

# Poundbury, Dorchester

**Built**  
1993 onwards

**Lead designer**  
Leon Krier  
Alan Baxter and Associates

**Developer**  
Duchy of Cornwall  
CG Fry & Son  
Morrish Builders, Guinness Trust

**Local authority**  
West Dorset District Council

## Overview

Poundbury forms a planned urban extension on the western edge of Dorchester. The 168 hectare site adjoins existing housing on the east and agricultural land to the south and west; a bypass lies to the north. Phase One is 7.5 hectares in

size; our area of detailed analysis within this phase is one hectare and is mainly composed of three and four bedroom terraced and detached houses.



● The site



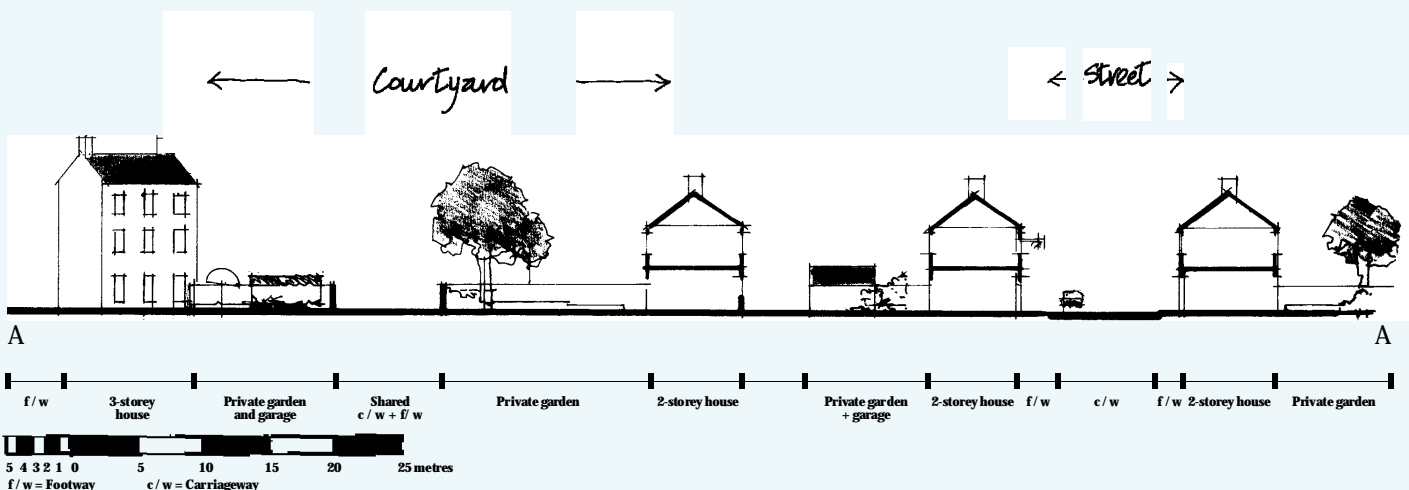
■ Area of detailed analysis

● Photo position

## Evaluation

The scheme demonstrates the successful application of a number of urban design principles:

- Continuous street facades, largely uninterrupted by parking bays or garages. Cars are parked within internal courtyards, on-street or in bays located in residents' back gardens. This reinforces the distinction between public and private space with building facades built along the back-of-pavement line;
- Street lighting and signage, and, more importantly, road geometry, demonstrate a creative response to local authority standards. There is very little segregation of pedestrians and vehicles, but vehicle speeds are kept low by the careful alignment of streets.
- Social housing is well integrated with private housing in terms of both location and external appearance;
- Traditional materials have been used consistently throughout the scheme;
- There are impressive levels of maintenance and visual surveillance of the private and public realms. The former is achieved by covenants imposed on homeowners and the latter by on-site management control. There is little evidence of vandalism or crime.





❶ Continuous street facades, unbroken by parking or garages.



❷ Street lighting, signage and road geometry, show a creative response to local authority standards.



❸ Social housing is well integrated with private housing in terms both of its location and its external appearance.



❹ There are high levels of maintenance and natural surveillance of all properties.



❺ While the amount of parking at Poundbury, Dorchester is high, its arrangement provides residents with the choice of in-curtilage parking or larger back gardens.

### Analysis of built form components within the area of detailed analysis

Area of detailed analysis:	1 ha
Number of dwellings:	34
Dwelling mix (21 house types):	3 + 4 bed detached 2, 3 + 4 bed terraced Office + 3 bed flat
<b>Density</b>	
Dwellings per hectare:	34
Habitable rooms per hectare:	170
Floorspace per hectare:	7186m <sup>2</sup>
<b>Space in and around the home</b>	
3-bed house:	94m <sup>2</sup>
Typical garden area:	43m <sup>2</sup>
4-bed house:	116m <sup>2</sup>
Garden area:	54m <sup>2</sup>
<b>Car parking</b>	
Parking spaces per dwelling:	2.5
Parking within building curtilage:	35%
On street:	17%
Courts /dedicated off-street bays:	9%
Garages:	39%
<b>Overall land budget</b>	
Dwellings footprint:	25%
Private gardens:	34%
Communal outdoor space and courtyards:	0%
Roads, footpaths and parking:	41%