



A luxury development with smart potential, Barnes



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An upmarket property developer trusted Cyberhomes to bring the 'wow' factor to a prestigious new-build home in Barnes, London.

Having worked with Cyberhomes on numerous projects over the past decade, he knew we could enhance the saleability of his luxury property through smart technology.

He brought in our expertise from the outset of the project. This enabled us to design and install a cable infrastructure suitable for any audio, video, security, climate control and lighting technology that prospective owners might desire—now or in the future.



Master bedroom has a motorised drop-down screen and is pre-wired for 5.1 surround sound and a projector.

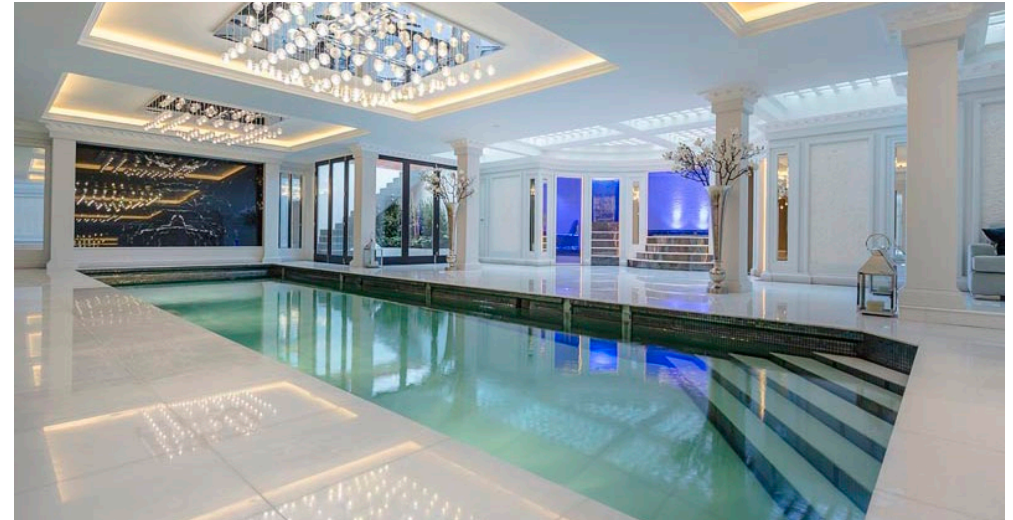
The wow factor

To create real impact, Cyberhomes installed three surround sound zones throughout the home: one in the cinema room, another poolside and a third in the master bedroom.



Screen drops down in front of the TV to convert into a home cinema.

The cinema room features a large Panasonic TV for everyday viewing, but can be instantly transformed. At the tap of a button, estate agents can show prospective buyers how easy it is to settle down for a big movie or sporting event. A 3 m wide motorised, acoustically-transparent screen descends, the lights dim, the projector comes to life, and the ideal AV settings are switched on.



The marble floor rises up through the swimming pool to create a dance floor.

For demonstration purposes, the cinema is connected to a single AV source—Apple TV—but a large AV rack provides scope for plenty more.

The sub-basement pool area is set up to screen video content and movies too; when a rear projector is switched on, a section of the glass wall separating off the gym turns opaque to become the screen. The area also doubles as a spacious party room, with a hydraulic marble dancefloor ascending through the 42.5ft pool when required.

The master bedroom also has its own motorised big screen, and all the cabling

needed for owners to easily install a projector and surround sound system. The TVs in the other six bedrooms are also wired ready for the new owners' choice of video distribution system.

Cyberhomes has installed hidden speakers in every room of the house—including bathrooms, hallways and corridors—so that music can be played throughout the home. The rooms are grouped into four audio zones for demonstration purposes, but the cabling will allow the homeowners to play different music in every room.



Electronic privacy glass creates a projection screen.

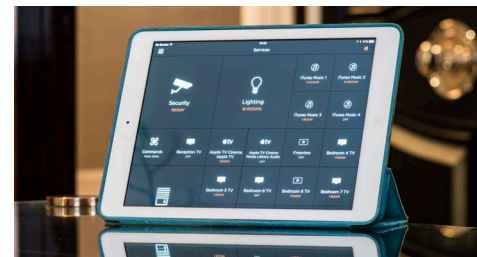
Lighting, climate and security

Cyberhomes wired the house so that the owners can easily upgrade their lighting control to a top-of-the-range Lutron system. Meanwhile, the existing set-up lets estate agents show off the lighting features to potential buyers.

In the party and swimming pool area are multiple dimmable, colour-changing lighting circuits, which provide an almost infinite choice of scenes. The lighting control also operates motorised blinds in the drawing room and master bedroom.



All rooms are pre-wired to allow video sources to be distributed to any TV around the home.



Savant Pro app allows control from any smartphone or tablet.

For perfect, energy-efficient climate control, we've installed 20 underfloor heating and 16 air conditioning zones. The homeowner can simply select the required temperature for any given room, and the system will work out the most energy-efficient way to achieve it.



Video intercom provides 2-way conversation with visitors prior to opening the gates.

As for security, Cyberhomes installed 4 CCTV cameras, along with the infrastructure for up to 12 more. A video intercom allows owners to converse with visitors at the gates on any smart device—even when not at home. The electric gates can be remotely opened, to let cars approach the lift that takes them to the underground garage.

“Cyberhomes created an impressive smart technology system, infrastructure and control interface, greatly enhancing the marketability of the development.”

Property Developer, Barnes

Fully integrated control

The simple, intuitive control system is another impressive feature of the home's smart technology. Cyberhomes recommended Savant, which operates all the AV, lighting, climate and security systems, all from one app.

Each room is easily identified and selected within the app, using photos of the actual space. And with a single tap of a touchscreen, the right AV, lighting and climate control settings can be turned on instantly.

For sales purposes, we installed a basic configuration of the Savant Pro app, which we pre-programmed with various 'showing' settings for different times of day. This allows estate agents to easily demonstrate the home's smart capabilities, without costing the developer a fortune.

Project partners

+ Riverside Joinery



"The house is targeted at the top of the market. We needed to show that it's an extraordinary home, with the potential to accommodate whatever smart technology its owners might want. That's what Cyberhomes was able to deliver."

Property Developer, Barnes



A basic lighting control system is operational but the whole house is pre-wired for Lutron should the final owner want to upgrade.

Installed Systems

-  Automation and control: Savant Pro control system, integrating all AV, lighting, climate and security systems into one app
-  Multi-room AV: Six Samsung TVs; Amina plaster-over speakers in every room, including hallways, corridors and bathrooms; Apple TV box / Master bedroom: 2.5 m wide, motorised 16:9 Screen International screen; cabling infrastructure for projector and surround sound / Poolside: LCD electronic privacy glass screen, with rear projector for watching movies
-  65" Panasonic TV; 3 m wide motorised, acoustically transparent Screen International screen; Epson TW7200 Projector; Integra DTR-30.5 surround sound; B&W speakers
-  North Commander interface operating 20 underfloor heating and 16 air conditioning zones
-  Lighting control: A simple control system integrated into the Savant Pro app, with wiring for a full Lutron system
-  Security: 4 Lilin CCTV cameras and 2N video intercom; wiring for an additional 12 cameras