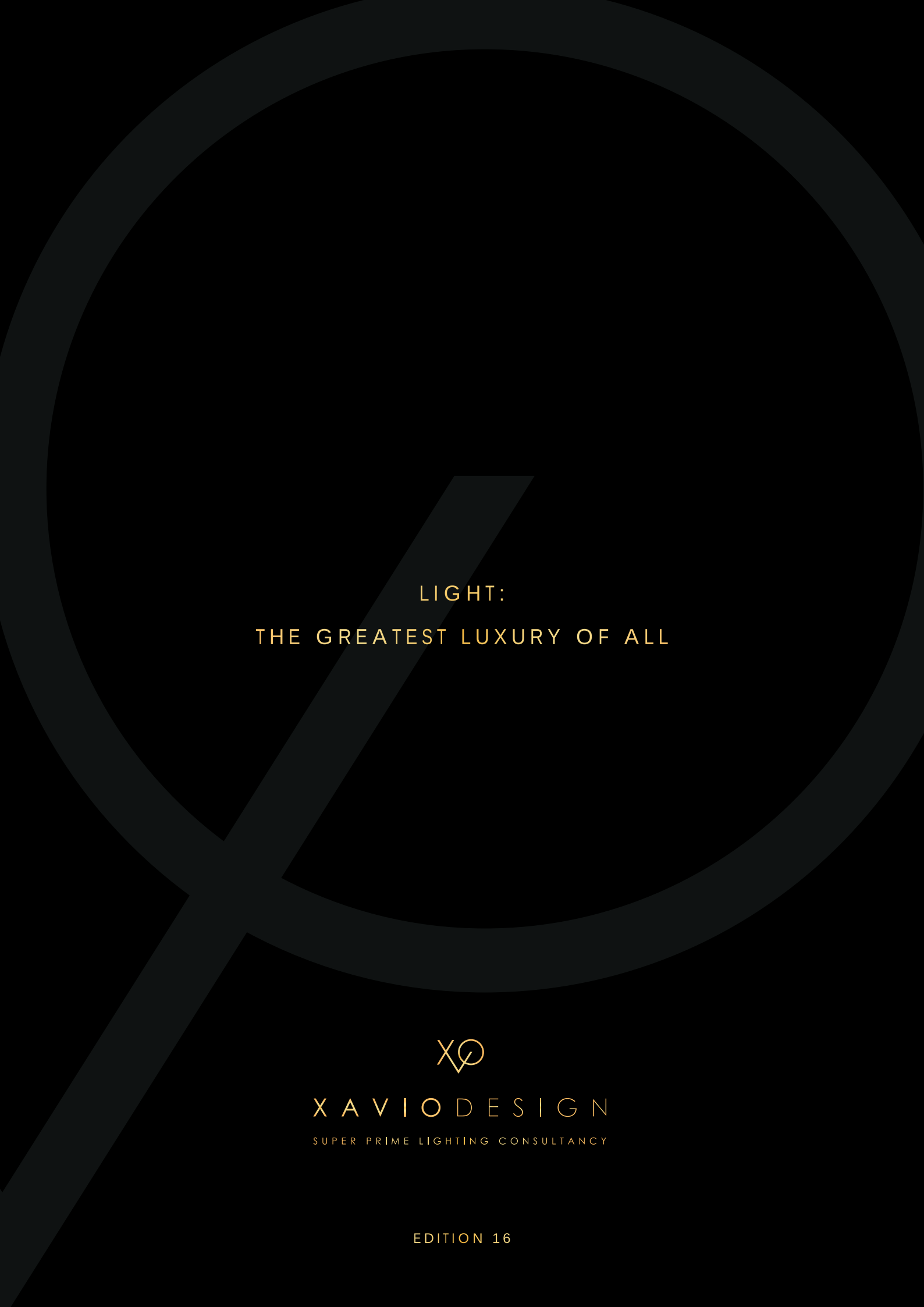




LIGHT:
THE GREATEST LUXURY OF ALL



XAVIODESIGN

SUPER PRIME LIGHTING CONSULTANCY

EDITION 16

SUPER PRIME LIGHTING DESIGN CONSULTANCY

Xavio is an established, family-led international lighting consultancy specialising in super prime residences and other luxury sectors.

With a large team based in the UK & abroad, we guide our clients worldwide to achieve refined and timeless lighting solutions.

Design like an artist . Study like an analyst . Think like an engineer



XAVIO DESIGN

SUPER PRIME LIGHTING CONSULTANCY



THE
Art OF
Light

VISION. INSPIRATION. LEGACY

One of the original inspirations for Xavio;
lighting and London.

*“The Thames was all gold...it was beautiful,
so fine that I began working a frenzy, following
the sun and its reflections on the water.”*

- Claude Monet

MEET XAVIO'S FOUNDER

With over 20 years of experience in lighting design across a wide range of complex and high-end projects, Nick Reynolds has built the Xavio family business on a simple but uncompromising principle, that exceptional outcomes demand both creative intuition and absolute technical precision.

