

LAND AT MALTHOUSE AVENUE, CARDIFF GATE

PLACEMAKING VISION BOOKLET



ISSUE 01 | SEPTEMBER 2026

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LAND AT MALTHOUSE AVENUE, CARDIFF GATE

THE VISION

The development of land at Malthouse Avenue, Cardiff Gate will create a well-connected and distinctive neighbourhood.

New homes will be integrated with existing communities, employment, services and planned growth, diversifying the Business Park and creating a more mixed, active and sustainable place whilst enabling improved bus connections across North East Cardiff.

The development is shaped by the six DCFW Placemaking Charter Principles.



4. MIX OF USES

Diversify Cardiff Gate Business Park by introducing homes and complementary community uses alongside retained employment, creating a more mixed and active place with a wider range of everyday activities within easy reach.



5. PUBLIC REALM

Create attractive and connected streets and spaces, with green-infrastructure, Suds, planting and nature forming an integral part of the neighbourhood.



6. IDENTITY

Establish a distinctive residential character for Land at Malthouse Avenue while responding positively to the established business park and surrounding communities.



1. PEOPLE & COMMUNITY

Create a new residential community within Cardiff Gate, providing a mix of homes and tenure alongside opportunities for community and supporting uses.



2. LOCATION

Capitalise on an established, accessible location, integrating new homes with existing communities, employment, services and the wider growth of north-east Cardiff, helping support a more connected 20-minute neighbourhood.



3. MOVEMENT

Prioritise walking and wheeling, strengthen links to surrounding neighbourhoods and facilities, and make best use of existing and future public transport connections, supporting convenient access to everyday needs.



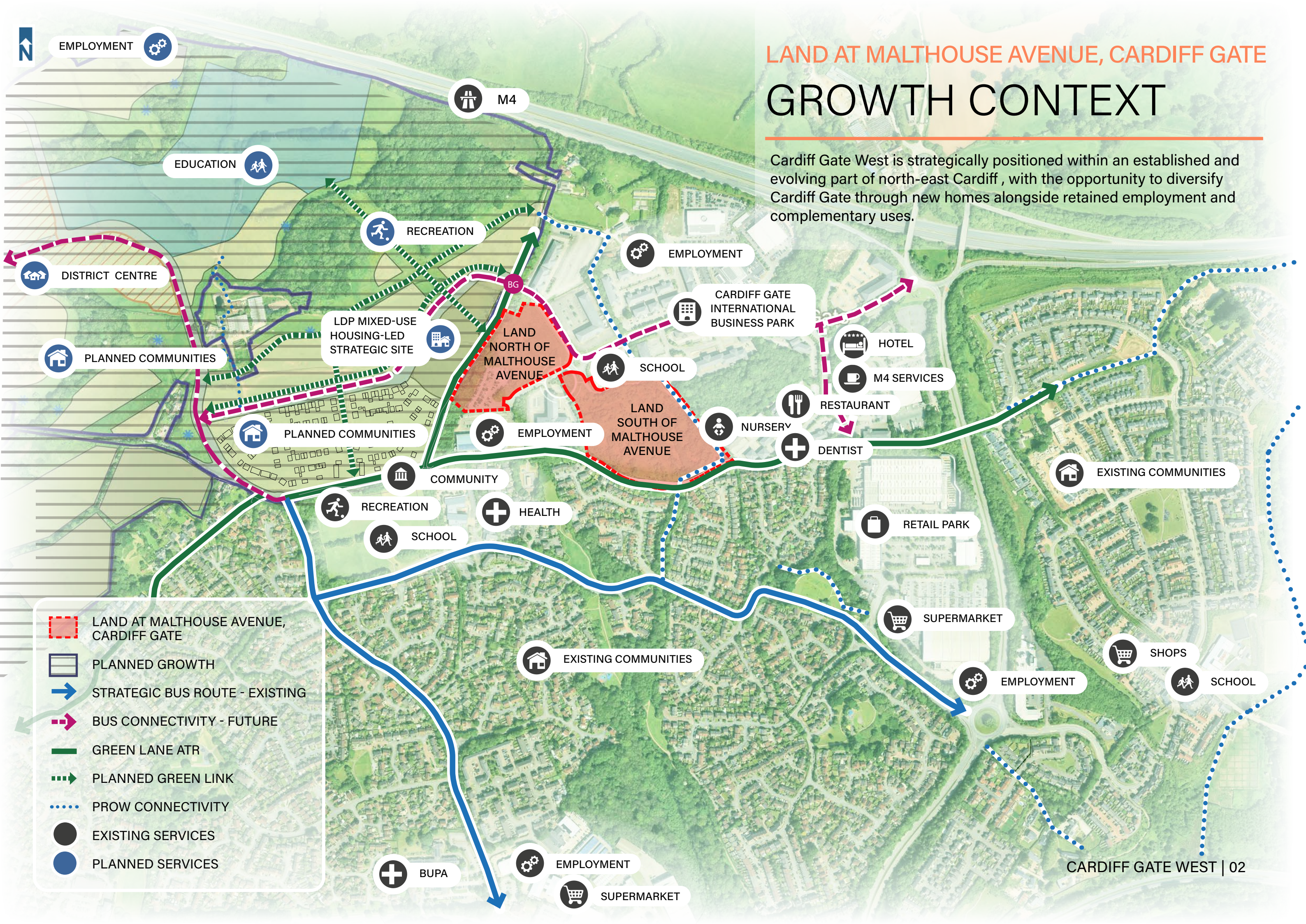
EMPLOYMENT



LAND AT MALTHOUSE AVENUE, CARDIFF GATE

GROWTH CONTEXT

Cardiff Gate West is strategically positioned within an established and evolving part of north-east Cardiff, with the opportunity to diversify Cardiff Gate through new homes alongside retained employment and complementary uses.



