

# Case Study

One Central Square, Cardiff

Commercial



One  
Central  
Square

Shape  
your vision

# Regeneration Catalyst

One Central Square is a Grade A office building and a catalyst for the regeneration of Cardiff city centre.

The speculative scheme set over eight floors, some of which are cantilevered, was the first phase in a five-year one million square feet development comprising commercial, retail and residential space in an area of almost an acre between the city's central railway station and the Principality Stadium.

Built on the site of former office buildings, a major challenge was to demonstrate how the new square and streets around it would handle a major event such as a rugby international, and as such a new direct pedestrian route from the square to the stadium - the Millennium Walkway - was designed to handle 35,000 people exiting the southern gates of the stadium in under 20 minutes.



## “Speculative scheme set over eight floors”

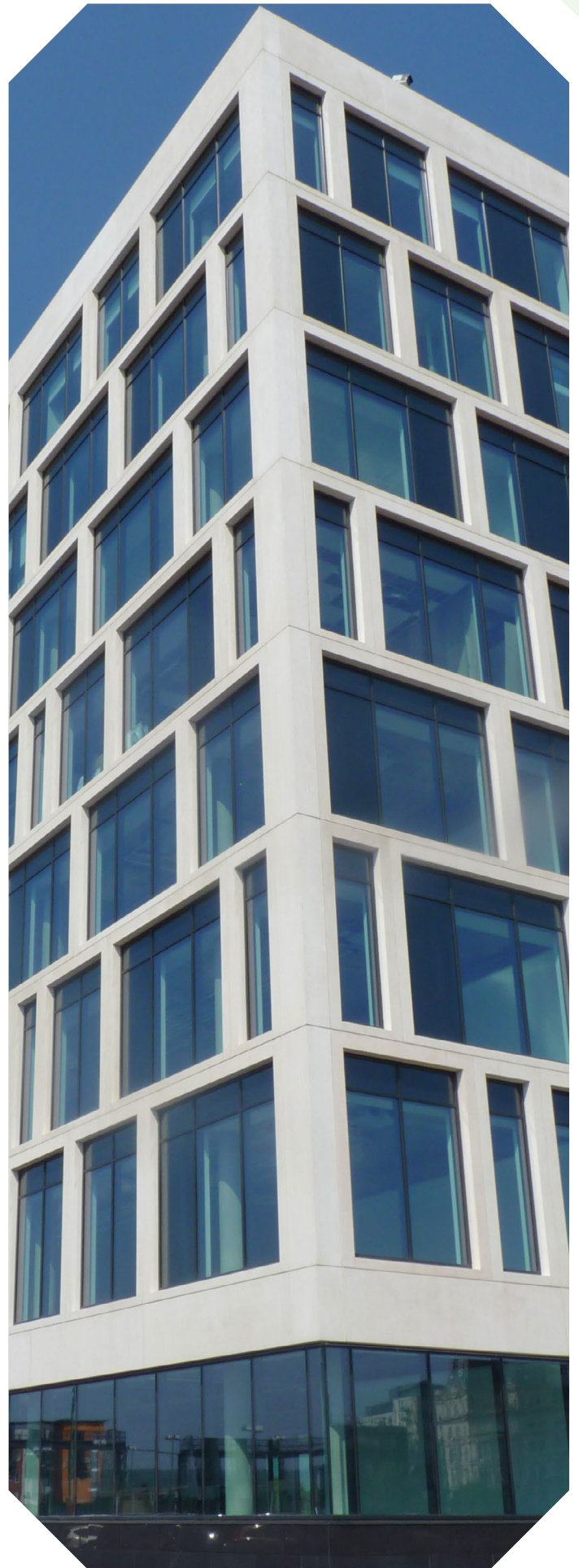


Building: One Central Square  
Location: Cardiff  
Architect: Rio Architects  
Main Contractor: Willmott Dixon  
Installer: Dudley's Aluminium

# Grade A Office Space

Driven by Cardiff-based development company Rightacres Property in partnership with the city council, Central Square was masterplanned by Foster + Partners, with One Central Square designed by Rio Architects in response to a brief which asked for 180,000ft<sup>2</sup> of Grade A office space and which would achieve a BREEAM "Excellent" rating.

Installed by approved sub-contractor Dudley's Aluminium for main contractor Willmott Dixon, two types of Novastruct curtain walling - FSX 100 capped and zone-drained and FSX 100 SSG (Structurally Silicone Glazed) mullion-drained as rainscreen cladding - plus DSX 190 TB heavy-duty commercial entrance doors - were specified by Rio Architects.



# A Key Role

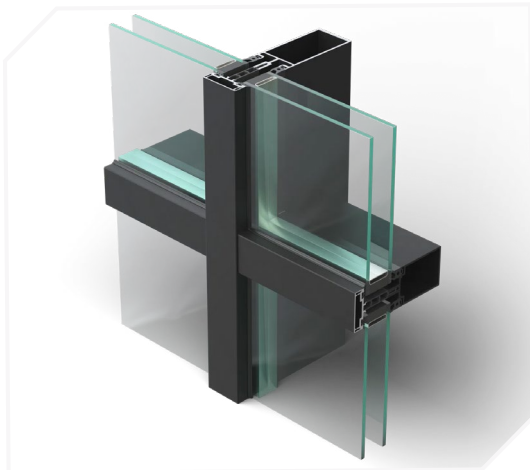
City council leader Cllr Phil Bale said: "Central Square is the key gateway to Cardiff and the wider city region for many potential investors, residents and visitors and so its role in providing a positive image for Cardiff and Wales cannot be underestimated.

"The council has worked closely with Rightacres and its design team to create a masterplan that is reflective of the city's ambition to be among the most liveable cities in the world."

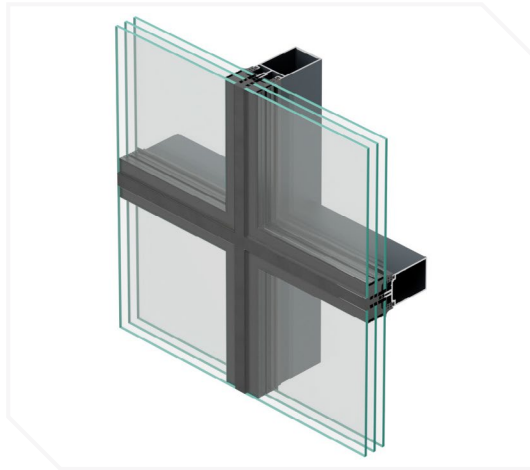
One Central Square is a past winner in the UK's best commercial property scheme category in the RICS Awards, in addition to a British Council for Offices award. RICS judges praised the project team for creating a BREAAAM excellent' building that has proved exceptionally popular with tenants, whilst acting as a catalyst for further development in and around the area, which will further enhance Cardiff as a commercial destination.



# Product Specification Highlights



FSX 100 50mm Curtain Wall System



FSX 100 SSG Curtain Wall System



DSX 190 TB Door

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