

Build Phases

PHASE 1: THE POUNDBURY PROTOTYPE

The first phase of Poundbury is comprised of a range of c. 300 village scale dwellings, with shops, workshops, surgeries, and a public house. Around 20% of homes are affordable homes. Built between 1992 and 2005, Phase 1 sits behind a "hard urban edge" and is attached to Dorchester's Victoria Park development of the 1960's. Here you will see an example of concentric semicircular development with pedestrian connectivity to the central hub. The names of Phase 1 carry a literary link. The villages Middlemarsh and Evershot served as inspiration for Dorset author Thomas Hardy, specifically for the country of The Woodlanders.

Names to look out for in Phase 1: Middlemarsh Street, Evershot Walk, Hintock Street Cross Mansell Square/Holmead Walk, turn left then right on to Middlemarsh Street.

PHASES 2, 3 & 4

The greater part of Poundbury, north of Middle Farm Way, has been under construction since 1998, beginning with 3 factories. Built to a town scale, the focus is on Queen Mother Square and developing on the Poundbury principles of placemaking. 35% of homes are integrated affordable housing. Crossing Middle Farm Way (named after the original farm just south of that road) you move into Phase 2. Road names here originate from the Duchy of Cornwall's rural estate including many long-established tenanted farms.

Names to look out for in Phase 2: Pendruffle Lane; Tinten Lane; Wadebridge Lane, Street, and Square; Stowey Street and House; Tyberton Street and Court; Whitecross Square; and Kingsthorn Road.



Photo: F.Webster

Did you know...

His Majesty King Charles III was directly involved with the Poundbury Masterplan, appointing architects and the design for each area.

Poundbury has a communal satellite TV system provided by the Poundbury Management companies (the MANCOs). The running costs of this are included in the annual fee paid by each shareholder.

Poundbury residents must receive written permission from The Duchy of Cornwall to alter their buildings – including changing the colour of doors, windows, adding solar panels and other external work. This is intended to protect the careful planning of Poundbury for the benefit of all who live and work here.

There is common Poundbury myth that washing can't be hung out in the garden – this is not true!

HOW MANY CAN YOU COUNT?

During the late 17th Century, a window tax was introduced based on the number of windows in a property. To avoid the tax, some houses from the period bricked-up their window-spaces. This detail is reflected in the architecture of Poundbury with many buildings having false window shapes.

How many can you spot?



Photo: Chesil Studios

Welcome

Welcome to Poundbury, a unique urban extension to the historic County Town of Dorchester. Built on the *Vision of Britain* principles championed by HM King Charles III (then Prince of Wales and Duke of Cornwall), Poundbury stands on Duchy of Cornwall land that has been stewarded since 1342. In 1987, West Dorset District Council allocated the land to "meet the growth needs of Dorchester".



Photo: Commission Air

The journey started with a public consultation in 1988, followed by a masterplan created by architect Leon Krier. The first residents moved in 1993. By the time Poundbury is completed in 2030, it will be home to around 5,800 people and the place of work for around 2,900 with a mix of employment, retail, and community spaces. Much of what you see today stems from His Majesty's and Krier's original concept.

As Duke of Cornwall, His Royal Highness believed that one of the greatest strengths of our country was the regional variation of its towns and villages, built with locally distinctive materials. As you explore, you will notice how Poundbury blends traditional Dorset architectural styles with the benefits of modern development as an exercise in sustainable and integrated Place Making. Instead of conventional zoning, Poundbury favours walkable streets, mixed uses, and a strong sense of place.

Four cardinal principles are followed:

1. Creating beauty and reflecting local character with architecture of place.
2. Mixed uses; bringing homes, workplaces, shops, and services within easy walking distance.
3. Integration of affordable and private housing.
4. Reclaiming the streets; creating a walkable community designed around people rather than cars, minimising traffic signage and enhancing the pedestrian/cyclist priority.



Sustainability

Since the very beginning, sustainability has been at the heart of the Poundbury masterplan.

BIRD BOXES

Bird boxes are being incorporated in the build programme with the aim of providing one box per house, particularly swift boxes. The RSPB is monitoring the boxes to hopefully influence government policy to incorporate bird boxes into future development in the UK.

CONSTRUCTION MATERIAL CHOICES

Using natural sustainable materials has been a base principle since creation. For example, sustainably sourced, good quality, professionally installed timber windows are used in Poundbury. When suitably maintained, they provide a very sustainable material.

