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SPECTRUM, 8B GLOUCESTER STREET, ST HELIER, JERSEY, JE2 3DB

# ST BRELADE

3 BEDROOMS 1 BATHROOM(S)



ASKING PRICE £1,195,000

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## DESCRIPTION

Situated at the quiet end of a cul-de-sac in the desirable Les Quennevais Gardens, St. Brelade, this spacious three-bedroom bungalow offers a fantastic opportunity to create a home tailored to your unique style. With comfortable living spaces and the potential for expansion, this property is a blank canvas waiting for your personal touch. As you step into the hallway, you'll find a bright living room, perfect for relaxing evenings or gatherings with friends. The well-equipped kitchen diner. A conservatory offers a versatile space for enjoying views of the surrounding greenery. A practical utility room and a cloakroom keep daily life organized and efficient.

There are three generously sized bedrooms provide ample space for family, guests, or a home office, with the exciting potential to personalize the upstairs. Approved building permission for two additional bedrooms in the attic allows you to transform this bungalow into a five-bedroom retreat. Whether you envision extra guest rooms, you have the freedom to finalise the space to fit your lifestyle.

## DETAILS

### Room Measurements

Hallway: 2.1m x 1.87m (7'3" x 6'2")

Kitchen Diner: 4.37m x 5.48m (14'4" x 17'11")

Lounge: 5.9m x 4.0m (19'6" x 13'2")

Conservatory: 4.3m x 3.02m (14'2" x 10'0")

Utility Room: 1.7m x 1.02m (5'10" x 3'4")

Bedroom 1: 3.25m x 4.02m (10'7" x 13'2")

Bedroom 2: 3.25m x 2.69m (10'7" x 8'10")

Bedroom 3: 3.2m x 3.0m (10'6" x 10'0")

Bathroom/WC: 2.21m x 1.87m (7'3" x 6'2")

Attic Potential Bedroom 4:

Attic Potential Bedroom 5:

Garage: 2.75m x 4.77m (9'0" x 15'8")

Total Approximate Gross Internal Area: 224 sq m (2412 sq ft) Ground Floor: 113 sq m (1213 sq ft)  
First Floor: 89 sq m (958 sq ft) Garage: 13 sq m (141 sq ft)

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## **Disclaimer**

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these details are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of ND Holdings Limited, has the authority to make or give any representation or warranty in respect of the property and nothing in these details constitutes any representation or warranty.

## **Anti Money Laundering**

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers or tenants will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a Current utility bill) together with confirmation of source of funds. This is in order for ND Holdings Limited to comply with the current Money Laundering Legislation.

## **Jersey Housing Qualifications**

This property is only available to persons who possess Jersey Housing Qualifications to purchase and/or occupy property in Jersey. If you are in doubt please seek clarification from the Population Office.

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Approx Gross Internal Area  
 224 sq m / 2412 sq ft



Ground Floor  
 Approx 112 sq m / 1213 sq ft

First Floor  
 Approx 98 sq m / 1058 sq ft

Garage  
 Approx 13 sq m / 141 sq ft

Dimensions listed below 1:50

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Sketchy 360.

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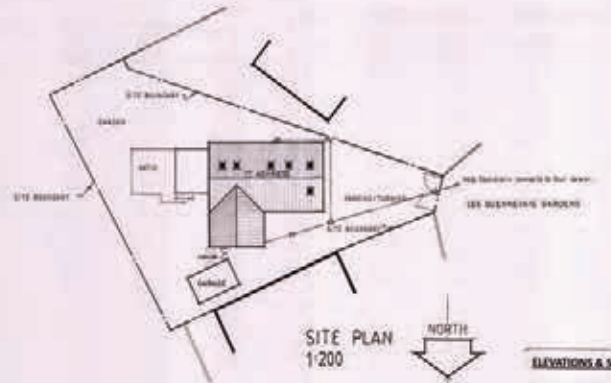
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



**ELEVATIONS & SITE PLAN**

PROPOSED ALTERATIONS  
 AT  
 123 ADDRESS  
 LES QUENNEVIS GARDENS  
 LA ROUTE DES QUENNEVIS  
 ST-BRELADE  
 for  
 MR BYRON IDEL