LAND AT MALTHOUSE AVENUE, CARDIFF GATE

PLANNED GROWTH

STRATEGIC BUS ROUTE - EXISTING

BUS CONNECTIVITY - FUTURE

GREEN LANE ATR

PLANNED GREEN LINK

PROW CONNECTIVITY

EXISTING SERVICES

PLANNED SERVICES

SITE CONTEXT

The overall allocation “Land at Malthouse Avenue, Cardiff Gate” broadly comprises two parcels of land herein referred to as:

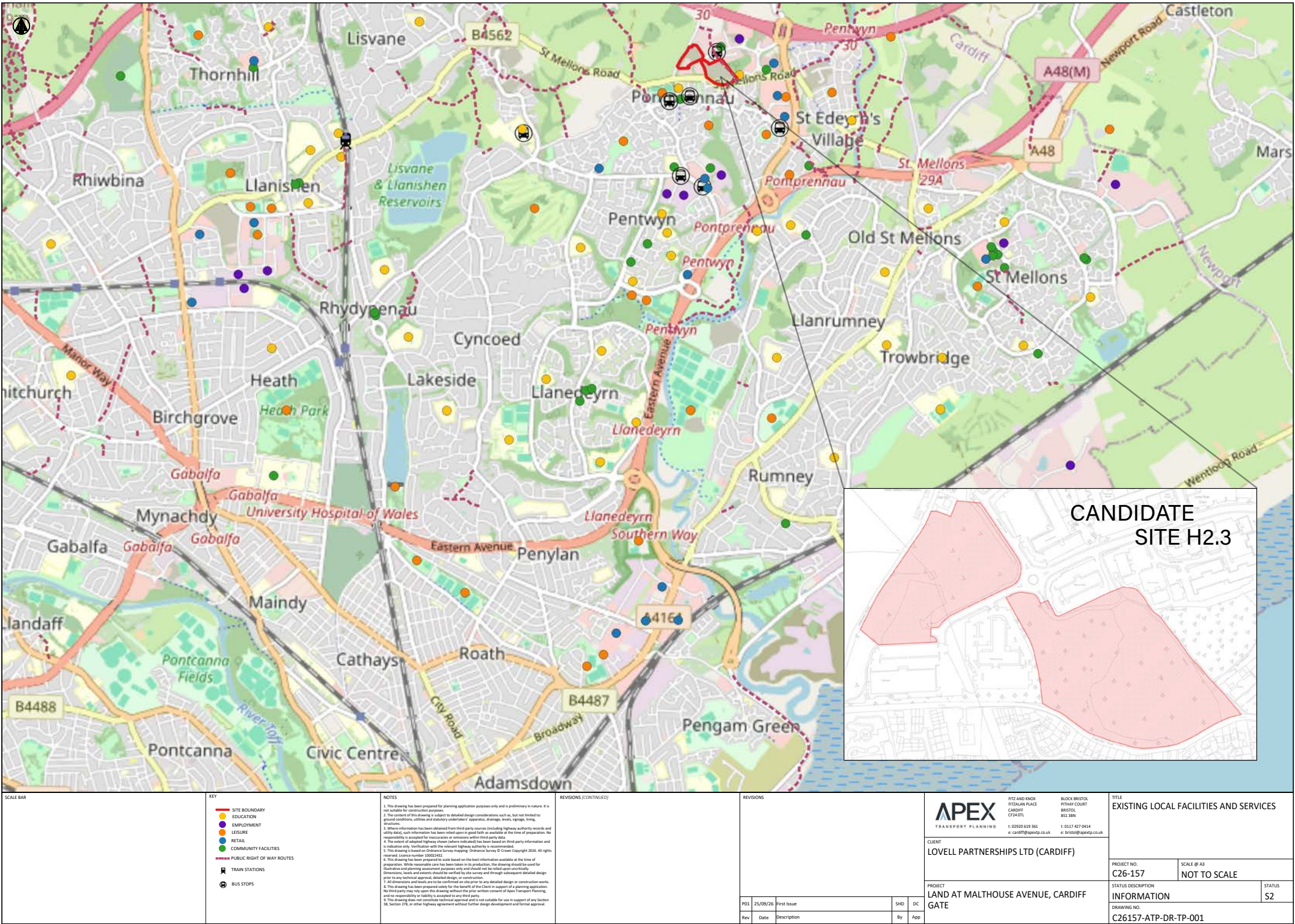
- Land south of Malthouse Avenue
- Land north of Malthouse Avenue

The parcels have been available for employment development since 1994 and, despite long-term marketing, have failed to attract an occupier. They remain vacant and undeveloped.

Constraints include a high-pressure gas main, overhead electricity infrastructure affecting land south of Malthouse Avenue, existing water mains and foul sewers, together with a more varied ground profile than elsewhere within Cardiff Gate. This, in addition to their location at the end of the business park, set back from the entrance, has put off commercial developers.

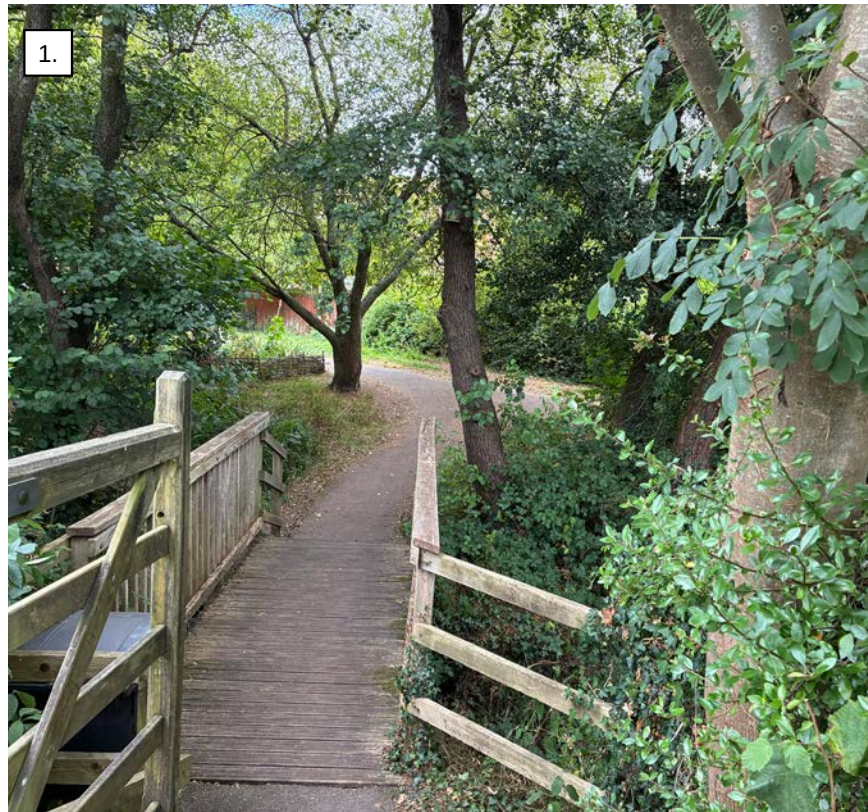
The sites form part of Housing Led Regeneration Site H2.3 for 200 homes proposed for allocation within the Deposit Replacement Local Development Plan.

