Site Visit Report

Barbican Estates, London EC2Y 8EN

K&M McLOUGHLIN
DECORATING LTD

Prepared for: K &M Decorating LTD

Prepared by: AkzoNobel Technical Support Manager

Site Visit Report

Date 11.01.2023

Site address: Barbican Estates

Attendees present: Akzonobel

K &M Decorating LTD

Location: Mountjoy House, Gilbert House, Willoughby House

Specification Dulux Pyroshield Matt

- I was asked to visit site at the Barbican Estate. A query was raised about the finish achieved on the walls and ceiling after using Pyroshield Matt.

- I inspected several floors on various blocks. I am happy to confirm that the existing finished sections on the walls and ceilings appear to be in a good sound condition. We noticed isolated sections on walls and ceiling which were patchy/streaky

- Due to the lighting conditions and the surface profile of the walls & ceilings (not smooth & even due to repairs) this has caused the finish to look patchy in areas

- The sections completed in the resident's corridors using the Matt finish appear to be streaky and patchy (when viewed at an angel) however when we inspected the same areas following the BS recommendations for inspections (10.1, 10.2, 10.3, 10.4) the pacy streaky finish was not visible.

- The walls are not smooth and even there was multiple areas which have been made good over time and these are not flat/flush with the existing wall.

- The design of the walls in Willoughby House are round/semicircle we inspected the painted walls and there was no flashing present. The ceiling did show some patchy areas however when viewed directly face on the patchy appearance was not visible.

- The ceiling also has multiple areas which have been made good and were not flat/flush to the ceiling

BS6150 Painting of Buildings 2019

Inspection

Under 10.1 General
Inspectors should have good knowledge of the materials, processes and techniques employed in the painting of buildings and should be suitably experienced and competent in the inspection of painting works. Wherever possible, there should be continuity of inspector, with the same standards applied throughout the project. Inspection should not be carried out by multiple individuals who are not suitably experienced.

Under 10.2 Duties of the Inspector

c) ensuring that defects from other trades, e.g. plaster or dry lining defects are identified, rectified and made good at the stage when only the first coat of paint (mist or priming) has been applied, in order to avoid costly re-application of a full paint system if such defects are identified at a later stage of inspection;

NOTE If repair works, e.g. fine surface filling, are attempted at too late a stage in the painting process then it becomes near impossible to mask the repairs through paint application.

Under 10.3 Inspection Process

Inspection should be carried out in a reasonable manner taking into consideration the site conditions. No other trades should be working in the same area at that point in time.

Work should be inspected without the use of aids, e.g. torches/mirrors, and should be inspected from a distance of 1 m face on to the item using the same lighting conditions under which the project was carried out. Where possible, an inspection should be carried out prior to final lighting being switched on.

NOTE As this will highlight any defects which could reasonably have been identified and corrected whilst working under temporary lighting.

Under 10.4 Final Inspection

Whether or not work has been subject to stage inspection, it should be inspected on completion. Inspection should be under the same conditions of adequate lighting that were used when painting was carried out (see **5.5.2**). However, completed work should not be viewed or snagged under a greater lux than the final lighting scheme. As with stage inspection, work should be inspected from a distance of 1 m face on to the finished item. In some circumstances, as noted in **10.3**, this might be the only inspection carried out.

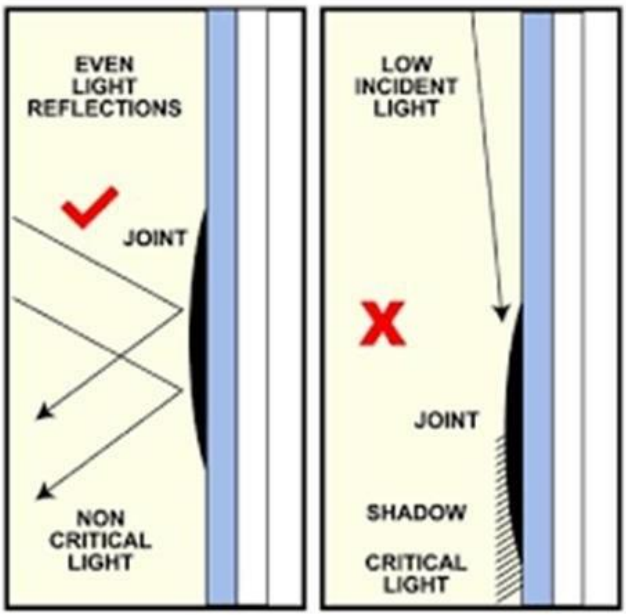
Final inspection should be made in the presence of the contractor or the contractor's representative.

