

Scalloway Pool Building

Information Pack

Scalloway Pool Details:

The Scalloway Pool was opened on 4th April 1993.

The overall dimensions and footprint of the Scalloway Pool Building are: **26.70m Long x 22.20m Wide or thereby.**

Room Description	Contents / Equipment Present	Room Dimensions	Notes
Upper Plant Room (Main)	• Main Pool Air Handling Unit • Control Panels • Access to Pool Balance Tank	Size – 8.10m x 4.15m	At the time of closure these systems and equipment were all working and operational.
Lower Plant Room (Main)	• Emergency lighting centralised battery. • Main incoming utilities • 2 x 210kW Gas Oil Boilers • Incoming Biomass Supply & Heat Exchanger • Control panel for external sewage pumps. • “Pellet Pro” Chlorine dosing unit • Ultra Voilet System for secondary disinfection • Pool Circulation Filter • Pool main circulation pumps • Hoval domestic hot water clarifier • Poly Aluminium Chloride dosing system • Sodium Bisulphate dosing system • Heating System Pressurisation Unit	Size – 9.52m x 6.63m	Present within the main plantroom is all the equipment and chemical dosing systems required for an operation swimming pool. At the time of closure these systems and equipment were all working and operational. The Plant Room is on a split level with mezzanine floor separating the lower and upper levels. Total height from the floor level of the lower plant to roof level is 5.30m. There is separate double door access from the exterior of the building to service the Main Plant Room. The “Gas Oil” boilers are dated as 1992 and are the original boilers for the building.
External Basement Store	• Incoming Biomass connection pipes. • Access to all service pipework serving the Scalloway Pool.	Size – 15.60m x 7.70m (The ceiling height / clearance for the basement store is 2.0m.)	This storeroom is fitted with radiators and could be used for heated storage if required. This store has the advantage of a separate external double doors.

Scalloway Pool – Property Details for Building Report

Main Pool Hall	• Main Swimming Pool • Separate Toddlers Pool • Separate Spa Pool • 3 x poolside communal showers • Changing village comprising of 10 cubicles • Access to/from the Spectators Area • Main Reception Desk • Access to the Steam Room • Access to the Pool Plant Room • Single WC • Pool Covers for the various pools • Air supply and extract ducts at high level throughout this space.	Size – 25.85m x 13.60m (<i>dimensions of the main pool hall excluding the changing village</i>) Actual Pool Size – 16.66m x 7.20m (<i>Walkway around the perimeter of the pool is 1.55m wide</i>) The Spa Pool is 2.80m diameter The Toddlers Pool is 6.90m x 2.60m	The Main Pool Hall provides access to all the changing and toilet facilities related to the building. This area is largely open plan, stretching from the main entrance door, main reception desk, spectator area, toilets / changing rooms and changing village for customer use. Changing village has: 2 x Family Change Cubicles 8 x Standard Cubicles
Accessible Change / Toilet	• High level runway beam for portable hoists. • Full accessible fixture and fittings compliant with standard building regulations at the time of construction • Accessible changing bed	Size – 2.25m x 1.66m	Please note that ceiling mounted beam for portable hoist is present and was tested satisfactorily prior to closure. There is no portable hoist present and would require a compatible portable hoist.
Male Toilet	• 2 x Urinals • 1 x Cubicle • 2 x Wash Hand Basins	Size – 3.23m x 2.63m	This toilet has all floor tiles removed and slip resistant floor coverings present.
Male Group Change	• 1 x Shower • Group Changing Area • 6 x Small Lockers	Size – 3.13m x 2.63m	Please note – this area incorporates a curved partition wall, and measurements are general dimensions within the room.
Female Group Change	• 1 x Shower • Group Changing Area • 6 x Small Lockers	Size – 4.43m x 1.80m	Please note – this area incorporates a curved partition wall, and measurements are general dimensions within the room.

Scalloway Pool – Property Details for Building Report

Female Toilet	• 2 x Cubicles • 1 x Wash Hand Basin	Size – 2.20m x 2.66m	Please note – this area incorporates a curved partition wall, and measurements are general dimensions within the room.
Staff Changing Area	• 1 x Staff Shower • 11 x Staff Lockers	Size – 2.20m x 2.00m	
Water Closet (WC)	• WC fixtures and fittings	Size – 1.25m x 1.10m	Small WC located within the spectator area for customer use.
Steam Room	• 1 x Steam Room Enclosure, c/w bench seating & steam generator • 1 x Shower	Size – 3.10m x 3.05m	The steam generator and enclosure design is by “Dale Sauna”
Quarter Round Reception Desk	• Reception desk located within the main spectator area. • Lighting control panel • Fire panel for building	Size – 2.20m Radius	This reception desk is open to the pool environment and ambient temperature. This reception desk has an open façade which is governed by the background temperature of the pool hall / spectator area.
Staff Room	• Kitchen / welfare area • Various units and sink • Access to loft plant room • Intruder access panel	Size – 3.75m x 3.10m	General staff room / welfare area with standard amenities for a staff rest room during break times.
Managers Office	• CCTV Control Room • Large Safe	Size – 3.20m x 3.10m	General office environment with computer access points, sockets and external windows.
Upper Reception Plant Room	• Air Handling Unit for the Staff Room / Managers Office • Various distribution boards	Size – 7.05m x 3.10m	This is a small plant room located above the Staff Room & Managers Office. Access is via a ceiling hatch and contains a small Air Handling Unit serving the Staff Room and Managers Office.