The overall allocation “Land at Malthouse Avenue, Cardiff Gate” is now being promoted for circa 170 homes, with circa 100 homes on land south of Malthouse Avenue and 70 homes on land north of Malthouse Avenue.



MALTHOUSE AVENUE, CARDIFF GATE

SITE & SURROUNDINGS



1. Woodland footpath and mature vegetation
2. Community / education uses adjoining the site
3. Public right of way adjacent to southern parcel and the ancient woodland.
4. Landscaped edge to Malthouse Avenue
5. Pylon corridor and open grassland
6. Woodsy Close Business park frontage and embankment
7. Pylon corridor and amenity space to south of site
8. Enclosed rural lane and hedgerows

LAND AT MALTHOUSE AVENUE, CARDIFF GATE

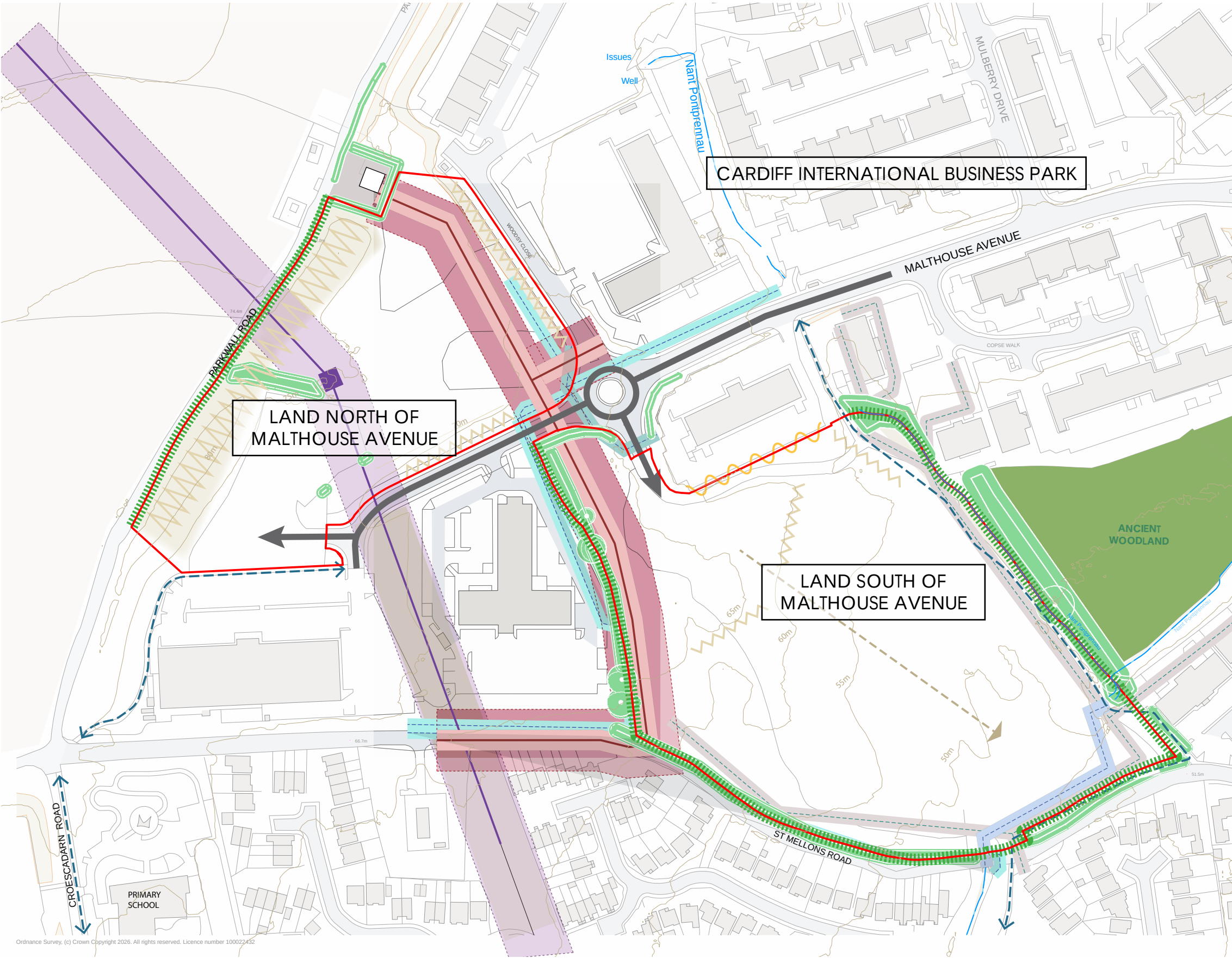
CONSTRAINTS PLAN

The plan identifies the principal physical, environmental and infrastructure constraints affecting the site and highlights the parameters that will need to be addressed through any future development proposals.

CONSTRAINTS

- GAS MAIN:** High-pressure gas main with assumed 30m residential easement corridor.
- OVERHEAD POWER LINES:** High-voltage overhead cables and pylon with assumed 30m easement corridor.
- WATER MAIN:** Existing water main with assumed 6m easement corridor.
- FOUL SEWER:** Existing foul sewer with assumed 6m easement corridor.
- CULVERTED WATERCOURSE:** Existing culvert with assumed easement corridor.
- STEEP SLOPES:** Significant level changes affecting developable areas.
- ECOLOGICAL CORRIDOR:** High-value ecological corridor along parts of the site edge.
- NANT PONTPRENNAU:** Existing watercourse along the site boundary to be retained and appropriately buffered.
- EXISTING TREES:** Existing trees/groups to be retained and appropriately buffered where possible.
- TPO WOODLAND:** Protected ancient woodland adjoining southern development parcel

EXISTING ACTIVE TRAVEL ROUTE (ATR): Existing PROW & ATR network to be retained and connected.



