For thermal continuity ensure that the window unit is located with a min. 30mm overlap between the inner face of the unit and the inner face of the external leaf so that the unit is contiguous with the insulation layer of the external wall.

A proprietary low modulus neutral cure silicone sealant (colour to match frame) to external perimeter of door frame supported by a polyethylene backing rod, applied in accordance with the Manufacturer's details and recommendations.

VMZinc Standing Seam with zinc plus metal covering (or equivalent approved, colour: Pimento Red), securely fixed to the sub-strate below in accordance with the Manufacturer's details and recommendations.

Cavities at the cill are to be closed using a proprietary fire-rated thermal cavity closer with integral DPC providing a min. 30 minutes fire protection. (min. thermal conductivity 0.034W/mK)

Proprietary EPDM bonded to the window frame and blockwork in accordance with the Manufacturer's details and recommendations to provide a weather tight seal.

Window to be incorporate a stub cill and a polyester powder coated aluminium overcill fitted over the stub cill and extending beyond the masonry min. 100mm and profiled to match the adjacent capping, mechanically fixed level and in accordance with the tolerances to uPVC window frame manufacturers recommendations. Cill colour to match the window frame. The overcill upstand is to be securely fitted tight to the window frame and sealed with a run of silicone sealant ensuring not to block any drains to the window frame.

Indicates continuous cavity tray above the cavity closer, lapped and taped with the breather membrane, dressed over the cavity closer and through the outer leaf of blockwork. Proprietary weepholes set at 450mm max centres to perpends, pvc weephole to match mortar in colour fitted above the tray. All in accordance with the Manufacturer's details and recommendations.

Cavity to be closed at the junction with the separating floor using a continuous horizontal proprietary fire-rated thermal cavity closer with integral DPC providing a min. 30 minutes fire protection. (min. thermal conductivity 0.034W/mK)

Where the planks are perpendicular, grout the profiled end of PCC planks to form straight edge for installation of fire barrier