Nick's approach blends artistry with engineering discipline, ensuring that every scheme is not only visually inspiring, but flawlessly delivered. His deep understanding of architecture, interiors and narrative allows light to become an integral part of the story, never an afterthought.

Under his leadership, Xavio has developed a highly systemised and refined process, enabling projects of all scales and types to move with clarity, confidence and control from concept through to completion.

The result is lighting design that feels effortless, yet is underpinned by meticulous planning, expertise and an unwavering commitment to perfection.

Est. 2010



NICK REYNOLDS
FOUNDER &
MANAGING DIRECTOR



Our Sectors

WHERE KNOWLEDGE MEETS LIGHT

Our work spans a diverse range of complex and high-end project sectors across the globe, from super prime private residences and luxury hospitality to large-scale developments, heritage estates and specialist retail environments.

We bring the same level of creative sensitivity, technical precision and structured delivery to every project, regardless of scale, style or sector.

An award-winning combination of natural design talent, cutting-edge technology and access to the latest global products is underpinned by a highly systemised approach, ensuring clarity, coordination and exceptional results at every stage.



SUPER PRIME RESIDENCES



PRIME DEVELOPMENTS



LUXURY HOSPITALITY



HERITAGE & ESTATES



LUXURY RETAIL

DEFINED BY LIGHT



*Lighting expertise
tailored to every
stage of a project*

Our Services

Xavio provides a comprehensive range of lighting consultancy and supply services, carefully structured to support projects at every stage.

From full design consultancy through to technical support and managed supply, our approach ensures clarity, consistency and control regardless of project complexity.

XAVIO ATELIER



DESIGN

XAVIO SUPPORT



REFINE

XAVIO SUPPLY



DELIVER

Xavio Atelier

CONSULTANCY SERVICE

A highly specialised design studio delivering refined, concept-led lighting schemes for super prime projects.

Xavio Atelier blends creativity with technical precision, crafting timeless solutions that respond sensitively to architecture, interiors and narrative.



Full RIBA Stage 2–6 consultancy

Inspirational lighting concepts & technical documentation

Fixed-fee service with dedicated process management



Xavio Support

CONSULTANCY SERVICE

Targeted technical consultancy designed to support, refine and de-risk lighting packages at any stage.

From specialist studies to detailed coordination and peer review, Xavio Support brings clarity, control and confidence to complex projects.



Flexible consultancy tailored to project needs

Technical reviews, peer reviews & specialist support

RIBA Stage 5A / IFC technical package assistance



Xavio Supply

SUPPLY SERVICE

A fully managed service for the sourcing, consolidation and delivery of architectural lighting packages.

Combining global procurement with precision logistics, Xavio Supply ensures every product arrives coordinated, prepared and ready for installation.



Global luminaire sourcing & managed procurement

Consolidated warehousing, labelling & logistics

JIT deliveries with pre-cut linear LED preparation



BEYOND LIGHT



THE XAVIO TEAM

H.R.H - Treat Everyone Like Royalty

This principle underpins everything we do, defined by
Helpfulness, Respect, and Humility.



HELPFULNESS

RESPECT

HUMILITY

With more than 200 years of collective industry experience, the Xavio team brings together a carefully selected group of designers, technical specialists and project professionals, each contributing to the delivery of exceptional lighting solutions.



NICK REYNOLDS
MANAGING DIRECTOR
& FOUNDER



GRACE ZAPANTA
EXECUTIVE ASSISTANT
TO MD



BRUCE REYNOLDS
DIRECTOR



SIAN PARSONS
DESIGN DIRECTOR



JONNY CONOLEY
PROJECT DIRECTOR



ALESSANDRA BERTOLINI
DESIGN ASSOCIATE



REBECCA FREEMANTLE
DESIGN ASSOCIATE



AGNIESZKA SZUBERT
SENIOR LIGHTING
DESIGNER



MARIEL GARCIA
SENIOR LIGHTING
DESIGNER



SIMRAN GHAG
SENIOR LIGHTING
DESIGNER



PIOTR CHILIK
SENIOR CAD
DESIGNER



JONNY BAIN
SENIOR LIGHTING
CONSULTANT



SIMON BALTHAZOR
SENIOR PROJECT
LIAISON



ROBERTA GALOFARO
LIGHTING DESIGNER



MEGAN PACEY
LIGHTING DESIGNER



CONNIE RILEY
LIGHTING DESIGNER



KARIN KESULA
FINANCE MANAGER



DAVE RAWLINS
OPERATIONS MANAGER



KATHRYN COLMAN
PROJECT COORDINATOR



SOPHIE CAIRNS
PROJECT ASSISTANT



A Refined Process & Respected Reputation

ESTABLISHED IN 2010

Xavio has a reputation for creating lighting designs that are timeless classics, merging elements of brilliant creativity with a sensitive sympathy with the architecture, interior design, and 'story' within every project.

