



**Communities, Housing & Infrastructure
Land and Property Assets
Condition Survey Report File No. 240
Overall Grade: - B**

Location:

Northfield Swimming Pool
Kettlehills Crescent, Northfield
Aberdeen. AB16 5PL

Survey Date

20/09/2017

Weather

Dry



Description

Northfield Swimming Pool was constructed in 1997. Steel framed with rendered infill panels and facing block features with composite profiled roof. There is a large car park in front of the building with a level access. Entry to the building takes you directly to the reception desk and seating area. The communal changing rooms and public toilets are accessed from this area.

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: Roof is pitched and hipped at lower level and pitched at higher level over swimming pool. Roofs finished with profiled metal sheeting on steel support structure. Glazed canopy area over entrance Roofs viewed from pavement level. Overall, the roof is in satisfactory condition.	
- Roof (Drainage)	B
Notes: Roof drainage is by way of metal profiled box gutters and square profile metal down-pipes. Gutters beginning to show signs of deterioration along bottom edge with some minor leaks. No evidence of vegetation growth. Overall satisfactory condition applied.	
- Floors & Stairs	B
Notes: The floors and stairs throughout the property are concrete. These are in satisfactory condition overall. The pool tank appears to be in good condition.	
- Ceilings	B
Notes: The swimming pool has an exposed steel structure and the ceiling is the internal lining panels of the roof structure. Exposed grid suspended ceilings elsewhere with some minor ceiling tile damage and isolated areas of corrosion to grids in changing rooms. Overall satisfactory condition applied.	
- External Walls	B
Notes: Reconstituted stone block piers and base course with painted smooth rendered panels between. Area of minor damage to render at low level on south elevation due to vandalism. Overall walls are in satisfactory condition.	

ELEMENT	OVERALL CONDITION GRADING
- Windows	B
Notes: Windows throughout are powder coated aluminium framed double glazed units. Algae growth on inside of pool windows to south elevation due to excessive condensation. Overall satisfactory condition applied.	
- External Doors	B
Notes: Main entrance doors are aluminium framed with top and bottom double glazed panels. The fire exit doors are solid timber, with steel sheeting externally. The doors are in satisfactory condition.	
- External Ramps / Stairs / Fire Escapes	B
Notes: Overall satisfactory condition applied.	
- Internal Walls	B
Notes: The internal walls are block throughout, with a mix of skimmed plaster finish and painted block-work. These are in satisfactory condition throughout the building.	
- Internal Doors	B
Notes: Painted timber doors with vision panels on travel routes. Glazed aluminium doors between office and coffee area all in satisfactory condition.	
- Sanitary Services	B
Notes: The sanitary services and fitments are in satisfactory condition. One WC in ladies out of order at time of inspection.	
- Mechanical (Heating)	A
Notes: As completed by inspector in 2013	
- Mechanical (Water)	A
Notes: As completed by inspector in 2013	

