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1 Introduction

1.1 Conservation Areas are designated by Local Planning Authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as :

‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

1.2 North Devon Council, as the local planning authority, has a duty to designate parts of the District it sees appropriate as Conservation Areas. There are currently 41 Conservation Areas in this District (excluding those within Exmoor National Park).

1.3 Carrying out a Conservation Area Character Appraisal is an important method for identifying the qualities and characteristics that such an area possesses and to provide a basic summary of the elements, which collectively contribute towards the special character and appearance of the conservation area. A clear and comprehensive appraisal of the Swimbridge Conservation Area provides a sound basis for development control decision-making, and assists the Council in defending such decisions that are subject to appeal. Generally the character and appearance of the Conservation Area will be preserved or enhanced through:

- Providing controls and regulating development through the planning system.
- Applying the extra controls that designation provides over demolition, minor development and the protection of trees.
- Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
- Encouraging public bodies such as the local highways authority or utility companies to take opportunities to improve the street scene through the appropriate design and sensitive siting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact such as overhead wires.

1.4 The purpose of this character appraisal is to:

- Analyse the character of the designated area and identify the components and features of its special interest.
- Outline the planning policies and controls that apply to the Conservation Area.
- Identify opportunities for the future enhancement of the Conservation Area.

1.5 It should be noted that the omission of any particular building, structure, tree, wall or any other feature from being highlighted within this character appraisal does not imply that it is not of special interest, nor is there an implication in such an omission that it does not make a positive contribution, or conversely a negative contribution, to the character and appearance of the Conservation Area. Also the map is unable to identify accurately every tree of significance and value to the Conservation Area.

2 Facts & Figures

2.1 The conservation area at Swimbridge was formally adopted in July 1991 and its boundary was last reviewed in September 2012. The designation covers an area of 13.3 hectares (32.9 acres), reduced from 16.9 hectares (41.9 acres).

2.2 Within the existing boundary there are 11 Listed Buildings, 10 of which are listed at Grade II, with the Parish Church being listed Grade I. There are no Scheduled Ancient Monuments within the conservation area boundary, however there is one nearby; the deserted medieval village at Welcombe Farm located 1 kilometre to the Northwest.

A map showing the existing Conservation Area boundary (Adopted September 2012) and the locations of listed buildings is given in Appendix 3(II).

A list of all listed buildings within the boundary is given in Appendix 1.

3 Landscape and Setting

3.1 Swimbridge occupies a compact area alongside a major road between Barnstaple and South Molton, slightly elongated along the road but mainly clustered on a centre to the Southeast of the Parish Church. The village lays towards the bottom of a shallow valley with a river running diagonally Northeast to Southwest through the village. Views of surrounding green hillsides are a distinctive feature of the setting of the conservation area.

3.2 Particularly prominent is the range of high hills to the South, with Hangman's Hill visible to the Southwest from several vantage points at the West end of the village. Hooda Hill to the Northwest of the church is a prominent natural landmark on the edge of the village, with a single line of housing development seeming to wrap around its lower slopes along Station Hill. This hill line also results in the main approach to the village from the West being down a long and considerable slope allowing for a slightly elevated view over the village.

To the South and Southwest a range of tall hills, including Hangman's Hill (Right) and Hearson Hill (Left), blocks more distant views and provides the green valley setting for the village.



3.3 The valley is also occupied by various river channels, primarily the Venn Stream running through the centre of the village, just West of the Parish Church. There are still two standing water mills within the village; one along Mill Road on the Venn Stream still has a wheel in situ.

3.4 Swimbridge parish straddles a geological divide with the northern part being older Devonian geology and the Southern part the Culm Measures of the Upper Carboniferous era. Within the Culm Measures are more resilient Codden Hill Cherts and these have created the ridges of high ground to the South of the parish including Codden Hill,

Hangman's Hill and Hearson Hill. The village itself stands on a narrow geological band at the transition of the two regions, made up of sandstone, limestone and various shale and slate of the Lower Carboniferous era.

3.5 The first series Ordnance Survey Maps (c. 1880) show several springs around the village and it is perhaps easy to imagine how this site would appear desirable to make a home and found a settlement, surrounded by gently sloping agricultural land, with the river and many springs to supply water, and later power.

4 Key Views

4.1 The Parish Church is by far the most striking element within the local street scene of the village, being set amongst a concentration of open space at the core of the settlement. Its height and scale are emphasised by the apparent isolation of the church when viewed from the Western approach. The Tower is topped with a lead clad spire increasing its height and visibility. The valley setting allows for some mid-distance views from the valley sides, however this also limits views from greater distances as the terrain blocks such views.

