
West kirby marine lake development on the BBC

Posted by Pegleg - 2008/06/27 12:04

http://news.bbc.co.uk/1/hi/programmes/politics_show/7449130.stm

Check this link out. Nothing about the concerns of windsurfers in the link and in other Daily Post articles which have been posted on this website. We need to organise ourselves and make our views known to the council & developers at West Kirby Concourse 27/6 and 28/6. Use it or lose it, please make your voice heard to the council officers who will be there to take your views between 11am and 7pm.

Carl

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You snooze you loose

Posted by Pegleg - 2008/06/27 12:06

Use it or lose it, you snooze you loose, do something about it by making your views known.

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Re:You snooze you loose

Posted by robbie_rash - 2008/06/27 21:19

You should go to the WK concourse tomorrow (Saturday the 28th) from 11-7pm to see the Exhibition, I went on Thursday. There were some bigger pictures of the sailing school wall of death thingy, but they are still very abstract concepts, so it's impossible to determine what will actually be built.

I spoke to Alan Beer who confirmed that they will own the sailing school, but the council will have it on a long term leasehold. I don't know if this means that the council will have to pay them rent, which could be passed on in increased license fees. Hopefully they will also be there tomorrow.

This is a new article in the Wirral Globe.

http://icwirral.icnetwork.co.uk/news/hoylakeandwestkirbynews/tm_headline=west-kirkby-sailing-school-site-hotel-redevelopment-plans-set-to-be-unveiled%26method=full%26objectid=21144735%26siteid=80898-name_page.html

Carpenter Investments also have a new web site, although there are no new pics.

<http://www.westkirbysail.co.uk/>

If you're a West Kirbyite you may also want to see council plans for the concourse and the town centre (nothing to do with Carpenters).

<http://www.chrisrodders.co.uk/architectural-project-management/projects/project-item.php?id=10>

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Re:West kirby marine lake development on the BBC

Posted by bobapcoed - 2008/06/28 00:49

Saw this programme and whilst it didn't mention windsurfing, it was shot from the car park, towards the lake, with windsurfers in the background. Generally, the debate was for/against the hotel and was there a need? The against argued that although WK is very nice, it is not a long term holiday destination, more of a day trip place, and anyway, Merseyside has got plenty of hotels if you want a base for touring. From a selfish point of view, this hotel couldn't be in a worse place. If it operates anything like the Crosby "consultation", windsurfers' interests will be completely ignored. Maybe WS should ally themselves to against lobby.

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Re:West kirby marine lake development on the BBC

Just got back from the Concourse having seen a very, very busy exhibition on the proposed development down @ the Marine Lake.

I would agree with Robbie Rash that at the moment the designs are very abstract and indeed completely differ from each other depending on whether you were looking at the small mock-up or some of the drawing designs.

I spoke to Sarah Beer from Carpenter Investments and she made a few interesting points,

Firstly she believed that the windsurfers were the primary life blood of the lake and she assured me that no part of the development would block the wind. Some sketches showed an Amphitheatre on the existing car park - but this has now been removed.

(I'm still a little concerned that the outer most building encroaches a little too fat onto the car park...)

Carpenter investments are going public with these outline drawings early because they want to get things right. (she lives in the town and "doesn't want to be ducking into shops hiding..." to use her own words

The development company are well aware of the design concerns for the hotel and the reduction in car park spaces.

Firstly the lake car park appears to be approximately the same.
Secondly an underground car park (under the hotel) will actually be bigger (217 v 178 currently).
The Hotel is being looked at as a community facility (i.e. car park, coffee bar, restaurant), but of course there will be rooms & conference facilities too.

On the leaflet handed out there are also a few interesting points,

The hotels designs are only an indication of scale and mass (and opposition to the sketch design has been noted)
Feedback now can/will influence the design team

Some issues I have with the early design of the lake building.

Changing Rooms appear to be on the Road side of the second story. Surely Lake side of the Ground floor is better.

Eating area appears to be in the single story building encroaching the car park - presumably for Hilbre Island Sunset views. As a lake user I rather it be on the second floor with a lake view.