ELECTRIC CAR CHARGING POINTS

High speed chargers are available in the Buttermarket and Saltash Square. Provision for EV charging installation is incorporated in all new houses now being built.

ANAEROBIC DIGESTER PLANT – RAINBARROW FARM

Rainbarrow Farm is the home of the UK's first biomethane to grid anaerobic digestion (AD) plant. Following a major upgrade in 2020, it now produces enough renewable gas for 7,500 houses mid-winter (Poundbury and beyond) and 100,000 houses mid-summer. Located on Duchy of Cornwall land, Rainbarrow Farm is supplied by local farmers using sustainable break crops. The project produced the first biomethane supply to be registered with the Green Gas Certification Scheme. Material left at the end of the AD process (digestate) is dried, bagged and sold as a nutrient rich soil conditioner and BioCarbonics has been established to provide the food and drink industry with high-quality renewably sourced carbon dioxide.

COMMUNITY ORCHARD & FARM

On the southern edge of Poundbury, you will find Poundbury Community Orchard run by Transition Town Dorchester (TTD). The orchard includes 60 heritage apple and pear trees, planted in honour of HRH The Prince of Wales. With a growing wildlife pond, it is also home to geese, hens, and bees! TTD has also established a Community Farm off Middle Farm Way. A large polytunnel, outside raised beds, and small orchard area now produce harvests of fruit and vegetables. The farm is built on sustainable permaculture principles and from the composting areas fed by natural fertilisers to the silvopasture habitat that supports both wildlife and farming. An innovative rainwater harvesting system supplies the farm.



Photo: Lara Jane Thorpe Photography

About this walking guide

Follow this easy route around the groundbreaking urban extension that is Poundbury. On your walk, you'll see countless types of architectural design, focusing on 10 in particular.

START: St John Way, Poundbury, Dorchester DT1 2FG

DURATION: 1.5 hours

ELEVATION: 39m, very gradual

LEVEL: Easy (Wheelchair-friendly)

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Photo: The Duchy of Cornwall

Getting there



CYCLE Bike parking is available on the Great Field near Pips Café and Saint John Way.



WALK It's an easy walk from Dorchester Town Centre, just follow signs to Poundbury.



TRAIN Hop on the train into Dorchester, then either walk or catch the bus up to Poundbury. Use the No.6 bus directly from Dorchester South Station.



DRIVE Limited on street parking is available around Poundbury.



BUS From Weymouth: 10 / From Bridport: X51



Discover Dorchester is coordinated Dorchester Tourism Partnership. This is a group of organisations and businesses, led by Dorchester Town Council, that work together to promote sustainable tourism in the town.

discoverdorchester.co.uk
[@DiscoverDorchester](https://www.instagram.com/DiscoverDorchester)



DUCHY OF CORNWALL

The Duchy of Cornwall is a landed estate committed to empowering communities, championing its tenants, supporting mental health, and tackling climate challenges through its net zero goal and environmental initiatives.

poundbury.co.uk

Front cover photo: The Duchy of Cornwall

A WALK THROUGH POUNDBURY
Architecture & Design

Duration: 1.5 hours
Wheelchair friendly

Map and details inside



DISCOVER DORCHESTER

The Heart of Dorset

Build Phase 1

Cross Mansell Square/Holmead Walk, turn left then right on to Middlemarsh Street

- 1 Notice the distinctive Fleur de Lis building to your left. The Fleur de Lis form part of the heraldry of the Duke of Cornwall, you will see this later in the walk.

Turn right down Stowcastle Street into Flintcombe Square

- 2 Poundbury Phase I offers a good example of interesting perimeter block development (street facing buildings enclosing private courtyards). Note the rear parking courtyards, permeability and radical road layouts. Here physical constraint, shared surfaces, and reduced visibility control vehicle speeds. Where does the road end and pavement start? Note minimised signage and conventional highway paraphernalia.

Left into Brookhouse Street

- 3 Look right and up at the end of Brookhouse Street; you will see an older crest variation of the Duchy of Cornwall, landowners and developers of Poundbury. The building was an office for the Duchy in Phase I construction, hence the crest.