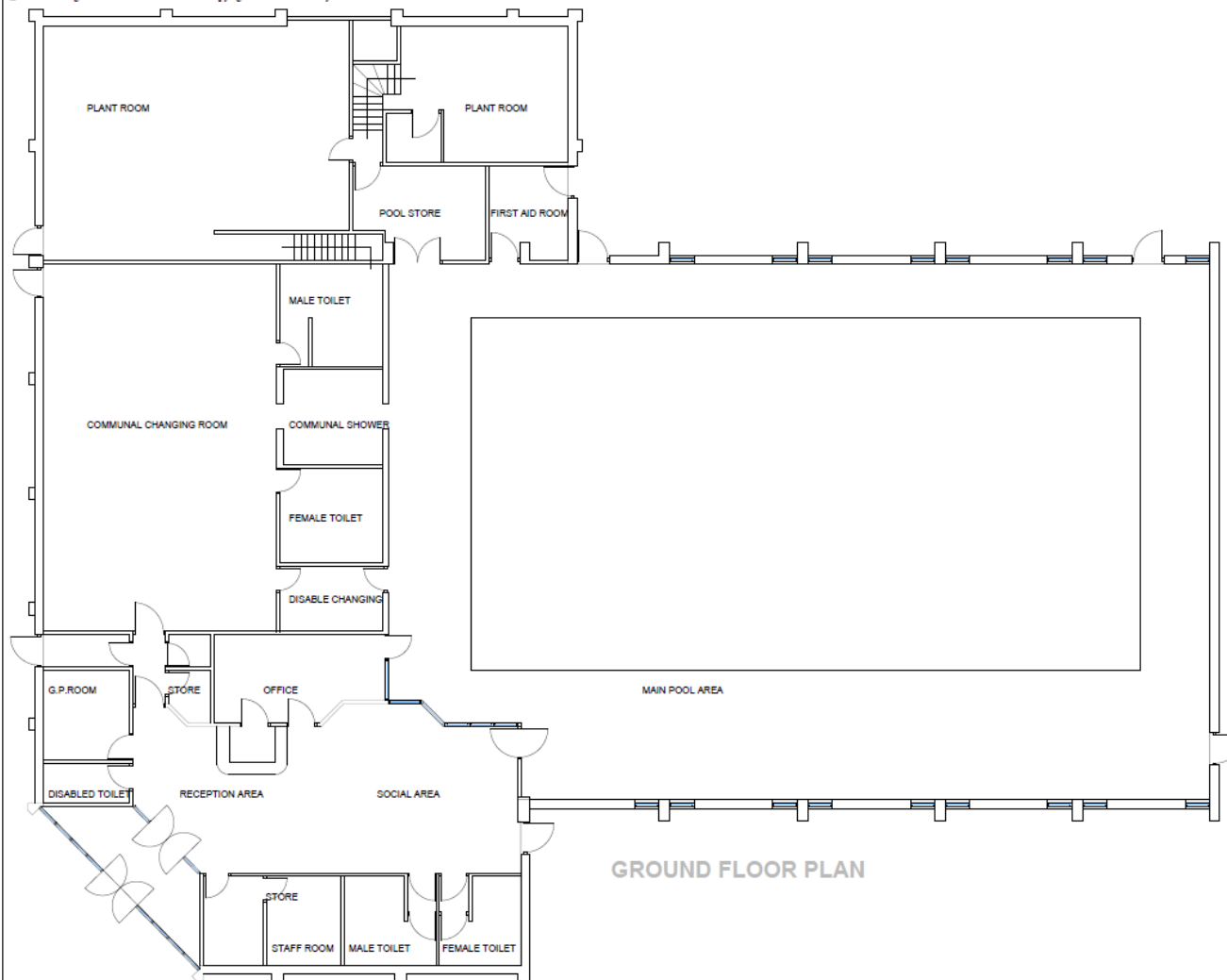
ELEMENT	OVERALL CONDITION GRADING
- Mechanical (Ventilation)	A
Notes: As completed by inspector in 2013	
- Mechanical (Air Conditioning)	N/A
Notes: As completed by inspector in 2013	
- Electrical (General)	A
Notes: As completed by inspector in 2013	
- Electrical (Lifts)	N/A
Notes: To be completed by inspector.	
- Decoration	B
Notes: Decoration is generally in satisfactory condition, with some scuffs and scraps adjacent vending machine in reception.	
- Fixtures & Fittings	B
Notes: Studded quarry tile finish to changing rooms generally satisfactory. Vinyl to toilets and coffee area also satisfactory. Carpet to office areas marked and showing signs of wear. Kitchen and first aid room fittings in satisfactory condition. Overall satisfactory condition applied.	
- Roads & Car Parks	B
Notes: Car park surface generally in satisfactory condition. White lining in good condition. Pothole formed at junction of access road and car park within site.	
- Paths / Playgrounds / Equipment	B
Notes: Blacktop pavements in good condition. Missing slab to rear steps leading to Northfield school. Overall satisfactory condition applied.	

ELEMENT	OVERALL CONDITION GRADING
- Walls / Fences / Gates	C
Notes: Metal post and wire mesh fence is in good condition to 3 sides but on the North side lengths of fencing have been vandalised and in poor condition. Overall poor condition applied.	
- Surface Drainage / Shelters / External Lighting	B
Notes: Surface water drainage appears satisfactory. External lighting provided by Pole lighting and soffit lighting. Overall satisfactory condition applied.	
- Sports Facilities	B
Notes:	
- Matters Raised by Building Management	
Level of condensation within swimming pool area	
- Investment Requirements	
Repairs to fencing	
- Accessibility	
Access Audit date 17/11/2016 Grade B	

OVERALL GRADE: - B


Further notes:

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



GROUND FLOOR PLAN

NB. DRAWN FROM SCANNED PLAN. ALL SIZES ARE APPROXIMATE.

Rev.	Date	Description	A1	Iss.
 <p>ABERDEEN CITY COUNCIL ENVIRONMENT & INFRASTRUCTURE SERVICES Technical Services Section St Nicholas House Broad Street Aberdeen AB10 3DY Telephone: (01224) 522000 Fax: (01224) 645455</p>				
Client: ABERDEEN CITY COUNCIL				
Project: NORTHFIELD SWIMMING POOL				
Title:				
Date:	30/03/2009	Scale:	1 TO 100	
Drawn:	PG	Rev Ref:		
Checked By:		Drawing No:		