

J. Bates

## CRAIGAVON RECREATION



## Opportunities for recreation at Craigavon

A report by Loughborough Recreation Planning Consultants

in association with the Craigavon Development Commission



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# **PREFACE**

## **ABSTRACT**

The source of the Report is identified. Recreation is defined and the objectives of the report are given.

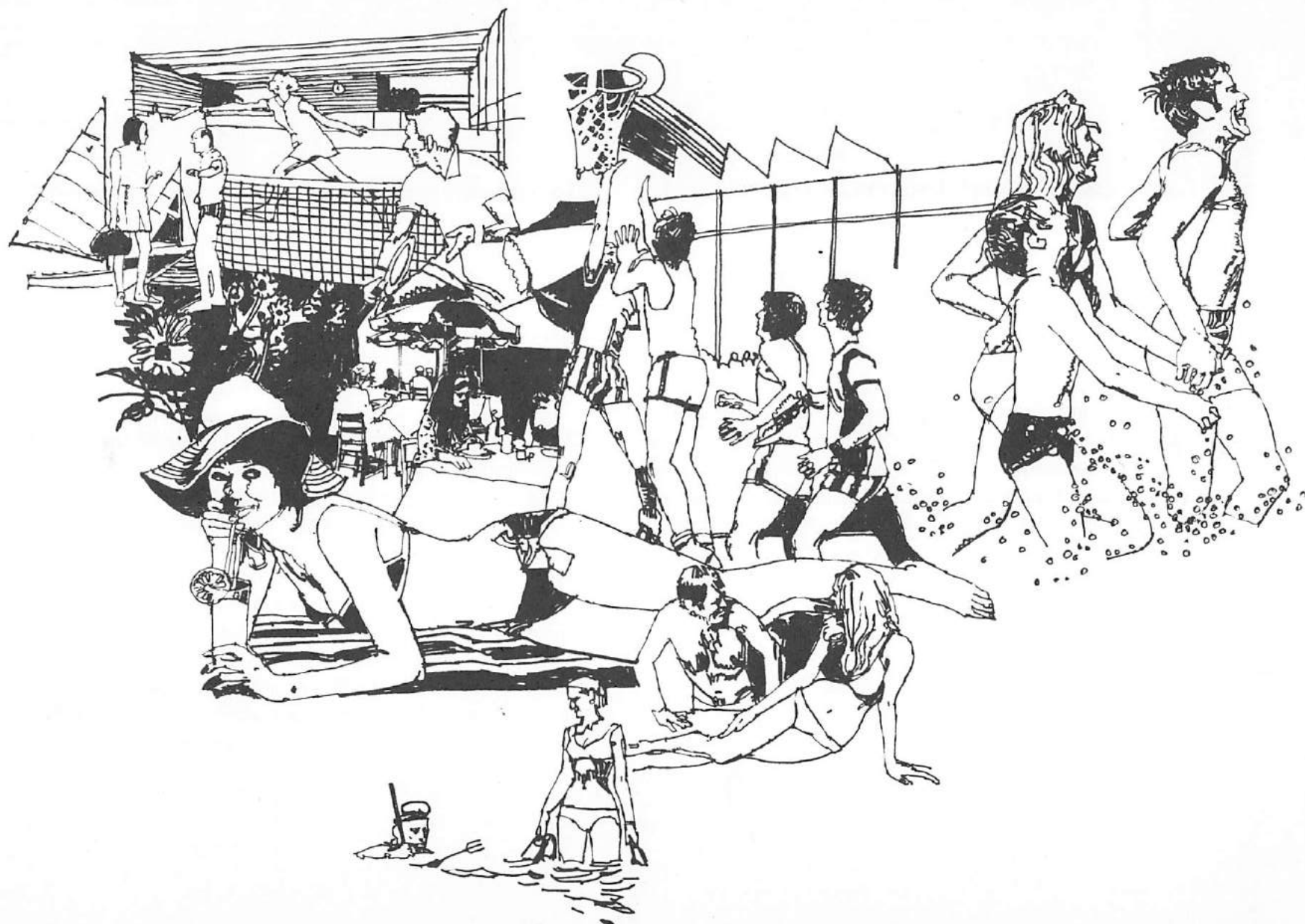


## INTRODUCTION

Loughborough Recreation Planning Consultants Limited were commissioned by Craigavon Development Commission to work in association with them on the production of a report on recreational opportunity today and in the future at Craigavon. The report is a comprehensive and definitive document on recreation development and is intended to assist those who will be involved in the future planning of recreation facilities in Craigavon by ensuring that ideas and insights gained by experience and research are not lost. The report will inform the residents of Craigavon of the intended development, so that they can participate in the planning process by contributing ideas and possible amendments to the plan as it evolves.