The boat storage area is massive. I can only assume the council is going to get its act together with regard Council/RYA dingy's/windsurfers onto the lake - otherwise it's a waste of useful space.

...and sure you'll all spot more if you can get down.

As Carl said you snooze you loose. We need to make ourselves heard.

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Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/06/28 16:16

Ernie, I also saw the information on the carparking, however this is a bit misleading, the carpaking will also have to be used by 50 staff and the guests staying at the hotel. Let's face it well heeled customers won't be arriving by Merseyrail. It could also be kept clear of non hotel resident parking by setting high rates for using it. Carpenters insisted that underground parking was feasible on this site, however I have some doubts due to the obvious tidal flooding issues. I would reserve judgment on the parking until more detailed plans are forthcoming.

The council are also proposing herring bone parking on the prom, you may have seen white markings painted on the kerbs, why is the necessary if the current levels of parking are being retained?

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Re:West kirby marine lake development on the BBC

Posted by cleggy - 2008/06/28 16:46

I've just got back from the Concourse myself and I have to say I was impressed with the design. The hotel will be situated on the pay and display carpark and will be around 4 floors high (thats about the same height as the yellow block of victorian flats further along the prom).

The sailing school will be on the site of the existing sailing school (this is the wavy designed building shown in some of the promotional material). The footprint for this building will be slightly larger that the existing building, so I think it will encroach on some of the car park (but not a lot). The sailing school will on the whole be a single storey design with the central part being two storey's, so a wind shadow shouldn't be an issue (i think it will be less that the current building). The developers seem very interested to hear everyones views (I dont remember getting the same consultation for other developments like the wind farm), so hats off to them!

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Re:West kirby marine lake development on the BBC

Posted by bobapcoed - 2008/06/28 20:23

Changed my original message. Having checked on Google Earth where the hotel is going, and that the sailing school is only slightly larger than the existing footprint, can't really see a problem, except for acces to carpark during construction.

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Re:West kirby marine lake development on the BBC

Posted by MRG - 2008/06/30 10:49

I've also visited the consultation; development looks great to me. Exactly what West Kirby needs and an investment of the scale they're planning can only be positive. Whilst it's great to be able to have a look at the proposals at this early stage, I didn't think the consultation was particularly well run though. Alan Beer was sat down at a seat in a corner for starters (which is the first no - no of doing a consultation!) so he was getting it in the neck from a very small minority without being able to politely make his excuses to talk to the majority!

There were a few but very vocal wingers at the consultation as I said when I was there, but I think it's key that in addition to placing notes of support on this website that we also e-mail (yourview@westkirbysail.co.uk) to say we're in support (it can only help their planning application).

In addition, as an ex-Civil Engineer (now work for a developer myself although not Carpenter Investments!) I believe an Underground Car Park is perfectly feasible at the location proposed providing it's well tanked. Just means it will be an expensive one.

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Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/06/30 19:32

I don't know how complete support can be given on the level of plans exhibited, the impact on licence fees is unknown due to the change of ownership, and how far will the new developments actually encroach onto the marine lake carpark?

Even with the underground parking there is a large net loss due to hotel resident parking, staff parking and parking for special events such as weddings. To compensate for this loss the council will be reducing the width of the prom pavement (check out the marks on the kerb) to allow herring bone parking and are introducing a 460 space 4 storey car park behind the concourse, funded by a new retail development. (Check out the link I posted earlier). These developments are directly as a result of the hotel development, as described on page 100 of the master plan. This council have deliberately kept this part quiet.

Comparing the hieght of the hotel to the yellow flats is unfair, the new hotel will be 100m long, the same length as the main Hibre Court block and with a flat roof it will be a much more massive structure, at least twice the hieght of the adjacent streets. Maybe you can see why there are some wingers...

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Re:West kirby marine lake development on the BBC

Posted by gopher68 - 2008/07/02 20:34

My hazy recollection of the impact of obstructions, both to the windward and leeward side is roughly 9 times the height of the obstruction, so there will be a major impact at the car park end.

No matter how well tanked an underground car park is, water will still get in through the entrance during a 10m tide with a Westerly. It's bad enough getting the wheels rusty but I don't fancy dents on the roof from floating and bouncing off the soffit.