4.2 From the parking area of The Jack Russell Inn the church is viewed through and over its gates and across its churchyard. The wall to either side of the gateway is low, perhaps a little over a metre, and of banded natural stone of local origin with ironstone decorative bands, The wall curves backwards from the roadside to the gates to create a large area of open space outside of the walls around the entrance. This use of space enhances the vista along the path to the South porch of the church. The gate itself stands within a tall stone gateway with a pointed arch opening, again detailed in an imported ironstone.



4.3 From this position, and more so along Church Lane, a group of Irish Yew trees line the path to the West end of the church and make a significant contribution to the character of the churchyard, helping to break up the significant open space that the area would otherwise represent and to enhance the green character of the area at the heart of the village.

4.4 Views along High Street are rewarding but restricted; the two subtle changes of alignment prevent a view along the full length of the street, limiting views to a run of 5 or so properties. The narrow and enclosed nature of the street channels views. Although the street frontages are relatively straight they are broken up by articulated elements such as lateral chimney stacks, well recessed doorways and visual features such as the small number of old display windows from former shops.

4.5 From the High Street there is good permeability into the churchyard via two narrow lanes at the North end near Mill Cottage and North of The Old School Room and also via Church Lane. These allow brief glimpses of the green space of the churchyard from the enclosed area of the High Street.

4.6 There is also a significant gap in development along the West side of High Street, in line with the East end of the Parish Church. This allows for views over the churchyard wall and rows of headstones to the East end of the church with its large stained glass window.

4.7 The crossroads at the Southern end of the High Street is dominated by The Old Chapel, a former Methodist Chapel now converted to residential use. From here looking North along High Street, Station Hill appears to rise up above the roofs of buildings on the West side of High Street.

4.8 To the South of the Conservation Area Hannaford Lane allows for views from a slightly elevated position. From near Orchard House views are possible over the water mill and leat system at The Mill House. To the East the old Tannery Site is also visible, together representing a tight knot of local industry reliant on large quantities of fresh water either for power or as part of an industrial process. From here views to the South are out across fields bounded by lines of mature trees, the land gently sloping up towards a ridge of high land which blocks more distant views.

4.9 Beyond the church viewed from Barnstaple Hill, Hooda Hill rises up to the North. The hill forms part of the immediate landscape setting for the village and with the houses of Station Hill seeming to wrap themselves gently around its lower slopes the hill and the countryside seem to be very much a part of the village.

4.10 Views from the top of Hooda Hill take in the village in its valley below. The Parish Church stands out within the green space of its churchyard and the route of the river is also easily visible.

The line of houses along Station Hill seem to wrap around the lower slopes of Hooda Hill which stands as a natural landmark on the North side of the village.



5 History & Development

5.1 Swimbridge as a settlement pre-dates Domesday Book (1086) and is known to have been a Saxon settlement.

5.2 The first written reference to Swimbridge is given in Domesday Book when the settlement is referred to as 'Birige'. The land was held by the Church directly from the King and as such the parish priest was also responsible for secular government of the Manor. In 1086 this priest was a man called Saewin, and it was his name that gives the village and the parish the name it has today – Swimbridge (previously Swymbridge).

5.3 It has been erroneously suggested that Saewin founded a Chapelry at Swimbridge in the reign of Edward the Confessor (1041-1066) however Domesday Book tells us that prior to 1066 Saewin was not the parish priest; instead a man called Bricferth (who happened to be Saewin's uncle) was. There was certainly already a church or chapel in the village before 1066, but precisely when it was founded and whom might have been responsible is unknown.

5.4 There is no manor house in Swimbridge. Initially, with the clergy as land holders, there would be no need for a manor house given that the church and vicarage would serve the functions of manor house between them. Eventually the Manor went out of the hands of the clergy and eventually to the Dukes of Bedford. As absentee land owners there would again be little point in constructing a manor house in the village.

5.5 The local economy was driven by agriculture although there was also a successful tannery in the village for several centuries up until its closure in 1965. Some of the most recent of the tannery buildings can still be seen beside the river along Hannaford Lane. Local limestone quarries, such as that at Marsh Quarry to the West, provided low grade limestone for burning to make quicklime, an important material for the tanning process. There were also two water powered mills at Riverton and Mill Court driven directly from the Venn Stream.

5.6 Swimbridge, unlike Landkey, had its own railway station when the Taunton to Barnstaple line of the Devon and Somerset Railway opened in 1873. The line remained open until its closure in 1966. The presence of a railway station did not cause any significant growth in Swimbridge. The station was some distance away from the village roughly where the North Devon Link Road (A361) runs today at Yarnacott Corner accessed via Station Hill. It is likely that access to a railway did allow local businesses such as the Tannery to remain viable for longer than they otherwise might have been, but the relative distance to the station avoided stimulating a level of growth which might have changed the character of the village.

