

**LONDON**  
**REVIEW PANEL**

Director  
DP9

July 2025

Dear

**London Review Panel, Chair Review: Trout Road**

Please find enclosed the London Review Panel (Chair Review) report following the design review of the Trout Road on the 11<sup>th</sup> July 2025. I would like to thank you for your participation in the review and offer ongoing Mayor's Design Advocate support as the scheme's design develops.

Yours sincerely,

Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor, Planning, Regeneration and the Fire Service

Philip Graham, Executive Director of Good Growth, GLA

Louise Duggan, Head of Regeneration, GLA



## Report of London Review Panel (Chair Review) meeting for Trout Road, LB Hillingdon

11<sup>th</sup> July 2025

Review held in person.

## London Review Panel – Chair Review

MDA (Chair)

## Attendees

DP9

London Borough Hillingdon – LPA Case Officer

London Borough Hillingdon (DM Team Leader)

London Borough Hillingdon (Area Planning Service Manager)

Patel Taylor Architects

Patel Taylor Architects  
Patel Taylor Architects

GLA Design Unit (Design Officer)

GLA Design Unit (Panel Manager)

GLA Development Management - Case Officer

GLA Development Management - Team Leader

**Report copied to**

Jules Pipe

Philip Graham

Louise Duggan

Deputy Mayor for Planning, Regeneration and Skills

GLA Executive Director of Good Growth

GLA Head of Regeneration

## Confidentiality and publication

Please note that while schemes not yet in the public domain, for example at a pre-application stage, will be treated as confidential, as a public organisation the GLA is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review. Review reports will target publication to the London Review Panel webpage six months following the review unless otherwise agreed.

## **London Review Panel – Chair Review comments**

### **Summary**

The chair supports the overall approach to the masterplan layout and the visual and physical connection through the site is strong.

The chair supports the general heights strategy and approach to lower building heights towards the High Street and the increasing height towards the canal.

The chair highlights that the applicant should review the height and massing of Block E, particularly due to its proximity to the canal and neighbouring residential buildings. The chair raised the need for more visualisations of Block E from surrounding streets and along the canal to understand the context and assess if the massing and height is appropriate for the location.

The chair raises concerns around the movement of people, particularly women and girls, through the site and along the canal at night, where the commercial uses in Block J will be inactive at night, and the canal may feel poorly overlooked.

The chair welcomes the detail presented to the appeared of the buildings, highlighting that the change from mews houses to detached houses (H1, 2 and 3) is particularly successful.

### **Site layout**

- The chair supports the key masterplan layout principles and the visual and physical connection through the site is strong and is supported generally.
- The canal-side setting and proximity of the development to the canal requires more visualisation to understand what this feels like spatially, particularly during nighttime. The chair raises concern that women or girls moving through the site or along the canal may feel unsafe.
- Inactive frontages to Block J when commercial spaces are closed at night was raised as a concern, and that the applicant should address how these possible safety issues can be mitigated through the design.
- The change from the mews street typology (formally block C) to the proposed detached houses (Blocks H1, 2 and 3) appear to be successful, and the chair states the framing design works well.

### **Scale, height and massing**

- The chair supports the general heights strategy and approach to lower building heights towards the High Street and the increasing height towards the canal.
- The proposed 11 storey building height to Block G and its position and proximity to the canal feels less appropriate in this context, and the chair welcomes more detail to the ground floor environment and greening to the canal.
- The chair highlights that the applicant should review the height and massing of Block E, particularly its proximity to the canal and neighbouring residential buildings.
- The chair raises the need for more visualisations of Block E from surrounding streets, particularly along St. Stephens Road, to understand the context and to enable the ability to assess if the massing/bulk and height is appropriate for the location. The views of Block E should also include the existing trees as it is unclear whether these would screen the building.

### **Landscape and public realm**

- The chair welcomes more clarity regarding the offset distances from the canal to the proposed building frontages, and generally welcomes more detail is presented to this section of the masterplan.
- The quantity of car parking was raised, and the chair states that the applicant should explore where parking can be reduced and replaced with more green spaces, particularly to the rear of Blocks B1, 2 and 3, to optimise UGF.

### **Residential quality**

- There were some concerns around the ground floor configuration of Block C, and how the applicant should review the design to ensure the risks of people congregating underneath the building are mitigated.
- The decorative metalwork 'Veil' at the ground floor of Block C, as depicted in the visualisations, gives a misleading impression of inactive frontages.
- The chair welcomes that the view from the rear of Block D has been updated to include the fence which helps with understanding the scale of the space.
- The chair states the design of Block B meeting the sky is particularly successful.
- The approach of the mansard roofs to Block D feels slightly out of context and the applicant is encouraged to revisit this design.
- The applicant should consider the balcony design across the scheme, and how solid fenestration arrangements can be used to improve privacy.

### **Next Steps**

The chair thanks the applicant team for the clear presentation of the scheme and is available to review the scheme again if requested to do so by the GLA.