

IN THE MATTER OF:

A PROPOSED PREMIER INN, CHIPPING CLOSE, ST ALBANS, BARNET

HEARING:

WHITBREAD GROUP PLC

APPLICANT

ANNEX 1

Barnet Hotel, Restaurant and Bar



Premier Inn



WHY NOT START WITH A GLASS OF FIZZ?

Take a look at our Drinks Menu for the full range

thyme

BAR & GRILL

GLUTEN FREE?

Ask to see our separate menu

WHILE YOU DECIDE

CHEESY GARLIC FLATBREAD v
Hand-rolled and topped with rocket - ask if you'd prefer without cheese

OLIVES & FETA v

SHARERS

STICKY CHICKEN WINGS
Piri Piri, BBQ glazed or 'half and half' glazed wings, served with a blue cheese dip and a side of red chilli slaw

THE THYME SHARING PLATTER
Piri Piri glazed chicken wings, grilled lamb koftas, chicken and chorizo skewers, strips of hand-rolled garlic and parsley flatbread, battered onion rings with blue cheese and BBQ dips

STARTERS

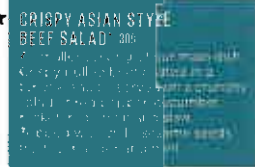
STICKY CHICKEN WINGS
Your choice of Piri Piri or BBQ glazed wings, served with a red chilli slaw and a blue cheese dip

★ **SPICED PULLED LAMB, FLATBREAD & HOUMOUS**
Served with tzatziki and pickled red onion

SMOKED HADDOCK & MOZZARELLA FISHCAKE **
Served with a fresh mixed leaf salad and tartare sauce

CLASSIC PRAWN COCKTAIL
Served with a fresh mixed leaf salad and ciabatta

THREE CHEESE FILO TART v **
Three cheese, red pepper and tomato filo tart topped with red onion marmalade and rocket



GRILLED LAMB KOFTAS*
Lightly spiced, succulent lamb koftas served with ciabatta, a crunchy Greek salad and a cool tzatziki dip

SEASONAL SOUP v
Served with ciabatta

CHICKEN & CHORIZO SKEWERS
Smoked paprika infused chicken and chorizo skewers served with a fresh mixed leaf salad and a cool tzatziki dip

BURGERS

SWAP TO SWEET POTATO FRIES

All stacked with flavour and served in a sesame seed bun with skin on chips and creamy coleslaw. If you'd prefer your burger without the bun - just ask!

DOUBLE CHEESE & BACON
Two juicy 4oz* beef burgers layered with melted Cheddar cheese and streaky bacon

BLACK & BLUE
Two juicy 4oz* beef burgers, layered with streaky bacon and crumbled blue Stilton*

Add an extra 4oz* beef burger, cheese and streaky bacon stack



★ **VEGGIE BURGER WITH GRILLED HALLOUMI & RED PEPPER** v
A soya and wheat burger with slices of grilled halloumi, red pepper and mayonnaise

21 DAY AGED 100% UK & IRISH FARM ASSURED BEEF STEAKS

STEAKS & GRILLS

SWAP TO SWEET POTATO FRIES

All our steaks come served with half a grilled tomato, mushrooms, rocket and skin on chips. Why not top your steak with garlic butter* - just ask

80Z* RUMP STEAK
Full of flavour with a firm texture, seared to perfection

80Z* RIBEYE STEAK +
Marbling gives this steak a soft texture and rich flavour

80Z* SIRLOIN STEAK
Succulent and tender with a delicate flavour, cooked your way

Make it yours, add a sauce or side to your steak...

SANCES
Peppercorn*
Prawn & Lobster**

SIDES

Three Sticky Chicken Wings
Garlic & Parsley King Prawns
Battered Onion Rings
★ Tenderstem* Broccoli

SURF 'N' TURF**

A succulent and tender 8oz* sirloin steak with garlic and parsley king prawns. Served with skin on chips, a crisp mixed side salad and lobster sauce

BBQ CHICKEN & BACON MELT

A succulent chicken breast topped with streaky bacon, Cheddar cheese and BBQ sauce. Served with skin on chips, a crisp mixed side salad and coleslaw

MIXED GRILL+

4oz* rump steak, half a chicken breast, half a gammon steak, pork sausage and a fried egg. Served with peas, mushrooms, half a juicy grilled tomato and skin on chips

Upgrade to an 8oz* rump steak



MEDITERRANEAN STYLE KEFLAVER PLATTER
Lightly spiced and succulent lamb with the slow-roasted and marinated chicken, egg, feta and tzatziki with a crisp salad and cool dressing

PIZZAS

PIZZAS

FRESHLY MADE EVERY TIME

Whether you prefer a meat lover's special or a veggie deluxe, our pizzas are hand-rolled and made fresh to order with a great selection of toppings. The choice is yours!

