SITE CONDITION ASSESSMENT REPORT

Civil Infrastructure: Roads, Car Parks, Footways & Associated Assets

Site Name:	Long Drive Golf Club	**Inspection Date:**	14/10/2026
Site Address:	Eagle Fields, Litchford	**Inspected By:**	Richard Hannah, MIAT BSc Hons
Client Name:	Long Drive Golf Club	**Weather Conditions:**	Dry / Clear / 18°C
Report Ref / ID:	LDGC-2026-001	**Overall Condition:**	**Grade C3 (Poor / Priority Action)**

1. Executive Summary

A comprehensive site visual assessment was conducted to evaluate the physical condition and structural integrity of the site's civil infrastructure, including access roads, internal car parks, pedestrian footways, drainage systems, and associated street furniture. Overall, the hardstanding areas demonstrate moderate localized deterioration requiring remedial intervention to mitigate trip hazards, water ingress, and structural failure.

Key Assessment Highlights:

- Front Car Park exhibits gully grates through the driving road side severely silted and blocked, causing localized surface ponding and water damage around these gullies.
- Main access road shows significant potholing, especially on the widened corner.
- Alligator cracking adjacent to previous patches due to heavy vehicle trafficking, indicating sub-base fatigue, near the golf lodge.
- Pedestrian Footway crossing points presents multiple trip hazards exceeding 20mm due to surfacing being
- Gully grates along Main Access Road are severely silted and blocked, causing localized surface ponding.
- Kerb damage and missing tactile paving at main crossings pose accessibility and compliance risks (BS 8300).

1.1 Standard Condition Grading Key

Grade	Definition	Required Action & Priority
Grade A1 (Very Good)	As-new condition, no visible defects, regular routine maintenance only.	Monitor / Planned Maintenance
Grade B2 (Good/Fair)	Minor cosmetic defects, light weathering, surface wear within operational limits.	Routine Repair (12-24 Months)
Grade C3 (Poor)	Defects present that affect serviceability, moderate cracking, edge spalling, ponding.	Priority Action (3-6 Months)
Grade D4 (Very Poor)	Severe structural failure, extensive potholing, sub-base exposure, safety hazards.	Immediate Intervention (0-1 Month)
Grade E5 (Dangerous)	Critical safety hazard present (e.g. major collapse, deep void). Immediate closure required.	Urgent Emergency Action (<24 Hours)

2. Asset Condition Summary

Asset Category	Location / Zone	Condition Grade	Primary Defect Identified	Risk Rating
Access Roads	Main Entrance Spine Rd	Grade B2 (Fair)	Minor longitudinal cracking, surface fretting	**LOW**
Car Parks	Front Car Park	Grade B2 (Fair)	Faded bay markings, minor oil staining	**LOW**
Car Parks	Front Car Park	Grade D4 (Very Poor)	Ponding and loose kerbs	**HIGH**
Car Parks	Crazy Golf Car Park	Grade B2 (Fair)	Water retention due to blocked gullies	**LOW**
Car Parks	Main Rear Car Park	Grade B2 (Fair)	Wearing well , general cleaning and drainage clearing required.	**LOW**
Footways	Driving Range to Main Building	Grade C3 (Poor)	Trip hazards (>20mm), tree root heave	**MEDIUM**
Footways	Main Building to rear Car Park	Grade C3 (Poor)	Trip hazards (>20mm), tree root heave	**MEDIUM**
Drainage	Site-wide Gully Network	Grade C3 (Poor)	Heavy silt buildup, standing water	**MEDIUM**
Kerbs & Signage	Main Roundabout / Crossings	Grade C3 (Poor)	Damaged drop kerbs, missing directional signs	**LOW**
Lighting	N/A			

3. Detailed Inspection & Photographic Logs

The following log details specific defects identified during the visual inspection, categorized by asset type and zone location.

DEFECT REF: DEF-001 — Gullies and Drainage Pavement		PHOTOGRAPHIC EVIDENCE (IMG_20260810_001.JPG)
Location / Zone:	Front Car Park	
Defect Severity:	**Grade D4 (High Priority)**	

Defect Description: Car Park centre gully gratings (2no) heavily silted with organic debris and detritus. Heavy standing water observed extending 1.5m into roadway during rainfall.
Recommended Action: Perform high-pressure water jetting and vacuum gully sucking. Inspect outlet pipe via CCTV to verify downstream flow integrity.

DEFECT REF: DEF-002 — Precast Concrete Kerb		PHOTOGRAPHIC EVIDENCE (IMG_20260810_005.JPG)
Location / Zone:	Driving Range Car Park	
Defect Severity:	Grade D4 (Very Poor)	

Defect Description: Concrete kerbs displaced and cracked due to poor haunching.
Recommended Action: Remove and replace with suitable new kerbs, and suitable reinstatement

DEFECT REF: DEF-003 — Pedestrian Crossing		PHOTOGRAPHIC EVIDENCE (IMG_20260810_012.JPG)
Location / Zone:	Main Access Road – Main building entrance	
Defect Severity:	**Grade C3 (Medium Priority)**	

Defect Description: Multiple pedestrian crossings showing 20-25mm upstands, causing trip hazards.

Recommended Action: Replace crossing points with lowered dropped kerbs with tactiles to the rear. (If carriageway overlay surfacing planned, no kerb adjustment, only tactiles required.)

DEFECT REF: DEF-004 — Main Road Potholing		PHOTOGRAPHIC EVIDENCE (IMG_20260810_012.JPG)
Location / Zone:	Main Access Road Corner widening	
Defect Severity:	**Grade C3 (Medium Priority)**	

Defect Description: Road showing potholing on joint between widening and previous road alignment.

Recommended Action: Square off holes to nearest solid material and fill potholes, any joints visible to be sealed with a bituminous overband.

4. Remediation Action Plan & Budgetary Estimates

The matrix below outlines recommended remedial actions, estimated quantities, priority timeframes, and preliminary budget cost estimates for client planning and procurement.

Item	Location / Scope	Proposed Remedial Work	Approx. Qty	Target Timeframe	Est. Cost (£)
1.0	Front Car Park / Crazy Golf Car Park	Gully clearance & CCTV jetting survey	4 no.	Within 2 Weeks	**£1,250.00**
2.0	Driving Range Car Park	Kerb re-laying & reinstatement	2 no.	Within 2 Weeks	**£500.00**
3.0	Main Access Road Corner widening	Pot- hole repairs	5 no.	Within 1 Month	**£2,500.00**
4.0	Main Access Road – Main building entrance	Replace crossing points with lowered dropped kerbs with tactiles to the rear	7 no.	Within 3 Months	**£3,000.00**
5.0	Site Wide	Pothole repairs	~25 no	Before Winter freezing temps	**£5,000.00**
TOTAL ESTIMATED REMEDIATION BUDGET (EXCL. VAT):					**£12,250.00**

FUTURE OPTIONS

Item	Location / Scope	Proposed Remedial Work	Approx. Qty	Target Timeframe	Est. Cost (£)
	Access Road	Re-surface access road (Inlay)	2,000 m²	Within 12 Months	**£40,000.00**
	Access Road	Re-surface access road (Surface Dressing)	2,000 m²	Within 6 Months	**£20,000.00**
				TOTAL ESTIMATED FUTURE IMPROVEMENT BUDGET (EXCL. VAT):	**£25,000-£45,000**

5. Report Sign-Off & Approvals

Assessed By:	Richard Hannah, MIAT, BSc (Hons)	**Signature:**	
Date:	14/10/2026	**Approval Date:**	18/10/2026