METICULOUS PLANNING AND ATTENTION TO
DETAIL FOR UNRIVALLED RESULTS

Professional Expertise
Acclaimed 'Best in Europe'

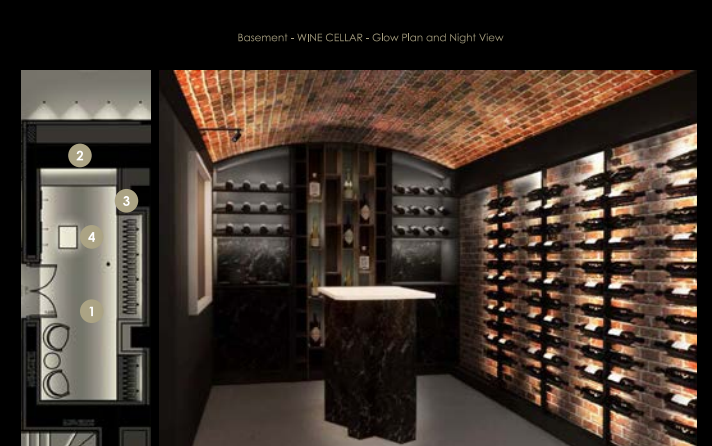
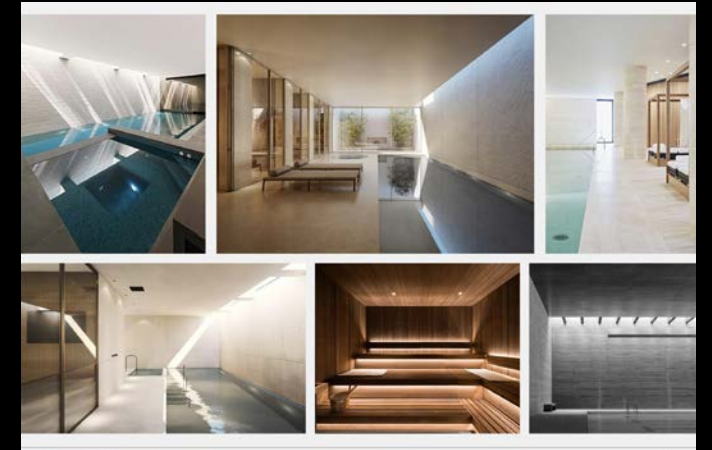
Every Xavio project follows a refined 30-step process to allow it to run smoothly to a successful completion as it moves through the RIBA stages.

CONCEPT DESIGN & VISUALISATION

Design like an artist

From initial sketches and inspirational visualisations through to coordinated CAD drawings and technical documentation, each stage of the process is carefully developed to ensure clarity, alignment and control.

This level of detail underpins effective collaboration and enables seamless progression from concept through to delivery.

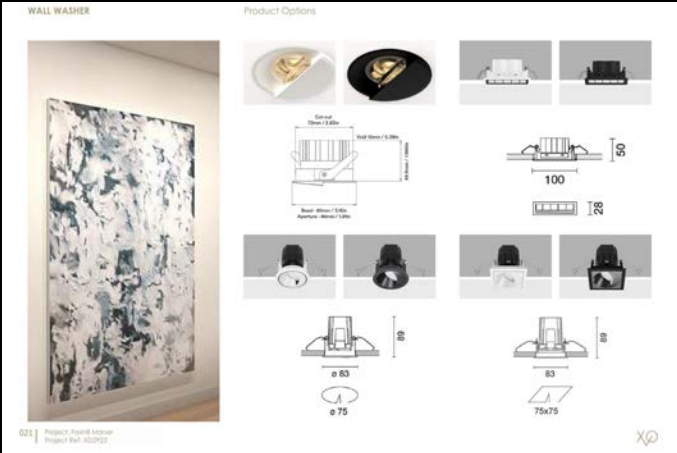
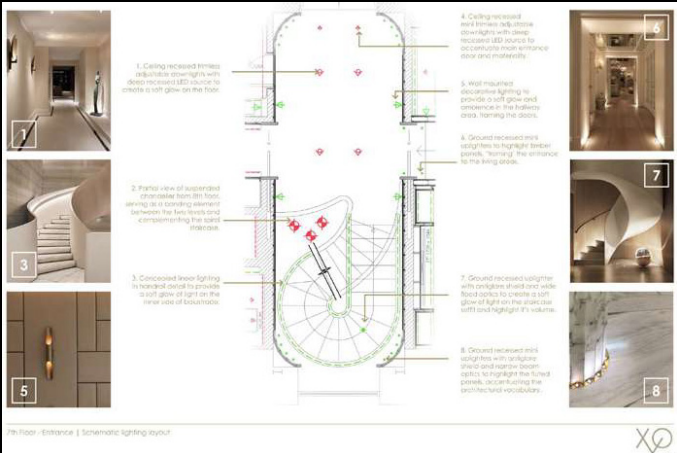
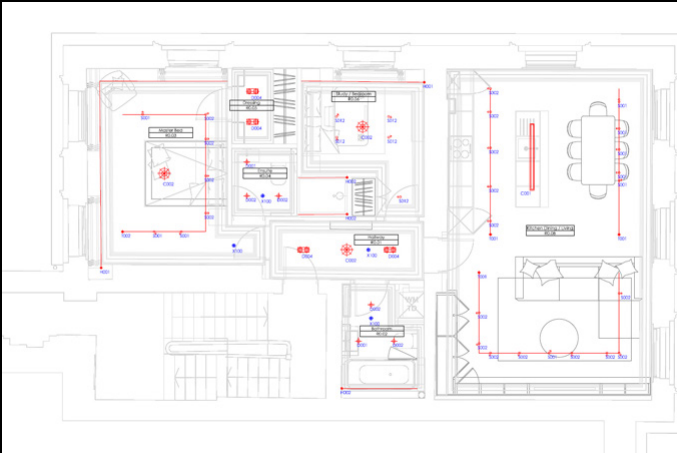
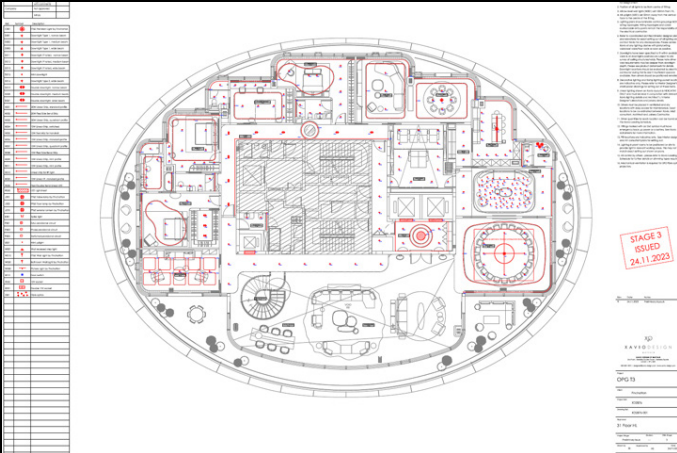


