



THE GIANT RED PHONEBOX

DRAFT FEASIBILITY STUDY
PHASE 1 / V1.0
JULY 2021



DIRECTORY



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EXECUTIVE SUMMARY



The scope of this Phase 1 provisional study is to assess the feasibility of constructing a 57m tall Giant Phone box within Kirkintilloch, East Dunbartonshire.

The outcomes of the exercise are to test at a high level the manifestation of an award winning concept against potential Legislative, Historical, Architectural, Environmental and Engineering constraints.

The report assesses the opportunities and constraints offered at original site (A) within Luggie Park. An alternative site (B) within the same park has been suggested for review with commentary.

It is anticipated that the next stage of feasibility study (Phase 2) will include:

- Exploration of another site, located outwith Luggie park, that still has a connection to the area
- Exploration of an alternative smaller scale development at site A and/or B.

At this early stage, as with much of the proposal, it is envisaged that the programme proposed within the phonebox will evolve after further consultations. Community involvement will be highly welcomed in Phase 2.

HOW TO USE THIS DOCUMENT

This document is interactive which can help with navigation and active links.

For the full experience this document is best viewed using Adobe Acrobat Viewer which can be downloaded for free at <https://get.adobe.com/uk/reader>.

DIRECTORY

The Directory page is live and lets you click each title, taking you directly to that page.



THE BATT NAVIGATOR

The BATT home button will take you back to the Directory and the navigation arrows will help you move backwards and forwards through each page.



ANIMATION

Click the button to view our animation.

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01



OVERVIEW



BACKGROUND

BUILD IT AND THEY WILL COME

Inspired by the scale and beauty of public sculptures by Andy Scott, such as the Kelpies and the Heavy Horse, Kirkintilloch local John Dickson could see the many benefits to Kirkintilloch of having its own version of such creations and envisioned The Giant Red Phonebox, a towering tribute to the iron founding history of the town.

Having lived in Kirkintilloch for a number of years, author and former local retailer John noticed that the town had lost some of its sparkle and was not the buzzing community he had once been a central part of. As the heart of the town, the main street had succumbed to past recessions and now with too many empty shops and little choice for locals, it is a far cry from the 'hey day' that John had once known.

Yet the potential of Kirkintilloch was not lost on John and he could see with its rich history, convenient geographical location and scenic surroundings that the town had lots offer and could be a big draw for people.

The popular annual Canal Festival always sees Kirkintilloch come alive and is a highlight for locals and visitors alike, seeing so many people enjoying the town gave John a glimpse of what

Kirkintilloch could be all year round and started him on a journey to creating The Giant Red Phonebox.

Stemming from the proud heritage of the local Lion Foundry where red telephone boxes were made, John could see no better local icon for Kirkintilloch to show to the world, something that would not only give the local community something to enjoy and take pride in but also attract people from all over Scotland, the United Kingdom and overseas, bringing a much needed economic boost to the town, creating a domino effect that could see the town transform.

FUTURETOWN DESIGN COMPETITION

Scotland's Towns Partnership FutureTown Design Competition became the perfect platform to launch the idea.

Scotland's Towns Partnership is an organisation set up to promote and support the diversity of towns, helping local community groups and organisations aiming to enhance and transform their surrounding areas. Since 2015, the FutureTown Design Competition provided an opportunity for local communities to create

ideas for their town or local neighbourhood that will help create new and diverse landscapes. The competition is aimed at stimulating conversations, provoking ideas and encouraging new approaches to highlight what towns could look like now and in the future.

With a visual interpretation, John presented his idea to the masses and after being shortlisted to the final eight by an expert panel, December 2019 saw The Giant Red Phonebox win first place after capturing imaginations and securing more than half of the public vote with its innovative and eye-catching proposal paying homage to the history and heritage of Kirkintilloch.

Encouraged by such a positive response to the proposal John engaged BATT Architecture Ltd. to help develop and bring his vision to life.

THE VISION



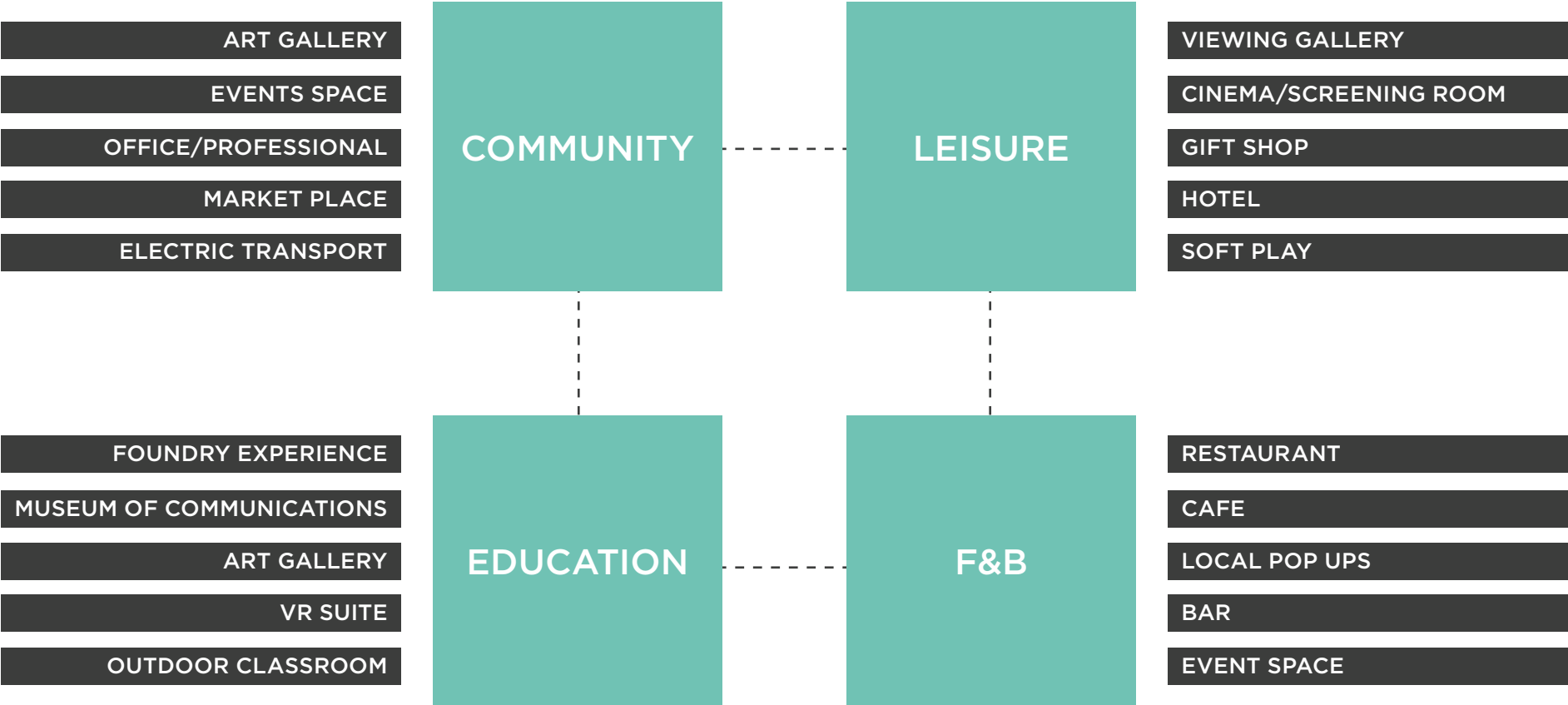
The Giant Red Phonebox is a 57m tall version of the iconic K6 phonebox.

Envisaged as a vertical celebration of Kirkintilloch’s industrial past the edifice will serve as both an attractor to the area and as a community and cultural hub for local residents.

The central attraction of the phonebox would be the ‘Kirkintilloch Foundry Experience’ an interactive journey through Kirkintilloch’s industrial past, showcasing its part in the creation of a world-famous icon. A ‘working’ foundry would let visitors experience how iron welders worked during the 1900’s and let them safely create their own ‘Little Red Phonebox’ as a souvenir of their visit.

A Museum of Communications would bring to life the world of the phonebox and its place in society, letting visitors see how communication had developed through the years and how it has transformed the world.

Food and beverage outlets throughout will be supplied by local establishments. A restaurant/ event space on the 10th floor will provide unrivalled views of the Campsie Fells and beyond.



COMMUNITY FEEDBACK



A survey to social media followers of The Giant Red Phonebox gave the local community the chance to have their say on the what they thought about the concept of the phonebox and how they would like it to take shape.

Various questions were asked to determine opinion on location, the expansion and enhancement of the surrounding area, transport options, sustainability and what should be included inside. An overwhelmingly positive response to having The Giant Red Phonebox as part of the community helped support initial concepts and develop further proposals.



79%

of people think Luggie Park is a good location for The Giant Red Phonebox.



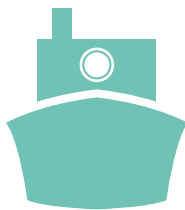
70%

of people said walking would be their preferred mode of transport when visiting The Giant Red Phonebox.



79%

of people think Luggie Park should be enhanced as part of the project similar to the Helix Park.



81%

of people think promoting environmentally friendly transport via the canal such as electric barge, bike and foot paths is a good idea.



91%

of people would like to see a cafe/restaurant with an amazing view at the top of the building.



70%

of people think sustainability should be an important part of building The Giant Red Phonebox.

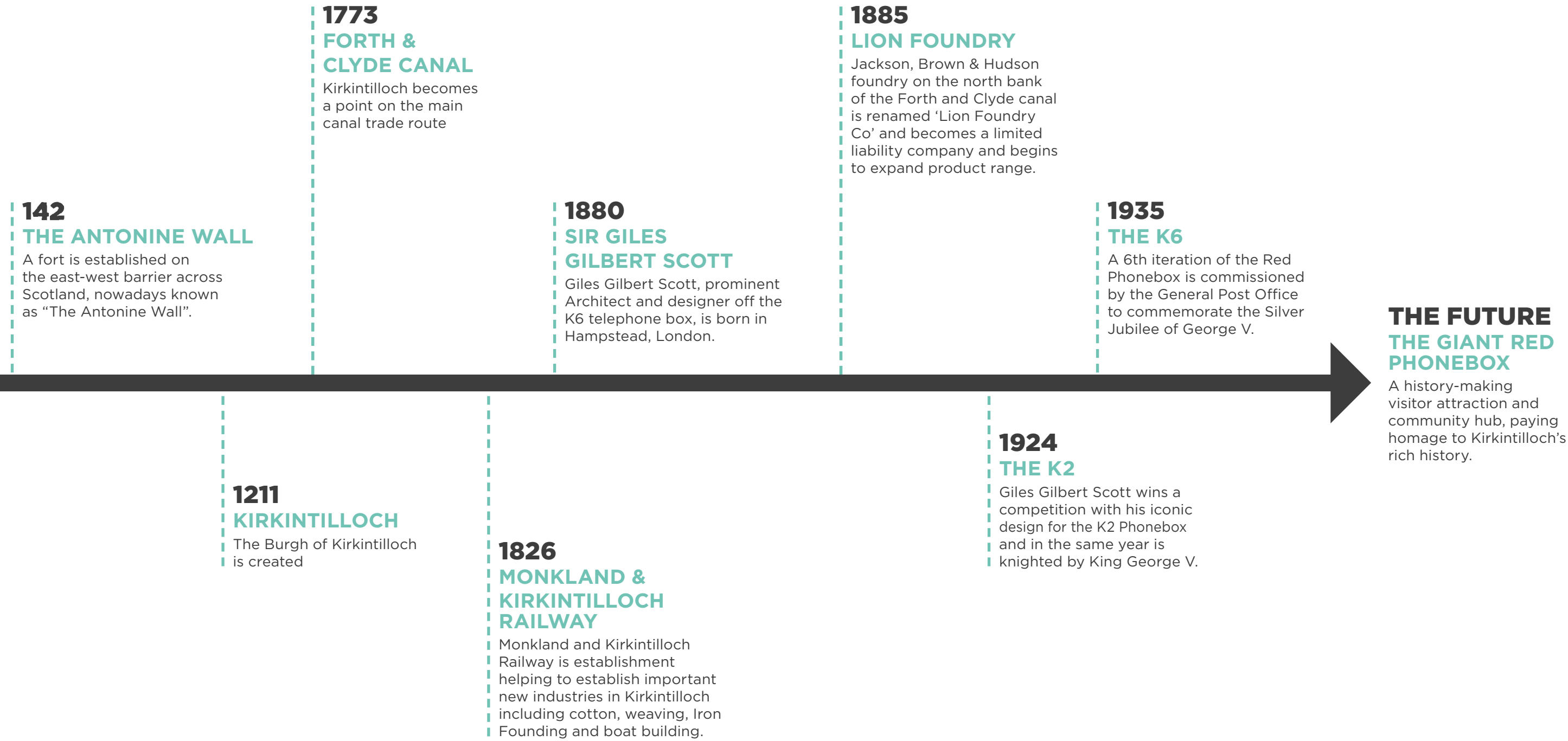
02



HISTORY & CONTEXT



KEY DATES



ABOUT KIRKINTILLOCH



Nestled on the banks of the Forth and Clyde canal, Kirkintilloch is a historic town approximately 8 miles north of Central Glasgow. With a population of 21,380, the town is known as 'The Canal Capital of Scotland' and is the only town along the Forth and Clyde corridor to have the canal passing through its town centre.

Rich in Roman history, the name Kirkintilloch is derived from the Celtic 'Caerpentaloch' meaning 'fort at the head of the hillock'. First established as a Roman Fort in the mid-2nd century, the town is situated on what is now known as the Antonine Wall, declared a UNESCO World Heritage site in 2008.

Over 1000 years passed before Kirkintilloch was inhabited again after the Romans moved on, when the Clan Cumming chose to build a castle in the area at the beginning of the 12th Century. A small settlement soon grew and the area was given burgh status in 1211, becoming a popular stop on journeys from Glasgow to eastern Scotland.