The report has involved synthesising, updating and editing the large volume of material and proposals relating to recreation which the Commission has assembled during the last few years. The project has demanded very close joint working between Loughborough Recreation Planning Consultants Limited and Officers of the Development Commission. Throughout their work the Development Commission have recognised the need for a multi-disciplinary team to explore all options in recreation planning. This involvement of recreation specialists, market researchers, planners, managers and architects — all skilled in the problems of leisure and recreation should enable development at Craigavon to integrate completely the physical, social and economic needs of the community.







## RECREATION — EXPERIENCE OR ACTIVITY

The term 'Recreation' needs to be clearly defined from the outset. To the professional soccer player, soccer may be hard work and at times a chore which is resented, but to others the physical activity of soccer may give meaningful, recreative and indeed aesthetic satisfaction. Similar rationale could be applied to virtually any other leisure activity, so that if recreation is defined in terms of a list of activities, there is no guarantee that the activities presented are considered recreational by all people at all times. To resolve this problem of arbitrary definition 'Recreation' has been defined in terms of psychological experience rather than physical activity, for it is concerned with 'emotion' rather than 'motion'.

To categorise recreation into sections such as art and sport is similarly arbitrary and inappropriate, for many activities would fall into both categories. Who is to say that, for example, ice skating, gymnastics, or diving come under the heading of art or sport; or that the supremely skilful soccer player is not a creative artist providing aesthetic pleasure for the spectator; or that the actor is not frequently involved in roles demanding athletic excellence.

The terminology of these categories is considered arbitrary, and indeed artificial when one uses a broad ranging definition of recreation as a regenerative quality of psychological experience. If 'Entertainment', 'Culture' and 'Recreation' are over-demarcated and allowed to develop only within their own channels, then there could be a duplication of function; a lack of flexibility and integration in planning and programming; increase in administrative overheads; and problems of decision-making in the nebulous grey areas between the parts. Thus any activity which people do in their leisure time which does not offend society and does give enjoyment or fulfilment can be defined as recreation.









The implication of this definition in terms of physical development is that whenever areas and buildings are constructed they must be sufficiently flexible to cater for a very wide range of experiences and not rigidly designed for a specific activity. The implication in management terms is that management must be 'user' not 'facility' orientated, that is, concerned with people and their recreational needs and not only with the technical problems of facility management. For presentation purposes, the facilities required for recreational opportunity in Craigavon are described in 'activity' terms in this report but this is an administrative convenience and does not reflect the recreation philosophy which underlies the management and planning of recreation facilities in Craigavon.

#### **PURPOSE OF THE REPORT**

When local government reorganisation in Northern Ireland is implemented in the near future Craigavon will be one of the most important new districts in the Province. One of the first tasks to be carried out will be to prepare an on-going



5 year development programme which will be revised annually. This programme will also be linked with the production of longer term statutory Development Plans for the area. Recreation provision will be an important component of the various plans and programmes and this report will make an important contribution to the Development Plans.

It is not envisaged that all the developments described in this report will be fully operational within the next ten years, but most of them will be evolving over this period. With the passage of time there is no doubt that the future programme of development will be amended in accordance with changes in circumstances, but it is the intention of this report to provide a foundation from which future development can evolve in a logical and rational fashion.

The objectives of this report are illustrated in fig.1.