General notes pertaining to the Scalloway Pool Building:

1. Ventilation and temperature control of the “Pool Hall” is done through the air handling unit located in the Upper Pool Plant Room. The conditioned air is supplied to the main pool hall through high level ducts / louvres. There are two large, ducted pipes passing through the pool hall with one “Supply Duct” and one “Extract Duct”. There are very limited radiators present to supplement this conditioned air movement.
2. The external car park has parking provision for the Scalloway Pool and a service road down to the rear for access to the basement store and plant rooms.
3. The car park has a suitable arrangement of private street lighting to illuminate the parking and pedestrian route to the entrance of the building.
4. There is one main access door to the building from the main car park.
5. Gas Oil is stored within a bunded oil tank to the rear of the building.
6. This building has underground sewage pumps due to the topography of the site. These are controlled via internal controller within the lower plant room.

Indicative operating costs as a pool:

1. There is a minimum BIOMASS usage of 138,000 units per year on a contract until 30th April 2036. In 2025/26, Shetland Recreational Trust used 240,758 units operating as a pool.
2. Shetland Recreational Trust used 129,599 units of electricity at the Scalloway Pool building in 2025/26 to operate as a pool.
3. In 2025/26, staffing costs associated to Scalloway Pool was circa £200,000.
4. In 2025/26, the water service charge for the Scalloway Pool Building was £7023.28.
5. Note that there are further additional costs associated to administration, HR and general maintenance.

