



# Welcome

**Thank you for visiting this exhibition.**

**It sets out the ambitions and proposals for our Transformation Project; your views and comments will be very welcome.**

The Transformation Project will bring change and hope.

Feedback to our first exhibition was very clear on two key points:

- The building is an important and special asset, and should remain.
- It is recognised that change is necessary, and will be welcomed and supported if it is well thought out and carefully delivered.

What is on display today is the **Barnabas Futures** response to the situation in the light of that feedback.

**This window is one of a set of 3**

# Proposals for transformation



## Proposals:

- ✓ Fully repair and restore the Grade 2 church.
- ✓ Build a set of homes for rent to keyworkers.
  - Replacing the 2 clergy homes and using the land more efficiently
- ✓ Create new spaces within the church.
  - Offices to rent
  - More and better community spaces
  - Improved worship environment
  - Proper facilities for these various uses
- ✓ Examples could include:
  - A café
  - A children's soft play zone
  - A hot desking wfh environment

# Changes inside the church - south nave



**Adding a mezzanine in the south nave.  
This image shows an earlier possibility.**

**The huge and underused south nave space will be sub-divided.**

A mezzanine floor will be introduced, and the space below will be used to create meeting rooms and facilities for church and community use.

This new floor will not extend all the way to the east end, so the Lady Chapel can still be a distinguished worship and meeting space enjoying the full height and splendour of the ceilings.

The first floor will span across both the south nave and the central aisle (i.e. not as shown in this graphic - see also board 5). This will create a new 'link' space, and the glazed doors will match and balance the new intervention on the north aisle (see board 6).

# Commercial office space for rental income

**On the first floor  
there will be an  
office environment.**

This will extend to over  
2,000 sq. feet, light and airy  
with distinctive high ceilings.

**Self-contained - private  
access, kitchenette  
and toilet facilities.**

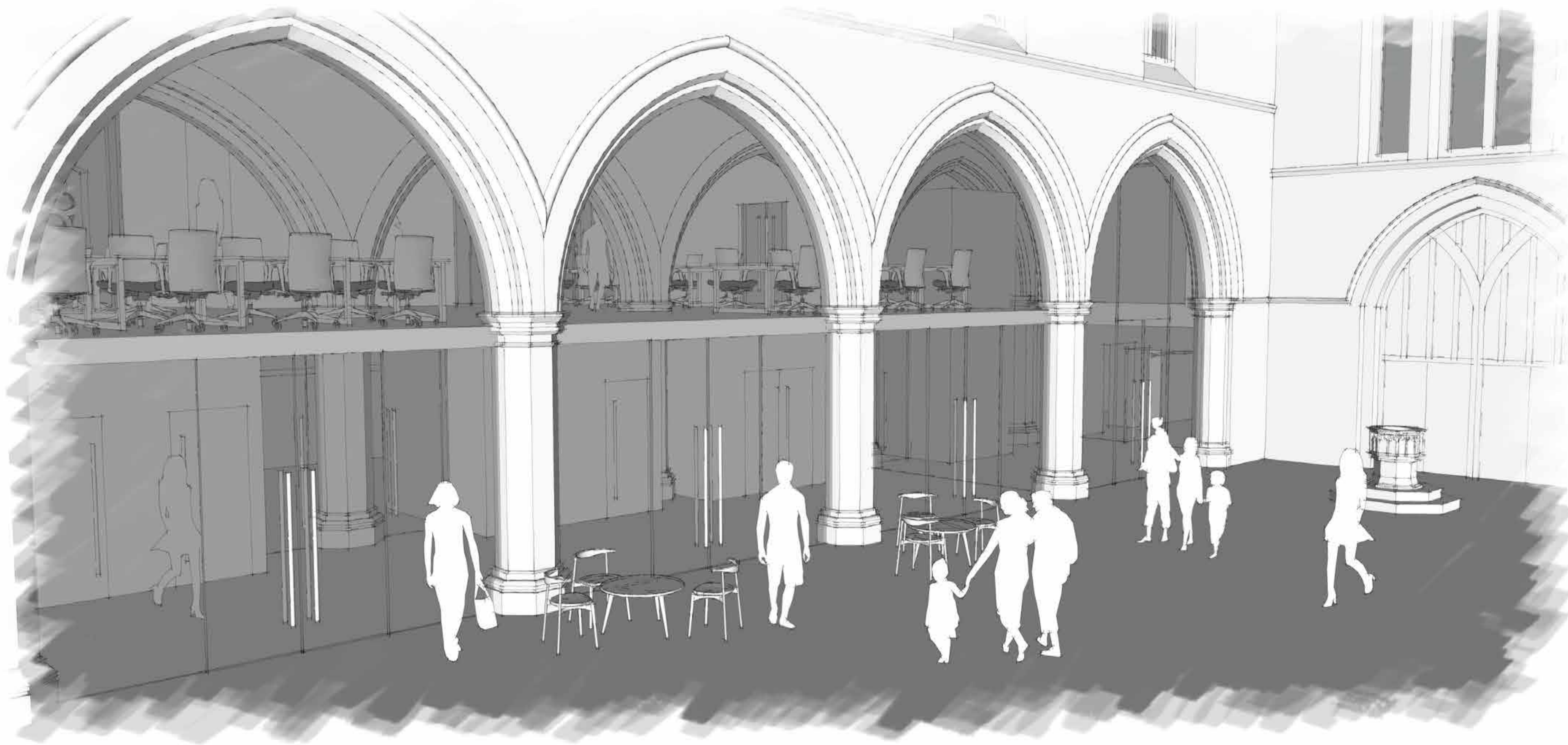
**This will be let to  
appropriate tenants -  
perhaps for a multi-charity  
shared space?**



