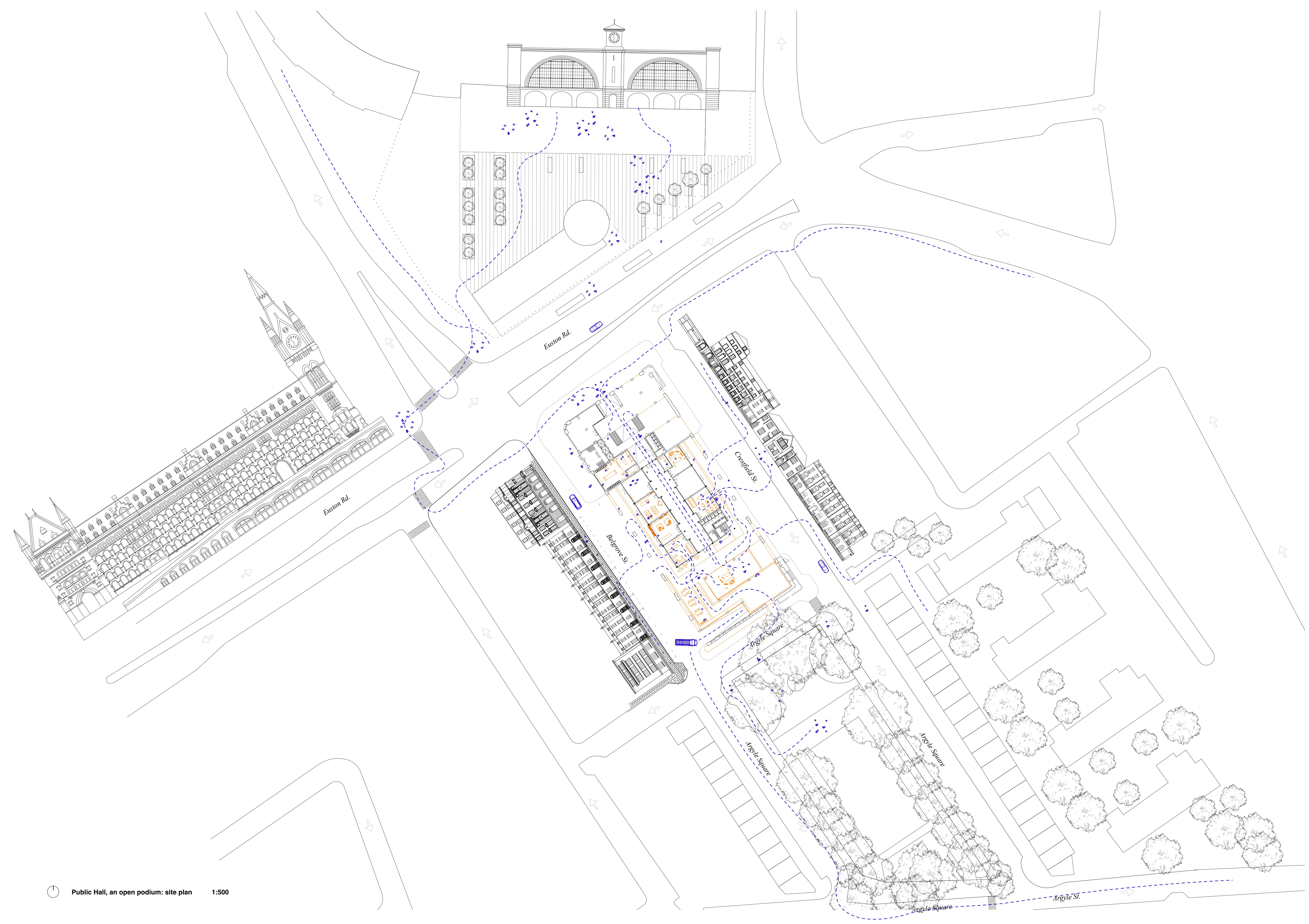
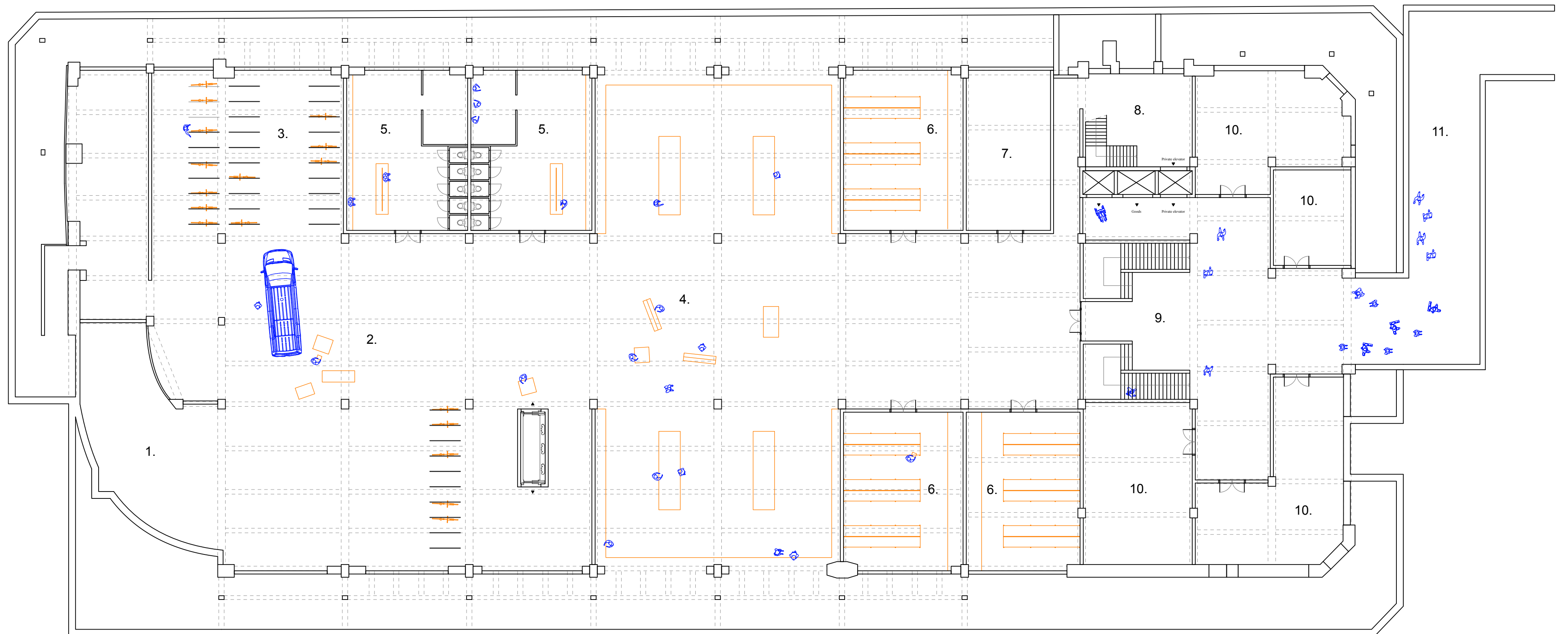








