



ST PAUL'S HOUSE | CHIPPENHAM

Supporting Document _Rev B



WESTWORKS

October 2025

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1.1 Contacts

Architect | ECE Westworks Ltd.

Beacon Tower | Colston Street | Bristol | BS1 4XE

Bristol +44(0)117214 1101
London+44 (0) 207 729 5505
Sussex+44 (0) 190 324 8777
www.ecewestworks.com | bristol@ecewestworks.com

2.0 INTRODUCTION

2.1 Design Brief

This application seeks to remove the fourth floor access and lift overrun, to replace with a fourth floor extension. This will provide 6 new high-quality apartments. The proposed works also include; the replacement of all existing external windows, from poor quality single glazed aluminium windows to UPVC windows, with the introduction of UPVC rainwater pipes, hoppers, and solar PV panels on to the proposed roof surface.

St Paul's House
Marshfield Road
Chippenham
SN15 1LA

This document explains the design rationale behind the proposed development and describes how the scheme has developed in response to ongoing discussions and in-depth analysis.

The following principles have been identified to ensure that the proposal responds to the opportunities of the site whilst acknowledging its relationship with the surrounding context of Chippenham:

- Deliver a re-development of high-quality design and architectural quality
- Positively contribute to the diverse typology of Chippenham
- Promote continued regeneration within the locality

The applicant and design team share a vision to create an efficient design which enhances the local neighbourhood and improves the existing aesthetic.



3.0 ANALYSIS

3.1 Site Description and Context

The site currently consists of St Paul's House which is an existing building built in the centre of Chippenham. It is located in a conservation area and there are many listed buildings in the area. It is bound by Marshfield Road to the southwest, New Road to the east and St Paul Street to the west. The surrounding buildings are a mixture of 2-storey residential buildings and a few commercial buildings such as Bewley House which is a 4-storey office building. The site is also in close proximity to the town's single most prominent local landmark - the grade II listed Brunel's Viaduct.



Facing north west towards Chippenham train station



Facing south towards Chippenham High Street

EXISTING BUILDING



Facing North towards John Coles Park



View 01



View 02



View 03

3.2 Existing Uses

The site currently holds St Paul's House, an existing office building that has successfully had a change of use under the application PL/2025/01319.

The site offers opportunity for carefully and practically considered regeneration, that recognises the central nature of the building lending itself to a residential hub.



3.3 Materials Analysis of Surrounding Context

There are a wide variety of architectural styles, ages and qualities present across the conservation area. The majority of the area are 2 storey terraced houses, with the odd taller building at 4 storeys. The area is predominantly Bath stone and brick.



- UPVC Windows 01
- Grey slate tiles 02
- Arched windows 03
- Ashlar Bath Stone 04
- Anthracite Grey Standing Seam 05
- Stone 06



3.4 Precedent Aesthetics and Materials

The existing building envelope is to be retained, with Ashlar Stone kept as the external facade. The additional fourth floor extension fabric is to be a contrasting aluminium panel cladding, in grey. This draws on local precedents and provides a clear distinction between original and new addition.

