

# Poundbury

## DESIGN AND COMMUNITY CODE



DUCHY *of* CORNWALL

2019



## CONTENTS

<b>Foreword</b>	
<b>HRH Prince of Wales</b>	5
<b>Introduction</b>	7
<b>1. The Legal &amp; Management Framework</b>	9
<b>2. Building Materials and Details</b>	12
<b>3. Walling Materials</b>	14
<b>4. Lintels</b>	17
<b>5. Outbuildings</b>	18
<b>6. Roofs</b>	19
<b>7. Rooflights</b>	21
<b>8. Rainwater Goods, Gutters and Plumbing</b>	22
<b>9. Chimneys</b>	23
<b>10. Windows</b>	25
<b>11. Doors and Porches</b>	26
<b>12. Subsidiary Elements</b>	27
<b>13. Boundary Walls, Fences and Gardens</b>	29
<b>14. From First Principles - Extensions</b>	31
<b>15. Business and Commercial Premises</b>	33
<b>16. Accessibility</b>	35
<b>17. Environmental Issues</b>	36
<b>18. External Lighting</b>	37
<b>19. Signage</b>	39
<b>20. Making your application</b>	44
<b>Poundbury Stipulations</b>	47









## CLARENCE HOUSE

In 1987, West Dorset District Council selected the land owned by the Duchy of Cornwall at Poundbury Farm on the Western fringes of Dorchester for the future expansion of the town.

I was determined that this should not be yet another soulless housing estate with a business park tacked on – as has happened to so many of the towns and cities throughout the country.

The challenge was to establish guidelines conforming to an overall Masterplan, which integrated affordable homes to the same high quality as private housing, together with commercial and social activities – ranging from offices, factories and shops, to allotments, play areas and medical facilities.

My hope was that this mixture of uses and incomes would create the dynamism for a vibrant and sustainable community – co-existing alongside and sustaining the existing County Town.

Today, the sense of civic pride in Poundbury is evident for all to see.

The purpose of this Community Code is fourfold:

1. To explain the principles underlying the development.
2. To give confidence to owners and occupiers that high standards will be maintained for the benefit of all.
3. To steer the way in which maintenance is undertaken.
4. To encourage any proposed extensions or alterations to complement the existing fabric.

Such a document needs to evolve with the project and minor changes have been made by the Duchy team to address emerging environmental technology and to improve clarity, based on the feedback received from the community.

The Community Code is similar to many of the controls which are well-established in Conservation Areas throughout the country, and will hopefully allow Poundbury to adapt to the future without compromising the essential quality of architecture and civic design.

I also hope that this will be of interest to others, including local authorities, landowners and housebuilders, who are concerned about integrating new communities into our beautiful countryside and throughout our small island home.







# Introduction

Poundbury presents a challenge to the conventional, open, car-dominated suburban residential estates, which have sprawled around the edges of most of our cities and towns over the past fifty years. These land-hungry developments have eroded the setting of many of the historic towns and villages, which have rightly been cherished as conservation areas. They have often intruded into the landscape, leaving raw edges, which token planting does little to heal.

Designers have at times adopted a 'one style fits all' approach, with standardised house types built from mass produced materials, irrespective of the local traditions which created a distinctive regional architecture. Highway engineering standards, sight-lines, garages and parking provision have determined layout, leaving little scope for buildings to be grouped to form urban spaces with any real sense of identity. Only exceptionally have the house types catered for the increasing numbers of smaller households, while social housing has most often been excluded.

The opportunity to build a new community, in which these characteristics could be reversed, arose in 1987 from the decision of West Dorset District Council, the local planning authority, to expand the county town of Dorchester westward, within the line of the by-pass. The land involved had been owned by the Duchy of Cornwall since 1342. The estate is vested in The Prince of Wales, as Heir to the Throne. Since the 1980s, the Prince of Wales has taken a keen interest in the state of architecture and urban design in Britain, reflected in his television programme and book, *A Vision of Britain*. In addition to pinpointing the failure of much post-1945 architecture and community design, the book set out ten principles which could assist architects and developers to achieve design sensitive to its context. This approach underlay the discussions about Poundbury, and resulted, in 1988, in the appointment of Leon Krier, the Luxembourg architect and urban planner, to prepare a Masterplan for the site, as an integral part of Dorchester and its setting. In 1989, the Masterplan was exhibited at a planning weekend attended by The Prince of Wales; adjustments were made

as a result of public comment, before planning approval was obtained. Krier articulated the Poundbury Masterplan into four quarters, which he related to the size of the historic core of Dorchester, and its newer neighbourhoods, grouped around Queen Mother Square at its centre. The buildings and spaces are generally larger in scale around Queen Mother Square than elsewhere in Poundbury, and the scale gradually reduces towards the edge of the development where buildings face outwards towards the surrounding countryside.

The four quarters in Poundbury each have a distinct character which is reflected in the materials and details of the buildings. Within these quarters, individual streets have been designed to achieve an overall coherence. In some cases, streets have been composed formally with a uniform or common language, in other cases the design is less formal and allows for a greater variety. As a result, the appropriateness of different materials and details varies across the four quarters.

The initial design and construction of every building is required to comply with the Poundbury Code established by the Duchy of Cornwall. The main objective is to ensure that the development works within the framework of the Masterplan and that high design standards are matched by construction which achieves high performance through traditional materials. Construction techniques incorporate energy efficient services, double glazing, and high insulation levels. Use of recycled materials where appropriate is encouraged to comply with the concept of sustainable development. For the external building envelope, natural materials and traditional techniques have been adopted in order to mature harmoniously over time. The guidance set out below incorporates the relevant provisions of the Code.