Basement 1:200

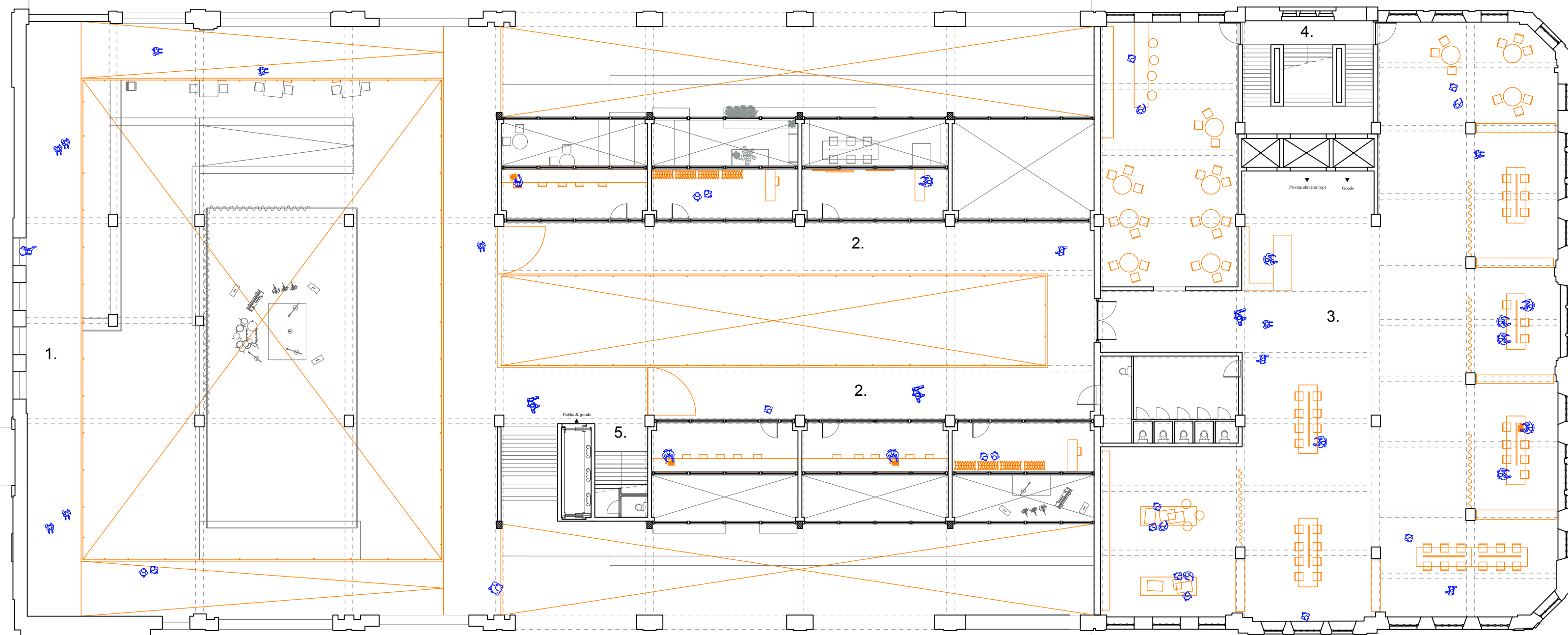
- 01. Existing traffic entrance for delivery vans
- 02. Loading and un-loading
- 03. Bike storage
- 04. Central creative workhall - can be transformed into large underground event space
- 05. Dressing rooms
- 06. Storage
- 07. Technical room
- 08. Private entrance
- 09. Tube entrance
- 10. Retail facilities
- 11. Hall towards relocated tube station



