

# Touchstone Developments & Investments

## Large 6-Bed Detached Property in Bristol for Temporary Supported Accommodation

November 2025



# History

We were given a specific brief on the demand needed by the service provider and housing association. Once we identified the property and communicated our vision that was agreed upon, our goal then was to set about transforming this property into a suitably configured, high-quality, six-bedroom property for use as supported temporary accommodation.

Situated in a popular and quiet area with excellent amenities and transport links, the property offered strong potential to fit the brief we were given by the client. In order to begin bringing our vision to life, we added a number of new extensions and significantly reconfigured and increased the footprint of the property ensuring that we never minimised on the quality in achieving the highest standards of build and design. This was a back to bricks full refurbishment and is futureproofed to enhance longevity of use and minimise future property maintenance cost.

We began working closely with our team of contractors, architects, planners, and designers. Together, we maximised both the aesthetic and functional potential of the space. The result is a thoughtfully designed, shared home for six residents – one that balances communal living with privacy, freedom, and independence and facilitates the delivery of appropriate support.

# Approach & Considerations of Design

Throughout the process, we prioritised sustainable design principles and carefully considered every aspect of the property. We integrated energy-efficient technologies and sourced premium, eco-friendly materials to ensure long-lasting quality. Our detailed specifications are fundamental to the design of all our properties, guaranteeing that each is completed to a high standard and future-proofed.

Every room was thoughtfully designed to comfortably accommodate all six tenants simultaneously, featuring spacious, light-filled interiors with bespoke finishes tailored to modern urban living.

The result is a remarkable transformation, and the development has been met with great enthusiasm, further reinforcing our reputation for delivering exceptional homes that offer a warm and welcoming environment for our tenants, no matter the need.

# The property

The property is ideally located in a well-connected and sought-after area of Bristol, offering both convenience and accessibility.

To the front, a gated driveway provides a secure entrance and ample space for off-street parking for multiple vehicles. There is also enough space for secure bike storage, catering to a range of tenant needs.

The property benefits from generous outdoor space, offering a secure and open planned environment that enhances both practicality and comfort.



# The Property Before:



**Front Garden & Entrance**



**Ensuite Bathroom**



**Kitchen**



**Garden**



## Kitchen

The kitchen is thoughtfully designed to support independent living, featuring generous cupboard space and a full range of high-quality, A-rated white goods. Solid worktops and a sleek layout ensure both durability and ease of use.

To enhance the overall finish, we've fitted Karndean, oak effect, long-life flooring throughout and installed modern flush LED lighting, creating a bright, contemporary environment that feels both practical, homely and welcoming.



