



### How do you transform a balcony with impractical metal flooring into a safe and comfortable surface for residents to walk and socialise on?

A Grade II listed building in Bristol, UK, was recently converted into 270 units with glass-fronted balconies. The balconies looked beautiful but the original metal grid flooring was unsafe and uncomfortable. The developers needed a permanent solution that could be loose laid over the metal – without detracting from the apartment's exterior.

#### The problem

In 2017, property developers Urban Splash converted a Grade II listed former Imperial Tobacco building in Bristol into 270 units, comprising studios and one or two bedroom apartments. A major feature of the building are glass-fronted balconies that wrap round at each level. The balconies provide great views but the original open grid metal flooring was impractical for residential living. The developers needed to find a stylish, slip-resistant solution that could be loose laid over the metal grid yet remain sturdy in inclement weather.

#### The checklist

- ✓ Provides slip resistance in all weather conditions
- ✓ Can be loose laid over an existing surface
- ✓ Sturdy enough to stay in place in high winds
- ✓ Heel-and-wheel proof
- ✓ Enhances the exterior of the apartment building

#### At a glance



##### Client

Urban Splash

##### Brief

Stylish, slip-resistant matting that can be loose laid over an existing surface yet remain stable in extreme weather conditions.

##### Location

Bristol, UK

##### Environment

Walkway

##### Industry

Residential

##### Needs

Cushioning, drainage, fall through, heavy duty, slip resistance

#### Plastic Extruders Ltd.

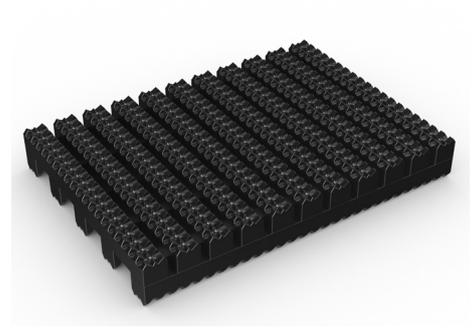
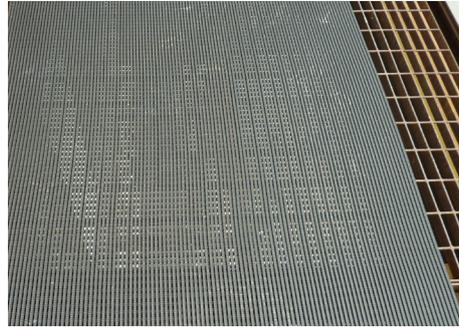
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# Case Study

## Frontrunner XT



### The solution

The luxury feel of the apartment building meant the matting not only needed to work well, but also look good. Together with flooring specialist Technix, we recommended that Frontrunner XT, one of the stylish entrance mats from our Frontrunner range, be installed along the length of every balcony.

Made from flexible PVC, the matting is designed to be loose laid with no fixing required, and remains stable in all types of weather. Frontrunner XT's open grid traps dirt and quickly drains water, ensuring surfaces stay safe. The close mesh grid makes it suitable for wheels and heels, while the mat's diamond-tread surface provides residents with extra traction and comfort underfoot.

"This is an interesting project for us and one which created a unique set of challenges. Architecturally, the balconies are stunning but the metal grid floor was impractical for residential living. Frontrunner XT matting has totally solved this problem. Not only does it look great but it is comfortable to stand on and will drain water. It is also sturdy enough to stay in place during high winds and is permanently weather resistant."

[Beckie Upson, Technix \(distributor\)](#)



### Product spotlight: Frontrunner XT

Frontrunner XT is a heavy-duty entrance mat designed to combat substantial amounts of dirt and large debris.

#### Features:



Diamond cut pattern



Two layer open-grid construction



Close mesh grid



Made from flexible PVC



Comes in 10m (33') rolls

#### Benefits:



Certified slip resistance  
(DIN 51130: R12)



Excellent drainage (DIN 51130: V10)



Wheel- and heel-proof



Easy to cut on site, contours to uneven surfaces



Seamless installation