KEY

SITE BOUNDARY EXISTING BUILT FORM EXISTING SCHOOL FALLING LEVELS

Scale 1:2000 @ A3

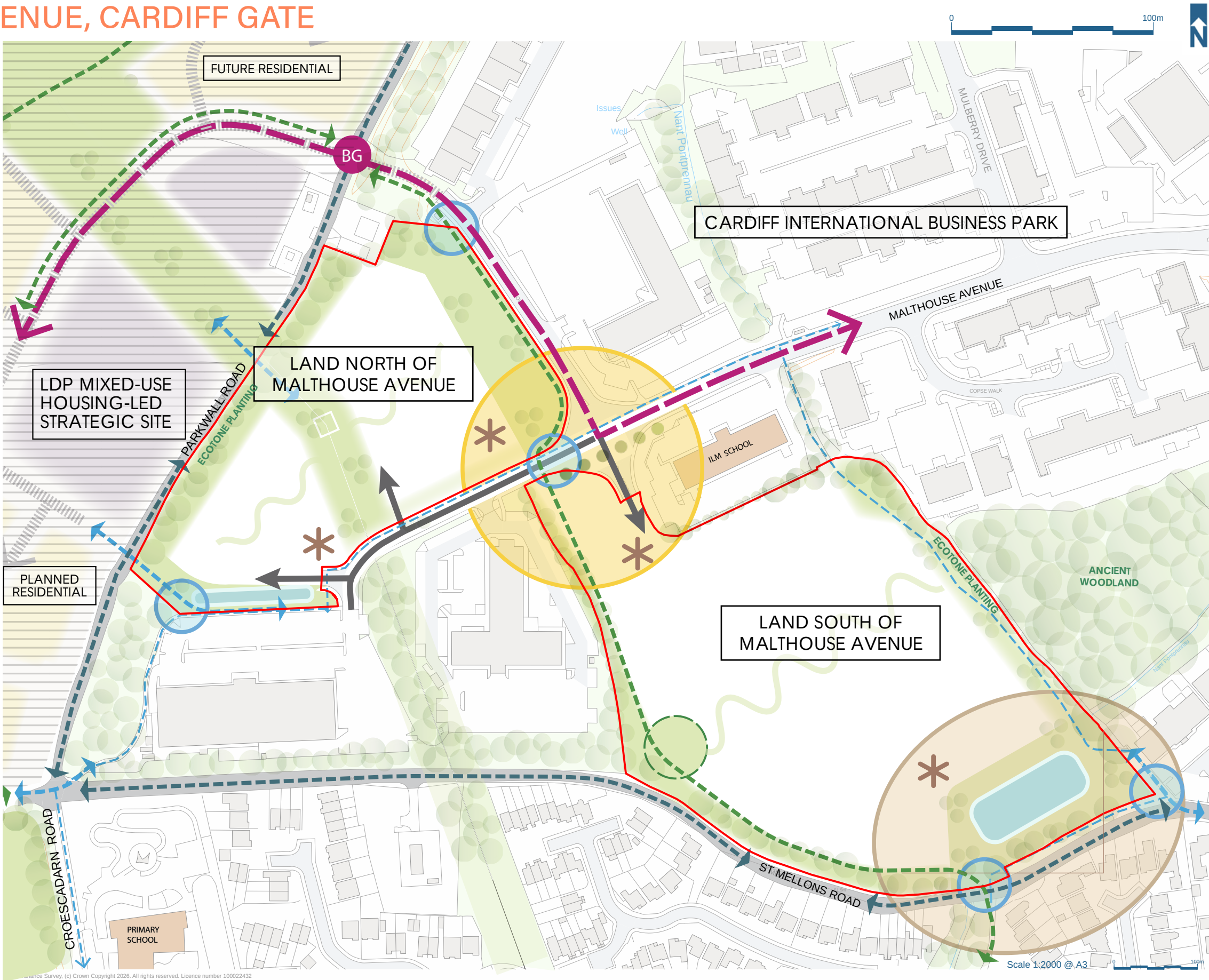
LAND AT MALTHOUSE AVENUE, CARDIFF GATE

OPPORTUNITIES PLAN

The plan identifies opportunities to diversify Cardiff Gate, regenerate underused land, strengthen connections, improve movement and establish a strong green infrastructure framework.

KEY OPPORTUNITIES

- ENHANCED GATEWAY AND JUNCTION:** Enhance the principal gateway and junction to support public transport and active travel connectivity, creating a safer and more welcoming entrance to the site.
- SOUTHERN GATEWAY:** Create a distinctive multifunctional southern gateway, Strengthening connections to St Mellon's Road and adjoining residential neighbourhoods.
- STRATEGIC ACCESS POINTS:** Provide strategic Active Travel Route (ATR) access points to strengthen connections between the site and surrounding communities.
- STRATEGIC PUBLIC TRANSPORT & ACTIVE TRAVEL ROUTE CONNECTION:** Strengthen connections along Malthouse Avenue & Woodsy Crescent, linking the site with planned neighbourhoods and the wider transport and ATR network.
- EXISTING & POTENTIAL ACTIVE TRAVEL ROUTE CONNECTIONS:** Enhance existing and potential connections to the wider ATR network, communities and open spaces.
- GREEN CORRIDOR / ECOLOGICAL LINK:** Establish a connected green corridor network through the site, retaining, enhancing and securing the long-term management of existing landscape features to support biodiversity, ecological connectivity and amenity.
- INTEGRATED SUDS & GI:** Integrate SuDS within the wider GI network, using existing drainage features to support biodiversity, landscape character and placemaking.



