

Church of St. Philip and St. James, Tow Law

Diocese of Durham
Archdeaconry of Auckland
Deanery of Stanhope

Quinquennial Inspection Report
April 2024

Vicar: Vacant



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Date of Inspection	March/April 2024 Fair weather with standing water

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A	Brief Description of the Building
A1	<p>Background and General:</p> <p>The site is located on the eastern extremity of Tow Law at the far end of Church Lane in an isolated location within a stone-walled churchyard, with graves on east and south sides. The church is on the edge of open countryside with fields to east and north. Outwith the consecrated ground is a timber clad church hall, sharing the main entrance drive.</p> <p>The church abuts an unmade road on the south side, with adopted tarmac road up to the entrance gates.</p> <p>There are a range of modern new build and other mid-20th century residential properties to the south and west, mixed private and social housing with some short terraces of bungalows, larger detached and semi-detached properties, and short 2-storey terraces.</p> <p>Ordnance Survey Map Reference: NZ 12328 38941</p>
	<p>General Description of Church</p>
A2	<p>The church consists of an aisleless nave with a lean-to western porch, a chancel and a combined north vestry and organ chamber. The building is constructed of stone throughout with blue Welsh or fibre cement slate-covered pitched roofs.</p> <p>The architect was C. Hodgson Fowler, and the church was built 1868-1869, with spire added in 1902.</p>
A3	<p>From Pevsner, "An odd siting, out on the E, built across two railway lines from its congregation. 1868-9 by <i>C. Hodgson Fowler</i>, E.E., and with a sensitive handling of materials and style characteristic of his work. The tower and spire were not built in 1869, the present spirelet added 1902, probably to Fowler's design. The W front, to the town, with an impressive plate-tracery wheel window. – In the church an extraordinary SCREEN, Gothic forms represented by fir cones, pine cones, walnuts, chestnuts and acorns, set closely together and glued onto a wooden frame. The work was done in 1891 by the then vicar, the <i>Rev. T.H.EC. Espin</i>, <i>Mr W. Work</i> and <i>Mr J. Harrison</i>, assisted by choirboys, scouts and Church Lads' Brigade, who collected the cones etc. – STAINED GLASS. Chancel E, 1882. Nave N, single light, 1947 by <i>Millican, Baguley & Atkinson</i>. Nave S, two-light, 1938 by <i>Reed, Millican & Co.</i>, also a single light by <i>Stanley Murray Scott of Reed, Millican & Co.</i>, 1965".</p>
A4	<p>The Church is Grade II listed (refer to Appendix C for Listing Document).</p>
A6	<p>There is no Conservation Area relating to the Church.</p>
A7	<p>There are no Tree Preservation Orders on the Churchyard.</p>
A8	<p>There are no ancient monuments or internments attached to the Church.</p>

B Scope of Report	
B1	This report, the first undertaken on this Church by the writer, is based on findings of site visits, undertaken in March and April 2024. The weather was generally good and sunny; however Spring 2024 has been subject to exceptional rainfall and grounds were very wet. Viewing was made from ground level and with the aid of binoculars. No ladder inspection was made externally or into the roof void internally or the belfry.
B2	A photographic record was made internally and externally of representative views.
B3	There are roof voids in the Nave and Chancel and in the adjacent Hall to which access was not available.
B4	The ground floor boarded flooring was not opened up or access panels found.
B5	There is a foul drainage installation from the WC and kitchen area in the adjacent Hall, and this is assumed to connect into the Local Authority sewer in the road, but no manholes were opened up, or access points opened up.
B6	Thanks are acknowledged for help given on the inspection days by Treasurer A. Littlewood and PCC Secretary C. Lawes.
B7	See Appendix 'A' in this report for a full description of limitations of the inspection.

<p>1.0</p>	<p>Works Carried Out Previous to Report:</p> <p>A previous inspection was carried out by John Niven in June 2019. This is the first inspection since that date, and the first by this current Inspector.</p> <p>Since the last report a number of repairs have been carried out. The parish logbook was made available for inspection, but the following main items appears to be work over recent years:</p> <ul style="list-style-type: none"> • Vestry western wall rendered • Organ restoration • Sections of cast iron guttering to main nave roof repaired • Water tabling and associated leadwork to rear of steeple repointed • Ridge tiles repointed • Apex stone crosses (2 no.) refixed • Carpeting to walkways • Boiler replacement (pre-2019) • Sections of rainwater downpipe and hopper head renewed to Vestry • Metal wire guards to belfry openings • Nave and vestry north walls repointed • Roof repairs • Pointing repair/replacement to north side of church • Safe lock stripped and cleaned • Church door lock stripped and cleaned • Boiler replacement (2023): 2 no. Vaillant EcoTec Plus <p>This report, and records of all future work undertaken should be filed in the logbook.</p> <p>The inspection included the taking of a comprehensive set of photographs which are retained on the Architect's file for future reference, in addition to those included in this report.</p>
<p>2.0</p>	<p>General Condition of Church:</p> <p>The church is generally in good condition and well maintained, with the introduction of a new heating installation in 2008 and replacement boilers in 2023 improving the comfort of the building, the interior of which is kept very clean and attractive.</p>

