

## **Draft Pastoral (Church Buildings Disposal) Scheme**

This Scheme is made by the Church Commissioners (“the Commissioners”) this ..... day of ..... 20.... under the Mission and Pastoral Measure 2011.

### **Background**

By a Scheme of the Commissioners made under the said Measure on the 18<sup>th</sup> day of March 2020 (“the 2020 Scheme”) the closed church of Saint Barnabas, Hereford (“the building”) and the land shown cross-hatched on the annexed plan (together referred to as “the property”) was appropriated to use for worship, services or other religious, cultural and community activities in accordance with the rites and customs of The Oasis Church and/or any other Christian body designated by the Bishop for the time being of Hereford and the Hereford Diocesan Board of Finance (“the Board”) was empowered to lease the property for the said uses.

The said uses have not been implemented and the Church Buildings Council has raised no objection to the demolition of the building.

NOW, it is provided as follows:-

### **Demolition and Disposal**

1. The provisions of the 2020 Scheme are hereby revoked.
2. The Board shall demolish the building and shall dispose of the materials arising from the demolition.
3. The Board is hereby empowered to sell the site of the building and the land annexed or belonging thereto which are together shown hatched and cross-hatched on the plan annexed hereto with the benefit of the rights granted by Schedule 1 and subject to the Existing Matters specified in Schedule 2.

### **Contents**

4. The contents of the building shall be disposed of as the Bishop shall direct.

### **Coming into operation of this Scheme**

5. This Scheme shall not come into operation until such date or dates as the Commissioners shall determine following the making of this Scheme and different provisions of the Scheme may be brought into operation on different dates and the Commissioners shall not be obliged to bring the Scheme or any part thereof into operation.

In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

Executed as a Deed by the Church Commissioners for England  
acting by two authorised signatories:

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Signature of Authorised Signatory

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Signature of Authorised Signatory

