



TWOTWENTY

Case study:

**Michael McNamara
Associates**

Newmans Court, Fakenham

**Landmark
new-build
development**

Landmark
new-build
development

Fakenham,
England

Softwood
painted
staircases

Bespoke staircases for a 20-home new-build development

How TwoTwenty delivered 10 stylish staircases for a contemporary town-centre development in Norfolk

In the heart of the Norfolk market town of Fakenham, Michael McNamara Associates created a stylish development of 20 new homes.

Established 35 years ago, the developer is well-known in the area for its expertise in barn conversions and manor houses. However, this was the first time the team had built a new apartment building.

After 23 months' work on the tight and challenging site, the developer completed an impressive range of high quality one and two-bedroom properties; including town houses, maisonettes, garden apartments and penthouse suites, suitable for first time buyers, professionals, buy-to-let investors and pensioners looking to down-size.

Bespoke timber staircases for every property

TwoTwenty supplied the staircases for the entire development, a

total of 10 flights including the communal staircases in the apartment block, the flights for the three-storey townhouses and for the two-storey maisonettes.

Expertise in building regulations

As this was the first block of flats the company had built, the team found it useful to work with an

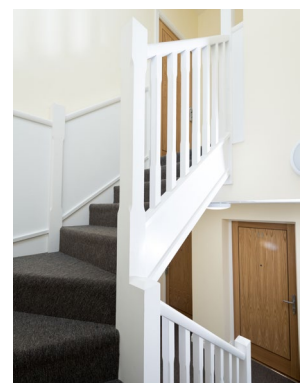
experienced staircase manufacturer.

Project manager, Guy McNamara explained: "It made a big difference having TwoTwenty on hand, providing us with the expertise we needed, especially as there are different regulations for staircases within

flats.

"As a developer, we have to know a little about everything. But it's great to have an expert available to help with some of the more complex aspects of the build such as stairs."

All the staircases are built from softwood with moisture resistant MDF for the treads. The developer painted them white before



carpeting throughout.

Guy continued: "Within the three-storey townhouses, we wanted to keep the look as open plan as possible and to make the staircases an attractive feature. To achieve this effect while still meeting building regulations, we kept the banister open and installed a sprinkler system, eliminating the need to install fire doors."

Design expertise

TwoTwenty also provided valuable staircase design expertise to help deliver the best solutions for all the properties.

Guy said: "For the maisonettes, we were working with very tight spaces. TwoTwenty designed a staircase that fitted perfectly and met all building regulations while also maximising the space.

"With the townhouses, the staircases are larger and TwoTwenty advised on how to make them a stylish and central feature of the open-plan living space."

Face-to-face service

TwoTwenty visited the site to measure up and came back after the properties were plastered to double check the measurements before each staircase was manufactured.

Guy said: "Andy from TwoTwenty came to see us multiple times throughout the project. He provided a very efficient service, always coming to site either the next day or soon after.

"As the plaster goes on, the finished level changes slightly, so Andy tweaked the measurements to get it right. Everything was pretty much spot on when it arrived.

"Dealing with one person at a supplier is so easy, and Andy was always just a phone call away.



"The great thing about TwoTwenty is they say what they'll do and then they do it. I can completely rely on them."

Efficient and helpful delivery service

When the staircases were ready, TwoTwenty called in advance to check it was OK to deliver them.

Guy said: "This was very helpful and incredibly useful on a tight site. There's nothing worse than a delivery turning up when you're not ready and you have no-where to put it. It creates a real headache.

"Working with TwoTwenty was a breath of fresh air. Small things like taking the time to make a phone call to check that we were ready to receive the delivery made all the difference."

"Working with TwoTwenty was a breath of fresh air. It's great to have an expert to help with complex aspects like stairs."

**Guy McNamara
Project Manager, Michael
McNamara Associates**

Competitive quote and high-quality product

The developer compared three quotes including TwoTwenty and a previous supplier before choosing which firm to work with.

Guy said: "TwoTwenty was very competitive and was able to offer a high quality product. The company doesn't provide the cheapest option on the market, but it is very competitive for the level of quality and the service is exceptional.

"This was the first time we have

worked with TwoTwenty and we will definitely work with them again. In fact, we have another project coming up with eight staircases and we'll certainly be asking them for a quote."



Project key facts

- **Developer: Michael McNamara Associates**
- **20 home new development**
- **White softwood painted staircases**
- **Communal flights, townhouses, maisonettes**

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