Ground floor 1:200

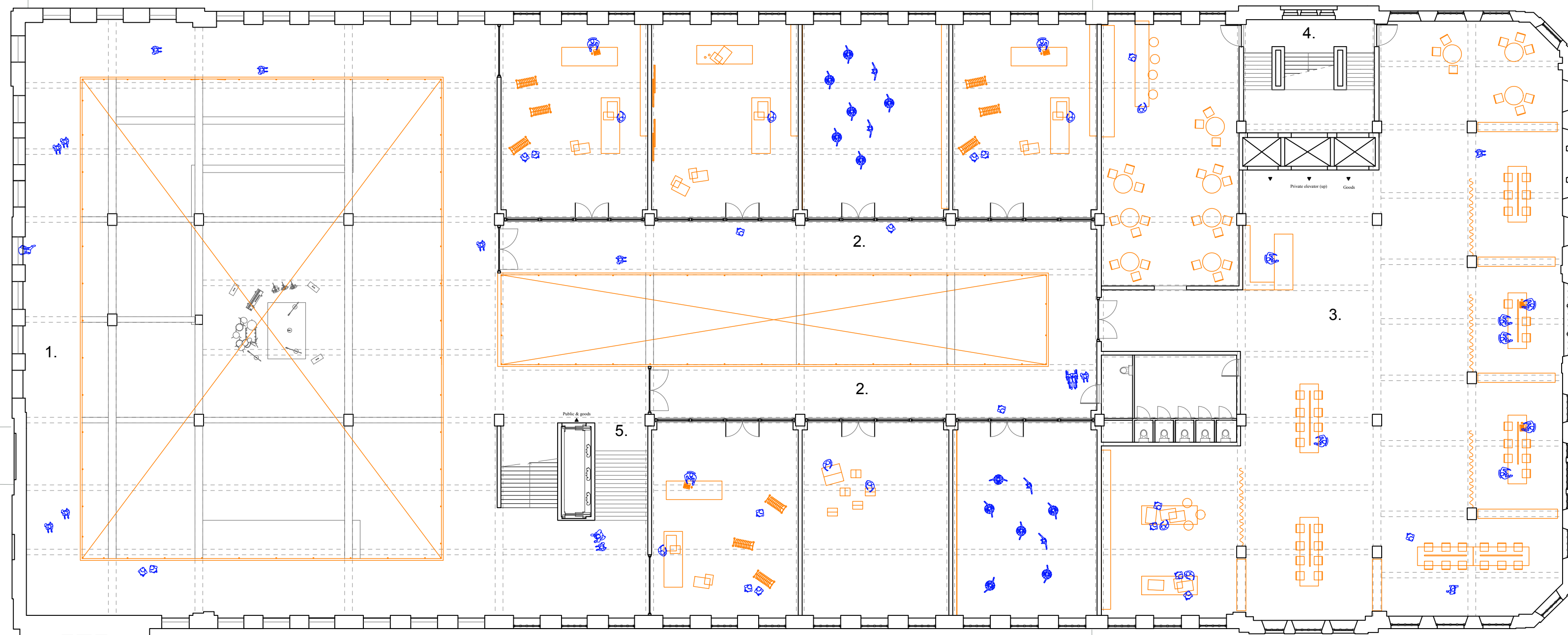
- 01. Existing traffic entrance for delivery vans
- 02. Main entrance towards hall and tube station
- 03. Postal office
- 04. Small public market
- 05. Laundry

- 06. Hall: retail and studios
- 07. Public square / Open podium
- 08. Added lively streets and inclined steps, leading towards square
- 09. Rented studios
- 10. Private entrance



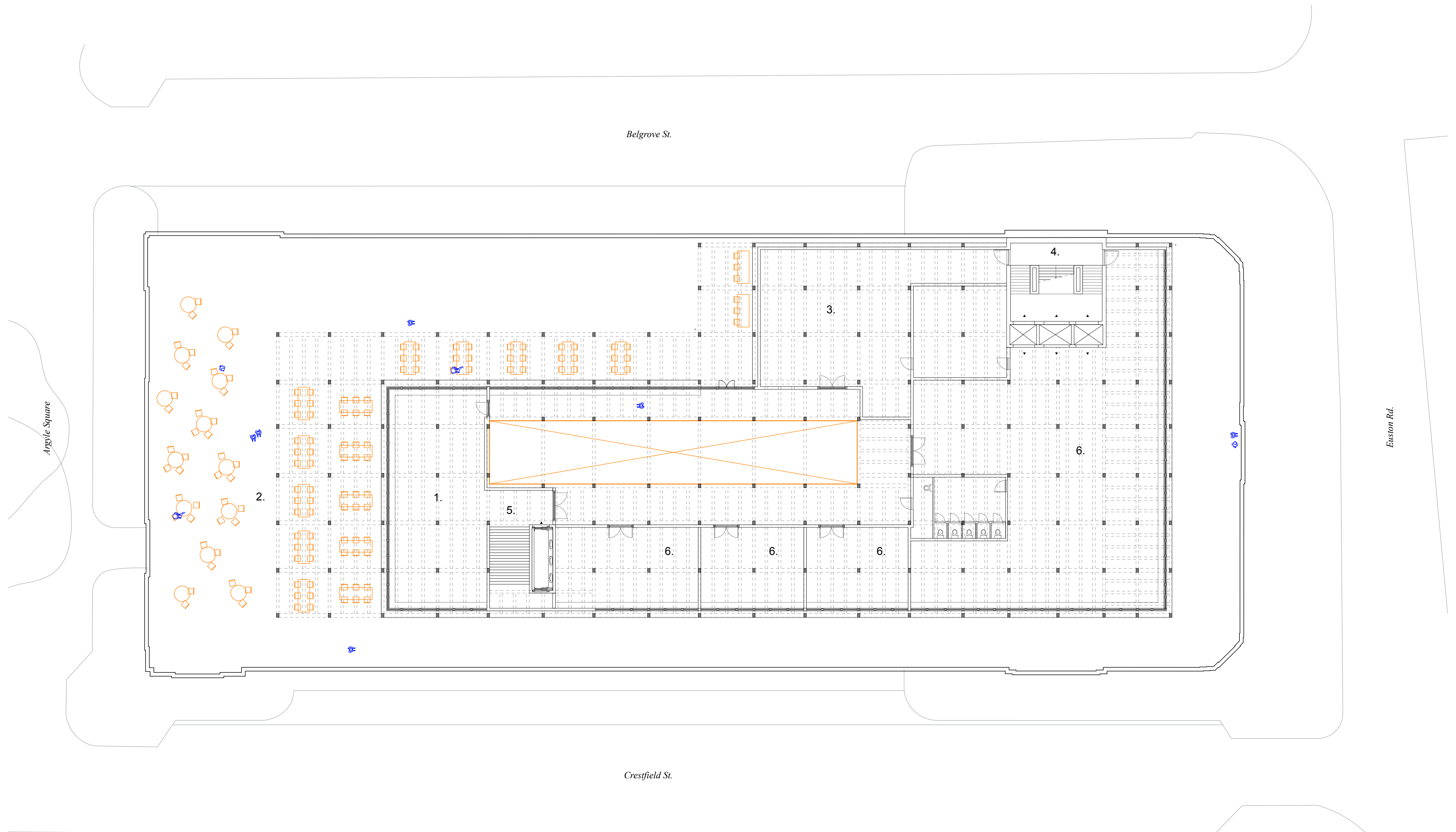
First floor 1:200

- 01. Atrium
- 02. Rented small retail studios (closed off during nights)
- 03. Rented large office space
- 04. Private stairs
- 05. Public stairs



