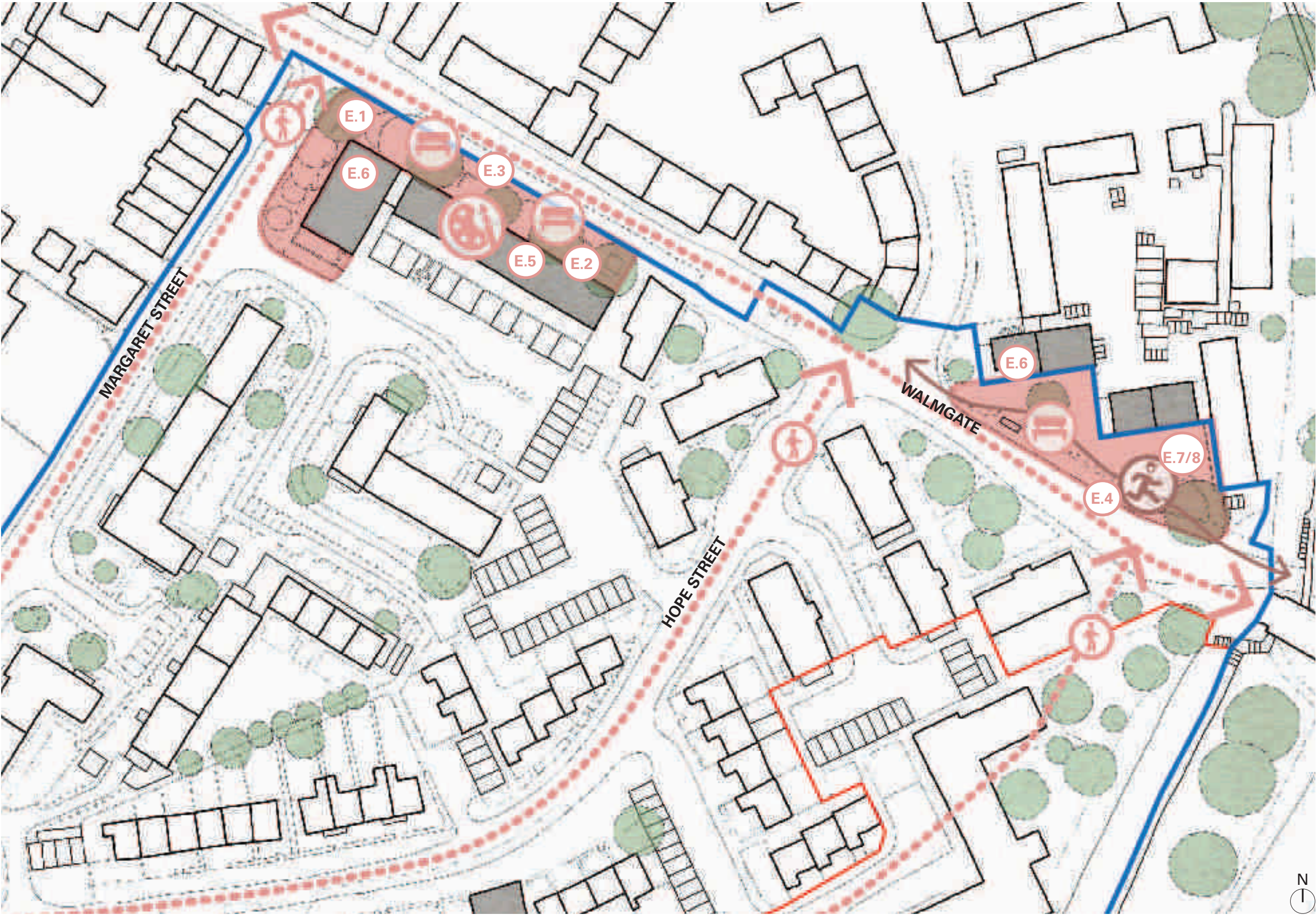
Benches/resting spaces

Key pedestrian routes

Safe crossing points

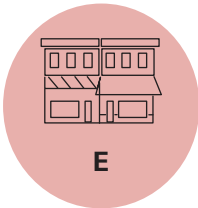
Re-surfacing zones

Proposed projects



Theme E - A Thriving Local Centre

Proposed Improvements List

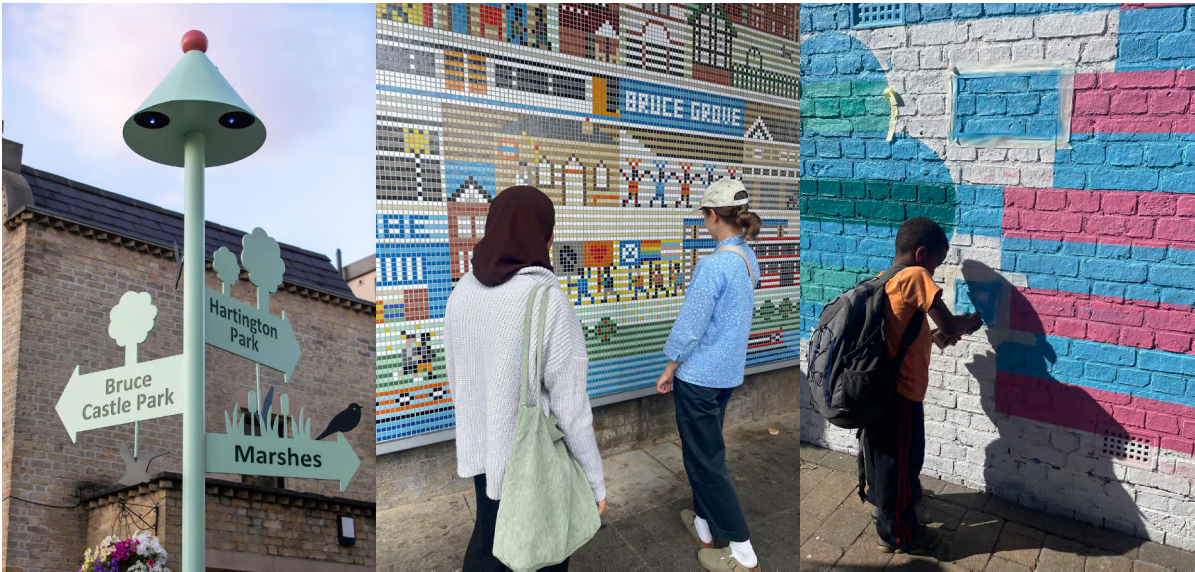
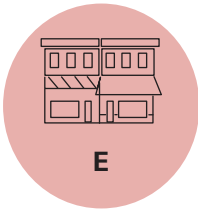


Improvement	Description
E.1	Short-term re-mediation of trip/fall hazards
E.2	Resurface pavement to North Parade: Improve accessible access and quality of environment by re-surfacing the area of public realm stretching from One-stop shop to Blueberry pop-up shop. Provide level, access to shops.
E.3	Provide social amenity space along Walmgate: Provide benches along the North and South Parade
E.4	Improve green amenity space along Walmgate: South Parade (Huby Court): - Reduce amount of hard surfacing and provide planting beds. - Review opportunity for additional tree planting and rain gardens. North Parade: - Improve existing planter beds under the trees.
E.5	Provide well integrated Street Furniture: Provide adequate number of bike hoops, bins, telephone boxes and post box
E.6	Fun and joy: Provide public art on blank building faces x2
E.7	Integrated shop fronts: Provide integrated shop signage or use brick surfaces between shops to graphically connect parade.
E.8	Leasing Strategy: Lease the commercial spaces to shops that best serve the local community.



Sketch ideas for Walmgate shopping parade

Theme E - A Thriving Local Centre
Precedents



Bruce Grove - S&M Architects



Waltham Forest High Street - East Architecture



West Brompton Crossing - Earls Court Development Company



We MadeThat - Croydon

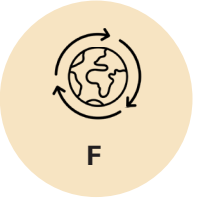


Public realm temporary enhancement:
Narrow Way Hackney - Studio Weave



Theme F - Affordable, Sustainable Homes

Summary



Building new sustainable homes & improving the existing homes to reducing the impact on the environment and lower residents energy bills. Creating affordable, healthy, places to live.

The redevelopment and planning application for Willow House is the first step to improving the wider south Walmgate area.

The Willow House project will deliver new '21st Century Homes' providing an 100% affordable living scheme, with high sustainable ambitions including Passivhaus certified homes that sit in a net zero carbon in use development.

The design of the Willow House development showcases many of the key themes that form the ambition for the wider improvements plans for the area.

As well as planning to build new homes, the City of York Council are currently carrying out a building conditions survey on their housing stock in the Walmgate area.

A Retrofit Strategy could now be developed alongside existing residents with expert input. Opportunities to improve the building fabric of the existing homes could help reduce energy bills and improve comfort.

Opportunities for on-site energy generation could be explored.



Theme F - Affordable, Sustainable Homes

Possible Areas for Investigation



Our Ideas

Developing the Willow House site to provide Sustainable, Affordable homes.