KEY

SITE BOUNDARY	SITE ACCESS	ATR CONNECTION	GREEN INFRASTRUCTURE CONNECTIVITY	FOCAL BUILDING OPPORTUNITY	STRATEGIC PLANNED GROWTH AREA
FUTURE BUS ROUTE	FUTURE BUS GATE	FUTURE STRATEGIC CYCLE / ATR CONNECTIVITY	PLAY PARK		

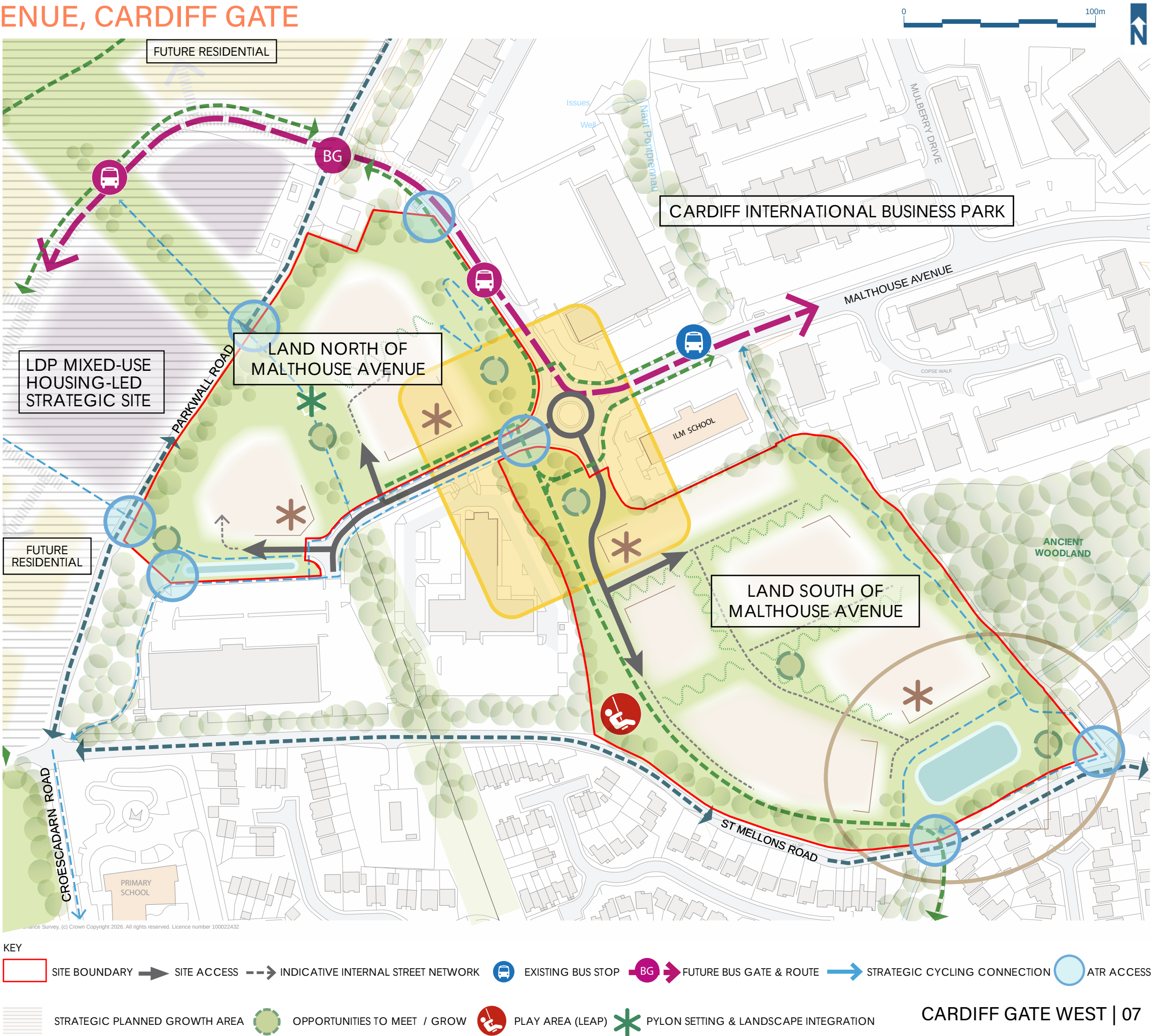
LAND AT MALTHOUSE AVENUE, CARDIFF GATE

CONCEPT FRAMEWORK

The Concept Masterplan illustrates how the site could be structured to deliver a connected, residential-led neighbourhood supported by complementary uses, green infrastructure and improved links to the wider Cardiff Gate area.

DESIGN PRINCIPLES

-  RESIDENTIAL DEVELOPMENT: Indicative development blocks arranged to create a coherent residential neighbourhood.
-  FOCAL BUILDINGS & FRONTAGES: Buildings positioned to reinforce key streets, spaces and arrival points.
-  ENHANCED GATEWAY & JUNCTION: A strengthened principal entrance supporting public transport, active travel and a clear sense of arrival.
-  SOUTHERN GATEWAY: A distinctive southern entrance strengthening connections to St Mellons Road and adjoining neighbourhoods.
-  ACTIVE TRAVEL CONNECTIONS: Improved walking and cycling links through the site and into the wider network.
-  FUTURE PUBLIC TRANSPORT CONNECTION: Potential connections along Malthouse Avenue and Woodsy Crescent to improve accessibility.
-  GREEN INFRASTRUCTURE CORRIDOR: Connected green corridors and planted edges helping structure development, support biodiversity and reinforce landscape and ecological connectivity.
-  SUDS / BLUE INFRASTRUCTURE: Integrated drainage features supporting biodiversity, landscape character and placemaking.



LAND AT MALTHOUSE AVENUE, CARDIFF GATE

GREEN INFRASTRUCTURE

The emerging Green Infrastructure Strategy establishes a connected landscape framework across Cardiff Gate West, integrating existing vegetation, green corridors, planted ecotones, SuDS, play, active travel and new planting to support biodiversity, placemaking and ecological connectivity.