CHOOSE 3 TOPPINGS CHOOSE 6 TOPPINGS

Peppercorn | Chicken Breast | Streaky Bacon | Red Peppers v | Red Chilli v | Prawns
Pineapple v | Red Onion v | Rocket v | Jalapenos v | Mushrooms v | Tomato v

FAVOURITES

CHICKEN MAKHANI CURRY
Our medium-hot curry made with chicken breast pieces in a tomato and cream sauce, topped with red chilli and coriander. Served with basmati rice, naan bread, poppadom and mango chutney

CHICKEN KATSU CURRY
A tender chicken breast coated in crispy golden breadcrumbs and covered in a creamy and mildly spiced katsu curry sauce. Served on a bed of fluffy basmati rice with a crisp mixed side salad



★ **BEEF & IMPERIAL STOUT PIE**
A succulent beef and mushroom filling with a rich, creamy sauce and a golden, flaky crust

★ **SMOKED HADDOCK & MOZZARELLA FISHCAKES** **
Two smoked haddock and mozzarella fishcakes topped with a soft poached egg. Served with a crisp mixed side salad

CHICKEN ESCALOPE
A succulent chicken breast coated with crunchy breadcrumbs, topped with garlic and parsley spread and a fried egg, served with skin on chips and crisp mixed side salad

GAMMON STEAK
Topped with a grilled pineapple ring and a fried egg. Served with peas, half a grilled tomato, mushrooms and skin on chips

LIGHTER CHOICES

SEABASS EN PAPILLOTÉ **
Delicious oven-baked seabass fillet, gently steamed in a paper parcel with courgettes, juicy cherry tomatoes and thinly sliced potatoes. Served with a crunchy Greek side salad



★ **COBB SALAD** v
A succulent chicken breast topped with a soft poached egg. Served with a crisp mixed side salad

GRILLED HALLOUMI SALAD v **
Slices of grilled halloumi, tossed with mixed leaves, rocket, juicy yellow cherry tomatoes and red pepper in a French dressing

SWEET POTATO, SPINACH & FETA LASAGNE **
Served with a crisp mixed side salad

SIDES

- SKIN ON CHIPS v
- SWEET POTATO FRIES v
- BATTERED ONION RINGS
- MIXED SALAD v **
- GREEK SALAD v
- ★ TENDERSTEM* BROCCOLI **
- COLESLAW v
- THREE STICKY CHICKEN WINGS
- GARLIC & PARSLEY KING PRAWNS

LIGHTER DISHES

UNDER 150 & 300 & 600 CALORIES
based on average serving size

★ New dishes
+ Supplement for guests enjoying the meal deal

DINE FOR LESS

UNLIMITED
BREAKFAST
+
2 COURSE
DINNER &
A DRINK!

Ask a team member about our meal deal. Terms and conditions apply.

DESSERTS

★ **STICKY TOFFEE PUDDING** v
Served warm with custard



★ **CHOCOLATE & CHERRY CROWNIE**
A delicious chocolate crownie topped with a soft poached egg. Served with a crisp mixed side salad

STRAWBERRY FRO-YO v **
Creamy strawberry flavoured frozen yoghurt topped with fresh strawberries

DAIRY VANILLA ICE CREAM v
Three scoops topped with your choice of chocolate, salted caramel or raspberry sauce

Key to symbols: v Suitable for vegetarians, ve Suitable for vegans, * May contain traces of alcohol, ** May contain stones.