Reviewing existing building stock and developing a retrofit strategy for the area

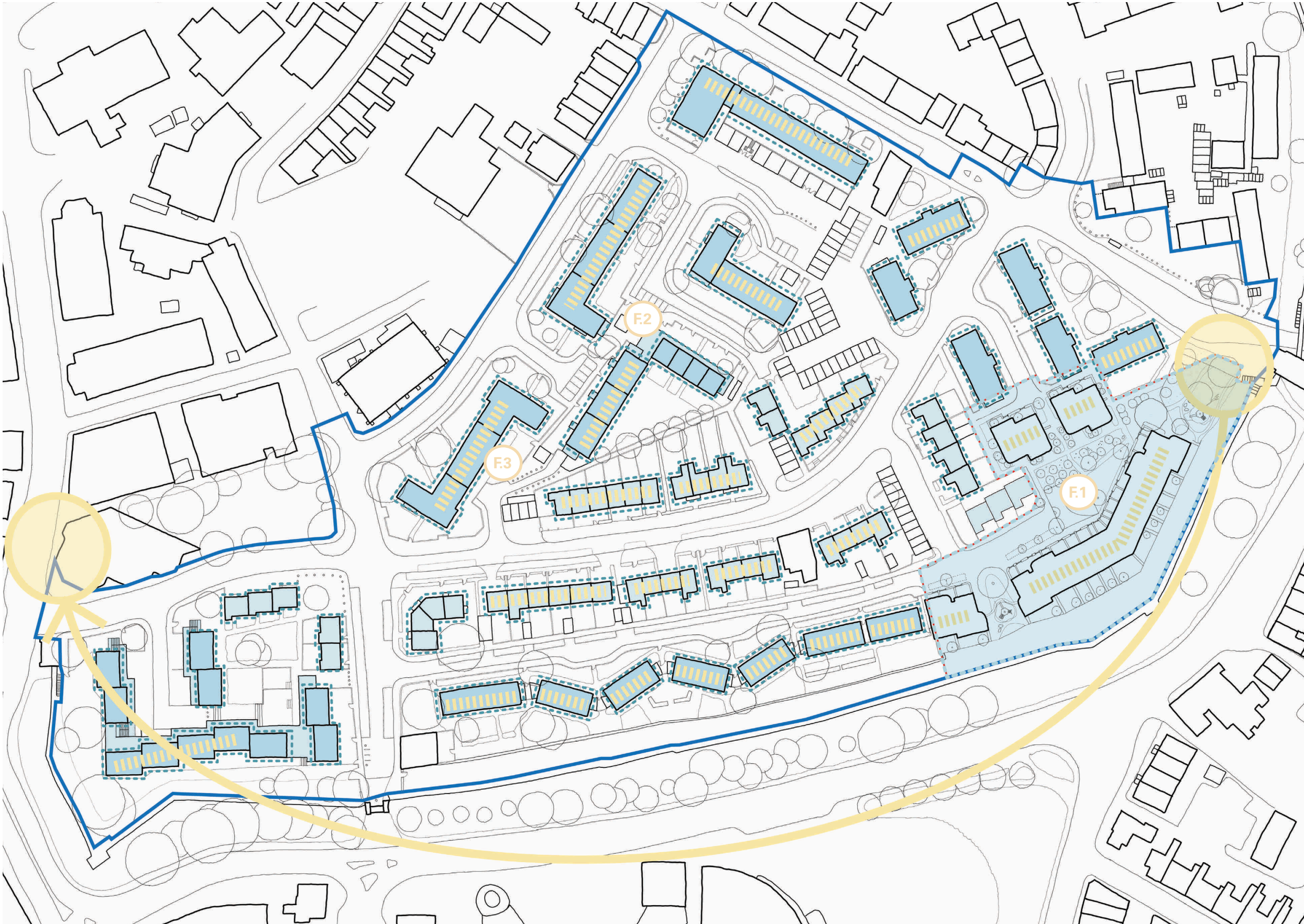
Assessing energy generating opportunities- PV installation

Key

Possible PV installation

Proposed homes requiring a retrofit strategy

Proposed projects



Theme F - Affordable, Sustainable Homes

Proposed Improvements List



Improvement	Description
F.1	Willow House: The planning application of Willow House will: Provide new Passivhaus homes with good form factor which will help deliver affordable Net Zero Carbon in operation homes. This means the energy generated on site, will be equal to the amount of energy used. Homes will be cheaper to heat and will not overheat.
F.2	Review of existing building stock survey and development of retrofit strategy: An existing building stock survey is being carried out by CYC. An area wide strategy should be developed in order to improve the thermal efficiency of the homes, helping reduce the energy required for heating. Improvement to build fabric can help mitigate damp and mould which can help improve residents physical and mental health.
F.3	Energy generating opportunities: Review opportunity for PV installation to existing housing stock.

F.2 Example: Images above are from Co-design week with residents at Knowle West estate, Bristol by Transforming Home consortium (Mikhail Riches, We Can Make and University of Bath)

Theme G - Development Opportunities

Summary



Reviewing sites for development, including new build and self-build homes, creating a density which supports well used streets, spaces and shops.

The location of the existing homes, stores and garages has lead to an ad-hoc layout across south Walmgate. Some of the spaces that have been created are seen to increase the levels of anti-social behaviour which is reported across the area.

A number of development opportunities are to be explored. The possible development of some of these areas could contribute the improvement of the area in a number of different ways, including;

- Increased density
- Better overlooked streets
- Demolition and consolidation of garage areas
- Activation of corners
- Reduction in secondary pedestrian routes and dead-ends, providing a more coherent site layout.

What residents or people that work locally have told us:

A lot of the garages are empty and some used by people that do not live in the area.

Garage sites under used causing anti-social behaviour. Use the space for something else.

What our youth panel said after and during their 'walkabout':

The session used photography and group discussion as a means of gathering views from young people about the Walmgate area and Willow House Development.

"To me, this shows like even all the houses together shows up all the neighbours. You also expect them to be good, close friends, like in the community, together, and also the roads are quite wide so there's very low traffic, so you could just walk around, cycle around, or even play ball games in there. And it's also well lit, so it just adds to the safety feature as well."



There was a strong sense that the area would have a strong sense of community because of the close proximity of homes and the care afforded to gardens

NOTE: Members of the Youth Panel were aged 16 or 17, and all attended Fulford School, the closest secondary school to Willow House. None of the young people lived within the Walmgate area, but all had visited in the past.

Theme G - Development Opportunities
Existing Site Photos



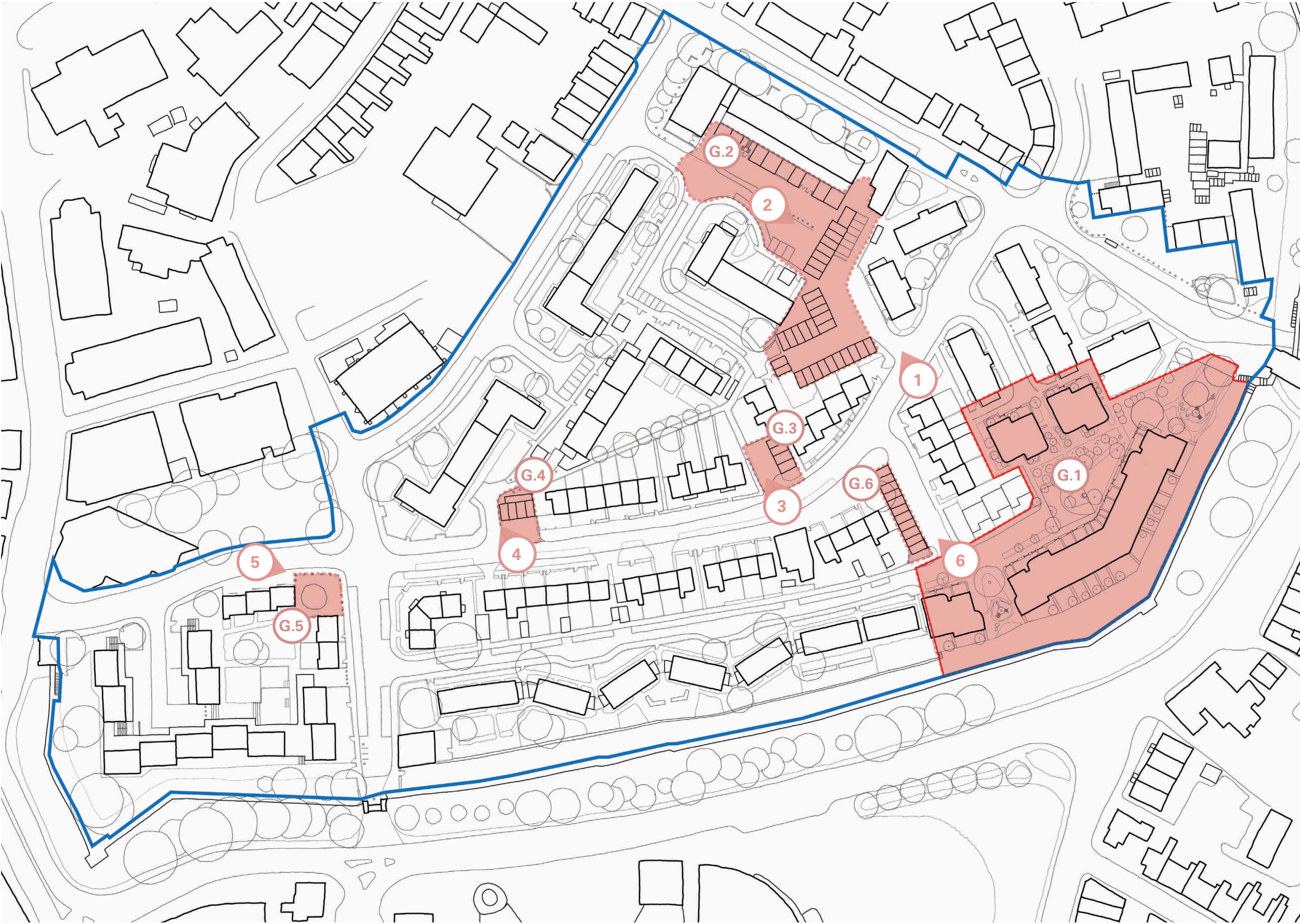
Theme G - Development Opportunities

Possible Areas for Development



Our Ideas

Review opportunities or development on existing garage and empty corner sites.



Key

-  Areas for possible development
-  Locations of existing photos
-  Proposed projects

Theme G - Development Opportunities

Proposed Improvements List



Improvement	Description
G.1	Willow House: The planning application of Willow House will: Redevelop the area currently consisting of 19 garages, 6 stores and the derelict Willow House.
G.2	Albert Street development opportunities: The area to the rear of the north parade of Walmgate shops and the garage areas between Albert Street and Hope Street are to be reviewed as a development opportunity.
G.3	Hope Street garage infill The garage area to the north of Hope Street consisting of 4no. garages is to be reviewed as a development opportunity.
G.4	Hope Street garage infill The garage area to the north of Hope Street consisting of 4no. garages is to be reviewed as a development opportunity. Note: Due to existing tree root protection area it is unlikely that this will be viable.
G.5	Lead Mill Lane infill The corner site on the corner of Lead Mill Lane and George Street is to be reviewed as a development opportunity.
G.6	Hope Street/Long Close Lane garages The garage area connecting Hope Street and Long Close Lane is to be reviewed as a development opportunity.