5.7 The village was home to some notable characters. The local pub is named after the Reverend John Russell who lived in the village in his later life (having been born in Dartmouth and educated in Plympton, Exeter and Oxford) and is famous for founding the Jack Russell breed of terriers. At the beginning of the 20th Century there were 4 public houses in the village but this is now the only one which remains.

5.8 Irishborough (previously Ernesborough) was the birthplace and first house of John Cowell (1554 - 1611) who went on to become master of Trinity Hall, Cambridge. He also wrote a legal dictionary called 'The Interpreter' in 1607. As a monarchist his definitions of 'King' and 'Parliament', and specifically the relationship between the two, were offensive to Parliament in an era when the absolute power of the sovereign was in decline. In 1610 James I had to publicly denounce the book and its author in order to placate Parliament. An act of Parliament called for the book to be publicly burned and Cowell imprisoned. The intervention of the King prevented his execution and he was released from prison, although he died some months later.

6 Architectural Character

6.1 The character of Swimbridge is defined by the spaces between buildings as much it is by the buildings themselves. Here, more so than in neighbouring Landkey, open space combines with the built environment to provide views and a setting for buildings which help create the special character of the village.

6.2 Domestic buildings are generally modest cottages built as part of short terraces of 3 to 5 properties and usually constructed of rendered local stone. Boundary walls tend to be of the same local stone, left exposed, and only around 0.5 metres high except where they also function as retaining walls, such as around the Southern edge of the churchyard. In some instances the boundary walls feature decorative treatment, such as chevron patterning in the construction material, at the junction of Dennington Hill and Kerscott Hill.

6.3 Front boundary walls are most prominent along Barnstaple Hill, elsewhere buildings tend to be built up to the edge of the pavement or road, such as around the Tannery on Hannaford Lane and along High Street.

6.4 Modern boundary treatments are typically lacking in the quality and longevity of the traditional treatments. Nowhere is this more apparent than along the lane to The Mill House where along the South side is a 1.5 metre high wall constructed of local stone, while along the opposite side of the lane is a vertically planked timber fence to the rear boundary of the new development along Liverton Drive.

Forge Cottage is one of few domestic properties in the village built of exposed stone. The house has been intensively cleaned revealing the variety of colour of the stone, while the boundary wall retains a more uniform appearance.



Slate hanging features on the gable ends of several properties in the village in order to provide shelter to exposed elevations from prevailing weather.



6.5 Although in many ways the forms of building and the locally available materials are the same as in neighbouring Landkey Newlands, there are also some elements of architectural detailing which differ. For example, slate hanging is a technique not seen in Landkey but it does feature on the gable end walls of several properties along Barnstaple Hill at the Western end of the village. This is functional slate hanging, designed to prevent wind driven rain from saturating the walls of a property. The feature is usually only present on exposed walls facing into the prevailing wind, being unnecessary on more sheltered elevations. On these properties the prevailing westerly winds are also funnelled along the valley and the road.

6.6 Axial stack chimneys are a distinctive local feature of Swimbridge, as they are in neighbouring Landkey Newlands. Here there are many more examples of the 'internal' type, with the chimney located on the main elevation of the building but built inside of the house rather than projecting outwards. This might be explained as properties have been extended outwards flush with the chimney, or they may be properties from the later 17th Century when internalised chimneys were becoming more common.

The former Coach and Horses pub features a prominent axial stack chimney and has a steeply sloped roof indicative of formerly thatched properties.



6.7 One thatched property remains within the village at number 2 Chapel Court, although several other properties, including the adjacent former Coach and Horses public house, have sufficiently steep roof pitches that they were clearly previously thatched. The former pub also has one of the few examples of an externally constructed axial chimney stack.

6.8 Axial stacks are considered significantly indicative of local architectural design that they have been replicated on two of the more modern dwellings in Sainte Honorine Du Fay Close to good effect.

6.9 Moderately decorated barge boards are also a feature which appears on several properties within Swimbridge, the gable end of High Cross House being a good example featuring a central pendant with a simple punched swag decoration along the lengths of the gable slopes. A less elaborate swagged barge board also appears on Forge Cottage and 1 and 2 Steep Close. Tannery House also features a more elaborate barge board.

6.10 Some properties are only part rendered such as Tannery Lodge and Tannery Cottage which are rendered only on their upper floors with exposed local stone on the ground floor. These properties may well be constructed of cob on their upper floors, although this is not necessarily the case. The rear elevation of The Jack Russell Inn on the opposite side of Hannaford Land from these properties is of local stone but instead of being rendered the wall is treated with many layers of limewash, providing a thick and protective finish for the stone but still allowing the form and texture of the masonry to show through.