SCHEMATIC DESIGN & COORDINATION

Study like an analyst

At the schematic design stage, concepts are translated into coordinated technical strategies. Lighting layouts are developed in alignment with the architecture, ensuring that every element is considered, integrated and fully resolved.

Through detailed drawings, circuiting plans and product coordination, we establish a clear and structured framework that supports both design intent and practical delivery.



XQ

XAVIO DESIGN OF MAYFAIR

2nd Floor Berkeley Square House

Berkeley Square

LONDON

W1J 8BD

Tel: 0203 301 0077

www.xavio-design.com

Lighting Circuit Quantity & Protocol - Estimate

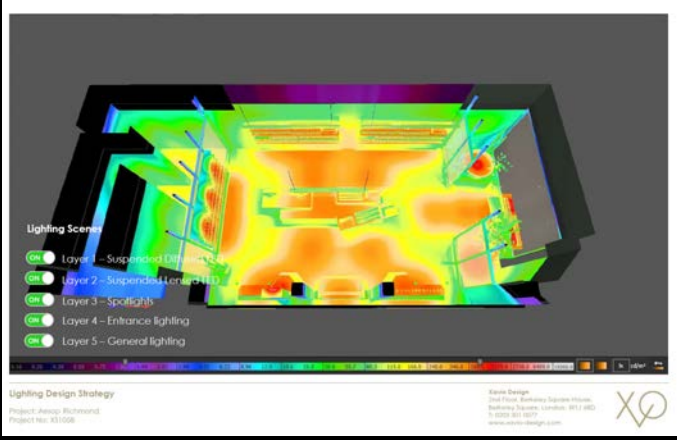
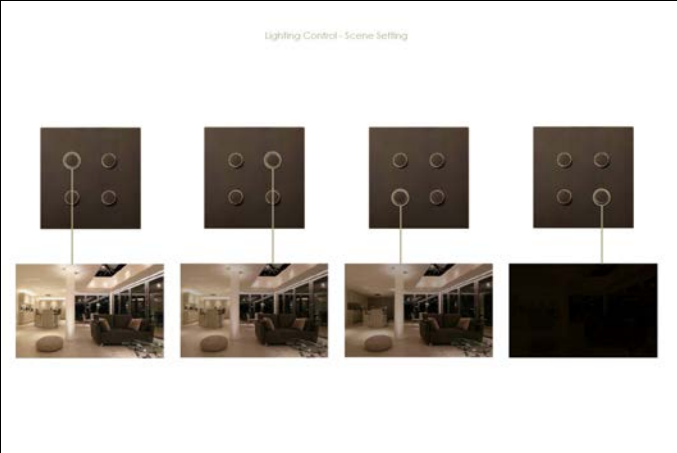
XD2936 Virginia Gate

Date: 05.07.2024

Landscape (incl. Façade)	Source of Control	Channel Type	Circuits	DAI Loops (Max. 10 sub groups)
	Intelligent Lighting Control System	DAI Sub-Group	35	4
	Intelligent Lighting Control System	Phase Dim Circuit	10	
	Intelligent Lighting Control System	Non-Dim Circuit (On/off only)	5	

Subject to Change following Development of Lighting Design.