# Bedrooms



**Ground Floor  
Bedroom**



**First Floor  
Bedroom**



**First Floor  
Bedroom**



**Ground Floor  
Bedroom**

# Bedrooms



**Ground Floor  
Bedroom**



**First Floor  
Bedroom**



**First Floor  
Bedroom**



**Ground Floor  
Bedroom**

# Bathrooms



**Ground Floor WC**

**Ground Floor  
Shower Room**

**First Floor  
Shower Room**

**First Floor  
Ensuite**





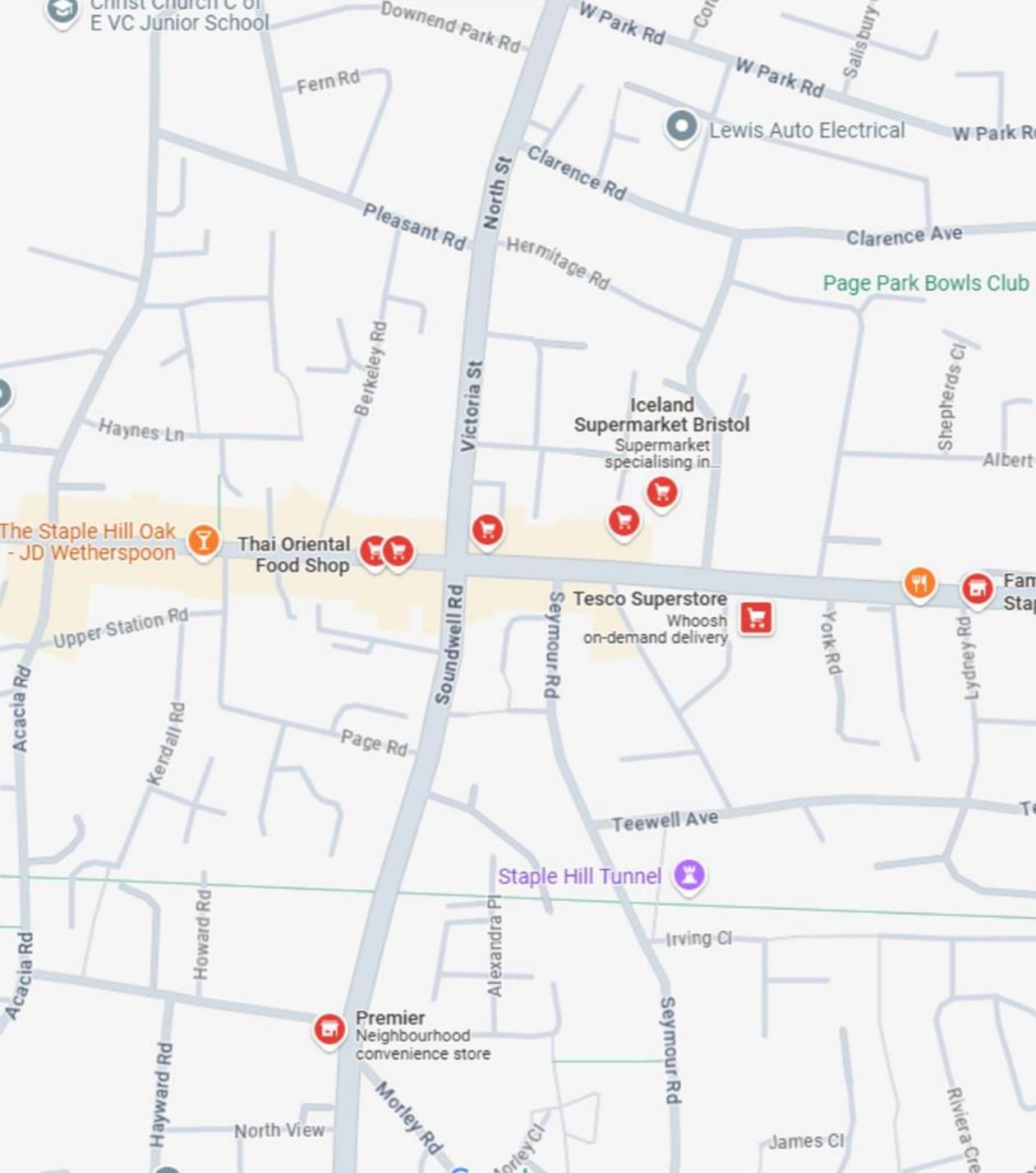
**Converted conservatory  
now a full side extension**



**Side area at front of  
property**



**New side extension to  
the left of the property**



# Local Amenities

The property is in an ideal location and is close to a variety of amenities, including supermarkets such as Tesco and Iceland.

It is also within walking distance of the local park – Page Park.

The high street offers a range of amenities accessible to tenants, from dentists to convenience shops and a post office.

There are good transport connections to local bus and train routes.

# Health & Safety

During the development stage, multiple reports and surveys are carried out and any works identified are also completed. The aim is to increase the lifespan of the property, reduce maintenance visits and provide additional comfort against future property management and maintenance risks for the housing provider and head landlord. These health & safety measures are property specific, any additional measures required for the tenants are bespoke to each tenant's specific needs.

Health & Safety reports include, but are not limited to:

- CCTV Drain Survey (repairs, modifications and remedial works)
- Roof Survey (repairs, modifications and remedial works)
- Damp Survey (repairs, modifications and remedial works)
- Full Building Survey (repairs, modifications and any planning or building regulation amendments including remedial works)
- Asbestos Survey and Management Plan (repairs, modifications and remedial works)
- Legionella Risk Assessment and Management Plan (repairs, modifications and remedial works)
- Pre-EPC Survey to ensure a minimum of a C can be achieved during the EPC survey
- Fire Risk Assessment (post and pre-occupation)

# General Works Specification Included In All Properties Delivered By Touchstone

- Each property has the EPC improved to a minimum of a C or above.
- Each property is fully rewired and brought up to current installations and regulation requirements in force at the time.
- All properties have brand-new boiler(s) and where necessary mega-flow systems.
- All radiators are replaced and either have safety covers or Low Surface Temperature (LST) radiators.
- All hot water sources have Thermostatic Mixing Valves (TMV's) in order to avoid scolding risk.
- All properties have brand new fire doors and where required have anti-slam fire door closers.
- All properties have brand new flooring, new insulation fitted above and below each floor level, compliant with the new fire safety ratings and insulation values.
- All structural defects, if any, are remedied in full.
- All double glazing, including doors, excluding new installations, are either replaced or brought up to as-new standard.
- All doors have thumb-turnkey latches as appropriate.
- All lighting is Low Energy High Output LCD.
- All properties are fully re-plastered, have new woodwork and architraves throughout.
- All properties are fully repainted.
- All properties are externally re-rendered and/or patched and repainted.
- All gutters and fascias and soffits are repaired or replaced, as necessary.
- All external entrances and garden areas are designed to be low maintenance and easily accessible with external automatic safety lighting.
- All kitchens are brand new, unless only modifications are required.
- All bathrooms/wet rooms are brand new, unless only modifications are required.
- All necessary control and security features are included as standard in the design.
- This excludes any bespoke property adaptations which would be provided in addition to the general works specifications listed above.



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