6.11 Features which are prominent in neighbouring Landkey, for example open storm porches, are almost completely absent from the streetscape of Swimbridge, 11 Station Hill being one of few examples, although half open porches do appear on the new dwellings at Sainte Honorine Du Fay Close. This lends the village a distinctive feeling of its own. A small number of buildings do have enclosed porches however, several of those that do, look strangely unbalanced and the porches poorly related to the main building, such as at Under Hooda. These are not a common local feature. Perhaps the only examples of porches well related to their main buildings are at Forge Cottage and 1-3 Church Cottages where the short terraced row are all treated with the same sturdy porch with brick embellishment.

6.12 Station Hill has an interesting character of its own: short terraces at the base of the hill give way to individual or semi detached houses higher up the slopes. Some of the properties have access to the varying height front doors via raised pavements with railings (such as 16 Station Hill, Greenbank). Others have steps up to a door in the centre of a terraced row (number 9 Station Hill) with the doors higher up the slope roughly level with the road and those down the slope lowered so as to be level.

6.13 This variety in the level of doors and windows, together with a variable ridge line for roofs, gives Station Hill a particularly pleasing appearance from a distance as it wraps its way around the lower slopes of Hooda Hill.

6.14 Chimneys add interest and variety into the roofscape, although there are no particularly prominent examples of unusual designs besides the number of axial stack chimneys within the village which have already been highlighted.

6.15 Roofing material is mainly natural slate, although some examples of artificial slate (Dairy Cottage, High Street) and concrete tile (Old Tannery sheds) do feature within the area. Dairy Cottage has clearly had its roof covering replaced in the recent past as it is presently artificial slate. The roof pitch and presence of an externally constructed axial chimney stack suggest the building was probably originally thatched, however the interest is in the diamond pattern in which the artificial slate roof tiles are applied. Whether this reflected an old practise and replicated what was previously here or whether this pattern was adopted only after the most recent round of re-roofing is unclear. There are no other examples of this pattern within the village so it is unlikely that this practise was ever widespread, if it is even a historic local practise at all.

6.16 Clay tiles are not common within Swimbridge, one of the few examples is on the roof of a garage and workshop outbuilding to Town Tenement. It is fairly typical within North Devon that clay tile is restricted to workshops and outbuildings so this pattern is not exceptional.

6.17 A large number of properties within the conservation area have had their windows replaced over the years. Some of the replacements are sensitive and retain the form, scale and bulk of their predecessors, whilst others have resulted in a change in the bulk and opening style that has a significant impact on the appearance and character of their building. Casement windows were once perhaps the most common. 1 and 2 Hannaford Lane are a semi-detached pair which both retain their original casement windows, flush fitting with 2 lights on each window across both floors, but 3 panes per light on the ground floor and 2 panes per light above. Sashes are also present, such as at neighbouring Tannery House where the ground floor windows are 2 over 2 sashes and the upper floor 6 over 6. Both sets of windows are without sash horns and appear to be Georgian period originals.

6.18 Other properties, such as Bridge View, have had modern replacement double glazed sash windows operated on spring systems. The profiles of the frames and the bottom rails have increased in bulk in order to accommodate the additional weight and thickness of a double glazed unit compared to double glazing. Any glazing bars have also been omitted from the design to reduce the cost and complexity of the windows.

6.19 In other cases sash windows have been replaced by top hung casement windows in uPVC. Not only is the detailing of the timber components lost and replaced by bulkier profiles in uPVC but the opening method has also been changed. Top hung windows in general did not become common until the 1960's and certainly look out of place on a pre 20th Century property regardless of their material.

6.20 In some cases uPVC windows have false glazing bars applied to their outside and inside faces so as to 'replicate' the historic glazing pattern. This fails in that the bars do not accurately replicate timber glazing bars, they do not sufficiently project from the window and they are too flat and wide in profile. Also when these stuck on glazing bars become detached, as they are want to do, the visual effect of seeing shiny glazing spacers is incredibly jarring and damaging to the overall appearance of the property. This has occurred on one property in the conservation area.

6.21 Brick construction is uncommon within the conservation area. It does feature in the porches of 1-3 Church Cottages, but not as the bulk of their construction. Indeed there are only 2 buildings where brick is the primary construction material, Number 4 Chapel Court and The Old Vicarage. The Old Vicarage is a early 19th Century example which seems to represent the tipping point between revival architecture and Arts and Crafts architecture. The building incorporates various features associated with buildings from the Tudor period, such as cruciform mullion and transom windows, 4 centred arched doorways and brick construction in itself. The building also incorporates some of the principles of the Arts and Crafts movement in terms of the scale and lay-out of the building which is dictated by internal function rather than external symmetry or appearance.