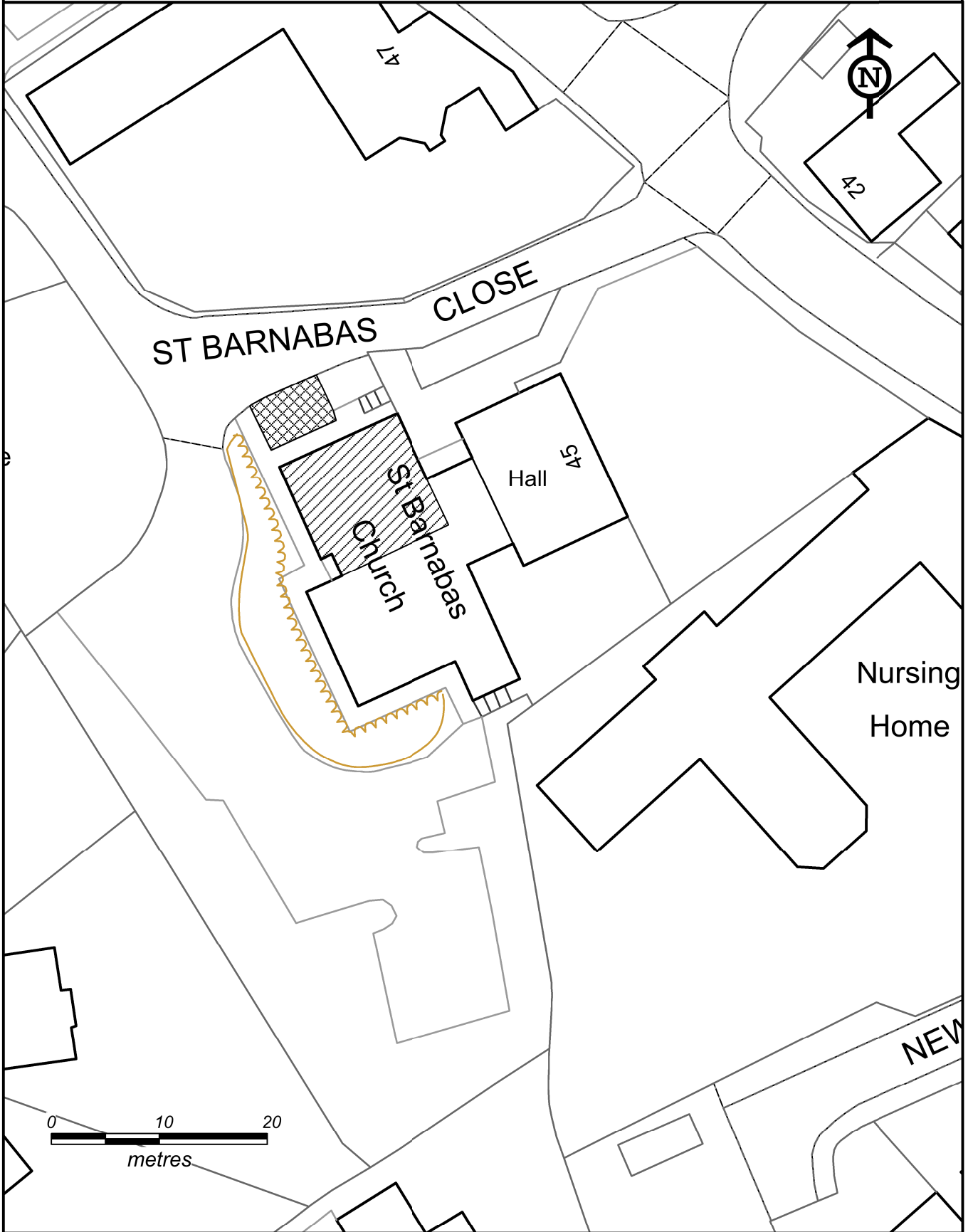
### **Schedule 1: Grant of Rights**

To enable the property to be disposed of as specified in the Scheme all rights and easements over land appertaining or reputed to appertain to the property shall vest in the Board in common with all others entitled to the like rights including (without prejudice to the generality of the foregoing) the rights granted under the Transfer dated the 5<sup>th</sup> day of May 1983 and made between (1) the Hereford Diocesan Board of Finance and (2) the Church Commissioners for England (“the 1983 Transfer”).

### **Schedule 2: Existing Matters**

- (i) The rights excepted and reserved out of the 1983 Transfer; and
- (ii) The rights, easements and privileges reserved by a conveyance dated the 12<sup>th</sup> day of August 1977 between (1) Shearne Van Koughnet Philips and (2) the Hereford Diocesan Board of Finance in so far as the same still subsisting and are capable of taking effect.

# HEREFORD ST BARNABAS



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## EXPLANATORY NOTE

### MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME HEREFORD ST BARNABAS DIOCESE OF HEREFORD

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a closed church building, The Church Commissioners provide this information so that individuals and interested parties can understand the background to the proposals, make a reasoned judgement on the merits of the draft scheme and, if they see fit, a reasoned expression of support or objection to it.

#### **The Current Proposals**

The Commissioners have agreed to publish a draft Pastoral (Church Buildings Disposal) Scheme providing for the closed church of Hereford St Barnabas to be demolished and for the site to be transferred to the Hereford Diocesan Board of Finance for disposal. It is intended that the property will be sold, together with surrounding land in the ownership of the Diocesan Board of Finance, for redevelopment as a care home facility.

#### **Background**

St Barnabas was part of the parish of All Saints and was transferred to the parish of St Peter in 2008. The lower portion of the building has been used since then for community purposes and for occasional worship, with the upper portion being leased to a local charity. However, its continued use is not felt to be sustainable, particularly as it now requires investment to address several issues. The church is no longer needed by the parish (which has three other church buildings) and it was declared closed for regular public worship on 13 June 2019.

In March 2020, a Scheme was made providing for the church to be leased to the Oasis Church, an independent evangelical church. However, it was not possible to proceed with this lease. The property was subsequently marketed alongside surrounding land owned by the Diocese and it is now proposed to demolish the church building for inclusion in a development of the site. The chosen developer currently proposes to provide a care and nursing home on the site, subject to usual consideration by the local planning authority.

#### **The Building**

St Barnabas church is located in St Barnabas Close, off Venns Lane in a suburban area approximately one mile north-east of the centre of Hereford. The site comprises a combined church and community centre/hall building. It was designed by Rod Robinson of Hook Mason Robinson in 1982-3. It is constructed of brick with artificial slate roofs, with vertical emphasis provided by a central bell-cote with a single bell. It is neither listed nor situated in a conservation area.

Only the area of the building shown hatched on the plan annexed to the draft Scheme consisting of the consecrated worship space and the land shown cross-hatched being the consecrated former Garden of Remembrance are subject to the provisions of the draft Scheme. The remainder of the

building and surrounding site are in the ownership of the Diocese of Hereford and are included in the proposed development.

### **The Views of the Statutory Advisory Committee**

The Commissioners statutory advisors, the Statutory Advisory Committee of the Church Buildings Council (SAC) have indicated that St Barnabas is a well designed and functional building, but not of special architectural or other significance. The SAC had no objection to demolition.

### **Planning**

The disposal and development of the site are conditional on the acquisition of planning permission.

### **Burials and the Churchyard**

On the north side of the building was a small garden of rest which contained interred cremated remains. The remains have been exhumed under the authority of a Faculty and reinterred in the churchyard at Holmer, or elsewhere at the families' request.

### **Correspondence**

Further information about the proposals may be obtained from the Case Officer, Adrian Browning by e-mail at [adrian.browning@churchofengland.org](mailto:adrian.browning@churchofengland.org) or by telephone at 01722 438664 .

### **Representations against or in support of the draft Scheme**

Anyone may make a representation for or against any provision of the draft Scheme.

Representations should be sent to:

**Matthew Crowe  
Pastoral and Closed Churches  
Church Commissioners  
Church House  
Great Smith Street  
London SW1P 3AZ**

Or by e-mail to: [matthew.crowe@churchofengland.org](mailto:matthew.crowe@churchofengland.org)

Any communication received after Monday 20 March 2023 cannot be treated as a representation.

If we receive representations against the draft Scheme, we will send all representations, both for and against, to the Bishop, whose view will be sought. Individual representors will then receive copies of our correspondence with the Bishop (including copies of all the representations) and they may comment further in writing to us in light of the diocesan response if they so wish.

If no representations against the Scheme are received the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme and explained above.

Information on the Mission and Pastoral Measure 2011 and its procedures can be found on the Church Commissioners' website at [www.ccpastoral.org](http://www.ccpastoral.org) where there are also links to download copies of these notes and the draft scheme.