Kirkintilloch continued to grow through the 1700's and played an important part in the industrial revolution in Scotland. With the construction of the Forth and Clyde canal in 1773 and the addition of the Monkland and

Kirkintilloch Railway in 1826, the town became a bustling transportation hub and several industries thrived including textile, coal mining, iron founding and ship building.

Despite a period of prohibition between 1923 and 1967, the population of Kirkintilloch saw significant growth after the Second World War, as new housing was built and people moved from nearby cities to enjoy life in the scenic town with its stunning views of the majestic Campsie Fells.

Today, Kirkintilloch is an exciting mix of history and culture. From the remnants the Antonine Wall running through Peel Park to hosting the vibrant annual Canal Festival celebrating Kirkintilloch's momentous nautical heritage.



INDUSTRIAL HERITAGE



IRON FOUNDRING

Two of Kirkintilloch's key employers during the 19th century were the Lion and Star Iron Foundries, producing a variety of goods and exporting around the world. Two of the most famous exports from Kirkintilloch were the red telephone boxes and post boxes.

TEXTILES

The textile industry exploded in Kirkintilloch during the industrial revolution and by 1790 there were 185 weavers in area, and in 1867 James Slimon's cotton mill at Kelvinside employed 200 women.

COAL MINING

Several collieries were established during the second half of the nineteenth century. Some, including Woodilee Colliery, employed many hundreds of men in the area.

SHIPBUILDING

Kirkintilloch's proximity to the Forth and Clyde canal made it an ideal location for shipbuilding and was the only place in Scotland where ships were built inland.

Perhaps the most recognisable ships to come out of the town were the famous 'Kirky Puffers' built by James and John Hay in their boat yard beside Townhead Bridge from 1867 and McGregor's shipyard at the Canal Basin from 1902 to 1921. The small steam ships, named after the distinctive sound they made, became a regular sight on the canal and were cemented in popular culture thanks to the books and television programme telling the stories of Para Handy by Neil Munro in the early 1900's. Other ships built in Kirkintilloch included tugs, ferries, barges and steamers amongst others with the last ship being launched in 1945.

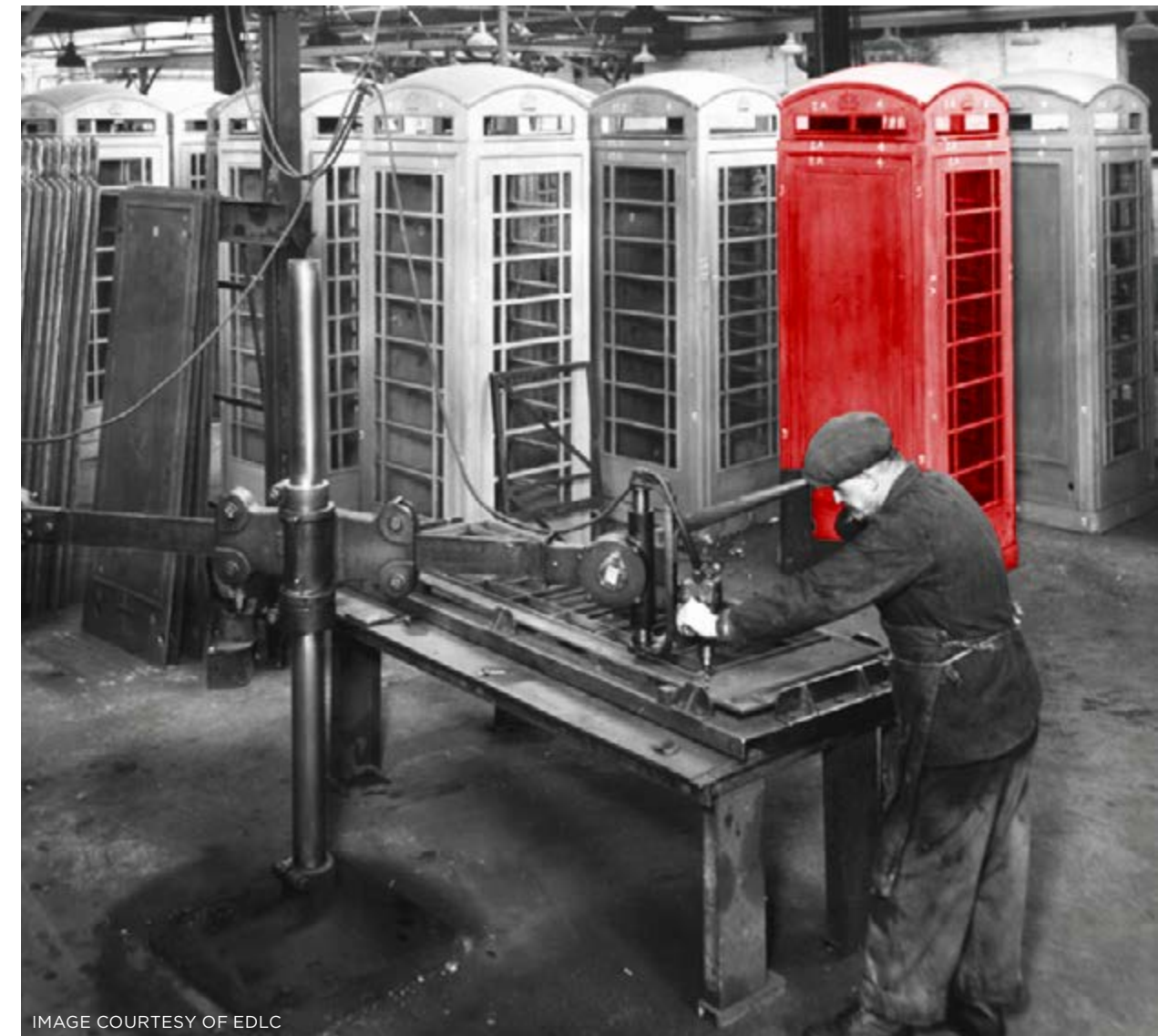


IMAGE COURTESY OF EDLC

LION FOUNDRY & K6 PHONEBOX



LION FOUNDRY

The Lion Foundry was established on the north bank of the Forth & Clyde Canal in 1885. Adjacent to the Campsie Branch Railway, it was ideally situated to receive delivery of raw materials by canal vessel and sending out finished products by rail.

By the early 1900's, 500 men were employed at the foundry, a fifth of the population of Kirkintilloch, and expansion of its range saw products progress from decorative gates and railings to ornate bandstands, verandahs and tram shelters including the Perry Bandstand and Hudson Fountain in Peel Park. The foundry worked with many notable architects and sculptors of the day on large constructional ironwork projects in cities all over the UK, from Glasgow and Edinburgh to Manchester and London also producing building front panels and window surrounds for customers in this country and abroad.

The post-war years brought a change of course for the foundry and a new range of utilitarian products. General Post Office telecommunication cabinets, pillar boxes and the distinctive new red telephone box became the foundries main output before it closed its doors for the final time in 1984.

K6 PHONEBOX

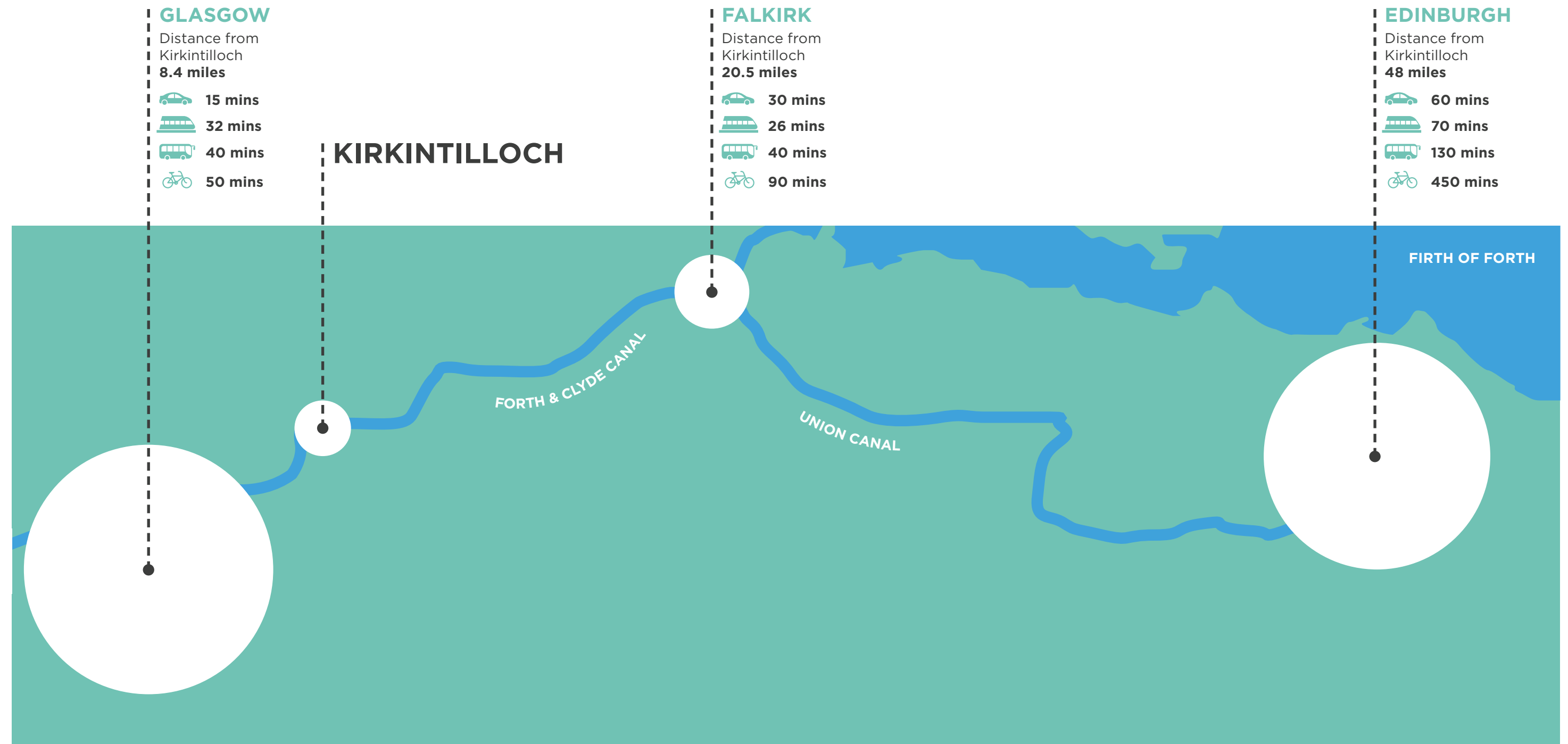
Designed by renowned architect Sir Giles Gilbert Scott in 1935, the K6 was the 6th iteration of the red telephone box, commissioned to commemorate the Silver Jubilee of George V.

The first phonebox to be distributed extensively outside London was a smaller and more streamlined 'moderne' version of the K2, designed to occupy less pavement spaced. It also displayed a new embossed crown motif and glazing pattern.

By 1960 there were 60,000 red telephone boxes throughout the UK and it has since become a British design icon, voted by the public into the top ten of British icons in a competition run by the BBC and the Design Museum in 2006. Establishing itself in popular culture, its influence can be seen in many places from the phonebox entrance doors at Gordon Ramsays restaurant in Las Vegas to appearances on album covers from David Bowie and One Direction.



KEY LOCATIONS



KEY ATTRactions

Kirkintilloch not only offers attractions on its doorstep but it is also in a prime location that makes it easy to combine with trips to other places nearby. Only an hours drive west to the stunning Loch Lomond & The Trossochs National Park and 30 minutes east to the popular Kelpies and Helix Park amongst others mean the The Giant Red Phonebox would be ideally placed to conveniently fit into the Scottish tourist trail.

KIRKINTILLOCH

- Peel Park
- Auld Kirk Museum
- Regent Gardens & Town Hall
- Luggie Aquaduct
- Lenzie Moss
- Woodhead Park

SURROUNDING AREA

- Leisuredrome (11mins)
- Colzium Estate (13mins)
- Mugdock Country Park (19mins)
- Jungle Creek Adventure Golf (16mins)
- Blair Drummond Safari Park (36mins)
- Summerlee Museum (20mins)
- Merkland Nature Reserve

SCOTLAND

GLASGOW (27mins approx.)

- Kelvingrove Museum
- Riverside Museum
- Glasgow Science Centre

FALKIRK (30mins approx.)

- Falkirk Wheel
- The Kelpies & Helix Park
- Callendar House

STIRLING (31mins approx.)

- Stirling Castle
- Wallace Monument
- Old Town Jail

LOCH LOMOND & TROSSOCHS NATIONAL PARK (1hr approx.)

- Loch Lomond
- Loch Katrine

EDINBURGH (1hr 9mins approx.)

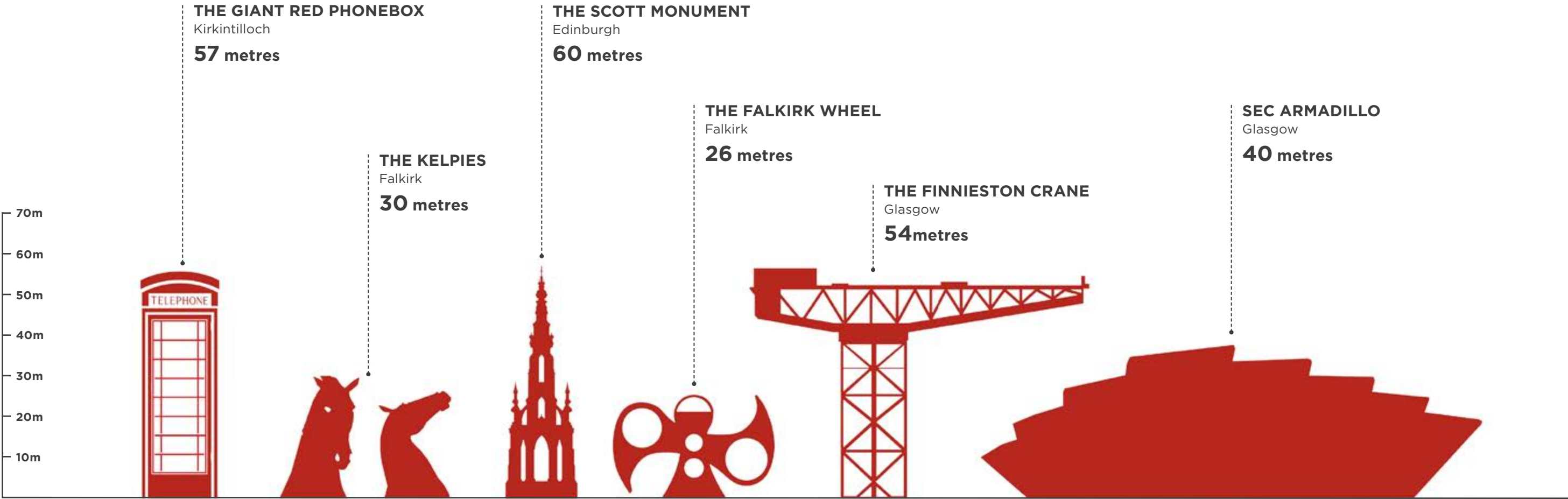
- Edinburgh Castle
- Arthur's Seat
- Camera Obscura
- Edinburgh Zoo

DUNDEE (1hr 20mins approx.)