A replacement uPVC window demonstrating bulky frame profiles, non-flush storm proofing, incongruous top hung elements and visible metal internal spacers where external applied plastic glazing bars have fallen off.



6.22 4 Chapel Court is a very different style of building, a high Victorian example with structural polychrome decoration and a more formal arrangement of fenestration. The building makes use of local materials such as the cream Peters Marland brick to create a decorative scheme in contrast with red brick. Similar buildings can be seen across the villages and towns in the Northern half of Devon although this is the only example in Swimbridge.

The cobbled pavement beside Chapel Court is the only historic surface treatment in Swimbridge outside of the churchyard.



6.23 There is only one small area of surviving historic street surface within Swimbridge and this can be found at the corner of High Street and Chapel Court. The small patch of cobbled surface is in relatively good condition and the proximity to the wall of 1 Chapel Court means little in the way of traffic passes over it.

The Lemon & Garnish water wheel at The Mill House still survives.



6.24 Another interesting feature at ground level is along Dennington Hill where the houses South of Hillside are constructed direct onto the local bedrock which protrudes from the ground and appears to grow organically into the base of the walls of buildings.

6.25 The two mills are of exposed stone as is typical of more utilitarian buildings within the village. The Mill House is by far the larger of the two remaining mills and also retains one of its water wheels. The wheel is without its blades and could not function in its current state. The outer face of the wheel is cast with the name of the millrights, "Garnish & Lemon Barnstaple".

The company of millwrights was established in 1880 by John Rock Lemon and Philip Garnish and operated from number 12 Pilton Street. The company also produced wheels still surviving in Lynton and Hele.

7 Boundary Changes Adopted September 2012

7.1 Several reductions of the 1991 Swimbridge Conservation Area boundary were adopted in September 2012, along with a minor extension.

7.2 At the East end of the area a section of a modern housing estate at Bestridge Meadow crossed the border into the conservation area. The houses here are bungalows of fairly standard design and do not contribute towards the established local character of the conservation area. As such the part of the development within the boundary was removed so as to leave the entire development outside of the conservation area.

7.3 To the Northeast there is a wedge of open space along the North side of the river, reaching down to the junction with Station Hill and The Square. This area of land shows no signs of having been previously developed and is shown as open land on the 1880's ordnance survey mapping. As a result there is no architectural or historic interest associated with the land and it was removed from the conservation area. However, it is acknowledged that this, and other sections of open space surrounding the village, do contribute to the setting of the conservation area. The section of land given over to allotments remains as this land has a formalised use associated with the local community. The open land to the South of the river also remains within the conservation area as it contains the remains of various leats and mill workings associated with 'The Mill House'.

7.4 At the Southern end of the conservation area there was a realignment of the boundary at Sainte Honorine Du Fay Close. The Western element of this development consists of a parking courtyard and a number of short terraces of two storey houses. There is little distinctive or striking about this section of the development and as such it has been removed from within the conservation area boundary.

7.5 To the East numbers 1, 2 and 3 feature more architectural elements taken from the local vernacular. 1 and 2 both feature axial stack chimneys used as flues for the central heating system. The detailing of the stacks is very good and they do accurately reflect those on the older properties in the core of the village. Number 1 was already within the conservation area and has remained so, while a minor extension was made so as to include numbers 2 and 3 within the conservation area.

7.6 At the top end of Station Hill there is a property called Primrose Cottage. There is a significant undeveloped gap between this house and its neighbour at 20 Station Hill. Primrose Cottage has at its core a fairly conventional detached house, however this is hidden by a series of extensions and additions, including a front extension the roof of which interferes with the windows of the upper floor of the main house. As a result an unconventional and visually unpleasant cavity is cut into the roofslope in order not to obscure one of the first floor windows. The poor detailing of additions means this

building no longer made a positive contribution to the conservation area and in combination with its separation from other properties along Station Hill, it was therefore removed from the designation.

8 Development Pressures

8.1 Perhaps the biggest development threat facing conservation areas nation-wide is that of alterations carried out to dwelling houses which do not need planning permission. Such alterations may have only a minor impact on the character of the wider conservation area when viewed in isolation. However they can have a cumulative effect which can lead to major degradation of the historic character of the conservation area. Traditionally the largest such threat has come from the removal of timber sashes and casements in favour of the installation of uPVC windows.

8.2 As of 6th April 2008 the provision of some sources of renewable energy can be, under certain circumstances, a permitted development, which does not require planning permission or conservation area consent. The rules covering when the installation of, for example, solar panels is a permitted development is dependent on the location of the panels, their size and height, as well as the area they cover. As such advice should be sought from the planning office, as not all installations will be considered to be permitted without planning permission. The problem caused by this is that there will be no immediate control over such alterations within conservation areas, and as such there is potential for unsympathetic alterations to damage the character of the area instead of less damaging siting and designs being agreed.