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Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/07/02 22:39

To be fair the carpark that's being referred to is the council carpark by Morrisions, not the marine lake.

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Re:West kirby marine lake development on the BBC

Posted by CaptainNemo - 2008/07/05 08:47

This was the worst example of consultation I have ever seen or heard.

Neither the local council representative nor the developer could answer the following very simple and basic questions:

- 1) What value would this development add to the local West Kirby Community?
- 2) What percentage of the total budget would be used for the sailing school?

I would of thought the value added question would of been answered when our freinds in the council held a covert competition to find a developer?

As for not knowing how much would be needed to invest in the new sailing school is absolutly ridiculous. Lets not forget this is their selling point.

The councillor then started to go on about the lake being a world class sailing asset as well as a focal point for visitors. He had no answer when we discussed the total disrepair of the wall?

When we discussed the massive investment and transformation in Hoylake during the Golf Open and absolutley zip in West Kirby there was also silence (lets not forget the majority of visitors to this hotel may well be chaffy golfers).

To be clear: what I am not against in West Kirby is development. Quite frankly it is way overdue.

I absolutley agree that the lake could benefit from an updated sailing school.

But the lake Amenities (including and possibly more important our decrepit wall)and Hotel development are totally different issues at the opposite ends of a continuum.

I see this as a curve ball to get the hotel through planning permission (ref: question 2). Now I know we can debate the need for a budget to complete such a project (we found it for the Open) but have the council really looked for alternatives? If it has such world class potential why not the lottery fund for example?

Who in West Kirby could possibly benefit from a hotel?

Why not build a park (plant a few palm trees) or bowling green for our local aging community if we have a fixation on removing the car park. This would add value to West Kirby at very little cost.

As for the results of the poll? I never saw or heard anybody in favour of this development and I went several times.

Would you invest your money in such a company who can't answer the most basic of questions?

Right, thats my rant for the day!

Have a great weekend.

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Re:West kirby marine lake development on the BBC

Posted by Ernie - 2008/07/05 16:28

CaptainNemo wrote:

This was the worst example of consultation I have ever seen or heard.

Neither the local council representative nor the developer could answer the following very simple and basic questions:

- 1) What value would this development add to the local West Kirby Community?
- 2) What percentage of the total budget would be used for the sailing school?

Utter rubbish Steve, the whole reason so little of the detail seems to be worked out is down to how early you are seeing their ideas....

Can you seriously not see what an expensive hotel with a limited number of rooms will bring to a Town like West Kirby.

I would of thought the value added question would of been answered when our freinds in the council held a covert competition to find a developer?

Covert ? - Again Rubbish. I published details of the expected 'run off' nearly 2 years ago prompting my brother-in-law The Cookie Monster to rubbish the idea of anything ever happening. It was also all over the council website at the time.

As for not knowing how much would be needed to invest in the new sailing school is absolutly ridiculous. Lets not forget this is their selling point.

Not until they know the final designs they won't.....

But the lake Amenities (including and possibly more important our decrepit wall)and Hotel development are totally different issues at the opposite ends of a continuum.

Don't be so niave. Maybe they should be - but they are not. It quite obvious it was a case of Want the hotel ? revamp the Sailing school

Who in West Kirby could possibly benefit from a hotel?

Apart from....

- The golfers who travel from far and wide to play Royal Liverpool
- The local business's who bring guest's to the Wirral from Europe and further, but are forced to put people up in Chester and Liverpool. I used to work for one and at any one time between Tues and Thursday night we could have filled a 50 room hotel with out of town visitors.
- The Local bars and resturants where guests will spend money
- The local residents who will get coffee & restaurants

Why not build a park (plant a few palm trees) or bowling green for our local aging community if we have a fixation on removing the car park. This would add value to West Kirby at very little cost.

There are already bowling greens off the prom and a park (I even think it has a palm tree)

As for the results of the poll? I never saw or heard anybody in favour of this development and I went several times.

When I was there almost everyone expressed a positive reaction to what was being attempted so long as the design of the hotel was kept in fitting with the town. i.e not quiet so modern as some of the sketches so far.....