- V&A Museum



HOW BIG?



03



SITE LOCATIONS 1/2

SCALE 1:5000



Both proposed Site A and B are within the existing Luggie Park, with the latter positioned approximately 1/2km from the town centre. The Luggie water runs through the park East to West flowing immediately South of the site. To the North there is an embankment populated with dense mature trees.

The trees noted are within Luggie Bank house Tree Preservation Order. To the South of the water exists a sports pavilion and red ash football pitch, all set a lower level than Waterside Road bounding the park to the South

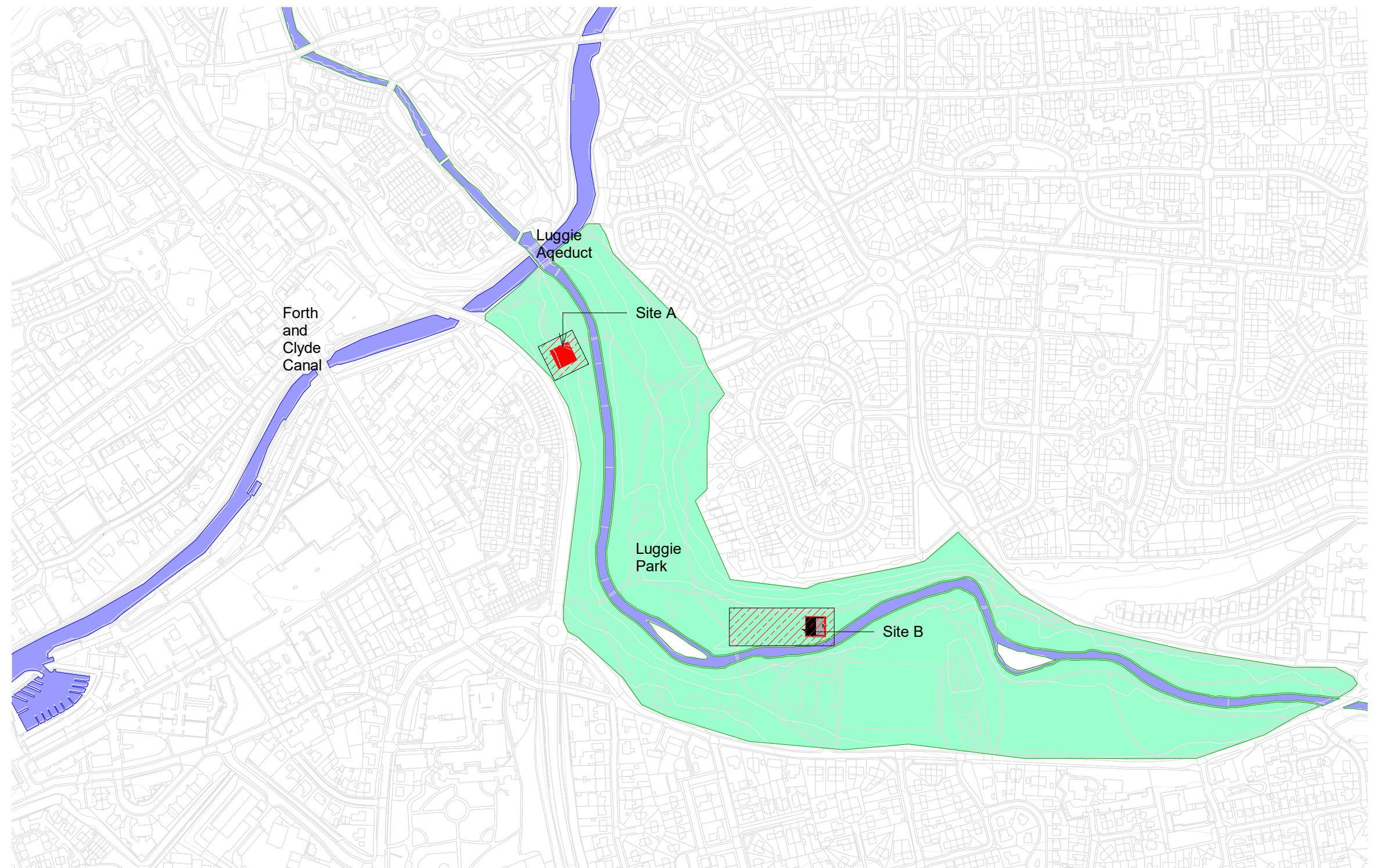
Accessibility of both sites required careful consideration during operations.

DESKTOP SITE INVESTIGATION

A Geo-environmental Investigation of the immediate and wider sites will be required. A report from Cowal Design Consultants will follow. Site investigations in 2005 indicated a relatively impermeable clay material underlying the area.

It is anticipated that the structural grid will bear on pile foundations to the Structural Engineers specification.

Desktop investigations indicate both fall out with the Coal mining risk area.



SITE LOCATIONS 2/2

SCALE 1:5000



DESIGN & PLACEMAKING

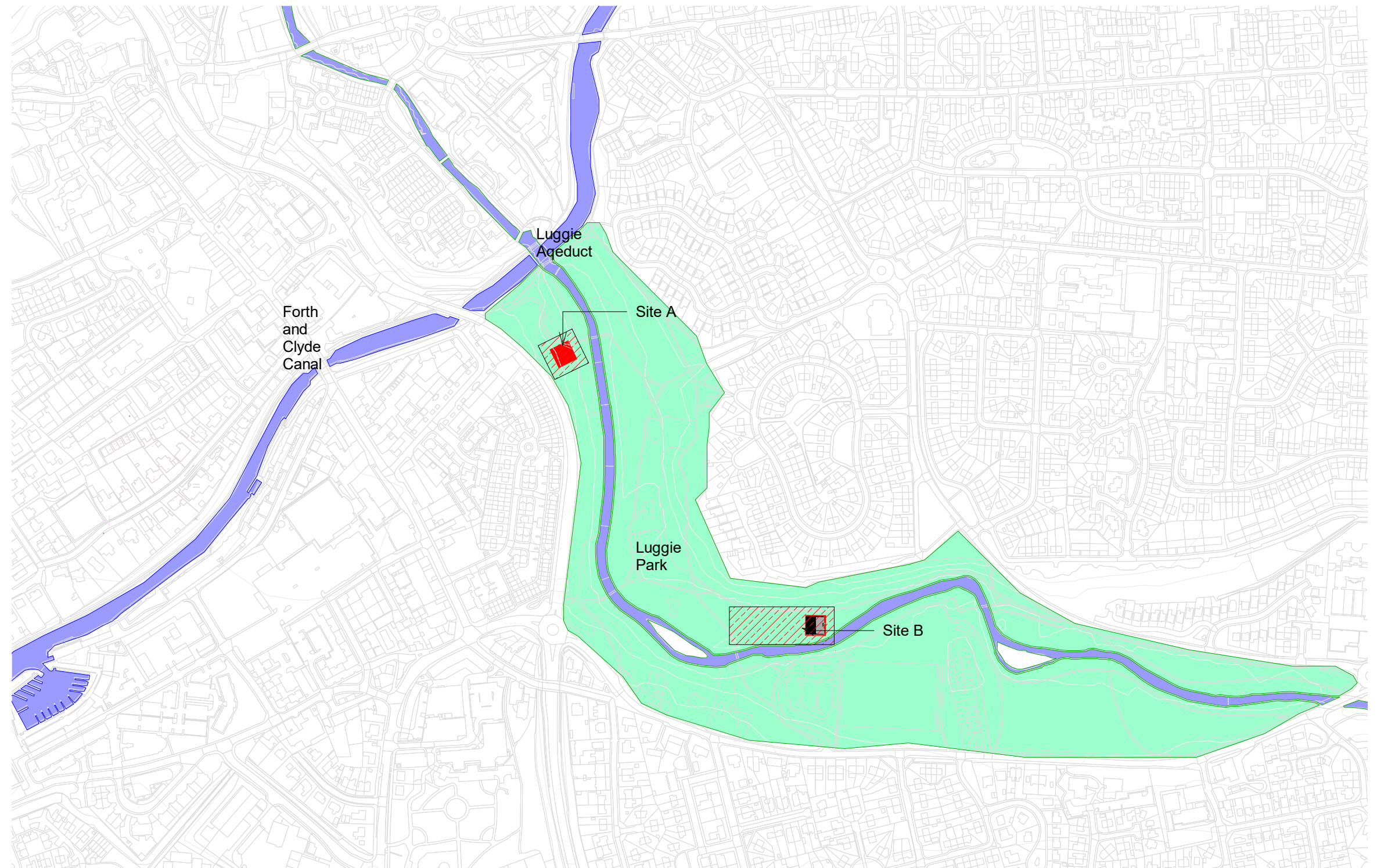
Green infrastructure is at the heart of the development. The Box itself is a recognisable icon, however re-imagining Luggie Park as an exemplar green town space with interconnected uses informs the wider proposals.

Outdoor classrooms focused on the natural environment will be linked by an elevated natural walkway through the trees.

ECOLOGY & HABITAT

An Ecological constraints assessment will be required. Both sites are within an important wildlife corridor and need adhere to Local Development Plan Policy 8 - Local Nature Conservation Site.

Although of a considerable height the proposals themselves occupy a relatively small footprint. Associated landscape proposals will be developed in collaboration with all stakeholders to ensure wildlife is protected and the environment ultimately enhanced.



LOCATION PLAN SITE B

SCALE 1:1250

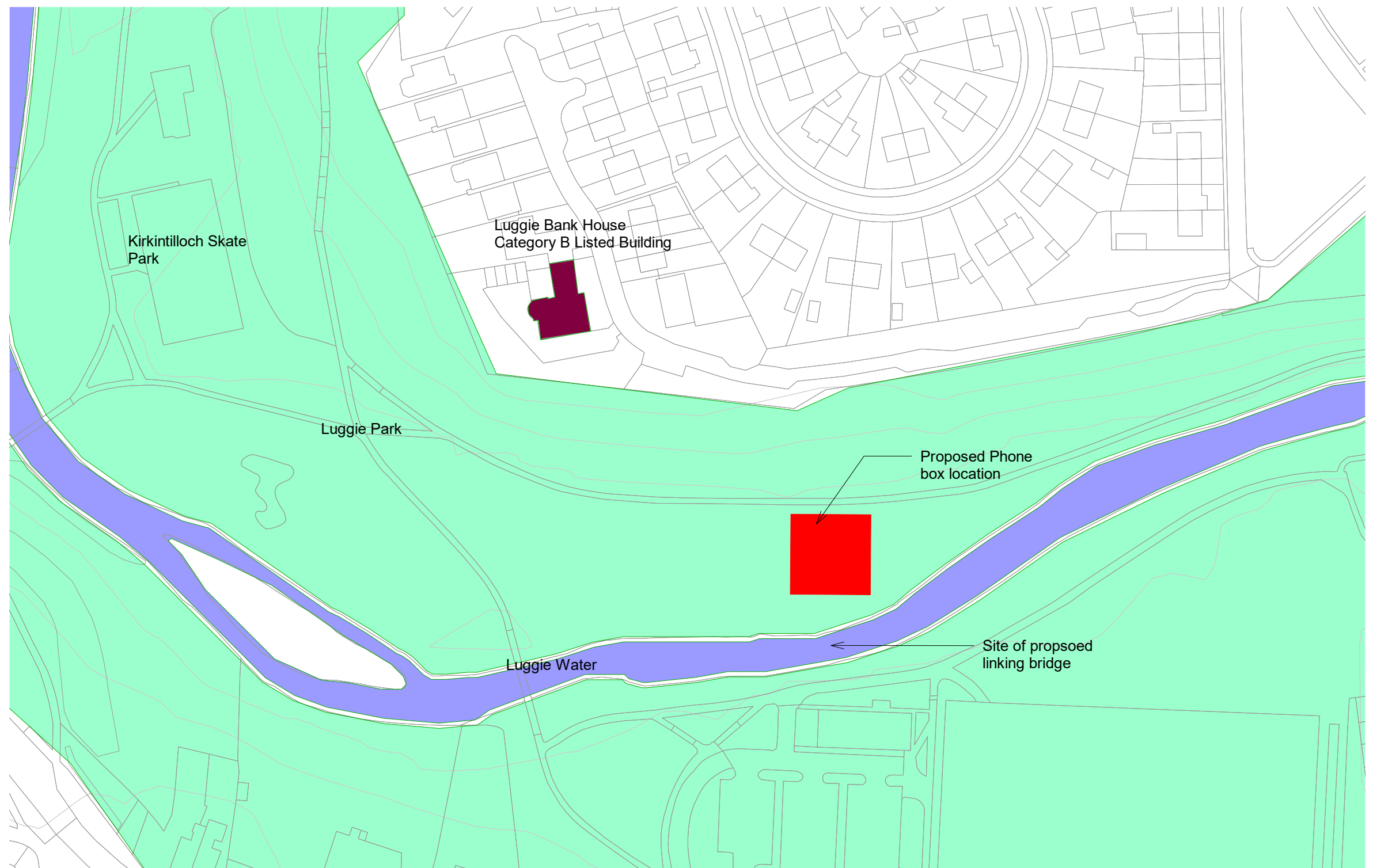


Site B landscaping proposals require a gently sloping graded region to the West permitting unobstructed public access to the raised Ground Level inside the box.

