

JPA 9 Walshaw – Christ Church

Residential led development comprising up to 1,250 dwellings, a new primary school, local centre and accompanying infrastructure and local services.

Table 1. Appraisal of Asset

Name of Asset	Description/significance of asset	Contribution the site (in its current form) makes to the significance of the asset and the impact on that significance	Enhancements/mitigation measures	Conclusion
Christ Church, Walshaw	Christ Church on High Street is a Grade II* listed building. Built in 1888 by Lawrence Booth, the church is at right angles to road and sloping away from it. Key features include: Gothic Revival, Stone Chancel, large nave, passage aisles, 2-bay, double-glazed transepts, over south-east of which rises tower with paved open windows in top stage and	Christ Church is located approximately 55m to the west of the site allocation boundary within the graveyard and grounds that abut the west boundary. The church sits at a higher level than the allocation overlooking the landscape to the north-	Green buffer surrounding the church in order to maintain its prominence; Landscaping along the eastern perimeter of the graveyard; Maintaining the intervisibility of the church within its surrounding to the north-east, east, south-east and south;	The site allocation will not result in any physical impacts on the church building. However due to the importance of the interrelationship

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	<p>recessed spire. The Interior has plain granite piers with shaft-rings.</p> <p>Its significance partly derives from the high quality of its architecture, craftsmanship and design. It also derives from the historic value it provides in allowing an understanding of the evolution of the settlement. The church also has important communal value as it is a centre of community, with strong emotional and social links to its past and present congregation and other uses.</p>	<p>east, east, south-east and south.</p> <p>The setting of the church has contributed to its significance as it was intended to be also viewed as a memorial. Its position was chosen to be prominent to the south of the settlement meaning it would function as a landmark within its semi-rural surrounding dominating a built</p>	<p>Avoid narrowing the views of the church to those along the network of proposed roads.</p>	<p>between the church and its surrounding environment any impact on the setting of the Grade II* Christ Church by the proposed development is likely to affect its significance.</p> <p>It is concluded that this impact</p>

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		<p>environment of mainly two-storey dwellings.</p> <p>The site allocation currently provides Green Belt land to the south which contribute to the assets sem-rural setting.</p> <p>The asset and its setting are therefore potentially sensitive to future development within the site allocation.</p>		<p>can be partially mitigated by design and ensuring the enhancement and mitigation measures outlined are implemented.</p>

Summary

Proposed JPA9 Walshaw policy requirement states the following:

“Protect and enhance the heritage and archaeological assets and their setting within the allocation and the wider historic character of the surrounding area including the Grade II Listed building, Christ Church in accordance with the findings and recommendations of a Heritage Impact Assessment”.*