



TWOTWENTY

Case study: Terry's Chocolate Factory

Conversion
project

From factory to luxury:

Manufacturing 100 staircases for PJ Livesey's ambitious conversion project



The former site of Terry's Chocolate Factory in the historic city of York has been redeveloped to create a collection of residential apartments, office accommodation and a care village.

Just 30 minutes' walk from the city centre and adjacent to the racecourse, the 27-acre site includes three iconic Grade II listed buildings; the former factory building, clock tower and headquarters, in addition to cleared development land.

The original multi-storey factory, an imposing art deco building, has been beautifully converted into 170 contemporary apartments by heritage renovation expert PJ Livesey.

Work started in 2015 to strip back the huge 192,000 sq ft building, adding a steel pod to the roof to create unique penthouses. Every window was replaced, a new heating system installed, the exterior cleaned and repaired and the grounds landscaped.

The distinctive clock tower, a well-loved landmark, will also be converted to house a further 23 luxury apartments in this unique

location.

More than 100 timber staircases made to measure

Specialist developer PJ Livesey transformed the building's interior into 170 apartments; from one bedroom apartments through to spacious three bedroom penthouses with wide terraces and a number of duplex units including ground floor garden properties.

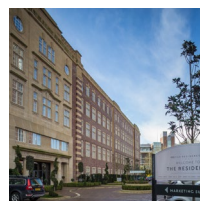
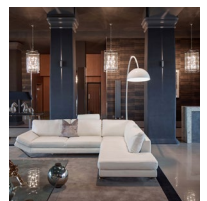
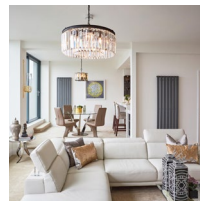
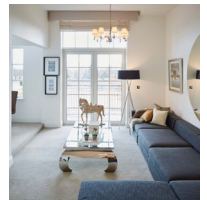
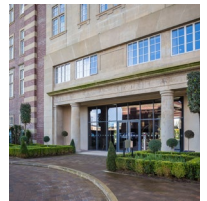
The award-winning conversion includes more than 100 flights of stairs, many situated within the duplex apartments.

TwoTwenty supplied timber staircases for the entire renovation. This included the communal staircases providing access to each level and to post rooms, bike sheds and refuse areas as well as the staircases within the duplex apartments and penthouse suites.

"We needed a staircase manufacturer who could deliver

We needed a staircase manufacturer who could deliver high quality stairs within extremely tight timescales.

**Gareth Whittaker
Group Buyer, PJ Livesey**



high quality stairs within extremely tight timescales,” said Gareth Whittaker, Group Buyer, PJ Livesey.

“Howarth Timber Builders Merchants recommended TwoTwenty and we initially asked them to manufacture a staircase for our sales office.

“We were originally using another supplier, but had issues with their delivery time and quality. We were very impressed with TwoTwenty’s build quality, speed of manufacture and service, and we therefore placed orders for the rest of the project.”

One-week turnaround to meet tight project deadlines

Each staircase was individually made to measure. Working within a 1920s listed building, every staircase was designed to fit within the constraints of the original structure.

During the project, TwoTwenty visited the site up to three times per week, to measure for each new batch of staircases.

Throughout the 18-month project, the team delivered more than 100 flights of stairs – up to 15 flights per week.

Highest quality for every staircase

TwoTwenty manufactured more than 100 timber staircases for installation within the iconic chocolate factory building.

Beautiful oak handrails and redwood stop chamfered spindles added ageless elegance to the communal staircases. Meanwhile the apartment staircases were manufactured to high



quality standards from softwood, MDF and ply, designed to be luxuriously carpeted.

“The quality of each and every staircase delivered by TwoTwenty is excellent,” said Gareth.

A personal touch to customer service

Every staircase was individually made to measure. The staircases were manufactured and delivered to site within just a week.

**Gareth Whittaker
Group Buyer, PJ Livesey**

PJ Livesey and TwoTwenty worked as a close team throughout the project. It was essential that the build stayed on schedule as any late deliveries could cause costly delays.

PJ Livesey carefully managed the project, ensuring that skilled joiners were ready to install the staircases as they arrived on site. The joiners provided feedback to TwoTwenty via PJ Livesey’s site manager with any suggested tweaks to the staircases, to further smooth the process and continually improve

efficiency.

“The team at TwoTwenty are incredibly easy to work with; we knew exactly who we were dealing with and they knew the project very well. We worked with Tom from TwoTwenty, who visited us on-site, measured up for all the stairs, and handled any queries on-site, and dealt with Amy in the office,” explained Gareth.

“Overall, we’ve been very impressed with the service provided by TwoTwenty and I’ve already recommended them to others.

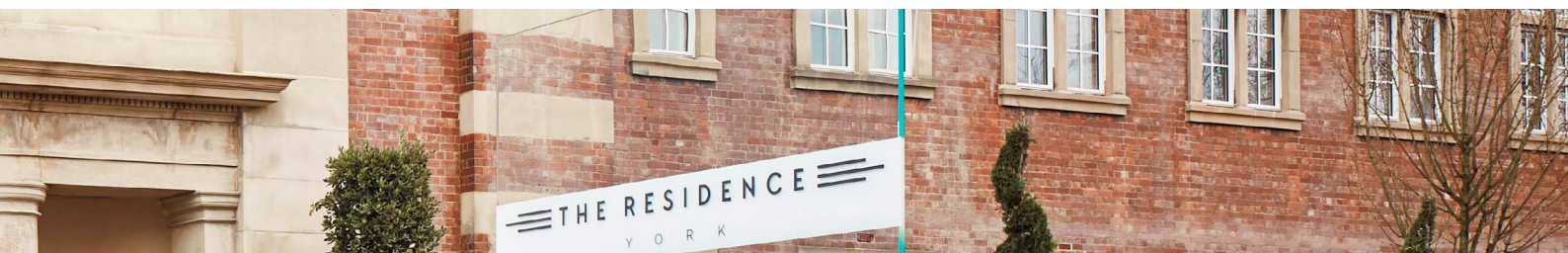
“We’re now working with them on a number of other projects, including listed building renovations in Manchester and Sudbury and a new-build project in Lancaster.”

Project key facts

- **Contractor: PJ Livesey**
- **Grade II listed building**
- **18-month conversion project**
- **100 flights made to measure**
- **15 flights made per week**
- **One-week delivery time**

Visit PJ Livesey online at:

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