Steve look up the word Luddite in the dictionary (and then look in the mirror)

(or maybe you like the Pay & display and Greasy Spoon Cafe complete with plastic mr Whippy ice creams.....frankly West Kirby deserves better !!!

:kiss:

Fight , Fight, Fight

(I just can't resist it at times.....):lol:

Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/07/05 22:02

Ernie,

Do you really believe the design will be in keeping with the town, they did not present one view of the hotel on the large boards, probably to avoid the issue and to make sure they did not upset too many people. The architects they have selected are from the wackiest end of the spectrum. Caparpenter's know this an have even omitted to mention, on <http://www.westkirbysail.co.uk/> that they were formed from the Will Alsop practice where Christophe Egret was design director for 10 years.

Check out the stirling prize winning Peckham Library on google images, Christophe Egret was project architect. Not sure that this sort of style will work on the prom. Maybe this is what David Brewitt (Hope Street hotel), is referring to when he states that the hotel may win a stirling prize.

<http://www.galinsky.com/buildings/peckham/angleelev.jpg>

Life after alsop <http://www.building.co.uk/story.asp?storyCode=3061346>

As for the openness of the competition, can you provide details of any of the other entries?

Re:West kirby marine lake development on the BBC

Posted by neil - 2008/07/06 00:26

Regarding Ernie's Comment

"When I was there almost everyone expressed a positive reaction to what was being attempted so long as the design of the hotel was kept in fitting with the town. i.e not quiet so modern as some of the sketches so far....."

When I visited, there was a lot of local's that did not see why WK needs a hotel or like the design based on the Sketches. The developer was not sure of the design when questioned and said that the model as a very basic in its representation.

The Sketches of the Hotel and the sailing school where basic, they reminded me of "A Level Art Student" work, apogees' Mr Egret but that what I think of the work I saw.

In my opinion, all this so called competition was, was an Art Contest, where is the basic information regarding, budget/funding, timings and resource for this project. My impression was that none of this had been considered. Come to think of it where were the other entries?

When I talk to the one of the 'developers' he contradicted himself regarding own would run the car parking and the Sailing School, he didn't have a clue how the Partnership with the council will work.

Regarding CaptionNemo's (Steve's) Comment

"2) What percentage of the total budget would be used for the sailing school?"

I think CaptionNemo is correct, the developer should be able to cost the project, as at the end of the day they are in it to make money. If I were appointed by the council, as Carpenter Investments have, to create a new sailing school and hotel, (according to their website), I'd have an estimate of what it would cost.

I'd like to know why you would knock down the garages in front of the sailing school, as they seem to be in good repair. I'm sure the T15's would rather have one of them than the Container they currently use.

My two penny's worth, hope it make sense

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Re:West kirby marine lake development on the BBC

Posted by Ernie - 2008/07/06 10:17

With the greatest of respect - you are all missing the point.

Carpenter Investments do not have a contract to build all of this... What they have have is a 12 month exclusivity deal with the council at the end of which they need to then put forward fully costed plans and a planning application (if they wish to proceed....).

This is why,

a. You are seeing numerous ideas/sketches regarding the hotel design as they fumble around with ideas and public feedback. You should all be very happy you have the opportunity to do this and not have it presented as a fete a' complete as the planning app goes in.

On a personal note, I'm a traditionalist, and can get rather offended by modern design. You have my unreserved support on getting a fitting design.

b. You ain't gonna to cost a movable feast. But I'll do it for you about as well as they can for now...

Hotel will take up at least 80% of total budget based on size and mass/volume of building and it will also be fitted out to a higher spec than the Lake building, so lets say 85%:15%.

They have an overall budget they want to spend. If they believe they cannot get it all (and that is both lake building & hotel no matter how much Steve protests) built within that budget and with a set amount of local support (they know they'll never get everybody...) they'll not submit an application at the end of the 12 months.

Cost's will only begin to emerge as designs are firming up otherwise

Now as to whether the selection process for the exclusivity was fair I can't comment. If you want to get into a debate about honesty and integrity of local politics I suspect we could all be onto a loser there.....

