

ELEMENTS
KING'S CROSS, CANARY WHARF, BROADGATE AREA

ELEMENTS

This booklet aims to give an overview on the materials which define privately owned public spaces. 'Elements' shows what role architectural elements or objects play in these spaces. What do these elements initiate, are they used as a division tool or do they frame these spaces, are they static or changeable, is there a specific function bound to this or not? The study contains photographs of the materialisation 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. 'Elements' is the second part of a series, including: 'Usage' and 'Materials'. Photography was used as a medium to investigate those elements that define 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

Large street poles

Division element



King's Cross Station, in front of Pancras Square

Stairs and steel hand railing

Transition elements



King's Cross Station, in front of Pancras Square

Large street poles and guiding landmark
Division and orientation element.



King's Cross Station, in front of Pancras Square

Places to sit
Pausing element



Pancras Square
Large urban green / water structure, providing places to pause or walk along
Division element



Pancras Square
Places to sit
Pausing element



Pancras Square

Large urban green / water structure providing places to pause or walk along and an elevated walkway along retail Division and transition elements



Pancras Square

Large urban green / water structure providing places to pause or walk along Division and transition element



Pancras Square

Elevated walkway along retail with steel handrailings creating disfunctional spaces.
Division and transition element



Pancras Square

Large urban green / water structure providing places to pause or walk along
Division and transition elements



Pancras Square

Concrete and steel guiding landmarks telling something about the development of the area and places to visit.
Orientation and pausing elements.

Pancras Square
Large urban green / water structure providing places to pause or walk along
Division and transition elements





Pancras Square
Wooden places to sit with steel divisioning
Pausing and division elements



Pancras Square
Steel places to sit and concrete guiding landmarks
Orientation and pausing elements.



Pancras Square
Large plants with corten steel base
Additional elements



Pancras Square
Steel fences and outside cable protector
Maintenance and safety elements



Pancras Square

Wooden places to sit with steel divisioning
Pausing and division elements



Inbetween Pancras Square and Granary Square

Concrete and steel guiding landmarks, repetition of elements.
Orientation and pausing elements.



Inbetween Pancras Square and Granary Square
Steel bike stands
Demarcation elements



Inbetween Pancras Square and Granary Square
Lighting
Light element



Around Pancras Square

'Shop, eat, drink, discover' guiding fences
Orientation elements



Around Pancras Square

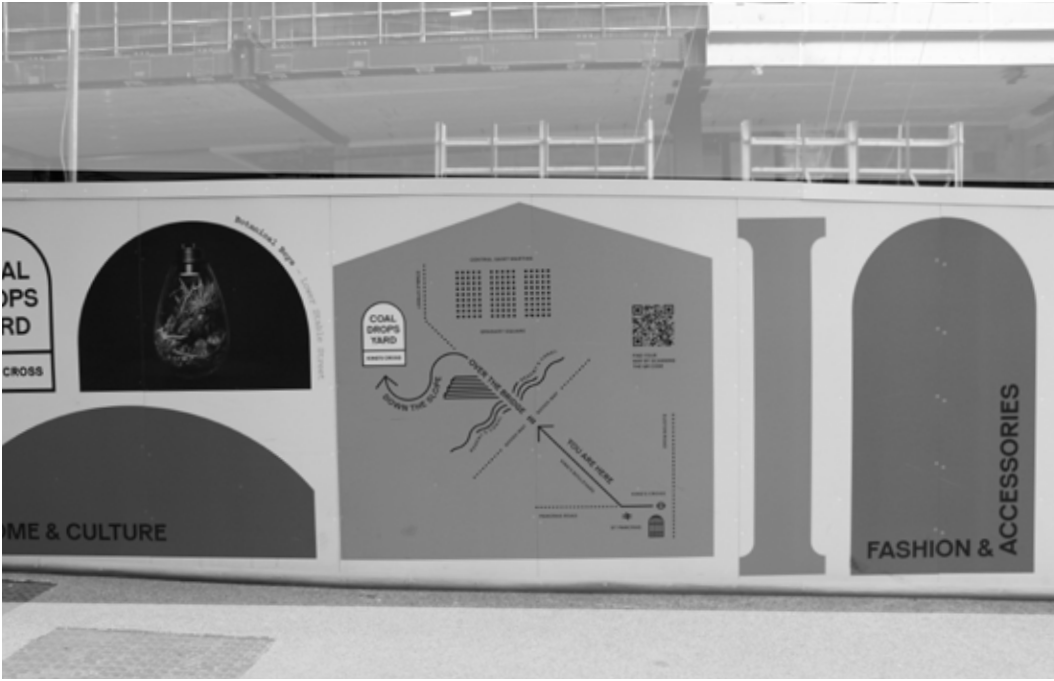
'Shop, eat, drink, discover' guiding fences, places to sit, trees and corten steel plant bases
Orientation, pausing and division elements



