

USAGE
KING'S CROSS, CANARY WHARF, BROADGATE AREA

USAGE

This booklet aims to give an overview on how privately owned public spaces function: how these spaces are used by the public, how people behave in these spaces and *who* actually use the space. The study contains photographs of the usage of multiple privately owned public spaces within London, such as: *Pancras Square, Granary Square, Gasholder Park, Wharf Road Garden, Lewis Cubitt Park, Cabot Square, Canada Square Park, Jubilee Park, West India Quays, Crossrail Place Roof Garden, Reuters Plaza, Exchange Square, Bishops Square, Broadgate Plaza, Broadgate Circle and Finsbury Avenue Square*. The photographs are organised in a way that the sequence of spaces becomes visible. 'Usage' is the first part of a series, including: 'Elements' and 'Materials'. Photography was used as a medium to investigate the usage which is seen in privately owned public spaces. In order to understand the grey area between privately owned 'public' space and public space.

PANCRAS SQUARE,
GRANARY SQUARE,
GASHOLDER PARK,
WHARF ROAD GARDEN,
LEWIS CUBITT PARK.

PRIVATELY OWNED BY: KING'S CROSS CENTRAL



King's Cross Station, in front of Pancras Square
 Tourists, working people, passengers
 Places of traffic and pausing, generates flows of people



King's Cross Station, in front of Pancras Square
 Tourists, working people, passengers
 Places of pausing



King's Cross Station, in front of Pancras Square

Tourists, passengers

Place of pausing



In front of Pancras Square

Tourists, passengers, maintenance

Place of pausing



Pancras Square

Working people
Guided along the sides of static division element



Pancras Square

Passengers, tourists
Place of pausing: consumerism



Pancras Square
Passengers, tourists
Place of pausing: consumerism

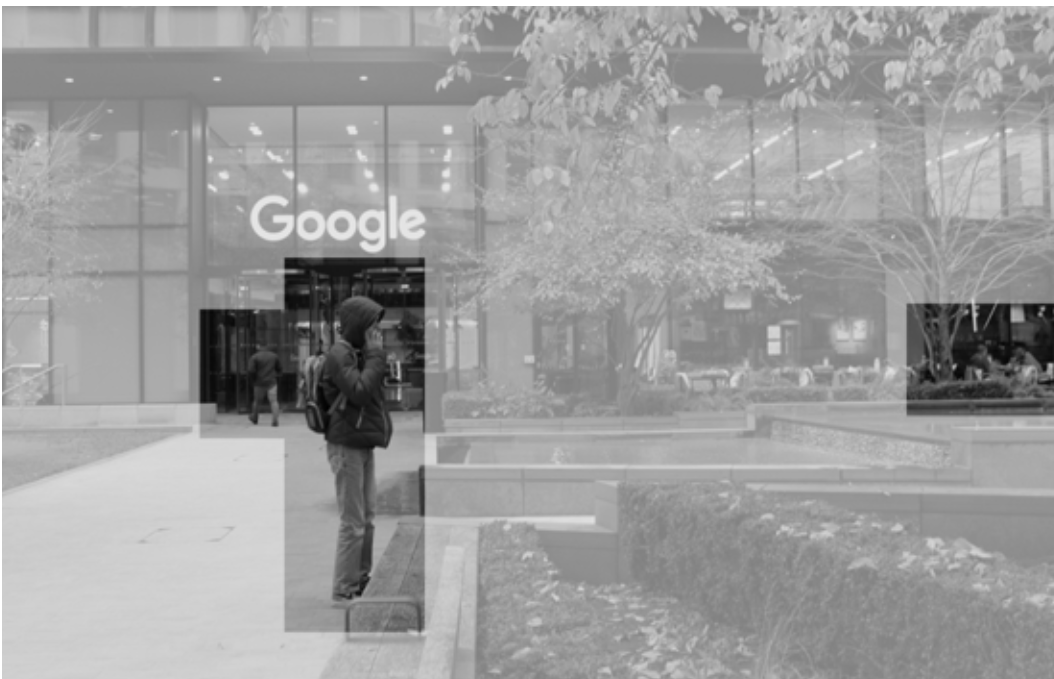


Pancras Square
Passengers walking the dog
Green open space used as park



Pancras Square

Passengers, tourists, working people
Place of traffic and pausing



Pancras Square

Passengers, tourists, working people
Place of traffic and pausing



Pancras Square
 Passengers, tourists, working people
 Place of traffic and pausing: consumerism