Cross the road and head to Pummery Square

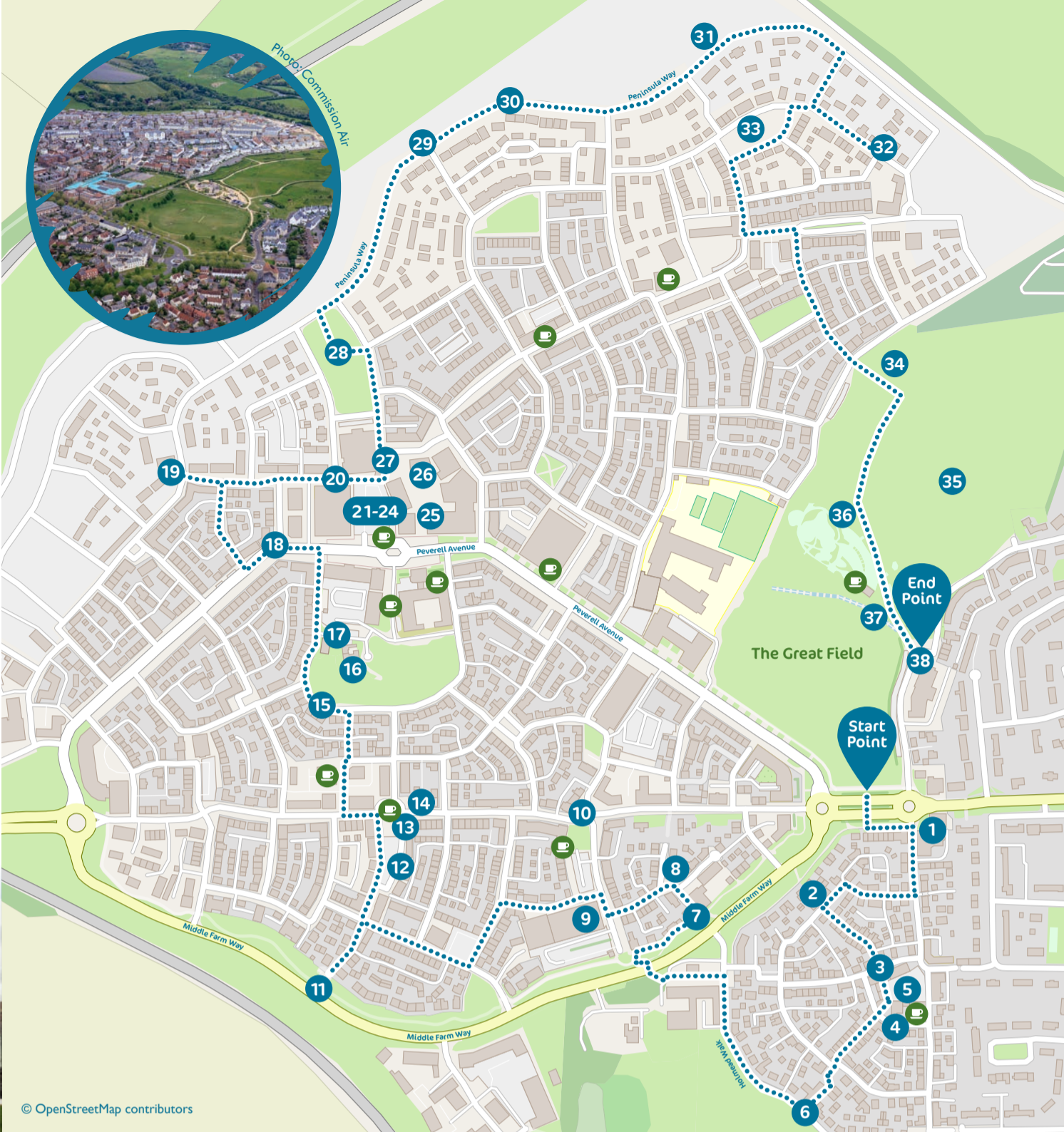
- 4 Now you will find yourself in Pummery Square, the 'hub' of Phase I development. The square is home to Brownsword Hall, the Poet Laureate, workshops, and Poundbury Village Stores. The Poet Laureate pub was named by King Charles after his favourite poet, Ted Hughes.

- 5 Funded by Andrew Brownsword, Brownsword Hall is the dominating building here and was one of the earliest public buildings constructed as part of the new development. Architect John Simpson conceived the hall to be like a traditional west country market hall. Most intriguing in its design is the open undercroft, allowing views across the square, and the distinctive columns. The upper chamber acts as Poundbury's community hall.

