



**Communities, Housing & Infrastructure
Land and Property Assets
Condition Survey Report File No. 1827
Overall Grade: - B**

Location:

Bridge of Don Swimming Pool
Bridge of Don Academy, Braehead Way, Bridge of Don
Aberdeen AB22 8RR

Survey Date

28/09/2017

Weather

Dry



Description

The swimming pool is attached to Bridge of Don Academy and consists of male and female changing rooms and single disabled toilet/shower room. Reception and office accommodation is shared with the Community Centre. Facing brick/rendered walls on steel and timber structure.

Entry to the swimming pool is by a separate entrance at the north side of the school directly off the car park into reception vestibule. Parking is restricted at certain times of day due to school bus drop off and pick up.

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: The pool has a flat roof with bitumen felt finish on a timber structure. Evidence of water ingress possibly condensation to timber linings to roof trusses on the east side. Sarnafil covered roof over changing rooms and part of circulation corridor. Felt covered roof over offices. Unable to view roofs at time of survey. Refer : Cameron Ross Structural Inspection dated July 2018 and ARC Roofing and Cladding Report dated 20/07/2018. Overall satisfactory condition applied.	
- Roof (Drainage)	B
Notes: Drainage is via roof outlets dropping internally. No evidence of blockages or vegetation growth. Satisfactory condition applied.	
- Floors & Stairs	B
Notes: The floors throughout the are solid concrete construction. Satisfactory condition applied	
- Ceilings	B
Notes: The swimming pool has a timber lined ceiling. Overall, this is in satisfactory condition at present. There are areas of deterioration of the timber linings on the east side due to water ingress or condensation. Suspended ceilings to reception area in poor condition. Suspended ceilings to changing rooms, offices and circulation corridor in satisfactory condition. Overall satisfactory condition applied.	
- External Walls	B
Notes:	

ELEMENT	OVERALL CONDITION GRADING
Dry dash rendered panels between facing brick structure enclosures. Evidence of fairly recent render repairs with minor cracking evident elsewhere. Joints between new and old render require remedial work. Overall satisfactory condition applied.	
- Windows	N/A
Notes: There are no windows to the areas forming the swimming pool.	
- External Doors	B
Notes: The main entrance doors are timber with glazed panels. The bottom panels have been covered by galvanised steel security plates. The fire escape doors to the swimming pool are timber in satisfactory condition.	
- External Ramps / Stairs / Fire Escapes	N/A
Notes:	
- Internal Walls	B
Notes: The internal walls are a mix of brick with painted finish and plaster on the hard walls. Plasterwork in male changing cubicles poor. Satisfactory condition applied.	
- Internal Doors	-
Notes: Timber doors with vision panels in circulation routes in satisfactory condition. Veneered hollow core doors to changing rooms. Overall satisfactory condition applied.	
- Sanitary Services	B
Notes: Sanitary fittings are in satisfactory condition throughout.	
- Mechanical (Heating)	B
Notes: Completed by inspector. Fed from school	
- Mechanical (Water)	A
Notes: Completed by inspector. Fed from school	

