



**Communities, Housing & Infrastructure
Land and Property Assets
Condition Survey Report File No. 227
Overall Grade: - B**

Location:

Beach Leisure Centre
Beach Esplanade
Aberdeen. AB24 5NR

Survey Date

29/08/2017

Weather

Dry



Description

The Beach Leisure Centre comprises of a 2 storey multi-use leisure facility with swimming pool, flumes, sports hall, fitness studio, spa, crèche and café area. The main access is at the upper level off the Beach Esplanade. There is a secondary entrance open only when events are on in the sports hall at the lower level directly from the car park.

GRADING CRITERIA

D	0 -2 Years	(Less than 40%) - Bad (Life expired and/or serious risk of imminent failure)
C	2- 4 Years	(Between 40% and 60%) - Poor (Showing major defects and/or not operating efficiently)
B	4- 6 Years	(Between 60% and 85%) - Satisfactory (Performing adequately but showing minor deterioration)
A	6+ Years	(More than 85%) - Good (Performing well and operating efficiently)

ELEMENT	OVERALL CONDITION GRADING
- Roof (Structure & Coverings)	B
Notes: Main Building has a series of low profile metal sheeted roofs on a steel support structure around a glazed atrium which runs full length east to west over entrance and north to south over swimming pool. Sports hall also has a low profile metal sheeted roof set behind parapet walls. Overall roofs are in a satisfactory condition.	
- Roof (Drainage)	B
Notes: Aluminium profiled gutters with down-pipes dropping internally. Vegetation visible above glazing to front elevation. But generally clear. Overall satisfactory condition applied.	
- Floors & Stairs	B
Notes: Concrete floors and stairs throughout with metal staircase to flume. Timber battened floors to sports hall and dance studio. All in satisfactory condition.	
- Ceilings	B
Notes: Exposed roof structure and underside of roof cladding to Swimming pool and sports hall. Ceilings elsewhere vary from coated aluminium plank ceilings in changing rooms, exposed grid suspended ceilings and textured finished plastered ceiling. Some minor damage to aluminium plank ceilings. Overall satisfactory condition applied.	
- External Walls	B
Notes: External walls are formed from facing block-work, rendered panels and glazed curtain walling. There is some staining to the block-work and some of the glazing units have failed, in that there is condensation between some of the panes of glass. But overall, the external walls are in satisfactory condition.	

ELEMENT	OVERALL CONDITION GRADING
- Windows	B
Notes: Powder coated aluminium framed double glazed units. Some of the glazing units have failed and there misting between panes. Overall satisfactory condition applied.	
- External Doors	B
Notes: The fire escape doors are all timber with a painted finish. A number of doors have lost part of their weather bars and have poor external decoration. Aluminium framed glazed entrance doors to both the leisure centre and sports centre and are in satisfactory condition. Overall satisfactory condition applied.	
- External Ramps / Stairs / Fire Escapes	B
Notes: The main entrance is level formed in concrete slabs. The events entrance (sports hall) is accessed from the car park and is level. There are concrete plats external to all of the fire escape doors, which are in satisfactory condition. There is a set of external steps which leads from the car park to the ground floor level. Overall satisfactory condition applied.	
- Internal Walls	B
Notes: Generally painted blockwork. Skimmed plaster walls in some areas. Overall satisfactory condition applied.	
- Internal Doors	B
Notes: Laminate faced or painted timber doors with single glazed powder coated aluminium framed doors in main circulation routes. Overall satisfactory condition applied.	
- Sanitary Services	B
Notes: Fittings in satisfactory condition throughout.	
- Mechanical (Heating)	-
Notes: To be completed by inspector.	
- Mechanical (Water)	-
Notes: To be completed by inspector.	