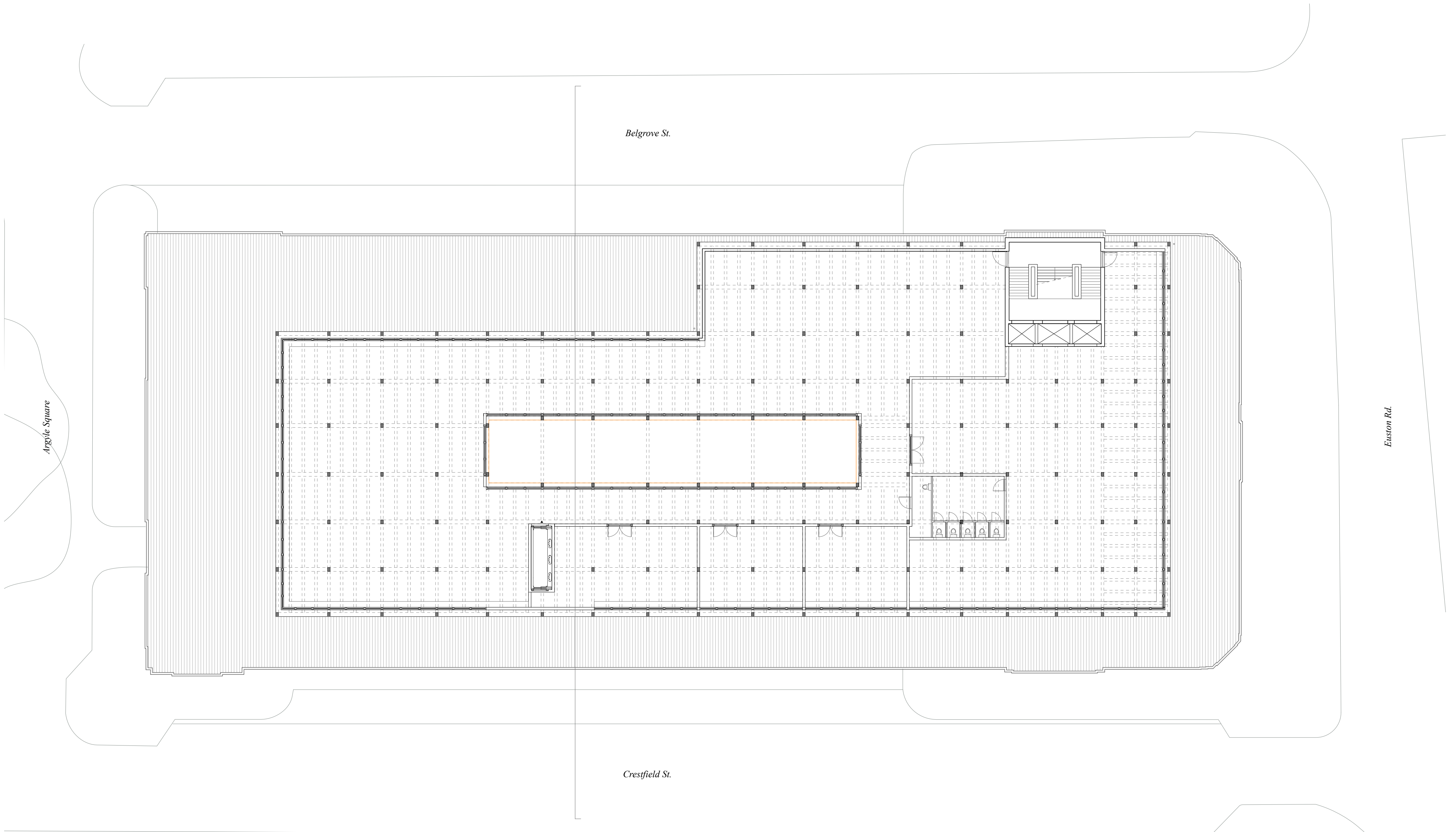
Second floor 1:200

- 01. Atrium
- 02. Rented small retail studios (closed off during nights)
- 03. Rented large office space
- 04. Private stairs
- 05. Public stairs



