# Gloucester plans significant transformation for Alvin Street with new HMO



Gloucester is poised for a notable transformation on Alvin Street, as plans have been submitted to replace a disused building with a five-bedroom House in Multiple Occupation (HMO). The proposal, initiated by Mr M Yorke of Prime DCM Ltd, seeks to provide much-needed residential accommodation while maintaining the character of the surrounding heritage area.

The planning application targets the vacant former butcher’s shop and garage located at 71 Alvin Street. The proposed development includes a two-storey residential property that will feature five self-contained one-bedroom units, each equipped with an en-suite bathroom. Additionally, the building will offer shared kitchen and dining facilities and incorporate a dedicated bike and bin storage area within a private courtyard.

This proposal is in direct response to an increasing demand for housing in Gloucester; local data indicates that over 5,420 households are registered on the Homeseeker Plus list, with nearly 2,000 of those in urgent need of accommodation. The project aims to deliver high-quality living spaces that efficiently utilise the centrally located site.

Situated within the Worcester Street Conservation Area, an area renowned for its historical and architectural significance, the existing structure at 71 Alvin Street is not listed, but lies adjacent to a Grade II-listed terrace. A Heritage Statement submitted with the planning application describes the current building as a “negative building,” meaning it detracts from the overall character of the street. In contrast, the proposed development is designed to enhance the area through the use of traditional materials such as red brick and slate, ensuring that it blends seamlessly with the adjacent architecture.

Additionally, a Preliminary Ecological Assessment concluded that there was no evidence of bats or nesting birds within the existing structure. However, the developers plan to integrate bat and bird boxes into the new design as an ecological enhancement measure.

The planning proposal has undergone a pre-application process, during which the original six-bedroom design was amended to five, based on feedback received. Gloucester City Council’s conservation team indicated support for the demolition of the current building, noting the potential for the new structure to positively impact the conservation area. Moreover, a financial contribution of £673 will be made towards mitigating recreation impacts on the nearby Cotswold Beechwoods Special Area of Conservation.

Nevertheless, concerns have been raised regarding the project’s occupancy density and parking provisions, as the design does not include any vehicle parking spaces. The developers maintain that the site is well-served by public transport, being just one mile from Gloucester city centre and near bus and train routes, thereby reducing the necessity for private car ownership among prospective residents.

In addition to the Alvin Street proposal, plans have also been submitted to convert a single-family home on Arthur Street into a six-bedroom HMO. This request, made by Mr Craig Shaw from Totterdown, seeks a Certificate of Lawfulness, confirming that the proposed internal alterations align with existing planning regulations. The alterations will be confined to the building’s interior, with no changes to its external appearance, aiming to accommodate six individual bedrooms while adhering to all relevant building and safety standards.

The growth of HMO properties in Gloucester reflects an escalated demand for affordable shared housing, especially from students and young professionals. However, local residents have expressed concerns about possible parking issues, elevated noise levels, and the broader implications for the community arising from such conversions.

Gloucester City Council will now review both planning applications to determine their compliance with local regulations. If deemed lawful, the conversion at Arthur Street will be able to proceed without necessitating further planning permission.

Source: [Noah Wire Services](https://www.noahwire.com)