# 1. The Legal and Management Framework

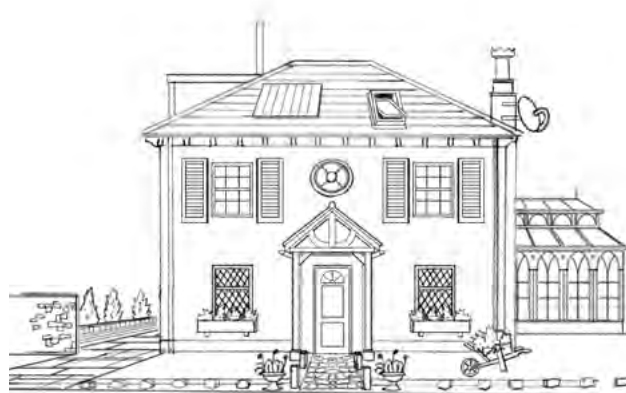
1.1 The purpose of this booklet is to draw attention to the obligations, which are represented by the Stipulations (see Appendix A), incorporated into the Legal Transfer and Management Company (Manco) agreement conveyed with freehold properties. Similar Stipulations also apply to leasehold properties. It is intended to encourage ‘thought before action’. The detailed advice has been drawn from the Stipulations, with guidance as to ‘do’s and don’ts’. This will help to ensure that the architectural harmony of Poundbury is not disfigured by the type of insensitive alterations which have occurred elsewhere. The cartoon on the right shows what might happen in the absence of restraint and concern for the overall character.

1.2 Attention to detail, within the overall guiding concept, has been the key to successful design and development at Poundbury. Completion of each phase witnesses the transformation of a construction site into a living, organic community. The conclusion of each rental or sale agreement brings residents into the equation. It also brings the obligation to observe the covenants imposed by the Duchy of Cornwall not to alter or extend the exterior of a property without prior written approval. The Poundbury Stipulations bind all properties, and their owners and occupiers. They regulate the use

and appearance of Poundbury. As and when new buildings are completed, purchasers are supplied with the Stipulations, to ensure that they remain fully and effectively enforceable. Breaches of the Stipulations could result in enforcement action and may prejudice the sale of individual properties.



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1.3 The Stipulations are enforceable by:

- a. The Poundbury Management Companies,
- b. The Duchy of Cornwall, or
- c. The owners of properties at Poundbury (should they wish to legally enforce against each other).

1.4 With the completion of each phase of Poundbury, it is intended that the Management Companies (Mancos) will become responsible for administering the estate services to maintain the non-adopted communal land, and receiving and considering applications for consent to the majority of matters requiring approval under the Stipulations, with alteration requests, trees, signage and change of uses deferred to the Duchy of Cornwall. The application process is described at the end of this guide. Throughout the guide below, Manco (or where applicable the Duchy of Cornwall) is referred to as 'the Regulator'.

1.5 Each Manco will be responsible for providing services to maintain the communal land, which includes the garage and parking courts, operated by that Manco. Estate roads and footways are adopted by Dorset Council.

1.6 Dorset Council is the planning authority for Poundbury. The authority has granted planning permission for the construction of each phase of the development, covering every individual building and

use of the land. All matters relating to the construction of buildings and use of land constitute 'development' and as such are brought under the statutory planning process. However, for householders, there is an exemption from planning for minor matters, such as small extensions, which is known as 'permitted development'. Thus, alterations to residential properties in Poundbury, including the construction of small extensions, the removal and changing of windows and doors, insertion of dormer windows on rear roof slopes, erection of porches, or retiling roofs in modern materials, may not require express planning permission. **However this does not exempt the work from control by the Regulator. Such work is covered by the Stipulations and requires prior consent.**





## 2. Building Materials and Details

2.1 Poundbury was designed to use high quality, natural materials, with detailing to reflect the regional Dorset vernacular styles, allied to traditional constructional methods.

Consistently high standards have been sought to match those found in the historic towns and villages of the county. When building work, including replacement or extension, is under consideration, owners will be expected to:

- a. Repair rather than replace original windows and doors;
- b. For small extensions, the materials should match those of the house;
- c. Build walls in matching brick, stone or rendering;
- d. Roof in matching tiles or slates.

2.2 Poundbury contains numerous examples of simple designs, enlivened by the attention given to the treatment of roof eaves, dormer windows, windows, doors and porches.

Anyone contemplating work should study their own property, as well as the way details and materials are handled in comparable situations elsewhere in the development. Due to the variety of treatment, the comments below may not cover all individual situations. If in doubt, ask the Regulator before finalising your proposals.

# 3. Walling Materials

## 3.1 The palette of walling materials gives

Poundbury a visual variety, within the overall unity of the local vernacular tradition.

Extensions and alterations should enhance, not detract from the character. The following materials are acceptable under the Code:

- a. Stone from the local Hamstone, Purbeck, Portland, or Marnhull quarries. Stone should be split face rather than sawn and laid as random or coursed rubble. Quoins should be random in size though measuring vertically in multiples of 75 mm where they are to be used with brickwork. On more formal buildings, sawn stone may be used. Sawn stone may also be used in string courses, window and door reveals and lintel arches. Reconstituted stone may only be used where agreed with the Regulator.
- b. Bricks of types and colours agreed with the Regulator. Generally handmade or stock bricks should be used. Brickwork in external walls should be no less than 100 mm thick. Bricks should be laid in English or Flemish bond. Variants such as Garden Wall bonds will be considered where appropriate. Where a half-brick facing is used in cavity construction, purpose made snapped headers or mechanically cut bricks must be used. Special bricks are required for odd angled corners. Stretcher bond is not permitted. The imaginative use of headers coloured differently from stretchers in brickwork or chequer work with stone and brick or flint will be considered where suitable.

## c. Rendered dense concrete block.

Rendered work should be roughcast or woodfloated to avoid too hard and exact a finish. External corners should be formed in render by hand, not using stop beads.

## 3.2 Control or expansion joints in render and brickwork will only be permitted where these can be 'naturally' detailed within elevations (e.g. at changes in material types, behind rainwater down pipes and at steps in building lines etc).

## 3.3 Walls may be built using appropriate combinations of banded stone and brickwork, stone and flint or brick and flint.

## 3.4 Door and window reveals in brick walls may be rendered in a smooth finish and painted white in more important buildings, at the discretion of the Regulator.

## 3.5 Where airbricks are essential to satisfy Building Regulations, these shall be of terracotta, built tile, painted cast iron or unpainted drilled stone.

## 3.6 Mortar shall be generally be 1:2:9 white or ordinary Portland cement white lime: washed sand. The silica alumina content of the mortar should not exceed 12% to avoid excessive hardness. Joints should be flushpointed as work proceeds. Mortar joints should not be weather struck, raked, concave or ribbon. Penny struck joints might be used on the more important buildings.