Images and Floor Plans

Scalloway Pool Building - Exterior



Reception and Main Entrance Door



Spectator Area and High Level Pool Cover



Staff Room



Pool Overview



Overview of Pool Hall



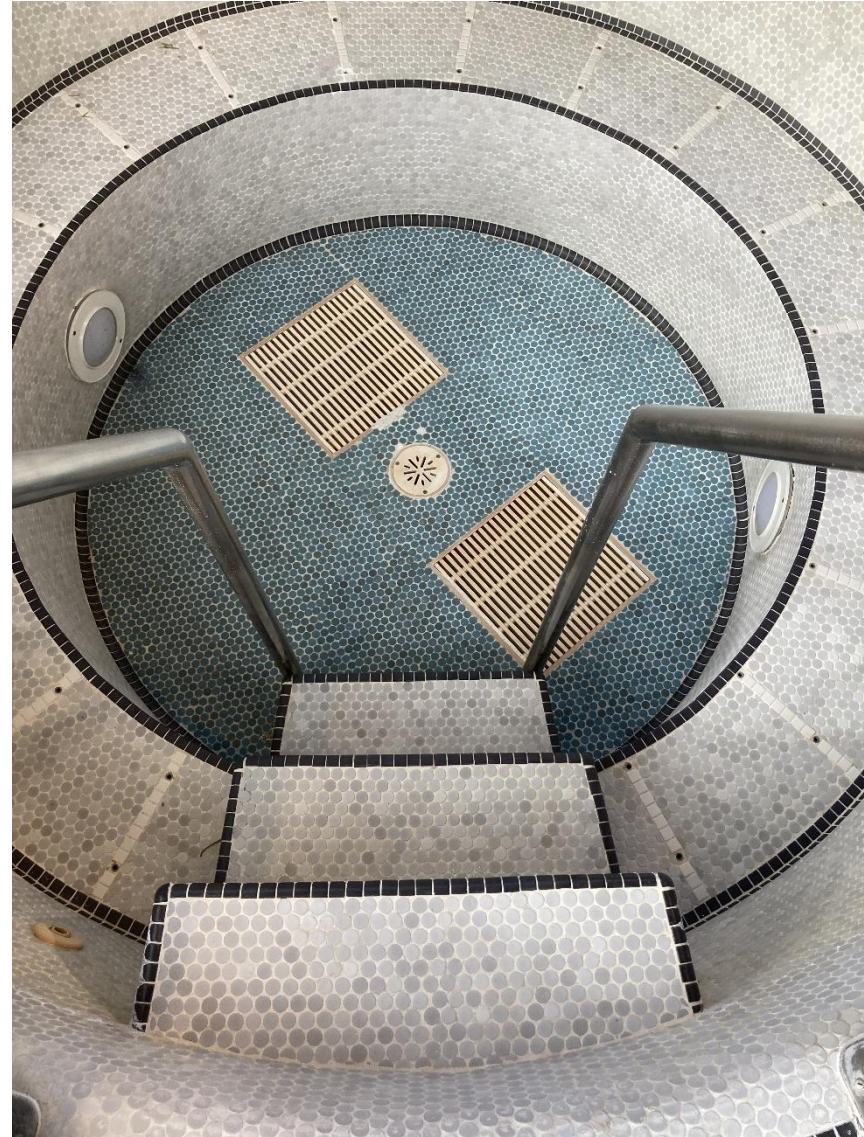
Changing Village



Toddler Pool



Spa Pool



Steam Room



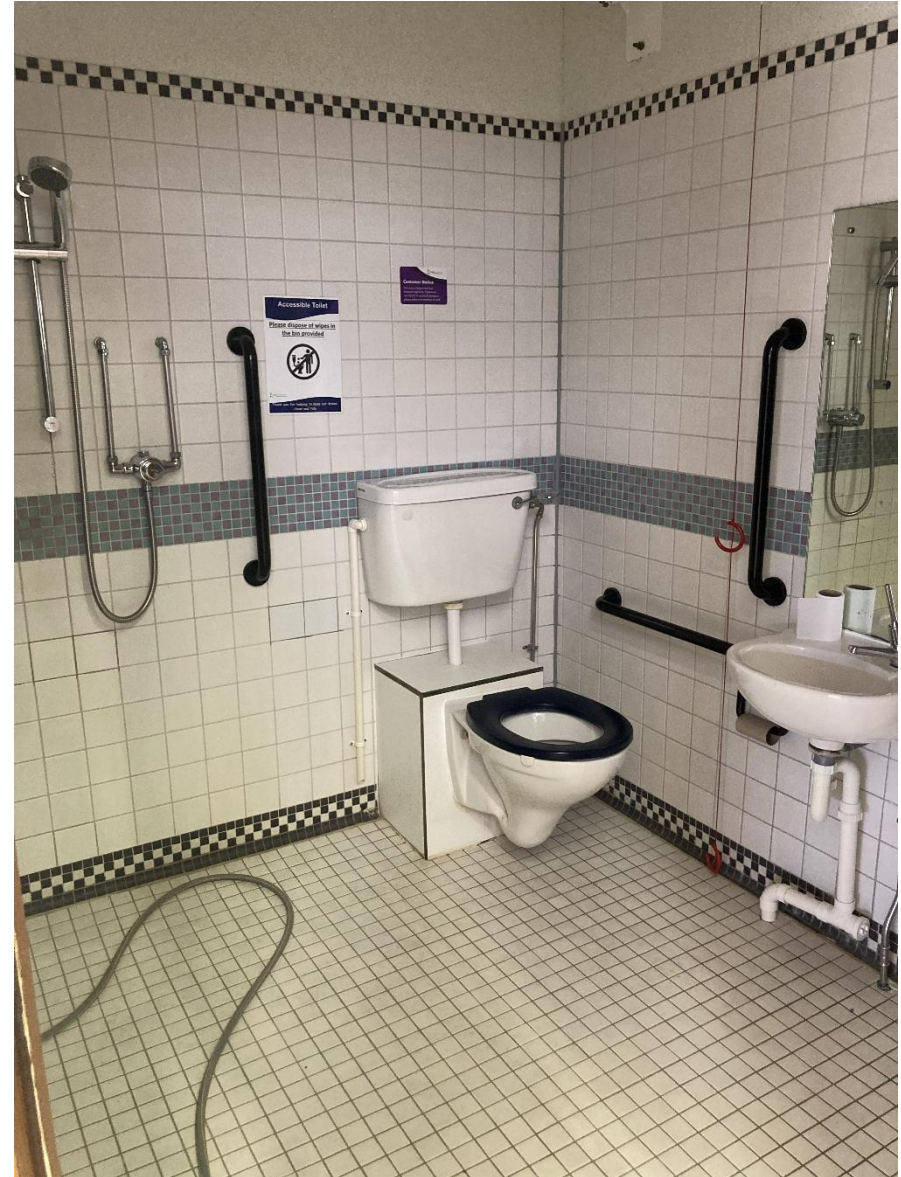
Interior of Steam Room



Poolside Showers



