



Sagar Smart Homes: Ambitious and intricate reconstruction

*13 properties inspired by the eclectic and desirable surroundings of
Goode Street and Tottenham Court Road, in Central London*

Artisan, 1 Goode Street
Developer: Dukelease
Installer: Sagar Smart Homes

In the heart of sophisticated Fitzrovia stands Artisan, a collection of luxury apartments and penthouses. Combining a boutique design and modern KNX control solutions, the 13 properties are inspired by the eclectic and desirable surroundings of Goode Street and Tottenham Court Road.

The project spans the upper floors of five terraced buildings and includes an intricate reconstruction in a void created by significant bomb damage during the Second World War. New build elements of the project included a truly ambitious cantilevered full height glass bay.

Seven years in the making, Artisan has been rewarded for its individuality with developer Dukelease awarded the Grand Prix accolade at the 2016 London Evening Standard New Homes Awards, and installer Sagar Smart Homes scooping the Best Project for a Developer at the KNX 2016 awards.

The scheme fits seamlessly into the surrounding properties, including the Victorian inspired architecture of Tottenham

Court Road and the Georgian Goode Street.

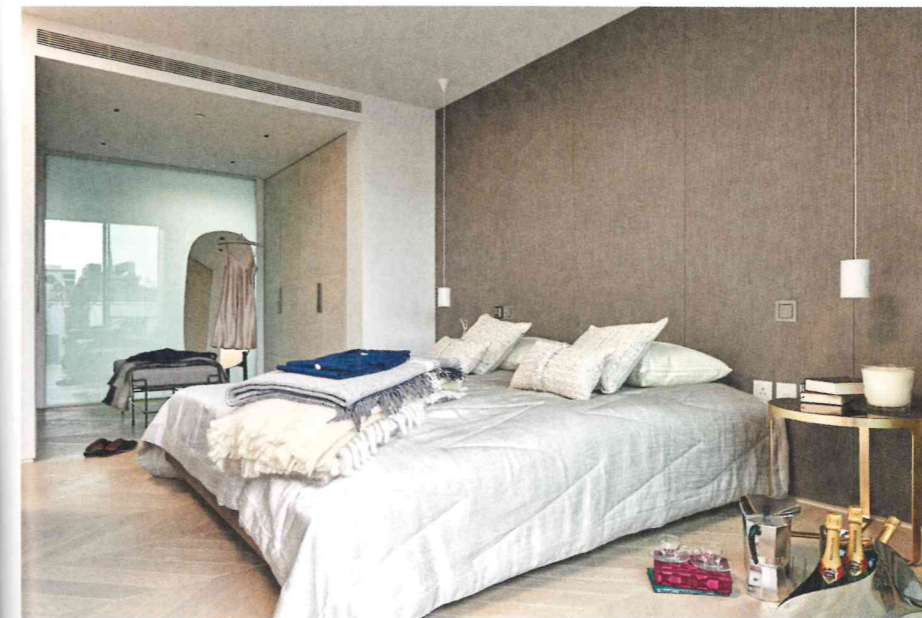
Inside, a number of the apartments have a lateral layout across two buildings. Instead of an ordinary open-plan layout, flexible sliding walls and screens allow occupants to partition part of the space to create privacy. One apartment is fitted with 'Smart Glass',

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an innovative approach to modern living which enables privacy at the touch of a button, turning clear glass opaque. A curving, sculpted oak and glass staircase in the show apartment is a standout feature.

To complement the unusual style of the building's exterior and interior spaces,



developer Dukelease turned to award-winning UK integrator Sagar Smart Homes to install an intuitive smart home system.

The brief was to create a truly unique living space with each apartment having its own technological benefits. A KNX system proved to be the ideal choice as it provided the functional, scalable system required.

"All 13 apartments are distinctive from a technological perspective, they just happen to be very close in proximity," comments Richard Sagar, Director Sagar Smart Homes. "The apartments feature sophisticated control, made possible using the KNX protocol."

The properties have an internal KNX infrastructure, managing all of the lighting, heating, cooling and blinds. These elements are connected by a KNX backbone, which also serves the communal areas of the building. Opting for this system provided a scalable platform, which provides maximum functionality and an opportunity for increased return on investment.

"On top of this we delivered a completely integrated audio visual and home automation system in one of the three penthouses, using the incredible Savant TrueControl interface," adds Richard Sagar. "The interface is a virtual platform, where the user views the room in front of them on their tablet. Touching the lamp on the screen will turn the lamp on; pressing the TV icon will allow you to select your source. Everything you do is then reflected in real time on the

fully connected with the KNX system.

"For the resident, this provides a fantastically intuitive and easy to use platform to control the features in their home, ultimately improving user experience and comfort," comments Richard Sagar. "On the back of the initial investment, the developer is able to demonstrate the AV in their show apartments, offering the scalable packages as a post sales uplift to be installed in-between exchange and completion."

For developers Dukelease, combining technological capabilities with the interior design, location and accessibility of a property is of great importance.

Richard Leslie, CEO of Dukelease Properties, comments:

"With home automation now more readily available to the wider consumer market, people are more aware of the increased value smart homes can add to their lives – and this is something developers now have on their radar too. With the diverse range of layouts and functionalities, we saw an opportunity to really push the limits of the

tablet. It is incredible!"

With a KNX backbone in all apartments, along with future ready AV cabling infrastructure, the apartments feature comprehensive control. In multiple apartments, Sagar Smart Homes provided a fully integrated system, with the Savant TrueControl operating all audio and video,





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“We always aim to add an element of differentiation in our developments, and one way we do this is through leading technology. When you look at the interiors of a modern home, many of them can start to look the same. However, alongside bespoke interiors, we also create homes with equally unique capabilities –it's only when you dig deeper and experience them first-hand that you realise their full potential.”

Richard Sagar comments: “It is a pleasure to work with Dukelease, a forward-thinking developer who recognise the benefits of adding scalable technology solutions to their developments. We worked with them to enhance their offering to make sure it is completely up to date, meeting all the requirements of modern living. A KNX platform throughout gives peace of mind, providing a consolidated and easy to use interface for all the apartments features.”

With the new Crossrail at Tottenham Court Road set for completion in 2018, the area will benefit from increased transport

links around London and the award-winning Artisan is adding to the excitement of the area.

Artisan demonstrates luxury living in the ultimate prime location. It combines the delicate architecture of historic properties with a seamlessly designed automation system that enhances the living experience for residents along with the energy saving benefits.

“The increase of consumer awareness to the benefits of well designed ‘smart automation’ systems is being reflected in the decisions developers are making,” adds Richard Sagar. “Developers like Dukelease are leading the charge, shaping their user experience to be the best it can. It is great to see and a trend we anticipate will only grow in both the mid and long term. With a history of providing intuitive, reliable and inspiring solutions, we are excited to be an integral part of this growth, designing and commissioning technology systems which elevate the entire experience at home. “