Pollard Thomas Edwards - Dover Court



Peter Barber - Kiln Place

Theme H - Active Travel and Accessible Streets

Summary



Prioritising pedestrians, cyclists and those with accessible needs through the provision of safe, level, legible streets and spaces. Reducing car dependency by providing alternative solution.

South Walmgate is within good walking distance to a number of local amenities and the City centre. It is clear residents both walk and cycle through the area frequently.

There are many surfaces in the area that are not easy to navigate by those using prams, wheelchairs or those with other accessible needs. There are also a number of patched up cobblestone surface on pavements which are inaccessible to wheelchairs, prams and those with visual impairments.

A large number of residents use and own cars and there is a mixture of on-curtilage and on-road parking.

There are a number of bike hoops within the blue line boundary, but no evidence of separate secure bikes storage locations (not including stand alone storage units associated with the homes).

Local buses travel up Walmgate and there is a bus-stop outside the South Parade of shop.

There is no provision of EV charging points or car clubs within the blue line boundary.

What residents or people that work locally have told us:

Parking is a problem in the area. There are too many cars

More cycle storage is required

Consider 2 way cycling along Hope Street

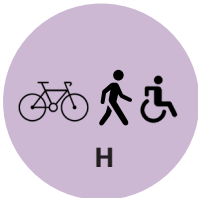
Pavements along the north are obstructed with overgrown hedges Hope Street

I use the bus all the time

Theme H - Active Travel and Accessible Streets
Existing Site Photos

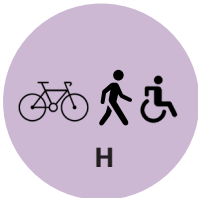


Theme H - Active Travel and Accessible Streets
Existing Site Plan



Theme H - Active Travel and Accessible Streets

Proposed Site Plan



our ideas

- Introduce traffic calming measures along Walmgate
- Provide additional bike storage
- Introduce EV charging parking spaces and car clubs
- Resurface uneven footpaths

Key

EV charging parking spaces

Proposed pedestrian crossing

Car clubs

Resurfaced pavements with level access

Proposed projects



Theme H - Active Travel and Accessible Streets

Proposed Improvements List



Improvements	Description
H.1	Willow House: The planning application of Willow House will: Provide a car free landscape with new east-west and north-south pedestrian, wheelchair and cycle routes connecting Willow House and South Walmgate to its surroundings. The scheme will be a low car scheme, currently proposing car parking spaces for blue badge holders only.
H.2	Introduce Traffic calming measures on Walmgate: Provide raised table and crossings to provide a pedestrian priority route along each side of Walmgate.
H.3	Provide Additional bike stores in the South Walmgate area:
H.4	EV parking Spaces and Car clubs: Allow for EV parking spaces and car clubs spaces in the South Walmgate Area.
H.5	Provide wider and level access along the pavements of Hope Street: Resurface existing pavements to remove the cobblestone surface
H.6	Consider 2-way cycle route along Hope Street.



H.2 Example: Raised table to calm traffic



H.3 Example: Cycle parking spaces



H.4 Example: EV charging parking space

Project List

Improvement Ideas and Recommended Project List Engagement Summary

Community Panel Session 03

Date: December 4th
Location: St Denys Church Hall

The improvement ideas and emerging recommended project list were presented to the Community Panel and their input has helped shape the final list, and project descriptions.

Key Learnings in relation to the Improvements Plan:

Private and Shared Gardens

- Resident control & ownership: Successful communal gardens require residents to shape their look, feel, and function. Current restrictions (no planting, BBQs, planters, etc.) limit engagement.
- Shared Garden Policy needed: CYC should adopt a new policy allowing a mix of private and communal spaces, with block-by-block reviews to tailor solutions.
- Maintenance & governance: Clear responsibilities, year-round maintenance plans, service charge flexibility, and back-up arrangements are essential. Allotments provide a useful governance model.
- Inclusivity: Not all residents can contribute time, money, or effort—design must also accommodate those with limited capacity.
- Design for daily routines: Gardens should support everyday life (sunny sitting areas, play space, drying washing, storage, BBQs, workshops, etc.).
- Infrastructure & tools: Lawnmower access, compost heaps, tool sheds, water butts, and hose access improve usability and reduce maintenance barriers.
- Climate & biodiversity: Planting should be low-maintenance, seasonal, and climate-friendly.
- Community learning: Training in growing and food preparation could help build skills and social bonds.

- Cycle storage: Shared, lockable sheds/huts work best at a scale of up to 20 households—design standards should align with new HDP homes.

Lighting in the Area

- Safety & accessibility: Mapping and assessment of lighting across routes and green spaces is needed.

Misused Telephone Boxes

- ASB hotspot: Walmgate’s phone boxes attract drug use and are misused as toilets.
- Solution: Decommissioning is possible under new regulations and should be pursued.

Hope Street Two-Way Cycle Route

- Accessibility balance: Proposal to allow two-way cycling must also ensure safety and ease of movement for pedestrians and wheelchair users.

Chat and Cake - Engagement Event

Date: 11-12th July - 2pm - 6pm

Location: Walmgate Green

The recommended project list along with descriptions and illustrations were shared with the wider community at a chat and cake engagement event.

The conversations and feedback gathered across the two afternoons indicate broad support for the design of the New Willow House Gardens and the wider South Walmgate Improvement themes and projects. Attendance was modest, partly attributable to the extreme heat, it may also reflect both an absence of opposition to the proposals and improvement plan, and a degree of scepticism regarding the likelihood of wider area improvements being delivered.

Key Learnings in relation to the Improvements Plan:

- Broad support for both the New Willow House Gardens design and the wider South Walmgate Improvement Plan.

Safety and Policing

- Ongoing concerns remain around safety in the local area. Residents highlighted anti-social behaviour (ASB), visible drug use, mis-use of phone boxes, lack of bins and overall insufficient police presence. They also expressed frustration at the difficulty of reaching the City Council for urgent issues.

Keeping Benefits from Investment Local

- Participants suggested that local businesses could be supported by sourcing construction materials (e.g. bricks and tiles) locally where possible.
- Project 2: Hope Street, Project 5: Securing Areas and Project 3: Walmgate Parade received much support from participants during the two afternoon sessions.

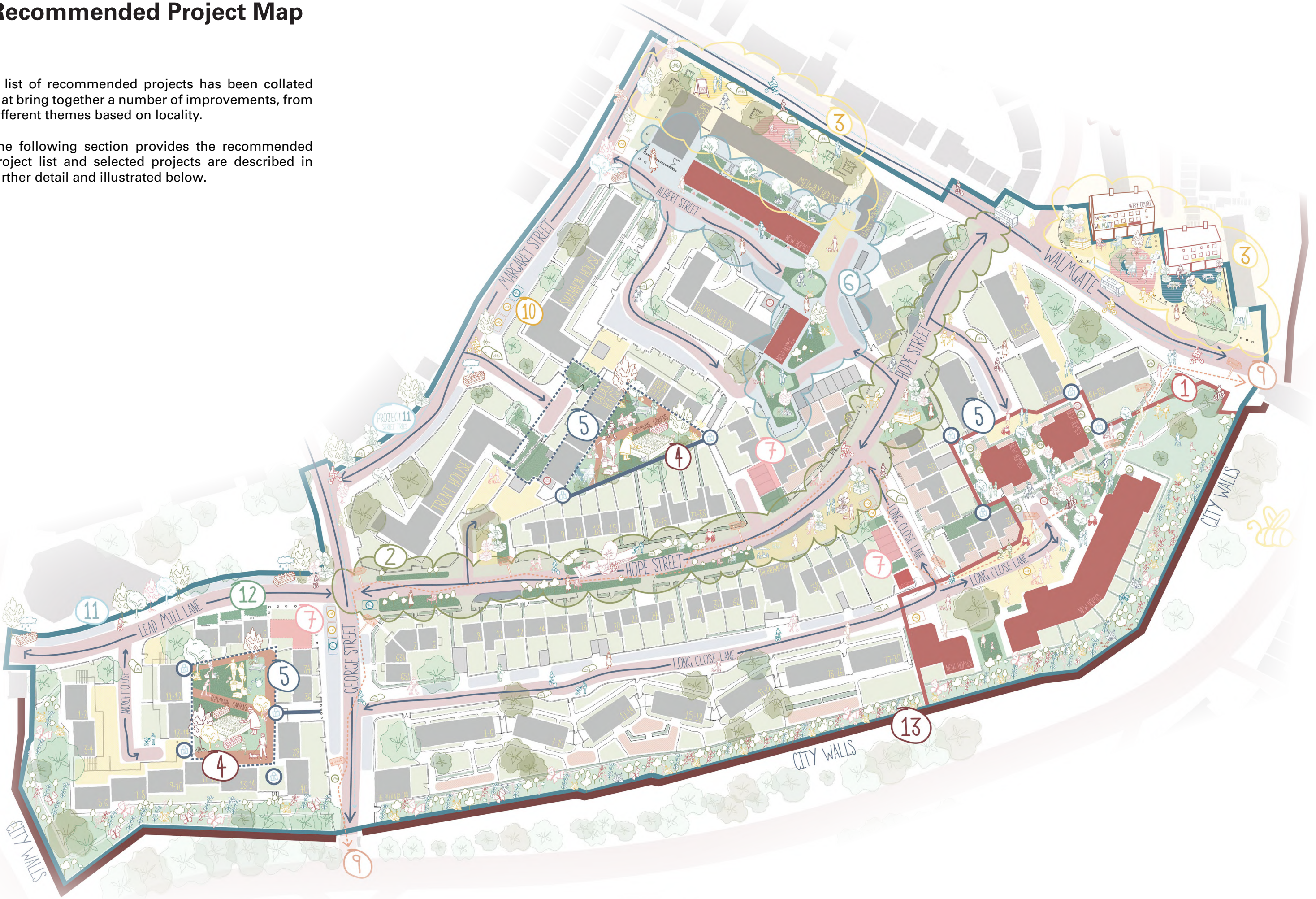
- Comments captured on the large round board highlighted several recurring concerns though concerned with anti-social behaviour (ASB), the lack of consistent policing, the need for more amenities suitable and attractive for people with disabilities and older residents, and the importance of a central hub where residents could meet up, engage directly with PCSOs, housing and CYC support officers as needed with a clear follow-up procedure and related accountability. Visible action and timely project delivery are central to rebuilding trust in public services. Participants suggested to value practical, tangible interventions - such as street and space cleaning, safety measures, lighting, and improvements to well-used and forgotten public and green spaces.



