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HOUSEBUILDER & PROPERTY DEVELOPER

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Lighting & electrics

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Lighting design

Good lighting really makes a top-end project come alive – Mike Eddowes of Flairlight offers some suggestions, based on a recent top-end project.

Artibes Holdings is a developer of exclusive high value properties in Surrey. The company focuses on prestige areas outside the capital, with projects ranging from £300k up to £5 million. One of their most recent projects is Hillview – a large newbuild property in Weybridge.

The key to successfully designing and supplying a lighting scheme for a house like Hillview is being able to strike the right balance between design flair and project management skills. It's no good having an overly ambitious lighting design that wows

the client but then causes complications and doesn't allow you to deliver the project on time and within budget.

Brief

Flairlight worked closely with Halo Design Interiors. Although the project called for a contemporary approach, it was fundamental that this be achieved through timeless design, to ensure that the design choices made, could stand the test of time.

Integral

The lighting was integral to the overall

design of the house, from the Swarovski crystal fibre optic lights in the ceiling of the ground floor cloakroom, illuminating a bespoke stone basin below; to the choice of stair tread lights, highlighting the beauty of the striking walnut and glass staircase.

Pool

One of the more unusual lighting elements, especially in a private home setting, is the mood lighting system. Installed in the swimming pool and bar area, it is also linked up to display lighting in the bathrooms of the property. Controlled via DMX and containing a mixture of LED strip and spotlights, the various functions of the mood lighting system provide a radiant background that blends endless graduations of colour and scene. There are multiple programmes to select from to enhance changing atmosphere and ambience. This choice of lighting was crucial in bringing this part of the house to life. With up-fit leather-clad pillars, a walnut-clad bar and pebble-tacked pool alcoves, the pool area exudes an air of a calm and spa-like space. At the touch of a button, this area can be transformed, bringing in

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exhilarating colours of fuchsia and cobalt blue behind the bar and within the pool through colour-change light technology, creating an altogether different mood, showing the versatility of the space.

Highlighting

One of the skills of a good lighting designer is developing a system that enhances the architectural details of the property. This is achieved by using light to blend some features into the background while highlighting others to create drama and interest. At Hillview LEDs are positioned above alternate steps on the main staircase and the two-circuit wire system that illuminates the kitchen area – to striking effect. Also in the kitchen, an area that needs plenty of functional lighting to carry out cooking and other tasks safely, there are IP-rated LED strips delivering a warm-white wash to avoid dark areas and shadows.

Drama

Exterior lighting also has an important role to play in any large lighting scheme. As with the interior, creating drama through shadow and enhancing architectural features of the property can really transform its character. The dual emission uplights do all this, especially in the courtyard, while importantly, they keep glare to a minimum.

Part L

Any new construction project has to demonstrate Part L compliance, and lighting is not immune from that. Demonstration of energy efficient design and implementation is essential to meet regulation standards. At Hillview the effective use of cold cathode lamps in the ceiling coffers in the lounge and family rooms, and the HD dual emission external lights ensures that optimum regulatory standards are met without sacrificing performance. The installation also incorporates quick-start low energy



lighting to the staff quarters and corridors achieved using a combination of compact fluorescent downlights and LEDs.

Supply

Alongside managing the specification process, an independent designer can also add value to a project by managing the product supply chain, as at Hillview. This ensures that the product that is specified in the style design is the product that is installed by the electrician. Whatever the style of the home, good lighting always enhances it.

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■ For further information on Flairlight, circle readerlink 106, or enquire online at www.readerlink.co.uk

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