

Midnight in Belgravia

Located a stone's throw from Buckingham Palace, a luxury apartment complex refurbishment at 10 Montrose Place in Belgravia, London, provided a unique opportunity for specialist installer, Midnight Integrated Systems. The end result is a blend of sophistication and state-of-the-art technology, reports *CI*.

Midnight Integrated Systems (formerly Midnight Security & Communications) is currently celebrating in its 20th year in business. The company has seen significant growth in the last year and a half in its areas of expertise which include system design/CAD, installation and maintenance. The company has re-branded its various activities under the new name to consolidate the crossover often experienced between the commercial and domestic sectors.

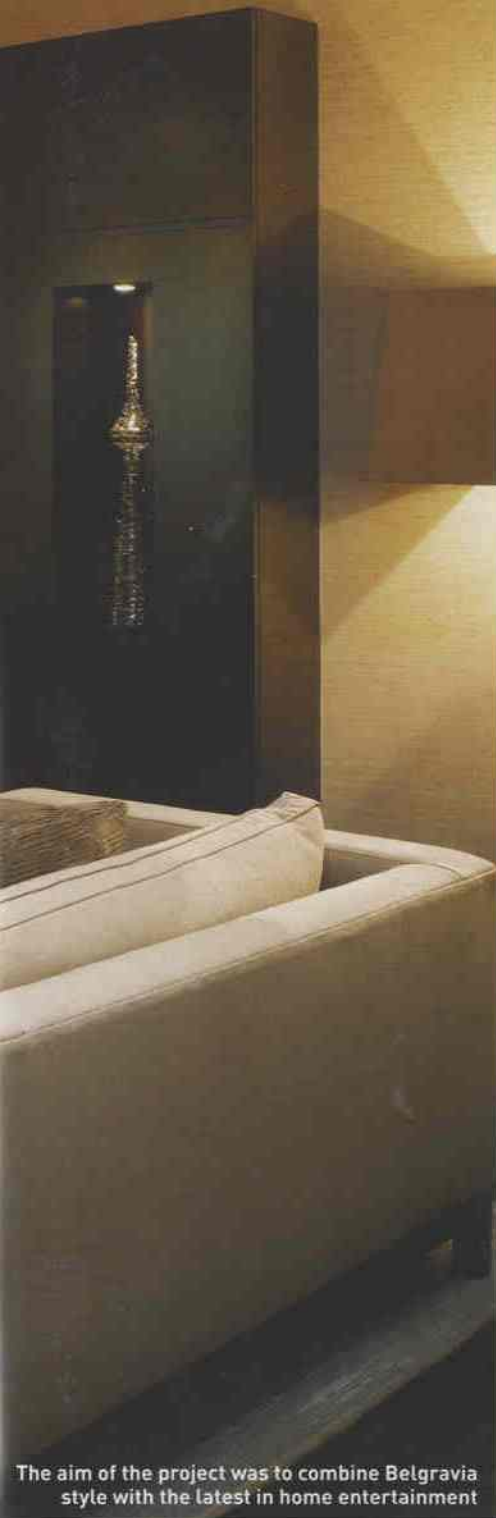
Midnight's home entertainment and automation arm (Authomeation) is now officially part of the wider group and has been in existence since 1997. Authomeation describes itself as one of the UK's most

innovative providers of high quality, fully integrated home entertainment, communications and environment control systems. The company says it has gained an unrivalled reputation for installing home cinema, multi-room Hi-Fi, home networking and mood lighting systems in existing and newly-built residential properties. The company has some impressive commercial clients in its portfolio including British Airways' London Eye, the London Dungeon and Docklands Museum West India Quay. On the residential side, projects have included Pierhead Lock Docklands (Barratt), Point West (Regalian), Charter Quay, Kensington Westside & Kew Riverside Park (St George), Westminster Bridge Road (Bellway Homes) and Perspective

(Nicholson Estates).

Six years ago, recognising the increasing demand, Midnight joined CEDIA and expanded its product portfolio to include home entertainment, Lutron lighting and Crestron control systems. The Authomeation division of the company was formed to deal with the increasingly complex residential requirements involving all of the product range and integration.

For one of its latest projects, Midnight found itself in Belgravia in the City of Westminster, just a stone's throw from Buckingham Palace. This area has seen some of the fastest property price increases in over 30 years and luxury here is not just an aspiration, it is expected. So, naturally, any installation here has to adhere to

