



REAL STORIES

ADAPTING BUILDINGS (2)

SANJAY'S BUSINESS NEEDED REFURBISHMENT AFTER A FLOOD IN 2012

“we’ve not made it a flood-proof building, but it will withstand flooding”

“I think the way that we’ve done it is, it’s not a flood-proof building, but it’s a building that will withstand flooding; the difference being that if it’s going to flood, it’s going to flood, but it’s not going to cause any damage. To flood-proof we’d have had to watertight the doors and all those sort of things. And, you know, so we’ve re-set all the electrics higher up; the digital phone system’s now high up, the CCTV system’s now high up.”

“So, you know, hopefully next time it won’t get at them. It would have to be a more severe flood if it did. And since I bought the business 10 years ago and that’s the first time it’s flooded, hopefully...”

“And in the new building we’re planning, the machines will be at a higher level for operation and that sort of thing; because they’ll be on a platform. In the machine room I’ll probably put a bulkhead wall to stop the water coming through the doorway, just so the machines don’t get flooded again – rather than sandbags, which are a waste of time. I haven’t thought out how I’ll do it yet, but we’ll probably line the walls and put a rubber trough in and it’ll fit in there. And it’ll be clamped or screwed into the wall if there’s a flood warning.”

“It came up through the drains and the toilet last time. I’m not sure what I’ll do about that. I think we could put a big stopcock on the soil pipes. I don’t know; I’d have to have a look at it. But then the pipes come back from the stopcock, you know, most soil pipes going into the ground are just plastic; you probably need to put metal ones in, because the pressure of the water is probably way beyond what the plastic pipe’s designed to cope with. I’ll probably ring my architect mate or the engineer, yeah.”



Electric sockets are now out of reach of the floods



Sanjay's CCTV system (the black box) was previously on the floor

- What floor-level equipment and fittings would be damaged if your business flooded?
- How would this impact on your ability to stay operational?