Critical lighting

- Critical lighting occurs when sunlight or another source of light strikes a wall surface at an angle of 15 degrees or less. At this angle, any irregularity in a wall surface may cast a slight shadow, causing the wall to look patchy, or uneven.

- Critical lighting is a term used on occasions where the variable porosity / texture of a surface, painted or otherwise, is being highlighted by the low angle that light is striking it at. Typically, floor to ceiling windows with no dressings, or sometimes the type of lighting used – up lights / downlights in shopping centres. Some people refer to variable sheen as 'flashing'.

- The phenomenon of critical light is most likely to affect the appearance of wall coatings on large walls that are generally flat and lack shape or other architectural lines to help break up the wall area. Any elevation may be affected at a certain time of day for a short time period, then disappear as the sun changes its angle. It is important to understand that critical light is a natural phenomenon and will not adversely affect the performance of a wall coating system.



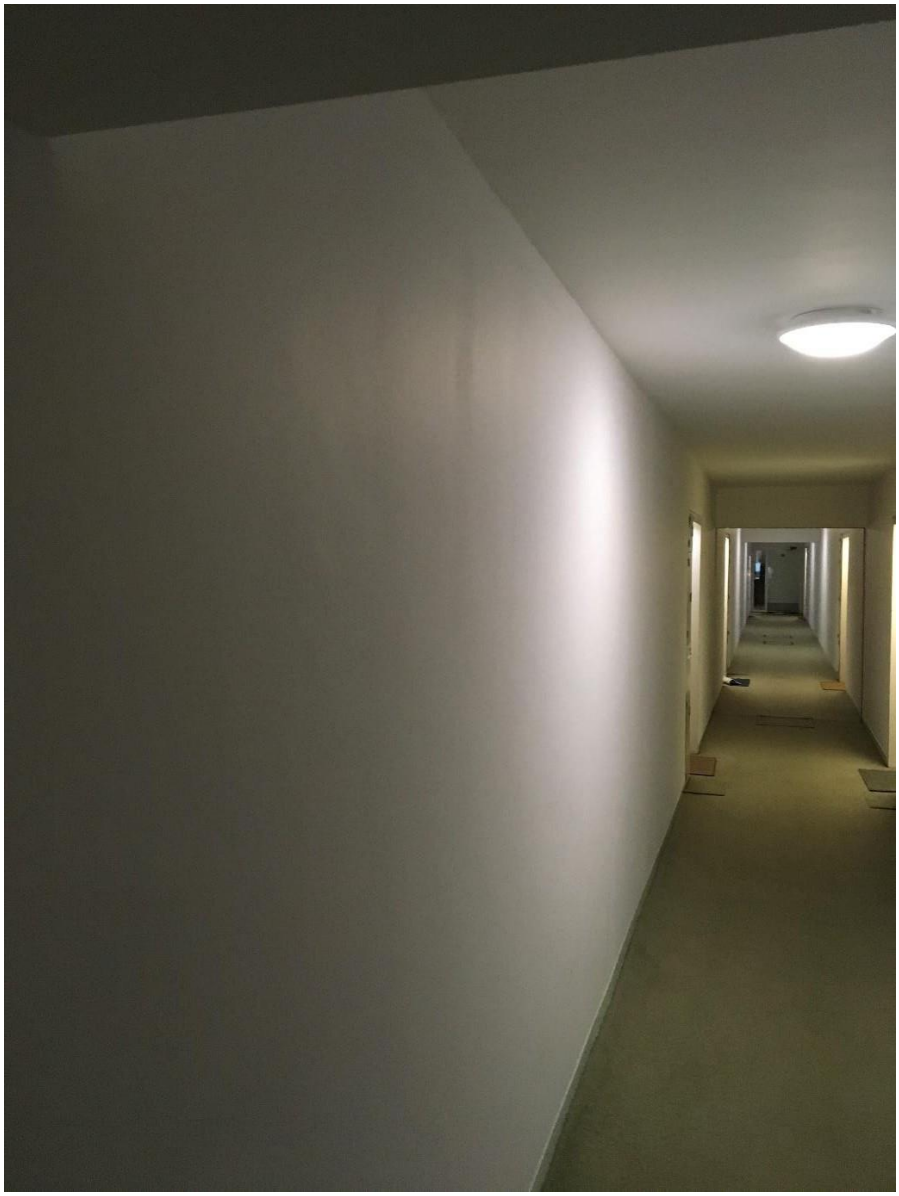


Fig 1, Walls & ceiling affected by critical lighting

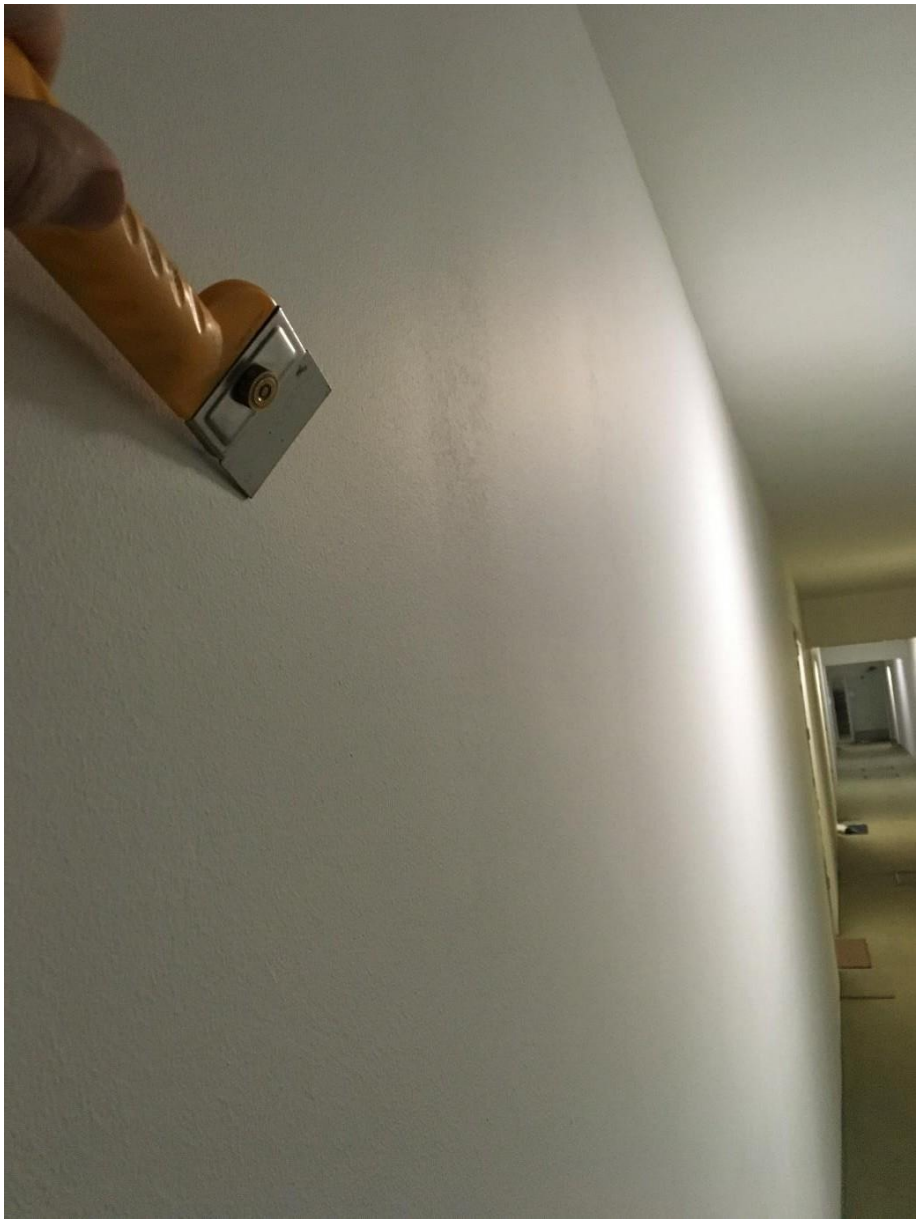


Fig 2, Walls affected by critical lighting, where the light is not hitting the wall sections this appears to be smooth with an even finish

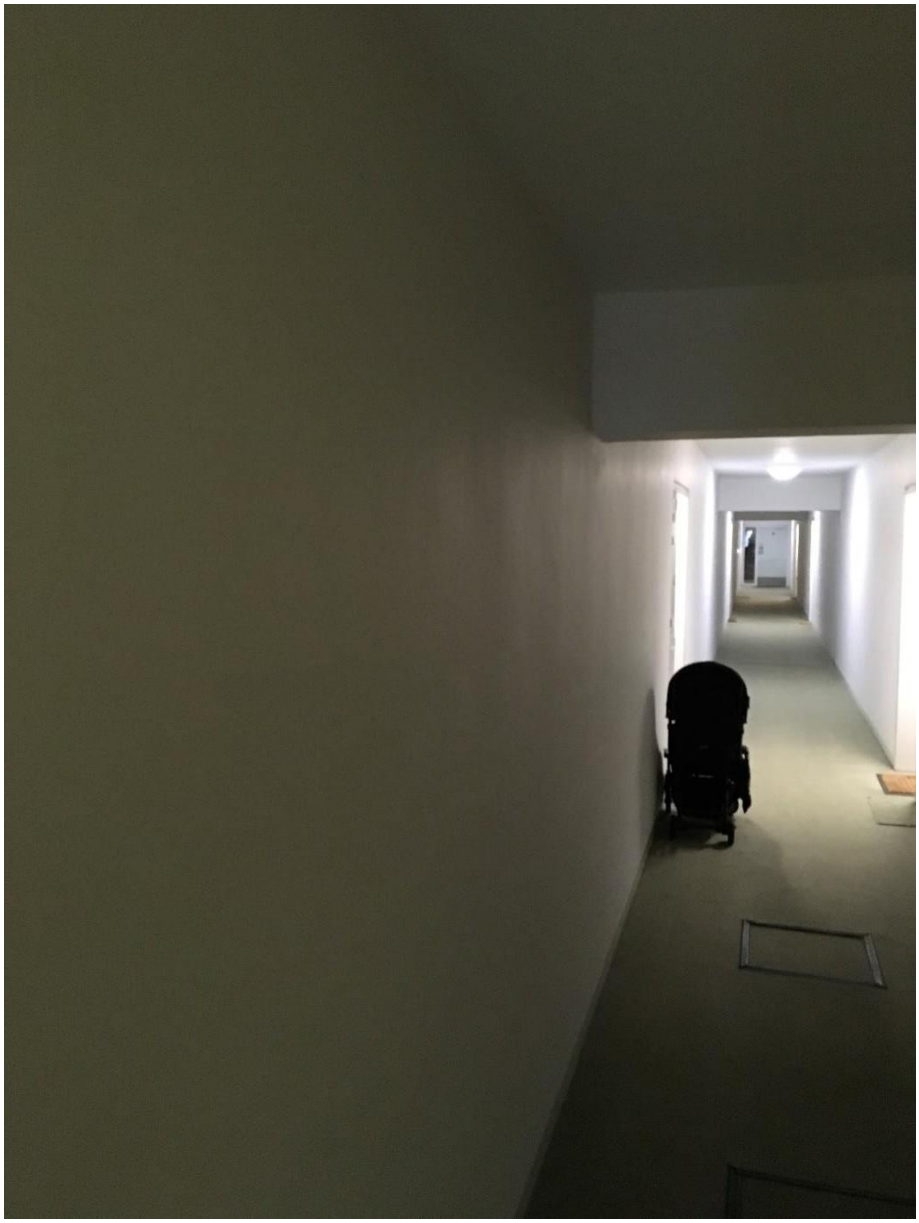


Fig 3, another example of walls affected by critical lighting, when views head on the finish is acceptable and no flashing can be observed