Recommended Project Map

A list of recommended projects has been collated that bring together a number of improvements, from different themes based on locality.

The following section provides the recommended project list and selected projects are described in further detail and illustrated below.



Recommended Project List

The following list of recommended projects range in size from large capital cost projects to smaller more local interventions. Each of these projects are recommendations of the consultant team based on their research and conversations with residents. Projects have not been discussed with statutory consultees.

A high level cost, benefit reach, and expected programme key is provided.

Lower capital cost
ranging to
High capital cost = 
= 

Benefit reach - to fewer people
ranging to
Impact on greatest amount of people = 
= 

Short-term:
Completion by the end of 2026 = 

Medium-term:
Completion by the end of 2028 = 

Long-term:
Completion by the end of 2030 = 

Recommended Project List

Project	Description	Cost	Benefit Reach	Programme	Recommended Next Steps & Funding
1 WILLOW HOUSE	The Housing Development Programme are submitting a planning application for 36 new, Passivhaus homes within a net zero carbon in operation development. Combines improvements: D.1, G.1, H.1				
2 HOPE STREET	Improvements to the public street to increase accessibility, biodiversity, play and social amenity. Improvements include; • Resurfacing of pavements to allow for wider, level pavement sections, for prams and mobility scooters. • New street trees • Rain gardens - for sustainable surface drainage which incorporate planting and play features • Areas for communal food growing • Benches and places to rest • The Walmgate Heritage trail markers • Bike hanger storage • Pocket parks on under utilised corners Combines improvements: C.2, D.2, A.2				
3 WALMGATE PARADE	Improvements to the public area in front of the shops & the development of a retail provision strategy that best serves the local community. Improvements include; • Level access to shops by resurfacing the area • Places to sit and rest • Larger, well maintained planting beds under existing trees • Inclusion of public art • Play along the way features Combines improvements: C.3, D.3, E.2-E.8, H.2				

Recommended Project List

Project	Description	Cost	Benefit Reach	Programme	Recommended Next Steps & Funding
4 COMMUNAL GARDEN STEWARDSHIP SCHEME	The identification of a process that allows residents to take greater ownership of their shared garden areas. This may include; - Upfront costs to provide water-butts, sheds, raised beds, equipment or play features. - Stewardship Scheme put in place to allow residents to manage and maintain the spaces. Combines improvements: B.7, C.4, C.5, C.6, C.7, D.4				- High level costing has been carried out - Further engagement with all residents that have access to shared gardens - Funding to be secured - Internal City of York Council project teams to implement. Potential funding identified for this project
5 SECURING AREAS AND REDUCING ROUTE THROUGH	Re-landscape areas of South Walmgate to reduce the number of unsafe, secondary pedestrian routes through. Areas identified include: - Closing off the alleyway to the south of the shared garden for Calder and Avon House. The area of the alleyway can be included in the shared garden, increasing its total size. - Closing off the footpaths linking Hope Street, Margaret Street and Albert Street, to the rear of Trent House and Shannon House - Securing the shared communal space to the rear of Ancroft Close, 2-6 Lead Mill Lane and George Street. Combines improvements: B.4, B.7, B.8, B.5, C.8				- High level costing has been carried out - Funding to be secured - Household by household consultation required - Site boundaries to be defined - Engagement with Statutory stakeholders required, specifically Highways - Legal ownership implications to be reviewed Potential funding identified for this project
6 ALBERT STREET	This area has been identified as an unsafe place. Anti-social and illegal behaviour has been highlighted by residents as a key concern. The current arrangement of back of shops, garages, dead-ends & cut-throughs make this an unsuccessful space. Feasible options for the re-design of this area should be developed. This could include; - New homes - Improved public realm - A new public street which provides accessible, bio-diverse, playful & social spaces. Combines improvements: B.3, G.2				- Estimated GEA provided for high level costing to be carried out. - Estimated total site area provided for high level costing. - Legal and ownership review to be carried out by Council - Detailed review of site potential and viability to be carried out by the Council. - Conversations with relevant Statutory authorities to be carried out. Potential funding identified for this project

Recommended Project List

Project	Description	Cost	Benefit Reach	Programme	Recommended Next Steps & Funding
7 INFILL SITES	There are a small number of potential infill sites that could be appropriate for small developments or self-build plots. These include: - The garage plot adjacent to no. 39 -41 Hope Street - The corner Lead Mill Lane and George Street - The garages connecting Hope Street and Long Close Lane The possible sale of these sites could provide capital to be re-invested in the area. Combines improvements: G.3, G.5, G.6	n/a at this stage due to unknown development model			- Estimated GEA provided for high level costing to be carried out. - Estimated total site area provided for high level costing. - Legal and ownership review to be carried out by Council - Detailed review of site potential and viability to be carried out by the Council. - Conversations with relevant Statutory to be carried out. This could be a net profit project
8 RETROFIT STRATEGY	A retrofit strategy for the area should be developed, inclusive of all tenures. A strategy should align with the “City of York Council Retrofit Action Plan’ which has been developed to help meet the city’s ambition for net-zero carbon emissions by 2030.				Internal Council departments to develop Potential funding identified for this project
9 HERITAGE TRAIL	Development of a Walmgate Heritage Trail: Areas of special interest within the South Walmgate area to be physically marked either within the paving or as part of a series of contemporary information plaques. The trail would aim to be an extension of the trail along the City Wall, allowing pedestrians the opportunity to learn more about the rich history of the people and residents of the South Walmgate Area See Improvement A.2 for further detail.				- Team to be assembled to decide route & collate information to be displayed within Heritage Trail. To include; - Friends of York Wall - York Archaeology - York Civic Trust - High level costing has been carried out Potential funding identified for this project