**Suggested use of space created.**

The office area will have sound-proof glazed walls on the interior, overlooking the north nave. This will retain the strong light from the south, and will give a sense not only of animation and life, but also of connection.

# Community spaces enabling a wide range of activities



**View from the chancel steps, looking south-east to the link expansion and connection space, and the rooms and offices within the present south nave.**

On the ground floor there will be a 'statement' designed stairwell to give prominence to the magnificent stained-glass window in the south-west, and lift access to the office space above.

A suite of large rooms will be created which can serve as a café, or as rentable rooms for church use and community hire.

These rooms and the church itself will be supported by a parish office and a reception adjacent to the welcome lobby.

# Changes inside the church - chancel and north nave



**Image shows the north nave.**

## **Enhancing and celebrating our main worship space.**

The splendid chancel has not been used since the electric supply in this area was damaged in the fire. A key part of the restoration and repair work is to celebrate this area.

The north nave will become a clearer and more defined space, still suitable for a large congregation, but with enhanced acoustics and versatile enough to allow a range of uses and approaches.

# A friendlier street presence

**St Barnabas** is a large building, a prominent landmark; but perhaps a little intimidating from outside. There can be a more significant and confident impact on the street scene!

The plan is for a dramatic new statement entrance to catch the eye and to draw people in.



# Changes across the site

**Using the site for appropriate housing will help us raise the funds for the church transformation, and will benefit the community by providing purpose-built keyworker homes.**