Pancras Square
 Passengers, tourists, working people
 Places of traffic



Pancras Square

Working people

Guided along the sides of static division element, transition zone towards



Inbetween Pancras Square and Granary Square

Tourists, passengers

Places of traffic



Pancras Square
Passengers, tourists, working people, maintenance
Places of pausing



Pancras Square
Passengers, tourists, working people
Places of pausing



Pancras Square
 Passengers, tourists, working people
 Place of traffic



Pancras Square
 Passengers, tourists, working people
 Place of traffic and pausing

Pancras Square
Passengers, tourists, working people
Places of traffic, guided along retail and consumerism



Pancras Square
Passengers, tourists, maintenance
Places of traffic





Pancras Square

Working people, passengers, tourists

Places of pausing and traffic, guided along the sides of static division elements



Along Pancras Square, towards Granary Square

Passengers, tourists, shoppers

Place of pausing, traffic guided along elements promoting to 'SHOP, EAT, DRINK, DISCOVER'



Along Pancras Square, towards Granary Square

Passengers

Place of traffic inbetween elements



Along Pancras Square, towards Granary Square

Passengers, tourists, working people

Place of pausing and traffic



Along Pancras Square, towards Granary Square
Passengers, tourists
Place of traffic, guided along retail and consumerism: elements as division tool



Along Pancras Square, towards Granary Square
Passengers, tourists
Places of pausing: elements as division tool



Along Pancras Square, towards Granary Square

Passengers, tourists

Place of traffic, guided along retail and consumerism: elements as division tool



Along Pancras Square, towards Granary Square

Passengers, tourists, working people

Place of traffic, guided along retail and consumerism: elements as division tool.



Inbetween Pancras Square and Granary Square

Working people
Places of pausing



Granary Square: waterside

Passengers, tourists, working people
Place of pausing



Granary Square: waterside
Passengers, tourists, working people
Place of pausing



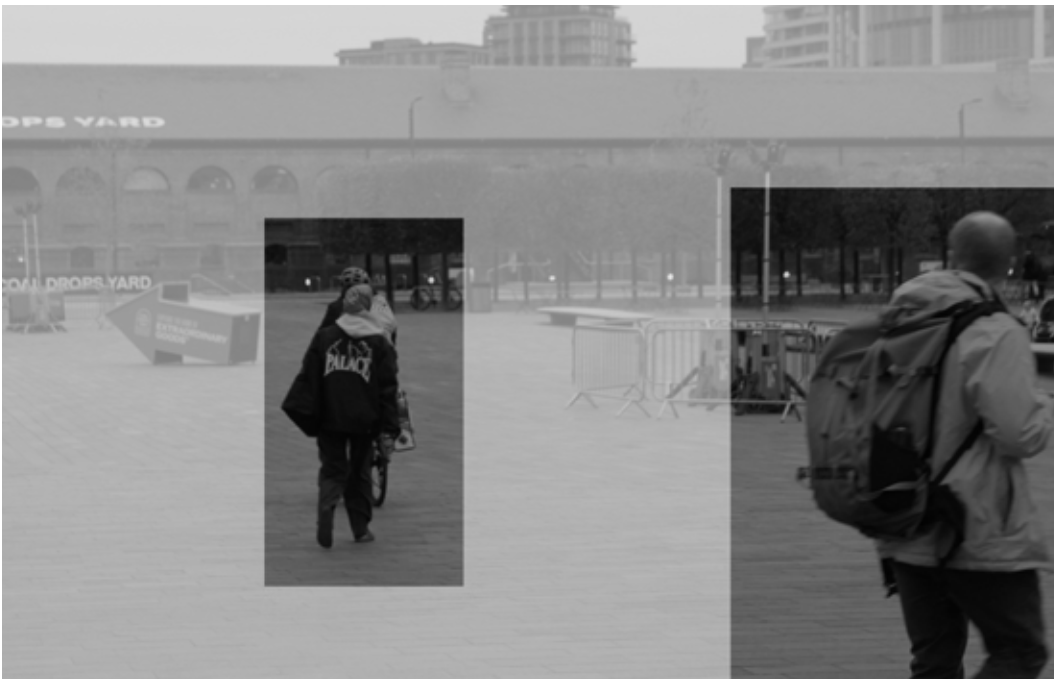
Granary Square
Passengers, tourists, working people
Dominantly a place of traffic, guided along consumerism: elements as division tool facilitating place to pause