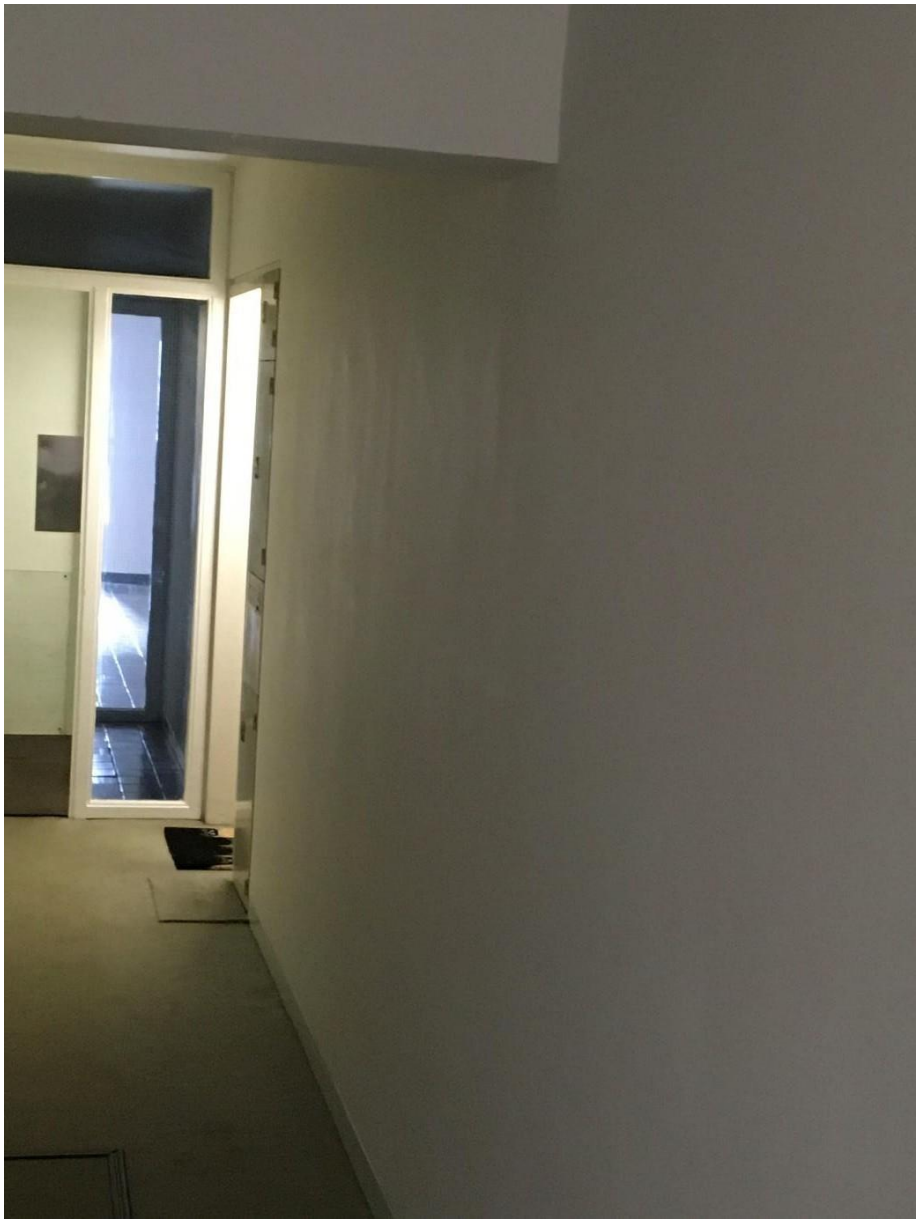


Fig 4, walls not smooth and even

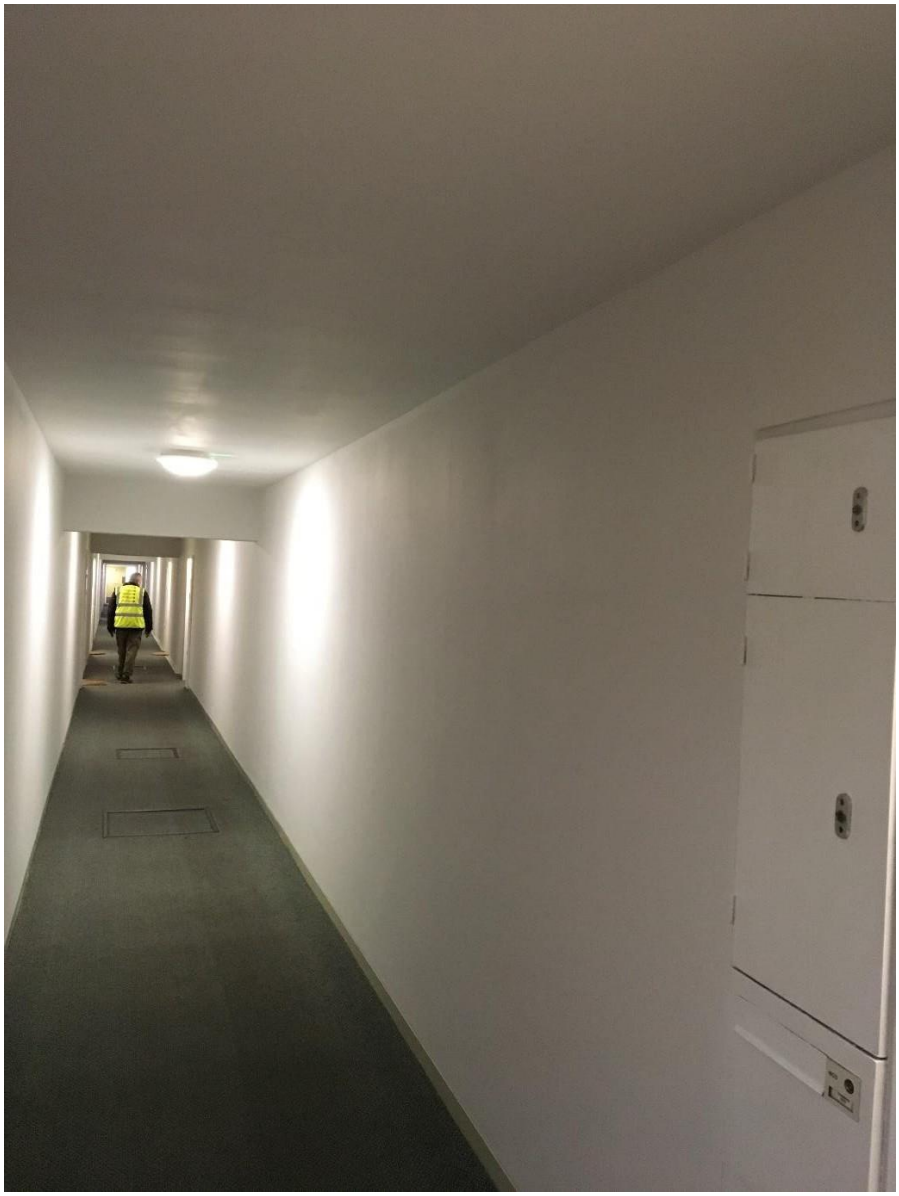


Fig 5, streaky finish on ceiling when viewed from angle however when viewed face on no patchy/streaky effect was observed