- 3.7 Render shall generally be hydraulic lime: well graded sharp washed sand. Self coloured renders and paints for rendered walls are to be of types and colours agreed with the Regulator. The merits of each case will be examined in context of other properties within a group, or nearby.
- 3.8 Bellcast drip or bell drop plinth mouldings should not be used.
- 3.9 Party walls rising above the roof and raised or parapeted gables should be no less than 215mm thick.
- 3.10 Care should be taken to ensure that copings on gables or parapets are neither too thin nor too thick. On raised gables on smaller buildings, the visible edges or copings should typically be 75mm thick. Parapet copings should show an edge of about 75mm thick. Copings, generally, should not extend more than 25mm from the plane of the wall beneath.





## 4. Lintels

- 4.1 Lintels should appear as load-bearing constructions in stone, brick, flat tiles or timber. Where brick or stone are used, lintels should appear as true arches. Rubbed brick lintels are appropriate only on more important buildings. Rough arches in various forms (particularly the 'justified' rough arch) are suitable in brickwork. In stone construction, voussoirs (wedged shaped arch elements) should be provided. Soldier arches (flat arches with bricks upright) are not allowed.
- 4.2 Timber (oak) lintels typically 150mm deep, and with minimum 215mm bearing on either side of the opening, may be used. Where timber lintels are employed these should be supplemented by load bearing lintel units due to the shrinkage that can occur in the timber element, causing structural cracking.

# 5. Outbuildings

- 5.1 Outbuildings such as sheds and bin-stores may be timber framed and clad with weather-boarding. Traditionally however, the out-buildings of less important dwellings are frequently built of whatever comes to hand and may show a charming variety of materials. Proposals will be assessed on their effect on the context of the building to which they relate, the particular group and consistency in the overall setting.
- 5.2 Weatherboard cladding should be feather-edged boards approximately 175mm x 32 mm. Generally, feather edged boarding should be sawn finished with a plain edge and painted with black tar varnish or beaded on the lower edge of planed boards when finished with dark or white gloss paint or other colours at the discretion of the Regulator.
- 5.3 Appropriate arrangements for parking and garaging in rear courtyards have been provided in the Masterplan. In most cases, additional garages would affect the overall design. Proposals for new garages, closing-in of open-fronted carports, or building garages or carports over hardstandings in gardens, will be assessed for their impact on neighbouring properties and on the overall design of parking courtyards.
- 5.4 Single garages should be timber faced, double garages should be timber or metal faced. The conversion of garages to uses other than parking for the property will not be approved. Garage doors should be of a consistent colour within the courtyard.
- 5.5 The closing-in of carports leading to the loss of a car parking area will not be approved. Car ports should be of a uniform style and colour within a courtyard.
- 5.6 Conversion of outbuildings to other uses not directly related to the use of the property as a single dwelling unit will not be approved.
- 5.7 Approval for any buildings or structures will also be conditional upon meeting all relevant criteria for building form, materials and detailing. Prefabricated unit garages, flat-roofed plastic-sheeted timber or metal framed carports will not be allowed. Parking of caravans, boats or trailers, in courtyards, is not allowed, and only on private land if this use does not adversely affect parking provisions and has the written consent of the Regulator.



## 6. Roofs

- 6.1 The variety of roof shape, enhanced by sympathetic materials, with the design and detailing of eaves, verges, hips and gables, is an essential feature of the townscape in Poundbury. Alterations and extensions should add to this richness, and not obtrude with inappropriate detailing or materials.
- 6.2 The Poundbury Building Code requires the following:
- a. Roofs should be simple and symmetrical, gabled, hipped, half hipped or mansarded. Abutting single storey roofs may be lean-to. Freestanding sheds, garages or outbuildings shall have hipped or gabled roofs. There shall be no flat roofs, except small lead clad valleys and so forth in complex roofs. Where appropriate, the use of dormers can add interest and character in the roofscape.
  - b. Roof coverings should be natural slate, split stone or slate, plain clay tiles, pantiles or Roman tiles. Ridge vents and tile vents are not permitted. Concrete plain tiles or interlocking tiles are not permitted. Correctly detailed lead flat roofs to dormers may be acceptable. Corrugated metal roofs may be acceptable on small outbuildings, garages or car ports, at the discretion of the Regulator.
  - c. Roof pitches will vary according to the type of roof covering and will generally range from a minimum of 30 degrees up to 60 or 65 degrees.
  - d. The local treatment of eaves relies heavily on one or two corbelled courses of brick or stone immediately beneath the roof with a very shallow overhang, rarely exceeding 75mm. In those instances where the rafter feet are visible they should be shaped or splayed.
  - e. Gutters should be mounted directly on the face of the walls on brackets or attached to sprockets or rafter feet or to painted timber fascia boards. Plastics and UPVC are not acceptable for visible roof components.
  - f. Traditionally, roofs in the district were often provided with two courses or so of heavy, split stone tiles at the eaves, presumably as a precaution against the eaves being torn away by high winds. This would be an attractive and authentic detail to reproduce. Stone tiles for eaves courses shall be of natural stone.
  - g. No overhang of more than 50mm will be permitted at verges except on gabled dormers where 75-100mm may be appropriate.
  - h. Half round ridge tiles, bonnet tiles or lead-roll hips may all be acceptable, for detailing of hips, depending on context. If bonnet tiles are used, they should not be unduly packed and raised with thick mortar pointing.
  - i. Dormers should be carefully designed and built to suit the roof they sit within and the materials used. Needless bulkiness can be avoided by using lead on hips and ridges on hipped dormers. Dormers, unless they rise from the fabric of the main wall of the building, are invariably of timber construction. In considering whether dormers are acceptable, the degree of additional overlooking will be assessed by the Regulator.





# 7. Rooflights

7.1 Small traditional ‘conservation type’ rooflights may be acceptable in inconspicuous situations, but not on front or visually prominent roof slopes, particularly where they might disrupt a group or design, or create an unfortunate precedent. Modern rooflights, in deep frames, which break up the line of the roof plane are not acceptable.

7.2 When rooflights are permitted, where joining dormer windows to the existing roofscapes, or weathering new parapets, the appropriate weight of lead should be used. Correct detailing should be used, to tuck valley flashings and soakers beneath the adjacent tile or slate margins, which should be suitably raised on battens. Modern lead composition or substitute materials are not acceptable for flashings.