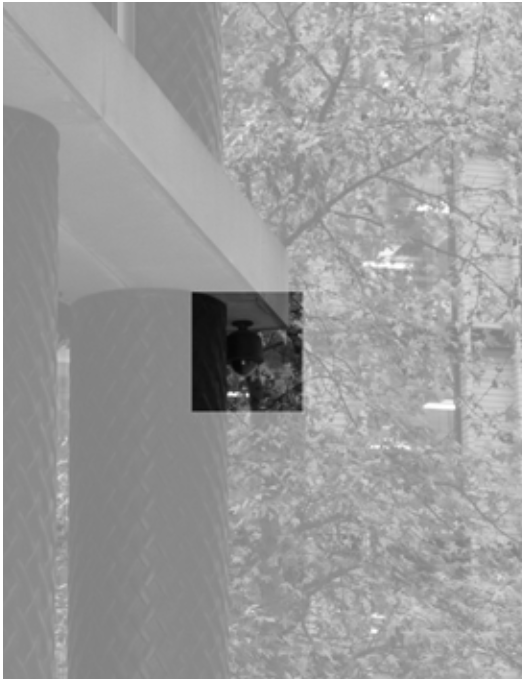
Around Pancras Square
 ‘Shop, eat, drink, discover’ guiding fences, trees, bike stands and corten steel plant bases
 Orientation, demarcation and division elements



Around Pancras Square
 ‘Shop, eat, drink, discover’ guiding fences, guiding landmarks providing places to sit, trees and corten steel plant bases
 Orientation, pausing and division elements

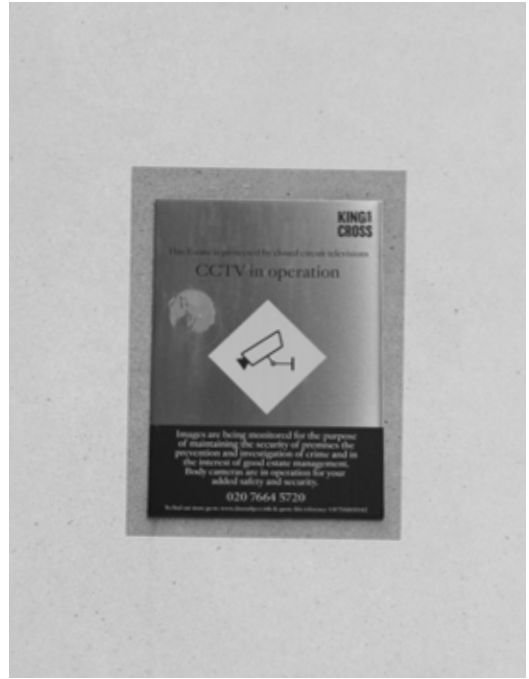


Around Pancras Square
 'Shop, eat, drink, discover' guiding fences
 Orientation elements



Pancras Square
 CCTV cameras
 Safety element

Pancras Square
CCTV camera signing



Around Pancras Square
Concrete and steel guiding landmarks, repetition of elements.
Orientation and pausing elements.



