



COLOINI + LANE

The Studio
19 Bowhill
Bedford
MK41 8EH

T +44 (0)1234 900 100
E hello@coloini-lane.com
W coloini-lane.com

KITCHEN OPERATION STATEMENT

PROJECT: Proposed works to Wootton Changing Room
ADDRESS: Wootton Changing Rooms, Church Road,
Wootton, MK43 9EU

PROJECT NO: 21181
DATE: APR 2023



Wootton Changing Rooms, Church Street, Wootton

KITCHEN OPERATION STATEMENT

The applicant is proposing the change of use of part of changing rooms and associated store rooms to Sui Generis for kitchen serving hot & cold drinks and cold snacks with associated toilet facilities, erection of bin store enclosure and installation of photovoltaic panels to roof.

The low-use kitchen will be leased out to operate only as per the hours suggested below and will not be permitted to operate as a cafe. This will be stated under any lease agreement and a peppercorn rate applied. A serving hatch has been provided to the kitchen which is indicated on the proposed drawings that have been submitted as part of the application and customers will purchase the items directly from the kitchen, via the serving hatch.

The proposal is not for the installation of a commercial kitchen. The proposed kitchen is to be a low-use kitchen and will contain a fridge, microwave oven, urn and sink only and will be used solely to provide hot and cold drinks / refreshments to people attending training and football matches on Saturdays & Sundays. It will also serve parents & their children during the school pick-up times of approximately 3pm to 4pm during the weekdays.

Wootton Rangers FC train on Saturday mornings and play their matches on Sunday mornings and the times are typically between 8am to 2pm (daylight hours). During the school pick-up times of approximately 3pm to 4pm during weekdays, parents & their children who have parked in the recreational ground car park, next to the play area, can purchase drinks and snacks after school whilst playing in the Parish Council owned play area.

No hot food will be prepared in the kitchen and the microwave's intended use will be to heat items such as a baby's milk bottle. Cold snacks such as crisps, chocolate bars, sweets, cakes, etc. are examples of the food items that are intended to be sold.

With regard to the adjacent village hall, they have their own kitchen of which it has nothing to do with the Parish Council or the local football teams and none of the items sold by the proposed low-use kitchen are associated with the village hall, whatsoever.