There is the potential to substantially reconfigure/upgrade the existing red ash park and associated car park immediately to the south of proposals.

A new pavilion with linked bridge access to the ground floor will help transform what has become a distressed site.

Desktop research has indicated the presence of a Gas Main to the North East of Site B. It is anticipated that this does not fall within the current curtilage.



SITE A



SITE B



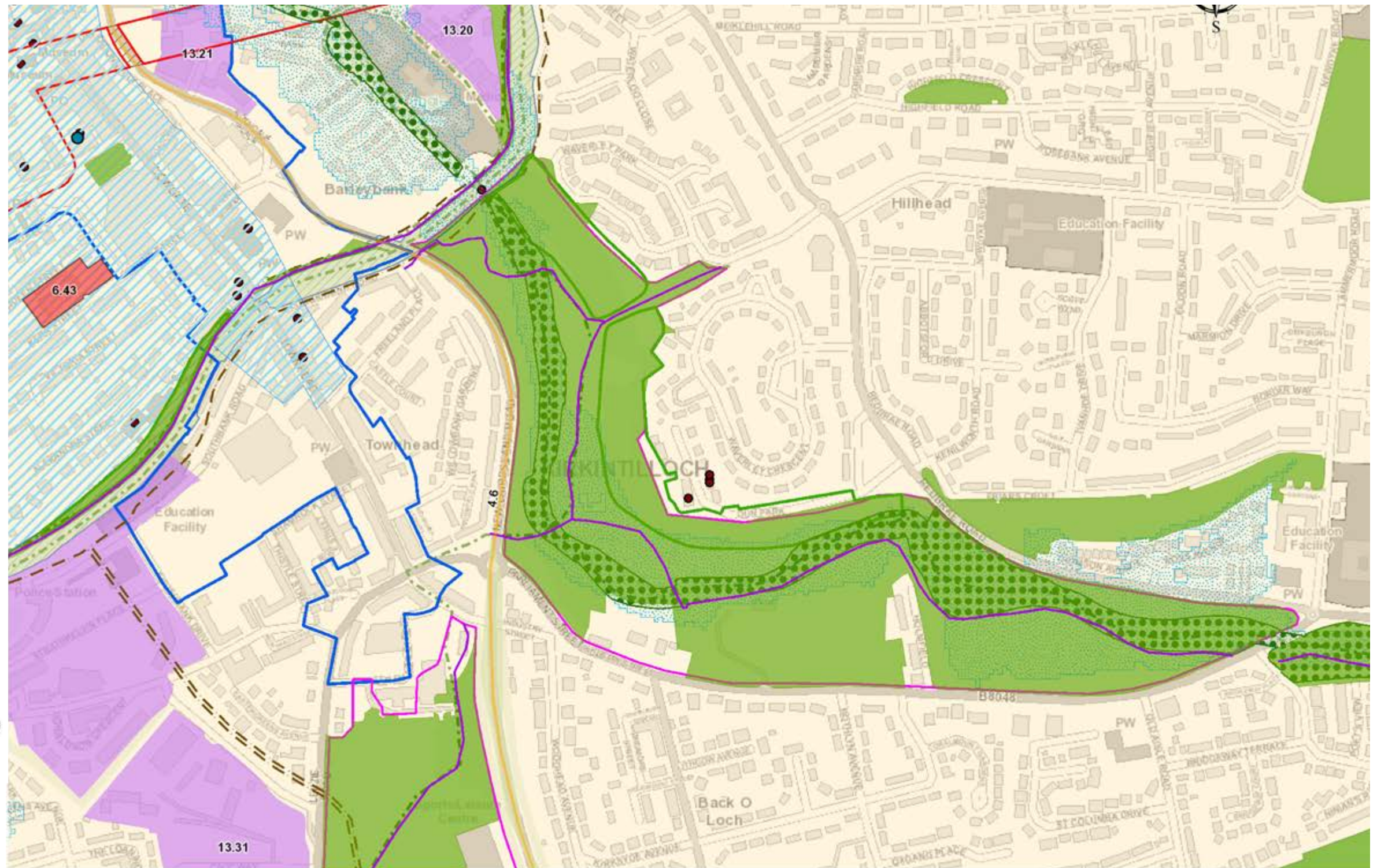
LOCAL DEVELOPMENT PLANS

SCALE 1:500

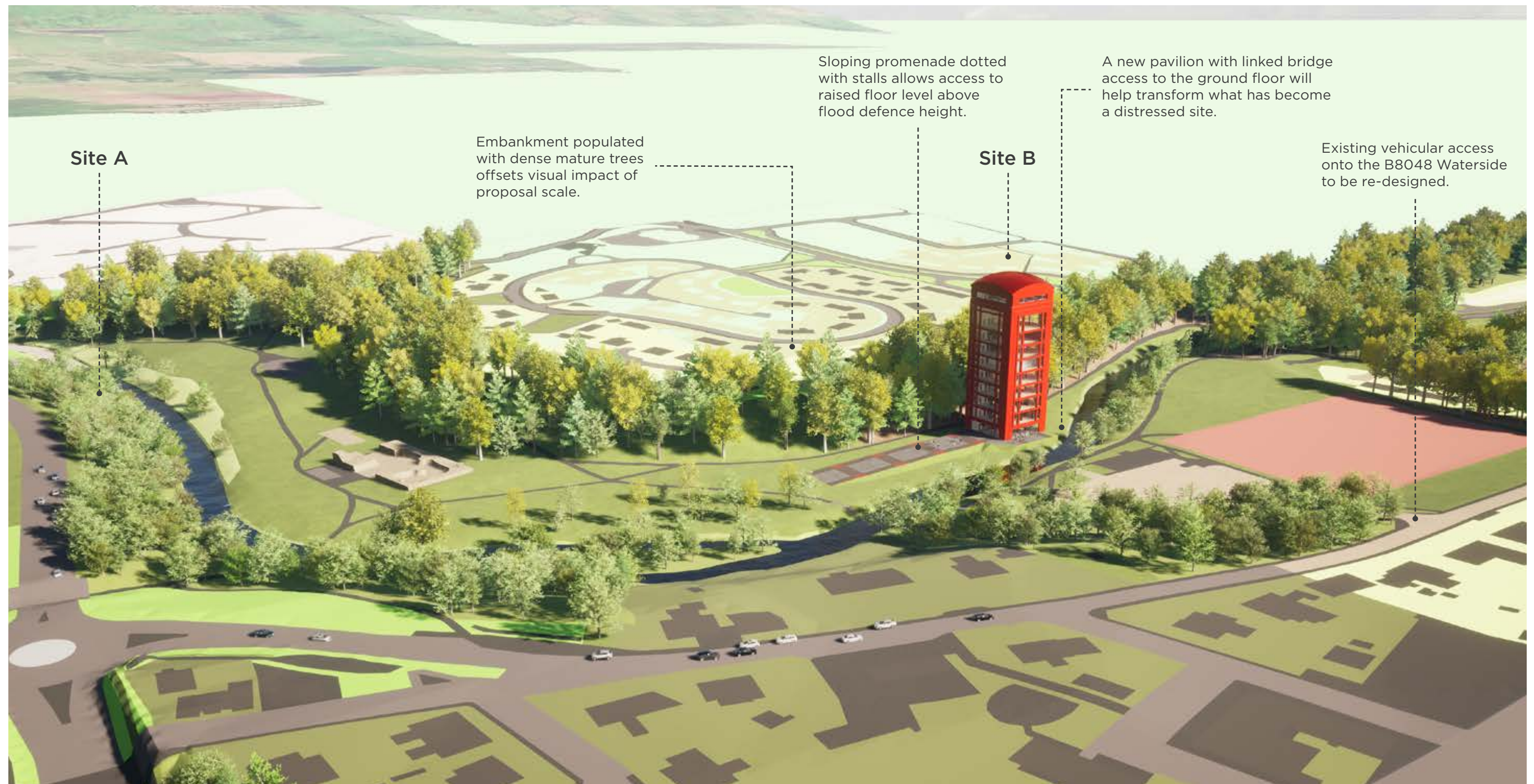


Legend

- Council Boundary
- Policy 3 - Place Initiative
- Policy 3 - Green Belt
- Policy 4 - Potential Rail Station Location
- Policy 4 - Sustainable Transport
- Policy 4 - Indicative Bishopbriggs Relief Road Route
- Policy 4 - Core Path
- Policy 6 - Housing Site
- Policy 7 - Open Space
- Policy 7 - Community Facility
- Policy 8 - Site of Special Scientific Interest
- Policy 8 - LNCS Geodiversity Site
- Policy 8 - Local Nature Reserve
- Policy 8 - Local Nature Conservation Site
- Policy 8 - Tree Preservation Order
- Policy 8 - Tree Preservation Order within Bearsden
- Policy 8 - Tree Preservation Order within Bearsden (Detailed)
- Policy 8 - Local Landscape Area
- Policy 9 - Flood Risk Area
- Policy 10 - Conservation Area
- Policy 10 - Townscape Protection Area
- Policy 10 - Locally Important Garden and Designed Landscape
- Policy 10 - Antonine Wall World Heritage Site



SITE OVERVIEW



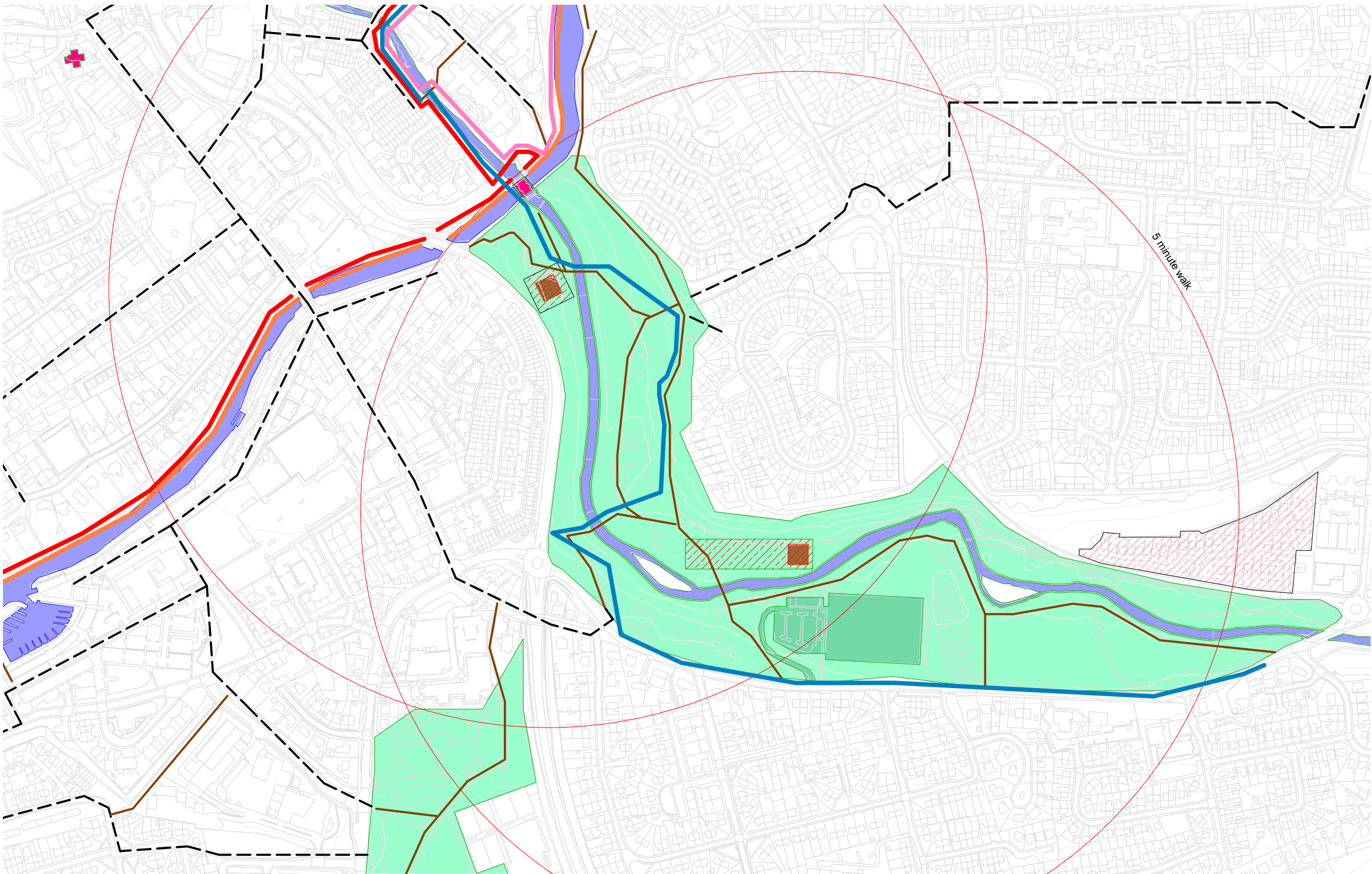
BIKE PATHS & WALKWAYS

SCALE 1:5000



- Thomas Muir Trail
- Jon Muir Trail
- Strathkelvin Railway Path
- Canal Towpath
- On Road Cycle Route
- Off Road Cycle Route

Connecting the proposals to the surrounding green infrastructure is key to the redevelopment of the site. By being sited at key points along local and national trails and cycle paths the proposals will encourage healthy and eco-friendly means of transport and will become a key landmark on the trails encouraging footfall and visitors to Kirkintilloch.