In between Pancras Square and Granary Square

Wooden places to sit with steel divisioning
Pausing and division elements



Granary Square

Multi-scale urban staircase
Pausing and recreation element



Granary Square
 Guiding arrow and steel fences
 Guiding and maintenance elements



Granary Square
 Wooden places to sit
 Pausing element



Granary Square
Steel bike stands
Demarcation elements



Granary Square
Outside cable protector
Maintenance and safety element



Granary Square
Concrete staircase with steel handrailing
Transition and safety element



Granary Square, towards Coal Drops Yard
Guiding landmark
Orientation element



Granary Square

Wooden places to sit, steel bike stands and fences
Pausing, demarcation and safety elements



Pancras Square
Wooden places to sit
Pausing and division element



Granary Square
Places to sit, steel bike stands and tree pavilion
Pausing, division and demarcation elements



Granary Square
Signage and steel bike stands
Guiding and demarcation elements



Granary Square
Guiding landmark
Orientation element



Granary Square, towards Lewis Cubitt Park
Signing and steel handrailing: repetition of elements
Guiding and safety elements



Granary Square, in the background Gasholder Park
Guiding landmark
Orientation element



Granary Square, towards Lewis Cubitt Park
Steel fences
Maintenance and safety element



Granary Square, towards Lewis Cubitt Park
 Signing, wooden places to sit, concrete plant bases and outside cable protector
 Guiding, pausing, additional and safety elements



Granary Square, towards Lewis Cubitt Park
 Steel bike stands and outside cable protector
 Demarcation and safety elements



Granary Square, towards Lewis Cubitt Park
 Steel bike stands, signing and concrete plant bases
 Demarcation, guiding and additional elements



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



Granary Square
 Maintenance car
 Non-static maintenance element



Granary Square, towards Lewis Cubitt Park
 Wooden places to sit, concrete plant bases and outside cable protector
 Pausing, additional and safety elements



Granary Square
Concrete places to sit
Pausing and division elements



Wharf Road Gardens
Corten steel green urban landscape
Division and transition element



Wharf Road Gardens

Corten steel green urban landscape and wooden places to sit
Division, transition and pausing elements



Wharf Road Gardens

Corten steel green urban landscape and wooden places to sit
Division, transition and pausing elements



Wharf Road Gardens
Multi-scale stairs providing places to sit
Transition and pausing element



Wharf Road Gardens
Guiding landmark
Orientation element



Granary Square
Steel bike stands
Demarcation element



Granary Square
Steel poles
Division and demarcation element



Towards Lewis Cubitt Park
Maintenance busses
Maintenance element



Towards Lewis Cubitt Park
Wooden places to sit and water fountains
Division, guiding and pausing elements



Lewis Cubitt Park

Steel bike stands, wooden places to sit with steel divisioning and fences
Demarcation, pausing and division elements



Lewis Cubitt Park

Colorful landmark
Orientation element



Lewis Cubitt Park
Fences
Division element



Lewis Cubitt Park
Guiding landmark
Orientation element



Lewis Cubitt Park
King's Cross maintenance box
Maintenance element



Granary Square, towards Gasholder Park
Stone plant bases
Additional and division elements



Granary Square, towards Gasholder Park
Wooden places to sit with steel divisioning
Pausing and division element



Pancras Square, towards Gasholder Park
Guiding landmark
Orientation element



Gasholder Park

Green urban landscape providing wooden places to sit
Transition, division and pausing element



Gasholder Park

Stone staircase and steel handrailings
Transition, pausing and safety element



Granary Square
Stone multi-scale staircase with steel handrailing
Transition, pausing and safety element



Gasholder Park
Green urban landscape providing places to sit
Transition, division and pausing element



Gasholder Park

Mirroring structure, stone places to sit
Transition and pausing element



Gasholder Park

Large corten steel plant base
Division element

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
 Signage
 Guiding elements



West India Quays
 Static places to sit, concrete base plants
 Pausing, division and additional elements