JASON DOGO  
 ARCHITECTURAL & PLANNING CONSULTANT

Scale 1:50 Date JANUARY 2022

Drawing no. 22/2028/03



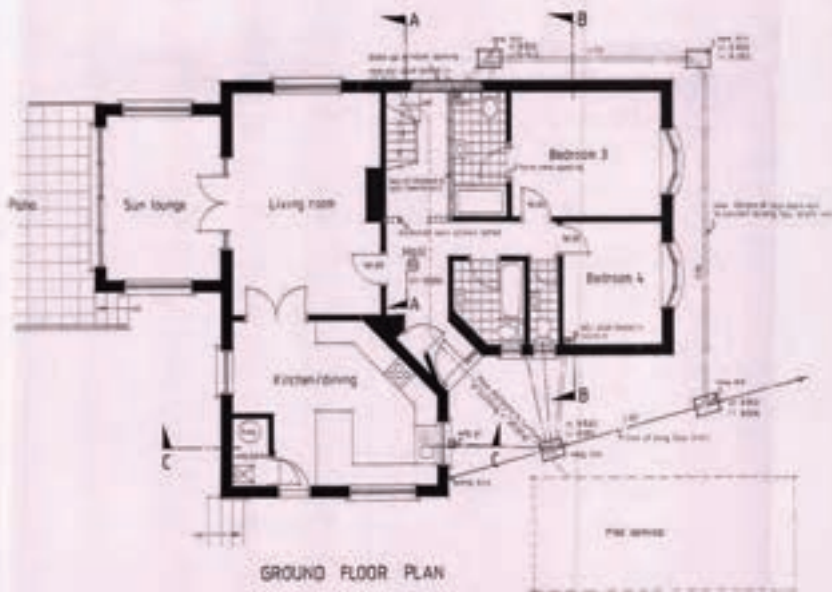
SECTION A-A



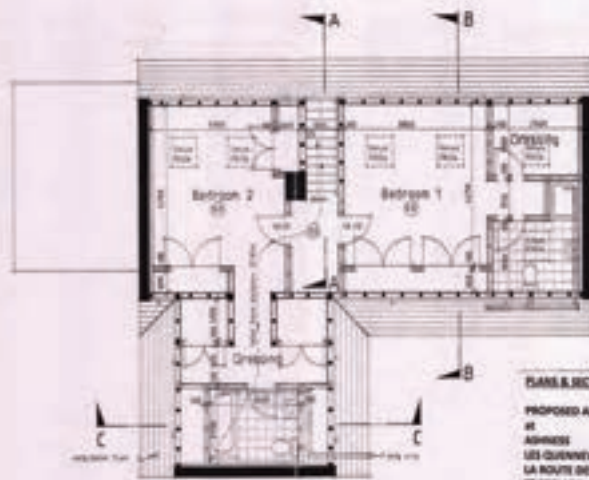
SECTION B-B



SECTION C-C



GROUND FLOOR PLAN



ROOF SPACE PLAN

**PLANS & SECTIONS**

PROPOSED ALTERATIONS  
 AT  
 ADDRESS  
 LES QUINZEVEING BARRONS  
 LA ROUTE DES QUINZEVEING  
 ET BRILLADE  
 for  
 MR BYRON NOEL

ARON DODD  
 ARCHITECTURE & PLANNING CONSULTANT  
 Suite 1.01 Date JANUARY 2009  
 Drawing no. 22/0128/03

Craig



This document shows compliances with the requirements of Part 1 to 12 of the second schedule of the Building Bye-Laws and in accordance with the checklist for building works to be carried out in connection with dwellings issued by Planning & Environment Committee dated March 2007.

Description of works

PROPOSED ALTERATIONS

Address

ASHNESS  
LES QUENNEVAIS GARDENS  
LA ROUTE DES QUENNEVAIS  
ST. BRELADE

Client

MR. BYRON NOEL

'A' May 2022 Amended to Building Bye-Law requirements.

## **PART 1 STRUCTURE**

### **General**

Technical Guidance Document 1 has been used for the purposes of satisfying the requirements in Part 1 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of Technical Guidance Document 1 Structure.

All details subject to design by the Structural Engineer are to be certified under the SER scheme prior to the commencement of work.

### **Demolition works**

Wall to be removed at ground floor level to be carried out under the supervision of the Structural Engineer.

### **Existing walls & foundations**

Existing cavity walls & foundations to be checked for adequacy by the Structural engineer.

### **Joists**

Existing timber joists to be checked for adequacy by the Structural Engineer & upgraded if necessary.

### **Pitched roof 42½ °approx**

Existing pitched roof construction to be inspected by the Structural Engineer.

### **Rooflights**

Trimming out for new rooflights to Structural engineer's details & specification.

Frames and glass to be designed in accordance with the recommendations given in respect of wind loading in BS 6262:1982.