## 8. Rainwater Goods, Gutters and Plumbing

- 8.1 Rainwater goods should generally be in cast-iron or aluminium painted black. It is recognised that some houses in Poundbury have been built with black UPVC gutters and pipes on rear elevations only. Where such properties are extended, or when such goods require renewal, encouragement will be given to use cast-iron or aluminium replacements. Gutters shall generally be half round or ogee profile. Hopper boxes on fronts of parapeted houses shall be cast iron or aluminium.
- 8.2 Where there are no gutters, there shall be provided, at the foot of external building walls a French or perforated drain, set in a ground bed, approximately 600mm x 600 mm.
- 8.3 Flue terminals and extract ventilation terminals will not be permitted in walling on front elevations, or elevations facing public areas.
- 8.4 Vent pipes should be clad in lead where they emerge above roof slopes, or should be terminated within the roof space by an air admittance valve wherever acceptable to Building Control officers of Dorset Council.



## 9. Chimneys

9.1 Virtually every house has been designed to incorporate at least one chimney. Whilst not all of these are functional, their design adds to the characteristic traditional silhouettes of each building or group.

9.2 The Code requires that:

- a. Chimneys should generally be of brick, rise above roofs and should not appear inappropriately stout or dumpy. The tops of stacks should be finished with corbels and oversailing courses. The configuration of this corbelling should be varied within the range of local tradition. It should be noted that the elaboration appropriate to a larger building will not necessarily be best suited to the smaller. Chimney pots come in a variety of sizes and forms

- honey pot, roll top, plain tapered, octagonal, cannon heads etc. Judicious mixing will give a feeling of the collective roofscapes having evolved.

- b. All existing chimneys were designed with appropriate construction. Permission will NOT be given to demolish chimneys. If a comprehensive repair should become necessary, then a replica of the existing chimney must be built, complete with corbels and oversailing courses, and pots to match.
- c. The conversion of non-functioning chimneys or the addition of new chimneys or flues will be considered by the Regulator.



# 10. Windows

- 10.1 The size and shape of windows, relation of void to solid, their subdivision, including the pane size, and proportion, related to glazing bars, is critical to the success of the overall design and appearance of the building. There will be a presumption in favour of repairing rather than replacing existing windows. If replacement is necessary, then a replica of the existing window will be required. The replacement of even a single window, by an unsuitable type, could mar an entire group or street view. Where extensions are involved, the windows should match, or be in harmony with the existing.
- 10.2 Except where leaded lights in iron casements are used in hardwood timber frames, windows and doors shall be built entirely of timber and painted. Metal framed or powder coated aluminium windows may occasionally be acceptable, at the discretion of the Regulator. Stained timber, UPVC, or plastic-coated timber frames will not be permitted. Pivot windows will not be permitted.
- 10.3 Windows shall be of the rise and fall sash or side hung casement type. Outward opening casements may be used if, when fully opened, the window remains within the private margin.
- 10.4 Window cills built-up from layers of plain tiles or by setting bricks on edge at an angle will not be permitted.
- 10.5 Bay and oriel windows will be a matter for approval by the Regulator, and generally will be permitted only when appropriate to the overall design context and layout.
- 10.6 All windows are to be double-glazed with sealed units. French doors and window panes below 800 mm above floor level are to be provided with safety glass as required by Building Regulations. All glass should be clear. Patterned reproduction leaded lights, plain or with coloured glass, will not be permitted.
- 10.7 On brick and stone buildings, window reveals should be a minimum 75 mm where a subcill is used, and minimum 50 mm where there is no subcill. Door reveals shall be minimum 75 mm which may be achieved using smaller hardwood cills with subcills.
- 10.8 Windows shall generally be painted white. In timber framed buildings, where windows are installed with their frames flush with the outside of the building, the window or door frames and their surrounding architraves may be painted a colour other than that of the weatherboarding or render.
- 10.9 The addition of new windows into existing buildings may be acceptable at the discretion of the Regulator.



# 11. Doors and Porches

- 11.1 All doors have been designed to be in character with the properties to which they relate. There will be a presumption in favour of repairing, rather than replacing existing doors. This is particularly important where grouped houses are involved, with a uniform overall elevation. The replacement of even a single door, by an unsuitable or over-elaborate modern type, could mar the harmony of a group or street view. Where extensions are involved, the doors should match, or be in harmony with the existing, particularly when publicly visible.
- External doors shall be single or double, and of a pattern approved by the Regulator.
  - Varnished hardwood doors will not be allowed, even if authentically constructed.
  - Moulded or pressed UPVC, metal or composite wood doors with an accentuated wood grain face effect will NOT be allowed.
  - Doors shall generally be painted in a variety of approved colours. A range of suitable colours may be specified by the Regulator.
  - The addition of new doors into existing buildings may be acceptable at the discretion of the Regulator.
  - Door ironmongery should be of a suitable and consistent style.
- 11.2 Porches and door hoods have been designed as integral elements in each existing building and group. There will be a presumption in favour of retaining the existing, unless it can be conclusively demonstrated that a variation would enhance the building concerned, without disrupting the group or townscape

harmony. The guidance on porches is also applicable to verandahs and loggias.

- The addition of enclosed front porches to existing buildings will not be allowed.
- Projecting porches or door hoods shall not extend into the pavement zone and must be of an appropriate traditional style.
- Columns, posts, piers and brackets shall be of hardwood or treated timber, stone, brick or cast-iron.
- Care should be taken to match the size of timber in posts, brackets and so forth with their function. In garages, posts should not be less than 150mm x 150mm. On verandahs, posts should be slimmer.
- Posts and brackets used on domestic buildings shall be painted. Elsewhere, there may be a case for the use of black tar varnish, at the discretion of the Regulator.
- Columns, verandahs and porch openings shall be traditionally proportioned, for agreement by the Regulator.
- Masonry piers shall be no less than 440mm thick and built in English or Flemish bond.

# 12. Subsidiary Elements

12.1 Small features added to a building or placed within the gardens, can, if done without sufficient care or attention, mar the appearance of the building or its setting. Good design, or unobtrusive siting can often overcome problems.

