

Direct to the self-builder

# Your Build

WWW.YOUR-BUILD.CO.UK SUMMER 2011

## 4 Phases to Your Build

Footings & foundations  
Framing your self-build  
Interior & exterior finishing  
Groundwork & landscaping

# Kevin McCloud's

## 5 Top tips for self-build

**WIN**  
Dreadnought Tiles  
**Worth £3,000**  
Go to page 7

### Spiral Cellars

consider something different and utilise your space below...

**FREE**  
Early Bird ticket inside

**GRAND DESIGNS LIVE**  
BIRMINGHAM  
NEC • 7-9 OCTOBER  
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**WIN**  
A Hunter Ceiling Fan  
As featured on  
itv's **60 MINUTE MAKEOVER**  
**Worth £360**  
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## Lighting... with Halers!

*Inside:* making the most of a multitude of lighting options



Luma lights • Thermapool • Comfort Home Systems • VELUX windows • Alpha heating • Renewables



## Phase 3

# Home Automation for the self-builder

Simple Steps to a high-tech home with L Y Chiu, director of Cytech Europe, manufacturer of the Comfort Intelligent Home System



**W**hy shouldn't someone building their own home have the same degree of technology available in the house as they have in their car or on their iPad?

Easy control of home facilities come at the touch of a finger with a home automation system. Home automation systems offer the user the ability to:

- Check on security from anywhere in the world
- Control any device connected to the system
- Switch on the garden lights
- Create atmosphere with varied lighting scenes
- "Magic" a hidden TV from a faux bookcase
- Heat up the bath water
- Hear a reminder on a talking keypad
- Open or close the curtains or blinds
- Have your lighting and appliances respond automatically to alarms or security events

- On a computer screen look all around the house
- Talk to a visitor at the door before you let them in from a keypad, home phone, or by your mobile when you are out.

The key to achieving this is for the required wiring to be installed at the appropriate time during the build. A basic home security system from Comfort can be installed for around £2,500 for a typical 3-bedroom house (according to Comfort installer, Household Automation). Once the home owner adds in control of lighting and heating systems, for example, then they could be looking at something in the region of £10,000 according to specific needs. Comfort can be integrated with almost all major lighting and control systems including C-Bus, KNX, Dynalite, Rako and Zwave.

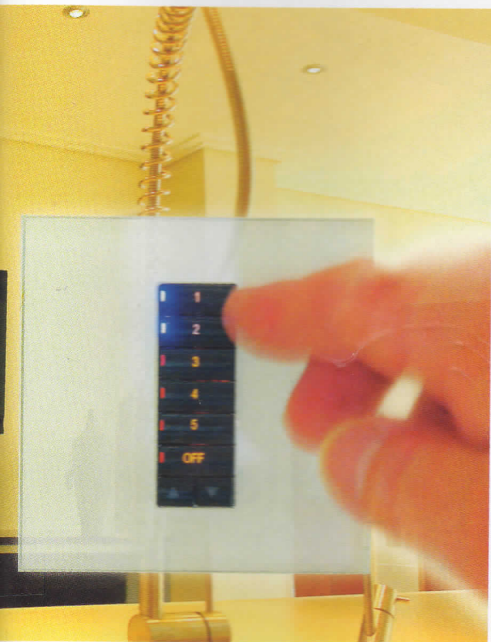
### Pick and choose key features

Because the system is entirely bespoke – customised for each home – self-builders can pick and choose the key features they require at the outset and then add others in the future.

A basic home technology package can combine an integrated intruder alarm with full home automation controlling lighting, heating and appliances, curtains, blinds, audio and video all working together in an intelligent way. The system can be controlled from a handheld keypad at home, from a mobile, a wall touchscreen or remotely by computer to check on security or any other feature and look around the house via CCTV. Timed set programmes can also operate the system automatically. There is an interactive voice menu that can act as a reminder on the real time status of the lights and appliances and play back reminder messages. The voice menu is also available in nine languages.



Push the button:  
Home automation systems offer users a range of controls over issues such as lighting, security and heating controls



### High grade security

In many people's opinion the key feature of a home automation system is the integration with high-grade security. For example, when a bell is rung at the gate or front door it calls the home phone so the homeowner can talk to the visitor and choose to let them in. If no-one is in, a mobile can be called and the visitor let in or a parcel delivered. The intruder alarm can be programmed to cause all the lights in the house to turn on and off, if unexpected movement is detected. Cytech's five-minute video demonstrates the system and can be found on YouTube (look for Cytech Comfort). A UK-wide network of installers can be accessed on [www.cytech.biz](http://www.cytech.biz).

The alarm system can be armed to AWAY when no one is home, to DAY when the doors and windows are armed, NIGHT mode before going to sleep or HOLIDAY mode when the lights and music can be activated in a semi-random way

giving the impression that the house is occupied when it is not. The security system can be armed or disarmed when a keyfob opens or closes the automatic garage doors and gates.

### Adjustable energy use

Energy conservation and sustainability are key issues today for everyone and a home automation system can make a significant contribution in both these areas. Home energy costs can be easily controlled by the system that monitors heating, lighting, appliances, curtains and blinds and adjusts energy use to the individual conditions in the house. Greater home energy efficiency can be achieved with daylight-saving controls, occupancy sensors and more accurate control of the heating system. In NIGHT mode, motion sensors can switch lights off automatically when motion is not detected for a period of time.

An additional benefit is that when the weather

changes suddenly, the homeowner can adjust the heating system remotely by phone or computer and move the settings up, down or off.

Assisted living and lifetime homes are two inter-related sectors where home automation can play an important part, especially when a new build home is destined for older owners or those with disability. Reminder message and voice announcements can be played back on talking keypads or the telephone to remind the user to take medicine, for example, as a wake-up call, or to warn if any motion is detected. The system can also dial out to alert carers or family members if there is no activity in the home for a longer than usual period of time. The carer can talk to the person in the house through any of the keypads. An emergency button on the keypad can force a dial-out to the carer or relative ■

[www.cytech.biz](http://www.cytech.biz)