8.3 Flooding has the potential to become a more significant issue for Swimbridge in the future thanks to its valley location. Within the conservation area this is mainly limited to the area around the junction of Station Hill and The Square. The open space to the North of the church and East of Station Hill is also within an area of flood risk limiting the potential for any development here on land which also forms a key element of the Northern setting for the village.

8.4 The settlement has come to serve as a commuter village for Barnstaple and South Molton, with a significant number of residents in the village being employed in these towns, and as such there is demand for housing in the wider area, creating a significant level of pressure for growth. At present this growth has not been as significant as in neighbouring Landkey and Landkey Newlands and the village retains a more traditional character and outward setting.

9 The Future

9.1 The aim of this character assessment has been to identify what buildings, open spaces, and features from Swimbridge's past and present survive to contribute towards its special character.

9.2 The character appraisal has also aimed to identify potential development pressures the area is likely to face in the near future and to identify areas within the designation which may be suitable for enhancement.

9.3 What this document does not aim to achieve is to propose the means and methods by which the identified character is to be safeguarded, or enhanced, for the future. This will be the subject of a subsequent management plan for the conservation area. The aim of such a document will be to propose the ways in which the characteristics identified within this character appraisal can be protected from unsympathetic alterations and future developments, or enhanced by positive and well planned schemes. This will also ensure that all future planning decisions that affect the conservation area and its setting are treated in a consistent manner.

1 Listed Buildings Within the Swimbridge Conservation Area

Blake's Hill Road

Building Address	Listing Grade
Swimbridge Baptist Chapel	II
The Coach and Horses (former)	II
School House and Swimbridge Primary School	II

Church Lane

Building Address	Listing Grade
2, 3 and 4 Church Lane	II

Churchyard

Building Address	Listing Grade
Lychgate approximately 50 Metres South West of St James Church	II
Church of St. James	I