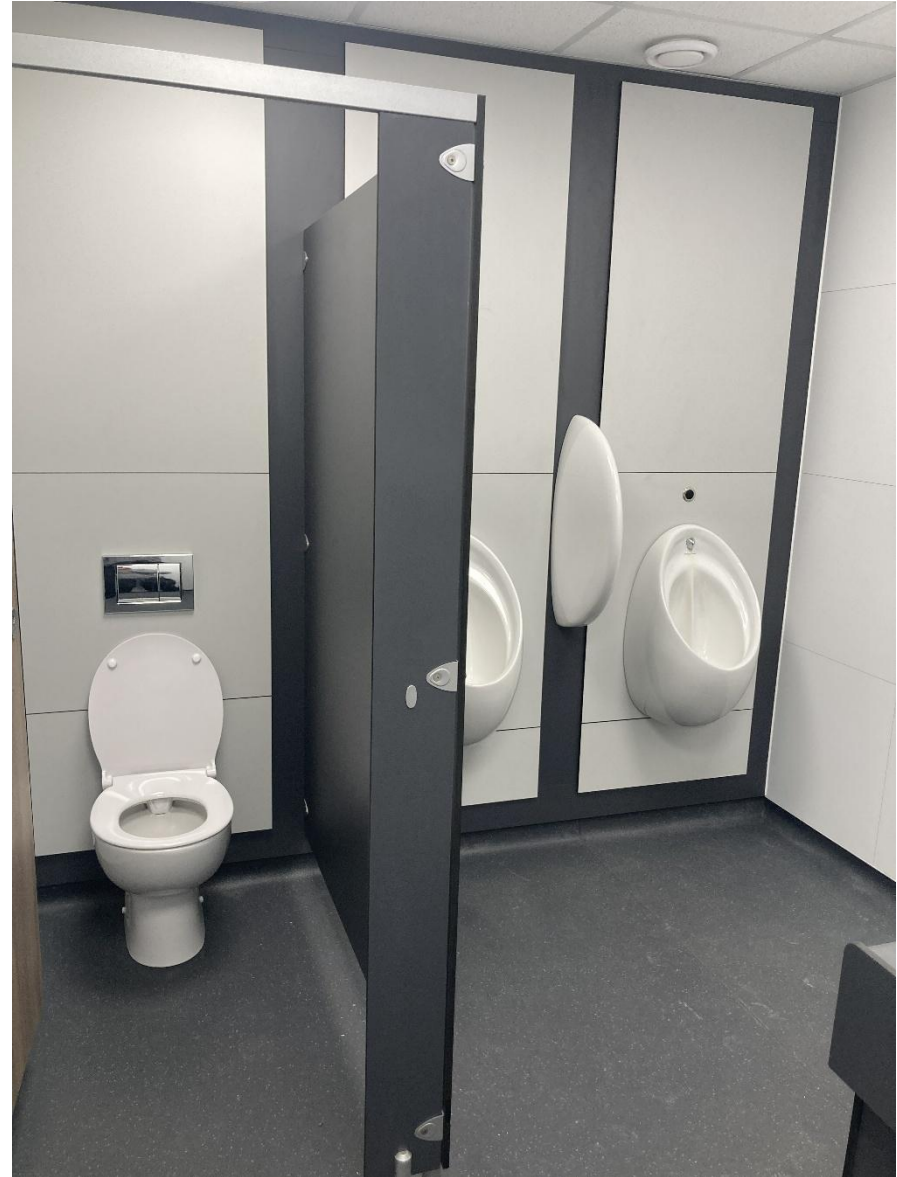
Accessible Toilet Poolside



Female Toilet



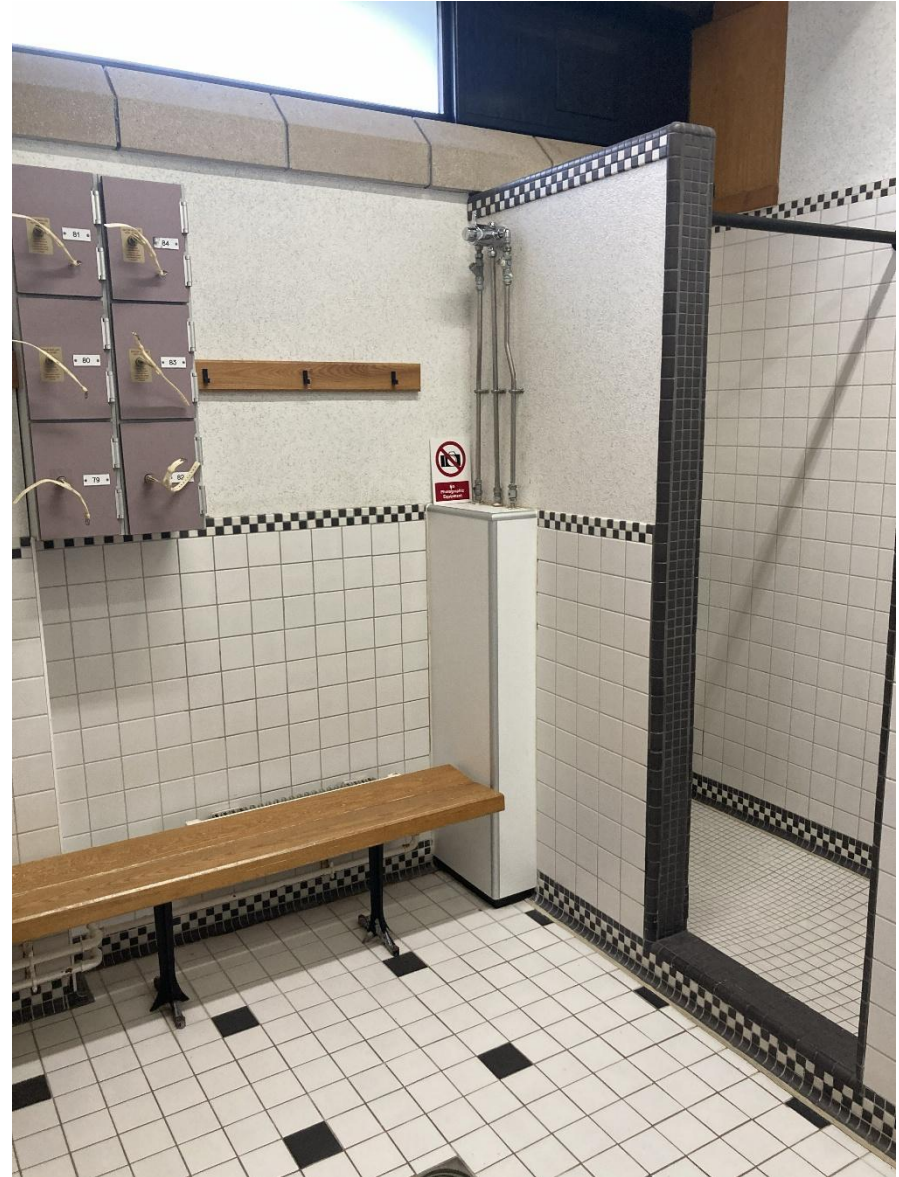
Male Toilet



Female Group Changing Room

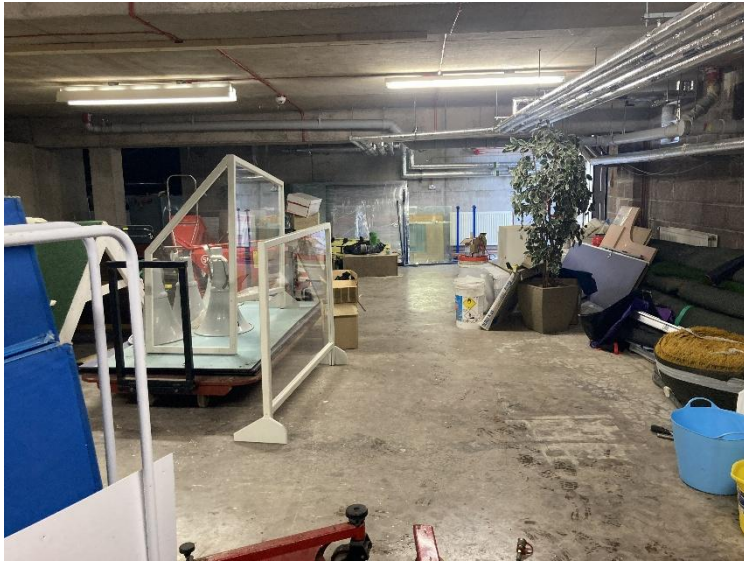


