

Maiden Lane phasing plan

Submitted in support of Condition 33 of planning application 2012/5552/P and Clause 2.35 of the Shadow S106 agreement

- (a) Identification of the phases of building the development – see Table 1
- (b) No more than 75% of the Market Housing Units shall be occupied in each phase before the Affordable Housing Units are ready for occupation
- (c) The programme at Table 2 demonstrates that no more than 25% of the market housing in a phase will be occupied before all the affordable housing in a previous phase is ready for occupation.
- (d) Programming – see Table 2.
- (e) This phasing plan will be reviewed quarterly and any changes affecting the commencement or occupation of any of the dwellings will be reported to Camden planning.
- (f) In the event of a change of developer/ownership a new phasing plan will be submitted for approval by the local planning authority prior to continuation of the development.

TABLE 1

| MAIDEN LANE CONSTRUCTION BY BLOCK | | | | | | | |
|-----------------------------------|-------|------------|------------|-------------|-----|------|-----|
| PHASE | BLOCK | START | COMPLETION | NO OF UNITS | | | |
| | | | | RENT | INT | SALE | TOT |
| 1 | A | 04/12/2013 | 11/06/2015 | 0 | 27 | 65 | 92 |
| | B | 04/12/2013 | 04/12/2014 | 0 | 0 | 16 | 16 |
| | C | 04/12/2013 | 04/12/2014 | 0 | 16 | 0 | 16 |
| | D | 07/02/2014 | 27/02/2015 | 0 | 0 | 30 | 30 |
| | E | 07/02/2014 | 27/02/2015 | 0 | 0 | 30 | 30 |
| | F | 30/05/2014 | 18/05/2015 | 20 | 0 | 0 | 20 |
| | G | 30/05/2014 | 18/05/2015 | 20 | 0 | 0 | 20 |
| 2 | H | 16/02/2015 | 03/02/2016 | 15 | 10 | 0 | 25 |
| | I | 09/02/2015 | 08/01/2016 | 8 | 0 | 0 | 8 |
| 1 | J | 06/01/2014 | 22/10/2014 | 8 | 0 | 0 | 8 |
| | TOT | | | 71 | 53 | 141 | 265 |

TABLE 2

| MAIDEN LANE CONSTRUCTION PROGRAMME | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|---|--------|------------------|--------|--------|--------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| BLOCK | Dec-13 | Jan-14 | Feb-14 | Mar-14 | Apr-14 | May-14 | Jun-14 | Jul-14 | Aug-14 | Sep-14 | Oct-14 | Nov-14 | Dec-14 | Jan-15 | Feb-15 | Mar-15 | Apr-15 | May-15 | Jun-15 | Jul-15 | Aug-15 | Sep-15 | Oct-15 | Nov-15 | Dec-15 | Jan-16 | Feb-16 |
| | PHASE 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | 65 outright sale and 27 affordable intermediate | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 16 outright sale | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | 16 affordable intermediate | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | | | 30 outright sale | | | | | | | | | | | | | | | | | | | | | | | | |
| E | | | 30 outright sale | | | | | | | | | | | | | | | | | | | | | | | | |
| F | | | | | | 20 affordable rent | | | | | | | | | | | | | | | | | | | | | |
| G | | | | | | 20 affordable rent | | | | | | | | | | | | | | | | | | | | | |
| J | 8 affordable rent | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PHASE 2 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | 15 affordable rent, 10 affordable intermediate | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I | 8 affordable rent | | | | | | | | | | | | | | | | | | | | | | | | | | |