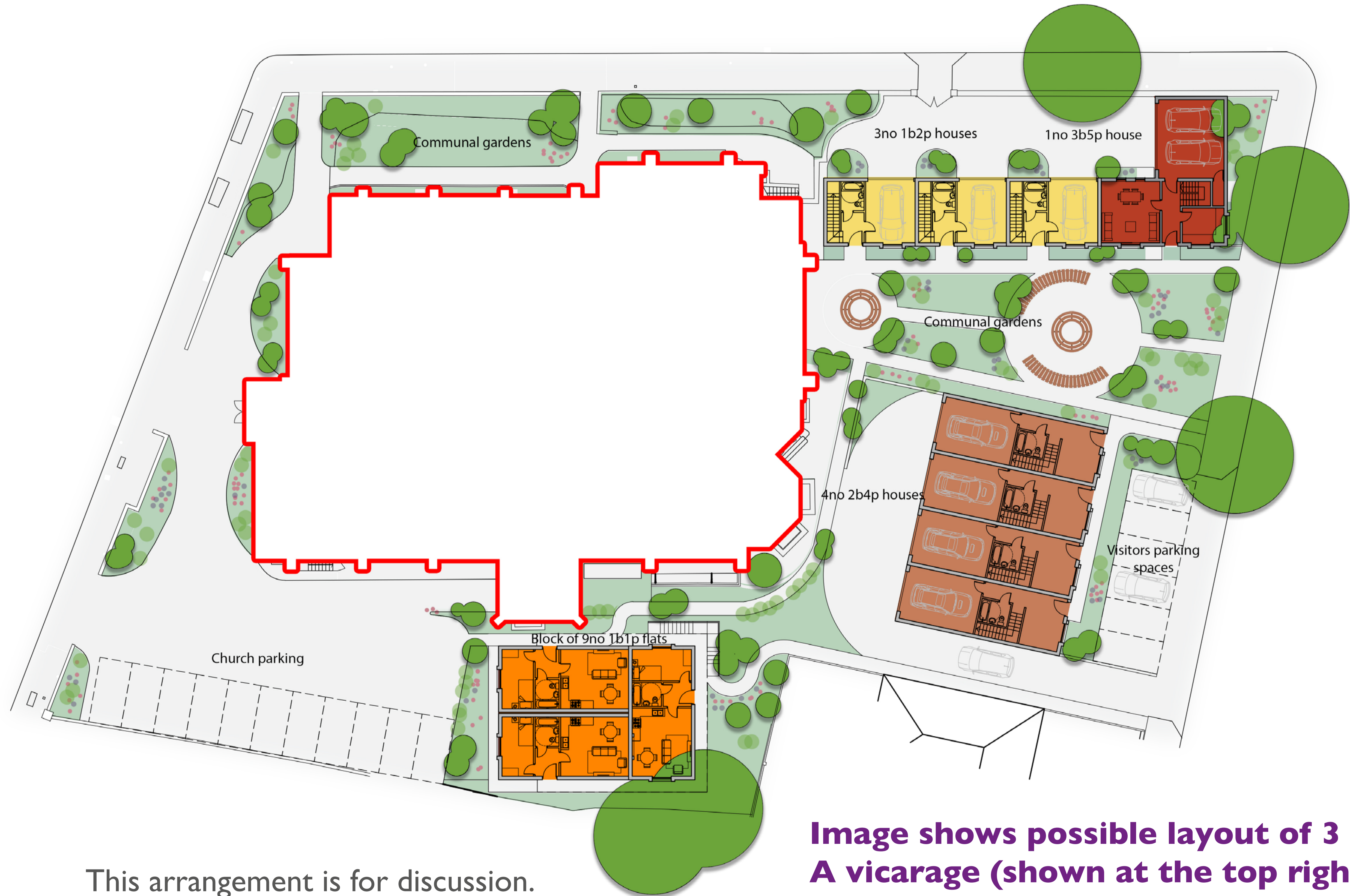


- The parish-owned house on Sea Road will be replaced by a new accommodation block.
- The Diocese-owned vicarage on Cantelupe Road will be replaced a new accommodation block.
- The pocket park on Brassey Road will be retained, but moved further north, to align with the splendid chancel window.
- Another accommodation block will be added on Brassey Road

**Together these 3 blocks will provide perhaps 24 new homes.**



# Housing - possible plans



This arrangement is for discussion.

**Image shows possible layout of 3 blocks. A vicarage (shown at the top right-hand corner) may not be included.**

# Housing - who and how



Almshouses old and new (above Monoux Almshouses, below Colby Lodge, new build almshouses. Both in Walthamstow east London)  
(with permission of Walthamstow and Chingford Almshouse Charity)



## Housing - who will live here, and how are they to be selected?

Ultimately the church will need a housing delivery partner to create and manage the homes on site. It is so important that this choice is carefully made!