## **PART 2 FIRE SAFETY**

### **General**

Technical Guidance Document 2, 2013 edition has been used for the purpose of satisfying the requirements in Part 2 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of Technical Guidance Document 2, 2013 edition Fire safety

### **Specific Details**

#### **Means of Warning and Escape**

##### **Alarm system**

Fire alarm and detection system to be provided in accordance with BS 5839: Part 6 to at least a Grade D category LD2 standard.

Smoke detectors to be located in the new bedrooms, landing & hall.

All alarms to be interconnected. (see plans)

##### **Means of escape**

Means of escape to be via a protected staircase.

All doors leading to the protected stairwell to achieve minimum 20 minutes fire resistance.

Existing doors at ground floor level to be upgraded as necessary.

All walls enclosing the stairwell to achieve 30 minute fire resistance.

(see plans for position of fire doors)

##### **Structural Fire Resistance**

Any new structural elements to achieve 30 minute fire resistance.

##### **External fire spread**

Roof covering to achieve A-A surface spread of flame standard.

##### **Access for the Fire Service**

The Fire appliance can get within 4.500m of the front door & within 45.000m of all parts of the building (see plans)

##### **Unprotected areas**

As existing.

### **PART 3 COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS**

#### **General**

Technical Guidance Document 3 has been used for the purposes of satisfying the requirements in Part 3 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of Technical Guidance Document 3 Combustion appliances and fuel storage systems.

#### **Heating system.**

Existing oil fired central heating system to be extended/altered as necessary.

#### **Fireplace**

The existing fireplace & flue is nonfunctional.

### **PART 4 PREPARATION OF SITES & RESISTANCE TO MOISTURE**

#### **General**

Technical Guidance Document 4 2019 edition has been used for the purposes of satisfying the requirements in Part 4 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of Technical Guidance Document 4 2019 edition Site preparation and resistance to moisture.

#### **Blocking up of ground floor window unit**

Window opening to be blocked up with 250mm cavity blockwork to match existing. Maintain cavity where new work abuts existing, Blockwork to be rendered externally to match existing.

#### **Pitched roof 42½ ° approx**

Existing concrete tiles on timber battens on breather membrane on timber rafters. Plasterboard & skim finish internally.

#### **Floor finish to bathrooms**

Any board used as a flooring to the bathroom must be moisture resistant. In the case of chipboard it should be one of the grades with improved moisture resistance as specified in BS 7731:1990. It should be laid, fixed & jointed in accordance with manufacturers instructions. The identification marks must be facing upwards to demonstrate compliance. Any softwood boarding should be at least 20mm thick and from a durable species or treated with a suitable preservative.

## **PART 5 VENTILATION AND CONDENSATION IN ROOFS**

### **General**

Technical Guidance Document 5, 2011 edition has been used for the purpose of satisfying the requirements in Part 5 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of

Technical Guidance Document 5, 2011 edition Ventilation and Condensation in Roofs.

### **Specific Details**

Background ventilators and intermittent extract fan to be installed.

### **Extract ventilation rate**

Provide extract ventilation rated at 15 litres/second to the new bathrooms.

Fans to have a 15 minute over run. Fans to bathrooms without a window to be operated by the light switch.

### **Air transfer**

Bathroom doors to be undercut by minimum 10mm to achieve a gap of 7600mm<sup>2</sup> to allow air transfer.

### **Background ventilation**

Provide minimum 8,000 mm<sup>2</sup> of background ventilation to new bedrooms and 2,500 mm<sup>2</sup> to new bathrooms

### **Purge ventilation**

New bedrooms to have purge ventilation equal to at least 5% of the floor area of each room.

Room	Floor area	Vent area	% vent/floor area
Bedroom 1	17.62m <sup>2</sup>	1.22m <sup>2</sup>	6.92%
Bedroom 2	21.00m <sup>2</sup>	1.22m <sup>2</sup>	5.80%

## **PART 6**

### **DRAINAGE, SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY**

#### **General**

Technical Guidance Document 6 - 2014 edition has been used for the purposes of satisfying the requirements in Part 6 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of

Technical Guidance Document 6 - 2014 Drainage, sanitation, hot water safety & water efficiency.

#### **Foul drainage**

New foul drainage to be 100mm diameter Osma PVC products with ring seal joints & slip couplings laid to falls, maximum 1 in 40 & minimum 1 in 80 to suit existing invert levels. All new foul drainage to connect to the existing foul system & foul water sewer.

#### **Rainwater (as existing)**

## **PART 7**

### **STAIRS, RAMPS AND PROTECTIVE BARRIERS**

#### **General**

Technical Guidance Document 7 has been used for the purpose of satisfying the requirements in Part 7 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of

Stairs, Ramps and Protective Barriers.