Head past Café Octagon to continue down Ashington Street, across Chaseborough Square and out onto Holmead Walk

- 6 Observe how the urban streets end abruptly to allow direct access to countryside, a play park, and the beech lined ride leading to Prince of Wales First School and Iron Age Hill fort Maiden Castle.

Continue up Holmead Walk until you reach the car park



© OpenStreetMap contributors

Build Phase 2, 3 & 4

Cross Middle Farm Way by pedestrian crossing into Poundbury Phases 2,3 and 4. Turn right along footway to Strawberry Gothic pink house

- 7 Find a splash of colour with the strawberry pink house. Designed by architect Nigel Anderson, this gothic-inspired cubic building has a castellated roof, pink walls, and an interesting castle look.

Turn left into Netherton Street

- 8 As you walk up Netherton Street, you will pass an office/apartment building on your right, modelled on the Grade II listed building Customs House in Poole. Follow the road left. Original Customs House pictured right.



- 9 Note the Charbonnel et Walker building at the end of the road, home to House of Dorchester, one of England's most famous chocolate makers! If you're lucky, the shop might be open – you can buy chocolate misshapes for reduced prices.

- 10 On your right is Victor Jackson Square, named after first Poundbury Site Manager, it features a superb central fountain.

Continue left along Downside Lane, left into Billingsmore Lane into Wadebridge Square. Continue right down Wadebridge Street, then left on to Wadebridge Lane

- 11 The obelisk overlooking the bypass at the foot of Wadebridge Lane replicates Dorchester Town Pump in South Street and is supported on a bastion with stone gargoyles on the outside wall, facing the road. Original South Street Town Pump pictured right.



Head back up Wadebridge Lane to the Buttermarket

- 12 In the Buttermarket, two architectural styles meet: Dorset vernacular and Louisiana (architect Ben Pentreath). Note the embellished balconies and arches like the New Orleans architecture pictured right.



- 13 The Buttercross (central octagonal café) punctuates Bridport Road, the Roman road from the west into Dorchester or Roman Durnovaria. This road marked the western approach into town and has been in use for around 2000 years.

- 14 Look to the north and you'll see buildings that have Dutch gables identified by a bell-shaped curved roof detail. Photo on right shows the Singel Canal in Amsterdam.



Left along Bridport Road, right up Hessary Street, through Taviton Court. Up passageway onto Woodlands Crescent

- 15 In Woodlands Crescent, the streets in Poundbury have an emphasis on ornamental lighting, substantial front doors, marble steps and heavy railings reflecting the formality and dignity of Georgian and Victorian architecture found in Dorchester.

Poundbury Farmhouse (opposite) is now the Duchy Office

- 16 Poundbury Farmhouse is now home to the Duchy of Cornwall Office. The Duchy act as landowner, stewards, and developers of Poundbury on behalf of the Duke of Cornwall, Prince William.

- 17 On your right, you will see 'The Quiet Space', an ecumenical place of worship and gatherings. It acts as a place of peace and tranquility in the heart of Poundbury with a quiet room and enclosed garden.

Continue left up Woodlands Crescent, then heading left on Peverell Avenue West

- 18 Here, you will pass a building locals have taken to calling 'The Whistling Witch'! Can you spot the hat, eyes, nose and whistling mouth? The building was designed by Jan Maciag, and a miniature replica sits in The Great Field Play Park where the walk finishes.



Right up Headland Warren, then left on Great Cranford Street

- 19 Look left into Tideford Square where you will see examples of 1930's style architecture by Ben Pentreath.

Head back and continue eastwards along Great Cranford Street towards Queen Mother Square

- 20 Behind Waitrose is the aptly named Jubilee Hall, a market hall containing rescued ironwork from the Victorian Jubilee Hall in Weymouth, demolished in the 1990's. Peek through the window – can you see the pale green ironwork?

- 21 Formally opened by Her Majesty Queen Elizabeth II in October 2016, Queen Mother Square is the focus of Phases 2, 3 and 4, and acts as the central hub and heart of Poundbury.

- 22 The Square is surrounded by neo-classical style buildings with something in common – their names. Here the buildings are named after the late Queen Mother's favourite racehorses including Royal Pavilion, Kings Point, Inch Arran, Newborough, and Arch Point.