Gap due to chamber to be filled with dry pack mortar

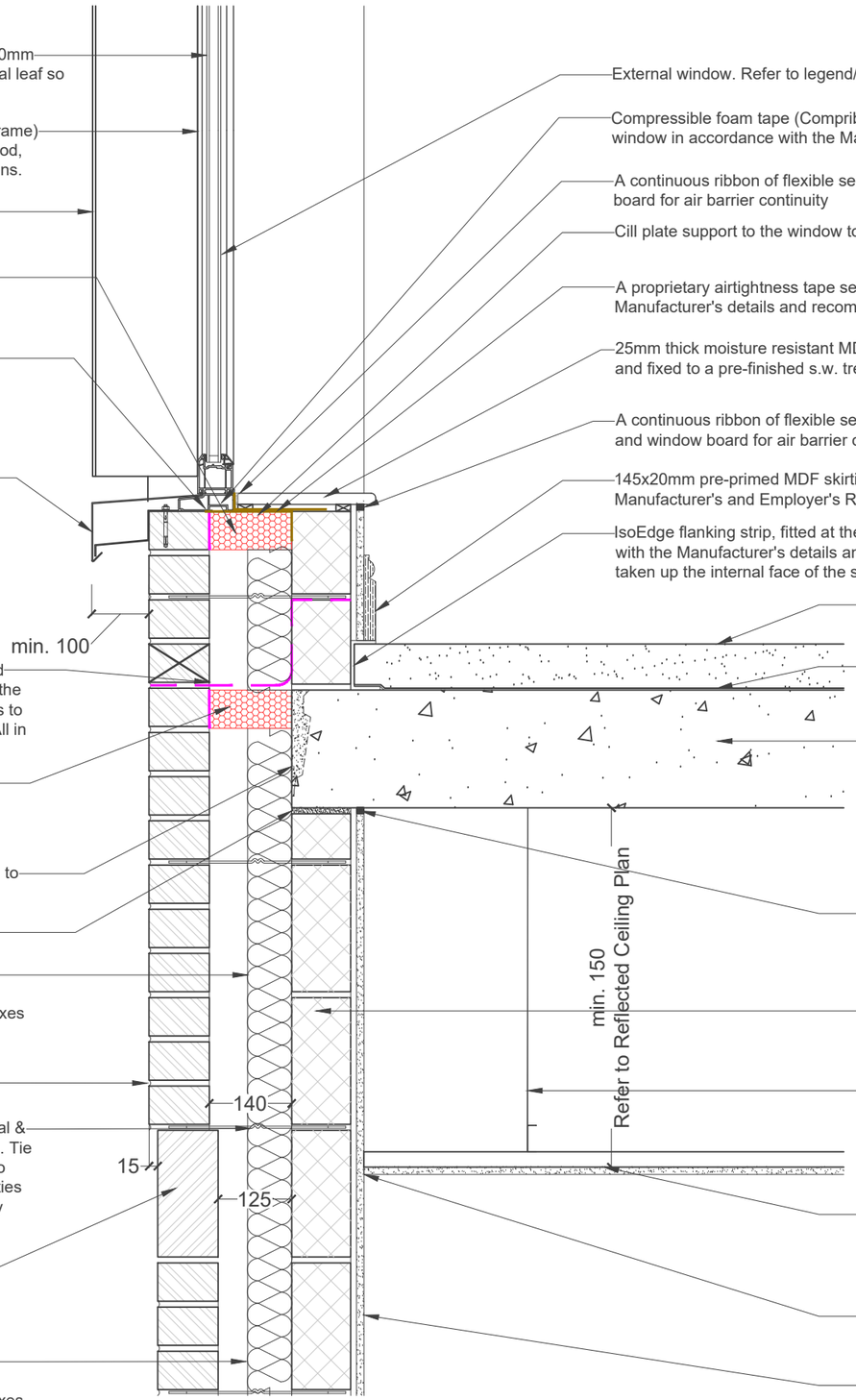
140mm deep cavity partially filled with 75mm thick Celotex Thermaclass Cavity Wall 21 Insulation (or equivalent approved, thermal conductivity: 0.021W/mK). Ensure that all penetrations through wall, ie. flues, meter boxes etc are fully closed / sealed to maintain 30 minute fire rating of wall and prevent weather & combustion products from entering the property.

102.5mm facing brickwork (refer to material schedule for specification)

Wall ties to comply with BS EN 845-1, to be fixed at max 750mm horizontal & 450mm vertical staggered ctrs and embedded min. 50mm into mortar bed. Tie spacing may need to be reduced in wider cavities. Type 2 or Type 4 ties to PD6697 in accordance with the Structural Engineers specification. Install ties with a slight slope from inner to outer leaf. Ties to be fitted with proprietary cavity insulation fixing clips/ discs

Feature soldier course, recessed 15mm from the masonry above.

125mm deep cavity partially filled with 75mm thick Celotex Thermaclass Cavity Wall 21 Insulation (or equivalent approved, thermal conductivity: 0.021W/mK). Ensure that all penetrations through wall, ie. flues, meter boxes etc are fully closed / sealed to maintain 30 minute fire rating of wall and prevent weather & combustion products from entering the property.



External window. Refer to legend/schedule

Compressible foam tape (Compriband or equivalent approved) fitted under the window in accordance with the Manufacturer's details and recommendations.

A continuous ribbon of flexible sealant at the junction between the window frame and window board for air barrier continuity

Cill plate support to the window to be confirmed by the Window Manufacturer and Structural Engineer.

A proprietary airtightness tape sealing window frame to the blockwork in accordance with the Manufacturer's details and recommendations.

25mm thick moisture resistant MDF window board to extend min. 25mm beyond plasterboard and fixed to a pre-finished s.w. treated timber frame work, fixed down to the structure below.

A continuous ribbon of flexible sealant at the junction between the plasterboard and window board for air barrier continuity

145x20mm pre-primed MDF skirting with torus profile, securely fixed to the wall in accordance with the Manufacturer's and Employer's Requirements.