#### **Specific Details**

##### **Existing staircase**

The existing staircase consists of 14 no. equal risers @ 197mm with 13no. goings @ 250mm  
The handrail is 900mm above pitch line of stairs & landing and must be capable of resisting a horizontal force of at least 0.36 kN/m. (Structural engineer to confirm adequacy)

Balustrade must not be readily climbable by children under 5 years.

Maximum opening of any part of the balustrade is not to exceed 100mm & it must not be readily climbable by children under 5 years.

The staircase provides minimum 2.000m clear headroom.

## **PART 8**

### **ACCESS TO, AND USE OF BUILDINGS.**

Not applicable – Access into the dwelling will be no worse than the existing situation.

**PART 9**  
**RESISTANCE TO THE TRANSMISSION OF SOUND**

**General**

Approved Document E has been used for the purposes of satisfying the requirements in Part 9 of the second schedule and all works are to be completed in accordance with all recommendations of Approved Document E Resistance to the passage of sound.

**Specific Details**

**Protection against sound within residences**

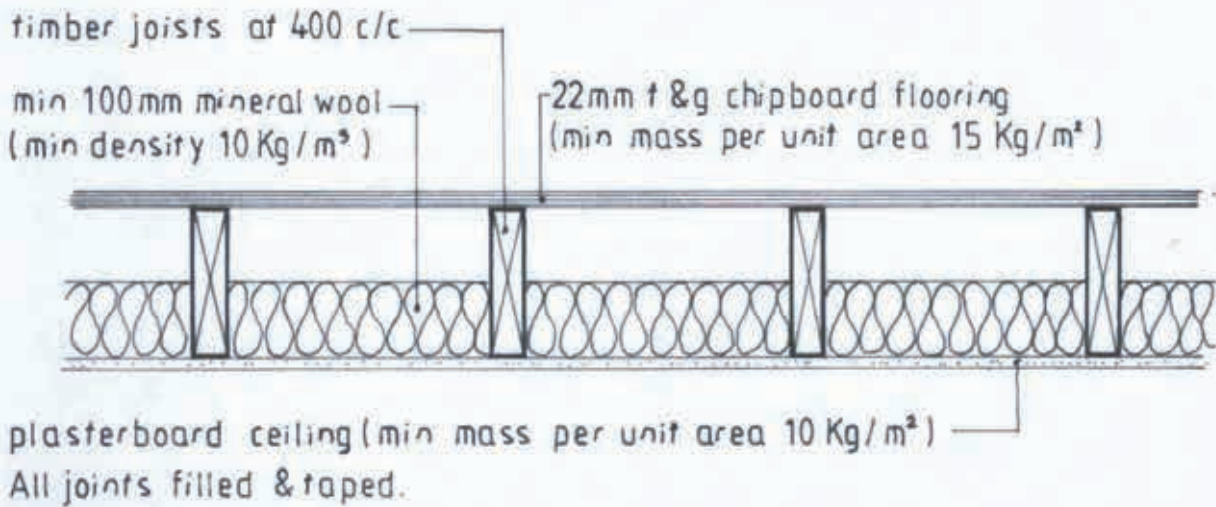
**Internal walls**

New wall separating the new ground floor shower room from the hall to achieve a sound reduction value of  $R_w = 40$  dB or better. (See detail)