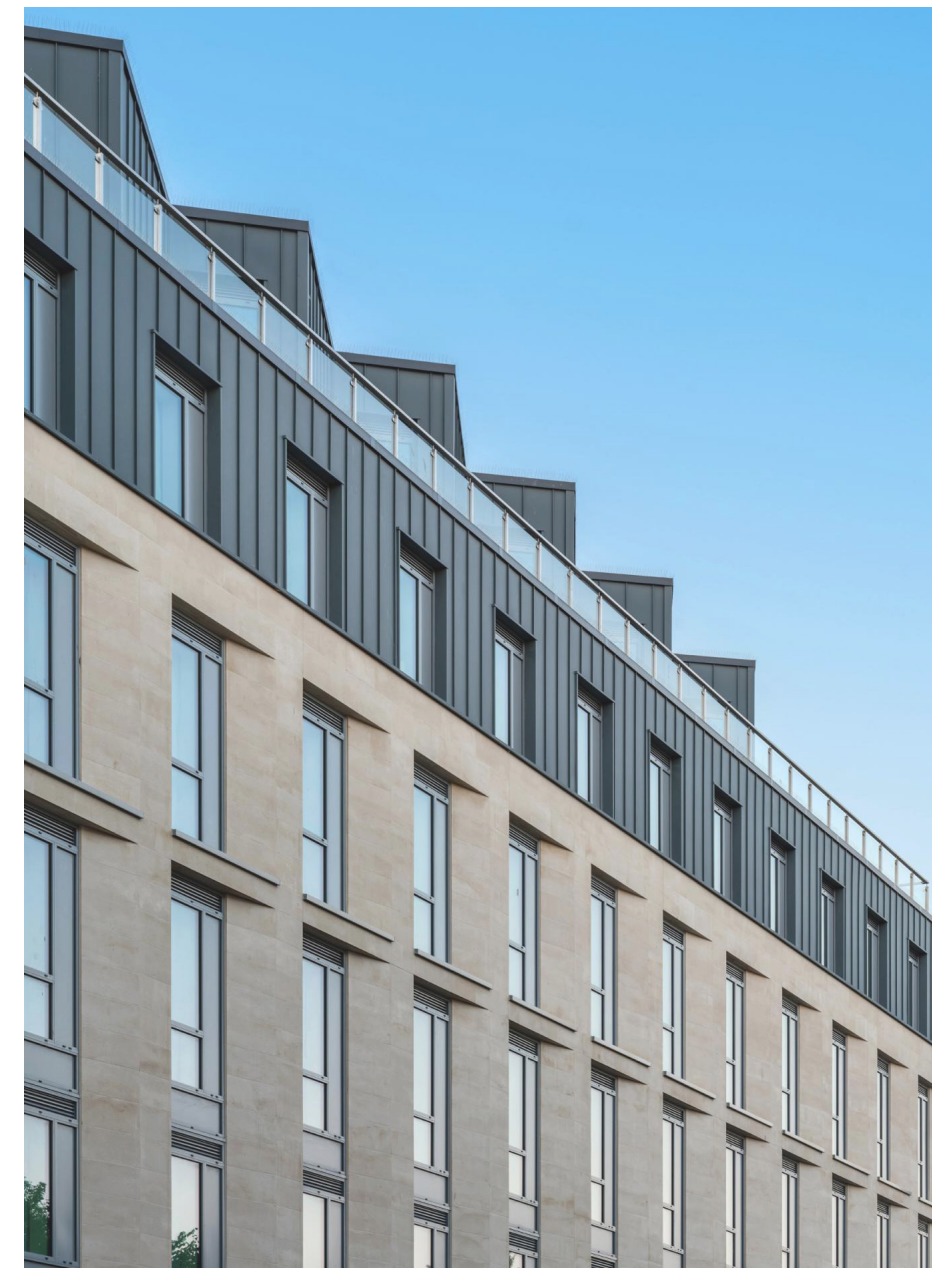
The material choice is a sympathetic approach that considers the local context but also contributes to the varying architectural diversity of the area.



Avon Studios I Bath



Woodcroft Residential I Edinburgh



Hampton by Hilton I Bath

4.0 PROPOSAL

4.1 Layout: Plans

The layout has been designed to prioritise the residents' health and well-being by providing enough natural light in each habitable room using the existing windows.

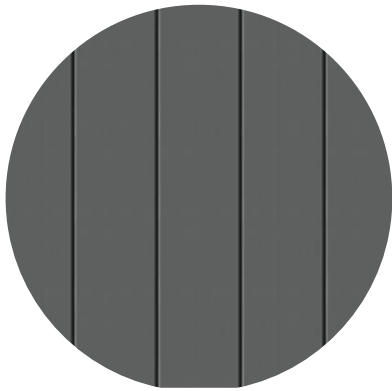
The orientation of bedrooms have been carefully considered to avoid neighbours, and any potential overlooking. Furthermore, all bedrooms have been designed in accordance with local and national policies and guidelines.



4.2 Material Palette



01



02

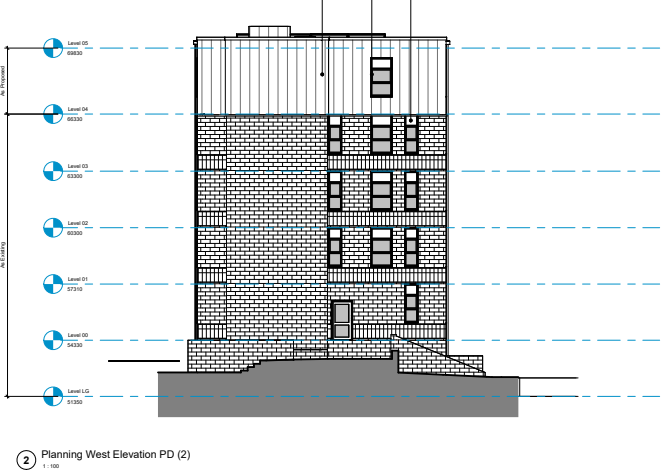


03

- Ashlar Stone 01
- Grey Aluminium panel (RAL 7021) Cladding 02
- UPVC Grey (RAL 7021) Windows 03



North and East Elevation



South and West Elevation



WESTWORKS

Bristol Office Colston Tower, Colston Street, Bristol, BS1 4XE Tel +44 (0) 117 214 1101
Sussex Office Brooklyn Chambers, 11 Goring Road, Worthing, BN12 4AP Tel +44 (0) 190 324 8777
London Office 76 Great Suffolk Street, London, SE1 0BL Tel +44 (0) 207 928 2773

bristol@ecwestworks.com
www.ecwestworks.com