Hannaford Lane

Building Address	Listing Grade
Tannery House	II

High Street

Building Address	Listing Grade
The Old School Room	II
Mill House	II

2 Historic Mapping

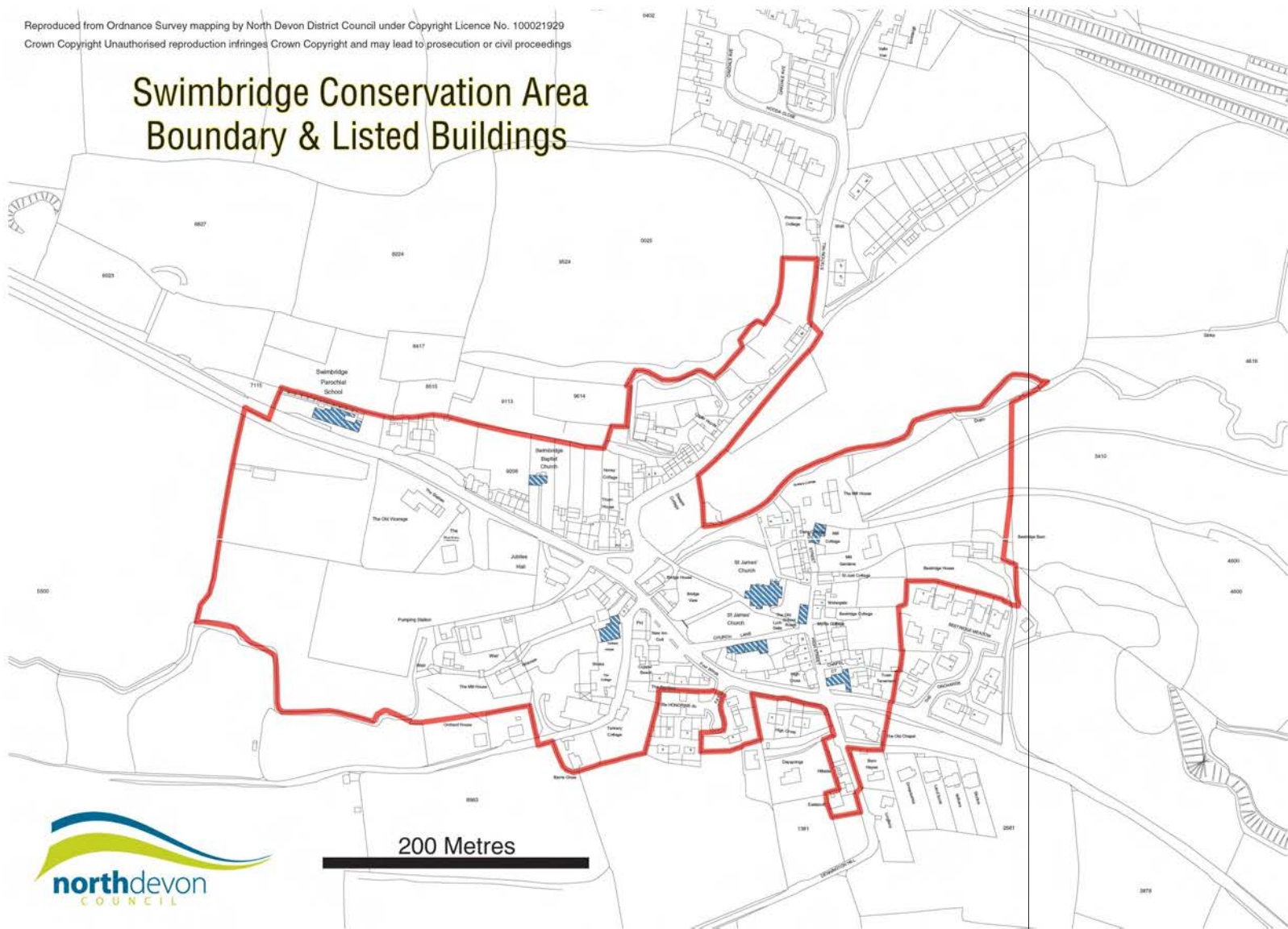
3 Conservation Area Mapping

I - Key

II - Existing Boundary & Listed Buildings

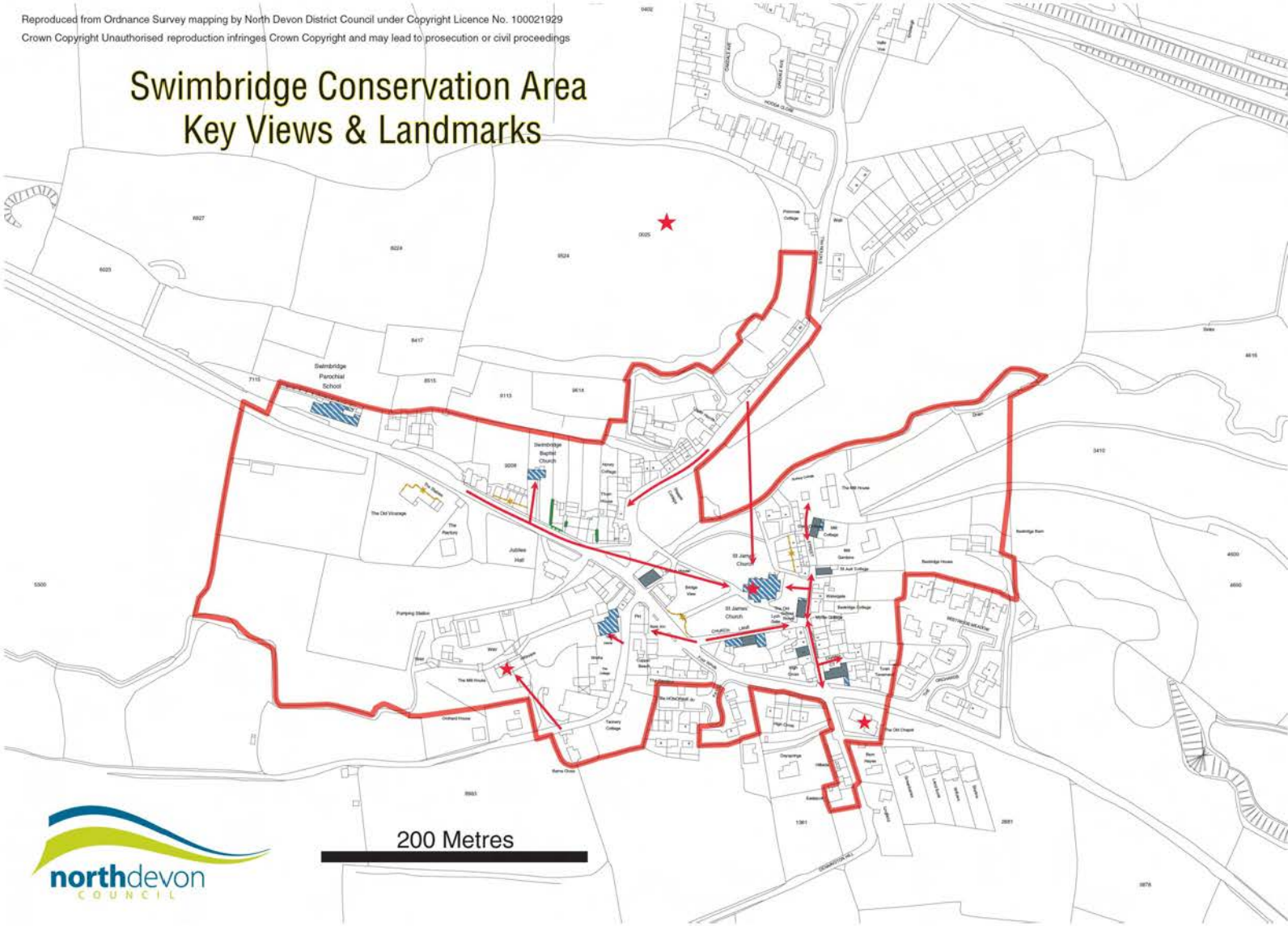