** May contain small bones/shell pieces. * Any weights declared are based on an approximate weight of 100g (3.5oz) unless stated. Don't worry, we know there are allergens in our food and drink which we need to tell you about, so please let your server know if you have a specific allergy or would like more information about our dishes. Menu descriptions may not list every ingredient. All prices include VAT. Tenderstem is a registered trademark. Stilton is a Certification trademark. This menu is available for a limited period of time and subject to availability. We may occasionally sell out of some of the more popular dishes. If we do, we'll do our very best to offer you the nearest alternative. Choose from 175ml house white, rose or red wine, lager, bitter, cider or a soft drink on selected drinks. Drink range varies by location. Ask a team member for the full selection available. + Add a third course means three courses a starter and main can order a dessert. Dishes under Sharers cannot be included as part of the Meal Deal, however dishes under While You Decide can be included as a starter. A supplement will be added for guests ordering the Surf 'N' Turf, Mixed Grill or 8oz Ribeye Steak. If you choose to leave a gratuity to thank your server, we want you to know that this goes straight to the person serving you today, in full. For Meal Deal rates and conditions please visit: www.thymemenu.com/gb/en/terms/booking-terms-and-conditions.html. Promoter: Wiltbread Group PLC, PO Box 777, Dunstable LU5 5XE.

MSC-C-55716
Seaford with this mark comes from an MSC-certified sustainable fishery. www.msc.org

Shaun the Sheep

Come on down and join Shaun and his farmyard friends for a summer of fun

STARTERS FOR THE FLOCK

CHEESY GARLIC FEATHBREAD 207 kcal
Served with cucumber sticks

VEGGIE STICKS 117 kcal
Pepper, carrot and cucumber sticks served with a yoghurt & cucumber dip

CHICKEN MEATBALLS 117 kcal
Served with cucumber sticks and BBQ dip

PUDS FOR EWE

STRAWBERRY FLAVOURED JELLY 100 kcal

FRESH FRUIT SALAD 49 kcal
Orange segments, pineapple, red and green apple and grapes

MINI AMERICAN STYLE PANCAKE FONDUE 219 kcal

Warm American style pancake quarters served with sliced banana, fresh strawberries and chocolate dipping sauce

YEO VALLEY STRAWBERRY YOGURT 127 kcal

STRAWBERRY PRO-YO 103 kcal
Creamy strawberry flavoured frozen yoghurt

ICE CREAM 198 kcal
2 scoops of vanilla ice cream served with your choice of raspberry or chocolate sauce

ANY COURSES

Main + Starter or Fud + Drink

GROWN UP STUFF

We have carefully selected our grown up ingredients especially for your little ones

PACKED FULL OF GOODNESS
31% don't tell their cows of our delicious chicken nuggets and our tomato 'meat' balls is packed full of farm favourites. You've got to serve in moderation, our tomato sauce is low in salt and all our food is free from artificial colourings

QUALITY PRODUCE
From our 100% real mince to our free-range pork sausages, we source locally, giving parents peace of mind that their little ones are eating the best

SWIFFIES
Your kids can never waste out a bite for it's different one of their choice - a simple way of getting them to dig in to their meal and eat their veggies

1 of 5 a day

LOOK OUT FOR THE CORROIT

THE MAIN YARD

100% BEEF BELT
CREATE YOUR OWN BURGER 400-450 kcal
If plain, 400+ burger in a soft bun, served with all the on chips and beans

100% BEEF BELT
MINI FISH & CHIPS 400-450 kcal
Full cheese or 'stuffed' bacon for 50p

100% BEEF BELT
MINI PASTA & CHICKEN MEATBALLS 162 kcal
Served with garlic feathread and cucumber 'tations'

100% BEEF BELT
STEAK & CHIPS 400-450 kcal
Served with skin on chips and peas

100% BEEF BELT
TOMATO FONDUE 453 kcal
Served with garlic feathread and cucumber 'tations'

100% BEEF BELT
CRISPY CHICKEN MEATBALLS 162 kcal
Served with mini packet potatoes and peas

100% BEEF BELT
CREATE YOUR OWN PIZZA 400-450 kcal
A mini 6" hand rolled pizza made fresh to order by our chefs, with your choice of toppings

100% BEEF BELT
MINI PASTA & CHICKEN MEATBALLS 162 kcal
Served with skin on chips and beans

100% BEEF BELT
MINI PASTA & CHICKEN MEATBALLS 162 kcal
Served with skin on chips and beans

SWAP YOUR 'SIDES'

Just ask if you'd like to swap your sides. Why not try one of Shaun and the flock's favourites?