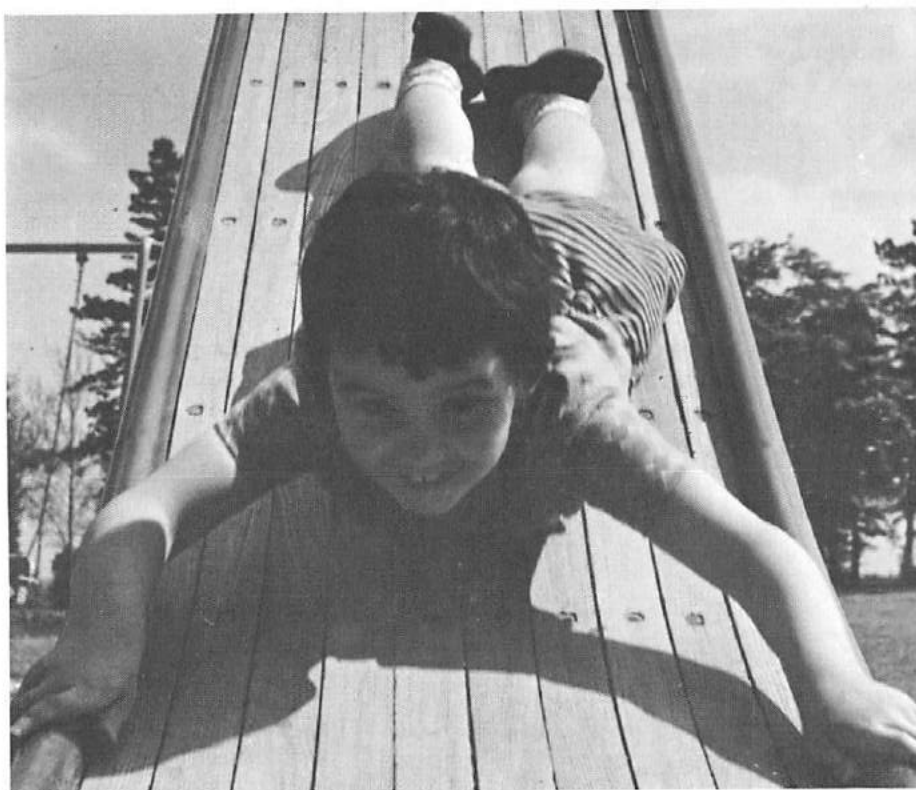




FIG.1.

## OBJECTIVES OF THE REPORT

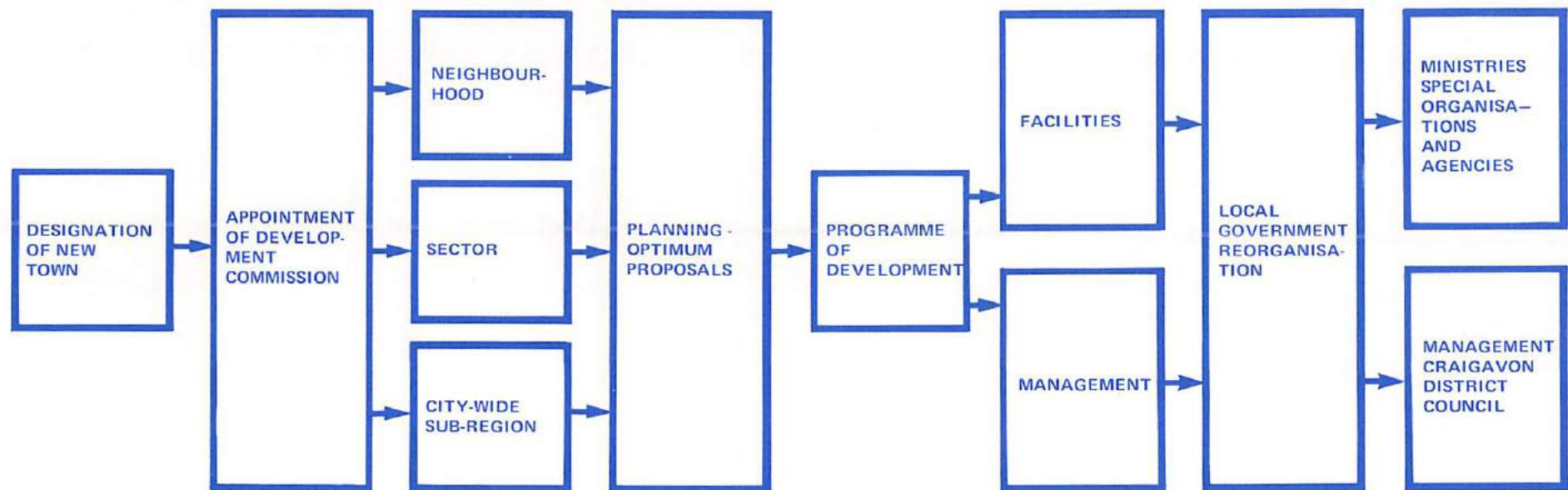
## RATIONALE

To give those who will be concerned in the creation of recreation opportunity at Craigavon in the future an understanding of the rationale which has led to the present pattern of recreation development.