III - Key Views & Landmarks

IV - Proposed Boundary Changes



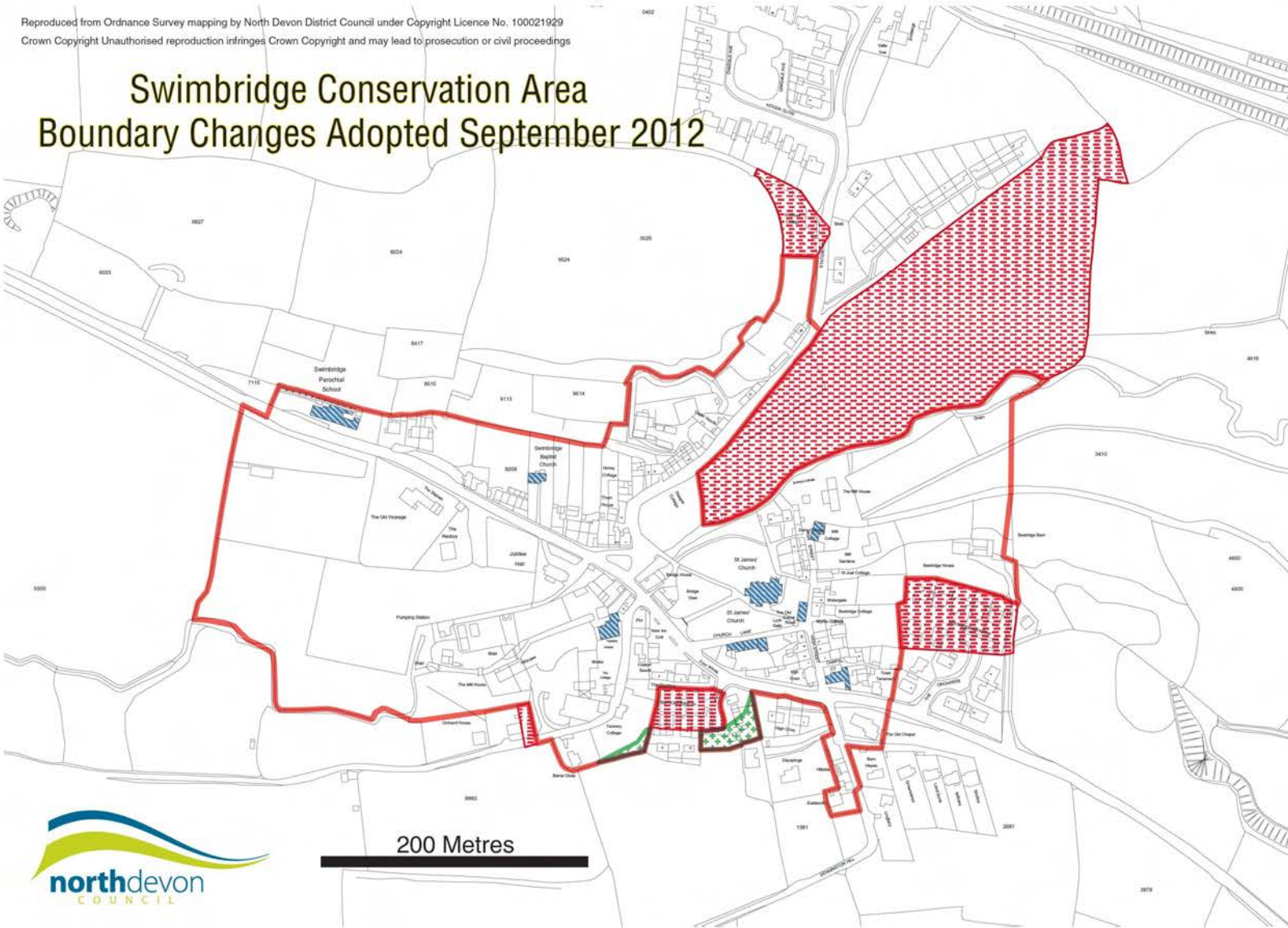
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Swimbridge Conservation Area Key Views & Landmarks



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Swimbridge Conservation Area Boundary Changes Adopted September 2012



200 Metres