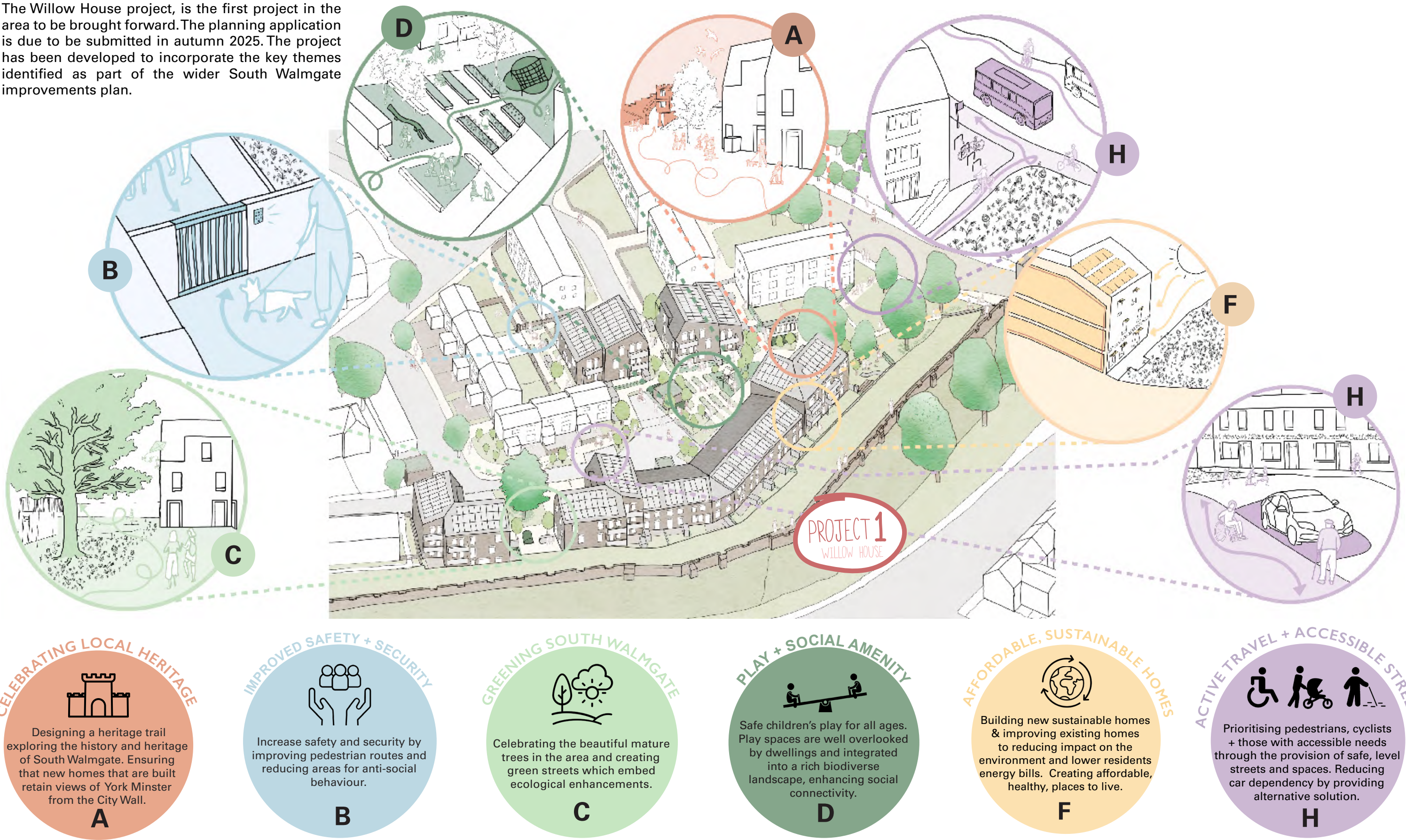
Recommended Project List

Project	Description	Cost	Benefit Reach	Programme	Recommended Next Steps & Funding
10 SUSTAINABLE TRAVEL	Addition of sustainable travel infrastructure including: - New on-road bike hangers for existing resident bike storage - Provision of electrical vehicle charging spaces - Car club spaces. Combines improvements: H.3, H.4				- High level costing has been carried out - Funding opportunities to be investigated - Resident surveys to be carried out to understand requirements - Feasibilities to be carried out on appropriate location to be defined - Funding to be secured Funding <u>not</u> yet identified for this project
11 STREET TREES	Improvements to the public streets to increase biodiversity and improve drainage along Lead Mill Lane and Margaret Street Improvements include; - New street trees - Rain-gardens - for sustainable surface drainage which incorporate planting and play features				- High level costing has been carried out - Funding opportunities to be investigated - Detailed review of potential sites to be carried out by the Council. - Conversations with relevant Council's Street and Highways team. Funding <u>not</u> yet identified for this project
12 PRIVACY PLANTING	There are a number of homes in the area which are particularly exposed at ground floor. Security, and sense of privacy in these homes could be improved by; - Hedge planting - Greater allowance for front garden areas Combines improvements: C.10				- All locations to be identified - High level costing has been carried out - Household by household consultation required Potential funding identified for this project
13 RAMPART PLANTING	Friends of the Wall have been working with Historic England and Natural England to test areas of planting along the ramparts of the City Wall. An extension of this could increase biodiversity and visual amenity along the ramparts. Planting would need to be low maintenance and similar to a wild meadow seed mix. Combines improvements: C.9				- High level costing has been carried out - Funding opportunities to be investigated - Discuss with Friends of the Wall and Historic England to understand possibility of extension of existing project and capital cost required. Funding <u>not</u> yet identified for this project

Project 1

Willow House - Planning Application

The Willow House project, is the first project in the area to be brought forward. The planning application is due to be submitted in autumn 2025. The project has been developed to incorporate the key themes identified as part of the wider South Walmgate improvements plan.



Project 2

Hope Street

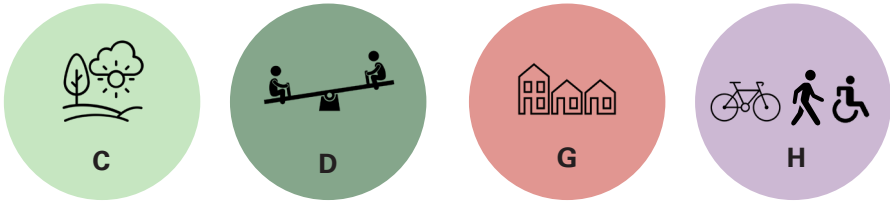
Hope Street is one of the key routes through South Walmgate, a route shared by pedestrians, cyclists and cars. Improvements to the public street are proposed to increase accessibility, biodiversity, play and social amenity.

Improvement ideas from themes C, D, G & H have been incorporated into the project.

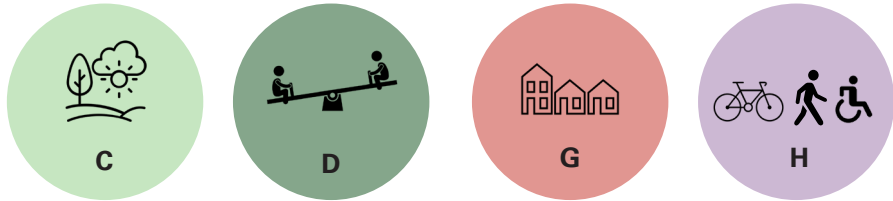
Proposal includes;

- Resurfacing of pavements to allow for wider, level pavement sections, for prams and mobility scooters.
- New street trees
- Rain gardens - for sustainable surface drainage which incorporate planting and play features
- Areas for communal food growing
- Benches and places to rest
- The Walmgate Heritage trail markers
- Bike hanger storage
- Pocket parks on under utilised corners
- Consideration of 2-way cycle route

This project is a high capital cost project, which would directly benefit a large number of people. These include both the South Walmgate residents and people who pass through and use the amenities in the area.



Project 2
Hope Street Illustrations



Areas for
communal food
growing

Planting along
Hope Street with
new street trees
and rain gardens

Places for rest

Secure bike
storage to
encourage active
travel

Wide, level
pavements
suitable for those
with accessible
needs



Project 3

Walmgate Parade

This is a key area of regeneration.

Improvements to the public area in front of the existing shops as well as the development of a retail provision strategy that best serves the local community would benefit a large number of residents across the South Walmgate area.

Parts of the project have larger associated cost, however there are items that could be progressed through existing partnerships and council resource. Programming the potential works to this area could help bring forward more immediate change.

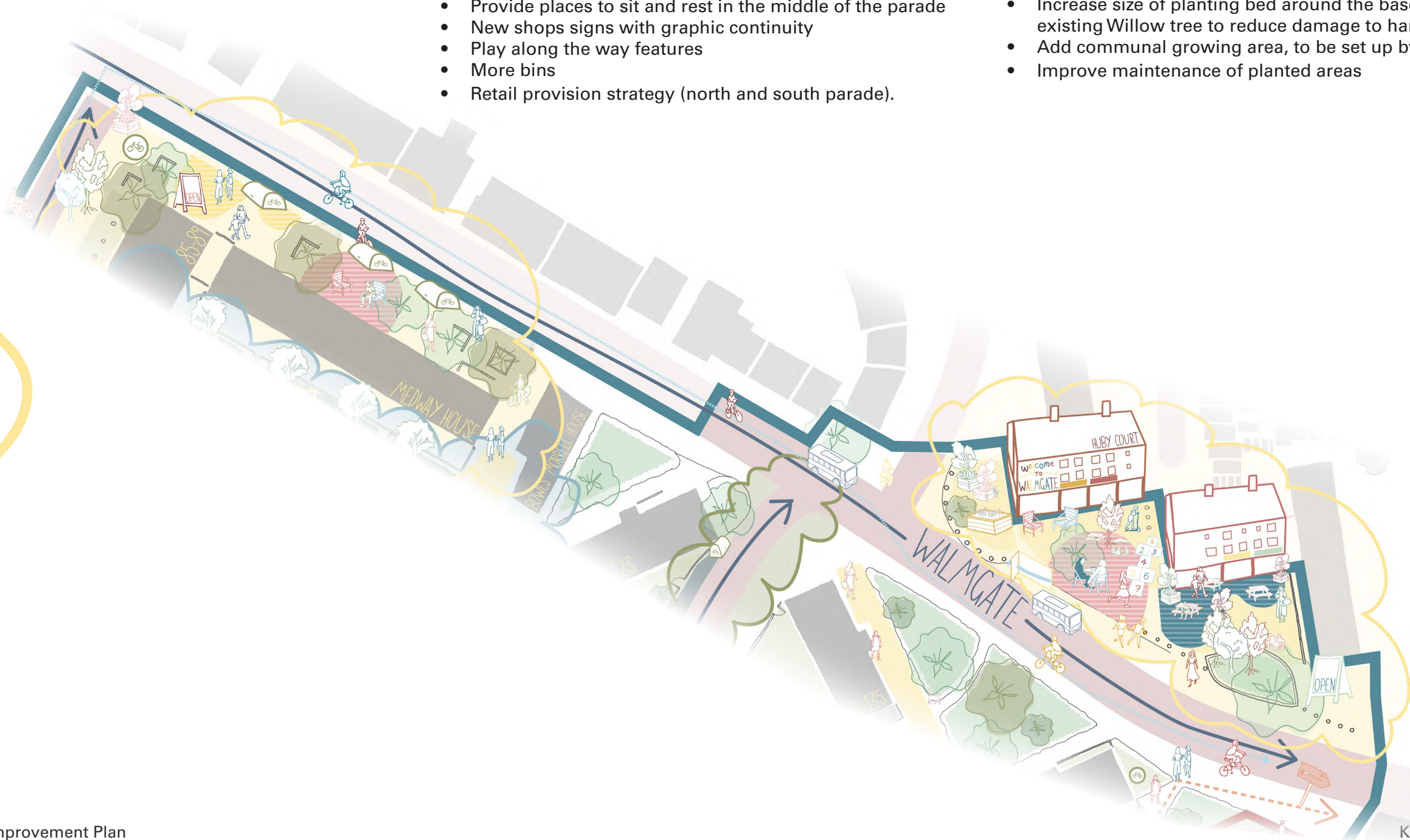
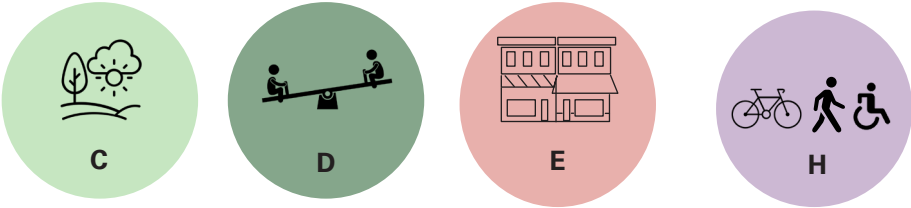
Proposal includes;

North Parade:

- Level access to shops by resurfacing the paved area outside Medway House.
- Removal of unnecessary walls
- Remove or re-purpose existing telephone box
- Increase size of planting beds around the base of the existing trees to reduce damage to new hard-surfacing.
- Improve maintenance of planted areas
- Rationalise bike hoops to either end of the parade
- Provide places to sit and rest in the middle of the parade
- New shops signs with graphic continuity
- Play along the way features
- More bins
- Retail provision strategy (north and south parade).