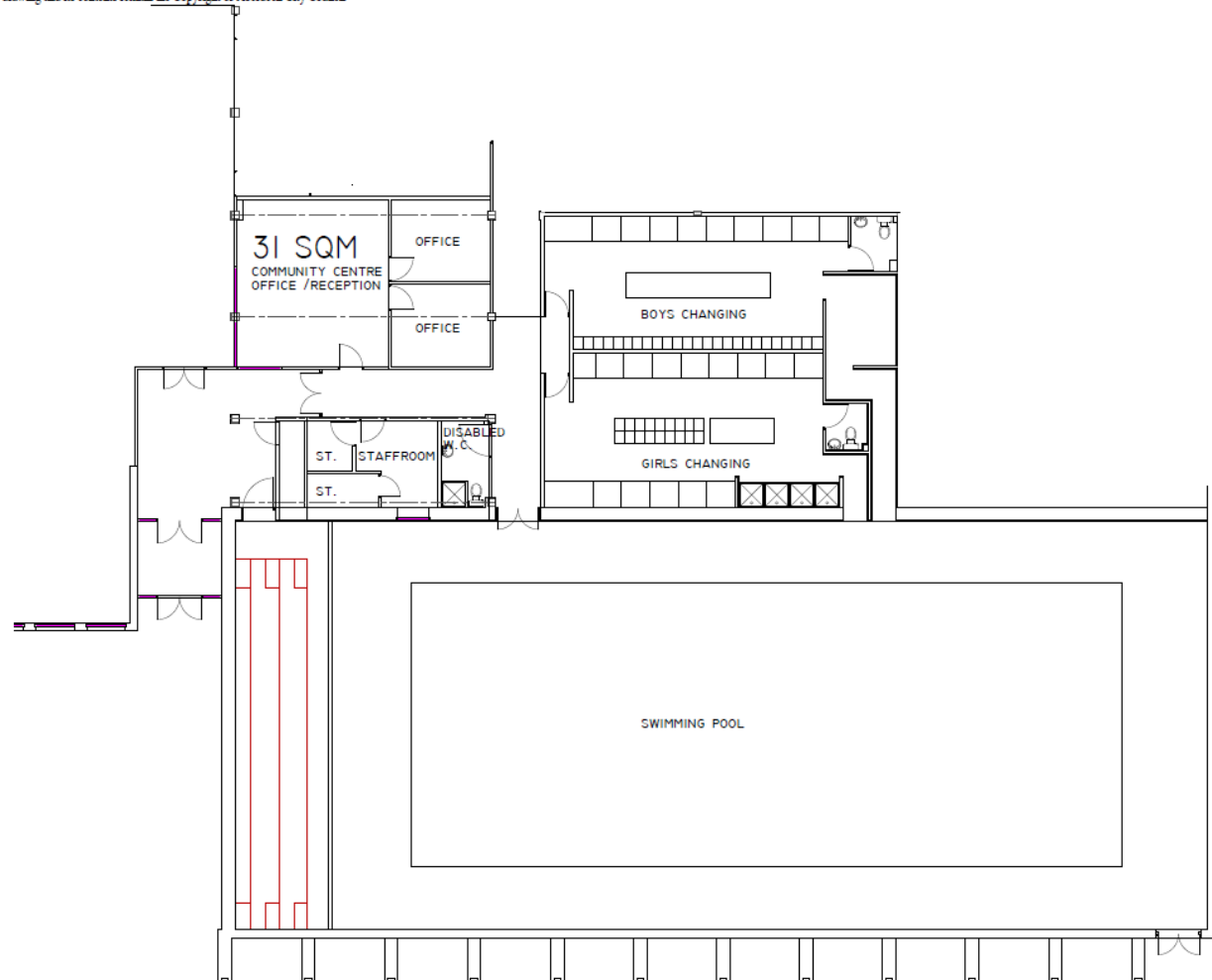
ELEMENT	OVERALL CONDITION GRADING
- Mechanical (Ventilation)	N/A
Notes: Confirmed by inspector that this is Sport Aberdeen's Maintenance responsibility	
- Mechanical (Air Conditioning)	N/A
Notes: Confirmed by inspector that this is Sport Aberdeen's Maintenance responsibility	
- Electrical (General)	A
Notes: Completed by inspector.	
- Electrical (Lifts)	N/A
Notes: To be completed by inspector.	
- Decoration	B
Notes: Decoration is generally satisfactory throughout	
- Fixtures & Fittings	C
Notes: Vinyl finish to corridors, Quarry tile finish to changing rooms and swimming pool are tired and worn in places. Carpet finish to offices. Overall floor finishes are in poor condition. Worktops in staffroom and office in satisfactory condition. Overall poor condition applied.	
- Roads & Car Parks	B
Notes: Overall satisfactory condition applied	
- Paths / Playgrounds / Equipment	B
Notes: Concrete slab paths in satisfactory condition.	


ELEMENT	OVERALL CONDITION GRADING
- Walls / Fences / Gates	N/A
Notes:	
- Surface Drainage / Shelters / External Lighting	B
Notes: Surface drainage appears adequate. Bulkhead lights illuminate entrance area with pole lighting elsewhere. Overall satisfactory condition applied.	
- Sports Facilities	B
Notes:	
- Matters Raised by Building Management	
None	
- Investment Requirements	
Floor Finishes Roof finish to pool	
- Accessibility	
Access Audit 10/11/2016 Grade B	

OVERALL GRADE: - B

Further notes:

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Rev	Dim	Design	At	Dim
 ABERDEEN CITY COUNCIL LAND & PROPERTY ASSETS COMMUNITIES, HOUSING & INFRASTRUCTURE HARRISON, COLLEGE, GARDEN FLOOR SOUTH BRIDGE WALK 10, BRACK CHERT, ABERDEEN, AB10 1JG				
Date				
ABERDEEN CITY COUNCIL				
Title				
BRIDGE OF DON SWIMMING POOL				
File				
Rev	Dim	Design	At	Dim
Dim	Rev	Design	At	Dim
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