Male Group Changing Room



Basement and Plant Images

Basement Store



Loft Area Plant – Office AHU



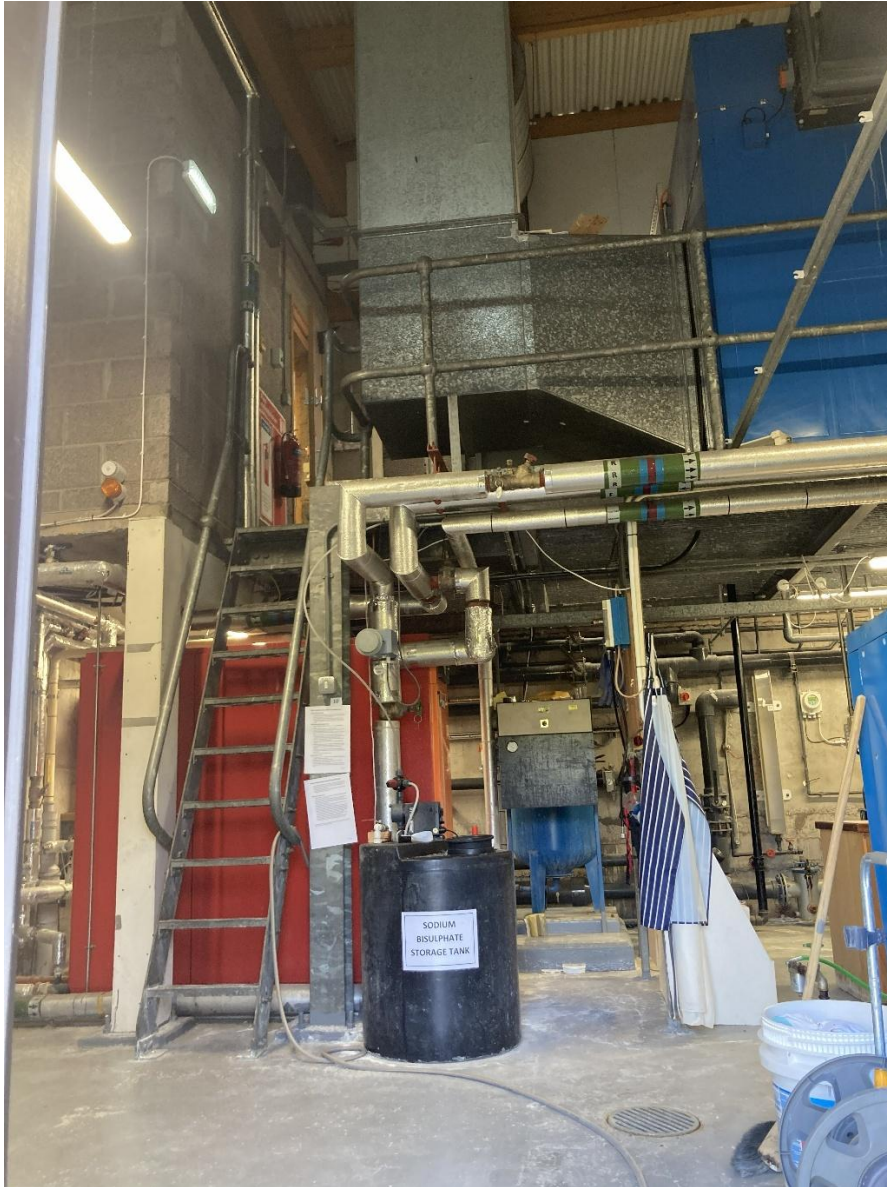
Electricity Supply – Main distribution Board