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Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/07/07 10:21

Ernie,

As the consultation is in the hands of the developers, for all we know that could be the end of public meetings. Will they be having another survey once they can show images of the finalised building to the public, or will the initial survey results be used to as part justify a planning application?

The consultation process needs to be completely transparent, as there is a conflict of interest, the council is giving away its (our) own land and they are approving the application that will be built on that land. This could be merely be a rubber

stamping exercise.

Re:West kirby marine lake development on the BBC

Posted by CaptainNemo - 2008/07/07 10:43

Mr Ernie,
Thanks for blowing my cover :laugh: :laugh:

"Apart from....

- The golfers who travel from far and wide to play Royal Liverpool
- The local business's who bring guest's to the Wirral from Europe and further, but are forced to put people up in Chester and Liverpool. I used to work for one and at any one time between Tues and Thursday night we could have filled a 50 room hotel with out of town visitors.
- The Local bars and resturants where guests will spend money
- The local residents who will get coffee & restaurants

So we are suggesting an additonal 30-40 people (at most) a night from outside the area will set the local economy on fire?

How many of these will actually eat in the hotel.

As far as the local residents getting coffee and restaurants:

There already exists around 28 establishments so would it not be counter productive to add more?

There is no doubt that it would be nice for the outsiders to come and stay in an expensive hotal on the sea front.

Maybe I am being a little bit thick because actually;

No I don't see what it will bring to West Kirby?

Again, I have been very clear that I am not against re-development.

My expectations may be different from others.

I guess I work in an industry that is Lean and where the very first question you would answer (before doing anything) is "what defines value in the eyes of the stakeholders". Principally, West Kirby residents as they are the ones who have to live with it.

Thankfully I do not work in a consultancy that is rich and fat with an infinite amount of resources that creates very little output (value).

"Don't be so niave. Maybe they should be - but they are not. It quite obvious it was a case of Want the hotel ? revamp the Sailing school"

If I was to walk into a project without understanding the very basic financial breakdown to be able to deliver then my days would be numbered.

How could you possibly not understand this information when no other funding is avaiable.

Putting it another way how could you know if your basic business plan is even feasible!

I am glad they are not managing any of my finances:woohoo:

"When I was there almost everyone expressed a positive reaction to what was being attempted so long as the design of the hotel was kept in fitting with the town. i.e not quiet so modern as some of the sketches so far....."

The only thing I can think of is that there were 2 consultations going on seperatley.

That said, they say if you tell yourself something enough you start to beleive it.

So, in summary and as a West Kirby resident who has had discussions with a wide and varied population of the town:

- 1) The Majority are not against redevelopment of this area
- 2) The Majority are against a hotel because they do not see a need or a benefit to the local community
- 3) A new sailing school would be a nicety, however, this is not on the agenda of most local people

Once again, it has been a pleasure!

You will have to give me a bit longer on the Luddite so that I can do some research :laugh: :laugh:

Look forward to your response.

Re:West kirby marine lake development on the BBC

Posted by Ernie - 2008/07/07 13:22

CaptainNemo wrote:

Mr Ernie,

Thanks for blowing my cover :laugh: :laugh:

"Apart from....

- The golfers who travel from far and wide to play Royal Liverpool
- The local business's who bring guest's to the Wirral from Europe and further, but are forced to put people up in Chester and Liverpool. I used to work for one and at any one time between Tues and Thursday night we could have filled a 50 room hotel with out of town visitors.
- The Local bars and resturants where guests will spend money
- The local residents who will get coffee & restaurants

So we are suggesting an additonal 30-40 people (at most) a night from outside the area will set the local economy on fire?

How many of these will actually eat in the hotel.

How should i know but even if none of them do it will not have a detrimental effect on the economy of the town.

As far as the local residents getting coffee and restaurants:

There already exists around 28 establishments so would it not be counter productive to add more?

No I suspect there will be more choice - Approx 3.2% more choice - and possible one with rather spectacular views, no ?

There is no doubt that it would be nice for the outsiders to come and stay in an expensive hotal on the sea front.

Maybe I am being a little bit thick because actually;

No I don't see what it will bring to West Kirby?

Extra punters = Extra money coming into the town. Surely good ?

Again, I have been very clear that I am not against re-development.