Fig 6, Walls are not smooth and even

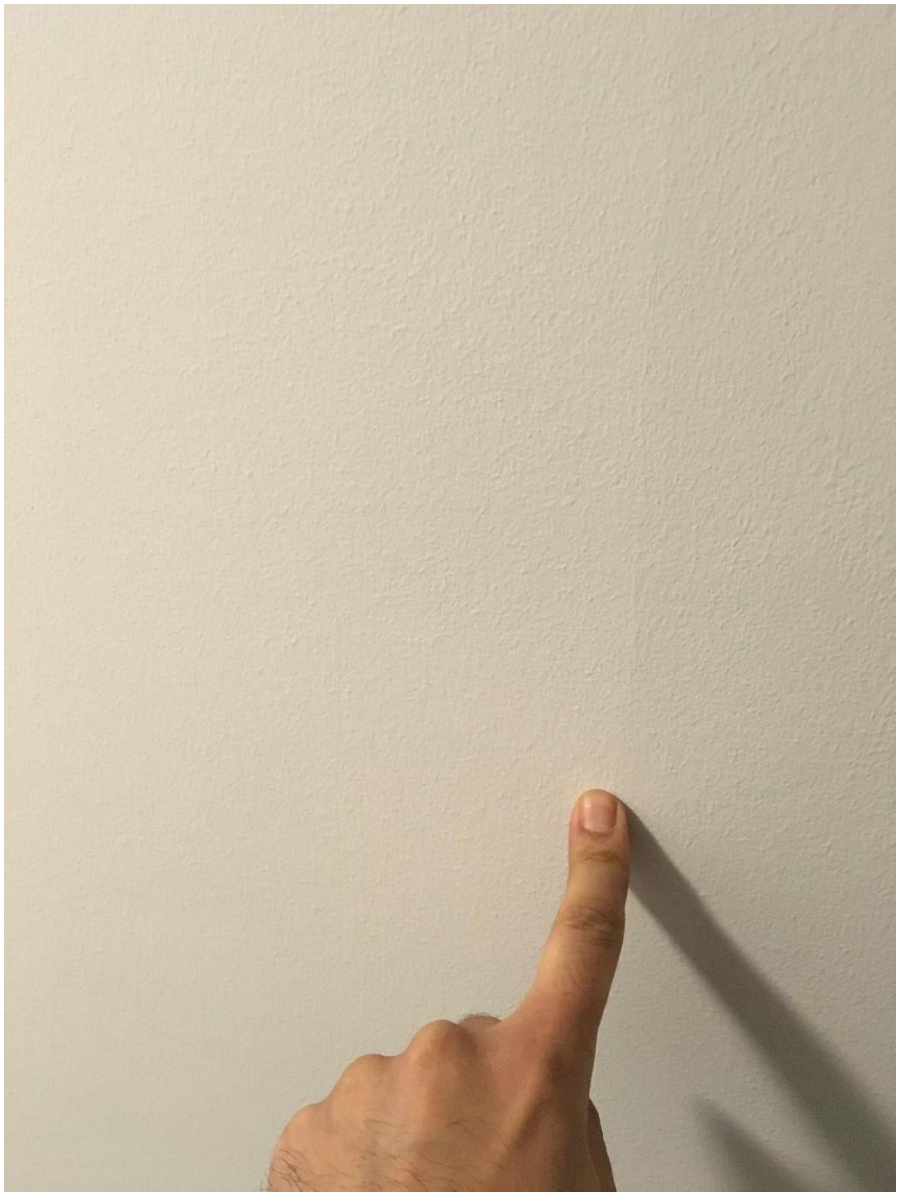


Fig 7, Walls are not smooth and even due to repairs

Fig 8, no flashing observed on walls which were curved

Conclusion

We are happy to report further to your query that there are no issues with the performance and standard of the paint finish or workmanship. The Pyroshield range is designed as a flame-retardant product, so may not always give the same decorative finish that a normal paint range would give.

The flashings /streaky finish on the walls and ceilings is associated with critical lighting/uneven wall & ceiling sections. Combined with the fact that the Pyroshield is a performance coating and not a decorative finish.

We discussed on site a way forward and I have advised a trial/benchmarking with our Pyroshield Eggshell to help minimise the patchy effect.

We hope that you find this information helpful.

Kind Regards,
Technical Support Manager
Dulux Decorator Centre 360