HERITAGE & ARCHAEOLOGY

SCALE 1:5000

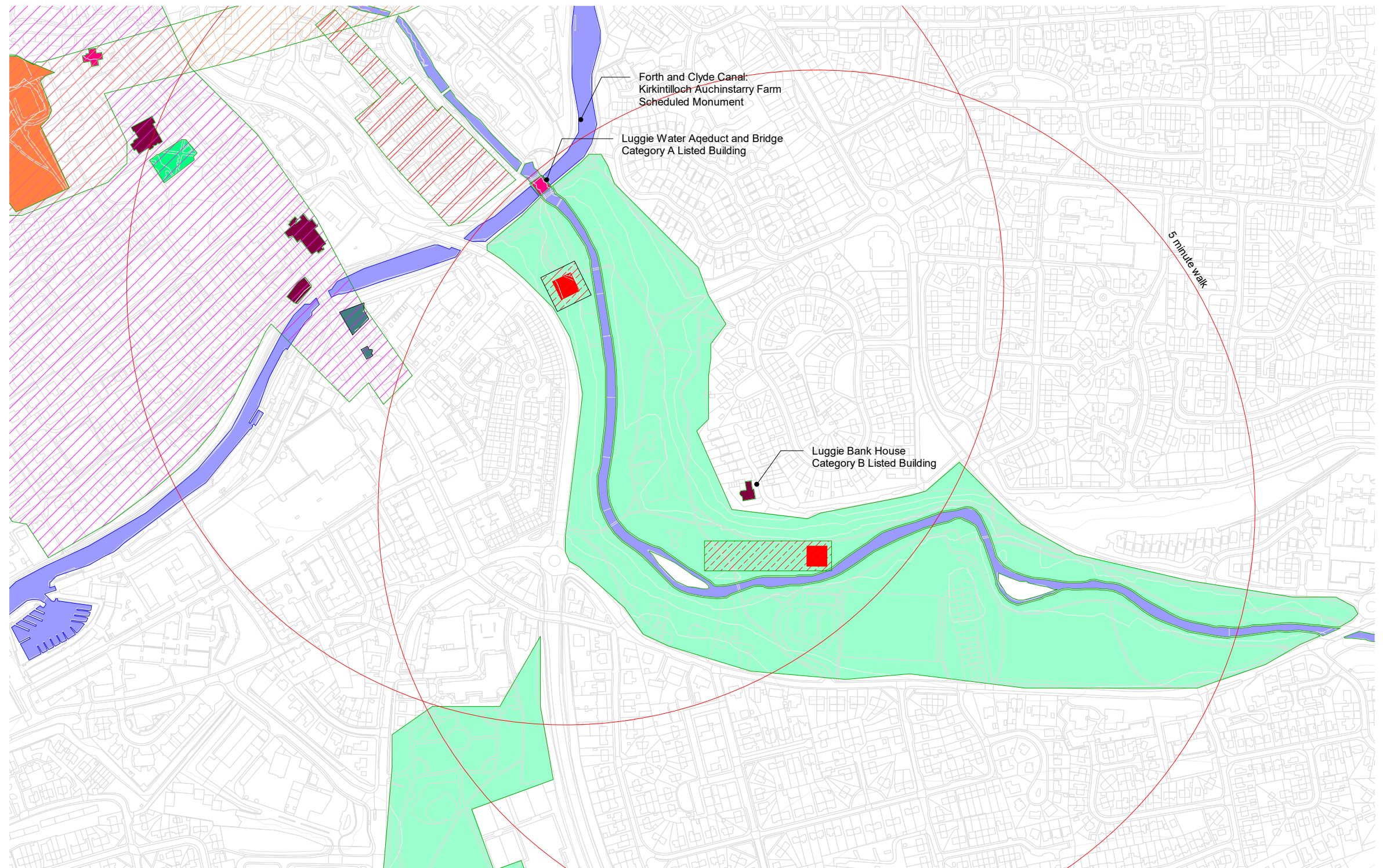


- Scheduled Monument -
Antonine Wall, Peel Park,
Roman Fort & Medieval Castle
- Antonine Wall
- World Heritage Site
- Central Kirkintilloch
Conservation Area
- Listed Buildings Grade A
- Listed Buildings Grade B
- Listed Buildings Grade C
- Former Lion Foundry Site

HISTORIC ENVIRONMENT & TOURISM

The catalyst for the proposals stems from the desire to celebrate Kirkintilloch's Historic Industrial past and to stimulate economic growth through tourism.

The Phonebox is a particularly well-known icon but it not the only contribution made to Scotland's development in recent years.



ROAD ACCESS & PARKING

SCALE 1:5000



- Relief Road
- Primary Road
- Secondary Road
- Tertiary Road
- Car Park
- Bus Stop

TRANSPORT & ROADS

A full transport assessment will be required in the next phase of development.

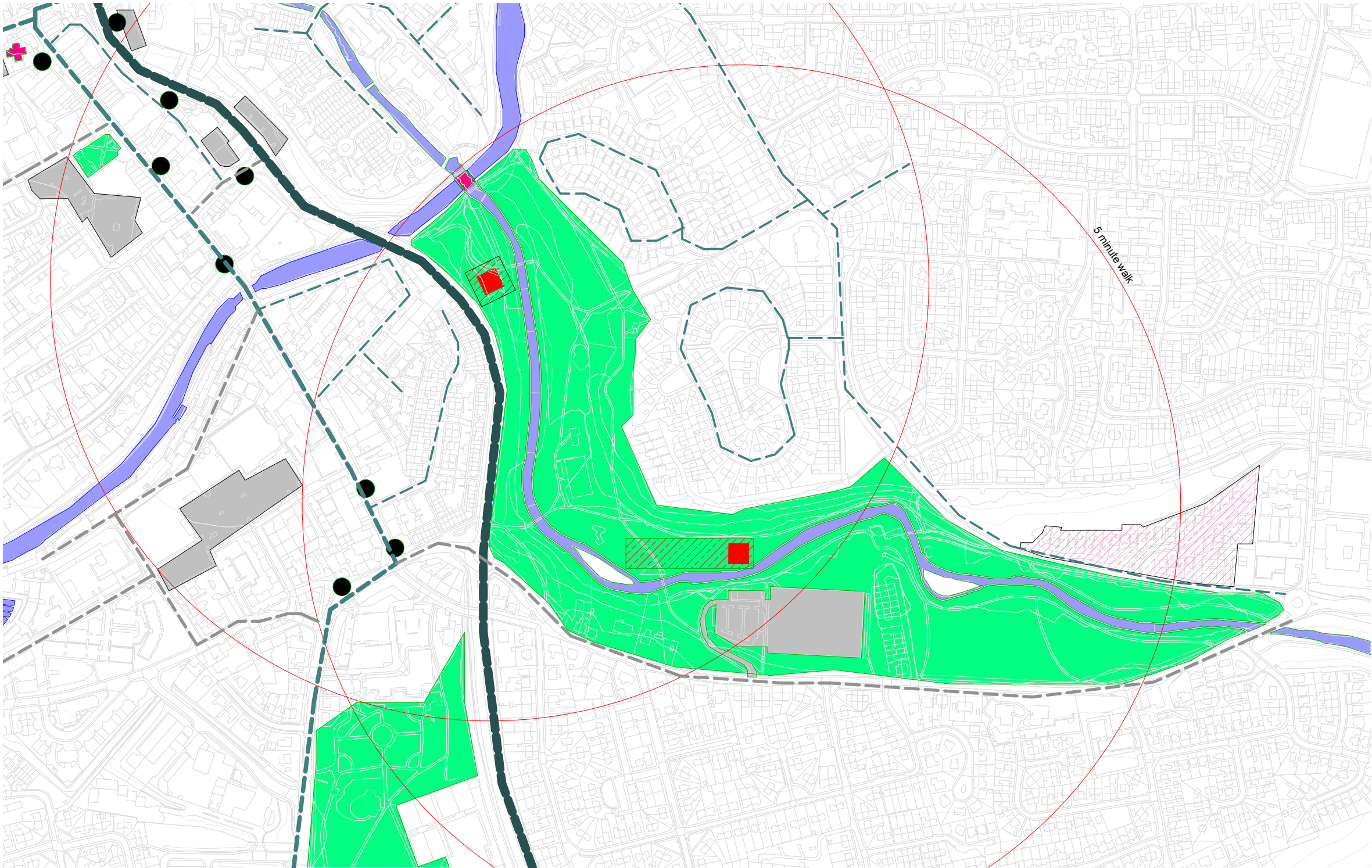
ACCESS THE DEVELOPMENT:
It is envisaged that proposals will be accessed predominantly by Carbon Neutral public transport followed by pedestrian access within the Luggie Park.

A series of electric barges will link satellite car parks located at strategic positions along the Forth & Clyde canal to the East and West

There is the potential to substantially reconfigure/ upgrade the existing red ash park and associated car park immediately to the south of proposals.

Existing vehicular access onto the B8048 Waterside to be re-designed, providing a smoother and safer junction for the small scale electric circular buses linking wider road routes.

Immediate parking for altered ability vehicles only to be provided in the immediate surroundings