This document is a Conservative Estimate Only to inform early provisional sizing of Lighting Control Panels.

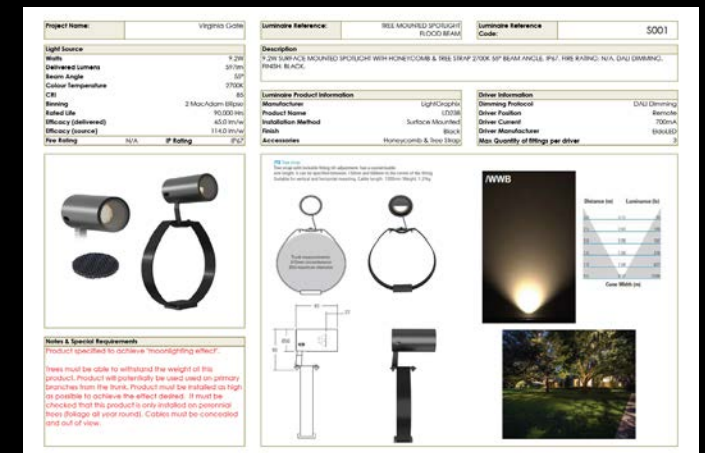
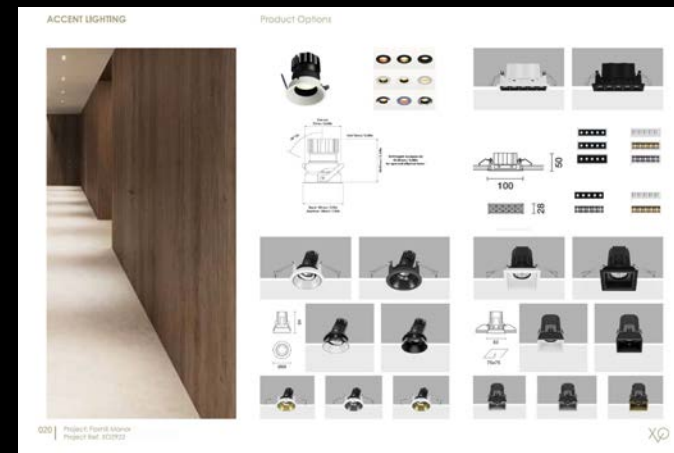
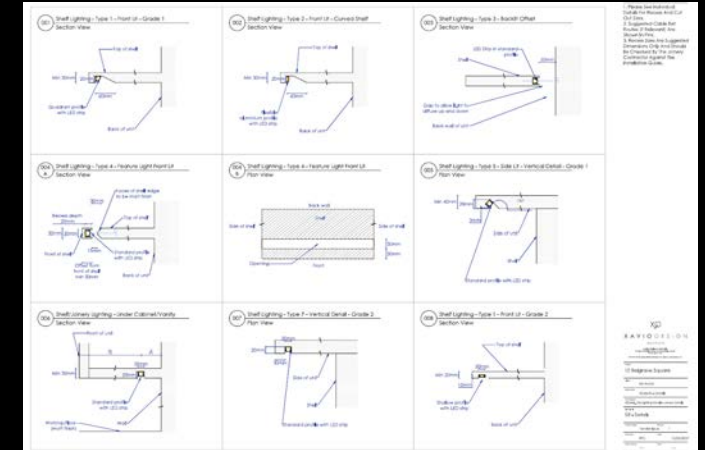
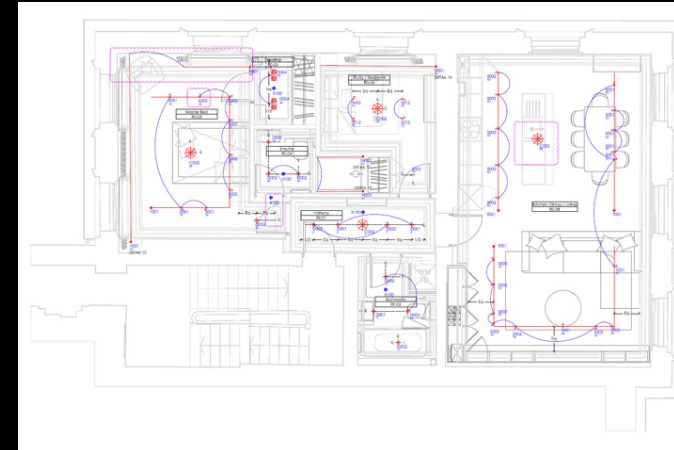


DETAILED DESIGN & DOCUMENTATION

Think like an engineer

At the detailed design stage, every element is fully defined, coordinated and documented to ensure accurate and efficient delivery on site.

Lighting layouts, specifications and technical packages are developed with precision, providing clear instruction for contractors and ensuring that design intent is realised exactly as intended.