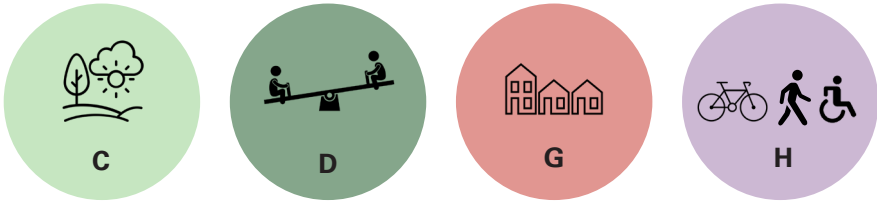
South Parade:

- Localised ramping to thresholds to allow level access to shops
- Paving stones cleaned and painted to make more vibrant
- Play along the way features, including drawn games on existing tarmac
- Provide places to sit and rest in the middle
- Inclusion of public art
- New shops signs with graphic continuity
- Increase size of planting bed around the base of the existing Willow tree to reduce damage to hard-surfacing.
- Add communal growing area, to be set up by EdibleYork
- Improve maintenance of planted areas



Project 3

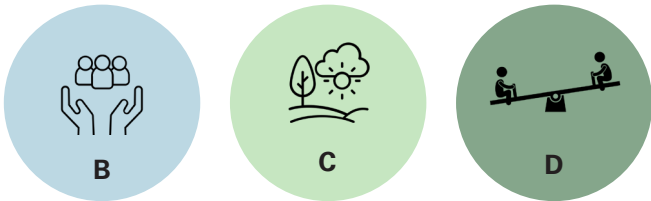
Walmgate Parade



- Areas for communal food growing
- More space for existing trees
- Edible planted gardens
- Book swap in existing phone box
- Space for play along the way
- Public seating
- Public art murals
- Painted paving and active, coherent shop fronts
- Sheffield stands and bike storage encouraging active travel
- Level access to shops

Project 4

Communal Garden stewardship schemes

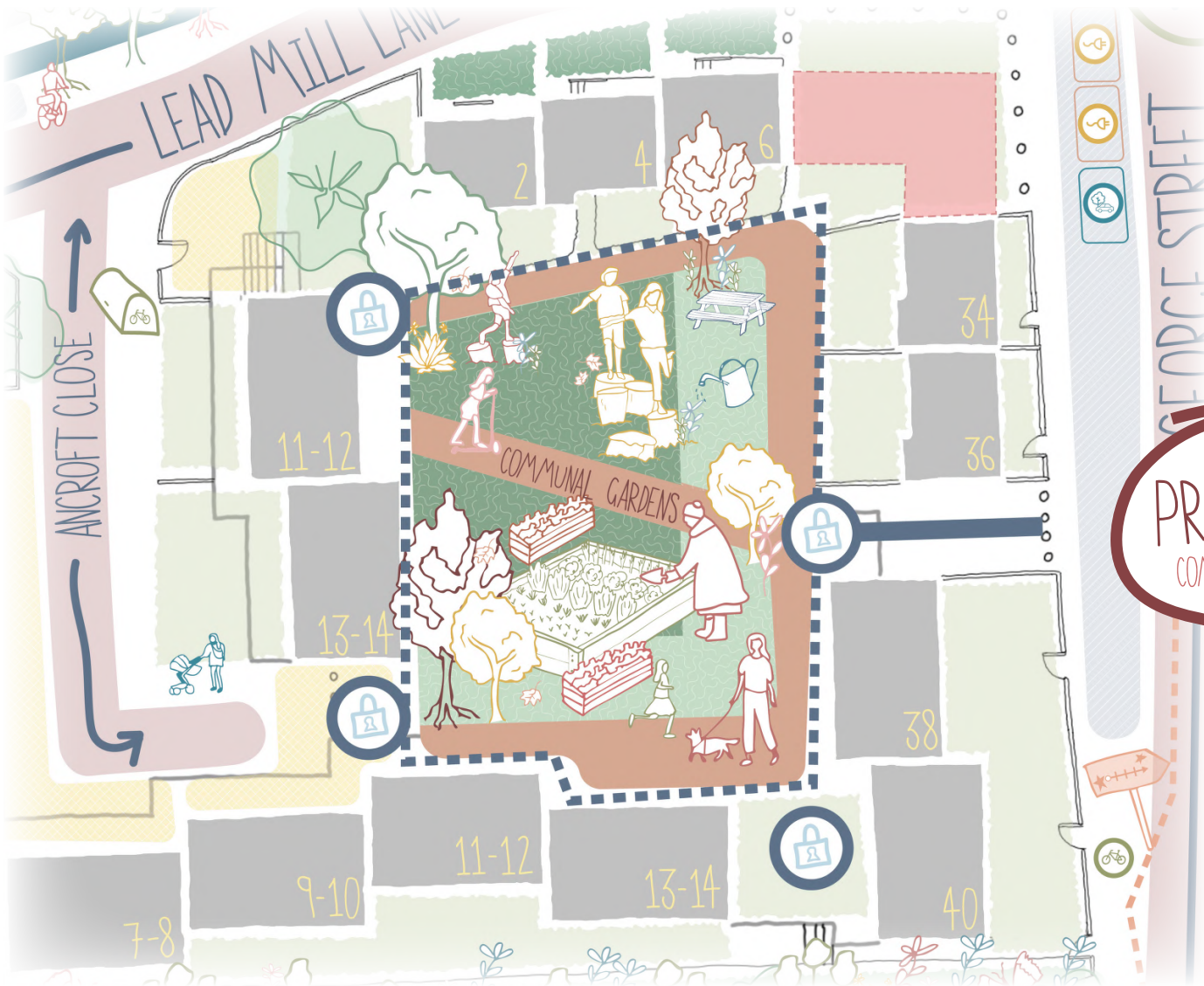


The identification and Council sign-off of a process that allows residents to take greater ownership of their shared garden areas.

Existing shared gardens are often under utilised spaces, without any features. Improvements can be made to these spaces and with relatively small up front costs, and without the need for any additional service charges. If the gardens feel more welcoming, residents would be encouraged to use and take ownership of the spaces.

Proposals include:

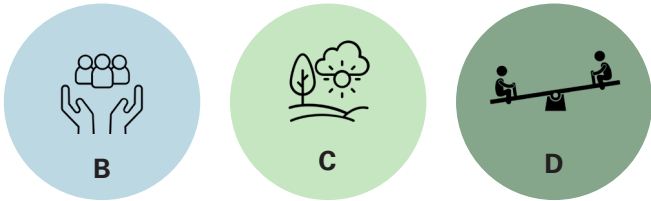
- Upfront costs to provide water-butts, sheds, raised beds, equipment or play features.
- Agreed stewardship scheme that allows residents greater freedom to manage and maintain the spaces.



PROJECT 4
COMMUNAL GARDENS



Project 4
Communal Gardens -The need for a new Communal Spaces Policy



Diverse
planting in
existing green
spaces

Shared
raised beds
for accessible
community
growing

Water butts

Integrated
outdoor play



Project 5

Securing areas and reducing routes through



Re-landscaping areas of South Walmgate to reduce the number of unsafe, secondary pedestrian routes through.

Areas identified include:

1 - Routes around the existing Willow House and garage site.

This area is included in the Willow House planning application (Project 1). Conversations with some of the existing residents have lead to the design that includes more private, secure areas to the rear of existing gardens.

2 - The alleyway to the south of the shared garden for Calder and Avon House

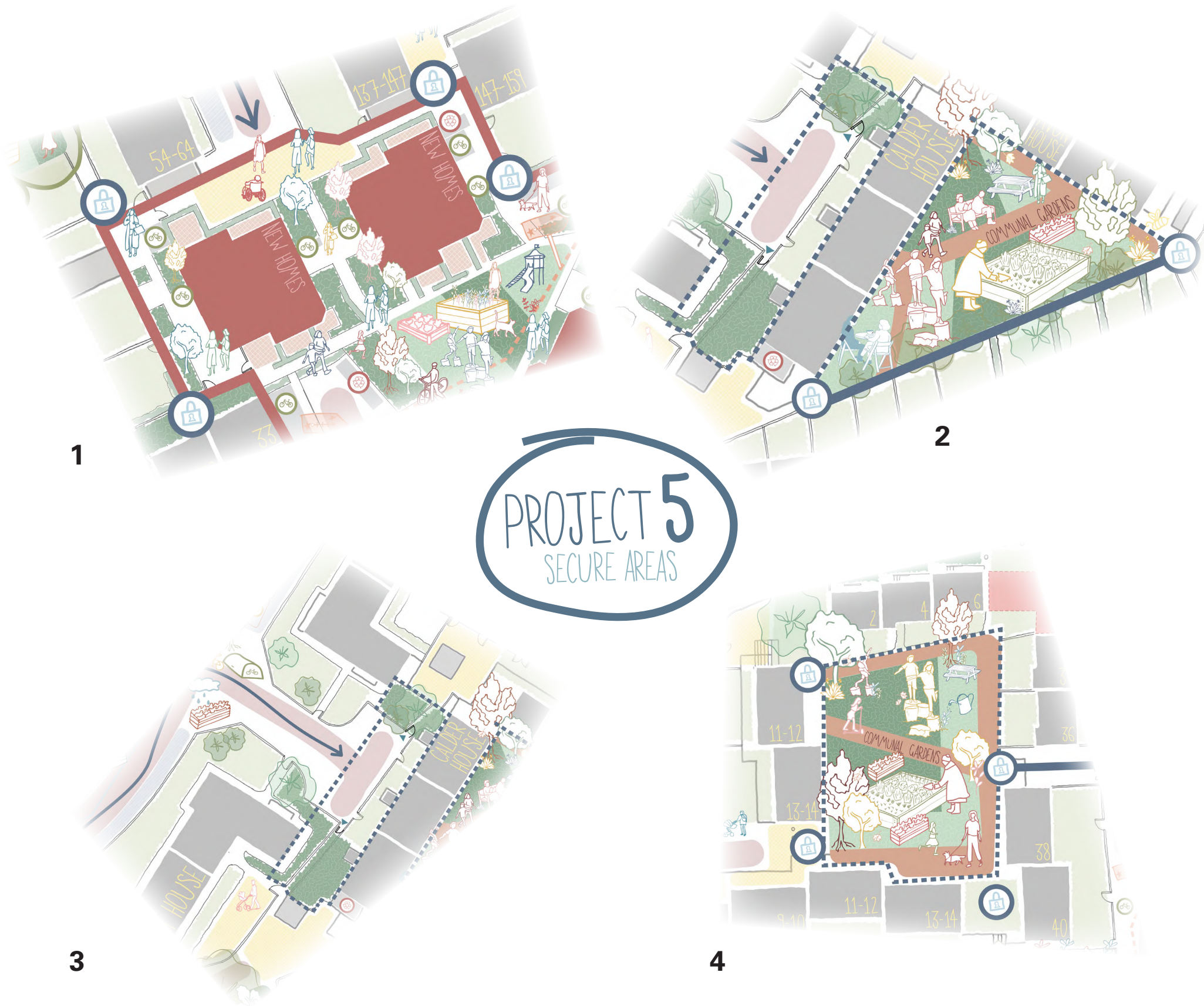
It is proposed that this alleyway is removed, the area of the alleyway can be included in the shared garden, increasing its total size. This would help secure the rear gardens of the homes on Hope Street. Secure access points would be agreed with residents.