DESIGN PRINCIPLES

- 1 ENHANCED GATEWAY & JUNCTION: Create a strengthened high quality public realm arrival space at the principal entrance.
- 2 SOUTHERN LANDSCAPE GATEWAY: Create a distinctive landscaped southern entrance, integrating planting, SuDS and a strong sense of arrival.
- 3 LINEAR PARK / PYLON CORRIDOR: Use the pylon corridor as a linear park and strategic landscape connection, creating a multifunctional green route through the site.
- 4 GREEN INFRASTRUCTURE CORRIDORS: Create connected green corridors and planted ecotones along site edges, overlooked by new homes to provide natural surveillance, activate routes and strengthen biodiversity and ecological connectivity.
- 5 SUDS / BLUE INFRASTRUCTURE: Integrate drainage features within the landscape to support sustainable water management, biodiversity, amenity, community foraging and placemaking.
- 6 STRATEGIC WALKING & CYCLING ROUTE: Integrate a green active travel corridor through the site, providing an attractive walking and cycling connection within the wider movement network.
- 7 STREET & PLOT-LEVEL GREENING: Introduce street trees, plot planting and small-scale SuDS to reinforce the wider green infrastructure network and create a greener residential environment.
- 8 EQUIPPED PARK: Introduce a LEAP along the strategic walking and cycling route, creating an accessible and well-overlooked play destination.



KEY

	SITE BOUNDARY		GREEN INFRASTRUCTURE		GATEWAY JUNCTION		SOUTHERN GATEWAY		SUDS INFRASTRUCTURE		PLAY & SOCIAL INTERACTION
	GI CORRIDOR ALIGNED WITH ATR		PYLON SETTING & LANDSCAPE INTEGRATION								

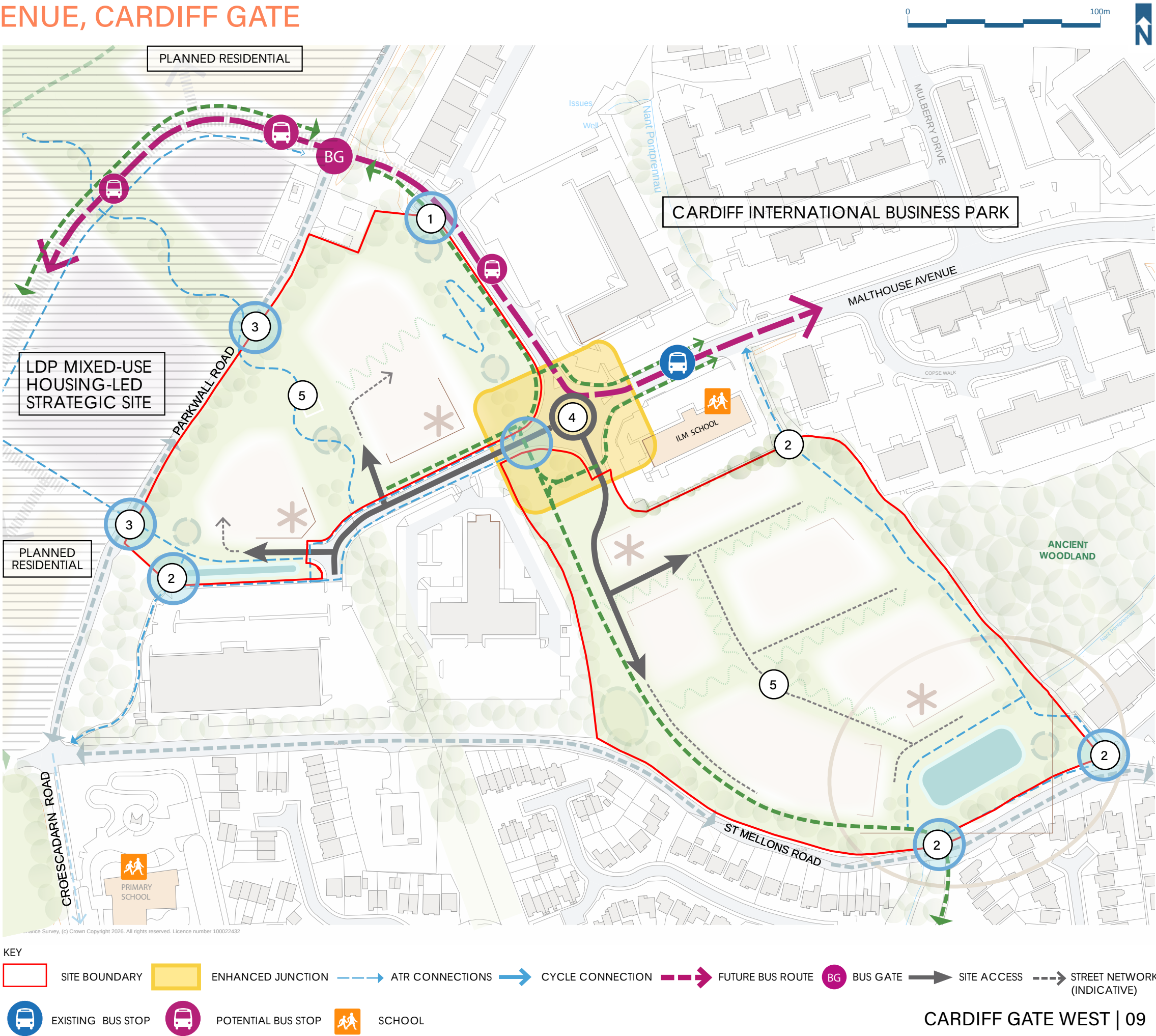
LAND AT MALTHOUSE AVENUE, CARDIFF GATE

MOVEMENT STRATEGY

The movement strategy seeks to integrate Cardiff Gate West with surrounding neighbourhoods, employment areas and the wider transport network, creating a connected and accessible place where walking, cycling and public transport are genuine alternatives to the car.