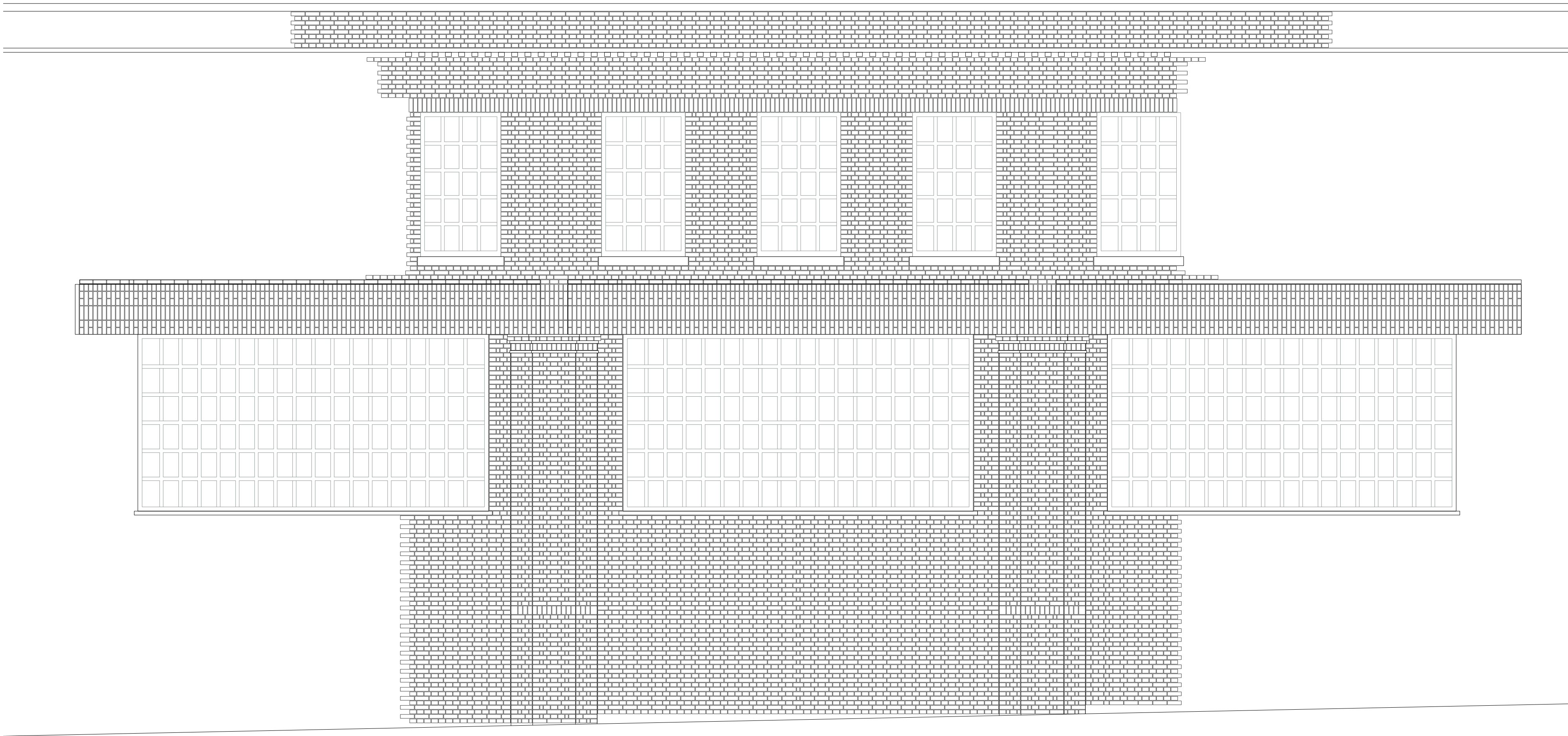
Third floor 1:200

- 01. Restaurant
- 02. Terrace
- 03. Kitchen space and storage
- 04. Private stairs
- 05. Public stairs
- 06. Office spaces



Fourth floor 1:200

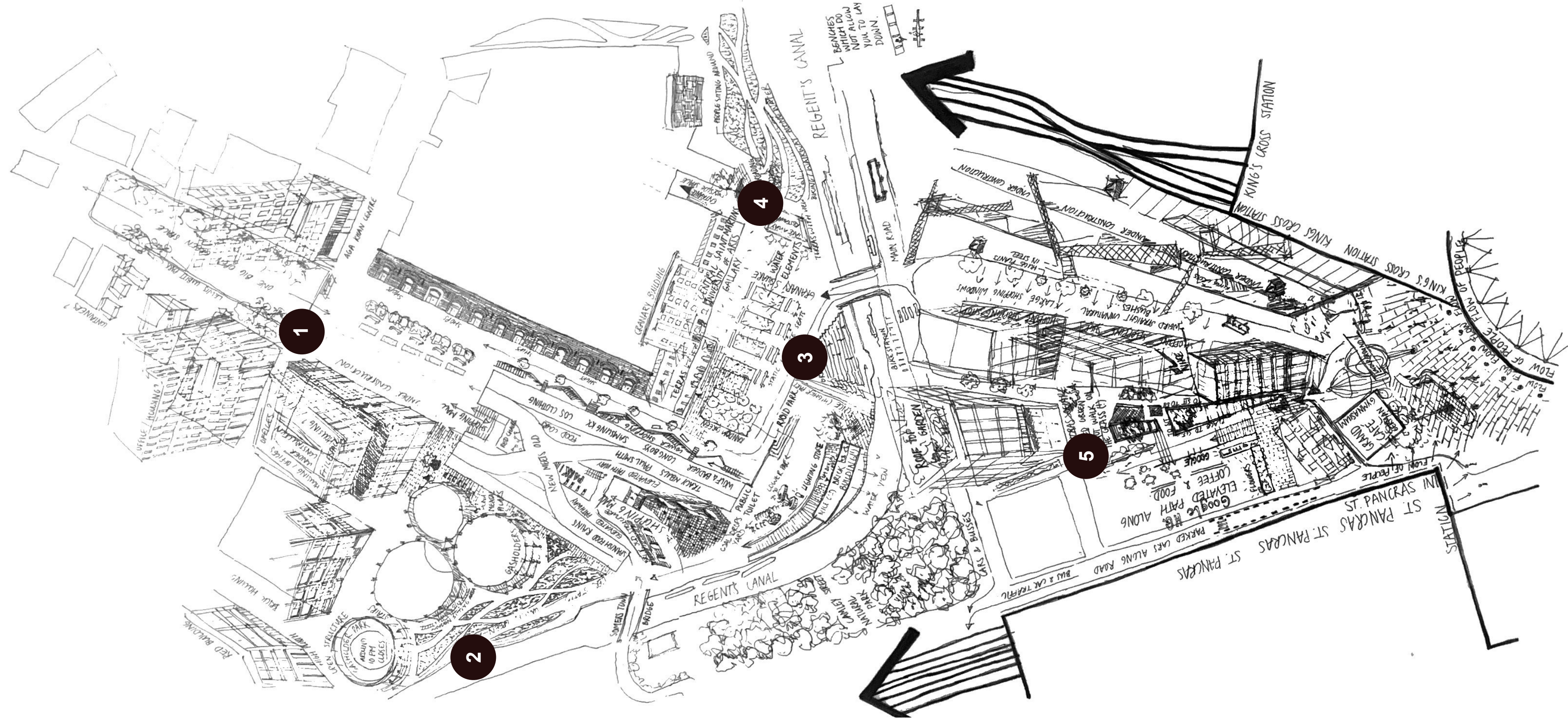
Open floorplan which can be used for office spaces - most private part of the building



