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H228/3.1.1/EBC-02

29 July 2025

Issued via the Planning Portal – PP- 14210246

Liz Harrison
Planning Service
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Madam,

Land at White Stork Road, adjacent to the roundabout with Winchester Road
PLANNING REFERENCE – F/23/96629
– DISCHARGE OF PLANNING CONDITION 11

With reference to the above Care Home development and in respect of information required to discharge planning conditions relating to the Eastleigh Borough Council ref: F/23/96629, on behalf of our client, the applicant, I provide the following information:-

Condition 11 – External Materials

For consideration and approval, I enclose a copy of the External Building Materials Schedule V1 dated July 2025 and produced by Hay Associates Limited.

I also enclose a statement from the care home operator, Connaught Care, with a preference for modifying the painted brickwork to a through coloured render as shown on the attached External Materials Schedule.

In addition to their statement we provide the following:

- Facing Brickwork should be attractive to look at and be virtually maintenance free throughout its design life if built in accordance with the appropriate Codes of Practice. Facing brickwork manufacturers do not generally recommend covering them with a surface treatment and can invalidate the brickwork product durability warranty.
- Brickwork, in common with other materials, is constantly moving through thermal expansion and contraction. Once cracks have appeared, moisture is able to penetrate the masonry. Once inside, the drying capability could be greatly affected dependant on the restrictive effect of the surface treatment and frost action may occur thus leading to flaky paint appearing which is not attractive to look at. We acknowledge there are breathable masonry paints available on the market however Ibstock Brick Technical Note advises "*Brickwork must be completely dry before any application is attempted. New walls should not be painted but if it is the desire to paint a newly constructed wall, a curing time of at least 28 days must elapse and brickwork must not have been cleaned or treated with acid solutions. Even then, establish that the period has undergone good drying weather.*" This time period occurring is likely to be minimal, given weather patterns and time of year during the construction period and therefore could lead to improper application of the paint product leading to future maintenance issues. We therefore concur with the care home operators preference for the use of predominantly maintenance-free through-coloured render.

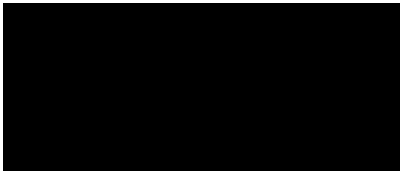


Should you require real samples of the materials please let us know.

The Planning Portal fee (ref: PP- 14210246) in the sum of £383.00 (including service charge) relating to the approval of details reserved by condition will be paid directly by the applicant.

Should you require any additional information, or require clarification of any matter, please do not hesitate to contact me.

Yours faithfully,



M Hay
For Hay Associates Ltd

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