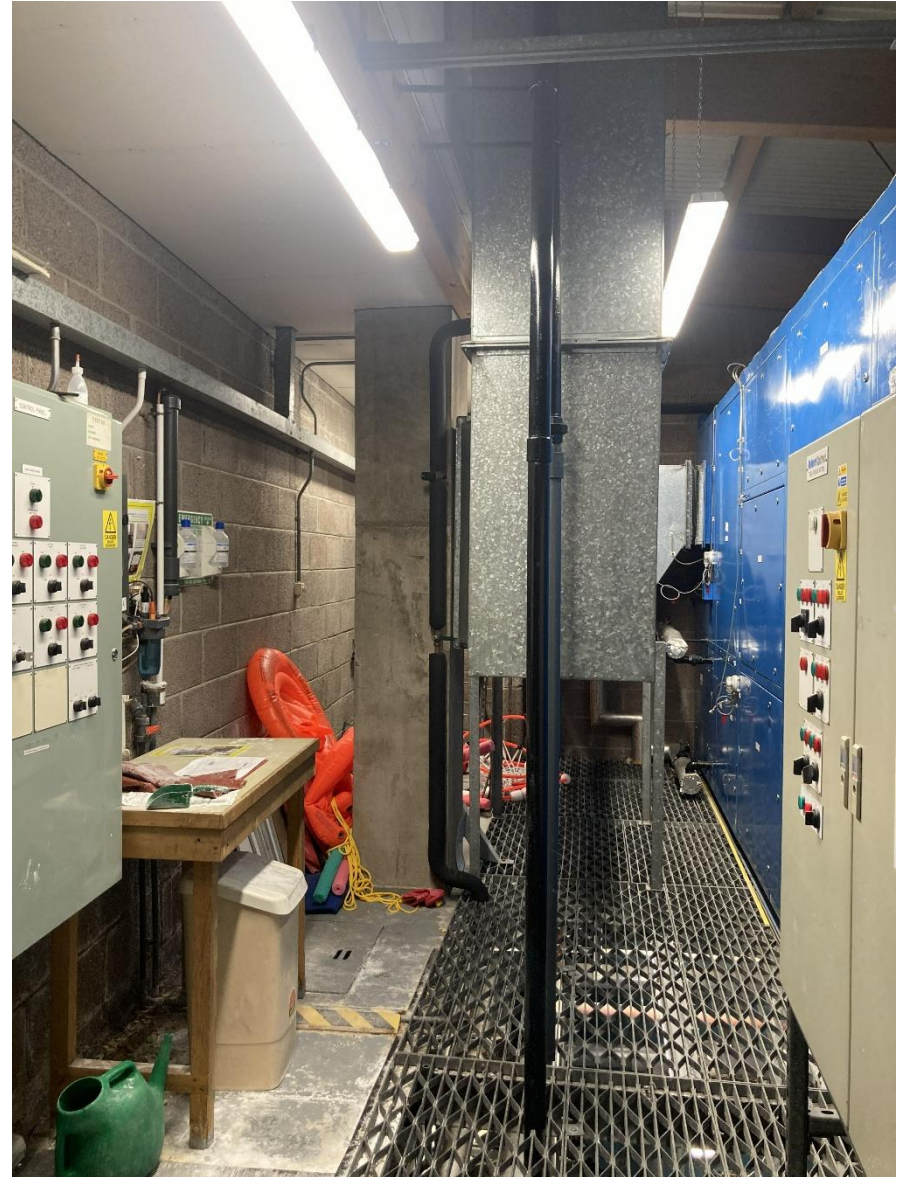
Lower Plantroom and Pool Equipment



Upper and Lower Plant Rooms – Mezzanine Floor

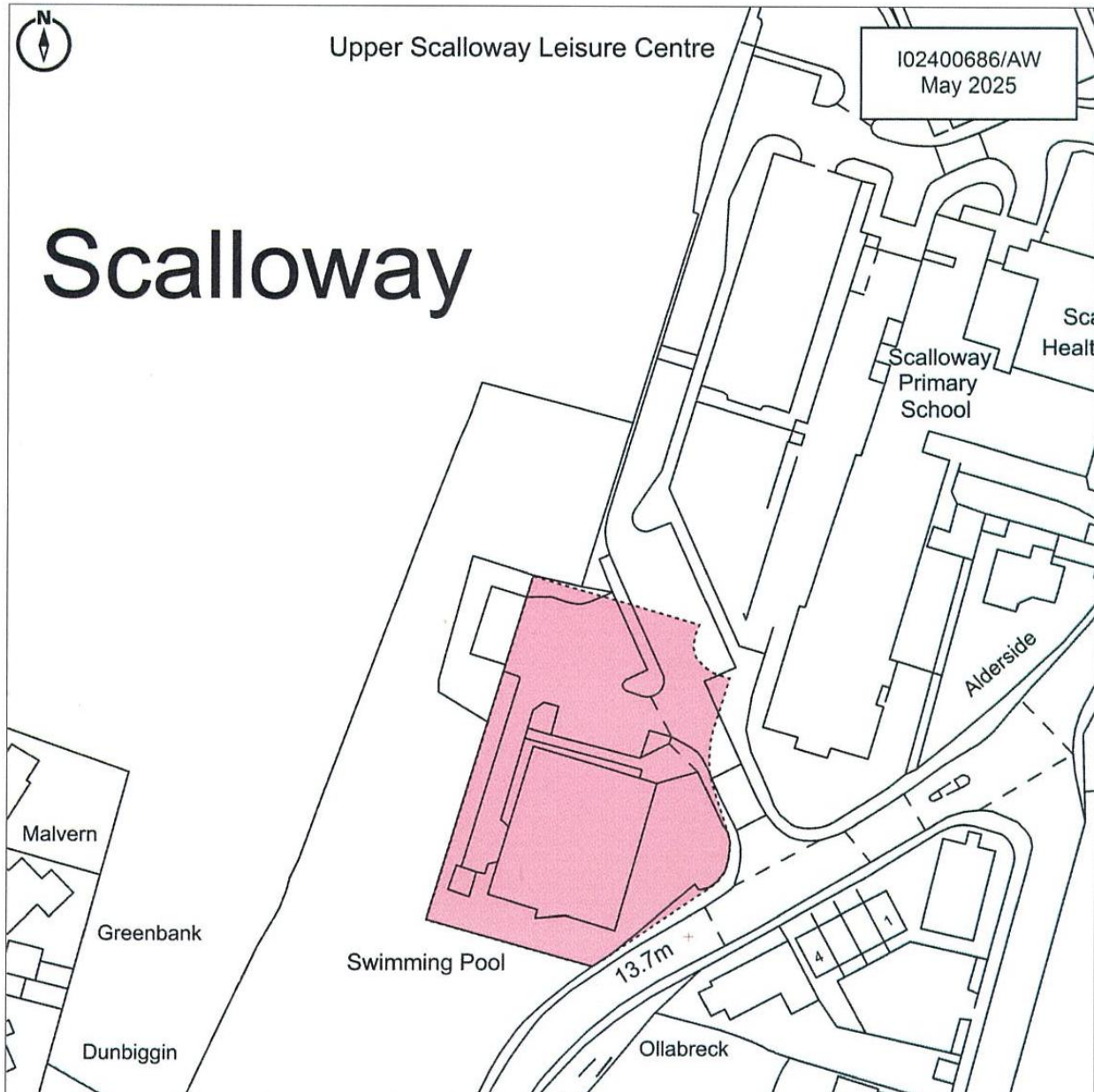