Garlic Feathread 228 kcal

Skin on Chips 181 kcal

Two mini jacket potatoes 155 kcal

VEGGIE BITS INSTEAD OF CHIPS

Baked beans 51 kcal

Veggie sticks 14 kcal

Peas 47 kcal

DRINKS

All our drinks have no added sugar (they contain naturally occurring sugars)

SLURP SLURP!

Fruit Shoot, Apple & Blackcurrant (Contains added vitamins)

Fruit Shoot, Orange (Contains added vitamins)

Orange juice

Apple juice

Milk

FREE TAP WATER FOR FAMILIES. JUST ASK. (We'll even give you glasses!)

COLOUR IN SHAUN & HIS PALS

DON'T FORGET KIDS EAT BREAKFAST FREE!



Finished colouring in already! Ask a member of the team for more Shaun the Sheep colouring in sheets.



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EVERYTHING ELSE

Cold and refreshing, fruity and fizzy, a range of real thirst quenchers

BOTTLED SOFT DRINKS	
120 ORANGE & PASSION FRUIT 275ml	2.65
120 APPLE & MANGO 275ml	2.85
120 SPRITZ APPLE & WATERMELON 275ml	2.75
R WHITES RASPBERRY LEMONADE 330ml	2.75
FEWTHANS MANDARIN & SEVILLE ORANGE JIGGER 275ml	2.45
<p><small>Feewthans is an old English name for a cold medicine, which is based on mandarin and the fruit of Seville oranges (oranges & lemons).</small></p>	
PENTIMANS VICTORIAN LEMONADE 275ml	2.85
100% sparkling apple juice 275ml	3.00
PURGEYS REJUVENATE MULTIVITAMIN JUICE DRINK 330ml	2.75
MINERAL WATER Still or sparkling 330ml	2.30
<p><small>Pepsi Max, Pepsi and R Whites Lemonade also available</small></p>	

COFFEE & HOT DRINKS	
ESPRESSO	1.50
CAPPUCINO	2.25
CAFFE LATTE	2.25
AMERICANO	2.00
SOLO	1.50
INDIPO	1.85
PRIMO	2.25
MEDIO	2.55
HOT CHOCOLATE	2.50
TEA	1.50
PRIMO	2.50
MEDIO	2.80

LIQUEUR COFFEE	
BAILEY'S LATTE	4.25
<p><small>Bailey's Irish Cream with espresso and steamed milk</small></p>	
IRISH COFFEE	4.25
<p><small>Jameson Irish Whiskey and a cream float</small></p>	

SIP BACK, RELAX

JOIN US IN THE BAR



WE'VE CAREFULLY SOURCED OUR RANGE OF DRINKS
SO WE'RE SURE YOU'LL FIND SOMETHING YOU LOVE

drinkaware.co.uk

BEERS & CIDERS

Whether you want something hoppy, fruity or full of flavour, we've got a refreshing drink for you

LAGER & BEER

Refreshing and brimming with flavour. Grab a bottle and enjoy!

PERONI
330ml | 5.1% | 1.7 units

GARDNER'S
330ml | 5.0% | 1.7 units

HOP HOUSE 13
330ml | 5.0% | 1.7 units

BREWDOG PUNK IPA
330ml | 5.6% | 1.8 units

SHARP'S DOGM BAR
500ml | 4.3% | 1.2 units

LOW, NO & FREE

ESTRELLA DAURA DAMM
Gluten Free | 330ml | 5.4% | 1.8 units

BEEK'S BLIDE
Alcohol Free | 275ml | 0.05% | 0.0 units

REKORDERLIG STRAWBERRY & LIME
Low Alcohol | 500ml | 0.2% | 0.1 units

CIDER

Crisp and sweet or fresh and fruity, our ciders of the house rule!

REKORDERLIG STRAWBERRY & LIME
500ml | 4.0% | 2.0 units

REKORDERLIG WILD BERRIES
500ml | 4.0% | 2.0 units

MAGNERS IRISH CIDER
500ml | 4.5% | 2.3 units

LOW, NO & FREE

ESTRELLA DAURA DAMM
Gluten Free | 330ml | 5.4% | 1.8 units

BEEK'S BLIDE
Alcohol Free | 275ml | 0.05% | 0.0 units

REKORDERLIG STRAWBERRY & LIME
Low Alcohol | 500ml | 0.2% | 0.1 units

SPIRITS

All of our gins, rums and vodkas are served 25ml with your choice of a Britvic 200ml mixer, Pepsi Max, Pepsi or R White's Lemonade

GIN

Upgrade to a Fever-Tree mixer for just 50p

SPRISWITH
4.50
Bold, complex and full of flavour, Spriswith is the benchmark for a London dry gin.

