

Ref: 2023-089944 **Church:** Selsdon: St John the Divine
Diocese: Southwark **Archdeaconry:** Croydon
Created By: Rector Younis Francis (19/09/2023) **Contact Tel.:** 07880314120
Status: Await applicant completion of the petition form

Form 2

Rule 4.5

Diocesan Advisory Committee Notification of Advice

This notification constitutes advice only and does not give you permission to carry out the works or other proposals to which it relates. A faculty must be obtained from the Consistory Court before the works or proposals may lawfully be carried out.

The Committee should delete any parts of the form that are not applicable when completing it.

In the diocese of Southwark

Parish of Selsdon, Saint. John the Divine

Church of Selsdon: St John the Divine

The church is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

At a meeting of the Diocesan Advisory Committee held on 10/12/2024

The following works or other proposals were considered:

The parish have worked on finding a heating system solution due to the clyde combustion boilers and heaters coming to the end of their use. The parish initially favoured replacement of the old boilers with two more efficient boilers, but after DAC advice, decided to pursue Air Source Heat Pumps.

As referenced in the fresh Statement of Needs, Scope of Works, and Schedule of Works (August 2024), the parish now put forward a system using two 40 kwh air source heat pumps providing hot water to a bank of heat stores. On demand the hot water from the heat stores is pumped to the fan convactor emitters. To back up the system a 150 kwh gas boiler will be installed. The boiler will only be used to top up the temperature of the heat stores and support the ASHP in very cold weather. A smart building temperature management will be installed to maximise the efficiency of the system and minimise the use of the gas boiler. A further change from the original proposal is to install under seat coil heaters in the choir stalls, on a separate zoned circuit to permit the choir to be heated without heating the main body of the church

Documentation is as follows:

1. Original Statement of Needs
2. Heating Engineer's report
3. 2023 scope of works
4. 2023 Radiator schedule & plan
5. Contractor Scope of Works (Sow) and Pipe runs
6. January 2024 Options Appraisal
7. Minor amendment to SoW
8. Parish carbon reduction plan
9. Net Zero Checklist
10. 2024-01 Parish response to DAC
11. 2024-02 DAC reply to Parish
12. 2024-03-07 Parish response to DAC
13. 2024-03-27 DAC reply to Parish
14. June Site Visit notes
15. 2024-09 email from parish
16. 2024-10 parish response to DAC
17. 2024 Statement of Needs (Hybrid System)
18. Hybrid Heating System - Scope of Works and Schedule of Works
19. Hybrid Heating System - Schematic, Layout, East End location of ASHP
20. Heat emitter schedule
21. 2024-10 DAC letter to Parish
22. 2024-11 Parish letter to DAC (details reasoning against radiant heating)

The works or proposals should be described in the petition for a faculty and in the public notice in the same way as they are described here.

The Committee recommends the works or proposals for approval by the court [subject to the following provisos]:

Proviso: Installation work to be completed to the reasonable satisfaction of the church's Quinquennial Inspector [architect / surveyor]. Reasons: NB The Committee recommends the works or proposals for approval by the court on the understanding that: 1. The Energy Footprint Tool to be completed each year
2. The boiler only to be used in circumstances as described in the parish's application (as above).

This advice does not constitute authority for carrying out the works or proposals and a faculty is required.

In the opinion of the Committee rule 9.9 of the Faculty Jurisdiction Rules (publication of notice on diocesan website) does not apply.

The works or proposals involve matters to which net zero guidance applies (that is, guidance issued by the Church Buildings Council under section 55 of the Dioceses, Pastoral and Mission Measure 2007 on reducing carbon emissions). In the opinion of the Committee, your explanation of how, in formulating the works or proposals, you have had due regard to net zero guidance is adequate.

In the opinion of the Committee the work or part of the work proposed is likely to affect -

the character of the church as a building of special architectural or historic interest ☐ Yes ☒ No

the archaeological importance of the church ☐ Yes ☒ No

archaeological remains existing within the church or its curtilage ☐ Yes ☒ No

The following have been consulted on the works or other proposals:

Historic England ☐ Yes ☒ No

the local planning authority ☐ Yes ☒ No

the following national amenity societies ☐ Yes ☒ No

the Church Buildings Council ☐ Yes ☒ No

the following body or person: ☐ Yes ☒ No

No objections have been raised by any of them.

This advice is valid for 24 months from the date given below.

Signed: Katie Jenner Date: 08/01/2025

Secretary to the Diocesan Advisory Committee