Granary Square, Gasholder Park visible in the background

Passengers, tourists, working people

Dominantly a place of traffic, guided along consumerism: elements as division tool facilitating place to pause



Granary Square

Passengers, tourists, working people

Place of traffic

Granary Square, Coal Drops Yard visible in the background
Passengers, tourists, maintenance
Places of traffic, elements as guiding tool



Granary Square
Passengers, tourists, working people
Dominantly a place of traffic: elements as division tool facilitating places to pause



Granary Square

Passengers, tourists, working people

Dominantly a place of traffic, guided along consumerism: elements as division tool facilitating place to pause



Granary Square

Passengers, tourists, working people

Place of traffic



Granary Square
 Passengers, tourists, maintenance
 Place of pausing

Granary Square, Coal Drops Yard visible in the background
 Passengers, tourists
 Places of traffic, elements as guiding tool and facilitating place to pause





Inbetween Granary Square and Coal Drops Yard
 Passengers, tourists
 Dominantly a place of traffic, guided along consumerism



Granary Square
 Passengers, tourists, working people
 Place of pausing: guided along consumerism



Inbetween Granary Square and Lewis Cubitt Park

Passengers, tourists, working people

Places of traffic and pausing: guided along Coal Drops Yard shopping mall

Inbetween Granary Square and Lewis Cubitt Park

Passengers, tourists, working people

Places of traffic, guided along retail





Granary Square
 Passengers, tourists, working people
 Places of pausing: guided along retail



Granary Square
 Passengers, tourists, working people
 Place of pausing: guided along consumerism



Granary Square
 Passengers, tourists, working people
 Places of pausing: guided along consumerism



Granary Square
 Passengers, tourists, working people
 Places of pausing: guided along consumerism



Granary Square

Passengers, tourists, working people
Places of pausing, guided along consumerism



Granary Square

Tourists, passengers, working people
Dominantly a place of traffic, guided along consumerism: elements facilitating places to pause



Granary Square
 Passengers, tourists, working people
 Places of pausing: guided along consumerism



Granary Square
 Passengers, tourists, working people
 Dominantly a place of traffic, guided along consumerism: elements facilitating places to pause



Granary Square

Passengers, tourists, working people

Places of pausing: guided along consumerism



Granary Square

Maintenance

Places of traffic



Granary Square
Passengers, tourists, working people
Places of traffic: guided along consumerism



Granary Square
Passengers, tourists, working people
Places of traffic, guided along consumerism



Wharf Road Garden
 Passengers, tourists, working people, students
 Places to pause



Wharf Road Garden
 Passengers, tourists, working people, students
 Place of traffic and pausing



Wharf Road Garden
 Passengers, tourists, working people, students
 Places of pausing



Wharf Road Garden
 Passengers, tourists, working people, students
 Places of traffic and pausing



Granary Square
Passengers, tourists
Places of pausing



Granary Square
Passengers, tourists, working people
Places of traffic, guided along consumerism



Granary Square
 Passengers, tourists
 Places of pausing



Granary Square
 Passengers, tourists, working people
 Dominantly places of traffic, guided along consumerism: elements facilitating to pause



