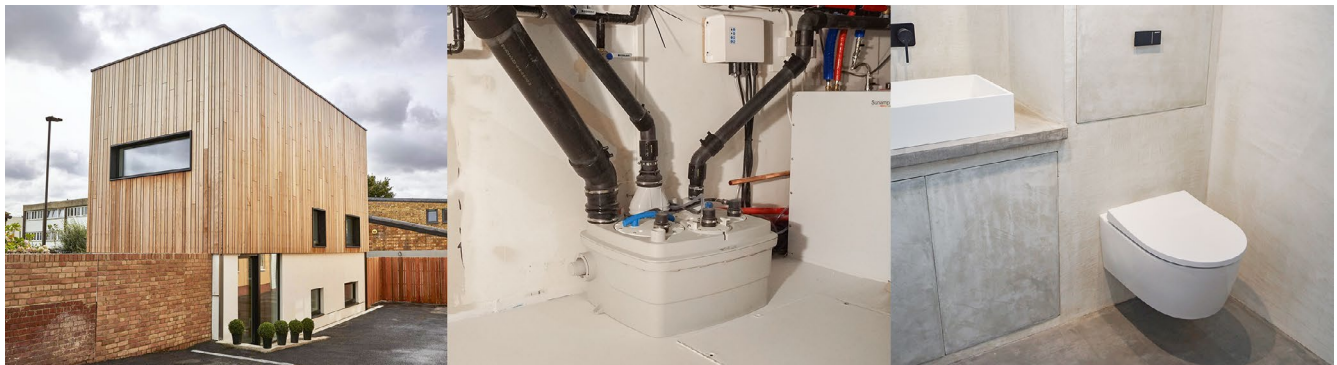




Small house. Grand design.



Sanicubic Pro 2

A small, but perfectly formed, 2-bedroom house that is unique on every level was the first home designed and built by design engineer, Joe Stuart of Warehome Ltd (www.warehome.co.uk). At the tender age of 28 Joe is now living in his own split-level, six half floor house at Warehome Mews in Canning Town, London following four years of development. Progress of the build was captured by popular TV Show, Grand Designs which aired in Autumn 2017.

Talented designer, Joe, was motivated to build his own home because he and girlfriend, Lina, were struggling to afford a home in London, yet paying enormous rents to sustain their city jobs. An opportunity arose when Joe spotted a tiny plot - the site of a former coffin workshop - in 2012. He set about applying for planning permission to build what is now believed to be officially the smallest 2-bedroom house in London. Complying to home building regulations, literally by centimetres, the plot measured just 38m² and required an innovative solution to maximise the space.

By digging down to form a basement and building six half floors, Joe has achieved a surprisingly spacious and contemporary build which features two bedrooms and incredibly two bathrooms. The first is gravity fed, whilst the second - originally designed as a laundry - sits half a floor down from street level and required a pump to take the waste to the discharge point. The industrial design wetroom features a shower, basin and WC each feeding into a Sanicubic Pro 2 macerating pump situated directly beneath the wall hung WC in the basement. The pump will also take waste from a washing machine which will be sited in the basement and has additional outlets for the connection of future appliances.

Joe may have slightly over specified the required pump, but he's built high quality into every aspect of the build to future-proof it. He explains why he chose the Sanicubic Pro 2 model;

“ **There are other smaller Saniflo pumps that can handle the waste we will generate. However, the appeal of this product was the dual motors, so if ever one fails then the other will assume the workload. This way we will still be able to use the bathroom and appliances whilst we wait for a repair. The Saniflo pump actually enabled us to install a second bathroom which adds value to our home. The unit is plumbed into the basement and will sit behind cupboard doors to insulate the noise. However, I have to say that it is surprisingly quiet anyway. I installed it myself, which was simple and straightforward. Because of the multiple connection points, we will undoubtedly be plumbing more appliances into the unit in future. This pump is an excellent solution for properties that have underground rooms and it was really cost-effective too.** ”

The finished house is clad in cedar and bricks and features thick walls with high spec insulation, a triple-glazed skylight combined with an ultra-low energy heating and hot water system which means the house requires very little energy. So with no sky-high rents to pay, minimal heating bills and a valuation greater than the build cost, the project is a glowing success and Joe is now in great demand for his sublime design capabilities.

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The build was filmed for the TV programme Grand Designs and aired in October 2017. Joe and Lina, the homeowners, are pictured with presenter Kevin McCloud.



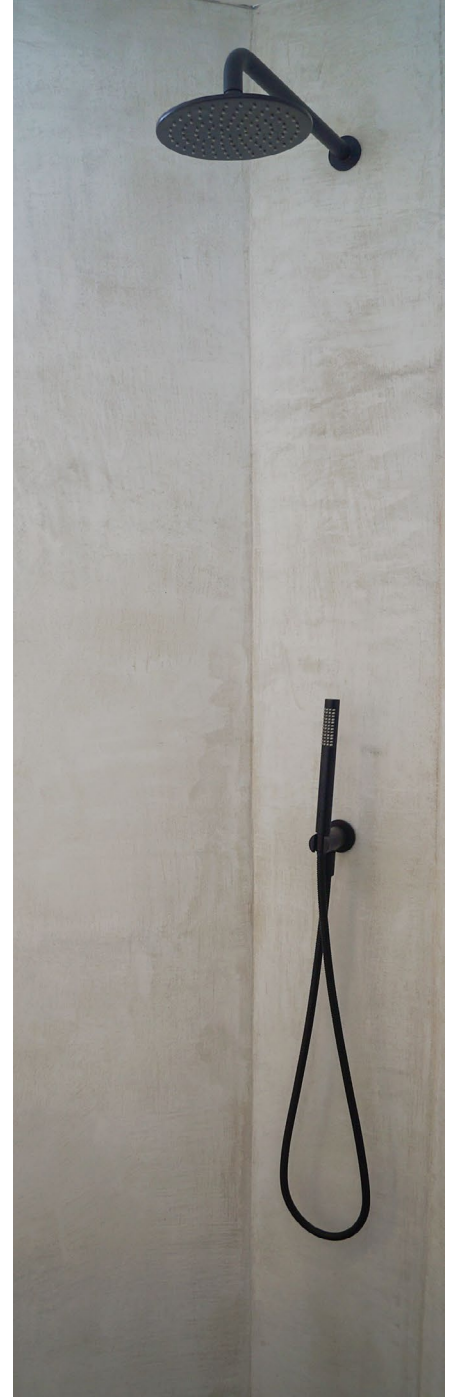
Joe designed a brand new bracket that enabled the installation of floating concrete floors to maximise every inch of available space.



The bright, airy kitchen overlooks the London skyline and was manufactured to Joe's sleek and contemporary design.



Helping to drown the whole house in natural light, the large triple glazed window and electronically open door lead to a useful roof terrace.



The shower in the second bathroom is part of a wetroom set up. The waste runs under the floor to join with the discharge pipe from the WC and down to the Sanicubic in the basement.