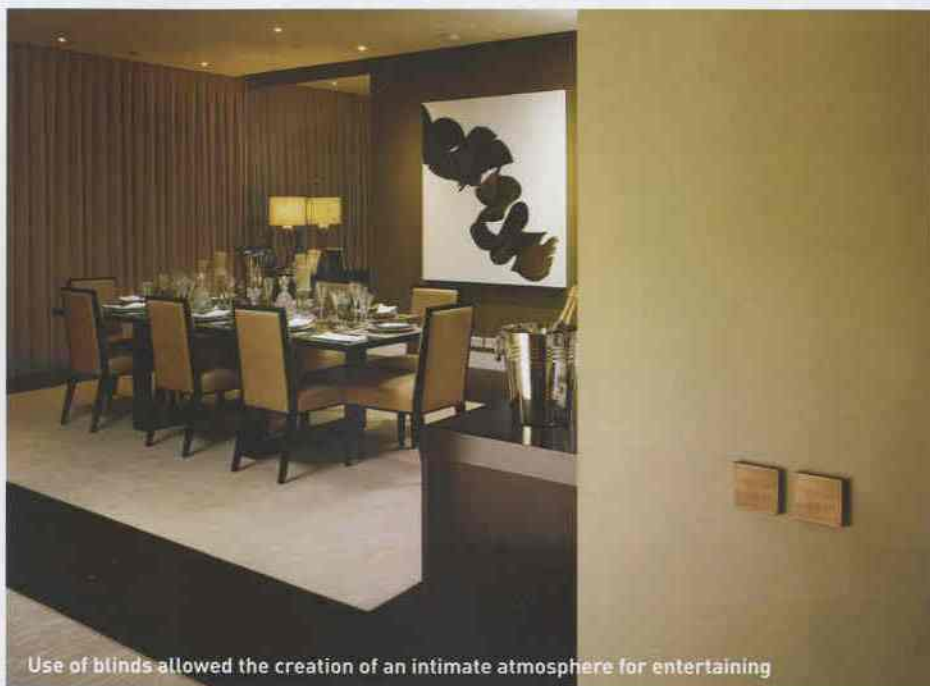


The aim of the project was to combine Belgravia style with the latest in home entertainment

the most exacting standards. Midnight's execution of its remit at 10 Montrose Place was no exception to this rule.

Designed and built for leading privately-owned property groups, Grosvenor and Native Land, no expense was spared on the interiors of the 15 luxurious apartments in the complex. From state-of-the-art security and integration to top-end artificial and natural lighting control solutions by Lutron, the project looked to provide for every single need that potential buyers may have.

Unusually in an area renowned for its Victorian mews buildings and lines of Georgian terraces, 10 Montrose Place is now described as the epitome of modern city living. Floor to ceiling windows line every exterior wall of the



Use of blinds allowed the creation of an intimate atmosphere for entertaining

apartment complex and the development looked to deliver striking living spaces to ensure residents made the most of the prime location of this dramatic property.

A touch of glass

Of course, working in an environment with so much glass comes with its challenges. Although all the apartments benefit from the airiness of so much daylight, there was a real need to manage the light levels coming into the properties throughout the day. The problem was solved by careful integration of shades and lighting control technology from Lutron.

A show apartment on the ground floor was created to demonstrate to purchasers the true potential of the integrated technological solutions built into the project, consisting of an open plan dining room, kitchen, living and TV area, along with two bedrooms and a study, complete with en-suite. Chris Wood, managing director of Midnight explains: "The show residence provided a unique opportunity for us to demonstrate what a truly integrated apartment can offer to its users. By integrating the Lutron HomeWorks lighting control system and a central AV control system, the homeowners can sit on their sofa, control the blinds and curtains, turn on the TV, adjust the sound and lower the lights with the touch of a single button."

The project made use of Lutron's Sivoia QED (Quiet Electronic Drive) shading system linked in to its HomeWorks lighting control system, ensuring that the light levels within

the show apartment were managed at all times of the day and night. The HomeWork 8 series system, running 54 lighting circuits along with 16 keypads in a range of two and four button bronze antique finishes, was linked into the Sivoia QED shading system and the Sivoia QED curtain track for ultimate control of natural and artificial light. By installing twin roller blinds which incorporated black out and opaque blinds, the system could regulate, with the use of photosensors, the ambient daylight in the room and lower or raise the blinds according to exterior light levels.

Chris explains why he chose to use Lutron's Sivoia QED shading system: "When a purchaser



A light diffuser blind was used in the Kitchen to dampen the impact of ambient light



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Discrete but accessible control points control the lighting and mood of the apartments

in Belgravia is looking to buy a property, he/she is looking for the best fittings as well as space. By using products such as Lutron's shading system, we ensured that there was no noise associated with the control of the blinds and curtains, reinforcing the quality of our overall installation."

The attempt to achieve perfection didn't stop at the quietness of the blinds and curtains. The shades were aligned so that their borders perfectly matched the metal mullions between the five glass windows in the central living space. Due to the large space the shades were covering in the living area, careful attention was paid to the shading combinations used. In the kitchen area a Sheer Shade was used, with the Lutron

Kit list

Control Elements

Crestron AV2 Audio Visual Control Processor
TPS-3100L Colour Touch Panel (Flush Wall Mounted)
Level One GSW-2690 Network Switch & WAP

Home Cinema

Denon AVR-2307 AV Receiver
Apple TV
Toshiba HD-E1 HD-DVD Player
Panasonic 50in HD Plasma TV (Connected via HDMI)
Sky HD Digibox
B&W CCM65 Flush Ceiling Speakers

Lighting Control

Lutron Homeworks Lighting Control
Lutron Sivoia QED Blinds & Curtain Control

Speakers/audio

B&W CCM65 Flush Ceiling Speakers
Crestron CNX-PAD8A Audio Switcher
Rotel RT-1082 FM/DAB Tuner
Crestron AAS Audio Server

Security

Galaxy Alarm System- Centrally monitored (via concierge)



The interior décor and wall switches match to achieve a seamless integration between control and environment

Fiberglass Basketweave 1 with a 10% openness factor. The choice of this particular fabric was to maintain the view from the apartment and limit harsh glare at the same time. The second shade used the Lutron dual-sided Fiberglass Basketweave with a five per cent openness factor, with a white back which reflects light to reduce solar heat gain. The dual-shade arrangement of both the blinds and the curtains not only reduced harsh sunlight, but provided complete blackout where needed.

The overall mix of sophistication and state of the art technology has seen a successful result for Grosvenor and Native Land. The complex has proved so popular that the majority of apartments were bought off plan and the show flat sold within three days of going on the market. ●