Existing facade analysis 1:50

English bond brickwork
Victorian age 230 x 65 x 100 mm

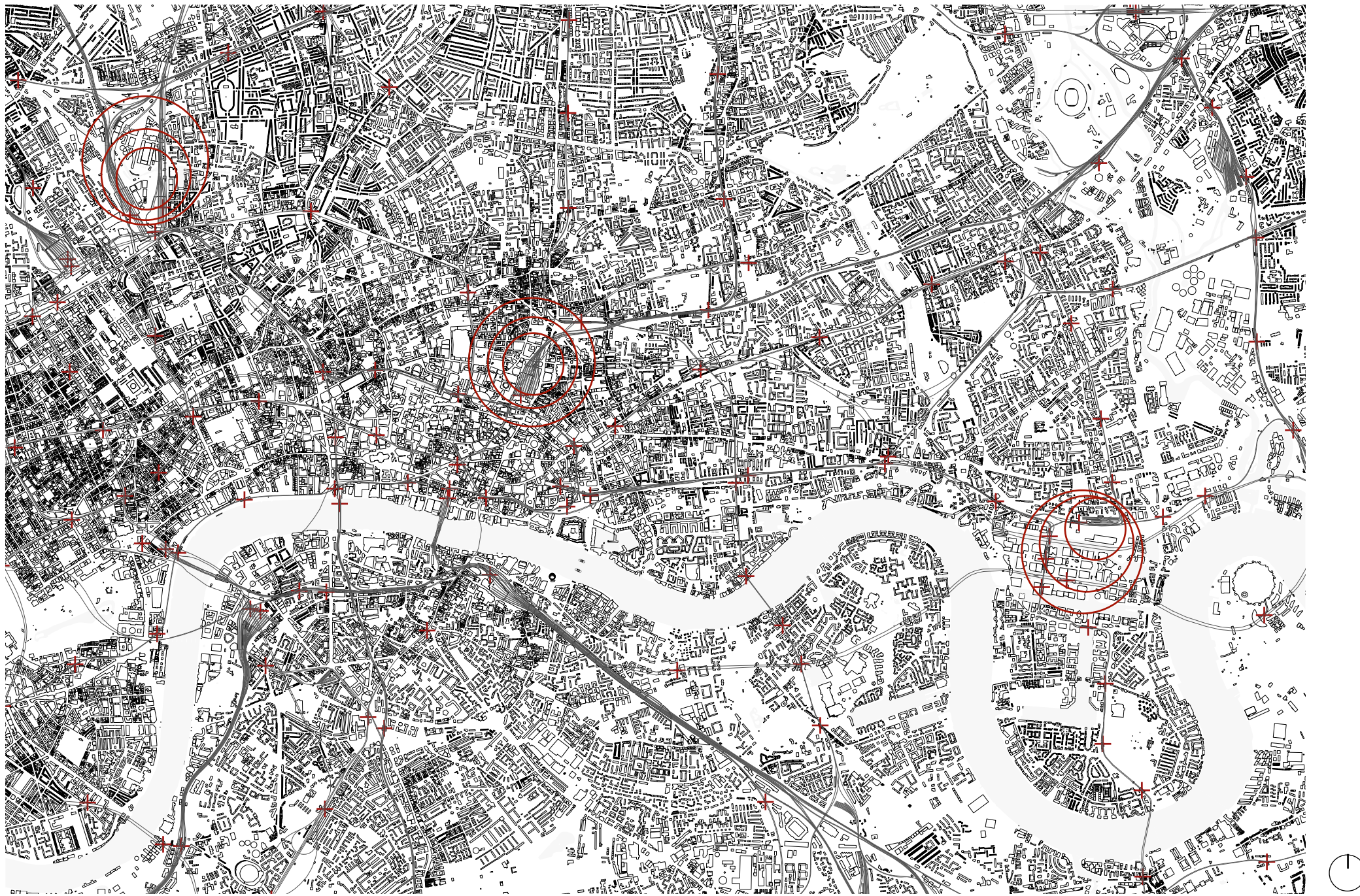
- 1 Lewis Cubitt Park
- 2 Gasholder Park
- 3 Granary Square
- 4 Wharf Road Gardens
- 5 Pancras Square