Granary Square

Passengers, tourists, maintenance

Places of pausing: guided along consumerism



Granary Square

Passengers, tourists, working people

Places of pausing



Granary Square
 Passengers, tourists, working people
 Places of pausing: guided along consumerism



Inbetween Granary Square and Lewis Cubitt Park
 Tourists
 Places of pausing, guided along Coal Drops Yard



Inbetween Granary Square and Lewis Cubitt Park

Passengers, tourists, working people, students

Places of pausing: guided along retail



Inbetween Granary Square and Lewis Cubitt Park

Passengers, tourists, working people

Place of traffic: guided along retail



Inbetween Granary Square and Lewis Cubitt Park
 Passengers, tourists, working people, students
 Places of traffic and pausing: elements as division tool



Inbetween Granary Square and Lewis Cubitt Park
 Passengers, tourists, working people, maintenance
 Places of traffic



Inbetween Granary Square and Lewis Cubitt Park
Passengers, tourists, working people, students
Places of pausing



Inbetween Granary Square and Lewis Cubitt Park: Coal Drops Yard visible in the background
Passengers, tourists, maintenance
Places of traffic

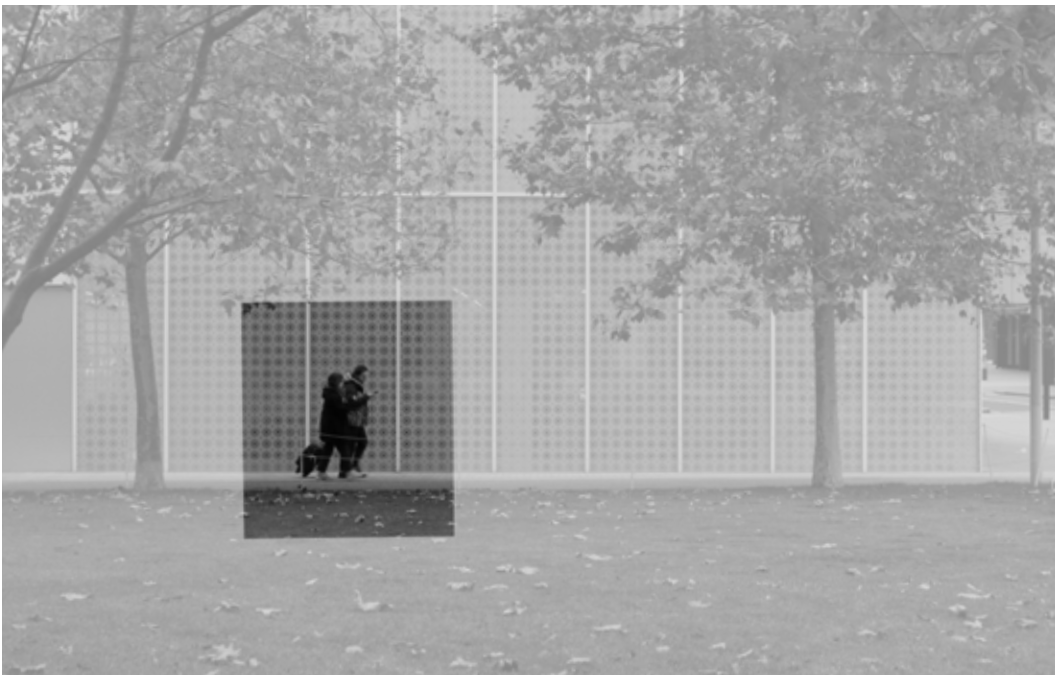
Inbetween Granary Square and Lewis Cubitt Park
Passengers, tourists
Places of pausing



Inbetween Granary Square and Lewis Cubitt Park
Passengers, tourists, working people
Places of pausing



Lewis Cubitt Park
Passengers
Places of traffic: walking the dog



Lewis Cubitt Park
Tourists
Place of traffic: park less used compared to walkways



Lewis Cubitt Park
Passengers, tourists, working people
Places of traffic



Lewis Cubitt Park
Passengers, tourists, working people
Places of traffic: park less used compared to walkways