- 23 Two buildings do not follow this pattern – Strathmore House and Bowes Lyon Court are both named after the Queen Mother's grandfather Claude Bowes-Lyon, who was the 14th Earl of Strathmore.

- 24 HM The Queen Mother is honoured by a statue in the centre of the unusual roundabout. Designed by Philip Jackson, this beautiful figure was unveiled during the official opening of the square by the late Queen Elizabeth II in 2016.

- 25 The Duchess of Cornwall Inn was named in honour of Her Royal Highness, now Her Majesty the Queen. The 20-bedroom Inn is occupied by Hall & Woodhouse and was formally opened by HRH in October 2016.

- 26 There might be more to Strathmore House than meets the eye... look closely at side and rear elevations – these trompe d'oeil painted pilasters have been designed to replicate the front elevation. Would you have noticed they are painted on?

Northwards under the arch at Royal Pavilion into Hamslade Square to Pavilion Green

- 27 As you head through the arch of Royal Pavilion, note the roundels and large plaque on the wall. The plaque on the wall was unveiled by Their Majesties King Charles III and Queen Camilla in June 2025, marking the King's first visit to Poundbury of his reign.

- 28 Pavillion Green used to be the site of a Roman Farm. Now it is surrounded by some of the largest houses in Poundbury designed by Ben Pentreath and George Saumarez Smith. A memorial to HRH The Duke of Edinburgh sits in the middle of the Green.

Make your way through the memorial gardens and proceed right along Peninsula Way

- 29 Enjoy views across the valley to vestiges of the Roman aqueduct, a vineyard and the villages of Charminster and Bradford Peverell.

- 30 On Peninsula Way sits a stone commemoration plaque of the Dorset Regiment which fought with particular distinction in the Peninsula and Second World Wars.

Turn right down St Wites Lane then left onto East Sydenham Street

- 31 Around Phase 3 are names commemorating some of the engagements in which the Dorset Regiment saw action in the nineteenth century. Peninsula Way and Vittoria Court relate to the war with Napoleon and the engagements in Portugal and Spain, where the Regiment marched thousands of miles with the Duke of Wellington (1811-16).

- 32 On your left down East Sydenham Street, you will find 'The Hamlet'. The group of 'Cottages Orné' were designed by Adam Architects and Ben Pentreath who took inspiration from Blaise Hamlet in Bristol; a hamlet featuring nine picturesque, decorative cottages around a green. The Hamlet features the only thatched cottages in Poundbury.

Head back down East Sydenham Street to Sydenham Square

- Street names here commemorate distinguished Dorset women. Names of notable women include:
Coade Square - Eleanor Coade, inventor of Coade Stone.
Sydenham Square - Lady Elizabeth Sydenham, Parliamentarian murdered at Winford Eagle.
33 Marsden Street - Winifred Marsden, first female Mayor of Dorchester.
Coningsby Place - Julianna Coningsby, who helped Charles II escape through Dorset.
Throckmorton Court - Bess Throckmorton, wife of Sir Walter Raleigh.

Turn left to Canford Street (Crown Square sits on your right) and left again to Crown Street East, right down Haywood Road to Haywood Square. At the end of the road you will walk onto The Great Field

- 34 Damers Meadow, on your left, has been planted with wildflowers and has been nurtured as a World Harmony project with the help of Damers First School children.



- 35 The Great Field area of some 30 acres provides a varied open space for the residents of Poundbury and wider Dorchester. A recently completed planting scheme now sees more than 400 trees and 15,000 shrubs, together with wildflower meadows. Take your pick of 18 benches as an opportunity to sit and enjoy the lovely open space.

Take the path back past the Children's play park

- 36 The Great Field Play Park features scaled down timber replicas of some of the buildings you have seen on your walk. Can you spot any you now recognise?

- 37 Pips Café on The Great Field was designed as a pavilion by the Prince's Foundation (now the King's Foundation) and has become the Headquarters for the Talk About Trust and a valued community hub in Poundbury.

End at Saint John Way.

- 38 This street features Arts and Crafts style housing. Emerging in reaction to the 19th century Industrial Revolution, the Arts and Crafts movement embraced local materials and traditional craftsmanship.

END OF WALK Your guided walk ends here.