First analysis King's Cross area: impression and exploration of POPS



Scope of research: King's Cross Area, Broadgate area, Canary Wharf



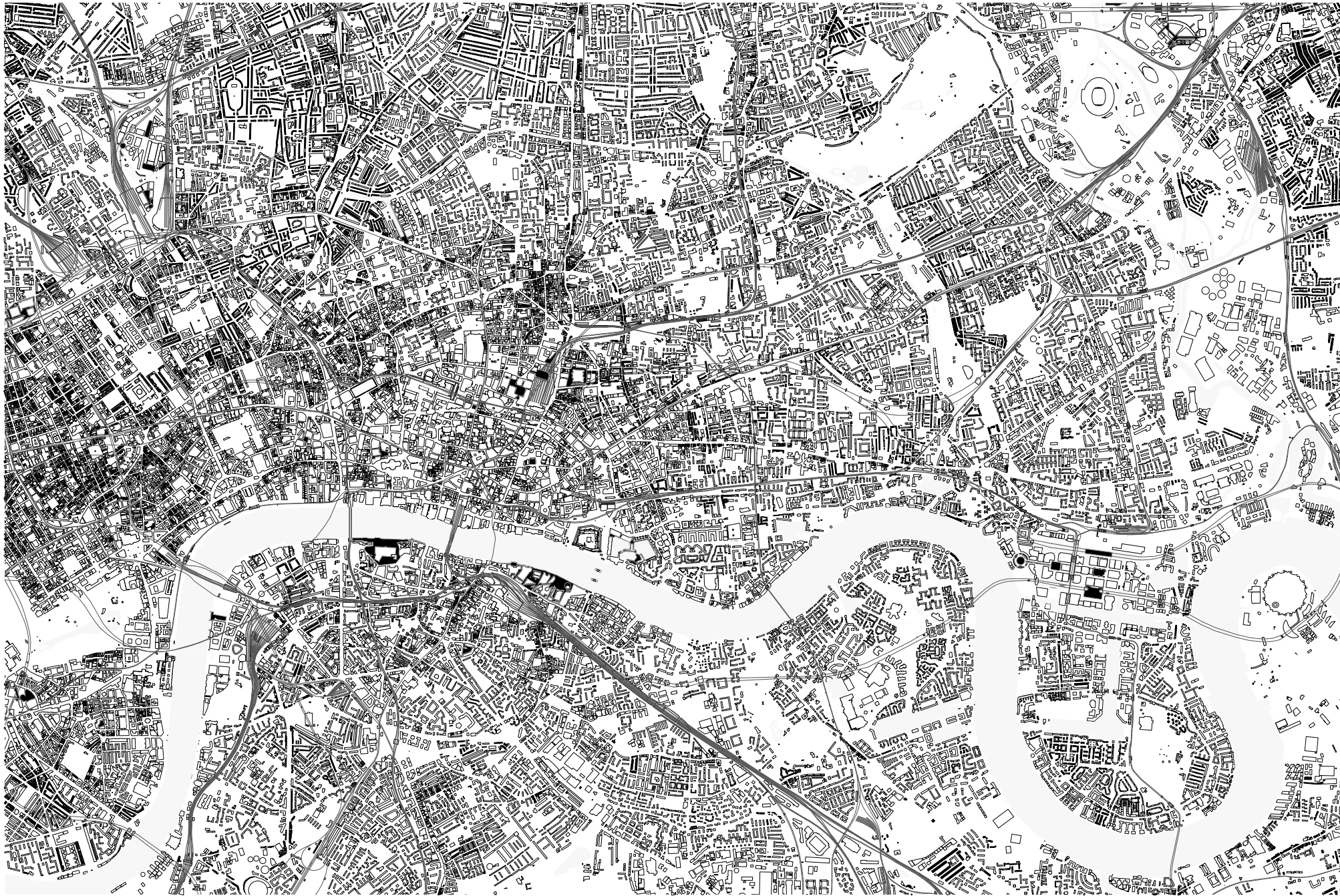
Inventory railway system and stations, scale 1:40.000



Historical city expansion, shifts of land ownership and inventory of POPS



Commercial areas (black) in relation to research area



Inventory of POPS London 2022, scale 1:40.000

1.	Granary Square (Camden)	0,45	King's Cross Central: a partnership between Argent Kings Cross and Australian Super
2.	Wharf Road Gardens (Camden)	0,23	King's Cross Central: a partnership between Argent Kings Cross and Australian Super
3.	Lewis Cubitt Park (Camden)	0,15	King's Cross Central: a partnership between Argent Kings Cross and Australian Super
4.	Gasholder Park (Camden)	0,44	King's Cross Central: a partnership between Argent Kings Cross and Australian Super
5.	Pancras Square (Camden)	0,44	King's Cross Central: a partnership between Argent Kings Cross and Australian Super
6.	Regents Place (Camden)	1,78	British Land
7.	Central St Giles (Camden)	0,12	Central Saint Giles Ltd Partnership - a venture between Legal & General and Mitsubishi Estate Company
8.	Exchange Square (City of London)	0,71	British Land and GIC
9.	New Street Square (City of London)	0,25	Land Securities
10.	Paternoster Square (City of London)	0,43	Mitsubishi Estate London
11.	Open space at Leadenhall Building (City of London)	0,22	CC Land: a Hong Kong-listed company run by Chinese billionaire Cheung Chung-kiu
12.	New River Head (Islington)	0,36	Manhattan Loft Corp
13.	Angel-on-the-Green (Islington)	0,04	Groveworld
14.	Arsenal Podium (Islington)	2,70	Arsenal Ltd
15.	City Road Basin (Islington)	0,54	Miller Group, Groveworld and British Waterways
16.	Pear Tree Street (Islington)	0,11	Silvertown Properties
17.	The London Eye (Lambeth)	0,48	Owned by a subsidiary of Merlin Entertainments
18.	Merton Mansions Gardens (Merton)	0,35	Private
19.	Victory Park and Portlands (East Village) (Newham)	2,38	Get Living London (owned by Qatari Diar)
20.	Mirabelle Gardens (East Village) (Newham)	0,32	Get Living London (owned by Qatari Diar)
21.	Water Glades (East Village) (Newham)	2,11	Get Living London (owned by Qatari Diar)
22.	Westfield Stratfield City (Newham)	1,01	Westfield Corporation
23.	Excel Centre (Newham)	2,59	ADNEC (Abu Dhabi National Exhibitions Company)
24.	Bankside (Southwark)	3,73	Private
25.	Tabard Square (Southwark)	0,40	Private
26.	More London (Southwark)	4,35	St Martins Property Group (controlled by the Kuwaiti state)
27.	Cabot Square (Tower Hamlets)	0,47	Canary Wharf Group
28.	Canada Square Park (Tower Hamlets)	0,49	Canary Wharf Group
29.	Jubilee Park (Tower Hamlets)	1,13	Canary Wharf Group
30.	Westferry Circus (Tower Hamlets)	0,31	Canary Wharf Group
31.	West India Quays (Tower Hamlets)	0,49	Canary Wharf Group
32.	Crossrail Place Roof Garden (Tower Hamlets)	0,77	Canary Wharf Group
33.	Reuters Plaza (Tower Hamlets)	0,08	Canary Wharf Group
34.	Bishops Square, Spitalfields (Tower Hamlets)	1,23	JP Morgan
35.	St Katherine Dock's Surrounds (Tower Hamlets)	0,85	Private
36.	Channel Four Community Garden (Westminster)	0,18	Channel Four
37.	Brown Hart Gardens (Westminster)	0,12	Grosvenor Group
38.	Paddington Central (Westminster)	0,57	British Land
39.	Cardinal Place (Westminster)	0,91	Land Securities
40.	Broadgate Plaza (City of London)	0,30	British Land and GIC
41.	St Martin's Courtyard (Westminster)	0,09	Longmartin Properties and Shaftesbury
42.	Merchant Square (Westminster)	1,29	European Land & Property
43.	NEO Bankside (Southwark)	0,23	Native and Grosvenor
44.	Broadgate Circle and Finsbury Avenue Square (City of London)	1,15	British Land and GIC