EXTERNAL INSPECTION	
3.0	Roof Coverings
3.1	<p><i>Generally:</i> The roofs are blue Welsh slate of equal size throughout, except for entrance porch, all generally in good condition. Ridge tiles are half round blue terracotta.</p> <p>The porch had previously been re-slatted with asbestos cement, which was damaged by vandals and was replaced with new fibre cement slate in 2019. The vestry/organ chamber roof was recovered in two sections in 2011 and 2013.</p>
3.2	<p><i>Nave roof:</i> Generally sound to north. Haunching to east and west abutments has been renewed and is sound, except for a small missing section of the top layer at the bottom of the east end. There are very few open end joints to the ridge tiles.</p> <p>To the south, the covering verge pointing and ridge tile bedding appears in good condition, except for one loose slate at the eaves. A few individual slates have been re-fixed using a white coloured adhesive.</p>
3.3	<p><i>Vestry roof:</i> East and west slopes have been recovered with imported blue/black slate, with north slopes recovered with salvaged slate. All appear to be sound but mortar haunching to east coping has an open upper joint.</p> <p>The detail of water tabling appears to rely on cement mortar fillet for weathering to the edge of slating.</p>
3.4	<p><i>Chancel roof:</i> Generally sound as elsewhere, but on the north side cement haunching to the east verge is cracked at the top and the upper finish has dropped off to a section.</p> <p>To the south, 3 no. small areas of slates have been re-fixed at the upper east using white adhesive as per the nave roof. Cement mortar haunching to the east abutment is cracked and is beginning to loosen. The white adhesive is somewhat unsightly and detracts from the faint patterning of slate colour.</p> <p>Bedding of ridge tiles has been renewed and appears sound.</p>
3.5	<p><i>Porch roof:</i> This was renewed in 2014 and is in good order.</p>
3.6	<p><i>Church hall roof:</i> Pitched roof, mineral faced felt covering, in good condition.</p>
4.0	Rainwater Goods and Disposal
4.1	<p>Rainwater goods are mainly cast-iron half round gutters and round downpipes in sound condition.</p> <p>Walling to the south side, nave/chancel junction appears to be regularly wet, which may be caused by overflowing guttering above, or overflowing junctions. This may also be contributing to localised vertical mortar joint cracking adjacent. There is a section of guttering missing above the vestry, to the north of the boiler chimney.</p>

5.0	Tower, Spire, Bells and Frames
5.1	Belfry consists of an all stone tower and spirelet (added in 1902) with single lightning conductor. Previously defective pointing was renewed in 2007 however cement rich 'tuck' pointing is prone to eventual loosening.
5.2	Bells in open spire on west/south gable not inspected closely but there is a set of manually operated tubular bells. Openings have been infilled with plastic coated mesh to prevent bird nesting. There is no permanent ladder system to the first tower floor level. Small, galvanised grills to small top vents appear to be loose or distorted, but still effective.
6.0	Walls and Masonry
6.1	<i>Exterior Walls:</i> Generally, these consist of squared, coursed sandstone rubble throughout, with large, dressed blocks to external openings, corners of buttresses etc. The external stonework is generally in good condition, with the following exceptions:
6.1.1	<i>North elevations:</i> <ul style="list-style-type: none"> • The whole of the north wall and gable to the porch has been repointed with a cement rich mortar prior to the previous report in 2019 • Upper horizontal joints to west corner buttress lean on north and east sides. The west face has been repointed as per main areas • There is a small patch of lean pointing to mid-centre panel of buttress to the left of central bay • The face of the wall to height of downpipe to return corner with organ chamber at extreme left end of nave was wet at the time of inspection, with moss growing in the joints • Slight movement crack following joints to east side of top of organ chamber gable has been repointed and does not appear to have worsened since last inspection • Previous area of open, lean joints to panel 1m-1.5m above ground to vestry wall has been repointed as per other north wall areas • Joints slightly lean or open to redundant chimney, particularly to corner stones and on west face. Upper section of chancel wall has been overpointed previously and is now cracking and loose • Organ chamber wall retains earlier pointing, which is generally sound except for a small area at the head, which has been overpointed and is now loose immediately under the guttering • Some pieces of lead flashing remain above external door
6.1.2	<i>South elevations:</i> <ul style="list-style-type: none"> • Extensive overpointing almost totally covering stonework at upper level to springing line of lancet windows • Slight settlement cracks to east of central downpipe to chancel (see note 4.1) • Small area of previous open pointing at eaves level between heads of double windows extending to the movement crack above the middle window was patch pointed prior to 2019 • Open joints to upper part of east nave buttress • Upper stone block under coping of west nave buttress is showing signs of delaminating • Generally, cement rich overpointing is dropping off or loose in places, especially at lower levels and at west end adjacent to tower base • Westernmost bay has been repointed neatly to stone edges but is somewhat cement rich • Entrance porch (south gable) pointing to upper triangle is uneven and appears loose in places