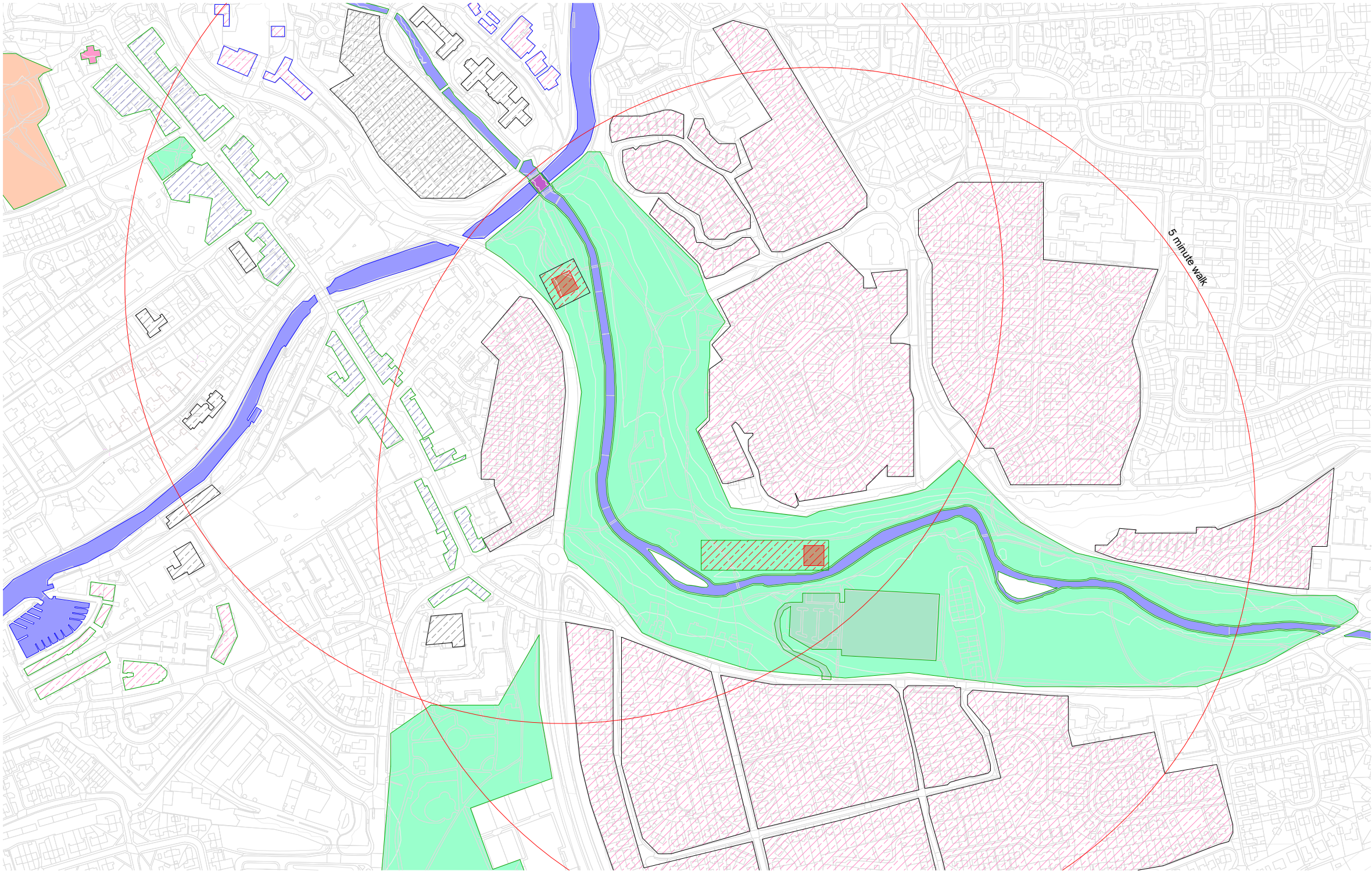


LAND USE & ADJACENT DEVELOPMENTS

SCALE 1:5000



- Residential
- Retail
- Industrial
- Community/
Institution/Social



FLOOD RISK

SCALE 1:5000



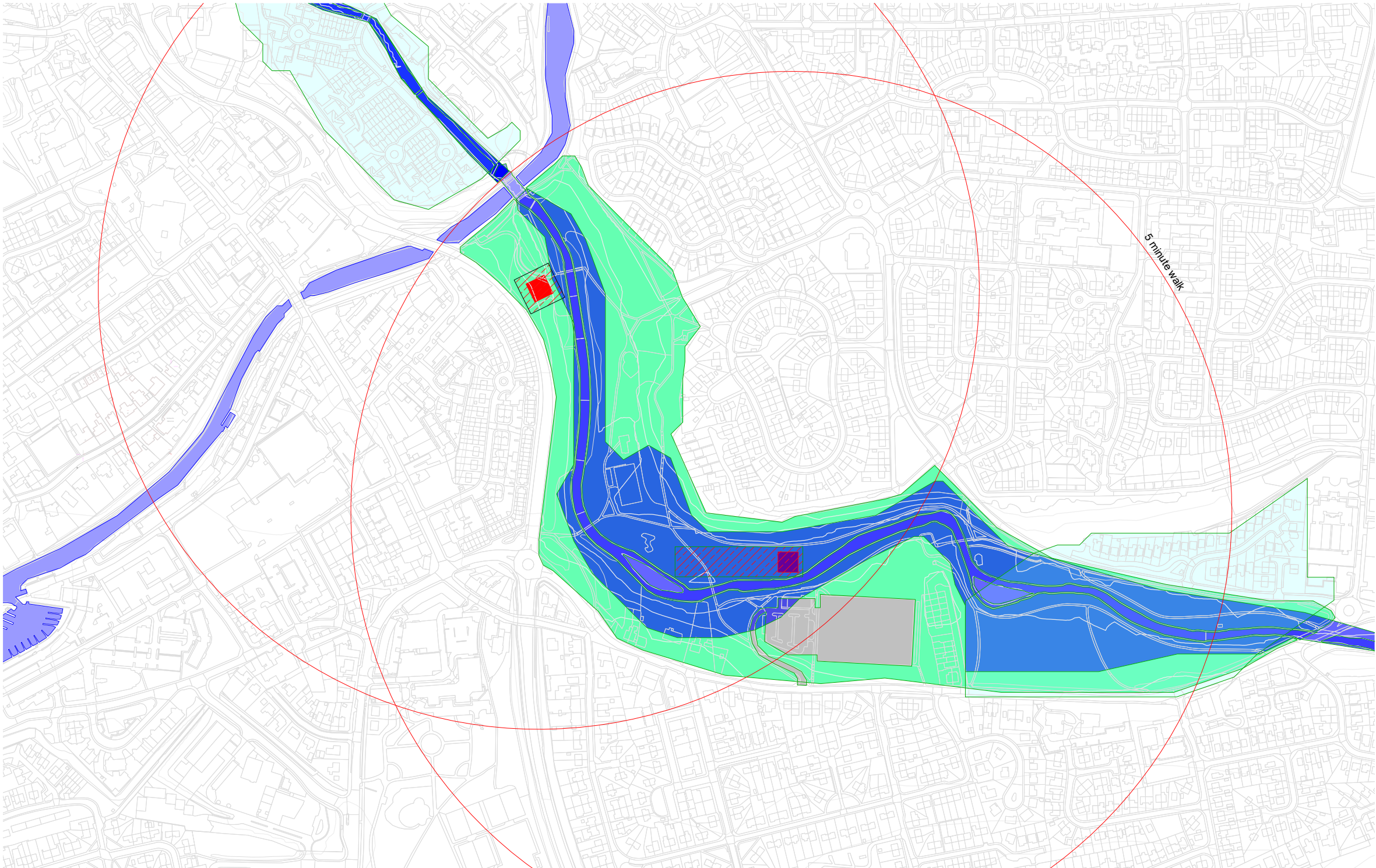
- 0.5% chance of flooding per year
- 10% chance of flooding per year

FLOOD RISK & DRAINAGE

Desktop research indicates Site B is within an area at high risk of flooding. From a study undertaken in 1996 the EDC predicted flood levels in the Luggie water in one year reach a period floor of 38.31m AOD (above sea level).

As indicated on the concepts proposals designs will have to mitigate such occurrences. The design of any culverts and balancing ponds and associated will be carried out with consideration and will also seek to enhance the area.

Surface water and grey water will be recycled at every opportunity with the scheme.



04



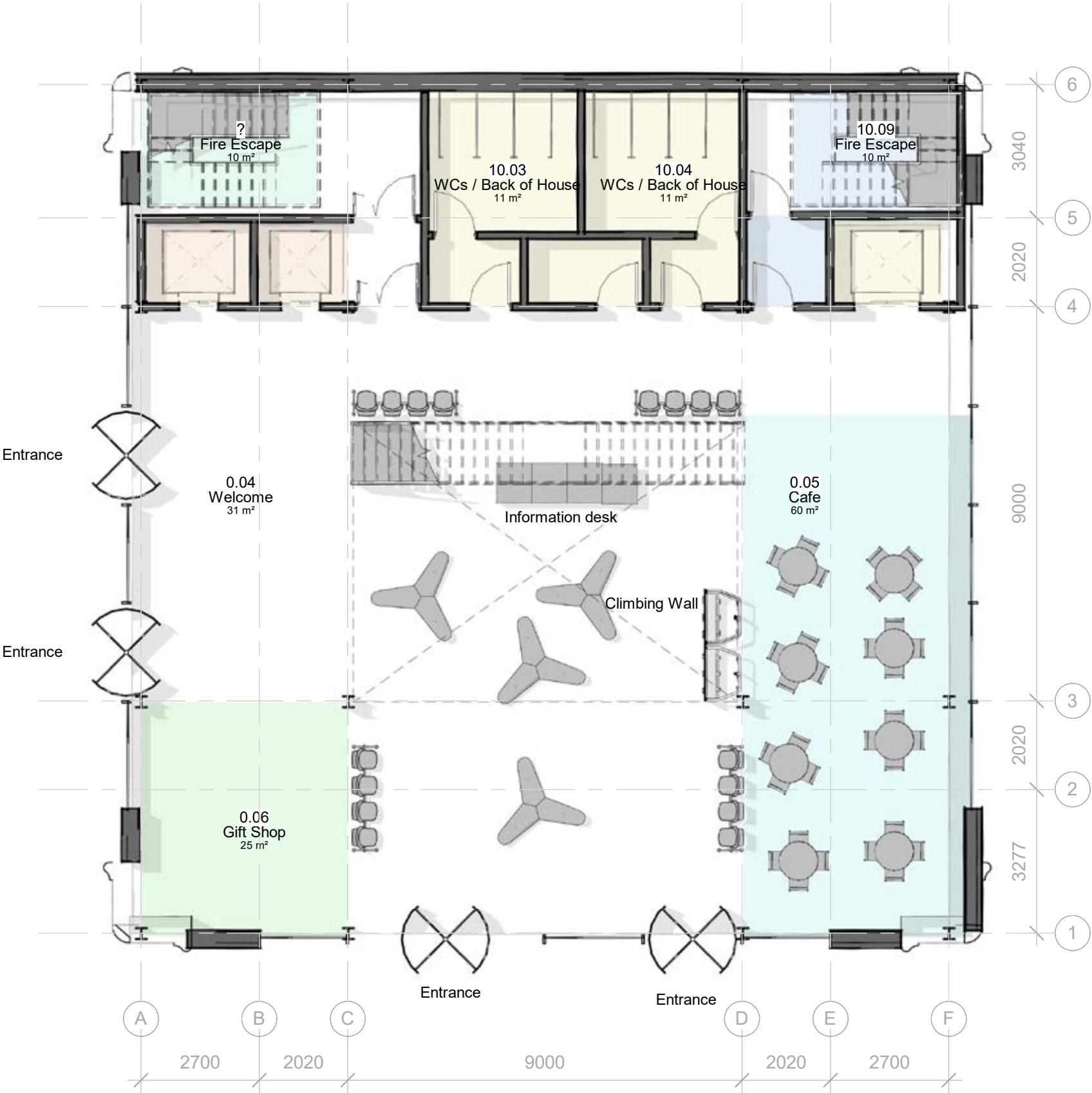
PROPOSALS



GROUND FLOOR

SCALE 1:100

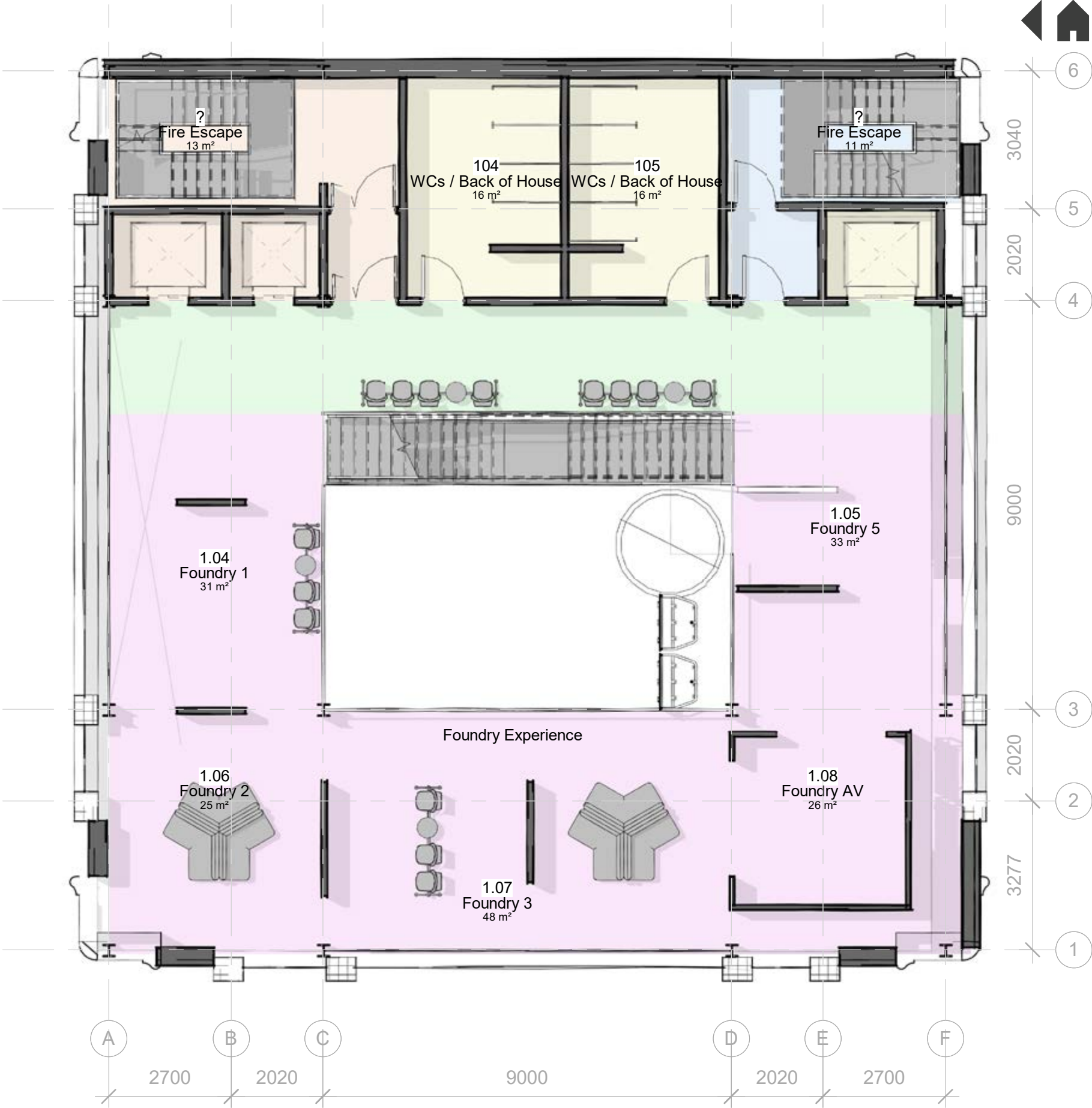
- BOH/Welfare
- Cafe
- Circulation
- Escape
- Public
- Stairs & Escape



FIRST FLOOR

SCALE 1:100

- BOH/Welfare
- Circulation
- Escape
- Foundry Experience
- Public

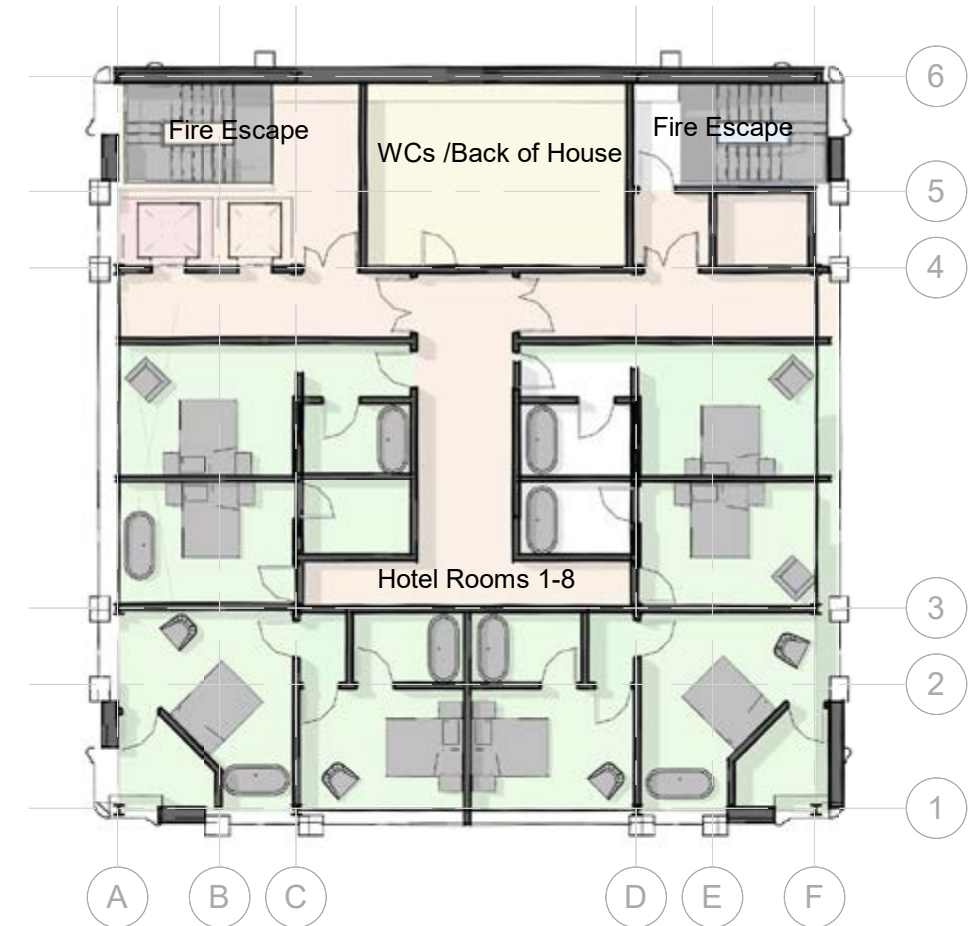


UPPER FLOOR (TYPICAL)