Inbetween Lewis Cubitt Park and Granary Square

Passengers, tourists, working people

Places of traffic: guided along retail



Granary Square

Passengers, tourists, working people

Place of traffic and pausing: guided along consumerism



Granary Square
 Passengers, tourists, working people
 Place of traffic and pausing: guided along consumerism



Granary Square
 Passengers, tourists, working people
 Place of traffic



Gasholder Park
Passengers, tourists
Places of traffic



Gasholder Park
Passengers, tourists, working people
Places of pausing



Gasholder Park
Working people
Places of pausing: elements as division tool



Gasholder Park
Passengers, tourists
Place of pausing



Gasholder Park

Working people

Places of pausing: elements as division tool



Gasholder Park

Passengers, tourists, working people

Place of traffic: elements as division tool



Gasholder Park
Passengers, tourists, working people
Place of traffic



Gasholder Park, under construction
Working people
Place of traffic and pausing



Gasholder Park

Passengers, tourists, working people
Places of pausing



Gasholder Park

Passengers
Place of traffic: walking the dog

Inbetween Gasholder Park and Granary Square
Passengers, tourists, working people
Places of traffic



Inbetween Coal Drops Yard and Granary Square
Passengers, tourists, working people
Place of traffic and pausing: elements as division tool or facilitating place to pause



Granary Square: waterside

Passengers, tourists, working people, maintenance
Places of pausing



Granary Square: waterside

Passengers, tourists, working people, maintenance
Place of pausing

WEST INDIA QUAYS,
CABOT SQUARE,
REUTERS PLAZA,
CANADA SQUARE PARK,
JUBILEE PARK,
CROSSRAIL PLACE ROOF GARDEN.

PRIVATELY OWNED BY: ST. MARTINS PROPERTY GROUP & CANARY WHARF GROUP



West India Quays

Passengers, tourists, working people
Places of traffic, guided along retail and consumerism



West India Quays

Passengers, tourists, working people
Places of traffic, guided along retail and consumerism



West India Quays

Passengers, tourists, working people

Places of traffic and pausing, guided along retail and consumerism



West India Quays

Passengers, tourists, working people

Places of traffic and pausing, guided along retail and consumerism



West India Quays
Working people
Places of traffic



Inbetween West India Quays and Cabot Square
Passengers, tourists, working people
Places of traffic



Inbetween West India Quays and Cabot Square
Passengers, tourists, working people
Places of traffic



Inbetween West India Quays and Cabot Square
Passengers, tourists, working people
Places of pausing



Inbetween West India Quays and Cabot Square
Working people
Places of traffic



Inbetween West India Quays and Cabot Square
Passengers, tourists, working people
Places of pausing

Inbetween West India Quays and Cabot Square
Working people
Places of pausing, along consumerism



Cabot Square
Passengers, tourists, working people
Places of traffic



Cabot Square
Passengers, working people
Places of traffic, guided along consumerism



Cabot Square
Passengers, tourists, working people
Places of traffic



Cabot Square
Passengers, working people
Places of pausing: consumerism



Cabot Square
Passengers, working people
Places of pausing: consumerism



Cabot Square
Maintenance
Places of traffic



Cabot Square
Passengers, working people
Places of traffic and pausing: consumerism



Cabot Square
Passengers, working people
Places of traffic



Cabot Square
Passengers, working people
Places of traffic



Cabot Square
Passengers, working people
Places of traffic and pausing



Cabot Square
Passengers, working people
Places of traffic and pausing: consumerism



Cabot Square
Passengers, working people
Places of traffic



Cabot Square
Maintenance
Places of traffic



Reuters Plaza

Passengers, tourists, working people
Places of traffic



Reuters Plaza

Passengers, tourists, working people
Places of traffic and pausing: guided along consumerism

Reuters Plaza
Passengers, tourists, working people
Places of traffic and pausing: guided along consumerism



Reuters Plaza
Passengers, tourists, working people
Places of traffic: metro station



