Case Study

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M3 Floodtec

JM CONSTRUCTION · VICTORIA RIVERSIDE LEEDS

Low Threshold Flood Doors & Windows at a Refurbished Victorian Mill

M3 supplied and installed five low-threshold flood door sets with side panels, top light, as well as and six window configurations.

11 Openings
Passive flood protection built into the ground-floor design.

6 Windows
Enhanced double glazing and selected tilt-and-turn options.

5 Doors
Low-threshold sets with two glazed side panels and a top light.











The Problem

Victoria Riverside is a conversion of the former Hunslet and Victoria flax mills in Hunslet, Leeds.

The Victorian mills had stood empty for over 40 years.

Located beside the River Aire, the development's ground floor is within the river's flood zone.

JM Construction needed passive flood protection in keeping with the aims of the Leeds Flood Alleviation Scheme, while retaining accessible entrances and natural light.

The Solution

M3 supplied and installed 11 ground-floor openings: five low-threshold flood door entrances and six windows.

Each entrance had two glazed side panels and a top light, with flood protection in the lower fixed glazing.

Window options included enhanced double glazing and inward-opening tilt-and-turn sections.

M3's flood doors and flood windows are BSI Kitemark™ Certified to BS 851188-1:2019+A1:2021.

Installation was completed in May 2023.

The products installed included:

Low-Threshold UPVC Flood Doors

Designed for everyday access with built-in flood resistance.

UPVC Flood Windows

Help reduce the risk of floodwater entering through window openings.

M3 Floodtec

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