3 - The footpaths linking Hope Street, Margaret Street, and Albert Street, to the rear of Trent House and Shannon House

It is proposed that this through route is closed off and the areas given over to private front gardens of Calder House and the shared gardens of Trent and Shannon House. Complexities around resident access to bin stores and private stores need to be understood as the design is progressed. All residents need to be consulted.

4 - The shared communal space to the rear of Ancroft Close, 2-6 Lead Mill Lane and George Street.

This garden area is currently full accessible to the public. The central garden could be made more secure, however it is not currently understood if this would be preferred by the residents. Consultation required before any proposals are developed.



Project 5
Securing areas and reducing route through



Secured spaces
where existing
through routes
were.

These
existing
routes are given
over to existing
residents
gardens.



Project 6

Development on Albert Street

This area has been identified as an unsafe place by residents. Anti-social and illegal behaviour has been highlighted by residents as a key concern.

The current arrangement of back of shops, garages, dead-ends & cut-throughs make this an unsuccessful space.

Feasible options for the re-design of this area should be developed. This could include;

- New homes
- A site boundary that allows for an improved public realm, with a new public street which could provide, accessible, bio-diverse, playful & social spaces.

There is the potential to open up a pedestrian route from Margaret Street, through to Hope Street. The removal of garages in this area would enable a clear route with good lines of sight through the area.

Careful consideration of the existing access to the homes on the 1st and 2nd floor of Medway House and the access requirements to the ground floor commercial unit will be required.

An estimated GEA has been identified for costing.

Potential new homes with active frontages.

Improved public realm with diverse planting and play along the way.



Project 7

Infill Sites

There are a small number of potential infill sites that could be appropriate for small developments or self-build plots.

These include:

- The garage plot adjacent to no. 39 -41 Hope Street
- The corner Lead Mill Lane and George Street
- The garages connecting Hope Street and Long Close Lane

These are small site that would likely provide a maximum of three flats across 3 floors or 1no. house.

Sale receipts from this land could contribute to improvements in the wider area.

Potential new homes on existing garage site.



Project 8

Retrofit Strategy



The City of York Council announced a climate emergency in 2019, and upgrading their building stock will be a vital contribution towards the City's ambition to be a Net Zero city by 2030. An area wide retrofit strategy is suggested in order to improve the comfort and thermal performance of the existing homes.

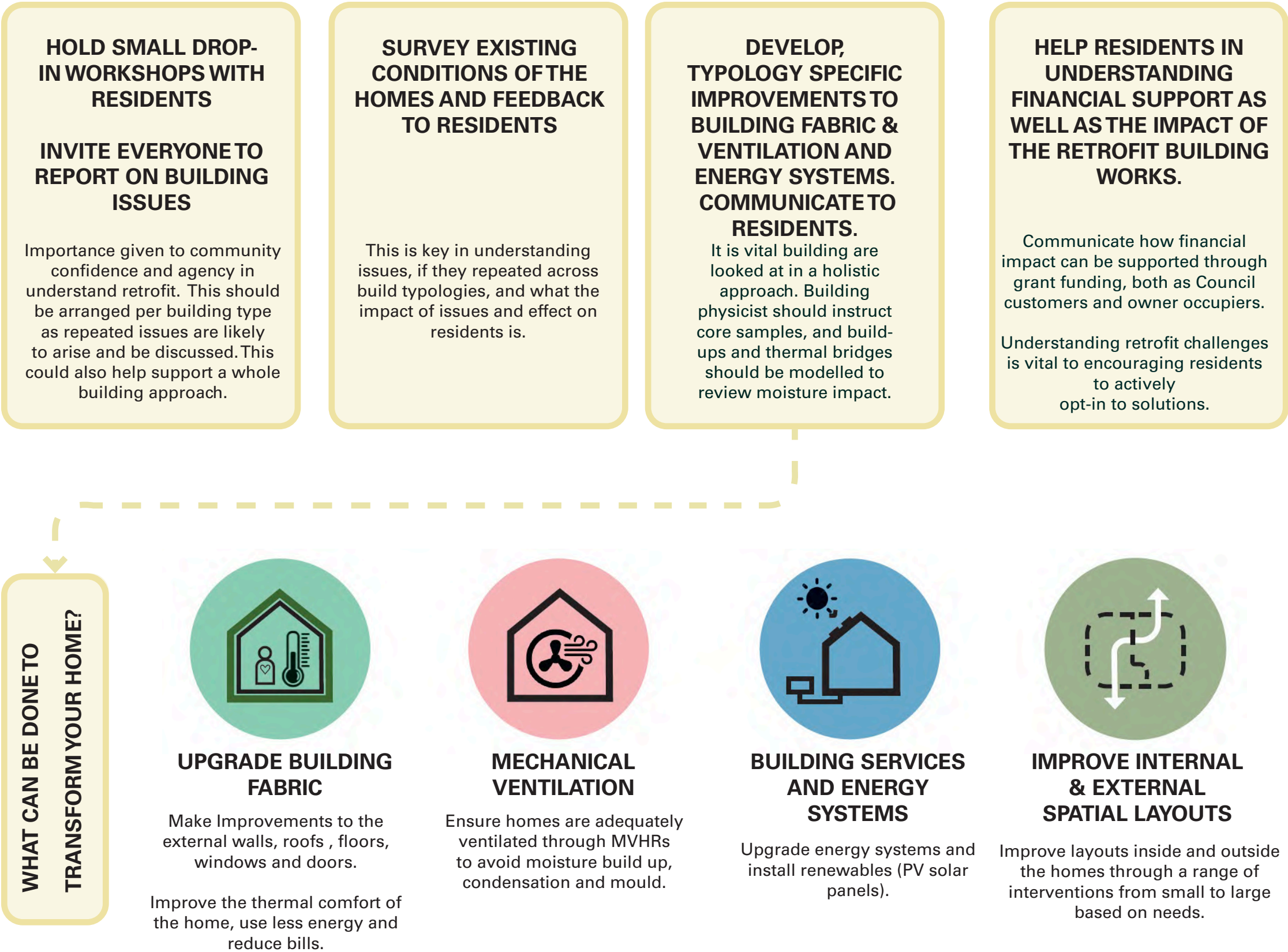
This is a complex process and requires specialist teams both within the council and externally to design and deliver. It is vital that the building physics are analysed and moisture calculations are carried out on all proposed changes.

The Council has produced an Retrofit Action Plan, received various revenues of funding and implemented initiatives such as 'Retrofit One-Stop Shop York'.

The process on this page is outlined as a proposed way engaging residents and starting conversations between the Council, council tenants and owner occupiers.

It should be noted that the current conditions of residents homes and their feeling towards them is not something that has been discussed in detail as part of this piece of work.

Proposed Outline Process:



Project 12

Privacy Planting

There are a number of homes in the area which are particularly exposed at ground floor.

Security, and sense of privacy in these homes could be improved by;

- Hedge planting
- Greater allowance for front garden areas

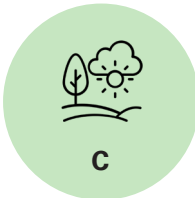
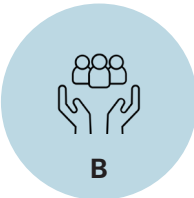
These areas include:

- The rear of 31-33 Long Close Lane (changes to this area are now being included in the Willow House planning application.
- Numbers 1-6 Lead Mill Lane as shown in the illustrations on this page.

Note: Legal implications and land ownership to be reviewed

New hedges and trees for privacy.

Addition of front gardens with soft planting to existing homes.



Project 13

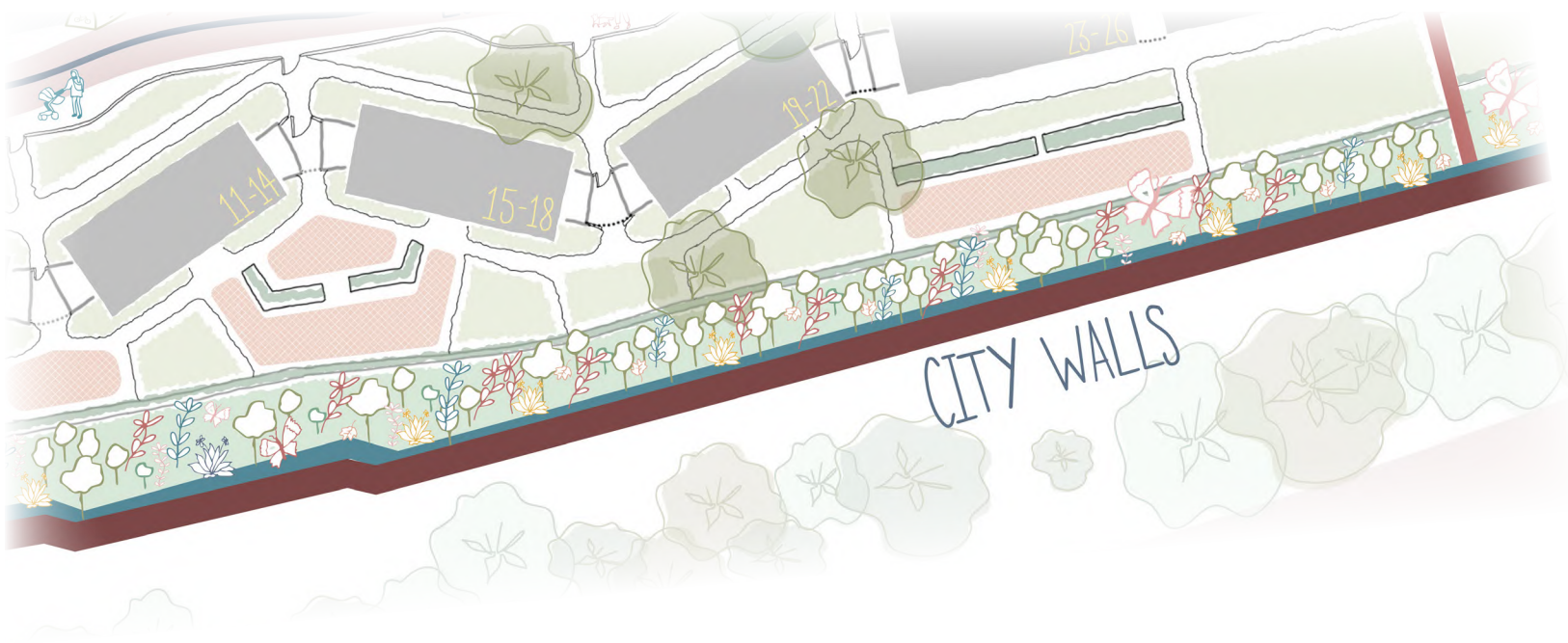
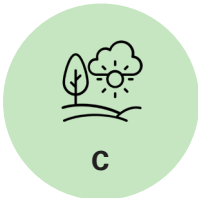
Rampart Planting