	Xavier Design 2nd Floor, Berkeley Square House Berkeley Square London W1J 8ED Tel: 0203 301 0077						Issued on 23/08/24 page 2 of 4 email: design@xavier-design.com	
Room/Area	Circuit No.	CAD Code	Total Circuit Wattage	Dimming Protocol	Finish	Product Description	Detailed Description	Quantity
Exterior								
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	1	U001	18.4	DALI Dimming	TBC by client	MINIATURE UPLIGHT, NARROW BEAM	1.2W SURFACE MOUNTED UPLIGHT WITH GROUND SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: TBC BY CLIENT.	8
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	2	G001	10.5	DALI Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	7
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	3	G007	36.8	DALI Dimming	Black (RAL 9005)	SPIKE LIGHT MEDIUM BEAM - TYPE 3	9.2W SURFACE MOUNTED SPIKE LIGHT WITH GLASS SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK (RAL 9005).	4
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	4	G004	56.7	Phase Dimming	TBC by client	MUSHROOM PATH LIGHT	6.2W SURFACE MOUNTED SPIKE LIGHT WITH GROUND SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, PHASE DIMMING, FINISH: TBC BY CLIENT.	9
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	5	G001	12	DALI Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	8
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	6	G007	18.4	DALI Dimming	Black (RAL 9005)	SPIKE LIGHT MEDIUM BEAM - TYPE 3	9.2W SURFACE MOUNTED SPIKE LIGHT WITH GLASS SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK (RAL 9005).	2
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	7	S001	18.4	DALI Dimming	Black	TREE MOUNTED SPOTLIGHT FLOOD BEAM	9.2W SURFACE MOUNTED SPOTLIGHT WITH HONEYCOMB & TREE SHAP 2700K 30° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	2
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	8	G001	15	DALI Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	10

Project Name	Virginia Gully	Driver Code	TXDEL50 DALI	Description	30W, DALI Driver
Driver Information	Input Voltage: 240V AC Input Frequency: 50/60Hz Output Current: 300mA Output Voltage: 24VDC Output Power (Max): 30W Load Depth Reg. (Downlight only): 0.5m Number of Outputs: 1 Surge Protection: 10kV Length (mm): 115mm x 40mm x 40mm	Physical Characteristics	Dimensions (mm): 115.0mm x 40.0mm Depth (mm): 30.0mm Height: 30mm Cut Out Size - Downlight only (mm): 30mm Load Depth Reg. (Downlight only) (mm): 0.5m Max Cable Size: 1.5mm² Input & Output IP Rating: IP65 Protection Class: II	Notes	Technical information is provided for guidance only. Please refer to the manufacturer's website for full specifications and safety instructions. All cable lengths and cable sizes are the responsibility of the contractor. Some may provide additional information for contractor convenience.
Product Information	Driver Name: TXDEL50 DALI Product Code: 500004 Webb Info: See Diagram/Installation Sheet Connector Type: Standard 2-pin Dimensions (mm): 115.0mm x 40.0mm x 40.0mm Weight (g): 100g RoHS Compliant: Yes CE Marked: Yes UL Listed: No VDE Certified: No ETL Listed: No FCC Listed: No RoHS Compliant: Yes CE Marked: Yes UL Listed: No VDE Certified: No ETL Listed: No FCC Listed: No	Manufacturer Information	Manufacturer: XPO Contact Number: +31 (0)40 762 04 00 Website: www.xpo.nl Email Address: info@xpo.nl	Maximum Quantity of Light Graphic Filings Per Driver	8 1/2" x 1 1/4" Filings 8 1/2" x 1 1/4" Filings 8 1/2" x 1 1/4" Filings

Room/Area	Circuit No.	CAD Code	Total Circuit Wattage	Dimming Protocol	Finish	Product Description	Detailed Description	Quantity
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	1	U001	18.4	DAU Dimming	TBC by client	MINIATURE UPLIGHT, NARROW BEAM	1.2W SURFACE MOUNTED UPLIGHT WITH GROUND SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	8
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	2	G001	10.5	DAU Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	7
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	3	G007	36.8	DAU Dimming	Black (RAL 9005)	SPIKE LIGHT MEDIUM BEAM - TYPE 3	9.2W SURFACE MOUNTED SPIKE LIGHT WITH GLASS SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK (RAL 9005).	4
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	4	G004	56.7	Phase Dimming	TBC by client	MUSHROOM PATH LIGHT	6.2W SURFACE MOUNTED SPIKE LIGHT WITH GROUND SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, PHASE DIMMING, FINISH: TBC BY CLIENT.	9
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	5	G001	12	DAU Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	8
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	6	G007	18.4	DAU Dimming	Black (RAL 9005)	SPIKE LIGHT MEDIUM BEAM - TYPE 3	9.2W SURFACE MOUNTED SPIKE LIGHT WITH GLASS SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK (RAL 9005).	2
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	7	S001	18.4	DAU Dimming	Black	TREE MOUNTED SPOTLIGHT FLOOD BEAM	9.2W SURFACE MOUNTED SPOTLIGHT WITH HONEYCOMB & TREE SHAP 2700K 30° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	2
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	8	G001	15	DAU Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	10

