

EXECUTIVE SUMMARY

TOMORROW IS NOW?

London is currently facing key strategic choices about its airports for the 21st century, and a significant housing shortfall. The response to these determining factors will be instrumental to how London and the UK performs in the coming decades and for generations to come.

With systems at near capacity, strategic decisions need to be made now, for the short, medium and long term that will safeguard future generations and provide effective solutions for the future. To secure the successful long term global status of London and the UK for the course of the 21st century, irrespective of what decisions are taken in 2015, will involve significantly larger investment and more radical strategies than solely the extensions of existing systems.

The Heathrow City proposal supports the case that these longer term decisions need to be made now. An interim solution may only lead to more significant problems later down the line.

Heathrow City needs to be all things to many people to define itself:

It needs to address labour market issues as result of the closure of the airport

It needs to serve its immediate community

It needs to deliver growth to the western Thames corridor and beyond

It needs to help drive London's economy

It needs to create a significant quantum of new jobs

It needs to position itself for the UK market and deliver growth

It needs to have global significance and profile

It needs to solve a major element of London's housing crisis

It needs to attract new people and define new lives

It needs to break down barriers and reach out

It needs to grow from itself

It needs to be real

It needs to be special

It has the capacity to do all

Our vision for Heathrow City aims to balance all these elements. The city needs to operate at many levels. This will be its richness and vitality, making it a real place. In the studies we have attempted to balance its aspirations with resolving the conditions on the ground. The following material is illustrative only of a possible scenario, the potential of Heathrow City being huge, and which would need to be tested fully in future studies, and in the context of a wider debate.

The studies show Heathrow City emerging as a fully integrated multi-nodes city, with a distinctive centre derived and evolved from the airport structure, incorporating a range of scale, with uses and types both centralised and dispersed, while held together as a whole. Embedded in its setting and wider landscape, yet singular and distinctive, balancing the formal and informal and at one with its immediate setting and locality, yet fully tuned for regional, national and international opportunity.

We hope you enjoy it!