



TWOTWENTY

Case study: Edwardian House Conversion

Conversion
project

Smooth process delivers complex oak staircase

How TwoTwenty helped a small joinery firm overcome complex staircase challenges during an Edwardian house conversion project.

JD Moore Joinery is a family business based in West Cumbria. Established 50 years ago, it provides bespoke joinery services for customers in the local area.

The company also runs a joinery store in Gosforth, providing a selection of carpentry materials, timber, paint, hardware and ironmongery.

JD Moore was tasked with converting and renovating a substantial Edwardian house in the remote Cumbrian coastal village of Seascale. The property owners, Gill and Roger Milburn, wanted to divide the property in two, to create two separate homes. As part of the refurbishment, JD Moore needed to build a new staircase to provide access to the bedrooms in one of the properties.

Roger Milburn explained: “The staircase design had to respond to complex geometrical challenges,

which involved removing an existing bedroom floor to create an atrium. It was also important that the stairs did not damage or obscure the house’s original features.”

Bespoke oak staircase provides stunning centrepiece

David Moore of JD Moore said: “The project was not straightforward by any means

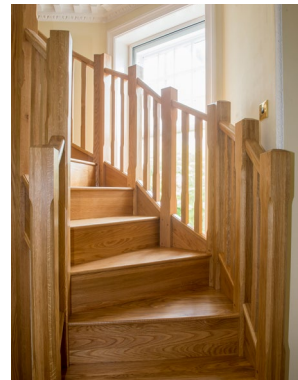
and even though we have the capability of manufacturing staircases ourselves, the project was too complex for us to do cost-effectively. A local builder recommended that I contact TwoTwenty and suggested I should look at their

work on their website.

“We wanted to find a manufacturer who could do an excellent job. We weren’t looking for the cheapest price; rather a company who could do the work well. We looked at the jobs TwoTwenty showcased on their website and were very impressed. I called TwoTwenty and the salesman for our area, Bob

“Looking ahead, we will now use TwoTwenty for all our staircases, we won’t manufacture any staircases ourselves anymore. It’s better for our clients and it’s better for us.”

**David Moore
JD Moore Joinery**



Whiteoak, came to see me. I didn't think the staircase would fit as the space was tight and the hall is not large. However, TwoTwenty organised everything and it all worked perfectly.

"It's great that TwoTwenty sends someone out to measure up for the staircase and takes full responsibility for the fit. This is not the case with other staircase manufacturers who place the responsibility and therefore the risk firmly with the customer."

The staircase provides a beautiful centrepiece to the new house, built from solid oak with a minstrels' gallery at the top. The hallway is an unusual shape and the staircase is a complex design with multiple turns as it rises to the second floor.

Working together to meet client requirements

The owners, Gill and Roger, worked closely with architects Stuart Woodall and Michael Dawson from Day Cummins to explore several options for the staircase. The final design was sympathetic to the geometry and heritage of the space and the house. TwoTwenty recommended some amendments, including bespoke newel posts designed with two angles in a shallow L shape.

David explained: "The owners changed the requirements, but TwoTwenty was happy to accommodate their requests. During this phase TwoTwenty provided detailed information to explain to the owners exactly what we were doing."

Careful technical design ensures perfect fit

Every TwoTwenty staircase is designed by hand at the outset before being input into computer aided design (CAD) software. This then guides the cutting machinery at TwoTwenty's state-of-the-art factory.

Once Gill and Roger had agreed the final drawings, TwoTwenty manufactured and delivered the



staircase within three weeks. Once delivered to site, the installation team assembled the staircase in two weeks.

David said: "Every element of the complicated staircase was numbered by TwoTwenty before being delivered to site. Even the dowel holes were drilled for us."

"Our senior joiner worked together with highly experienced local joiner Mark Eastwood to install the staircase. Despite the complex design, they had no problem fitting the stairs;

they could see exactly what they needed to do.

"It was a huge feat to get the sizes absolutely perfect. The property has a 2.7m high ceiling which is a lot higher than standard.

Despite the complex

design, when the staircase went in it was within 1mm from the top."

TwoTwenty's CAD drawings ensured that the staircase was designed and fitted perfectly.

"If we'd had to work from hand-drawn plans it wouldn't have worked," said David. "I can't see how we would have got it right without TwoTwenty's help."

Bob Whiteoak from TwoTwenty added: "There were elements of the stair that tested even our manufacturing capabilities. The angles were very complex and the newel posts had to be angled to accept each section of the stair. It was very

complex to then laminate the parts together."

Quality service and on-time delivery

Gill and Roger Milburn are delighted with their staircase.

Roger said: "The staircase is the centrepiece of the conversion, and had to look as if it was part of the original house. The experience of JD Moore and TwoTwenty was an essential ingredient in ensuring the stairs were professionally manufactured and constructed."

David said: "TwoTwenty is the best stair manufacturer we've dealt with. I now tell everybody, if you want any staircases, then ring TwoTwenty."

"In fact, we intend to use TwoTwenty for all our staircases. We won't manufacture any staircases ourselves anymore. It's better for our clients and it's better for us."

"TwoTwenty's CAD drawings ensured that the staircase was designed and fitted perfectly. I can't see how we would have got it right without TwoTwenty's help."

David Moore
JD Moore Joinery

Project key facts

- **Contractor:** JD Moore Joinery
- **Joiner:** Mark Eastwood Joinery
- **Architect:** Day Cummins
- **Edwardian property conversion**
- **Bespoke oak staircase**
- **Complex design**

Visit JD Moore online at:
www.jdmoorejoinery.net

4 ways we'll make your life easier...



We take responsibility for measurements and drawings so you don't have to



We'll save you time, by delivering your stairs to site in half the industry standard lead time



We have a team of technical sales experts located throughout England and Wales



Our technical sales experts can provide an instant, on-site quotation for your project

Speak to our customer team today to discuss your project

www.twotwenty.co.uk

01283 585 198

info@twotwenty.co.uk



**Send us an
online enquiry**



TWOTWENTY