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Date: 23 November 2022  
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Project Name: Euston Tower  
Project Number: Y22049.00  
Memo Subject: Feasibility of retention of the existing facade

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Table 1: Referenced Documents

Ref	Date	Document Title	Designer/Author
[1]	Oct 2018	Euston Tower Inspection	Vertex Access
[2]	22 April 2022	1312_220426_PreApp02_FeasibilityStudy_FacadePages	3XN

Thornton Tomasetti have reviewed the Euston Tower Inspection report [1] as well as the Pre-App Feasibility Study [2] and are in agreement with the general conclusions made in these reports. We have also conducted a site visit on the 04/10/22 to assess the condition of the existing glazing.

We observe that the façade is single glazed, with an internal secondary window system to improve thermal performance. We understand that the aluminium system used externally is not thermally broken and that the external seals are in a poor state of repair.

It is our opinion that the existing façade cannot achieve the level performance required by current building regulations and standards. Even if the single glazing would be replaced by thin double glazing of vacuum insulated glazing, this would introduce a condensation risk that would not be acceptable. It is unlikely that the existing building fabric could be re-sealed to achieve the level of airtightness required to control the thermal performance or occupant comfort required in the refurbished state for any of the building uses currently being considered.

Some of the materials used in the existing façade would not be considered suitable under current good practice and regulations, such as the extensive use of monolithic toughened glass and timber.

It is therefore our opinion that the façade system is nearing the end of its design life and due to the condition and design, it cannot be realistically upgraded.

Yours sincerely,  
Kenneth Zammit