



Large 6-Bed Detached Property in South Gloucestershire Providing a Safe Supported Home

January 2026



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 a shared supported structure safe house.

Situated in a popular and quiet area with excellent amenities, the property offered strong potential to meet the brief set by the client. To begin bringing our vision to life, we refurbished the property and installed the required fittings in full compliance with the brief, ensuring we never compromised on quality while achieving the highest standards of build and design. The property was already in great shape, meaning only minimal works were needed, but these improvements helped futureproof the home, enhance its longevity of use, and reduce ongoing maintenance costs.

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, safety, 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 situated in a well-connected and sought-after part of South Gloucestershire, offering both convenience and excellent accessibility.

To the front, the home provides a two-car driveway and a garage, with additional space suitable for secure bike storage to accommodate a range of tenant needs.

The property also benefits from a generous outdoor area, offering a secure and open-plan environment that enhances both practicality and comfort.





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 and upgrade from the previous kitchen style, the kitchen was made bespoke and more contemporary. The space now also has built in integrated appliances such as a microwave, and the kitchen has been equipped with additional storage including 3 extra fridge and freezer space.

Bedrooms



**First Floor
Bedroom**



**First Floor
Bedroom**



**Second Floor
Bedroom**



**Second Floor
Bedroom**

Bathrooms



**First Floor
Ensuite**



**First Floor
Bathroom**



**Second Floor
Bathroom**



Lounge

The lounge is the main communal area that for our tenants and it has been carefully designed and finished to a high standard. The lounge has three large sofas and an armchair, a flat screen TV on the wall and communal side boards and shelving.

Communal Spaces



Kitchen



Dining Room



Utility Room

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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