IsoEdge flanking strip, fitted at the perimeter of screed and the junction of the external wall, in accordance with the Manufacturer's details and recommendations. the strip is to be lapped under the IsoRubber layer, taken up the internal face of the stud to the external wall and taken fully under the board and skirting.

75mm thick reinforced sand cement screed in accordance with the Structural Engineer's details and recommendations.

3mm thick IsoRubber HP3 Layer, applied to the deck below in accordance with the Manufacturer's details and recommendations

200mm thick pre-cast concrete plank (min 150mm thick and min. 300kg/m² mass per unit area) to the Structural Engineer's and Manufacturer's details and recommendations.

Provide continuous ribbon of flexible mastic sealant within the gap between the deck and plasterboard to maintain air barrier continuity.

100mm thick Forterra Aircrete Hi-Strength 7 blockwork (TBC by Structural Engineer, Density: 450kg/m³ to 800kg/m³)

British Gypsum Gypframe Suspended MF Ceiling Grid system, securely fixed to the structure above in accordance with the Manufacturer's details and recommendations.

12.5mm thick British Gypsum Gyproc Wallboard (or equivalent approved) with plaster skim finish, mechanically fixed to the MF ceiling grid above in accordance with the Manufacturer's details and recommendations.

Provide continuous ribbon of flexible mastic sealant at junction between the plasterboard to maintain air barrier continuity.

12.5mm thick British Gypsum Gyproc Wallboard (or equivalent approved, min. nominal 8kg/m² mass per unit area), on adhesive dabs with plaster skim finish. All joints taped and sealed, the perimeter of the wall is to be sealed with a continuous ribbon of flexible mastic.

Notes

Jennings Design Associates take no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Architect or by site measurement. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on digital data. All data must be checked against hard copy. Dimensions must be checked on site. Any discrepancies must be reported to the Architect immediately. This drawing is copyright of Jennings Design Associates

TARGET SPECIFICATION

External Walls	max. 0.20W/m²K
Party Wall	0.00W/m²K
Floor	max. 0.11W/m²K
Roof	max. 0.14W/m²K
Windows	max. 1.00W/m²K
Air permeability	max. 3m³/m²/hr

Details to be read in conjunction with Approved Document Part E, Warranty Standards and all relevant British Standards

The principles of the Non-Government Database Thermal Bridging Details to be utilised. Where details do not fully conform junctions shall be calculated by a suitably competent person using BRE BR 497 & Information Paper 1/06.

Default values as stated in SAP Table K1 may be used, however this shall confirmed by the assessor.

Products used shall be those shown on this drawing, as included in the original design SAP calculations. Where products are substituted this shall be reflected in revised SAP calculations.

Before elements are concealed by subsequent work an on-site audit shall be carried out and photos of details shall be taken in line with Part L 1 Appendix B

Pre Completion sound testing to be undertaken on project.
Principles of Robust Details which can be used with this detail:

E-WM-20
E-FC-12

Rev	Description	Date	By	Chk
P03	Amended frame and cill	15/05/26	NS	-
P02	Amended insulation to external wall	08/05/26	NS	-
P01	Initial Issue	-	-	-

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Project Details: 1226 - Jurby Avenue, Blackley
Client: Irwell Valley Homes
RIBA Workstage: Stage 5 Construction
Status/Suitability Code: S0
Scale: 1:10 | @ Original Size: A3 | Date: April 2026 | Drawn By: NS | Checked By: RB

Project Code	Originator	Vol/Sys	Level	Type	Role	Number
1226-JDA-Z1-01-DR-A-0407						

Description: Typical External Wall Separating Floor Bay Type 1 Window Cill Detail — Rev: P03

0 100mm 200mm — Scale 1:10

Z:\1226 - Jurby Street, Blackley\Drawings\Livelplots - construction\4 - Construction Details\1226-JDA-Z1-01-DR-A-0407 - Typical External Wall Separating Floor Bay Type 1 Window Cill Detail.dwg

Z1-01-DR-A-0407 - Typical External Wall / Separating Floor / Bay Type 1 / Window Cill Detail