West India Quays
Signage
Guiding and orientation elements



West India Quays
Fences
Division and demarcation elements





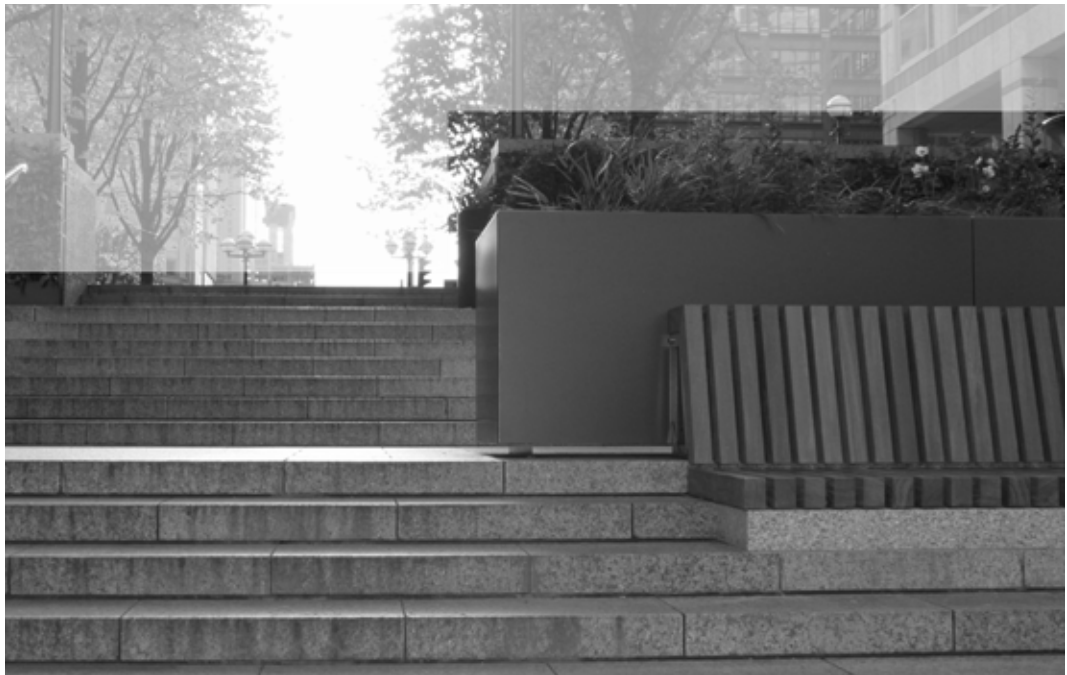
West India Quays
Plants forming fences
Division and demarcation elements



West India Quays
Signage
Guiding elements



Inbetween West India Quays and Cabot Square
Large steel plant bases providing places to sit.
Division and pausing element



Inbetween West India Quays and Cabot Square
Stone staircases leading towards Cabot Square and large steel plant bases providing places to sit
Transition and pausing elements



Inbetween West India Quays and Cabot Square
Added wooden benches and elevated pathway
Pausing and transition elements



Cabot Square
Stone staircase leading towards square and statues
Transition and orientation element



Cabot Square
Fountains forming stone places to sit
Pausing elements



Cabot Square
Signage
Maintenance and safety elements



Cabot Square
Wooden benches and maintenance
Pausing and maintenance elements



Cabot Square
Large statues
Guiding element

Cabot Square
Advertisement
Guiding elements



Cabot Square
Stone staircase, steel handrailings and large statues
Transition, safety and guiding elements



Cabot Square
 Water fountain
 Division element



Cabot Square
 Signage
 Guiding and orientation element



Inbetween Cabot Square and Jubilee Plaza
Canary Wharf security car
Maintenance and safety element



