



MARSTON'S

Heritage Statement For
Kingsbridge public house
Riverside, Bourton on the Water, GL54 2BS



Grade II Listed building, on official records, listed as 'The Brookside Hotel'.

Entry Name: *The Brookside Hotel*

Listing Date: *12 August 1983*

Grade: *II*

Source: *Historic England*

Source ID: *1341644*

English Heritage Legacy ID: *126528*

1.
5224 VICTORIA STREET
(north-east side)

The Brookside Hotel
SP 1620 NE 3/16

II GV

2.
Early C19 with later addition on left. Coursed rubble with Cotswold stone roof, 1st floor band. Two storeys, 4 windows (double fronted housing with bay added to

left), all sashes with glazing bars except modern small paned row to right of door. Six panel door with rectangular light over. Steep pitch roof with stone verges to 3 ashlar ridge stacks. Important position.

Source: [The Brookside Hotel, Bourton-on-the-Water, Gloucestershire \(britishlistedbuildings.co.uk\)](http://britishlistedbuildings.co.uk)

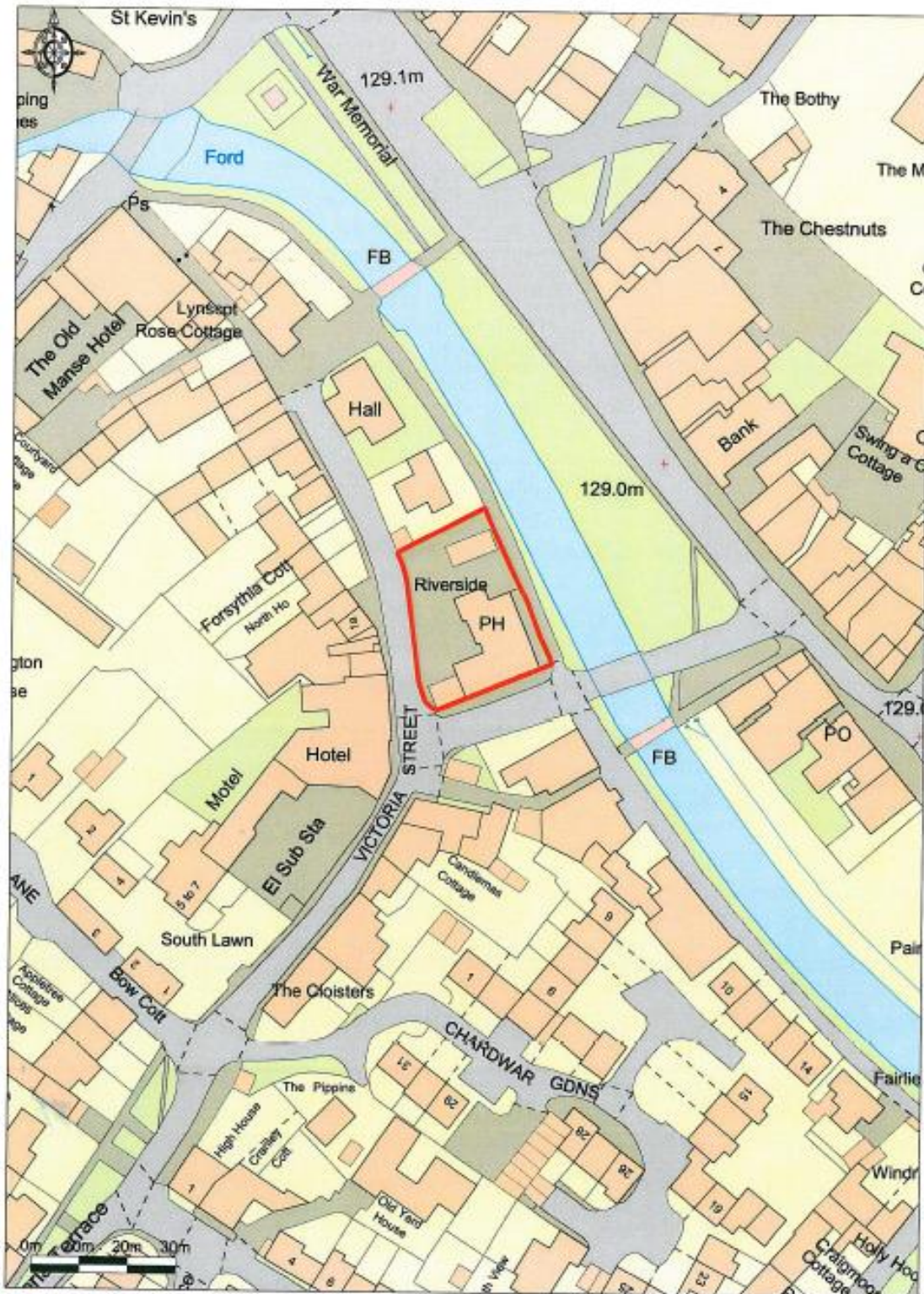
Approval sought to enhance customer experience by improved service for guests using the external areas.

The aim of the proposed works is to provide additional service space in the form of a larger external bar.

All works are to be carried out to improve the building as a public house, serving both local residents and passing tourists.

LOCATION PLAN

KINGSBRIDGE RIVERSIDE BOURTON ON THE WATER
GL54 2BS - PHC 91373



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Geotagging job: 3011. Printed Scale: 1:1250

PROPOSED DEVELOPMENT:

- I) The existing external 'bar', located within a shed in the rear yard, with a service hatch through to the raised patio, will be reconfigured to include a layout for glass wash facilities and storage.
- II) The existing covered structure on the raise patio (semi enclosed timber pergola with tiled roof) will be fully enclosed and this will become the new 'bar' for service to the main patio area.
- III) A lean-to canopy will be installed on the existing yard fence to create a covered space to protect an external dumb waiter for servicing external diners.



Area of Proposed Works

The riverside location attracts hundreds of tourists through the main summer season, as well as the regulars and local residents. Due to the footprint of the site, we have more covers (seats) externally than internally during peak times.

The existing patio bar has limited space and therefore limited service opportunity and customers end up queuing at the bar inside and affecting the atmosphere and experience of guests internally.

By creating a larger external bar we can increase product availability and more efficient service to guests using the patio and reduce pressure on the inside bar.

By adapting and utilising the existing pergola, we are not building any additional structures on the site with minimal visual impact to the adjacent properties.

This statement is prepared in support of the full planning and listed building application that relates to the Kingsbridge public house in Bourton on the water, where additional plans and details can be viewed.