6.1.3	<p><i>East elevations:</i></p> <ul style="list-style-type: none"> • Chancel gable (north): cracking of some overpointing and adjacent abutment haunching with vertical point at apex • Chancel gable (south): a few open/eroded joints. Third and fourth coping blocks above kneeler appear to be rotating very slightly • Vestry: stonework is sound; previous movement cracking to coping blocks has been repointed • East gable: <ul style="list-style-type: none"> ○ Upper section above upper string course: seating to apex cross and gable copings were repointed prior to 2002 and remains good ○ Area of stonework close to ground level had been chopped out previously and now repointed with cement rich mortar (see comments elsewhere on cement rich mortar) ○ Pointing around stone block at top right corner of panel under string course is open (protruding pipe?)
6.1.4	<p><i>West elevations:</i></p> <ul style="list-style-type: none"> • The whole of the exposed part of the gable and the adjacent return face of the tower has been repointed previously with a possible cement rich mortar, but it appears to be weathering well except for the very top of the gable, which is open/lean • The bottom cylindrical column of the rose window has been repaired with cement mortar, which has cracked slightly, and adjacent north glass protection is missing • Some of the joints to the rose window surround are lean, particularly to the lower part and there is slight stone facing loss at “9 o’clock” • Porch: generally sound. All pointing is cement rich but appears to be weathering well
6.2	<p><i>Internal walls:</i> Consist of exposed stonework to nave and chancel, generally sound, except for slight water staining under windows. There is oak panelling to the choir and sanctuary area.</p>
7.0	Doors
7.1	<p><i>West (porch) entrances (2 no.):</i> Original doors in good condition.</p>
7.2	<p><i>Northern (door up steps, vestry):</i> Original door, in fair condition.</p>
7.3	<p><i>Eastern (boiler/basement):</i> Metal grille to stone face, inset door missing right hand side panel.</p> <p>Note: area flooded at first visit, unable to inspect.</p>
7.4	<p><i>Internal doors:</i> Varnished pine (original) and in good condition.</p>
7.5	<p><i>Church hall doors:</i> Recent renovation, uPVC doors.</p>

	INTERNAL INSPECTION
8.0	Windows
8.1	Windows throughout the principal church are direct glazed, stained, or handmade glass.
8.2	There is acrylic window protection fitted tight into openings to main windows to south, north and east elevations. West rose window with missing section. Metal grilles to those on north elevation and vestry.
8.3	<i>Church hall windows:</i> White uPVC
9.0	Ground Floor and Finishes
9.1	<i>Nave floor:</i> Suspended timber floor with recent carpet to walkways; floor appears sound.
9.2	<i>Chancel floor:</i> Stone flooring with inset red terracotta quarries, with Doulton contrasting tiles to sanctuary. Stone steps show historic settlement.
9.3	<i>Vestry floor:</i> Carpeting on timber floor.
9.4	<i>Porch floor:</i> Stone flags with in situ concrete ramp.
9.5	<i>Church hall floor:</i> Timber/vinyl flooring.
10.0	Roof Structures and Ceilings
10.1	<i>Nave roof:</i> Consists of five arched tied timber trusses with purlins, which appear sound.
10.2	<i>Chancel roof:</i> Consists of two arched timber trusses and hidden purlins, which appear sound.
10.3	<i>Vestry roof:</i> Structure concealed, plastered soffit.
10.4	<i>Porch roof:</i> Exposed timber beams and original match board.
10.5	<i>Church hall roof:</i> Plasterboard soffit.
10.6	<i>Church ceilings:</i> Horizontal pine boarding fixed to underside of rafters in the nave, in sound condition. In the chancel these have been formed into panels, which also appear sound.