Usage, King's Cross area (2021)

Pancras Square

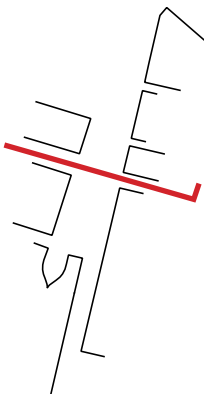
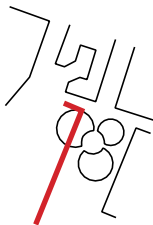
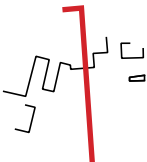
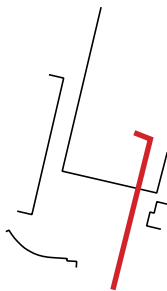
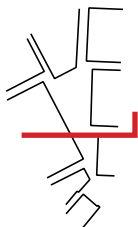
Granary Square

Wharf Road Garden

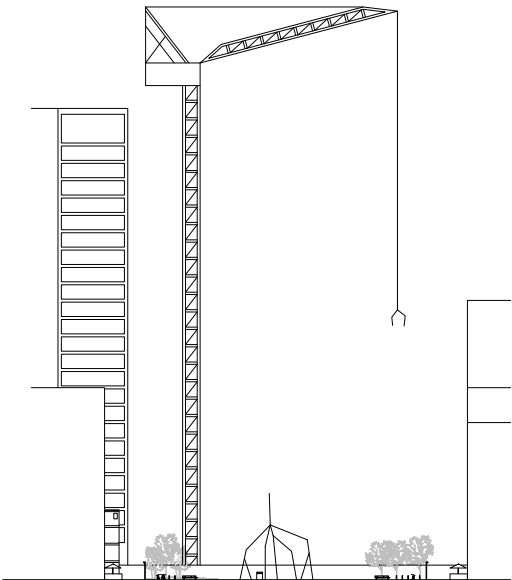
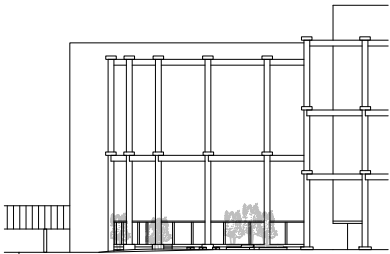
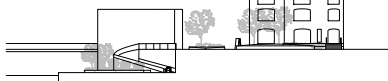
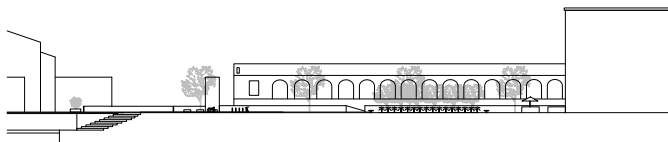
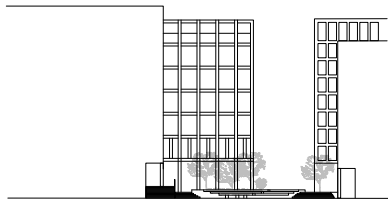
Gasholder Park

Lewis Cubitt Park

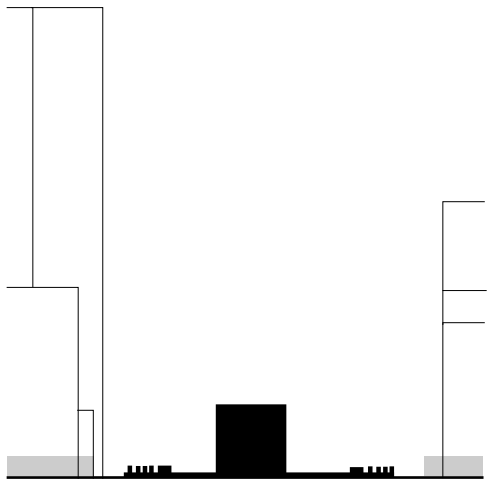
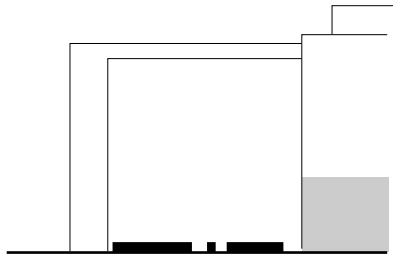
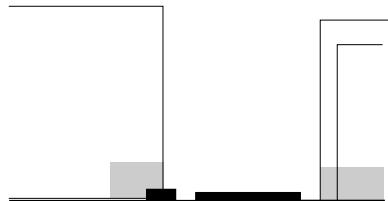
Cut



Section



Elements as division tool



1 *King's Cross area*



Proposed site in relation to analysed research areas and POPS

















