Materials Statement / Justification for Cladding Amendment

Re: 2, Central Avenue, Offington, Worthing, BN14 0DR, Date: 23.09.25

Variation of condition 3 (under Section 73) relating to external materials and finishes at additional first floor level of application reference (AWDM/0134/25) – to change the first-floor external finish from approved light-coloured render to a dark grey fibre cement cladding.

Materials & Finish:

- **Product:** 'Cladco' Fibre Cement Cladding Boards
- **Colour:** Granite Grey
- **Installation:** Horizontal panelling as per manufacturer's guidance.

Justification:

1. **Visual Compatibility:** The dark grey tone complements the existing red brick at ground floor level, creating a balanced, contemporary appearance that remains sympathetic to the streetscape.
2. **Quality & Durability:** Fibre cement cladding is a durable, low-maintenance material that will retain its appearance over time.
3. **Modern Aesthetic:** The cladding gives the building a contemporary update without disrupting the overall character of the surrounding area, while maintaining the approved scale and proportion.
4. **Practicality:** The system allows efficient installation, reducing disruption to the property and neighbouring residents.

Supporting Images and Documents:

- Side-by-side "Approved vs Proposed" elevations.
- Site OS Location Plan and Proposed Block Plan
- Manufacturer's sample images, attached below.
- Manufacturer's datasheet.
- Application Form



Fig.1 manufacturer's sample image



Fig.2 manufacturer's sample image