GORDON'S
4.10
A distinctively refreshing taste that comes from hand-picked juniper berries and a selection of botanicals

BOMBAY SAPPHIRE
4.30
A unique blend of fresh citrus and juniper flavours combined with a light spicy finish

VODKA

SMIRNOFF RED
3.90
37.5% | 1.9 units

ABSOLUT
4.10
40.0% | 1.0 units

WHISKEY & BOURBON

FAMOUS GROUSE
2.90
40.0% | 1.0 units

JAMESON'S IRISH
3.00
40.0% | 1.0 units

JACK DANIEL'S TENNESSEE NO.7
3.20
40.0% | 1.0 units

BLENDFOOTER MALT 12 YO
3.20
40.0% | 1.0 units

HIGHLAND PARK 12 YO
3.40
40.0% | 1.0 units

TALISKER 10 YO
3.50
45.8% | 1.1 units

RUM

BACARDI CARTA BLANCA
3.90
Bacardi Carta Blanca is a light tasting rum made from the finest sugarcane. It's a light, clean rum with delicate floral and spicy notes, ideal for mixing

CAPTAIN MORGAN DARK
4.10
The Original Rum is a premium blend of five rum marques from three different Caribbean countries, creating rich complexity of flavour

CAPTAIN MORGAN SPIGED GOLD
4.20
A premium spirit drink made with the finest Caribbean Rum expertly blended with adventurous spice and natural flavours

MALIBU
3.00
21.0% | 10.5 units

ARCHERS BEACH SCHNAPPS
3.00
18.0% | 10.5 units

THE BEST OF THE REST

OLMECA TEQUILA
3.00
36.0% | 1.0 units

SAMBICA
3.00
36.0% | 1.0 units

JAGERMEISTER
3.00
35.0% | 0.9 units

COURVOISIER VS
3.20
40.0% | 1.0 units

DISARONNO AMARETTO
3.00
28.0% | 0.7 units

MALIBU
3.00
21.0% | 10.5 units

ARCHERS BEACH SCHNAPPS
3.00
18.0% | 10.5 units

Other spirits may be available, ask a member of the team

FEELING PECKISH?

Team up your drink with a delicious snack or if you're feeling hungry for more, take a look at our main menu

CHEESY GARLIC FLATBREAD v

SWEET POTATO FRIES v

CHICKEN WINGS

SKIN ON CHIPS v

OLIVES & FETA v

Ask a team member for pricing

v Suitable for vegetarians. *May contain traces



THAT'S THE SPIRIT

WINES

We have a colour and flavour for whatever suits your mood and food

WHITE

VISTAMAR MATINAL SAUVIGNON BLANC Dry and refreshing <i>Chile</i> alc 13.5% vol	BOTTLE 250ML	175ML
	14.99	4.35
PROSPETTI PINOT GRIGIO Dry, light and soft, the ever popular Pinot! <i>Italy</i> alc 11.5% vol	15.49	4.45
WOLF BLOSS CHARDONNAY With zingy citrus fruit flavours <i>Australia</i> alc 13.5% vol	15.99	4.70
GAVI DI GAVI Fresh, crisp and zingy <i>Italy</i> alc 12.5% vol	17.49	4.95

VILLA MARIA MARLBOROUGH SAUVIGNON BLANC

With delicious gooseberry fruit flavours and a refreshing finish
New Zealand | alc 13.0% vol

18.99 **6.70** **5.00**

PACO & LOLA ALBARIÑO RIAS

Peachy, pear and apple flavours, balanced acidity and good length
Spain | alc 13.0% vol

19.99 - -

RED

CANYON ROAD MERLOT

A soft, smooth Merlot for everyday drinking with aromas of wild berries and a hint of pepper *USA* | alc 13.0% vol

BOTTLE 250ML 175ML
14.99 **5.40** **4.35**

WOLF BLOSS BILYARA SHIRAZ

Dark cherry red with plum flavours, vanilla undertones and a long smooth finish *Australia* | alc 13.5% vol

15.99 **5.80** **4.70**

SIERRA ALTA MALBEC

With rich flavours of red berry fruits, peppery spice and mint
Argentina | alc 13.0% vol

