



TWOTWENTY

Case study: Jacobean Farmhouse Conversion



Conversion
project

Bringing the 'wow' factor to a Jacobean farmhouse

How TwoTwenty helped deliver a grand central staircase for a converted Grade II listed farmhouse.

Christopher Hodges Planning and Design (CH Planning) is a small architectural practice, based on the edge of the Yorkshire Dales.

Offering a range of services from planning and building regulation drawings and applications, through to site supervision and project management, CH Planning was tasked with designing and project managing the conversion of a Grade II listed Jacobean farmhouse.

In the picturesque North Yorkshire village of Constable Burton, homeowner Maggie Wyvill wanted to convert and extend the original property, adding a new wing on each side. On one side, an existing outbuilding was converted into a new kitchen. On the other side, an extension was added to create two more bedrooms, a drawing room and a study.

However, as the property is Grade

II listed, the homeowners were not allowed to build the extension directly onto the original property. Instead a new entrance hall was created, with a grand, floating staircase linking the original part of the house with the new.

A grand staircase makes an entrance

Chris Hodges was architectural technician and project manager for the whole build, working closely with Maggie and coordinating a large team of subcontractors throughout the year-long project.

The original plans included a standard straight set of stairs.

However, Chris wanted to create a greater sense of space and impact and therefore amended the layout of the extension and designed a substantial central staircase leading from the grand entrance hall.

"I designed the staircase so it appeared to float," explained Chris. "I didn't want any newel posts going to the ground floor.

"The client was delighted with the end result. I have already recommended TwoTwenty to others and would definitely work with them again."

Chris Hodges
CH Planning



“Also, as the levels on the two sides of the house are not the same, by having a split staircase, we were able to join the two parts of the house.”

Competitive price and excellent finish

Chris had already heard of TwoTwenty when he started the project.

“Our builders’ merchants Naylor Myers also recommended them,” said Chris. “Tom Abbott from TwoTwenty came to visit, he measured up and quoted a good price.

“The cost was very competitive. A similar staircase could easily have been more than twice the amount, but it looks a lot more expensive. It’s a very high quality staircase, very well finished.”

Maggie explained: “We were worried about how much it was going to cost. We got a number of quotes from different suppliers but TwoTwenty’s price was very competitive.”

Complicated design millimetre perfect

The staircase is a very complicated design. Firstly, it does not have any structural newel posts. Instead it is supported on crank steels so it looks like a floating timber staircase. As it was designed to fit around the steelwork, it therefore had to be millimetre perfect.

In addition, the staircase rises to three different floor levels; first to a central landing, then one side leads to the original building and the other to the new extension, all at different heights.

Keeping the customer informed

TwoTwenty was involved very early on in the project and needed around six to eight weeks to manufacture the staircase due to its complexity. Tom worked very closely with the client throughout this stage and carried out four or five site visits to make sure everything was right.



Chris said: “Tom kept us in the loop during the manufacturing process and explained what was happening, which was an excellent service. TwoTwenty delivered the staircase to Naylor Myers and they delivered it to us on site.

“The fitting was very complex, as the steels put in by the structural engineer were substantial and we needed to make the staircase look delicate.”

Chris added: “I never had any quibbles with TwoTwenty. Tom was very good; if I had any questions, I would ring him up and he’d always do his best to answer my queries.

“The client was delighted with the end result. I have already

recommended TwoTwenty to others and would definitely work with them again.”

Admiration for a stunning staircase

The beautiful new staircase is a combination of oak and pine, with oak handrails finished with a stylish double volute. The fully carpeted stairs are finished with a white painted pine balustrade.

“I am very happy with the end result,” said Maggie. “Everybody who comes into the house admires the staircase.

“The staircase is very generous in size and the treads are a nice depth.

I’m very pleased with the overall look and shape of the staircase and there’s plenty of room to bring suitcases up and down.

“I would absolutely recommend TwoTwenty. The staircase looks very grand.”



Project key facts

- **Contractor:** Christopher Hodges Planning and Design
- **Jacobean farmhouse conversion**
- **Floating oak and pine cut-string staircase**
- **Competitive price**

Visit CH Planning online at:

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“I am very happy with the end result, everybody comes into the house and admires the staircase.”

Maggie Wyvill
Homeowner

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