

Submission by Tim Tinker – Heygate estate architect



I was the Lead Architect responsible for the design of Heygate from its earliest inception stage up until the last handover and contract completion.

I submit that the design of Heygate was an appropriate and far sighted solution to providing local authority housing on such a difficult site, surrounded as it is by main roads, including one of the busiest and noisiest in London, the New Kent Road. The fact that Heygate turns its back on these noisy polluting roads, far from being a criticism, is a major asset. In particular the area in the centre of Heygate, entirely traffic free and much larger than the proposed new Park, provides an almost ideal environment for families in central London to bring up their children in.

I submit that the design of Heygate is as appropriate today as it was in the 1970s and that if were not for decades of poor management and low maintenance, Heygate would be a jewel in any residential property portfolio, private or public.

I submit that the public walkways as designed for Heygate were and still should be a public asset. Their design took into account the need for defensible space and public overview. The whole farrago of Heygate being a Muggers' Paradise is just that, a farrago of half truths and lies put about by people who should have known better.