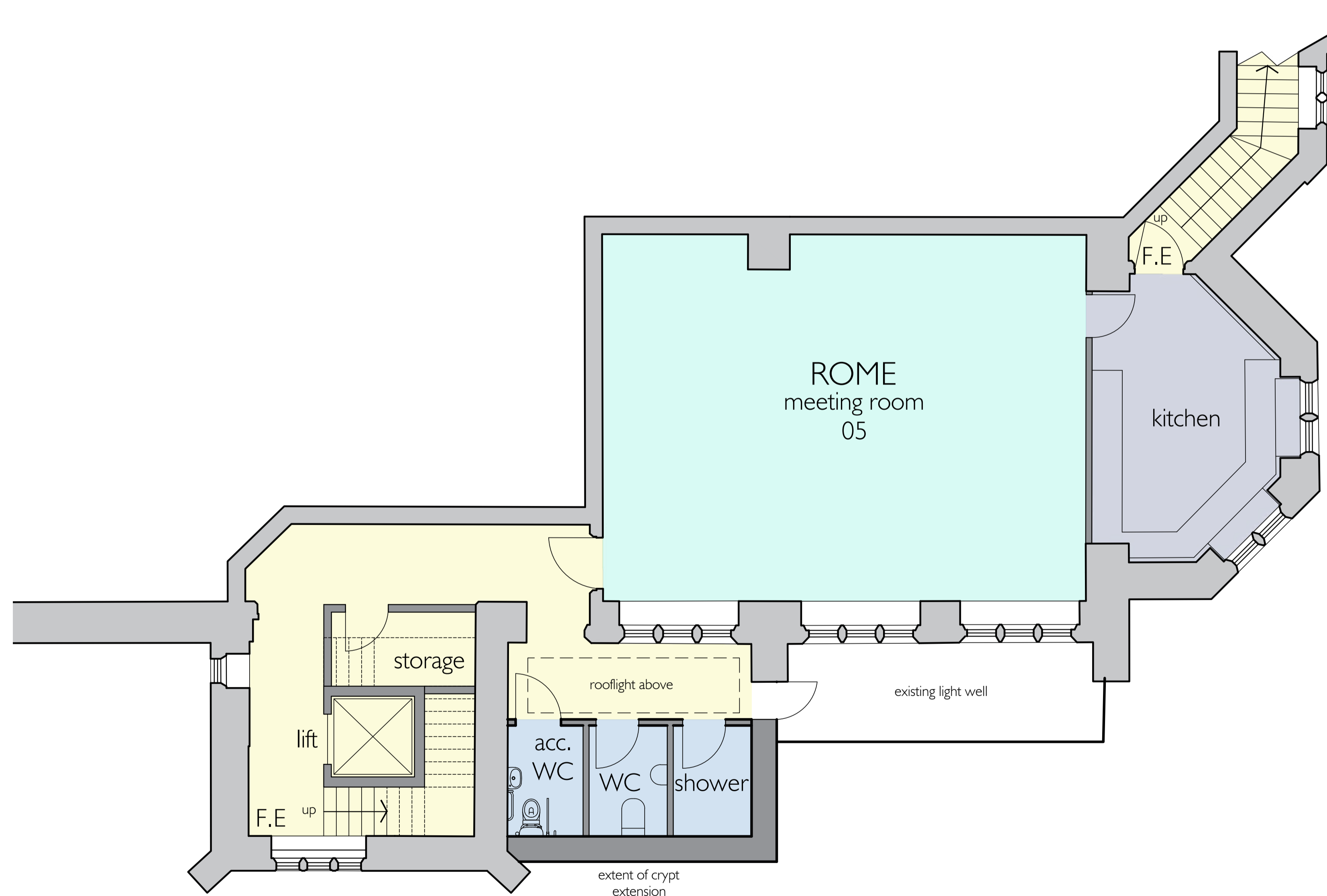
The aspiration is three-fold:

- To provide appropriate homes to meet the needs of Bexhill
- To provide rented homes in perpetuity
- To provide homes at rents which local people can afford

It may be possible to create almshouses, which many churches over centuries have done.

**Please tell us your hopes and concerns...**

# Lower hall - possibilities



**The lower hall will be extended and altered to improve access and facilities.**

The large cumbersome concrete staircase will be removed to make space for easier stairs and a lift down.

The intent is to make this a self-contained space which can be operated separately from the rest of the building.

Discussions are ongoing as to whether this should be a dedicated space (and if so, what for?), or should it continue to be used on an ad-hoc basis.

**What do you think?**

# Permission and resources

**This exhibition is part of the shaping process - what can and should be done here, and what can we afford, and how can it be paid for?**

**Doing nothing is an expensive and high-risk option.**

What is on display is a viable option.

There are 5 likely strands of funding to be pursued.