16.99 **6.00** **4.75**

CAMPO VIEJO TEMPRANILLO RIOJA

Super smooth with a hint of sweet spice
Spain | alc 13.5% vol

17.49 **6.25** **4.95**

BERTON METAL 'THE BLACK' SHIRAZ

Strong, bold and intense, yet surprisingly soft and easy drinking *Australia* | alc 14.5% vol

19.99 - -

ROSÉ

CANYON ROAD WHITE ZINFANDEL

A delicious rosé infused with rich strawberry flavours
USA | alc 8.5% vol

BOTTLE 250ML 175ML
15.49 **5.50** **4.35**

PINOT GRIGIO ROSÉ

A light and refreshing dry rosé *Italy* | alc 11.5% vol

16.99 **6.15** **4.85**

FIZZ

PROSECCO 20CL MINI BOTTLE 5.99

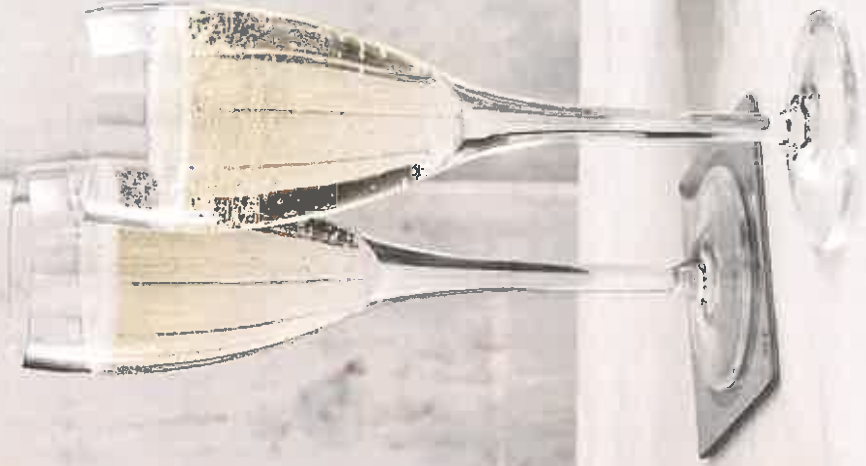
The perfect Prosecco for one
- not for sharing! *Italy* | alc 10.5% vol

GALANTI PROSECCO 75CL BOTTLE 19.99

Sparkling dry wine, full of apricot & peach flavours *Italy* | alc 10.5% vol

MUM NV CHAMPAGNE BOTTLE 34.99

Rich yet smooth and perfectly balanced *France* | alc 12.0% vol



All our wines are available in 125ml serve
Please ask a team member for prices

Economic Benefits Infographic

PROPOSED DEVELOPMENT 100 bed Premier Inn hotel with integral restaurant

SITE Barnet Market, Chipping Close, London Borough of Barnet

Construction Phase



£6.9 million

Investment in construction plus £500,000 to local infrastructure projects¹



40 jobs supported directly

FTE (full time equivalent) jobs supported on and off site (12 month construction period)

15 additional jobs supported

through onward employee spend and supply chain procurement



£2.6 million

total GVA³ economic output during each year of construction

Operational phase

Benefits to visitors to economy



38,700 visitors per annum

Of which, circa 60% of guests are likely to be staying for leisure and 40% staying for business



up to £2.8 million

in visitor expenditure per year supporting employment and businesses within the retail, hospitality, tourism and travel sectors

Benefits to labour market and local economy



50 jobs created in the new hotel

These will be a range of full time and part time positions in the restaurant, front of house and cleaning teams

10 additional jobs created

through onward employee spend and supply chain procurement



£1.4 million

GVA³ economic output per annum generated by new employees



£91,688

Contribution towards apprenticeships and training within the Borough⁴



£150,000

Lift in business rate revenue collected by Barnet Council per annum⁵



Up to £250,000

Spent on suppliers per annum



£750,000 per annum

Total salary expenditure by Premier Inn at this hotel

¹ Provided by client and includes assumptions made regarding infrastructure costs and professional fees

² Community Infrastructure Levy of £500,000 to be paid to Barnet Council

³ GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes

⁴ STGG contributions to be paid to Barnet Council to spend on local apprenticeship and training opportunities

⁵ Of which the local authority can keep 50% of uplift in business rates (100% from 2020. The top ups and tariffs system is likely to remain)