

View our plans for new  
office and hotel space at  
**One Langston Road, Loughton**

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Aerial image of the site (outlined in red)

Higgins Group HQ has been based in Langston Road for over 15 years following a planning permission in 2004 to develop the site into office space in two phases.

The existing HQ was built in 2005 as part of the first phase. However, the second phase of the development was not implemented and the area which would have been phase two is now earmarked for an alternative development.

Earlier this year planning permission was granted to convert the existing HQ into 57 new homes. This has been driven by the need for Higgins Group to have office space that better suits their current working practices.

Higgins Group are excited to now be bringing forward proposals to redevelop the existing car park to deliver new high-quality office space, which in part will become the new HQ, alongside a new a 100-bed hotel operated by Travelodge.

# The Proposals



Indicative architects image of proposed scheme



A new high quality, purpose-built office building with 3,835m<sup>2</sup> of floorspace, which will stand at the same height as the existing building



A 6-storey 100-bedroom hotel



Approximately 120 car parking spaces



Approximately 73 secure cycle parking spaces



A high-quality landscaping scheme

## Benefits of the scheme



The provision of approximately 390 jobs during the construction and operational phases, boosting the local economy



High-quality office space on a designated employment site



The provision of hotel accommodation in a site with excellent connectivity



The implementation of green roofs to help increase biodiversity, water retention capabilities and reduce rainfall run-off



The provision of electric vehicle charging spaces, encouraging the use of more sustainable modes of transport



Landscaping and public realm improvements, including tree planting, to enhance the site visually with benefits for air quality



Indicative architects image of proposed scheme

# Have your say

From **30 November until 14 December 2021**, we will be consulting the local community on our proposals for the site, ahead of submitting a planning application to Epping Forest District Council.

You can take part in the consultation in the following ways:



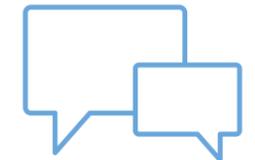
**In person**

- Attend our public exhibition which is being held on **1st December 2021, from 4pm-8pm at Higgins HQ, One Langston Road, Loughton, IG10 3SD.**
- Complete a feedback form at the event, or take one home to fill out. You can return this using one of the freepost envelopes available at the event. Please note that the deadline for feedback is **Tuesday 14 December 2021.**



**Online**

- Visit our website **www.higginshqconsultation.co.uk** and browse the exhibition materials available at the 'virtual exhibition' tab.
- Complete our online feedback form using the 'feedback' tab of the website. Please note that the deadline for feedback is **Tuesday 14 December 2021.**



**Not online?**

- Call us on **0800 298 7040**, providing the name of the project, your name and address, and we will send you a physical consultation pack in the post, including exhibition boards, a feedback form and a freepost envelope.
- Complete the feedback form and return it using the enclosed freepost envelope. Please note that the deadline for feedback is **Tuesday 14 December 2021.**

## Have your say

 0800 298 7040

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 [www.higginshqconsultation.co.uk](http://www.higginshqconsultation.co.uk)