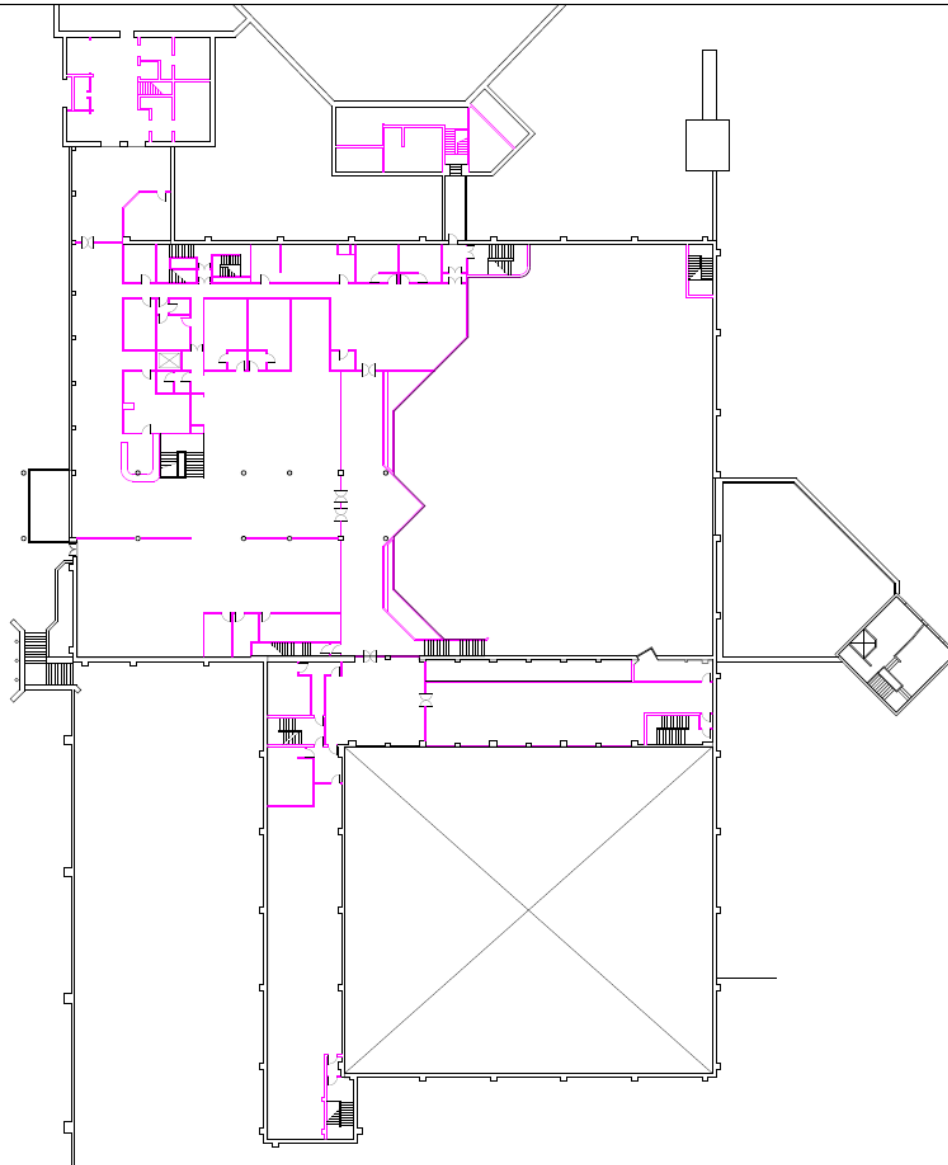
ELEMENT	OVERALL CONDITION GRADING
- Mechanical (Ventilation)	-
Notes: To be completed by inspector.	
- Mechanical (Air Conditioning)	-
Notes: To be completed by inspector.	
- Electrical (General)	-
Notes: To be completed by inspector.	
- Electrical (Lifts)	-
Notes: To be completed by inspector.	
- Decoration	B
Notes: The ground floor main reception area, crèche and gym all have decoration which is in good condition. Elsewhere, the decoration is satisfactory. Some of the tiles on the walls within toilets and changing areas are showing signs of wear and tear. The decoration within the flume tower is poor. Overall satisfactory condition applied.	
- Fixtures & Fittings	B
Notes: The main reception and corridor areas have ceramic floor tiles which are satisfactory overall. The café area has a wooden effect laminate floor which is in satisfactory condition. The swimming pool has small ceramic tiles, which overall, are fine. There are small areas where the tiles have cracked or the grout is damaged. The sports hall and dance studio has a battened timber floor which is in satisfactory condition. The reception desk is satisfactory and the kitchen / staff facilities are in satisfactory condition also. Overall satisfactory condition applied.	
- Roads & Car Parks	B
Notes: Blacktop access road shared with Linx Ice Arena and car park at lower level in satisfactory condition.	

