

**From:** Marc Willis [REDACTED]  
**Sent:** 16 May 2019 16:08  
**To:** pilningandsevernbeachparishcouncil@btconnect.com  
**Subject:** Fwd: Northwick Tower, Pilning, South Gloucestershire, BS35 4HE - Email 2 of 4

Dear Marc,

Thank you for your enquiry with respect to the Northwick Tower and the possibility of grants. Historic England has limited funding available for grants, and therefore has some fairly strict criteria.

Since the Tower is grade II, and therefore not likely to be on the Heritage at Risk register, it will not qualify for a grant from Historic England.

Please find below our grant criteria, followed by links to alternative funding opportunities from other organisations which are highlighted in bold.

Historic England is able to give grants to grade I & II\* listed properties in need of urgent repairs to prevent further loss or damage to historic fabric and features. Exceptionally we may also offer grants to grade II listed buildings in conservation areas.

Broadly speaking, in addition to the listing grade, to qualify for a grant it will be necessary to meet the following criteria:

-The property must be on our Heritage at Risk Register  
(<http://risk.historicengland.org.uk/register.aspx>);

-Repairs must be identified by a professional assessment as being necessary within two years to prevent further loss or damage;

-There must be no other source of funding, and we are unable to offer grant if the value of the property is more than the cost of repairs (or within 80%);

-The cost of repairs (including fees and VAT) should be more than £10,000.

Full details of our Repair Grants for Heritage At Risk scheme can be found at:

<http://www.historicengland.org.uk/services-skills/grants/our-grant-schemes/grants-available/repair-grants/>

If you think your project meets these conditions and you would like to discuss a possible application further, please do contact us.

**In addition, we would advise searching the following links for alternative funding opportunities:**

<http://www.historicengland.org.uk/services-skills/grants/other-grants/>

**We would recommend looking at the The Heritage Funding Directory**

<http://www.heritagefundingdirectoryuk.org/> which allows you to search for different grant possibilities through various organisations. This is a searchable database of grant giving bodies and may list other funding opportunities that you can apply for.

**Another useful website is The Heritage Alliance website [www.theheritagealliance.org.uk](http://www.theheritagealliance.org.uk). Please also find attached a spreadsheet containing other funding opportunities that may be useful to you. I hope this information helps, and if you need any further advice, please come back to us.**

Best wishes,

Reception | South West  
Direct Line: [REDACTED]

Historic England | 29 Queen Square  
Bristol | BS1 4ND



Historic England

<https://historicengland.org.uk/southwest>

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**From:** Marc Willis [REDACTED]  
**Sent:** 10 May 2019 14:57  
**To:** Historic England South West  
**Subject:** Northwick Tower, Pilning, South Gloucestershire, BS35 4HE

Dear Sir,

I am instructed by Pilning & Severn Beach Parish Council to apply to Historic England for a repair grant in connection with the above property, which is a Grade II Listed building. The advice set out in the Historic England website is for applicants to contact the regional office in the first instance.

St Thomas's Church, Northwick was first recorded here in the 1600s and was substantially rebuilt in 1842. The east wall of the church was declared unsafe in 1962. Sometime after this date, the church was declared redundant and was demolished around 1970, except for the bell tower. The former churchyard and the remaining tower was acquired by the Parish Council in the 1980s. It is described in the Statutory List as follows;

*Church tower. 1842-3 by John Hicks. Rubble with stone dressings. Square plan, neo-Romanesque style. 3-stage tower has west door with paired jamb- shafts with scalloped capitals, 2-light window above, hood mould with wolf-head stops and relieving arch, single light at 2nd stage, 3rd stage has paired window with bell louvres to each side; gabled parapet and coping on Lombard frieze with animal masks as corbels, cross slit in each gable, cockerel weathervane; plinth, weathered clasping buttresses and strings. East elevation has blocked door and large upper window, both round-headed with relieving arch, roof line of former nave visible, part of wall of nave remaining with jamb shafts of a window, mask stop to hood mould, kneeler carved as grotesque animal to north. Outline of nave, transepts and chancel visible on ground. (Sources: Incorporated Church Building Society Records 1842-3 and Verey, D. : Buildings of England, Gloucestershire : The Vale and The Forest of Dean. 1970).*

The church tower is approximately 4m x 4m square and is between 13m-15m tall. Since acquiring the structure almost 40 years ago, the Parish Council has maintained the building from time-to-time, but whilst a recent inspection (see report attached) found that the tower was a generally stable structure, the report recommended a range of remedial measures which need to be undertaken to ensure the long-term survival of the structure. A suitably qualified and experienced local builder was asked to provide an estimate for the works identified in the visual structural inspection, which is attached. The estimate indicates the total cost of the recommended works to be almost £28,500.

Pilning and Severn Beach is a small parish with modest means. The cost of these works amounts to almost 50% of the annual precept. The Parish Council is therefore seeking contributions from Historic England, The National Lottery Heritage Fund and from South Gloucestershire Council to cover the cost of these works. Looking to the future, the Parish Council, acting upon the recommendations of the visual structural inspection report, will ensure that the structure is inspected annually by a suitably qualified and experienced person and will create a 'sinking fund' to ensure that funds are available for the future maintenance and repair of the building.

To be clear, the Parish Council will need very substantial grant contributions from Historic England, The National Lottery and South Gloucestershire Council in order to commission the works identified in the attached report. The two documents attached to this email are essential to the proper understanding of the project.

I trust there is sufficient information attached to enable Historic England to consider this project for a repair grant. The outside of the tower is accessible at all reasonable times. Please do not hesitate to contact me should you require further information or clarification.

I look forward to hearing from you.

Regards,

Marc Willis

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