Jubilee Plaza
Signage
Guiding element

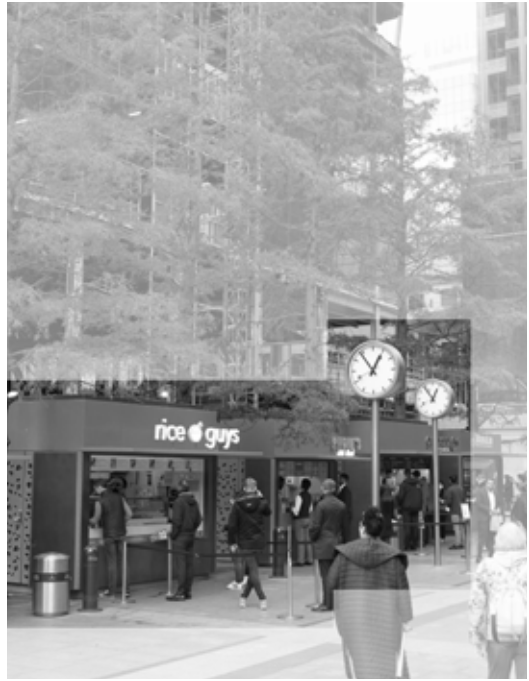


Reuters Plaza
Wooden and steel places to sit
Pausing element



Reuters Plaza
Clocks
Guiding and division element

Reuters Plaza
Retail
Pausing element



Jubilee Park
Signage
Guiding and orientation element





Jubilee Park
 Signage
 Guiding element



Jubilee Park
 Wooden places to sit
 Pausing elements

Jubilee Park
Statue
Additional element



Gasholder Park
Signage and retail
Guiding and pausing elements



Jubilee Park
Water fountain
Division element



Jubilee Park
CCTV
Maintenance and safety elements

Jubilee Park
Garbage container
Maintenance element



Canada Square
Conditions of access signage
Maintenance element





Canada Square
Temporary ice skating facility
Temporary element



Canada Square
Steel plant bases with wooden places to sit
Pausing element



Canada Square
Places to sit along green landscape
Pausing and division elements



Canada Square
Signage
Maintenance and safety



Canada Square
Temporary retail
Temporary elements



Canada Square
Signage
Guiding elements



Below Crossrail Place Roof Garden
Signage
Guiding element



Below Crossrail Place Roof Garden
Canary Wharf traffic entrance
Transition, maintenance and safety element



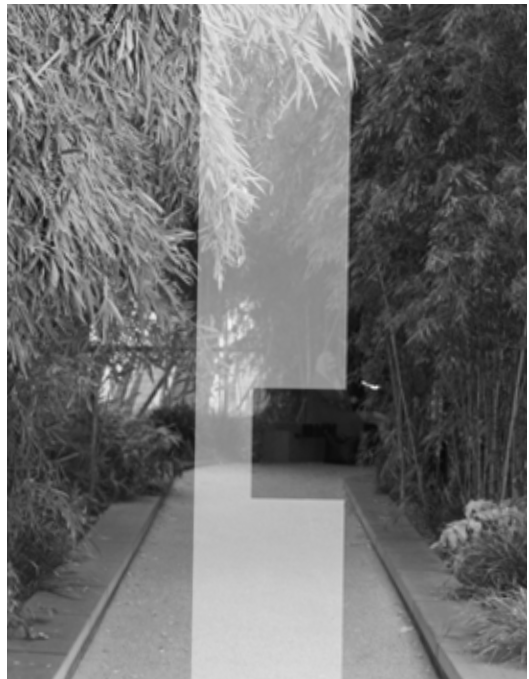
Crossrail Place Roof Garden
 Signage
 Maintenance and safety elements



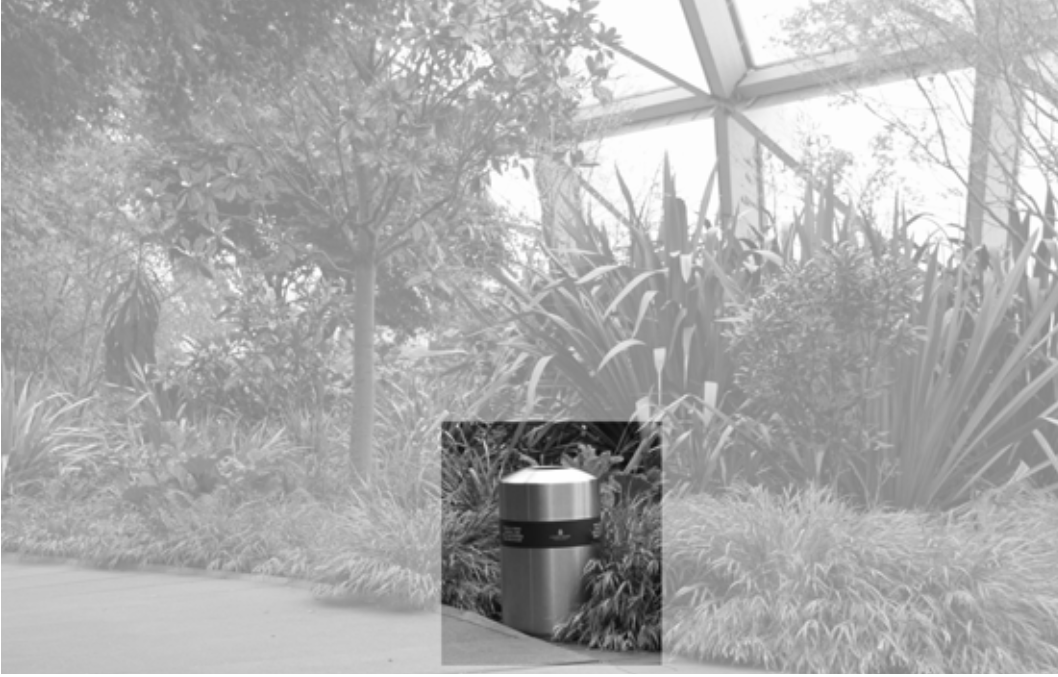
Crossrail Place Roof Garden
 Signage
 Guiding and orientation element