SCALE 1:200

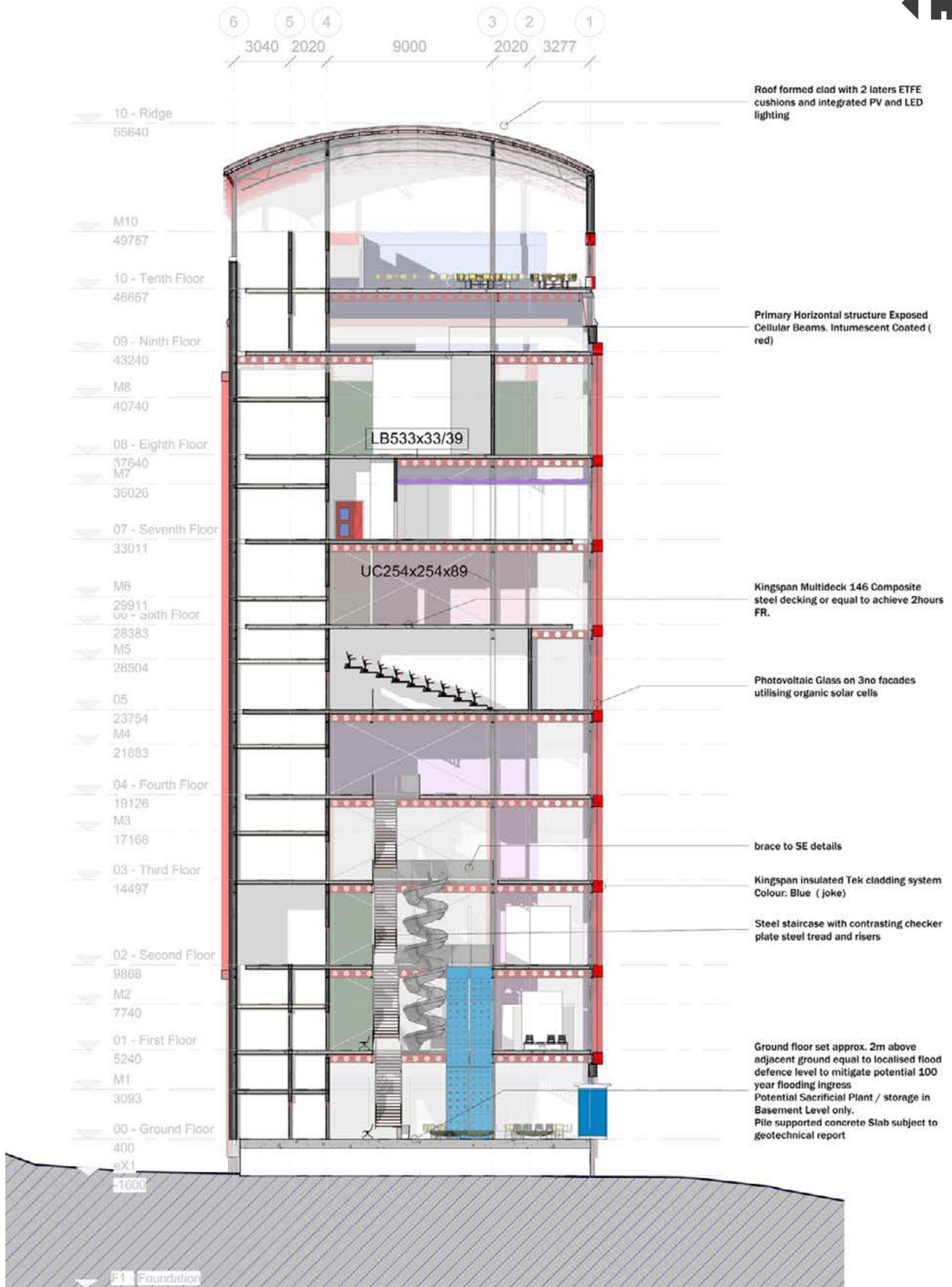


Eighth GA as proposed Events

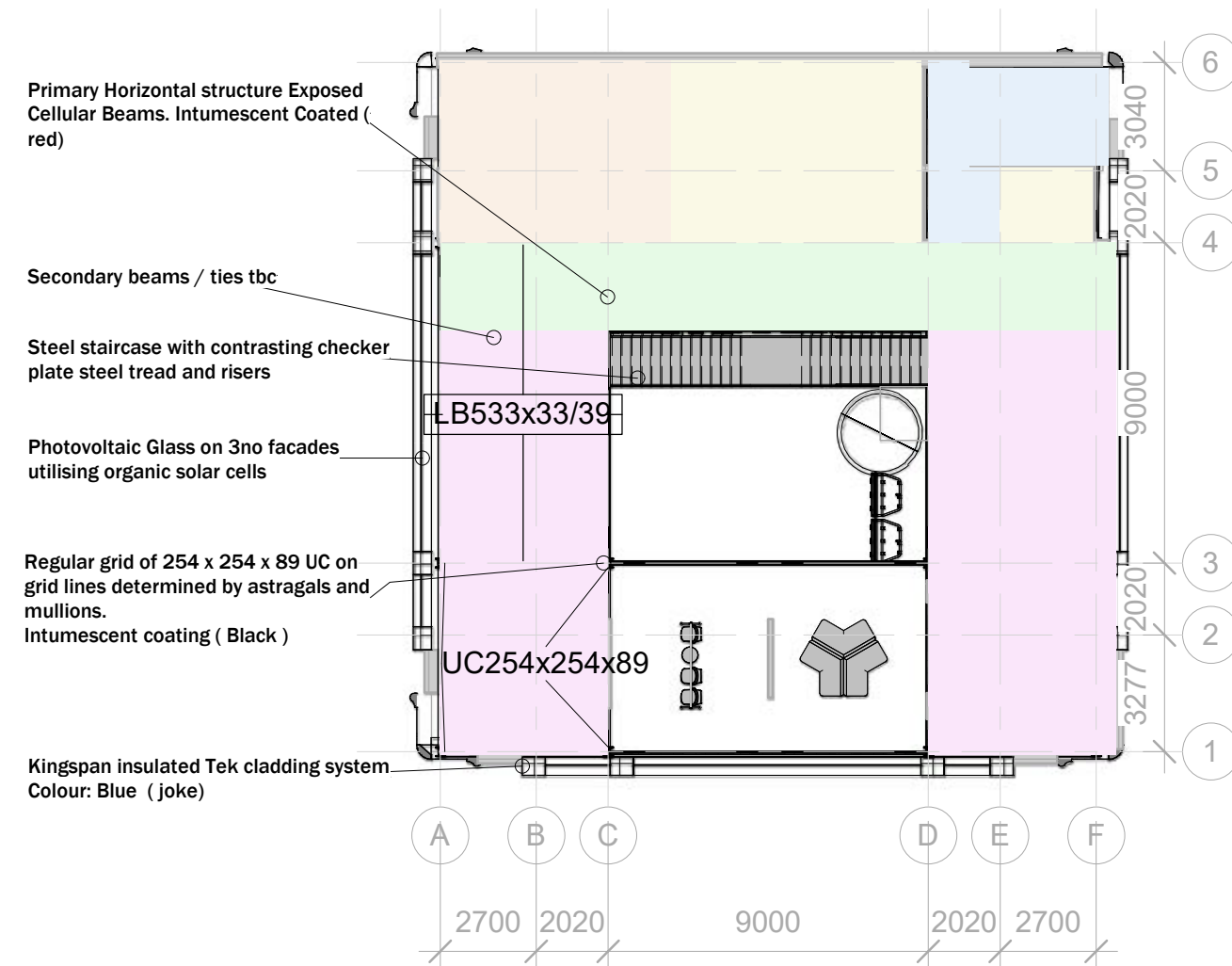


Seventh GA as proposed Hotel





STRUCTURAL PRINCIPLES



Roof formed clad with 2 layers ETFE cushions and integrated PV and LED lighting

Photovoltaic Glass on 3no facades utilising organic solar cells

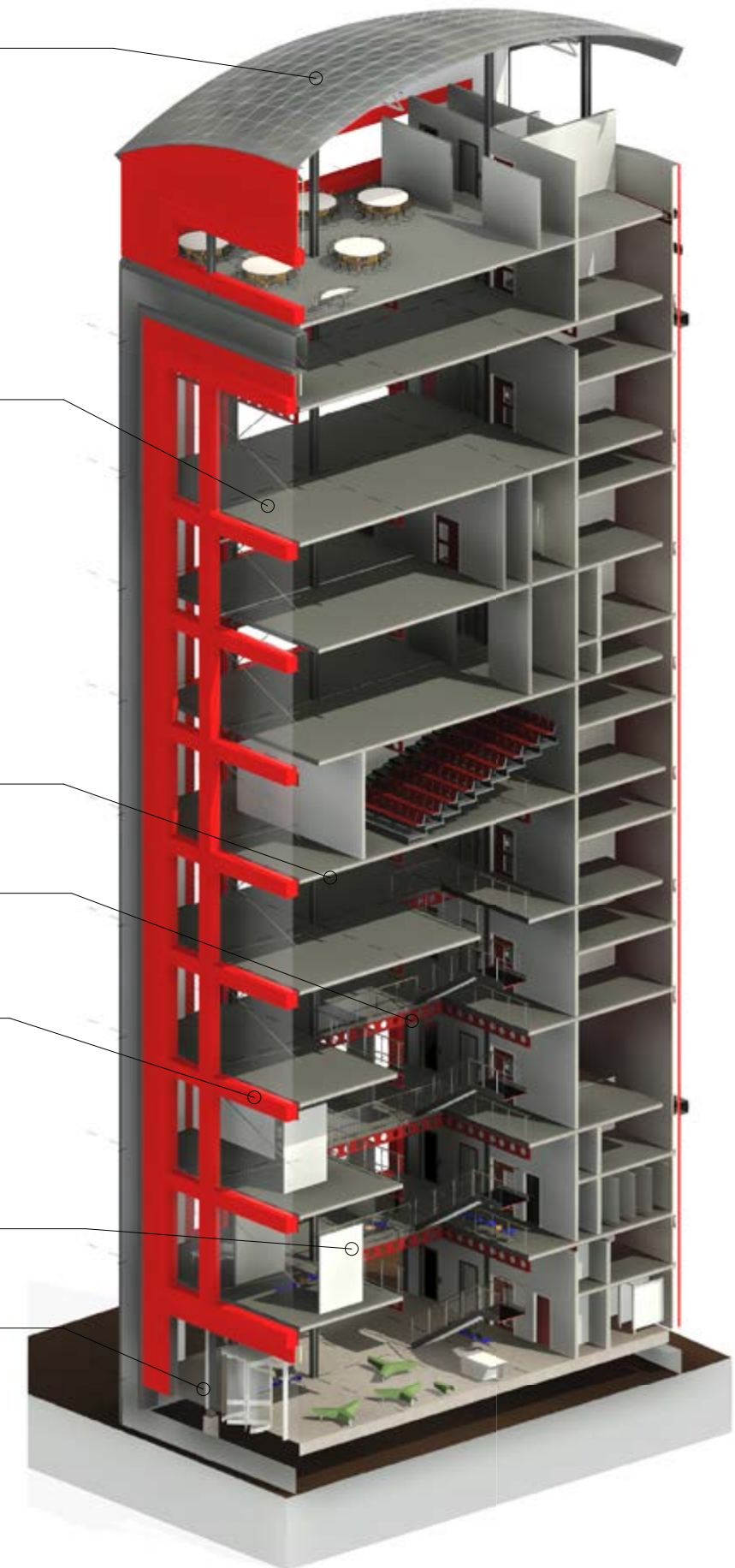
Kingspan Multideck 146 Composite steel decking or equal to achieve 2hours FR.

Primary Horizontal structure Exposed Cellular Beams. Intumescent Coated (red)

Kingspan insulated Tek cladding system Colour: Blue (joke)

Steel staircase with contrasting checker plate steel tread and risers

Regular grid of 254 x 254 x 89 UC on grid lines determined by astragals and mullions. Intumescent coating (Black)



05



ANIMATION

The background of the slide is a dark, monochromatic collage. It features several overlapping film strips with sprocket holes, creating a sense of motion and time. A large, faint clock face is also visible, with its hands and numbers blending into the film strip patterns. The overall aesthetic is cinematic and artistic.