Room/Area	Circuit No.	CAD Code	Total Circuit Wattage	Dimming Protocol	Finish	Product Description	Detailed Description	Quantity
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EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	4	G004	56.7	Phase Dimming	TBC by client	MUSHROOM PATH LIGHT	6.2W SURFACE MOUNTED SPIKE LIGHT WITH GROUND SHIELD + IN GROUND FIXED SPIKE / HONEYCOMB 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, PHASE DIMMING, FINISH: TBC BY CLIENT.	9
EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	5	G001	12	DAU Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	8
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EXTERIOR - EX.01 - FRONT GARDEN & DRIVEWAY	8	G001	15	DAU Dimming	Black	MINI SPIKE LIGHT FLOOD BEAM	1.3W SURFACE MOUNTED SPIKE LIGHT WITH 2700K 120° BEAM ANGLE, IP65, FIRE RATING: N/A, DALI DIMMING, FINISH: BLACK.	10



LIGHT. NATURALLY BEAUTIFUL



CASE STUDY

Witley Park

Xavio delivered the complete lighting design and supply for one of the UK’s largest private estates, including the Mansion House, estate buildings, a Grade I listed private museum and Auto Gallery, an underwater ballroom, and five iconic gate lodges.

Our scope also covered over 500 acres of landscape lighting, from formal gardens to tennis courts and a golf course. A key focus was illuminating an extensive private art collection using bespoke luminaires designed specifically for the project.

With a ‘Quintessentially English’ vision, the estate is one of the most luxurious classical residences built in England in recent years.

LOCATION	SECTOR	SIZE	SERVICES
Surrey, England	Super Prime Residential	85,000 sq.ft + 500 acres of parkland	Lighting Design + Managed Supply



KEY PROJECT TEAM

- Architect: **Adam Architecture**
- Interior Designer: **Colefax & Fowler**
- Project Management: **Knight Frank**
- Quantity Surveyors: **Colliers**
- AV/Lighting Controls: **Tillman Domotics**
- MEP Design: **Slender Winter Partnership**
- Landscape: **Colvin & Moggridge**
- Main Contractor: **Size Group**
- Electrical Contractor: **Darke & Taylor**

Photo credits: **Adam Architecture**





CASE STUDY

Amethyst

Xavio provided the full lighting design for this exclusive fine dining experience in Mayfair. Our design objective was to further elevate the culinary journey and interior design that Head Chef Carlo Scotto had created.

The award-winning restaurant’s interior design draws on dark and dramatic finishes, to create a thrilling atmosphere that lifts the intricate menu and ingredients to new heights.



LOCATION	SECTOR	SIZE	SERVICES
Mayfair, UK	Luxury Hospitality	2 Floors	Full Design + Supply



KEY PROJECT TEAM

Head Chef: **Carlo Scotto**
Project Manager: **Michael Schienke of Vorbild**
Lighting Manufacturer: **Phos**

Photo credits: **Chris Snook Photography**







CASE STUDY

St John's Wood Residence

A luxurious family residence in a classic London style, with soft architectural lighting in key locations and an emphasis on beautifully designed decorative lighting.

Xavio worked closely with MDesign London to achieve a perfect integration with the interiors, along with a team of professional technical consultants.



LOCATION

London,
UK

SECTOR

Super Prime
Residential

SIZE

20,000 sq.ft

SERVICES

Lighting Design



KEY PROJECT TEAM

Architecture & Interiors: **M Design**
Main Contractor: **Audley Construction**

Photo credits: **M Design**









CASE STUDY

Renaissance Hotel

Xavio are proud to have provided the architectural lighting design for the entire scope of the luxurious Renaissance Hotel Amsterdam by Marriott. Our lighting design scope included the facade, public areas, atrium, lobbies, conference spaces, corridors, 500 guest rooms of various types, and the iconic 17th Century Koepelkerk wedding venue - which has been Highly Commended for the Prestigious Star Awards.

The hotel has been nominated for Europe’s Leading Sustainable City Hotel 2025 and Europe’s Leading Green Hotel 2025 by the World Travel Awards.



LOCATION	SECTOR	SIZE	SERVICES
Amsterdam, Netherlands	Luxury Hospitality	500-Suite Hotel	Full Design + Managed Supply



KEY PROJECT TEAM

Public Areas Interior Designer: **Bowler James Brindley**
Guest Rooms Interior Designer: **Stylt**
Project Manager: **C&R Hospitality Services (CHRS)**
Electrical Contractor: **Linthorst Techniek**

Photo credits: **Renaissance Hotel Amsterdam**









CASE STUDY

RH England Aynho Park

Xavio provided Lighting Design Technical Support and Managed Supply Logistics for this superb luxury retail destination for Restoration Hardware – their first Gallery in the UK.

The 2-year renovation transformed this iconic Grade I listed building into a flagship gallery, restaurant and design centre, including landscaped gardens across the park.

The 400-year-old landmark estate was originally designed by pre-eminent British architect Sir John Soane, with the historic gardens by the famous English landscape architect Capability Brown.