10.7	<i>Church hall ceilings:</i> Plasterboard
11.0	Fittings, Fixtures and Furniture
11.1	Organ: A two manual pipe instrument by Harrison & Harrison with 14 playing stops. It is reported that it is regularly tuned and is in reasonable playing order. Previous dampness in the organ chamber was previously affecting the organ pipework and casing and two permanent heaters were subsequently installed, along with a dehumidifier.
11.2	Pulpit: Semi-circular plan with stone arcade to balustrade with contrasting marble shafts. There is a fine brass (eagle) lectern and a smaller wooden example in use.
11.3	Seating: Seating is pine, open backed pews.
11.4	Font: Large square stone font on round columns, with tall spire pattern wooden cover (no longer in use).
11.5	Altar and Rails: There is a stone arcaded sedilia on the south wall to the sanctuary. Oak altar rail with metal decorative uprights. Extraordinary screen in various fir/pine cones, walnuts, chestnuts, acorns, set closely together and glued into wooden frames, in gothic form (as per Pevsner extract in item A3 above).
11.6	Reredos: Reredos and adjacent panelling in oak, with brass memorial plaques set within panels.
12.0	Heating Installation
12.1	Comparatively new installation (2008), with boilers replacement more recently (2023), consisting of 2 no. condensing boilers (2 no. Vaillant EcoTec Plus), serving fan convectors (5 no. in nave, 1 no. in chancel).
12.2	<i>Church Hall:</i> The detached church hall has independent heating/power systems.
13.0	Electrical and Lighting Installation
13.1	3-phase and neutral supply with a T.T. earth. Wiring is mainly M.I.C.C. with some lead-sheathed cable, PVC cable and PVC in conduit. System found to be satisfactory at time of last inspection.
13.2	<i>Electrical Test Certificate:</i> Current certificate to be made available.

13.3	<i>Lighting:</i> Natural lighting from extensive (uncoloured) clerestory glazing. Unpainted natural stone gives good light reflectance. Brass pendant fittings (candelabra-type) have compact fluorescent bulbs with residual halogen floodlights at high level.
13.4	<i>Lightning Protection:</i> The conductor consists of a single flat copper downtape with 3 no. earthing points. The installation does not comply with British Standard for Lightning Protection as this requires a minimum of two downtapes.
14.0	Security
14.1	The doors appear to be adequately locked. There is an external camera above the cellar doorway.
14.2	Windows have a variety of clear (acrylic) protection, ferramenta and metal grilles.
15.0	Fire Precautions
15.1	There is provision of extinguishers in the church. These must be maintained, and annual testing should be continued. A carbon dioxide extinguisher must only be used on electrical equipment and the organ. Note: Avoid using dry powder extinguishers (see Archdeacon's newsletter 2006).
15.2	Vestry door should only be indicated as a fire escape route when external door is unlocked and clearly accessible.
16.0	Vestries and Toilet
16.1	<i>Vestry:</i> Single wash hand basin, storage units, wall safe (in fireplace opening). Vestry is plastered and in generally good condition except for slight damp staining to the top of the east wall and surface deterioration above the external door and the west wall.
16.2	<i>WC's:</i> Available in adjacent Church Hall, although not to fully accessible standards.
17.0	Disabled Provision and Access
17.1	Principal access to the church from driveway is level, with internal ramp from porch to nave. There are original stone steps between chancel and sanctuary.
17.2	Access inside the Church is generally satisfactory for wheelchair and disabled access but without a suitable ramp for access to the chancel/altar area.
17.3	Those suffering auditory disabilities have been provided with sound reinforcement but no hearing loop.
17.4	An access audit should be considered to comply with the Equality Act (2010), and it is recommended that Churches obtain the publication "Widening the eye of a Needle" by John Penton published by Church House Publishing (1999).

18.0	Bats
18.1	There were no reports of bats in the church or churchyard.
19.0	Memorials
19.1	Brass memorial plaques within oak panelling to sanctuary; marble war memorials to north wall.
19.2	There have been no interments within the building.
CURTILAGE	
20.0	Churchyard and Environs
20.1	There have been no recent interments within the site curtilage.
20.2	<p>The principal access to the site is from the west, through gated access (stone pillars/metal kissing gate). The church drive is in tarmac and in good condition.</p> <p>The churchyard is closed and maintained by the local authority. The site is bounded by a 1200mm stone wall in generally good condition, with some movement from the vertical on the northern boundary.</p> <p>As a result of a very wet Spring, the grounds were saturated, and the original cellar flooded at the time of inspection. Tree condition has suffered due to this waterlogging, which appears frequent/historic.</p>
20.3	The adjacent church hall does not lie within the consecrated grounds and is tightly enclosed by similar stone walling.
21.0	Log Book
21.1	Log Book records were examined, and relevant building repair/replacement works undertaken in the last 5 years have been added to item 1.0 of this report.
22.0	Previous Reports
	<ol style="list-style-type: none"> 1. June 2019 John Niven 2. Sept 2014 John Niven