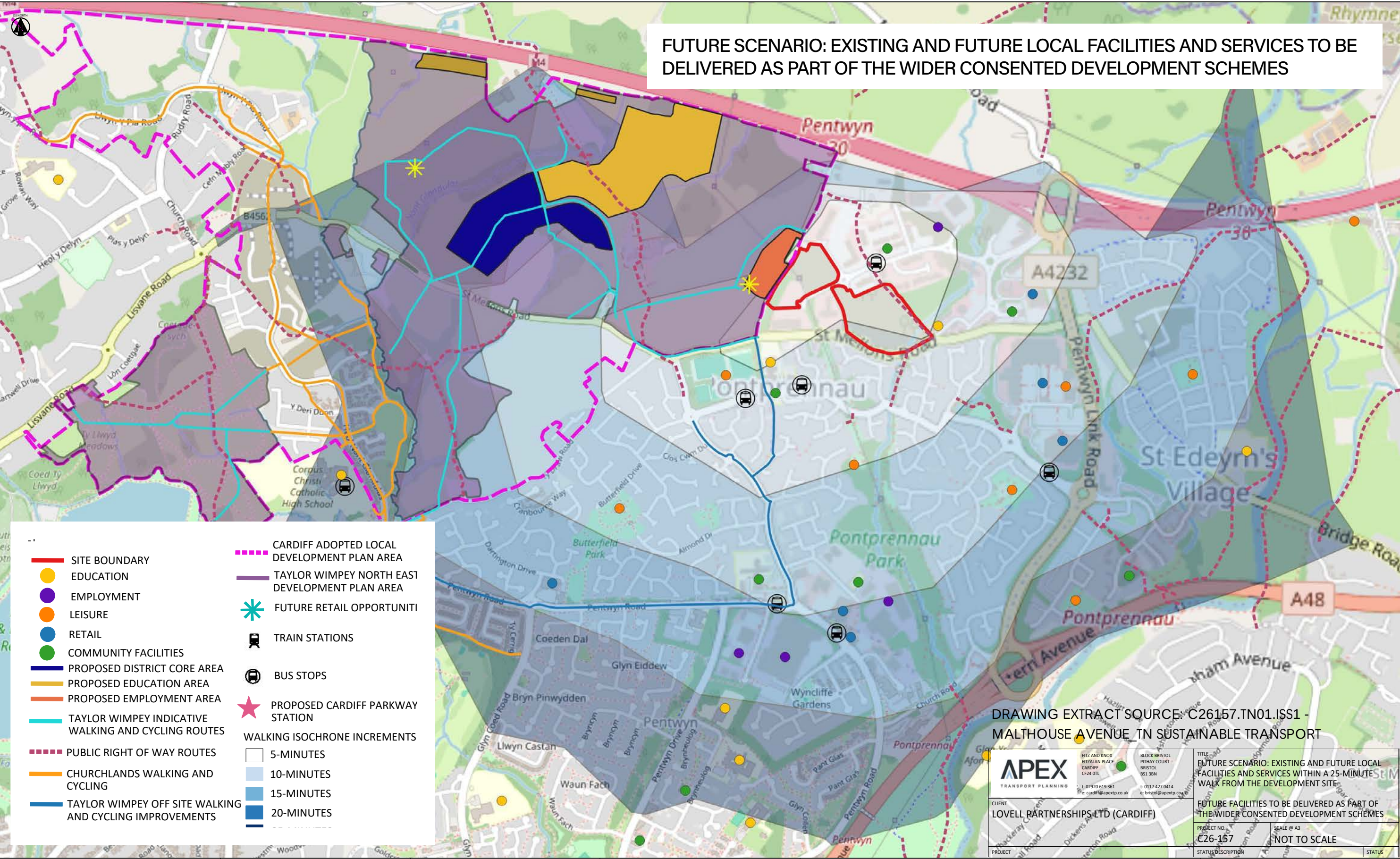
DESIGN PRINCIPLES

- 1 **CONNECT TO THE PLANNED COMMUNITY:** Create a strong walking and cycling connection from Cardiff Gate West towards the future mixed-use neighbourhood to the north-west, helping integrate new development on both sides of the business park.
- 2 **ESTABLISH CLEAR ACTIVE TRAVEL ENTRANCES:** Provide legible pedestrian and cycle access points into the site from adjoining neighbourhoods, linking into the wider active travel network.
- 3 **FUTURE WALKING & CYCLING LINKS:** Explore opportunities for additional walking and cycling connections from Cardiff Gate West as adjoining areas come forward.
- 4 **JUNCTION & GATEWAY ENHANCEMENT:** Opportunity to improve the junction as a more legible and attractive movement gateway, strengthening pedestrian and cycle connections, supporting bus movement and helping create a stronger mixed-use sense of place.
- 5 **STRENGTHEN CONNECTIONS** Improve movement between the development parcels and the wider business park, creating a clearer and more direct network across Cardiff Gate West.



LAND AT MALTHOUSE AVENUE, CARDIFF GATE

SUSTAINABLE TRANSPORT



LAND AT MALTHOUSE AVENUE, CARDIFF GATE

CONCEPT MASTERPLAN

DESIGN PRINCIPLES

- 1 PRIMARY ACCESS
Main vehicular access into the parcels, providing a clear arrival into the development.
- 2 ACTIVE TRAVEL CONNECTIONS
Dedicated walking and cycling access points connect through the site and into the surrounding network.
- 3 WALKING & CYCLING CONNECTIONS
Connected pedestrian and cycle routes through the site, linking with surrounding streets and wider networks.
- 4 LEGIBLE STREET STRUCTURE
A clear hierarchy of streets provides intuitive movement and creates distinct residential areas.
- 5 ECOLOGICAL BUFFER / ECOTONE
A landscaped transition along woodland and green edges, strengthening habitat connectivity and providing an appropriate development buffer.
- 6 CONNECTED GREEN SPACES
A network of green spaces supports recreation, biodiversity and pla
- 7 SUSTAINABLE DRAINAGE (SuDS)
Landscape-led drainage is integrated as part of the wider green infrastructure network.
- 8 LOCAL EQUIPPED AREA FOR PLAY (LEAP)
Accessible play provision is located within a connected, well-overlooked green setting.
- 9 ACTIVE FRONTAGES
Homes positively address streets, gateways and green spaces, providing overlooking and a strong sense of enclosure.