Reuters Plaza
Passengers, tourists, working people
Places of traffic



Reuters Plaza
Passengers, tourists, working people
Places of traffic and pausing: guided along consumerism

Reuters Plaza
Passengers, tourists, working people
Places of traffic and pausing: guided along consumerism



Reuters Plaza
Passengers, tourists, working people
Places of pausing: consumerism



Reuters Plaza, entrance Jubilee Park
Passengers, tourists, working people
Places of traffic



Reuters Plaza
Passengers, tourists, working people
Places of traffic

Reuters Plaza
Maintenance
Places of traffic



Reuters Plaza
Passengers, tourists, working people
Places of traffic: elements as division tool



Jubilee Park
Passengers, tourists, working people
Places of pausing : consumerism



Jubilee Park
Passengers, tourists, working people
Places of pausing: consumerism



Jubilee Park
Passengers, tourists, working people
Places of pausing: consumerism



Jubilee Park
Passengers, tourists, working people
Places of pausing: consumerism



Jubilee Park

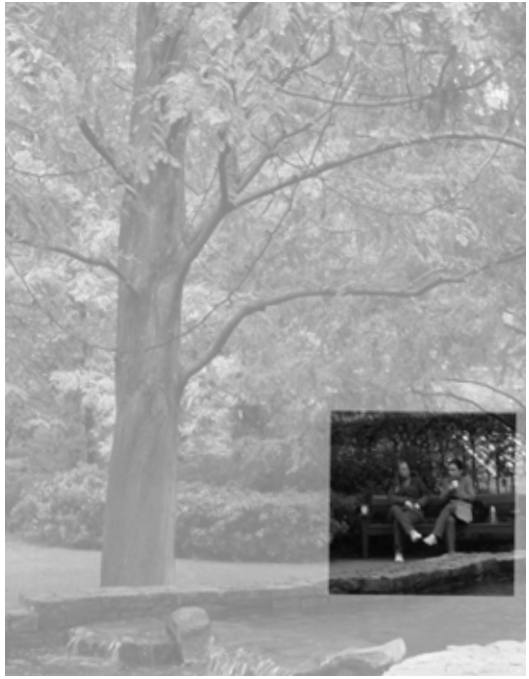
Passengers, tourists, working people
 Places of pausing



Jubilee Park

Passengers, tourists, working people
 Places of pausing : consumerism

Jubilee Park
Passengers, tourists, working people
Places of pausing; consumerism



Jubilee Park
Passengers, tourists, working people
Places of pausing and traffic



Jubilee Park
Passengers, working people
Places of traffic



Canada Square Park
Passengers, working people
Places of traffic and pausing



Canada Square Park
Passengers, working people, security
Places of traffic and pausing

