

**From:** [Claire Dargle](#)  
**To:** [jonathan.wade@highwaysengland.co.uk](mailto:jonathan.wade@highwaysengland.co.uk); [Bradley, Ruth](#); [Osborne, David](#); [REDACTED]; [Paul Griffiths \(Director\)](#)  
**Cc:** [Mark Stewart](#); [Paul Kenny](#); [Savannah Saunders](#); [Neelam Sheemar](#)  
**Subject:** FW: Feedback regarding Painshill Park / A3 access  
**Date:** 22 January 2020 17:38:08  
**Attachments:** [image001.png](#)

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Dear All

In advance of the meeting tomorrow morning please find below an email from Paul Kenny, Group Commander SFRS, providing further clarification regarding entrance points to the Park.

Kind regards  
Claire

**Claire Dargle**  
**Senior Consultant - Stakeholder Engagement**

**Mob:** [REDACTED]  
**Tel: 0207 529 4900**

Atkins – South East Roads Investment Programme

**Working on behalf of Highways England**

**Highways England Customer Contact Centre**  
**0300 123 5000**  
[www.highways.gov.uk](http://www.highways.gov.uk)

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**From:** Mark Stewart <[mark.stewart@surreycc.gov.uk](mailto:mark.stewart@surreycc.gov.uk)>  
**Sent:** 22 January 2020 16:47  
**To:** Claire Dargle <[CDargle@cjassociates.co.uk](mailto:CDargle@cjassociates.co.uk)>  
**Subject:** FW: Feedback regarding Painshill Park / A3 access

Claire can you please share Paul response with all who are attending the meeting tomorrow please.

Please see below.

Regards,

Mark.

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**From:** Paul Kenny  
**Sent:** 22 January 2020 10:57  
**To:** Judith Jenkins <[judith.jenkins@surreycc.gov.uk](mailto:judith.jenkins@surreycc.gov.uk)>; David Stempfer

<[david.stempfer@surreycc.gov.uk](mailto:david.stempfer@surreycc.gov.uk)>

**Cc:** Mark Stewart <[mark.stewart@surreycc.gov.uk](mailto:mark.stewart@surreycc.gov.uk)>

**Subject:** Feedback regarding Painshill Park / A3 access

Dear Judith and David

Due to previous confusion regarding entrance points being incorrectly referenced, both myself and Mark Stewart visited the site last week with a further visit by a SFRS Fire safety advisor this week. The visits have allowed me to get a full understanding of current and proposed changes to access points therefore please find my feedback as follows.

The following is based on:

- Considerations relating to access to the Gothic Tower in the event of the removal of the A3 access point. Any other element relating to Painshill Park is deemed as out of scope.
- For the purpose of this feedback, access points will be referred to as:
  - Access 1 = Access to Car Park from A245 'Between Streets' to car park.
  - Access 2 = Access from A245 Portsmouth Road, this access services Mr Hamilton's Tea Room and access road within Painshill Park
  - Access 3 = Access from A3 to vicinity of Gothic Tower.
- Information considered is that known at time of consultation visits
- Feedback based on effects of the removal of 'access 3' (from A3) to the Gothic Tower.

The Gothic Tower is a Grade 2\* listed building consisting of the following floors

- Ground – toilets and access to stair to all floors
- 1<sup>st</sup> – Café
- 2<sup>nd</sup> - not used
- 3<sup>rd</sup> – not used
- Roof terrace

Use of the Gothic Tower is currently as a Café however, it is believed to also include the ability of residential accommodation for staff.

It is understood that Painshill Park hosts a number of public event, increasing the number of visitors during event dates. These will be out of scope for this feedback due to the unknown specifics.

Feedback will consider both Fire safety legislation and operational consideration.

#### **Fire safety Legislation.**

As the Tower is currently used as a café the 'Regulatory Reform (Fire Safety) Order 2005' applies. The building currently has a suitable fire alarm, means of escape and requires a risk assessment to be carried out. Alterations to the secondary access will not affect this legislation.

Should the Tower be classed as residential (single occupancy), change of access should be a consideration under Approved document B. Access is also referred to within Operational Considerations below.

#### **Operational Consideration**

Following a response time trial using Painshill Fire station as a base point, using a route via 'Access 2' and 'Access 3' detailed above, it was found that attendance times differed significantly. Attendance using Access 2 took 15 minutes compared to 5 minutes via Access 3 (A3). It should be pointed out that this was a single trial of both routes and should not be seen as an average attendance time. This compares to Surrey standard of 10 minutes for first frontline appliance. The delay in attendance time via Access 2 is due to the conditions of the narrow, winding route with obstructions.

Should a fire take place within the Gothic Tower, a minimum number of 4 appliances is likely to be required to control and extinguish the fire. Due to the access via Access 2 being narrow (single appliance width) passing points will need to be provided.

Approved Document B identifies difficulties in reversing a fire appliance long distances, stipulating:

*16.11 'Turning Facilities should be provided in any dead-end access route that is more than 20m long. This can be by hammerhead or turning circle.'* We would require similar facility should access point 3 be removed.

### **Water Supplies**

Due to the terrain and location of onsite water supplies, should a fire occur additional water supplies will be required. Therefore supplementary water supplies will be provided via SFRS water carriers, access for such should be considered.

### **Conclusion**

Due to the nature and use of the Gothic Tower, there is not a requirement to provide or maintain a 2<sup>nd</sup> access point for fire service vehicles however, closure of the A3 access point may have an impact on attendance times of required fire services resources in the event of fire and therefore effect operations.

Access routes within the park will need to improve considerably to include passing points and turning circle and be maintained to ensure available for use at all times.

It is understood that closing the A3 access will have minimal effect on future events within the Park however, this will need to be considered at the time of event planning.

I hope the above provides clarification regarding fire service response to the Gothic Tower. Should you require any further information please feel free to contact me.

I will send a copy of this email to the Park Manager

Regards

Paul Kenny

Group Commander - Central Command.  
Community Safety and Risk Reduction  
Surrey Fire and Rescue Service

Headquarters  
Croydon Road  
Reigate  
Surrey  
RH2 0EJ

Tel: 01737 242 444

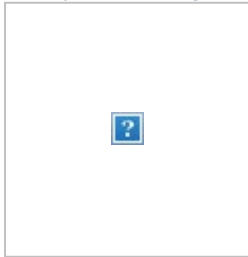
Mob: [REDACTED]

Email: [paul.kenny@surreycc.gov.uk](mailto:paul.kenny@surreycc.gov.uk)

GCSX e-mail: [paul.kenny@surreycc.gcsx.gov.uk](mailto:paul.kenny@surreycc.gcsx.gov.uk)

Web: [www.surrey-fire.gov.uk](http://www.surrey-fire.gov.uk)

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