- a. The following items are specifically forbidden: Bubble skylights; prefabricated accessory buildings; permanent plastic sunblind/ awnings; plastic commercial fascias; lettering and internally illuminated fascias and signs.
- b. The following items shall not be located such that they will be visible from the street: clothes dryers; meter boxes; air extractors; dustbins; rooftop solar collectors; PV panels; air conditioning systems and burglar alarms.
- c. No waste or soil pipes may be attached to the exterior of any house. Combined internal systems of drainage are to be used.
- d. No trellises, planters or window boxes are to be fixed to street-facing elevations without the approval of the Regulator.
- e. Developers will provide a communal aerial system serving each phase of the development. External individual television aerials and satellite dishes are not permitted.
- f. Air conditioning units and associated equipment will be considered subject

to strict control on siting, impact on neighbouring property and a requirement to remove if considered to be causing a nuisance.

12.2 House numbers and street names are consistent in position and design so that they are readily identifiable, particularly by emergency services. The Developers will be required to conform with the Signage Guidelines (see Section 19). Many householders have already added house name panels, reinforcing the individual sense of identity within Poundbury. Householders are required to discuss any such proposals with the Regulator before taking action.





# 13. Boundary Walls, Fences and Gardens

- 13.1 The treatment of boundaries between individual properties, and between public and private realms is not an afterthought, but integral to the overall design of Poundbury. The Poundbury Building Code sets out the requirements for new buildings, which is also applicable to alterations and repairs.
- 13.2 All boundary walls built with the intention of providing privacy between adjoining gardens and between gardens and public highways/access ways shall be no less than 1.8m high and rarely exceed 2.1m high. Walls should be at least 215mm thick, or buttressed by piers at regular intervals where half brick walls are permitted.
- Generally garden and boundary walls on sloping sites should be built in running courses, if sufficiently long, or with sloping copings on shorter lengths, such that the height of the wall is kept within the limits noted above. Stepping in the wall should be avoided.
- 13.3 Garden walls need not conform to the same type of construction as the buildings they adjoin, although a wall adjoining a more elaborately constructed building should itself reflect the quality of construction. Large expanses of brickwork may be relieved for example, with bands of flint, or horizontal bands, say of flint or stone or flint and brick.
- Expansion joints are to be considered at an early stage and, if required, shall be concealed with brick piers, buttresses, or a step in the wall plane.
- 13.4 Masonry, brick built and rendered garden walls shall be capped with a stone, half-round brick, or tiled coping.
- 13.5 Garden gate and pergola piers shall be no less than 440 mm wide. Where heavy gates are to be hung on hinges in brickwork, they should be in stone blocks built into the piers.
- 13.6 Wooden fences providing privacy shall be minimum 1650mm high and of vertically lapped 175 x 25mm feather edged boards on timber posts, with three horizontal rails. Timber palisade fencing may only be used to separate adjacent domestic rear gardens. Woven panels of wooden fencing are not allowed. Boarded fences should be treated with dark creosote or equivalent.
- 13.7 Garden gates shall be built of painted timber, mild steel or wrought iron, to a design approved by the Regulator.
- 13.8 Private pavements adjoining the public pavement shall be hard landscaped with cobbles, stone or brick, or soft landscaped with gravel or planting in soil pockets, or a combination of these.

- 13.9 Private pathways, visible from the street shall be of gravel, stone or brick construction.
- 13.10 Formal gardens shall be fenced off with iron railings on a low wall. Cottages in outlying parts of Poundbury might use simple picket fences. All designs for alterations or additions to boundary railings or fences are to be agreed with the Regulator.
- 13.11 Existing trees have been planted to complement the urban character of the buildings and enclosed public and private outdoor spaces, and have been approved as part of the planning process. Trees should be maintained through regular inspection and pruning as necessary. Trees should not be removed (other than in emergencies) without the written consent of the Regulator. Additional planting of appropriate indigenous species, should be preceded by arboricultural advice on height, rate of growth, spread of canopy and roots. Hedges should be of an appropriate indigenous species, and be trimmed regularly to avoid loss of light to neighbouring properties. Cypressess, Leylandii, or similar fast growing species are not appropriate.
- 13.12 Gardens at Poundbury are generally compact, appropriate to an urban situation. Successful designs depend on soil, orientation, and microclimate, including overshadowing by adjoining buildings and boundary walls. Within Poundbury many ingenious paving and planting schemes have evolved, some providing outdoor rooms, extending the living space within the houses. Pergolas and trelliswork have added a vertical dimension, colonised by climbing plants.
- 13.13 Changes to the hard landscaping finishes of front gardens will require approval by the Regulator. The paving over or use of artificial grass in front gardens will not generally be approved.

# 14. From First Principles – Extensions

14.1 Every house in Poundbury has been designed to provide accommodation which will meet the needs of householders. However, it is recognised that individual taste varies, and that needs change over time, for example through addition to a family, retirement, or working from home. There may be a perception that more room is required. Reorganisation of an internal space may be possible, without affecting the exterior of the building.

Occasionally, owners may conclude that an extension, or a loft conversion is the solution. There have also been applications to add conservatories to houses, to erect garden sheds, or close-in carports.

All proposals for external alterations, loft conversions, extensions, conservatories, garden sheds, or carport infilling will require consent from the Regulator.

The close spacing of the buildings, compact gardens, and overall design concept of Poundbury will strictly limit the scope for extensions. In considering such applications, the impact on the integrity of the building concerned will be assessed, together with the effect on neighbouring properties, and the character and appearance of the surroundings, particularly where designed groups of buildings are involved.

14.2 Every property in Poundbury has been designed to address the street. The continuity of frontage is continued by boundary walls to create an urban sense of enclosure.

No front projecting extensions, or enclosed porches will be allowed, unless they were part of the original design.

14.3 The terraced configuration of many of the properties will strictly limit the scope for side extensions. In cases where such extensions have been allowed, they have complied with the following principles:

- a. The extension is clearly perceived to be subservient to the original building, complementing, not competing with its presence in the street picture;
- b. The building frontage line is respected;
- c. The form, materials and detailing of the extension match those of the existing house;
- d. The extension does not adversely affect the privacy or amenity of neighbouring properties.

14.4 Rear extensions are the most likely to be contemplated, and to be found acceptable. It should be borne in mind, however, that the design of back elevations, and grouping of properties, has been as carefully considered as the fronts.