LAND SOUTH OF MALTHOUSE AVENUE, CARDIFF GATE

CONCEPT MASTERPLAN

DESIGN PRINCIPLES

- 1 PRIMARY ACCESS
Main vehicular access from the north, providing a clear arrival into the development.
- 2 ACTIVE TRAVEL ACCESS POINTS
Dedicated ATR access points provide direct connections between the site and the surrounding area.
- 3 WALKING & CYCLING CONNECTIONS
Connected pedestrian and cycle routes through the site, linking with surrounding streets and wider networks.
- 4 LEGIBLE STREET STRUCTURE
A clear hierarchy of streets provides intuitive movement through the development and creates distinct residential areas.
- 5 ECOLOGICAL BUFFER / ECOTONE
A landscaped transition along the woodland edge, strengthening habitat connectivity and providing an appropriate development buffer.
- 6 CONNECTED GREEN SPACES
A network of green spaces integrated throughout the neighbourhood, supporting recreation, biodiversity and placemaking.
- 7 SUSTAINABLE DRAINAGE (SuDS)
Landscape-led drainage integrated within the south-eastern part of the site, contributing to biodiversity and visual amenity.
- 8 LOCAL EQUIPPED AREA FOR PLAY (LEAP)
Play provision positioned within an accessible green setting and well overlooked by surrounding homes.
- 9 ACTIVE FRONTAGES
Homes positively address streets, open spaces and green edges to provide overlooking and a strong sense of enclosure.

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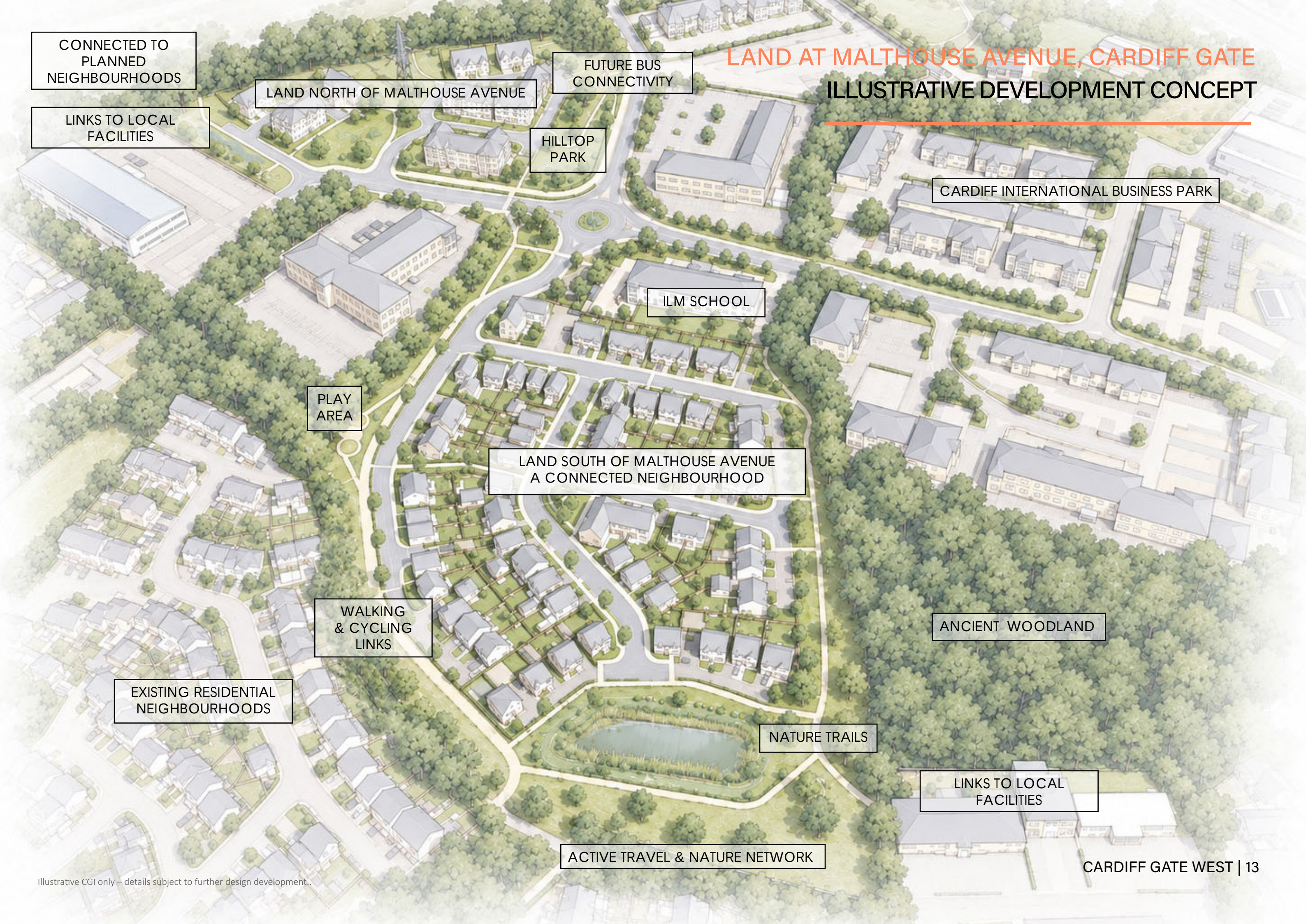
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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.





CONNECTED TO
PLANNED
NEIGHBOURHOODS

LINKS TO LOCAL
FACILITIES

LAND NORTH OF MALTHOUSE AVENUE

FUTURE BUS
CONNECTIVITY

LAND AT MALTHOUSE AVENUE, CARDIFF GATE
ILLUSTRATIVE DEVELOPMENT CONCEPT

HILLTOP
PARK

CARDIFF INTERNATIONAL BUSINESS PARK

ILM SCHOOL

PLAY
AREA

LAND SOUTH OF MALTHOUSE AVENUE
A CONNECTED NEIGHBOURHOOD

WALKING
& CYCLING
LINKS

EXISTING RESIDENTIAL
NEIGHBOURHOODS

ANCIENT WOODLAND

NATURE TRAILS

LINKS TO LOCAL
FACILITIES

ACTIVE TRAVEL & NATURE NETWORK

Illustrative CGI only – details subject to further design development.

LAND AT MALTHOUSE AVENUE, CARDIFF GATE

ILLUSTRATIVE CHARACTER & PLACEMAKING

WALKABLE & CONNECTED



SOCIABLE PLACES



MIXED USES - CONNECTED PLACES



HEALTHY LIFESTYLES



WELCOMING PLACES



HOMES FOR LIVING



NATURE ON THE DOORSTEP



