



Discharge of Condition 6 – External Materials Submission for Hilltop Heights



NGP DEVELOPMENTS

Please find enclosed the details required to formally discharge Condition 6 relating to the external facing materials for the Hill Top Road development comprising 10 dwellings (a mix of semi-detached and detached units). The development uses a timber-frame structural system with external blockwork and white silicone render, alongside feature cladding and high-quality roofing and window systems.

This submission contains:

- A full site-wide materials schedule
- Cladding allocation schedule per plot
- Written confirmation of construction materials

All materials have been selected to ensure a cohesive, high-quality residential environment, aligned with Policy DM10 of the Copeland Local Plan.

2. Site-Wide External Materials Schedule

Element	Construction / Product	Manufacturer / System	Colour / Finish	Plot Applicability
Structural System	Timber Frame with External Blockwork	Thomas armstrong	N/A	All Plots
Primary Wall Finish	White Silicone Render	Kilsaran	White	All Plots
Roof Covering	Interlocking Concrete Roof Tiles	Marley	Dark Grey / Anthracite	All Plots
Windows	uPVC Double Glazed	RAC Windows	Anthracite	All Plots
External Doors	Composite Doors	RAC windows	Anthracite	All Plots
Rainwater Goods	uPVC Guttering & Downpipes	J.T Atkinson	Black	All Plots
Soffits & Fascias	uPVC	Eurocell	Anthracite	All Plots

3. Feature Cladding Systems

Three cladding systems are incorporated to provide architectural variation while maintaining a cohesive design approach:

- Timber cladding Cedar AL1 western Red Cedar timber with Osmo protection oil – supplied by Chambers – see product sheet attached - Cedar_Cladding_AL1_Product_Sheet
- Stone cladding (Engineered precast stone) supplied by wildstone – see attached product sheet - product-sheet-ornel_251210_182551.
- PVC composite cladding anthracite gray supplied by Eurocell – See product sheet attached - product-sheet-PVC cladding gray

4. Cladding Allocation by Plot

Plot No.	House Type	Cladding Type	Material Description	Finish
1	[Semi-Detached]	Timber	Cedar AL1 western Red Cedar	Natural cedar
2	[Semi-Detached]	PVC Composite	uPVC Composite Boarding	[Semi-Detached]
3	[Semi-Detached]	Stone	Natural/Reconstituted Stone	Grey/Buff
4	[Semi-Detached]	Stone	Natural/Reconstituted Stone	Grey/Buff
5	[Semi-Detached]	PVC Composite	uPVC Composite Boarding	Anthracite gray
6	[Semi-Detached]	Timber	Cedar AL1 western Red Cedar	Natural cedar
7	[Detached]	Stone	Natural/Reconstituted Stone	Grey/Buff
8	[Detached]	Stone	Natural/Reconstituted Stone	Grey/Buff
9	[Semi-Detached]	PVC Composite	uPVC Composite Boarding	Anthracite gray
10	[Semi-Detached]	Timber	Cedar AL1 western Red Cedar	Natural cedar