



Rainwater System Upgrade – Swaffham, Norfolk

Overview

Following a full site renovation back in 2021, our client Ge-Be Transport have experienced issues with water ingress through the roof, one of the few elements that was left as existing in the original build. As such we have since returned on a couple of occasions to address the ongoing problem.



Completion Date: October 2025

Scope: Rainwater system upgrade for Distribution & Haulage client.

Project Management Team: Ben Trundley & Wayne Dewing

Visit 1 – Additional Rainwater Carrying Capacity

Our first scope of works, undertaken in 2023, addressed an issue with the existing guttering and its lack of capacity to carry the volume of water running through it during heavy downpours. The project itself solved the problem on two fronts. Firstly, we sought to increase the capacity of the existing underground part of the system by increasing pipework diameter from 150mm to 450mm. This ensures that there is no potential for the system to back up and rain water is efficiently carried away from site into local waterways. Secondly, we had to increase the capacity of the above-ground part of the system. To do this, we installed a downpipe header run internally suspended from the warehouse eaves beam, this header had several connections to the system above, allowing any overflow water when the existing gutter is overpowered to enter the suspended pipe and travel into the new underground drainage. The suspended pipe passed through new penetrations in the warehouse's external wall and was connected to the underground system via newly installed downpipes.

Visit 2 – Overcladding of Existing Roof

A couple of years after our first visit our client reported that water was entering the building in another area, this time above the staff offices. After some surveying it was clear that this was due to damage on the existing asbestos roof. As such we returned to site and installed a single skin metal sheet over the asbestos, enabling water to run off effectively into the gutters and not enter the building. At this time we also cleared all of the guttering on the building of organic material to ensure there was no ongoing issue with blockages or flow.

Conclusion

In both of the areas that have been addressed since the initial renovation project, neither have had any further rainwater issues.

Click the link to read more about Trundley Group's 'Ge-Be Transport Warehouse Refurbishment' Construction Project.



The upgrades have provided a more effective, reliable rainwater management solution for the site.