



THE
**GRANGE
GUESTHOUSE**
CEFN-COED-Y-CYMMER

REFURBISHMENT OF FIRST FLOOR FLAT ROOF / BALCONY AREA

This area overlooks the Cefn Coed viaduct and currently provides an outside seating area for one of our guest bedrooms. This area is starting to become unsafe and needs to be refurbished so that guests can continue to use it.

EXISTING CONSTRUCTION

The balcony was built before we purchased the property but we believe the construction to be marine-ply boards overlaid with a fibre-glass flat roof, overlaid with white ceramic floor tiles. Some of the tiles are cracked and we believe that the fibreglass roof underneath has also started to degrade. This means that there is minor water ingress to the sunroom area below and the area is no longer safe for guests to walk on.

DESIGN FOR REFURBISHMENT

A new flat roof will be constructed using an EPDM rubber finish. The new flat roof will have the same floor dimensions as the existing flat roof.

Once the roof is laid, a wooden deck will be constructed on top, occupying the full surface area of the roof. The floor of the decking will be approximately 90mm higher than the current balcony floor.

For guest safety, the deck floor will use "Enhanced Grip" decking boards, these are standard decking boards with embedded anti-slip strips. The metal railings will be retained in their existing position.

CURRENT DIMENSIONS

Flat Roof: 4.85 x 2.9m

Height of top of railings above balcony floor: 1.15m

Drop from patio door step to balcony floor: 130mm

Drop from bottom of railings to current balcony floor: 130mm

NEW DIMENSIONS

Flat roof: 4.85 x 2.9m

Height of decking above new flat roof: 90mm

Height of top of railings above decking: 1.06m

Drop from patio door step to decking floor: 40mm

Drop from bottom of railings to decking floor: 40mm



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