**First floor**

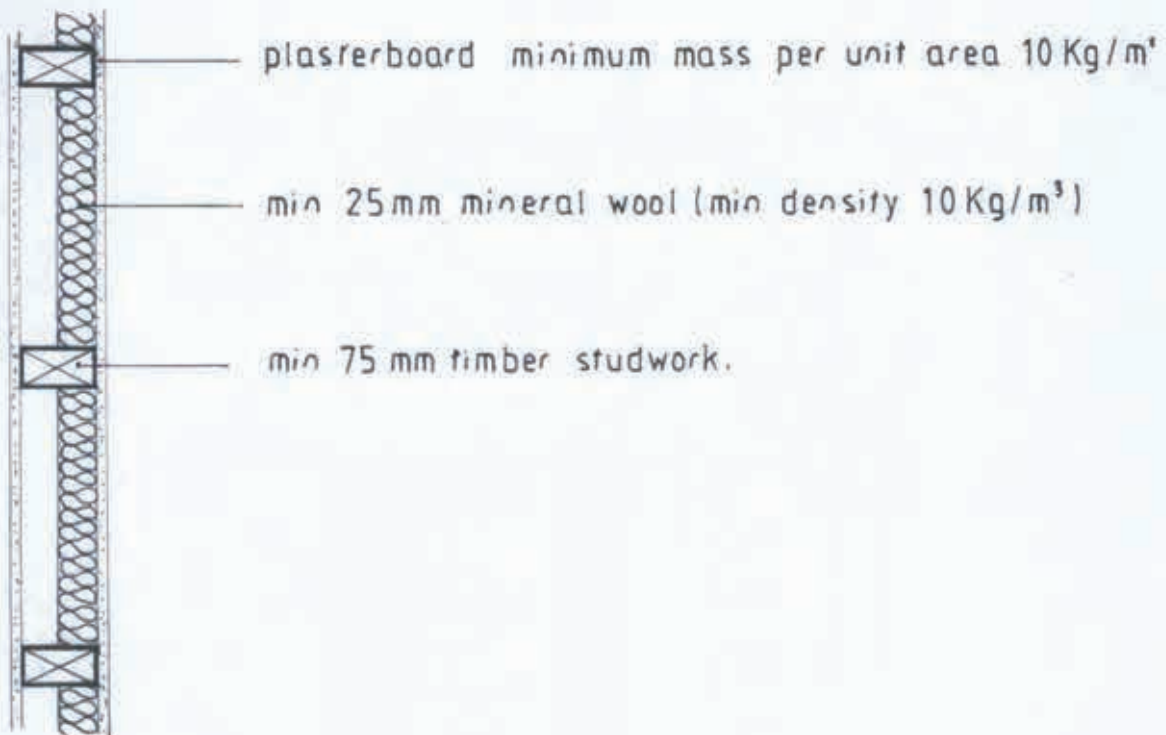
First floor to achieve a sound reduction value of  $R_w = 40$  dB or better. (See detail)

## RESISTANCE TO THE TRANSMISSION OF SOUND WITHIN THE DWELLING



## TIMBER FLOOR CONSTRUCTION

to achieve a sound reduction value of  $R_w$  40 dB or better



## TIMBER STUDWORK CONSTRUCTION

to achieve a sound reduction value of  $R_w$  40 dB or better

**PART 10**  
**GLAZING – SAFETY AND PROTECTION**

**General**

Technical Guidance Document 10 has been used for the purpose of satisfying the requirements in Part 10 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of Technical Guidance Document 10 Glazing – Safety and Protection.

## **PART 11**

### **CONSERVATION OF FUEL AND POWER**

#### **General**

Technical Guidance Document 11.18 has been used for the purpose of satisfying the requirements in Part 11 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of

Technical Guidance Document 11.18 Conservation of fuel and power in existing dwellings.

#### **Specific Details**

##### **Building fabric**

##### **Pitched roof**

Pitched roof to achieve a 'U' value of 0.18 W/m<sup>2</sup>K or better.

##### **Gable walls**

Existing cavity blockwork gable walls to achieve a 'U' value of 0.28 W/m<sup>2</sup>K or better by applying a thermal board to the internal face of blockwork, skim finish.

##### **Low level studwork**

Low level studwork to achieve a 'U' value of 0.28 W/m<sup>2</sup>K or better.

##### **Rooflights**

Rooflights to achieve a 'U' value of 1.60 W/m<sup>2</sup>K or better.

##### **Energy efficient lighting**

All new fixed internal & external light fittings to conform to table 42 of the Domestic building services compliance guide.

##### **Limiting air leakage**

Building fabric to be constructed using accredited construction details for limiting air leakage and thermal bridging.

##### **Heating system**

Extend/alter existing oil fired central heating system as necessary.

##### **Commissioning plan**

Heating & mechanical ventilation system to be installed by suitably qualified persons & commissioned in accordance with the recommendations of the Domestic building services guide.

##### **Consequential improvements**

Not applicable as the proposals will not result in any increase of the footprint of the existing dwelling.

##### **Permitted window area**

Floor area of first floor = 74.20m<sup>2</sup>      Permitted window area = 25% of 74.20m<sup>2</sup> = 18.55m<sup>2</sup>

Total window area to first floor = 4.47m<sup>2</sup>

##### **Ground floor window unit to be deleted**

The existing double glazed p.v.c. window unit achieves a 'U' value of 2.20 W/m<sup>2</sup>K at best.

It is proposed to block the opening up with 250mm cavity blockwork to match existing which will achieve a 'U' value of 1.50 W/m<sup>2</sup>K.

**PART 12**  
**ELECTRICAL SAFETY**

**General**

Technical Guidance Document 12 has been used for the purposes of satisfying the requirements in Part 12 of the second schedule and all the works are to be completed in accordance with all relevant recommendations of Technical Guidance Document 12 Electrical Safety.