My expectations may be different from others.

I don't think your expectations differ too much, however I simply can't agree with your extrapolation of the negative side to the proposal. Although I agree that if it is one of those awful modern carbunkles - it will fail. I also feel for the people who have view now but will get a view of the hotel in future.....

I guess I work in an industry that is Lean and where the very first question you would answer (before doing anything) is

"what defines value in the eyes of the stakeholders". Principally, West Kirby residents as they are the ones who have to live with it.

Thankfully I do not work in a consultancy that is rich and fat with an infinite amount of resources that creates very little output (value).

I too work in an area where "delivery on time and to budget on a Business value add" is King - Not a consultancy- but thanks for the dig. I also work on contract negotiations and know all too well you don't show your full hand from the off and you can't always have on hand the people with the correct figures.

"Don't be so naive. Maybe they should be - but they are not. It quite obvious it was a case of Want the hotel ? revamp the Sailing school"

If I was to walk into a project without understanding the very basic financial breakdown to be able to deliver then my days would be numbered.

I refer you to my comment on the earliness of the project and my previous answer. They will have a rough idea, and they'll have an idea of the matrices within which they'll deem this to be viable project. That does not mean that just because one person couldn't answer the question on one day means they're going to be totally incompetent. Compare your house/car with the Beer family and I'll bet they have a stronger case for managing money than you (and me btw).

"When I was there almost everyone expressed a positive reaction to what was being attempted so long as the design of the hotel was kept in fitting with the town. i.e not quite so modern as some of the sketches so far....."

The only thing I can think of is that there were 2 consultations going on separately.

That said, they say if you tell yourself something enough you start to believe it.

...and these statements apply equally well from me to you.

1) The Majority are not against redevelopment of this area

I agree

2) The Majority are against a hotel because they do not see a need or a benefit to the local community

I disagree. I believe the majority are against the DESIGN of the proposed hotel. The majority of people I've spoken to which is also wide and varied and not limited to WK residents support the idea of a hotel. Frankly I couldn't care so long as the lake facilities improve. Sadly living in the real world with tit-for tat and back scratching and all, the reality is the lake facilities and indeed the lake will fall into disrepair without this sort of deal. There are too many Gay & Lesbian refuges to be built before rich mens sports like sailing get money from a Labour council.

3) A new sailing school would be a nicety, however, this is not on the agenda of most local people

I agree

Over to you sir.....

=====

West kirby marine lake development online question

Posted by boardy - 2008/07/09 12:33

Incase people haven't received or read the local weekly News paper delivered today, there is a front page article advising an online question session with the Sail Project Team this Friday between 10.30 and 11.30am (check paper for time as I read it this morning and now in work, the website equivalent article doesn't advise time). [Link to News website article](#)

below:

http://icwirral.icnetwork.co.uk/news/regional/tm_headline=west-kirby-sail-project-team-to-answer-your-questions-online%26method=full%26objectid=21306747%26siteid=80898-name_page.html

Re:West kirby marine lake development on the BBC

Posted by bobapcoed - 2008/07/14 10:19

Without making a case in either direction, corporate travellers usually drink and eat (for the most part), in the hotel they are staying and charge it to business accounts, thus not contributing to local pubs and restaurants.

Re:West kirby marine lake development on the BBC

Posted by Ernie - 2008/07/14 11:36

Respectfully, having been an intensive corporate traveller for far too long (I'm now cured of that particular problem), I & many of my colleagues ALWAYS look to eat away from the hotel in which we are staying (apart from maybe in India)

Re:West kirby marine lake development on the BBC

Posted by TwoFish - 2008/07/14 15:15

Ernie wrote:

Respectfully, having been an intensive corporate traveller for far too long (I'm now cured of that particular problem), I & many of my colleagues ALWAYS look to eat away from the hotel in which we are staying (apart from maybe in India)

Ditto. Eating in the hotel is a last resort. Almost always overpriced and charmless. Oh and hotels always have crap beer too.

Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/07/14 19:23

Let's face it, not many business customers will use this hotel, most of the industry on the wirral is on the East coast. The conference facilities will be used for weddings and special events, and will not generate much new business for the surrounding area.

