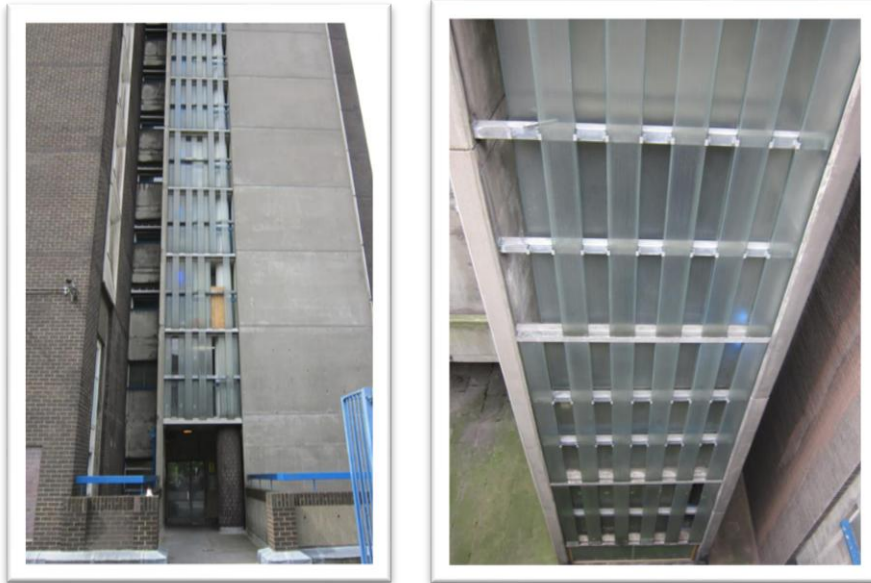


APPENDIX 2: Petticoat Tower - Summary of Options

Option 1 – Glazing Refurbishment



Considerations:

- Replacement of missing & defective panels and Introduction of a saddle bracket and associated isolation to all of the mid-span glass steel junctions.
- Introduction of an additional aluminium flat plate to the external horizontal existing framework to increase the glass plank frame coverage.
- Reinforcement/revision of the internal plank base bracket.
- Generally all existing fixings/glass isolators should be checked and replaced as required.

Option 2 Replacement - Reglit Curtain Wall System

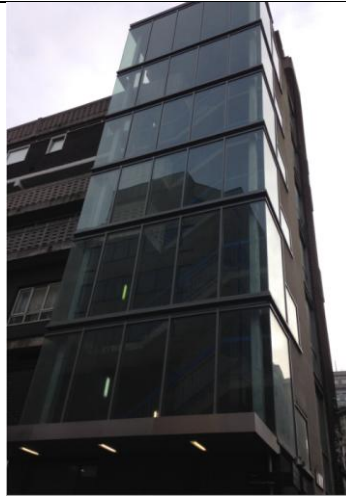


Considerations:

Reglit made it clear that they believed that the existing glass could not be replaced on a like-for-like basis, as the glazing was not designed to be installed in an off-set arrangement. Furthermore, they noted that no consideration has been made for the expected wind-loads the glass is being subjected to.

It is their recommendation that the system is removed and replaced with the Pilkington Profilit U-glazing system, a curtain-wall design using similar panes of glass as existing, although the new arrangement would create a totally enclosed space.

Option 3 Replacement - Schüco FW50 Curtain Wall System



Considerations:

The system recommended for this project would be the Schüco Façade FW-50+, which is a floor to ceiling glazed curtain wall system. The proposed solution would involve the removal of the individual off set glazing panels and installation of an enclosed system similar to the existing system at Petticoat Square, as shown above.

Option 4 Replacement - Graepels Panel Systems



Considerations:

A cost-effective solution which still allows light and ventilation through to the stairwell and bin chute areas. Designs utilise perforated metal materials and can either be supplied as a flat panel acting as a curtain wall system, or as planks to mimic the existing installation.

Due to the curved edging of the panels, the depth and fixing points would be similar to the existing system.

The material could also be powder-coated providing a number colour options, although this may limit the lifespan to circa 30 years.

A more durable option would be the anodised panels which would increase the lifespan of the material up to circa 40 years.