Friends of the Wall have been working with Historic England and Natural England to test areas of planting along the ramparts of the City Wall. An extension of this could increase biodiversity and visual amenity along the ramparts. Planting would need to be low maintenance and similar to a wild meadow seed mix.

The planting could help alleviate Long Close Lane resident concerns regarding lack of security and over looking of amenity space from the walking along the City Wall.

This project needs too be brought forward in partnership with Friends of the Wall to understand cost and programme.

Varied planting along the city walls, encouraging biodiversity.



Next Steps

Next Steps

Summary of Engagement

Since we started to work with the Community of South Walmgate in 2021 a constantly more noticeable message in 2025 has now become a clear call for action and delivery of improvements. Despite a number of discussions and engagement events aimed at developing a plan for change, there is concern that these efforts have not yet translated into visible improvements on the ground.

The progress on the Planning application for the vacant Willow House is supported but more in the wider area needs be delivered to meet CYC's ambition of One City For All and the City of York Council's plan (2023 to 2027).

Some local stakeholders have expressed particular disappointment that the condition of public and green spaces, as well as the timeliness of responses to community enquiries, has deteriorated.

The Council now has an opportunity to demonstrate commitment to the area by delivering a programme of recommended and broadly costed projects embedded in a long term plan and governance structure.

These projects have been co-developed with members of the Community Panel, have received support through wider outreach activities.

While certain initiatives require further refinement, such as feasibility studies, more detailed cost estimates to support funding applications, and additional engagement, a number of issues require more urgent attention.

These include:

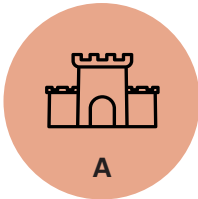
- Enhancements to public spaces and the street-scape to meet CYC standards and support people with disability, young and elderly
- Improvements to maintenance regimes and response times to issues
- Physical intervention to strengthen safety and security
- The provision of a welcoming community meeting space on Walmgate Parade to provide a place for people to meet, engage with and implement action on the South Walmgate Improvements Plan.

The message from South Walmgate stakeholders is consistent and unequivocal: following on from engagement and consultations, there is an expectation that tangible improvements will now be delivered if there is the commitment, will and leadership from the landowner to do so.

Engagement Summary

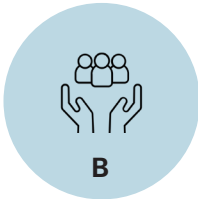
Call to Action

Here the list of key community recommendations following the Engagement Process:



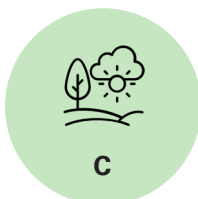
Celebrating Local Heritage

Community Recommendation: Integrate archaeology and local stories into designs, a trail, and spaces. Use heritage to celebrate place identity while ensuring designs remain sustainable and inclusive.



Improved Safety and Security

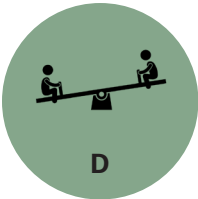
Community Recommendation: Prioritise gating, lighting, public realm improvements as well as defensible planting. Replace unsafe garages and telephone boxes with active uses. Involve Police and Housing partners in visible, ongoing safety action.



Greening South Walmgate

Community Recommendation: Adopt a new shared garden policy that allows community growing, planting, and flexible use. Provide clear maintenance/governance models (e.g. allotment-style) and basic infrastructure like tool sheds, water butts, and cycle stores.

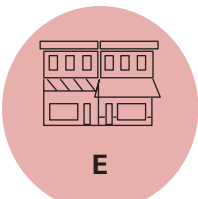
Community Recommendation: Embed rewilding, fruit trees, food growing, and shade from trees into open spaces. Co-design planting schemes with local groups (e.g. EdibleYork), neighbours in blocks and commit to long-term maintenance for public spaces.



Play and Social Amenity

Community Recommendation: Deliver a flexible, ground-floor community hub or café early on. Programme it with outreach projects, skills-sharing, and cultural activity.

Community Recommendation: Create safe, overlooked play areas embedded within everyday routes. Design for intergenerational use so adults can gather while children play.



A Thriving Local Centre

Community Recommendation: Improve accessible access and general quality of the area.

Community Recommendation: Lease the commercial spaces to shops that best serve the local community.



Affordable and Sustainable Homes

Community Recommendation: Balance housing numbers with careful massing, daylight protection, and respect for heritage views. Ensure housing mix avoids clustering vulnerable groups and integrates practical infrastructure like storage and delivery points.



Active Travel & Accessible Streets

Community Recommendation: Provide clear plans for visitor car parking, car-free living, and sustainable travel options. Prioritise secure cycle storage, ensure accessible routes and resting spaces for older people, wheelchair users, and families with buggies.

Trust, Delivery and Communication

Community Recommendation: Tackle “everyday basics” alongside the regeneration work - repairs, mould, drainage, energy retrofit, and safety issues. Communicate timelines clearly, phase construction transparently, and show visible progress on maintenance alongside new builds.

Partnerships and Local Benefits

Community Recommendation: Foster ongoing partnerships with local groups. Involve students and local businesses in placemaking initiatives. Source construction materials locally where possible to spread economic benefit.

Key messages from residents:

“I believe people now need to see genuine action and follow-through before re-engaging.”

“If you make spaces nicer, then people will use them and feel safer.”
Resident, Community Design Panel Member

“I don’t walk though the estate after dark and tell my daughters to do the same’
Local Resident

“I lock up the front and back door during the day when I am alone in the office”.
Local Employee

“We need more amenities for people living with disabilities”
Local Resident

Summary & Next Steps

Recommended Next Step for the Council

South Walmgate Improvement Plan and Recommended Project List

This document collates the ideas, discussions and our learnings from with the local community and other key stakeholders. Together with an analysis of the South Walmgate area, the Improvement Plans presents a recommended project list. The projects are addressing the following eight Themes:

- Celebrating local heritage
- Improved Safety and Security
- Greening South Walmgate
- Play and Social Amenity
- A Thriving Local Centre
- Affordable, Sustainable Homes
- Development Opportunities
- Active and Accessible Travel

We recommend supporting the proposed themes and related projects, and agreeing on a clear set of priorities. In our view, this priority list should cover:

- Quick wins – projects deliverable within six months.
- Medium-term interventions – a programme of City of York Council (CYC) led actions within 24 months, at the different scales on which the projects sit.
- Longer-term interventions – extending up to 48 months, including one or two key capital projects that will deliver wide benefits for the area, particularly by improving safety and prosperity.

At the heart of this plan should be CYC’s ambition of One City for All, the City of York Council’s plan (2023–2027), which aims to increase opportunities for everyone in York to live healthy and fulfilling lives.

Costing

In our view, the high-level cost plan provides a useful framework to guide decisions on project costs.

We recommend further feasibility work, design, and detailed costing for the larger projects before they move forward.

A number of smaller projects could, we believe, be taken forward straight away in collaboration between Council teams and local residents.

We also suggest celebrating the quick wins visibly, so residents see and feel progress early on.

Governance and Funding

We recommend that the Housing Delivery Programme team presents the South Walmgate Improvements Plan to the Council’s Executive Board for approval and CYC-wide support.

In our view, authority should be delegated to the Housing Delivery Programme team leader so that recommended projects can be progressed without delay.

We also recommend allocating internal Council resources to help put the Improvement Plan into action.

Approval should be given for capital spending and for the team to submit grant bids to strengthen delivery and pace of change that residents, workers, businesses and visitors can experience.

Alongside this, we think it is important to start a programme of general improvements to address the poor condition, lack of policing, and under-maintenance of publicly accessible housing and green spaces in the area.

To ensure long-term impact, we recommend that maintenance planning is built into all projects and the neighbourhood from the outset

Continuing Stakeholder Engagement

We recommend that the Council commits to keeping conversations open with South Walmgate residents, making sure their voices are central and linking every meeting to a small but visible improvement in the neighbourhood.

In our view, having a physical base in the area would make a big difference, giving local people a welcoming place to meet and offering a way for Council representatives to be present and approachable.

We recommend forming a Walmgate Regeneration Board to help guide longer-term regeneration and strengthen bids for funding.

As projects move forward, we believe more detailed, location-specific actions should be shaped together with residents, supported by an outreach strategy that ensures genuine participation and shared ownership.

We also recommend making sure this outreach is inclusive — reaching people of all ages, backgrounds, and circumstances, including those who may not usually take part.

Partnerships, Monitoring and Accountability

We recommend involving local partners such as schools, voluntary organisations, universities, and local businesses to strengthen delivery and bring in additional resources and ideas.

In our view, a simple monitoring process should be put in place, with regular updates shared publicly, so residents can see how projects are progressing.