Ernie I did n't understand your comment about the developers being better with money, because they have a big house and a nice car. Prince Charles inherited a lot of money and he talks to plants:).

Re:West kirby marine lake development on the BBC

Posted by bobapcoed - 2008/07/14 19:23

I stand corrected. My only experience was in France where the hotel manager was a former Ritz chef, so we felt obliged to stay there and eat and drink as much as possible, which we did. Maybe that's why I've only been allowed out the once:.)

Re:West kirby marine lake development on the BBC

Posted by Yoda82 - 2008/07/17 19:06

Well what an interesting debate.

I have to say that the design looks interesting and that the developers are passionate about the whole project, unlike the original preferred contractor, whose design looked like a toilet block.

On the whole it would appear that the silent majority in West Kirby approve of the plans, with a few vocal opponents, who seem to enjoy making themselves heard rather than having the towns best interests at heart.

If the project is completed it should benefit the community as a whole, there are bound to be those people who lose out as well unfortunately. The developers have taken on board the fact of not disturbing the wind by encroaching onto the car park; they have taken the raised viewing area away from their original design. So as windsurfers we should be safe apart from the subject of parking and rigging.

I think the whole project might not happen, the developers have a letter from their banks stating they have the funds to progress with the project. I just wonder how good their promises are in the current economic climate. The Wirral has a history of grandiose project that do not come to fruition usually curtailed by down turns in the economy starting as far back as the 1850's.

We should be all thankful that it isn't Peel Holdings or The Duke of Westminster involved could you imagine the mess they would make of it. :P

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Re:West kirby marine lake development on the BBC

Posted by bobapcoed - 2008/07/17 19:16

You mean the Port Of Liverpool, John Lennon Airport, and the Liverpool 1 shopping project, surely good investments to the local economy.

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Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/07/17 20:40

Yoda where do you get this thing about a silent majority, if this is the case then why don't the council carry out a proper survey, stating all the facts. I've yet to see a design from the developers that is not a fantasy.

You seem to be in the know about process, who was the previous preferred supplier?

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Re:West kirby marine lake development on the BBC

Posted by Ernie - 2008/07/18 10:12

robbie_rash wrote:

I've yet to see a design from the developers that is not a fantasy.

Where's the fantasy ?

The council wants to re-develop the West Kirby waterfront ? - fact

They want to redevelop the lake and it's facilities - fact

They have a plan for the town including a hotel, Supermarket, and parking - fact

Carpenter Investments won exclusivity to come up with development proposal - fact

The council put this 'exclusivity' out to tender 2 years ago - fact

CI have been consulting both publically and privately - fact

They have not finished consultation - fact

They have come up with numerous designs - fact

They have not come up with a final design - fact

They want the WK locals 'onside' - fact

If I had a penny for every time somebody said to me "Ha Ha loving the debate on iW with you and Robbie_Rash and CaptainNemo. By the way can't see their problem...." then I'd have quiet a few pennies indeed.

btw. Captain Nemo's main argument seems to be around consistently pulling the 'local' card. How will it benefit the locals ? You shouldn't have a say you live outside WK....etc

I'm actually coming around to his argument and way of thinking so I'm going to the council to propose the following.....

Close the marine lake - only benefits a TINY proportion of residents - too many outsiders
Close the beach - whilst frequented by some locals...Too many bloody outsiders
Close all the restaurants - whilst frequented by some locals...Too many bloody outsiders too
Close the road between Montgomery Hill to Hoylake - too many outsiders commute on it.
Close the Concourse - not all the locals use it - make the outsiders go to the Oval.
Dig up anyone not born and bred in the town from the Cemetery - Locals only.

Ern:kiss:

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Re:West kirby marine lake development on the BBC

Posted by CaptainNemo - 2008/07/18 16:40

Excellent Idea Ernie!

Tell us if you need any support in your fight for justice!

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Re:West kirby marine lake development on the BBC

Posted by robbie_rash - 2008/07/18 16:56

Ernie,

Which of these designs will actually be built, the sailing school with the fence wrapped around it, the hotel with separate bedroom blocks, each one requiring its own lift shaft?

When will we actually get a realistic design?

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