	PRICE
URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1	
None	
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2	
Western Rose window: replace missing polycarbonate	£200.00
Clean out all guttering/gullies etc.	£150.00
Check/remedy joints in guttering, missing elements, apply biocide to algae/moss growth	£100.00
Check all downpipes for cracks/fixity and replace as required	£500.00
Make safe and secure access to boiler room including new door; internal inspection required after flooding recedes	£500.00
Check on number/placing of fire extinguishers and upgrade as required	£150.00
Investigate cost of lighting (bulb) replacement with LED lamps.	TBC
Check on safety testing of electrical systems, including requirement for hearing loop	£100.00
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3	
Undertake comprehensive window survey, checking on airtightness, corrosion condition of leadwork, missing glass (northern elevation) etc.	£500.00
Investigate water tabling haunching, roof condition: high level inspection	£1,500.00
Prepare schedule of localized pointing in association with above and elsewhere	£4,000.00
Remedial internal works to former boiler room.	£200.00
WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4	
None	
ITEMS RECOMMENDED TO IMPROVE ENERGY EFFICIENCY - Category 5	
Look at comprehensive heating/lighting upgrades in association with zero carbon goals	
WORK REQUIRED TO IMPROVE DISABLED ACCESS – Category 6	
Provision of hearing loop	

NOTE

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which includes guidance to routine maintenance and inspection of Church property.

'A Guide to Church Inspection and Repair' published by the Council for the Care of Churches can be obtained from SPCK bookshops.

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Pearson Park Entrance Archway, Hull:

*Winner, AABC Conservation Award (Highly Commended), Civic Trust Awards 2022
Listed Status, Institution of Mechanical Engineers, Engineering Heritage Awards 2020*

Wyndham Park Visitor Centre, Grantham:

Winner, Best Public Service Building, LABC Building Excellence Awards 2019

Bentley Park Pavilion, Doncaster:

Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015

West Park, Goole:

Finalist, East Riding of Yorkshire Council, Chairman's Awards 2015

Wesleyan Reform Church, Ashington:

Finalist, LABC Building Excellence Awards 2017

APPENDIX A: General Conditions etc.

A. General:

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be conducted without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be conducted both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

B. Scope of Report:

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

C. Cleaning of Gutters etc.:

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

D. Pointing and Masonry:

Wherever pointing is recommended it is absolutely essential that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

E. Heating Installation:

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil-fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to arrange a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

F. Electrical Installation:

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made, without instruments, of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and more specific recommendations of the Council for the Care of Churches, in the publication "The Lighting of Churches".

G. Lightning Conductors:

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between tape and vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

H. Maintenance between Inspections:

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

J. Fire Insurance:

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, along with an additional extinguisher of foam CO₂ type where heating apparatus is oil fired.

APPENDIX B: Photographic Survey:

P1 (4814):
Eastern window and
timber reredos



P2 (4837):
Western rose window



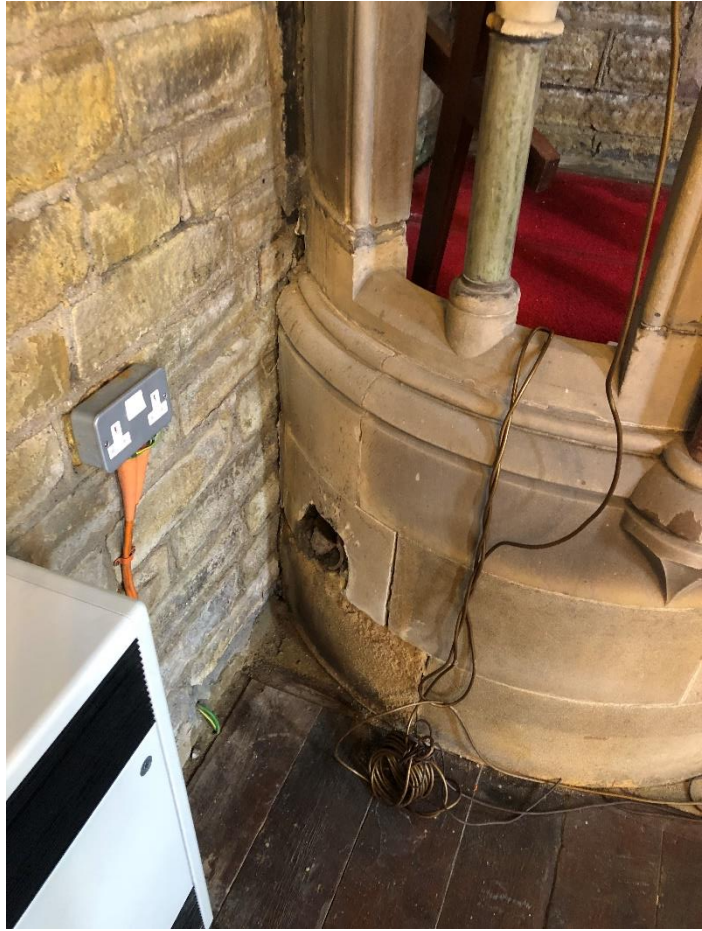
P3 (4819):
Screen and roof structure,
looking west