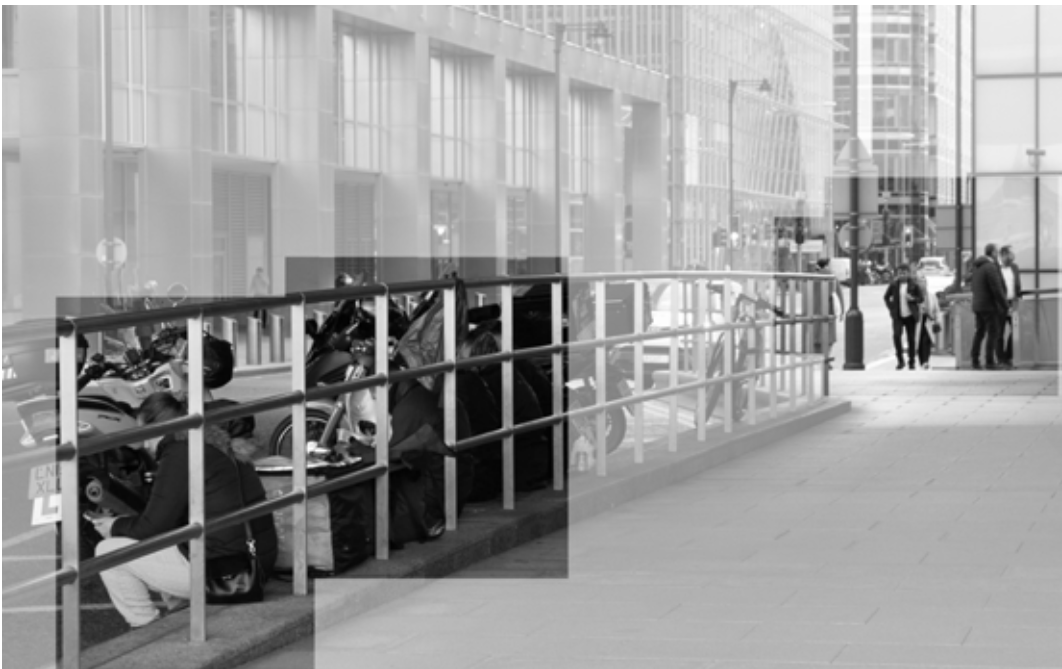


Canada Square Park
Passengers, working people
Places of pausing: consumerism



Crossrail Place Roof Garden: retail

Passengers, working people
Places of traffic and pausing



Inbetween space below Crossrail Place Roof Garden

Working people: Uber Eats drivers
Places of traffic and pausing: consuming their lunch brought from home in this in-between space



Canary Wharf secured traffic entrance below Crossrail Place Roof Garden
Security, working people
Places of traffic



Crossrail Place Roof Garden
Passengers, working people
Places of traffic



Crossrail Place Roof Garden

Working people
Places of traffic



Crossrail Place Roof Garden

Passengers, working people
Places of pausing

BROADGATE PLAZA,
EXCHANGE SQUARE,
BROADGATE CIRCLE,
FINSBURY AVENUE SQUARE,
BISHOPS SQUARE.

PRIVATELY OWNED BY: BRITISH LAND AND GIC & JP MORGAN



Broadgate Plaza
Maintenance, working people
Places of traffic and pausing



Broadgate Plaza
Maintenance
Places of traffic



Broadgate Plaza
Working people
Places of traffic



Broadgate Plaza
Working people
Places of traffic and pausing



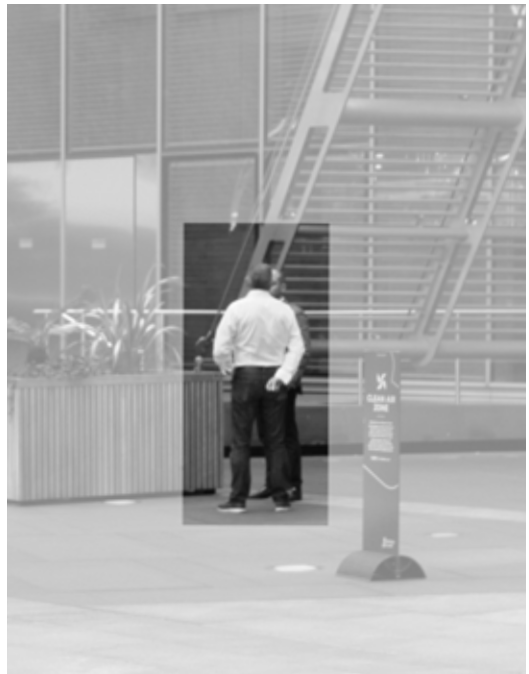
Broadgate Plaza
Working people
Places of pausing



Broadgate Plaza
Working people, passengers
Places of traffic



Broadgate Plaza
Working people, passengers
Places of traffic



Broadgate Plaza
Working people
Places of pausing



Broadgate Plaza

Working people

Places of pausing: consumerism on the sides



Broadgate Exchange Square

Working people, passengers

Places of traffic



Broadgate Exchange Square: under construction
Working people, passengers
Places of traffic and redevelopment



Broadgate Exchange Square: under construction
Construction workers
Places of redevelopment