ELEMENT	OVERALL CONDITION GRADING
- Paths / Playgrounds / Equipment	N/A
Notes:	
- Walls / Fences / Gates	B
Notes: Rendered walls and metal gates enclosing yard area at rear in satisfactory condition.	
- Surface Drainage / Shelters / External Lighting	B
Notes: External lighting provided street lights or bulkhead lights on walls. Surface drainage appears satisfactory.	
- Sports Facilities	B
Notes:	
- Matters Raised by Building Management	
None	
- Investment Requirements	
Making good of fire exit doors Repair of flume tower walls.	
- Accessibility	
Access Audit 16/02/2017 Grade B	

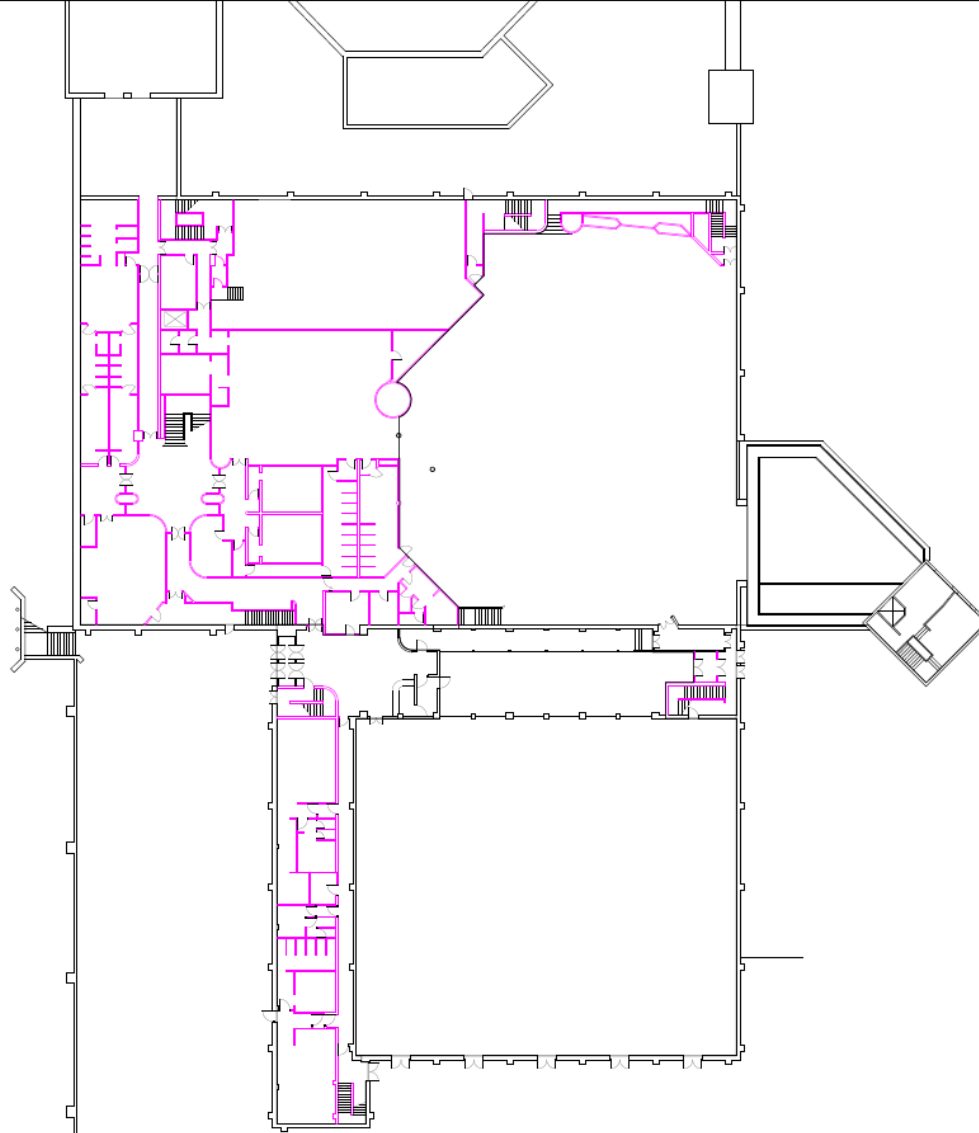
OVERALL GRADE: - B


Further notes:

© This drawing and its contents remain the Copyright of Aberdeen City Council



Aberdeen City Council	
LAND & PROPERTY ASSETS COMMUNITIES, HOUSING & INFRASTRUCTURE	
Marshall College, Second Floor South, Business Hub 10, Broad Street, Aberdeen, AB10 1AD	
Aberdeen City Council	
Beach Leisure Centre	
Existing Ground Floor Plan	
Scale	1:200 @ A1
Date	2024
Version	AN/00/002



Rev	Rev	Description	By	Date
 ABERDEEN CITY COUNCIL LAND & PROPERTY ASSETS COMMUNITIES, HOUSING & INFRASTRUCTURE Marshall College, Second Floor South, Business Hub 10, Broad Street, Aberdeen, AB10 1AB				
Client Aberdeen City Council				
Project Beach Leisure Centre				
Title Lower Ground Floor Plan				
Scale	Scale 1:200 @ A1			
Drawn	Date			
Checked	Drawn			
Drawn	AA/00/001			