Crossrail Place Roof Garden
 Green urlandscape and wooden places to sit
 Transition, division and pausing element



Crossrail Place Roof Garden
 Green urban landscape
 Transition element



Crossrail Place Roof Garden
Green urban landscape and trash cans
Maintenance elements



Crossrail Place Roof Garden
Green urban landscape providing places to sit
Transition and pausing elements



Crossrail Place Roof Garden
Artificial lights in green urban landscape
Maintenance and safety elements



Crossrail Place Roof Garden
Signage
Guiding and orientation elements

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

PRIVATELY OWNED BY: BRITISH LAND AND GIC & JP MORGAN



Jubilee Park
Signage
Guiding element



Jubilee Park
Wooden places to sit
Pausing elements

Jubilee Park
Statue
Additional element



Gasholder Park
Signage and retail
Guiding and pausing elements



Jubilee Park
Wooden places to sit
Pausing elements



Jubilee Park
Wooden places to sit
Pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Jubilee Park
Wooden places to sit
Pausing elements



Jubilee Park
Wooden places to sit
Pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Jubilee Park
Wooden places to sit
Pausing elements



Jubilee Park
Wooden places to sit
Pausing elements

Jubilee Park
Statue
Additional element



Gasholder Park
Signage and retail
Guiding and pausing elements



Jubilee Park
Wooden places to sit
Pausing elements



Crossrail Place Roof Garden
Signage
Guiding and orientation element



Gasholder Park
Signage and retail
Guiding and pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Jubilee Park
Wooden places to sit
Pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Jubilee Park
 Wooden places to sit
 Pausing elements



Gasholder Park
 Signage and retail
 Guiding and pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements



Gasholder Park
Signage and retail
Guiding and pausing elements

The 15 privately owned public spaces as displayed in this booklet give insight in what role 'Elements' play in these spaces. 'Elements' are seen as an extra layer influencing 'Usage'. It becomes clear these do not only define the spatial dimensions or aesthetics, but as well determine usage in a way: how people interact with them. The elements seen in contemporary pops are not necessarily 'private', but the repetition and use of certain elements or materials triggers our memory and make privatisation more tangible. It tells something about ownership: places which are owned by the same investor often show repetition. A lot of these elements are static and well-defined in how to use them. There is not much room for own interpretation, but allows the public to use the space in a specific way. Elements are often used as division tool in which people are guided through the space: they can either walk along or pause. This guidance brings them along different consuming functions. Therefore, the surrounding facades are a very important part in the creation of these spaces. Instead of promoting sudden social interaction, elements are often placed in a linear way meant to guide or divide: which creates traffic zones instead of recreation zones. Long term recreation is not very common. Another element which will appear anywhere in England and especially at pops are CCTV cameras. But why not design safe and orderly spaces in a different ways instead of adding fences or camera surveillance? One would need to rethink how to design safe spaces more open for own interpretation, in order to trigger a broader public. Elements should focus on multi-use in order to do so, on the other hand not be too overdetermined or static. Instead of using elements merely as a way to divide, guide or trigger one specific usage, these should allow more things to happen. Besides to attract a diverse public, elements have to bring them together.