1. A receipt from the housing possibilities.
2. A major grant from the national Lottery Heritage Fund.
3. A legacy campaign - a large legacy has been received and has helped the project to be developed.
4. A business case for investment, based on future commercial revenues.
5. A community fundraising campaign

**These all take work, skill and attention. Please consider if you can help. Would you join a group to learn fundraising skills? Do you have knowledge, expertise and energy to contribute?**

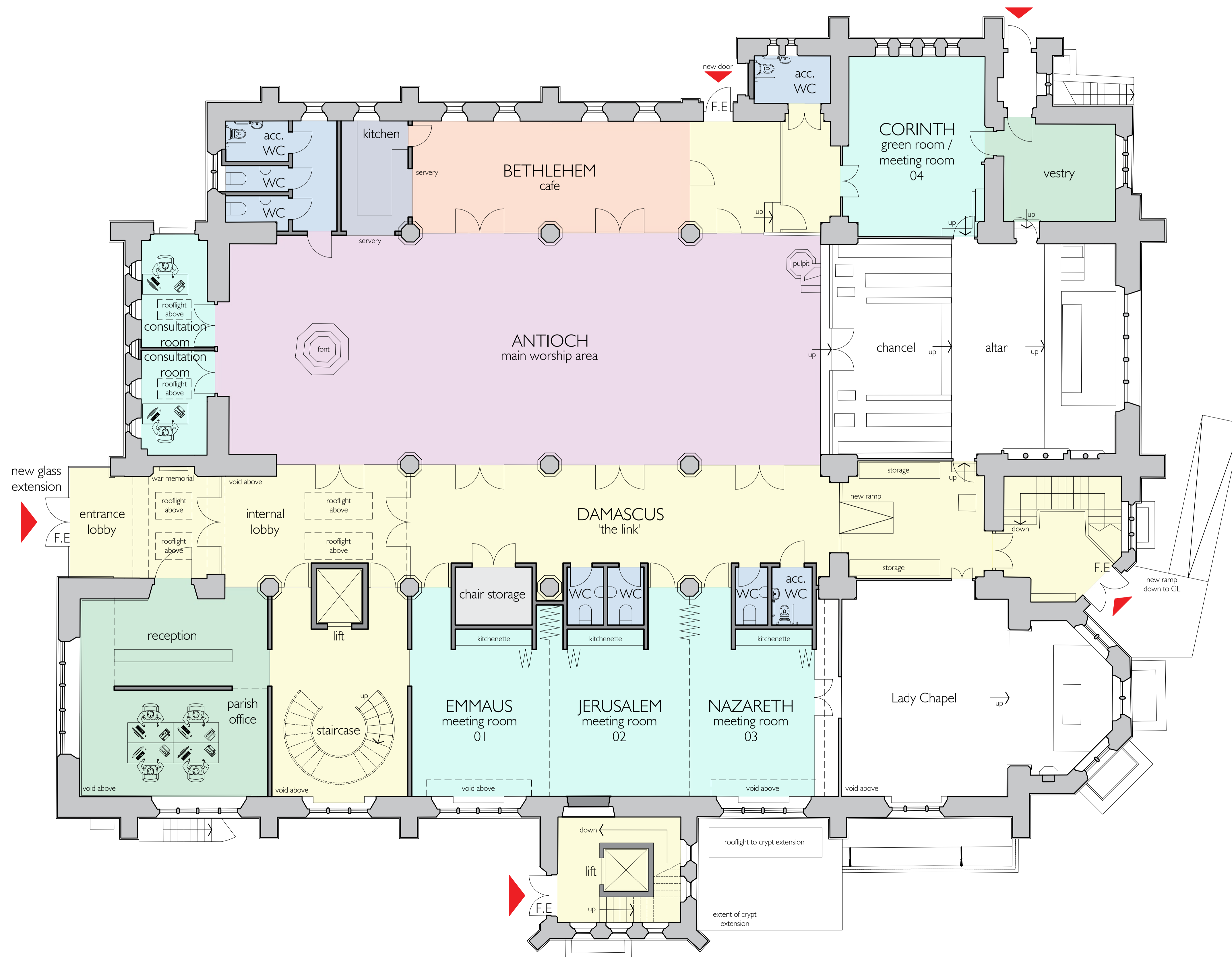


# Things to be considered

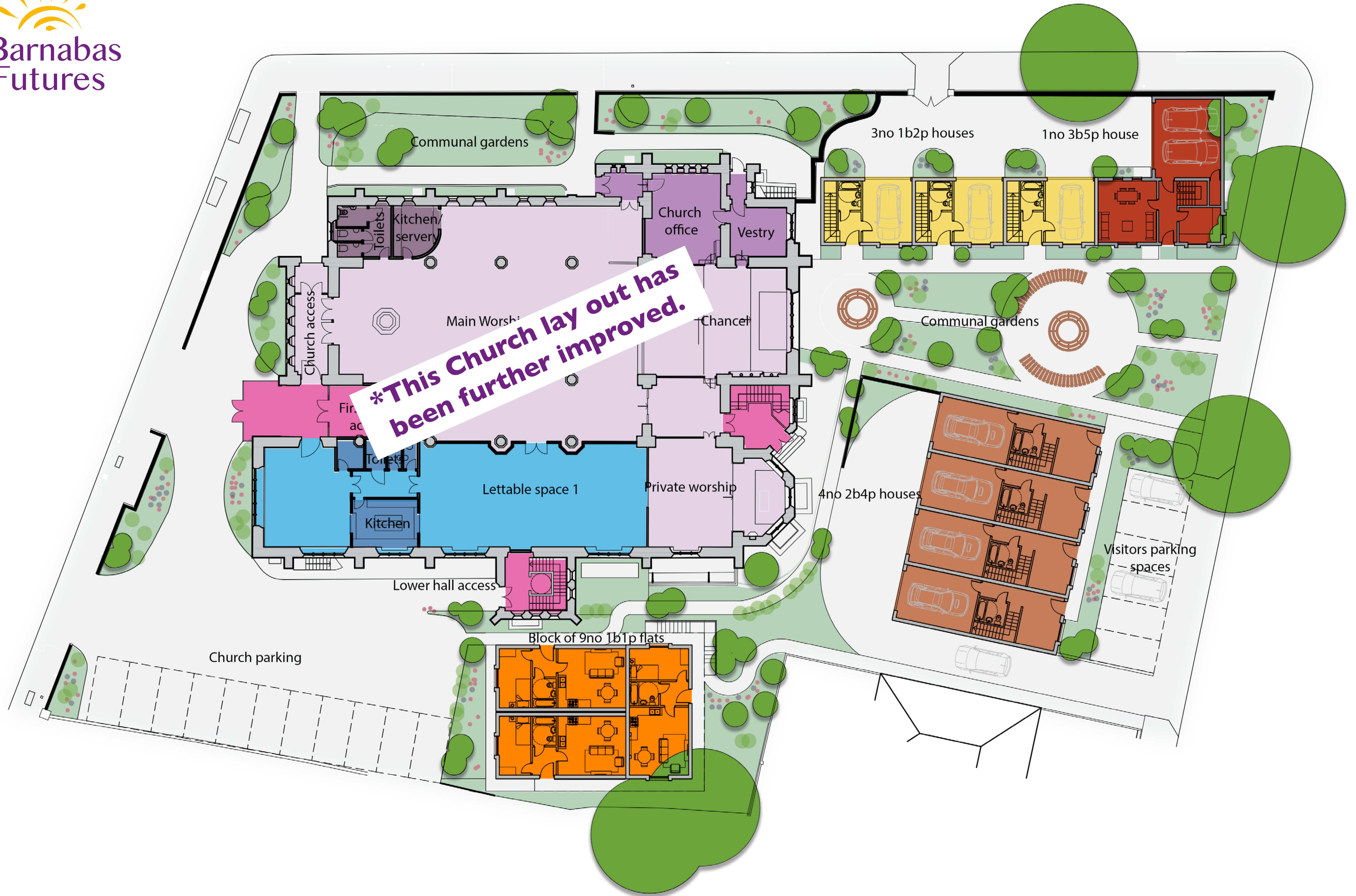


**What questions and issues do you wish us to think about?**

# Proposed church layout



**Proposed plan and layout of church ground floor. The names are working titles only to distinguish the spaces.**



# Transformation

## A whole set of improvements