The appearance from the parking courtyards is as important as the street views. To be acceptable, rear extensions must comply with the following principles:

- a. The extension is clearly perceived to be subservient to the original building, complementing not competing with its overall form;
- b. The form, the materials and detailing either match or complement those of the existing house;
- c. The extension does not adversely affect the privacy or amenity of neighbouring properties;
- d. The visual impact of the extension from public spaces or parking courts must be substantially reduced by the rear boundary wall of the property, which may require heightening to achieve this (subject to the effect on neighbouring properties or the group).

14.5 Conservatories are widely marketed as home extensions. The plain timber and glass greenhouse has been superseded by elaborate constructions, with angled forms, and elaborate detailing, often in a Victorian style. While timber conservatories remain available, many are also constructed from UPVC, and can be found in DIY warehouses in kit form for

self-construction. It is considered that there will be comparatively few properties where conservatories will be an acceptable form of extension. They will be subject to the same criteria of acceptability as extensions generally, and must be:

- a. Of modest size in relation to the ground floor of the house;
- b. Not unduly complex in plan, or elevation (tall conservatories with pent roofs are not acceptable);
- c. Of simple design, with windows and other elements of good proportion, to complement the existing house (elaborate Victorian reproductions are NOT acceptable);
- d. Of timber construction (UPVC is not considered to be a sustainable material within the meaning of the Poundbury Code, but polycarbonate or metal sheeting may be approved for roofing, to reduce weight, at the discretion of the Regulator);
- e. Capable of substantial concealment by the property boundary wall, which may be raised (subject to impact on neighbouring properties or the group - this will also apply to conservatories at the side of houses, as well as at the rear).

# 15. Business and Commercial Premises

15.1 Poundbury is currently home to over 3,800 people with 2,306 people working in 207 businesses. These businesses range from big international companies to small family run artisan eateries and boutiques. Half of the businesses operating in Poundbury launched their businesses there and new ventures continue to open each year.

A fundamental principle in the planning of Poundbury is the mixing of commercial activity with residential building. Today, and increasingly in the future, the culture of enterprise will often begin in the home, with a move to purpose-designed units or shops, as business expands. The design and servicing of houses recognises the increasing demands for flexible living arrangements and working from home. However, this does not mean that the Regulator will permit a free for all. Working from home is only acceptable so long as the domestic character of the property is not compromised.

- a. Working from home requires permission from the Regulator. Applicants must demonstrate that this activity is, and will remain, ancillary and subsidiary to the domestic use of the property as a residence.
- b. For further information see “Poundbury Guidance on ancillary business use of residential property”, available on the MANCO websites and from the Regulator.
- c. No business plates or signs will be permitted on residential properties.

15.2 The lessees and occupiers of all business premises and shops are subject to the same controls as are those of residential properties. The design of shopfronts and business signs is strictly controlled, and is subject to the observation of Seven Principles, itemised in Section 19.





# 16. Accessibility

16.1 The Building Code is drafted to secure accessibility to all houses, so that they are capable of adaptation to suit the physical needs of people with impaired mobility and wheelchair users, including visitors. It is possible that elements of the

adaptation may be undertaken by householders, or that they may wish to add an extension to meet the specific needs of, for example, an elderly relative. All adaptations require the consent of the Regulator.

# 17. Environmental Issues

- 17.1 A building which looks well may still be environmentally unfriendly in other respects, for instance in the material it is made of or in its profligate energy consumption. The Building Code describes the method which is used to assess the environmental consequences of building design and is also applicable to alterations and extensions. These may also require the approval of the Dorset Council for Planning approval and Building Regulations approval as well as involvement of other Statutory Authorities and Statutory Undertakers, particularly if alteration to the drainage is involved.
- 17.2 Photovoltaic (solar) panels or slates will be considered where not visible from the street. Solar slates will be considered subject to strict control on appearance. Proposals require the consent of the Regulator.
- 17.3 Air and ground source heating installations will be considered but subject to strict control on appearance and noise. Proposals require the consent of the Regulator.
- 17.4 Rainwater harvesting will be encouraged subject to meeting acceptable design and appearance standards. Proposals require the consent of the Regulator.
- 17.5 Use of the gas supply throughout Poundbury in preference to fossil fuel reliance will always be encouraged. The Poundbury Anaerobic Digester (AD) output exceeds the Poundbury community requirements.
- 17.6 Provision of electrical charging points for vehicles will be encouraged but subject to strict control of design and appearance standards. Intrusive wiring and multiple chargers will not be acceptable. Proposals require the consent of the Regulator.
- 17.7 Bird boxes and bee bricks are included in the design of many properties. These should be kept freely accessible and in good repair at all times.
- 17.8 Emerging technology will be assessed for environmental benefit against visual and financial impact. Alterations or additions involving changes to external appearance or potential nuisance to other residents will require the consent of the Regulator.

# 18. External Lighting

18.1 The external lighting in Poundbury has been carefully considered as part of the design and to comply with the adoptable standards for Dorset Council.

18.2 Any additional external lighting could result in excessive levels of light, especially where visible from the street. Any additional external lighting or related sensors will require approval by the Regulator.





# 19. Signage

## A) LETTERING ON HOUSES AND STREETS

### A1 HOUSE NAMES

The name you choose for your new house in Poundbury will mark it for many years to come: it will enrich the town today and give a sense of place to future generations. As a first step to making a house name panel you are encouraged to discuss your requirements with the Regulator.

### A2 POSITION

It is easy to imagine how quickly the attractive street architecture would be spoiled if the house names were put up anywhere on the fronts of the houses and in any size. House names in Poundbury should be contained within the 'frame' of the front door, the focal point of your house. Outside the 'frame' it could be confused with that of your neighbour.

### A3 YOUR HOUSE NAME

Your house name can be signwritten onto your door or porch, but for easy maintenance an applied wooden panel is preferable. This can be cut and painted to the shape and colour of your choice and lettered by a signwriter using applied or printed lettering. There are also house name panels mechanically produced to a high standard of lettering in cast metal and moulded plastic.

### A4 HOUSE NAMES IN STONE OR SLATE

If you consider that your house name cannot be positioned within the 'frame' of your front door and you wish to mount a panel outside this area, then please apply to the Regulator. Stone and slate signs must be carefully integrated with the architectural detail of the house. A stone or slate panel, if approved, will have to be inset (set into the stonework, brickwork or rendering of the wall). Only in exceptional circumstances will face fixing be permitted (the name panel standing proud of the wall surface).