ANIMATION



Press the button above or [click here](#) to view our animation on YouTube

06



GALLERY





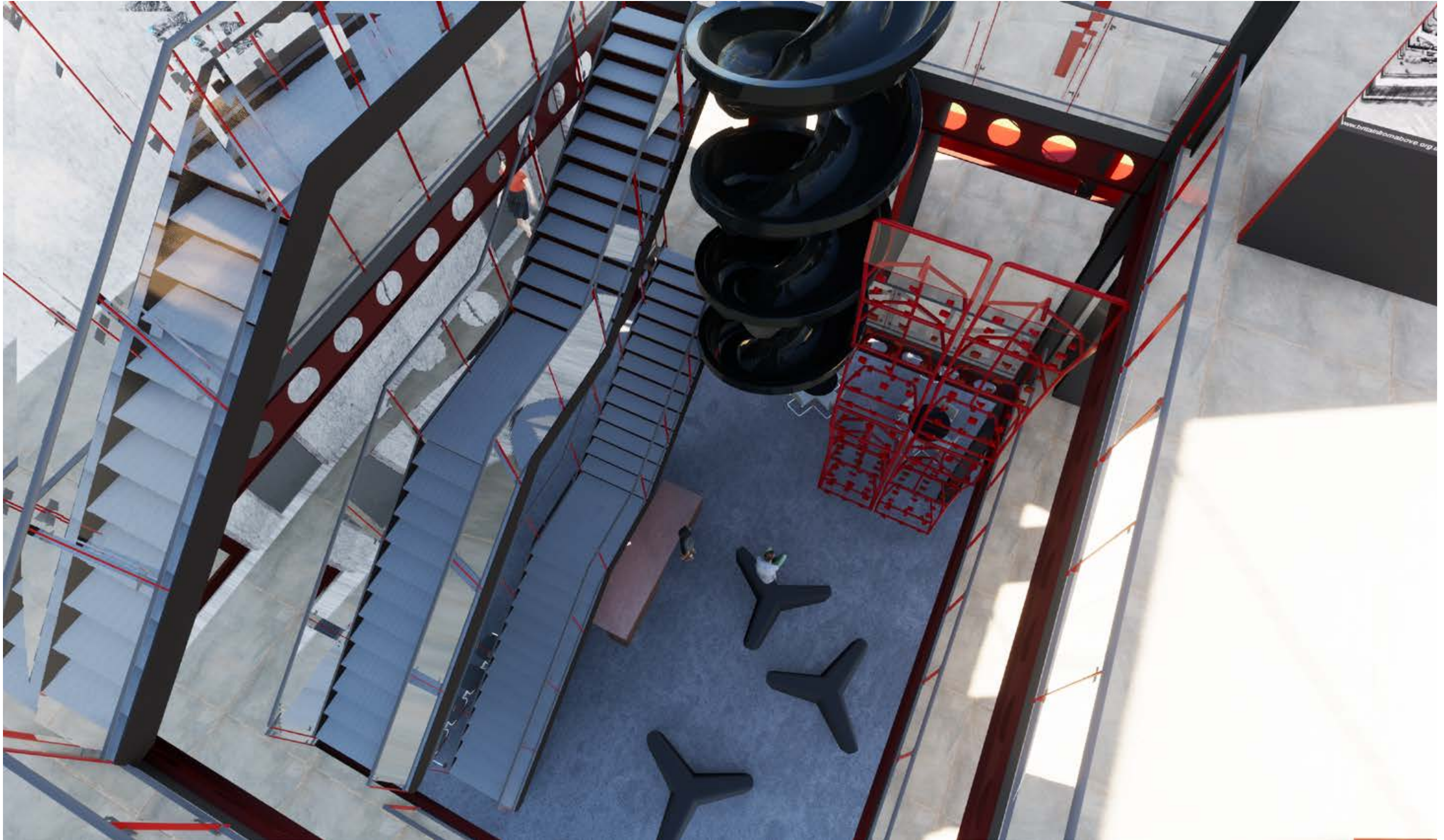




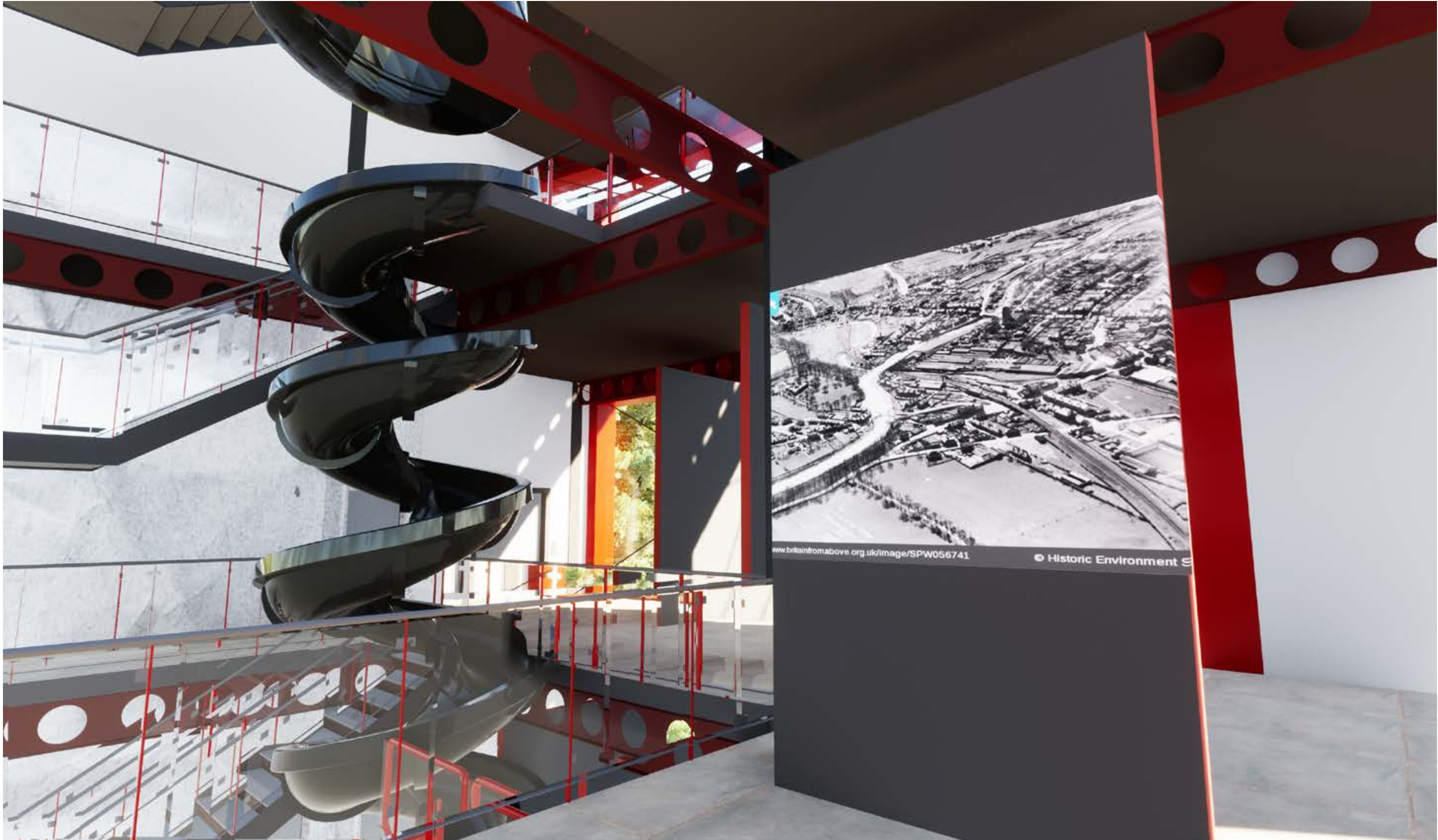




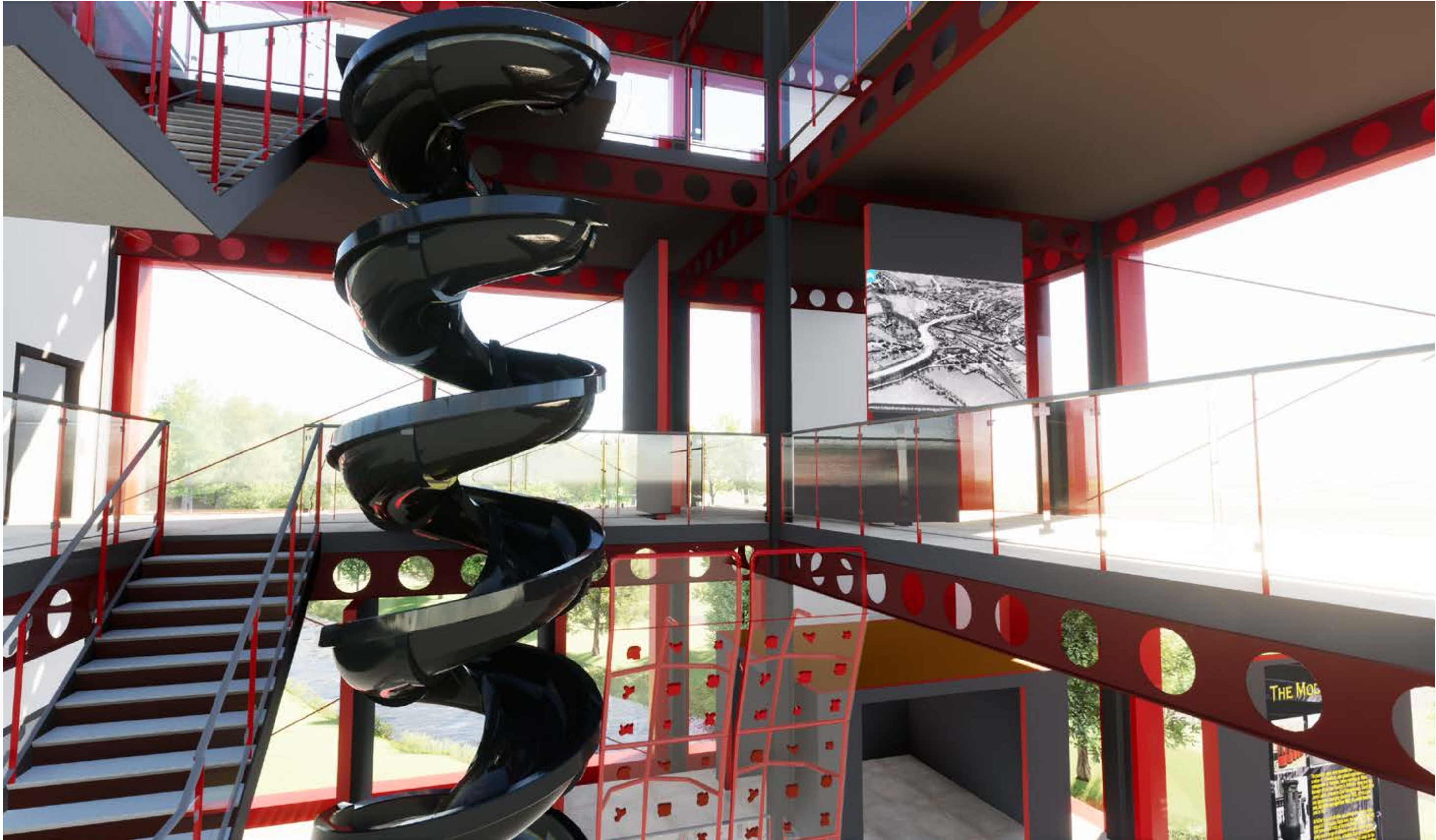


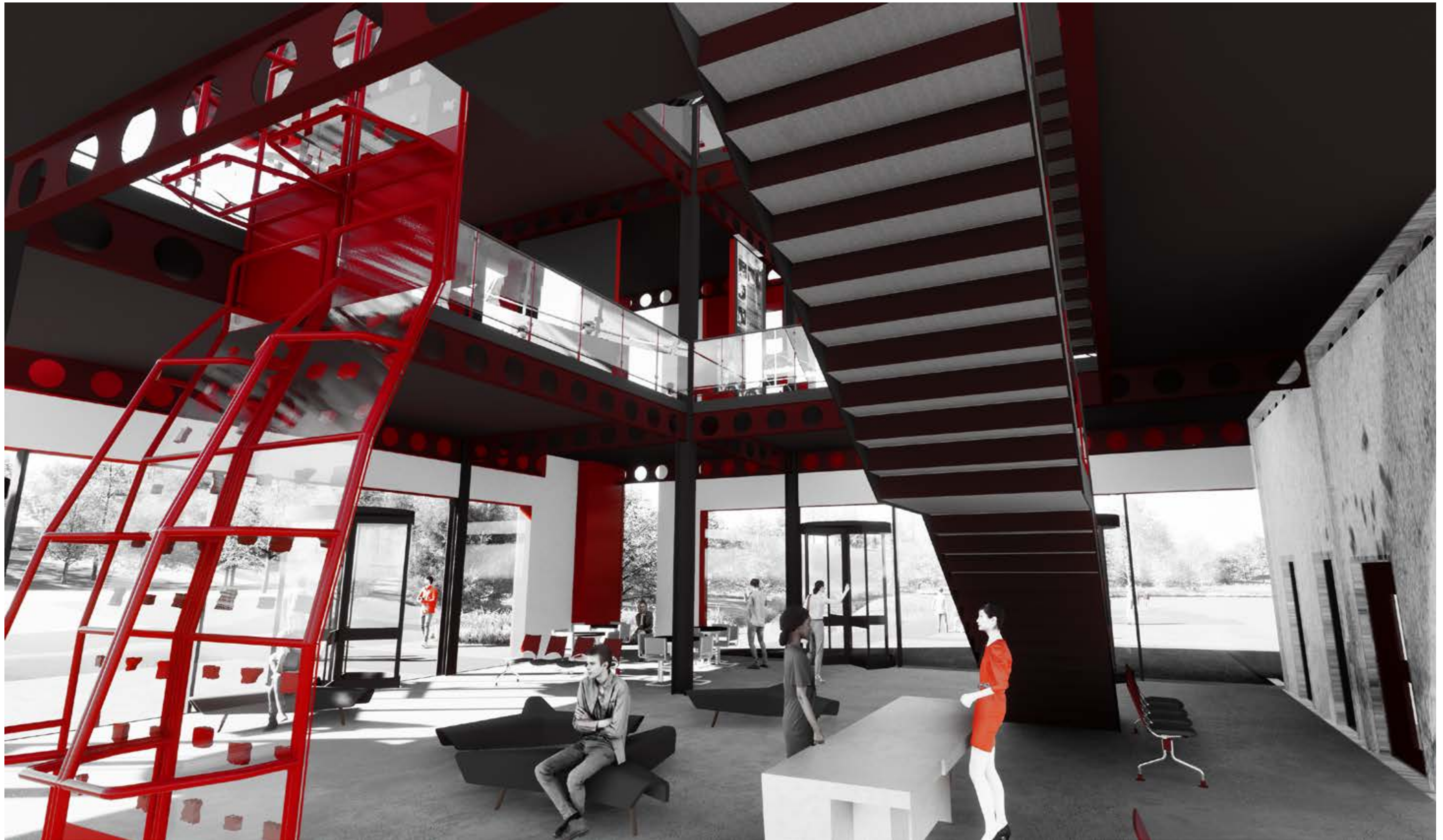


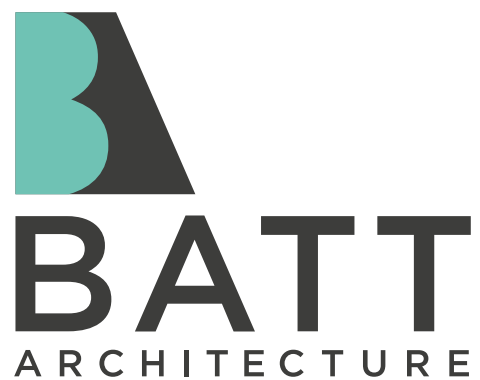












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