

## Sheridan Guest House, Edinburgh

---



### Saniflo and Kinedo joint solution for basement flat

The owners of an 1860's Victorian guest house, located in the North East of Edinburgh, made great use of the Scottish lockdown to refurbish the basement of their property into a stunning apartment with sitting room, bedroom and bathroom. The new space is perfect for owners, Tom and Rowena Watts, who manage every aspect of the business themselves and can now de-camp downstairs to their own private sanctuary at the end of the day. The small, but perfectly formed bathroom was only possible thanks to a Saniflo solution that pumps waste up and away to the drain at street level.

The suburb of Leith, where the Sheridan Guest House sits at the end of a row of beautiful stone-built properties, has seen notable improvement over the last decade thanks to significant inward investment in the area by a young crowd that have set up wine bars, restaurants and shops. Having initially bought the run-down property in 2003, the grade one listed guest house has also been similarly upgraded to provide stylish, boutique style accommodation. All works have been carried out in sympathy with the age and status of the building and the latest updates are no different.

Working with Mike Vinding of Dansco Energy Solutions,

a local plumbing and heating engineer, the first phase of the most recent works involved the installation underfloor heating throughout the basement. In preparation, Tom, a former engineer in the oil and gas industry, stripped the living room and bathroom back to the bare walls and floors. In the bathroom the dated WC, complete with very old Saniflo (which was still working), old-fashioned shower and sink were removed in readiness for new wall-hung sanitaryware. This required an alternative pumping solution and – working with a technical expert at Saniflo – Mike recommended a Saniwall Pro Up. This combines a macerator, frame and Grohe push button cistern which is installed behind a wall. A stylish cladding solution of stunning white glass covers the frame and the wall hung WC is attached to the frame through the glass panel – which is split into two halves for ease of maintenance. The whole unit provides very low noise levels of just 47dB(A). To replace the shower enclosure Mike turned to Saniflo sister brand, Kinedo, for a lightweight, low level shower tray – a 1600mm white Kinesurf just 40mm thick and featuring a fine textured anti-slip surface. This was paired with a Kinespace 900 fixed panel with 450mm pivot section to create a large ingress and spacious shower.



## Sheridan Guest House, Edinburgh (contd.)



The Victorian Guest House has a plumbing system dating back to the 1800's



Tom and Rowena Watts bought the property in 2003 and have transformed it into a boutique guest house



The bathroom in the basement features a Saniwall and Kinedo enclosure and tray



An en-suite was built into a guest room. With no access to mains drains a Saniflo Saniplus macerator takes the waste away.



A Kinedo shower tray provides an anti-slip surface as well as low threshold into the shower

Whilst small, the bathroom is nonetheless very ergonomic and usable, according to Tom;

“Wall hung furniture is a space-saving solution and is obviously very hygienic as it's easy to clean. It also enables us to get full benefit from the underfloor heating. When it came to installing the Saniwall Pro Up, the process was very straightforward until I managed to smash the glass panel. There was a delay of a week to get a new one from Saniflo. Given the circumstances of Covid-19, Mike and I were really impressed with the service from the team there who bent over backwards to source and supply another as quickly as possible. The unit is surprisingly quiet and takes the waste from the shower and sink as well as the WC. The discharge pipes go up the wall and across the ceiling to a store

cupboard in the hallway where it taps into the external downpipe into the drain. Without a Saniflo we couldn't have the bathroom. It's an essential piece of plumbing that serves a great purpose. We also have a Saniplus macerator in one of our guest bathrooms and that room couldn't have en-suite without it. They really do enable the addition of bathrooms, especially in older properties with old plumbing infrastructure.

The renovations took a full 5 months, which was longer than anticipated but this was because each trade came in one at a time to avoid crowding. With an empty guest house because of the restrictions Tom and Rowena were able to live upstairs and even managed to convert one of the smaller rooms into an office and storage space as a separate project.