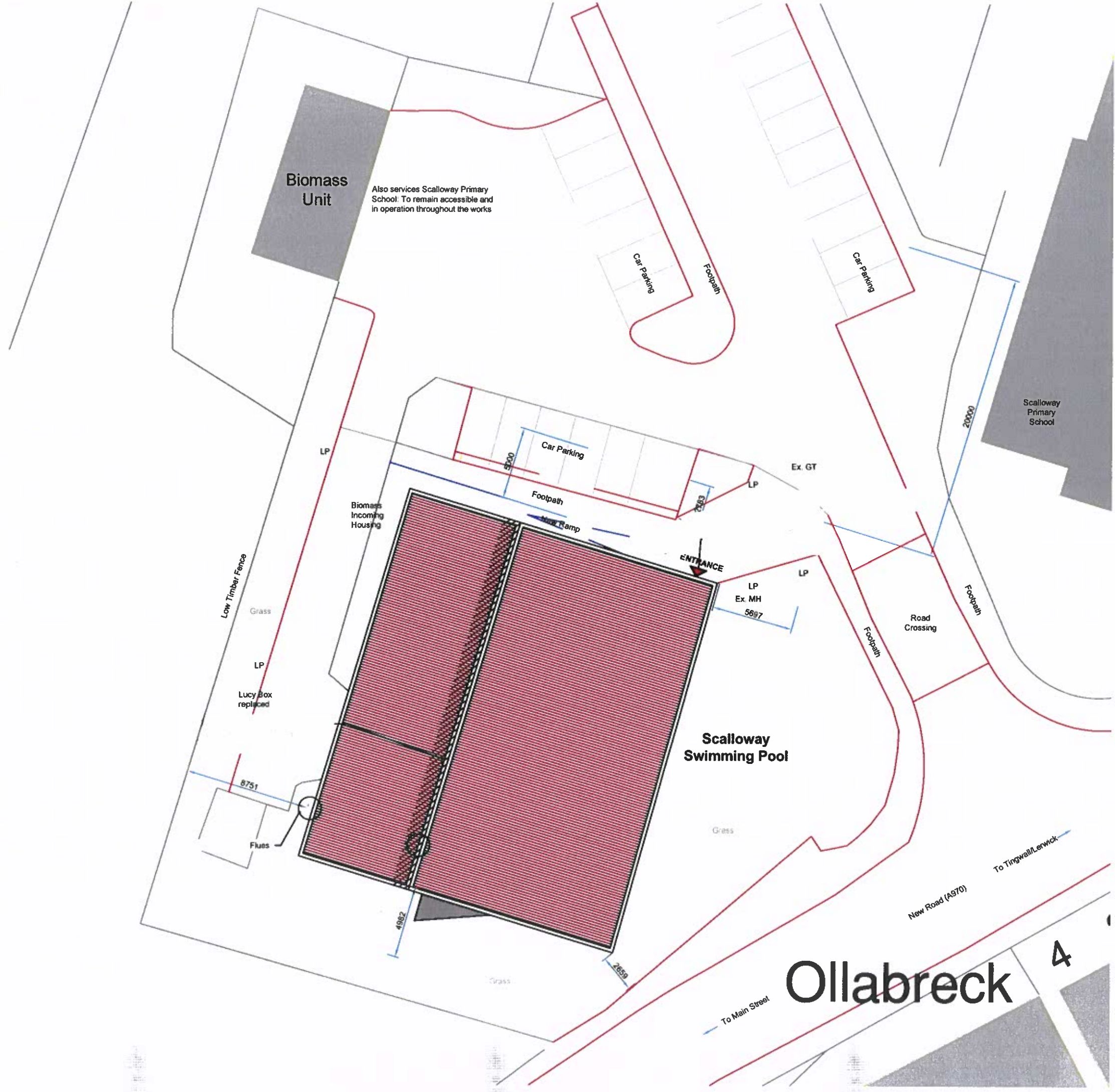
Upper Plant Room



Land Boundary

Scalloway Pool, New Road
Scalloway, Shetland
ZE1 0TN





Ollabreck