LOCATION	SECTOR	SIZE	SERVICES
Cotswolds, England	Luxury Retail	55,000 sq.ft + 73 acres of parkland	Design Support + Managed Supply

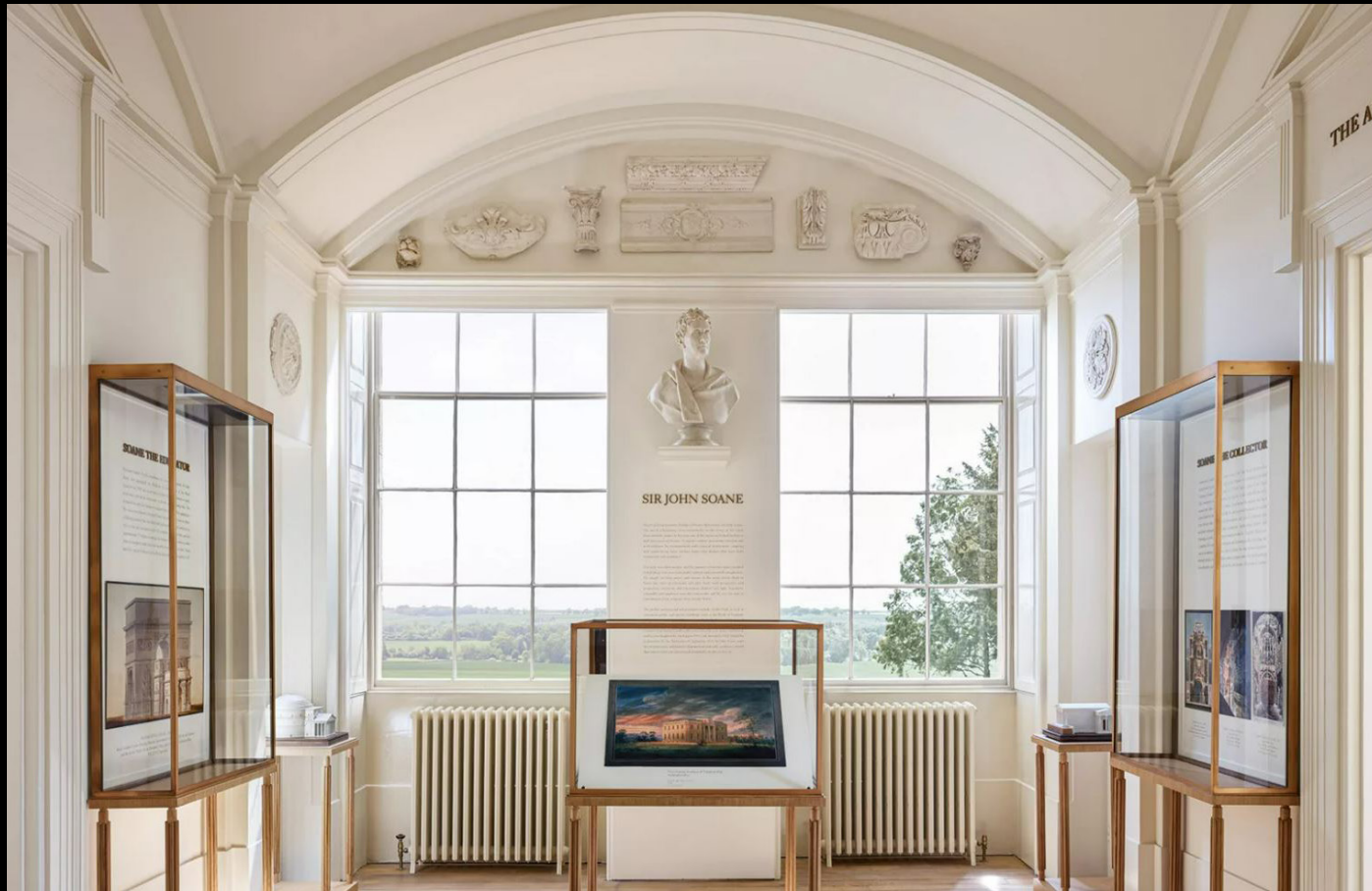


KEY PROJECT TEAM

Client: **RH England (Restoration Hardware)**
Architect: **DHA**
Main Contractor: **Savvy Construction**
Electrical Contractor: **Darke & Taylor**
Lighting Strategy: **SOCL USA**

Photo credits: **RH England**







LIGHT BY DESIGN





CONTACT US

To get in touch and to discuss any projects in confidence, please contact us as below:

PROJECT ENQUIRIES

Xavio Studio Office

+44 (0)203 301 0077
studio@xavio-design.com

HEAD OFFICE & COUNTRY DESIGN STUDIO

Lechtal House | Borovere Business Park | Borovere Lane | Alton | GU34 1FH

+44 (0)203 301 0077
studio@xavio-design.com

The background features a dark, almost black, field. Overlaid on this are two concentric circles in a dark charcoal grey. A thick, diagonal line of the same charcoal grey color cuts across the circles from the bottom-left towards the top-right. The text is centered horizontally and positioned between the two circles.

Guided by knowledge . Defined by light



XAVIO-DESIGN.COM