P4 (4821):
Sedilia



P5 (4825):
Base of pulpit showing
previous pipework gap



P6 (4801):
Vestry (organ loft external
downpipe leakage)

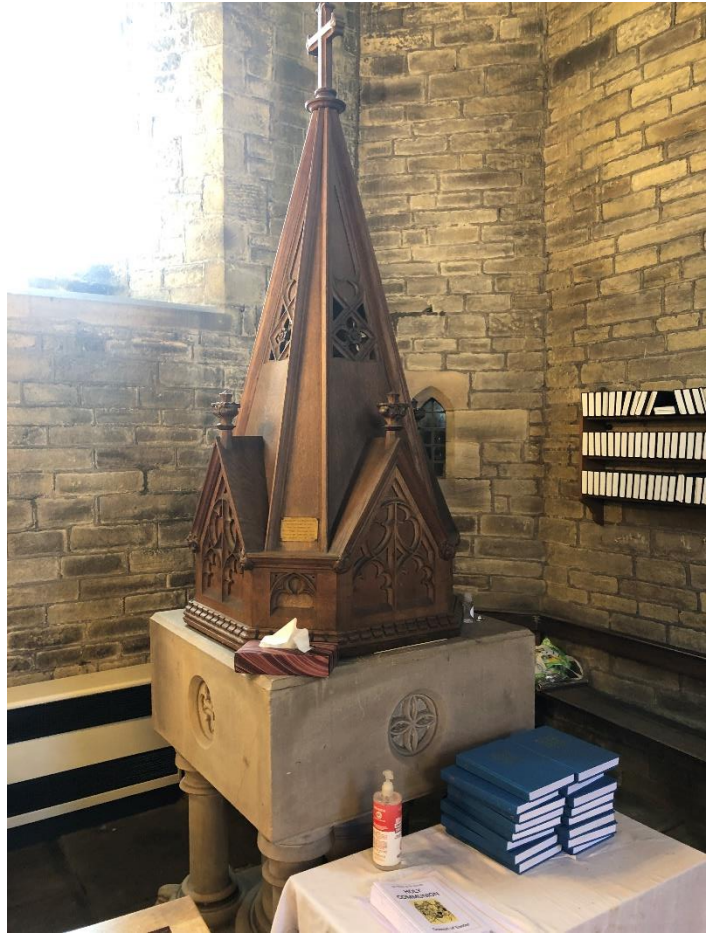


P7 (4793):
Chancel south wall, water seepage



P8 (4852):
Tower access





P9 (4842):
Font no longer in use



P10 (4622):
South elevation, varieties of pointing

P11 (4627):
Flooded basement/
damaged door



P12 (4628):
Flooded basement/
damaged door (side view)



APPENDIX C: Listing Document

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1232516
Date first listed: 04-Jun-1987
List Entry Name: CHURCH OF ST PHILIP AND ST JAMES
Statutory Address 1: CHURCH OF ST PHILIP AND ST JAMES, CHURCH LANE

Location

Statutory Address: CHURCH OF ST PHILIP AND ST JAMES, CHURCH LANE
District: County Durham (Unitary Authority)
Parish: Tow Law
National Grid Ref: NZ 12328 38941

Details

TOW LAW CHURCH LANE NZ 13 NW (East end)

23/311 Church of St. Philip and St. James GV II Parish church. Circa 1867-1869 by C. Hodgson Fowler. Roughly-squared coursed sandstone with ashlar dressings; Welsh slate roof with stone gable copings; stone spire. Nave with west porch and south-west tower; chancel with north vestry. Decorated style. Full-width porch has two 2-centred-arched doors, boarded and with elaborate hinges, under continuous drip string which is a sill string for 3 central lancets. Wide buttresses with steeply-coped setback under gabled coping of pent roof. Large wheel window above and octagonal tower at right. Tower has buttresses on alternate sides, with slit windows to stair and shouldered-arched belfry openings, under octagonal spire with lucarnes.

3-bay nave has paired lancets in first 2 bays, lancet and 2-light window in third; 2-light window and lancet in chancel. 5-light east window under 8-foiled roundel. Steeply-pitched roof has stone cross finials; weather-cock finial on spire.