### A5 CHOOSING A LETTER STYLE

Variety in lettering will be enriching to Poundbury. Examples of lettering used for house name panels:

1. Baskerville, the typeface used on Poundbury street names and house numbers,
2. Trajan Roman capitals,
3. Rockwell Expanded,
4. Bembo italics,
5. Perpetua capitals and lower case,
6. Garamond capitals,

All suitable styles for the signwriter and sign manufacturer.

A6    SIZE

You are asked to specify letters 4 cm high maximum when ordering your house name. Letters of this height will be easily read across any street in Poundbury. The total area of your house name should not exceed 900 sq cm – the equivalent of a panel 1 ft square.

If you choose to follow the lettering style for Poundbury in your own signs, the typeface is Baskerville. It has clear and readable letters in all its forms, medium-weight, semi bold, bold, and italic.

A7    NUMBERS AND STREET NAMES

House numbers and street names are consistent in position and design so that they may be readily identified particularly by emergency services. For your safety as well as for the convenience of the residents and visitors, they must not be obscured or altered in any way.



## B) LETTERING ON SHOPFRONTS

- B1 Poorly designed shopfronts and shop windows have devalued the character of many of traditional shopping streets. Buildings are often cut in half by full-width fascias, and the remains of the buildings above often appear to be insecurely posed on unrelieved plate-glass windows. An important principle in Poundbury is to separate fascias one from another, allowing the buildings to reach the ground. The size and subdivision of display windows at Poundbury is subject to the basic principle no single pane of glass may be larger than 2.0 sq m (approximately 6 feet x 4 feet). The proportion of opening of the window, its subdivision, its relation to, and the design of the shop door, fascia and stall-riser, all require careful consideration. The architectural style of the overall building will govern the detailing of the shop front, to produce a harmonious whole, creating a valuable marketing image.
- a. Shop fronts shall be built predominantly of wood or of wood and cast-iron or cast aluminium above the plinth. The display window should be integrated with the door and the fascia with a single construction and painted a dark gloss. The shop front shall extend no nearer than 50 cm to the centre line of the party wall.
  - b. Commercial fascias shall be in the proportion of 1:8 with the total height of the shop front. Fascias should not, as far as possible, be in a vertical plane, but should incline by about 10 degrees from the vertical towards the street.
  - c. Shop awnings shall be constructed of canvas on a retractable frame with a blind box fitted as an integral part of the shop front design.
  - d. All lettering, numbering and commercial fascias are to comply with the seven principles - see below.
- B2 Lighting of signs, shopfronts and business premises brings life to a town at night but could create a confusing background, harming the architectural quality of the buildings. Carefully designed and sited external illuminations, from flood and spot lights, can enhance the architectural qualities of the building, in addition to lighting a sign or fascia... 'Borrowed light' falling on footpaths or entrances can supplement that from public lighting fittings and lamp posts, potentially deterring crime. All fittings must be simply designed, of good proportion, and painted black. Over-elaborate and brass brackets and lanterns will not be permitted.
- B3 Hanging signs are a traditional means of identification for business premises, and also add to the richness of the townscape. They are particularly effective in narrow streets, where a wide fascia may not be legible, when viewed at an acute angle. Subject to their not posing an obstruction to traffic or pedestrians, well-designed hanging signs are encouraged at Poundbury.



B4 The Seven principles, set out below, must be taken into account when preparing and submitting applications for shop fronts, fascias, signs, hanging signs, or other business identification.

a. *Lettering on external walls of any business premises.*

Height from ground to top edge of letters or fascia panel should not normally exceed 2.5m.

b. *Fascia panels or applied letters of business name.*

Length should not exceed 75% of the width of the building. Fascia panels or applied letters should not come closer to



the sides of any facade than 50cm.

c. *Lettering.*

Maximum capital letter height 18cm. See illustration for related lower case sizes.

d. *Hanging signs.*

Height from ground to top edge of sign should not normally exceed 3.3m.

Extending 75cm maximum wall to front

edge. Capable of being contained in a square 75cm x 75 cm. The bottom of the sign should be not less than 2.4m from the surface below.

e. *Lighting.*

Lettering must be externally illuminated.

f. *Glazing.*

Maximum area for any single pane of glass 2.0 sq m.

g. *Stall risers.*

50 cm minimum height is normally required.

B5 The initial installation of a shopfront, and its subsequent alteration will require planning permission from Dorset Council. The initial installation of a hanging illuminated sign, or illumination of a fascia will also require planning permission from Dorset Council. Subsequent modification of the content of the sign, for example if the business occupancy changes, may benefit from 'deemed consent' under the Advertisements Regulations, 1992. Applicants are advised to check with the Council to confirm whether an application for express consent is required in particular circumstances.

B6 The use of A boards outside premises or elsewhere at Poundbury is not permitted.



## 20. Making your Application

The Estate Stipulations (reproduced at Appendix A in their form at the time of publication of this revised Design and Community Code) constitute part of the legal title to each property and are binding on freeholders and tenants.

Certain restrictions within the Estate Stipulations provide for prior written approval from the Regulator to be obtained particularly for the plans and specifications of any external alterations or additions, (especially windows, glazing and doors) or to otherwise alter or change the appearance. Consent is required to paint or decorate the exterior of a building, other than in the same colour as previously. Consent is also required for painting render, brickwork or stonework, when there will be a presumption in favour of retaining the original appearance of the natural state.

In making an application for any matter requiring approval or consent, it is important to present a clear and accurate picture of what exists and what is intended. The level of documentation will be related to the extent of what is proposed. Drawings must be to scale, with sufficient detail to show the proposals in context, particularly where a group

of buildings is involved, and photographs may be helpful. To show the overall property, plans and elevations should be submitted to a scale not less than 1:100, ideally 1:50. For particular features, for example dormer windows, a scale of 1:20 will be required. In some circumstances, details such as mouldings, may require full-size drawings, prior to the granting of approval.

Applications will be considered by the Regulator. The policies and criteria set out in this guide will be taken into consideration and the merits of each application will be assessed carefully against these. Applicants should consult neighbours and provide evidence of such consultation and response with their application. The Regulator reserves the right to also consult neighbours, or occupiers of other properties likely to be affected and consider their views. Some proposals may require amendment before they can be approved. In cases of refusal, the reasons for reaching the decision will be explained. The Regulator may require payment of a fee.