Broadgate Exchange Square
Working people, passengers
Places of traffic



Broadgate Circle
Working people, passengers
Places of traffic

Broadgate Circle
Working people, passengers
Places of traffic



Broadgate Circle
Working people, passengers
Places of traffic





Broadgate Circle
Working people, passengers
Places of traffic



Broadgate Circle
Working people, passengers
Places of traffic



Broadgate Circle
Working people, passengers
Places of traffic



Broadgate Circle
Working people, passengers
Places of traffic



Broadgate Circle
Working people, passengers
Places of traffic



Broadgate Circle
Working people, passengers
Places of traffic, surrounded by consumerism



Broadgate Circle
 Working people, passengers, tourists
 Places of pausing



Broadgate Circle
 Working people, passengers, tourists
 Places of traffic and pausing



Broadgate Circle
 Working people, passengers
 Places of traffic



Broadgate Circle
 Working people, passengers, tourists
 Places of pausing: consumerism

Broadgate Circle
Working people, passengers, tourists
Places of traffic



Broadgate Circle: connection to shopping mall
Working people, passengers, tourists
Places of traffic and pausing: consumerism and retail



Broadgate Circle: connection to shopping mall

Security, working people, passengers, tourists

Places of traffic: security guard after asking me if I was filming and sending away a man in jogging outfit



Broadgate Circle: connection to shopping mall

Working people, passengers, tourists

Places of traffic and pausing: consumerism and retail

Broadgate Circle
Working people, passengers, tourists
Places of traffic



Broadgate Circle
Working people, passengers, tourists
Places of traffic





Finsbury Avenue Square
Working people, passengers
Places of traffic



Finsbury Avenue Square
Working people, passengers
Places of pausing

Finsbury Avenue Square
Working people, passengers
Places of pausing



Finsbury Avenue Square
Working people, passengers
Places of traffic and pausing: consumerism and retail



Finsbury Avenue Square
Working people, passengers
Places of pausing: consumerism and retail



Finsbury Avenue Square
Working people, passengers
Places of traffic and pausing



Finsbury Avenue Square
Working people, passengers
Places of pausing: un-used middle green area



Finsbury Avenue Square
Working people, passengers
Places of pausing



Bishops Square

Working people, passengers, tourists
Places of pausing: consumerism and retail



Bishops Square

Working people, passengers, tourists
Places of pausing: consumerism and retail

Bishops Square

Working people, passengers, tourists
Places of pausing: consumerism and retail



Bishops Square

Working people, passengers, tourists
Places of traffic



Bishops Square

Working people, passengers, tourists

Places of pausing: consumerism and retail



Bishops Square

Working people, passengers, tourists

Places of pausing: consumerism and retail



Bishops Square
 Working people, passengers, tourists
 Places of traffic



Bishops Square
 Maintenance
 Places of traffic

The 15 privately owned public spaces as displayed in this booklet give insight in the 'Usage' of POPS. The photographs not only display *how* these spaces are used, but as well as *who* uses the space. What do people wear, where are they going or are they staying, how do they interact with other people or the architectural objects they come across? The photographs show many tourists, working people and people wandering around to shop, eat and drink. Surprisingly, not a sign of homeless people, which is quite unique in a metropolitan city such as London. These spaces are surrounded by offices, retail, bars and restaurants which automatically attracts a certain audience. The minority is residential, especially in the more corporate areas like Broadgate and Canary Wharf. The connection to the railway network generates a constant flow of people. Besides tourists, passengers and business people using the space, maintenance is visible. Men wearing red hats and blue jackets clean walkways and benches: even though autumn has started, almost no sign of yellow tree leaves. Security guards are walking around the place, maintaining order: it creates 'serviced' spaces. It is not surprising to see these spaces exclude not only the homeless but also young adults and protesters. The photographs suggest that without consumerism, these spaces would empty out. As well as the fact that random social encounters are not necessarily promoted. Most people seem to know each other and meet up for lunch or coffee, either we experience a more individualised society in these photographs. The way these spaces are used, suggests the need for an open architecture in which people can act more freely.