Interior: coursed squared sandstone with ashlar dressings. King-post nave roof with arch-braced scissor trusses on stone-corbelled brackets; chancel has panelled wood barrel vault, 2-centred chancel arch of 2 orders, the inner on short shafts with clasping rings. Windows have wide 2-centred rere-arches. Similarly-shaped organ arch and drip-mould over trefoil-headed vestry doorway. Full-width painted panel below east window; wood-panelled chancel. Unusual rood screen composed of varnished applied cones and other fruit. Glass includes east window in memory of M.H. Simpson, first vicar; north windows signed E. Smyth Sc. (c.1945) and Stanley Murray Scott 1965. Other windows original leaded lights in rectangular and lozenge patterns. Stone pulpit with open balustrade and marble shafts; square stone font on pedestal and 4 shafts. High-quality doors and original fittings, with stencilled felted draught curtains to inner doors.

Listing NGR: NZ1232838941

APPENDIX D: Church History (extract from <http://www.towlaw.org.uk>):

Building the Church towards the end of March 1867 a group of men could be seen looking at various pieces of land in Tow Law. They were well known personalities. There was Charles Attwood, the resident manager of the Iron Company and virtual "founder" of Tow Law. With him was the Rev. G.P. Wilkinson, who was Vicar of Thornley (which then included Tow Law) from 1857 to 1891, and who lived at Harpley Park. Also in the party was the Rev. M.H. Simpson, who was Curate of Thornley and who had ministered in Tow Law since 1862.

They were examining possible sites for a new Church. One site had already been chosen, but the Bishop had thought it too far away from the village. The whereabouts of this original choice is not known for certain, but may have been in the Dan's Castle

Charles Attwood favoured land near Thornley vicarage, but at that time there was no bridge across the railway. They also considered a site "at the side of the Cornsay Road", but this too was at a distance from the population. Finally, they let their original plan stand.

Meanwhile the Durham architect, C. Hodgson Fowler, had designed a church in the Early English style, and was considering tenders for its construction. The lowest tender was from a Tow Law builder, William Ridley, with William Temperley as his joiner. After a meeting with the architect and after some revision of the figures they were awarded the contract at £1,952. 1s. 6d.

With a target to aim for, Mr. Wilkinson set about raising the money. Soon he was able to write down these figures: Weardale Iron Company £800; Bishop's Fund £300; Vicountess Boyne £200; Ecclesiastical Commissioners £100; Church Building Society £65; Bishop £25; G.P Willkinson £50, and a number of other donations to a grand total of £1,637. In August 1867, a group of villagers, led by William Smith, a local grocer, held a meeting. They wanted a more convenient site for the church, and agreed to raise the money to buy half an acre of land from a Mr. William Burrell. They wrote to the Bishop about their intentions and he readily agreed to the plan. However, the mining rights for the land had been retained by Lord and Lady Boyne and leased to the Weardale Iron Company. This led to legal complications and delays which were resolved only when all sides agreed that there was no coal underneath the site! Further, the new location was in a field behind land belonging to the North Eastern Railway Co., and access to it was difficult. When the church was completed, a small piece of this land had to be bought to provide an entrance into what is now Church Lane.

With the site finally chosen, work on construction began in the autumn and continued steadily through the winter. But early in 1868 there were troubles. There were no more subscriptions and the fund was £300 short of the contract price. Worse, the change of site had involved extra work, raising the price to £2,067. Worse still, some of the money promised had not yet been paid. The vicar wrote to another director of the Weardale Iron Company, a Mr. Baring, who was also the Bishop's brother, for an extra subscription, and a stiff correspondence ensued, but no cheque.

The plans had to be modified. The tower and spire were omitted. A fence was substituted for a stone wall round the churchyard. The price was now £1,892. William Smith was most upset at these modifications. He thought the vicar had failed in his duties by not attracting the necessary funds. "Let it never be said we cannot build a church at Tow Law" he wrote.

By July, 1868, William Ridley had completed the fabric in its modified form, but he was owed some £600. With such a debt the church could not be consecrated. In any case the legal

difficulties over the site were still unresolved. To add to his worries, the vicar himself was not well at the time.