**Informal discussion, prior to making an application will be welcomed, and may be helpful in fine-tuning a concept before it attains its final form. Guidance as to the appropriate Regulator is available from the MANCO websites or the Duchy of Cornwall.**

**Applications relating to matters where the Duchy of Cornwall is the Regulator should be submitted to:**

Duchy of Cornwall  
Poundbury Farmhouse,  
Poundbury Farm Way,  
Poundbury,  
Dorchester,  
Dorset  
DT1 3RT

Tel: 01305 250533

E-mail: [poundbury@duchyofcornwall.org](mailto:poundbury@duchyofcornwall.org)

Applications relating to matters where the Management Company (Manco) is the Regulator should be submitted by reference to the relevant website:

#### **MANCO 1**

[www.poundbury.org](http://www.poundbury.org)

#### **MANCO 2 and 3**

[www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

In addition to any consent issued by the Regulator, planning permission may be required for certain work, particularly where related to business or commercial use. The local planning authority is the Dorset Council. You are advised to contact:

Dorset Council Planning Department  
South Walks House,  
South Walks Road,  
Dorchester,  
Dorset  
DT1 1UZ

Tel: 01305 251010





# Poundbury Stipulations

## DEFINITIONS

*“the Code” means the Poundbury Building Code issued by the Duchy of Cornwall in December 1995 and any variation or modification of it*

*“the Estate” means the land originally comprised in Title Number DT193766 on first registration together with any additional land so designated as forming part of the Estate by His Royal Highness*

*“His Royal Highness” means His Royal Highness Charles Philip Arthur George Prince of Wales Duke of Cornwall and includes his successors in title*

*“Plan” means the plan annexed to the Lease or Transfer (as the case may be)*

*“Property” means the property the subject of the Lease or Transfer (as the case may be)*

*“Common areas” means the areas managed or intended to be managed by the Management Companies and including the majority of courtyards*

## THE STIPULATIONS

- 1 Not without the consent of His Royal Highness to paint or decorate the exterior of the Property otherwise than in the same colour or colours as the Property was previously painted
- 2 Not to make any alterations or additions in or to the exterior of the Property (including in particular the windows and the window glazing and doors thereof) or alter or change the appearance of the Property and not to paint any originally unpainted render brickwork or stonework of the exterior of the Property or erect any structure on the Property without the approval in writing of His Royal

Highness to the plans and specifications thereof and to make such alterations or additions only in accordance with such plans and specifications when approved and with such permissions regulations and conditions as may be applicable by law thereto first obtained and not to build any wall fence or other erection or structure whatsoever on the part of the Property hatched orange (if any) on the Plan and to maintain the same in its original state and condition

- 3 Not to do or permit or suffer to be done in or upon the Property anything which may be or become a nuisance or annoyance or cause damage or inconvenience to His Royal Highness or the owner or owners of any other part of the land comprised in the Estate
- 4 To permit His Royal Highness and the owner or owners of any other part of the land comprised in the Estate to have access to and enter upon the Property on notice for the purposes of examining the condition of the Property repairing any dwelling commercial property or other part of the Estate fulfilling any obligations hereunder or under transfers of other dwellings and for similar purposes
- 5 At all times hereafter to maintain the fences and walls on the boundary of the Property where marked “T” within the boundaries on the Plan or otherwise the responsibility of the owner of the Property
- 6 Not to erect or permit to be erected on the Property any additional fence or wall or alter or raise or permit to be altered or raised the height of any fence or wall

- 7 [Not to use the Property for the carrying on of any trade or business whatsoever and will use the same as a single private dwelling house for the occupation of one household save that the Property may be used for business on the following terms:
- a. The business use must be ancillary to the principal use of the Property as a single private dwelling house
  - b. The prior consent of His Royal Highness must be obtained
  - c. The business must be capable of being carried out in accordance with the principles of the Estate as set out in the Code and without detriment to the amenity of the Estate by reason of noise nuisance or otherwise and
  - d. The appearance of the Property as a single private dwelling house must not be affected or altered]
- [Not use the Property otherwise than as [shop][office][light industrial purposes] within Class [A2] [B1] of the Town and Country Planning (Use Classes) Order 1987]
- 8 Not to mutilate or remove or otherwise harm or permit to be mutilated removed or otherwise harmed any trees and/or shrubs which may be planted within the boundary of the Property
- 9 Not to erect or put or permit to be erected or put a signboard advertisement plate or placard of any kind in any window of the Property or on the exterior of the Property or so as to be visible from the outside of the Property other than:
- 9.1 One board of a reasonable size advertising that the Property is for sale.
  - 9.2 (in the case of a residential dwelling) the existing house number and if required the name of the Property on a plate of a size and a position first approved by His Royal Highness.
  - 9.3 (in the case of an office/shop/commercial building) if required the name of the Property and the Tenant's/Owner's name and business or profession on a plate or board of a size and in a position first approved by His Royal Highness.
- 10 Not to keep or permit to be kept any bird, dog or other animal on or in the Property (other than the usual domestic pets) and not in any event to keep any bird dog or other animal which may cause a nuisance or annoyance to any owner or occupier of any other Property comprised in the Estate or to the general public.
- 11 Not to obstruct or permit to be obstructed any common areas or roads or accessways or footpaths on the Estate.
- 12 To use the allocated parking space or garage as the primary parking area for the Property and not to park or permit to be parked on the Property or any parking space any vehicle other than a private motor vehicle and not to carry out any works of repair to such motor vehicle.
- 13 Not to allow any trailer caravan motorised caravan or boat or other similar chattel to be brought onto the Property or to be parked in any such parking space without the consent of His Royal Highness.

- 14 Not to erect or permit to be erected any television wireless or other aerials or satellite dish on the exterior of the Property.
- 15 Not to use or permit any parking space designated by His Royal Highness as a visitors' parking space to be used otherwise than for occasional visitors' parking.
- 16 Not to keep or leave any rubbish or refuse in front beside or to the rear of the building erected on the Property other than in a proper receptacle and then only on the day stipulated for the collection of the same by the local authority and to store such receptacles in the designated areas other than on the day of collection.
- 17 To perform and observe all conditions contained in any planning permission or Building Regulations approval or consent issued by His Royal Highness affecting the Property.

February 2019



# Poundbury Masterplan









