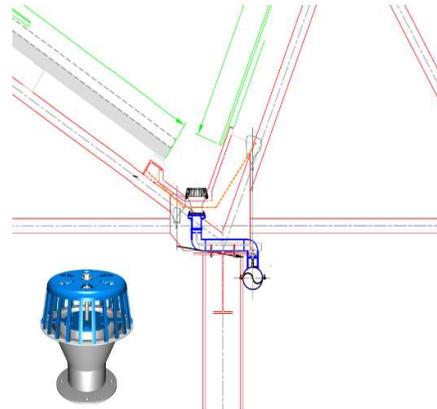


Refurbishment – Fullflow staff thrive in the technical challenge.

As a commercial or industrial building approaches the end of its usable life, the owner of the building has the dilemma whether to reconstruct as a new build or to embark on a project of refurbishment. In both cases the Fullflow syphonic roof drainage system provides the owner with an efficient, safe and reliable method of draining the roof. The benefits of employing syphonic roof drainage in new build projects has been well documented in many previous forums however, less known are the advantages that a Fullflow syphonic roof drain can provide during the refurbishment of a building. The choice of refurbishment provides the owner/occupier of a building with a unique set of issues on all aspects of the building, non-more so than the roof and roof drainage. Old roofs and their associated rainwater systems tend to be leaky, consequently requiring replacement. Building designs which many years old were often designed with small complex gutters. All these issues provide today's designer with technically challenging issues regarding the conformance to current standards and the fitting of modern day rainwater products that make allowances for the aspects of climate change. Combine this with the very restricted access to the underside of a gutter within an operational building, then the challenge becomes even greater.

One such recent refurbishment project recently completed by Fullflow was the provision of roof drainage to a building for Honeywell Aerospace in Yeovil. With a roof area of around 1900 m² the existing building was by no means considered large, however, the configuration of the existing gutters provided challenges for the Fullflow designer with regard to the placement and installation of a suitable type of Fullflow rainwater outlet. Inside the building, which was to remain operational during installation, the required routing of the pipework within the roof space took full advantage of the benefits of Fullflow syphonic roof drainage. Pipes running horizontally at high level just beneath the gutter reduced the potential to clash with other services and also alleviated the need for numerous or sloping downpipes which would be required for gravity drainage.



Existing roof configurations often dictate the type of syphonic rainwater outlet.

Initially, the success of the project lies with the design and project management teams. Site visits, photographs and where possible, original construction drawings provide information which ensures

that a workable solution may be found. Once on site, focus and realisation of the work becomes the responsibility of the installation teams. When undertaking refurbishment work the experience and skill of the installation team is vital to delivering the project on time, to budget. Fullflow are in the enviable position of having a strong and reliable workforce who have many years' experience in working on all types of project, from new build to refurbishment, from supermarkets to international airports.



Keeping a building operational during the refurbishment work provides a challenge for Project Management and installation teams

A measure of this was recognised by the Contracts Manager of the FGL client on the Honeywell project who commented of the Fullflow lead installer *“Darren on site has been superb, clearly very skilled at what he does and would be more than happy to forward repeat work in the future. I do not come across syphonic installs often, but will contact you at Fullflow in the first instance”*.