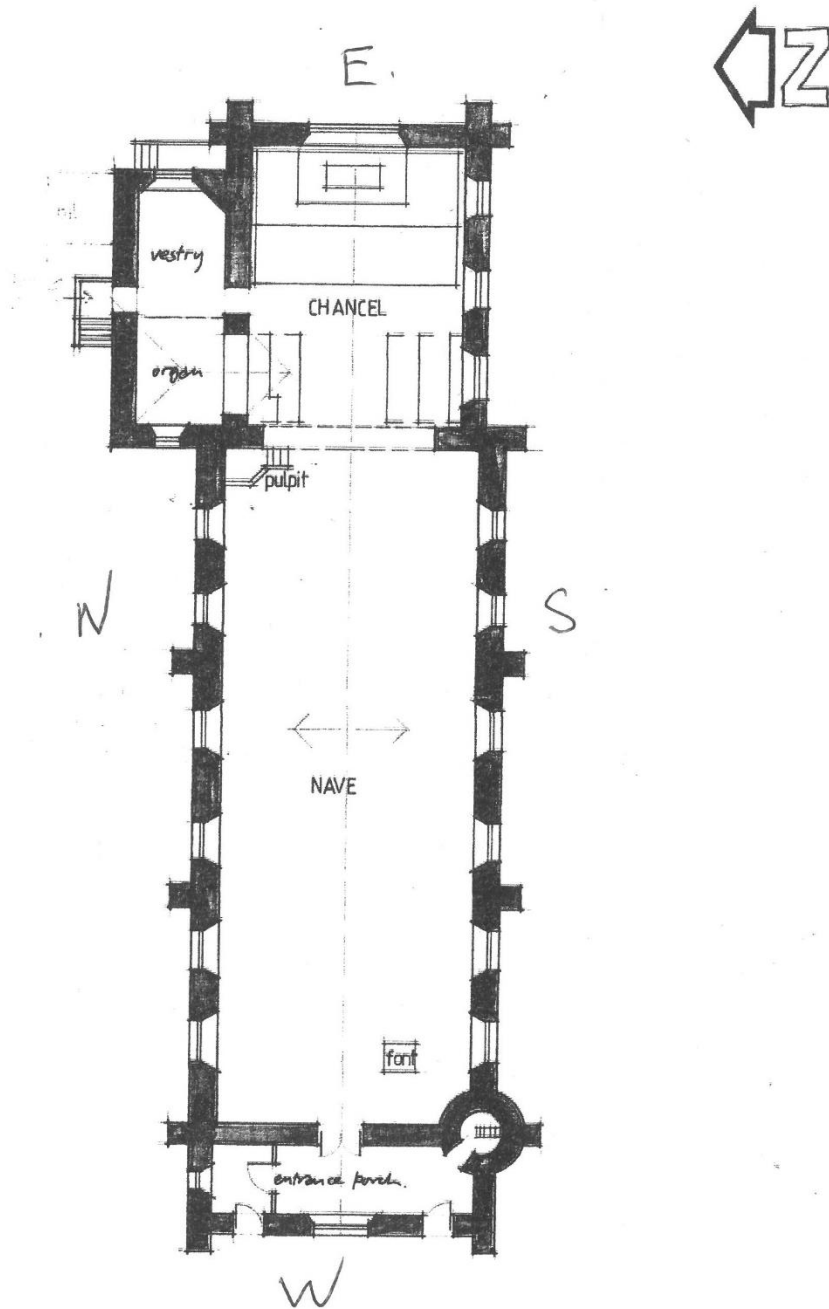
During the winter, some of the debt was cleared but there was still sum outstanding when the Weardale Iron Company directors met in April, 1869, to receive the architect's report on the situation. Eventually they agreed to raise their subscription to £1,100. At last the bills could be paid.

In June the lawyers completed the conveyance of the site, and on Saturday, July 24th, 1869, Bishop Charles Baring consecrated the new church.

The churchyard walls were finished in 1885 by William Ridley (for £61) and the gate pillars were put up by Joseph Ridley in 1889. The Churchyard was closed for burials (with certain exceptions) in 1884.

The spire and tubular bells were added in 1902. The bells were restored in 1967.

APPENDIX E: Church Floor Plan (from previous Church QI John Niven):



Client	St. Philip & St. James, Tow Law		T.O.h.P Architects The Old Hall Practice Limited The Old Hall, West Auckland, Bishop Auckland, Co Durham, DL14 5HE. Tel: 0191 825 587 Fax: 0191 250 1192 Email: t.p@oldhall.co.uk	
Project				
Title	GROUND FLOOR REFERENCE PLAN			
Scale:	NOT TO SCALE	Date: October 2014		
Dwg. No:	C			

Hugh Massey Architects, Planning and Landscape Consultants

MILE House, Bridge End, Chester-le-Street, Co. Durham, DH3 3RA

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Pearson Park Entrance Archway, Hull:

*Winner, AABC Conservation Award (Highly Commended), Civic Trust Awards 2022
Listed Status, Institution of Mechanical Engineers, Engineering Heritage Awards 2020*

Wyndham Park Visitor Centre, Grantham:

Winner, Best Public Service Building, LABC Building Excellence Awards 2019

Bentley Park Pavilion, Doncaster:

Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015

West Park, Goole:

Finalist, East Riding of Yorkshire Council, Chairman's Awards 2015

Wesleyan Reform Church, Ashington:

Finalist, LABC Building Excellence Awards 2017