## EVOLUTION

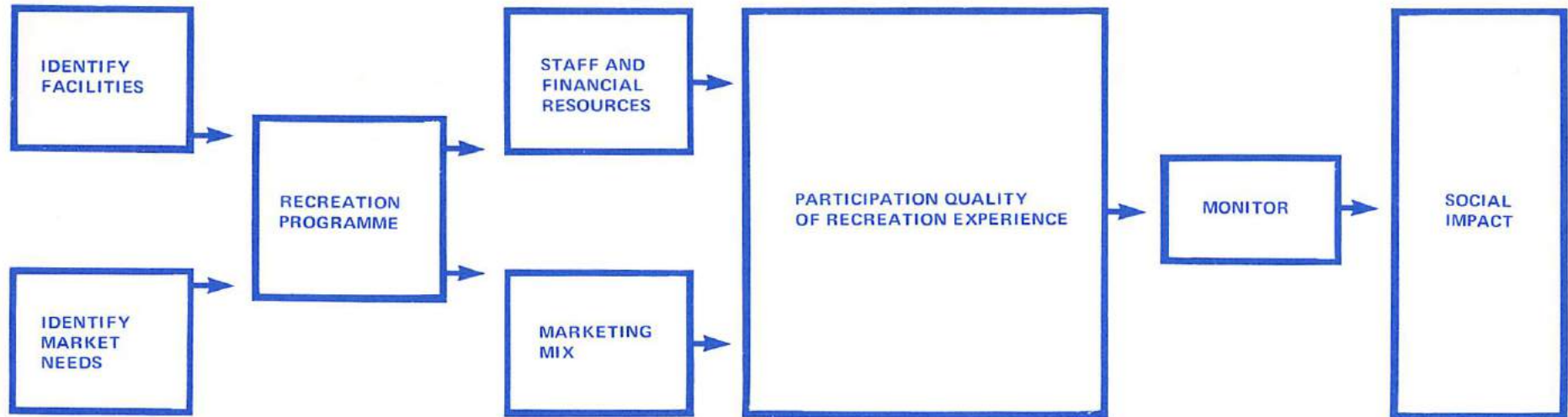
To describe the evolution of recreation development at Craigavon from the inception of the New Town to the point of reorganisation of local government services in Northern Ireland.





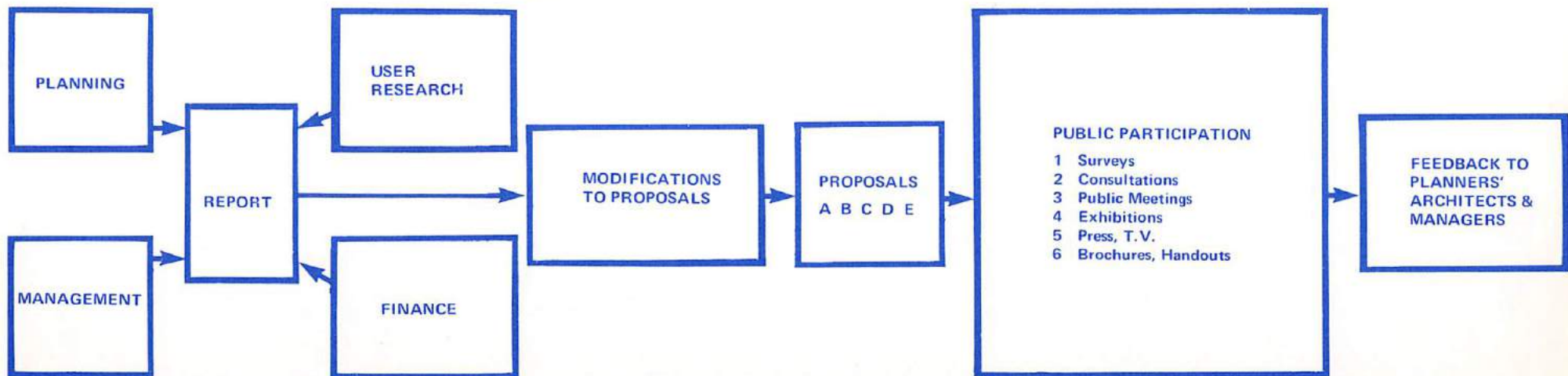
## MANAGEMENT

To identify the role of management in creating the opportunity for recreation in Craigavon.



## PARTICIPATION

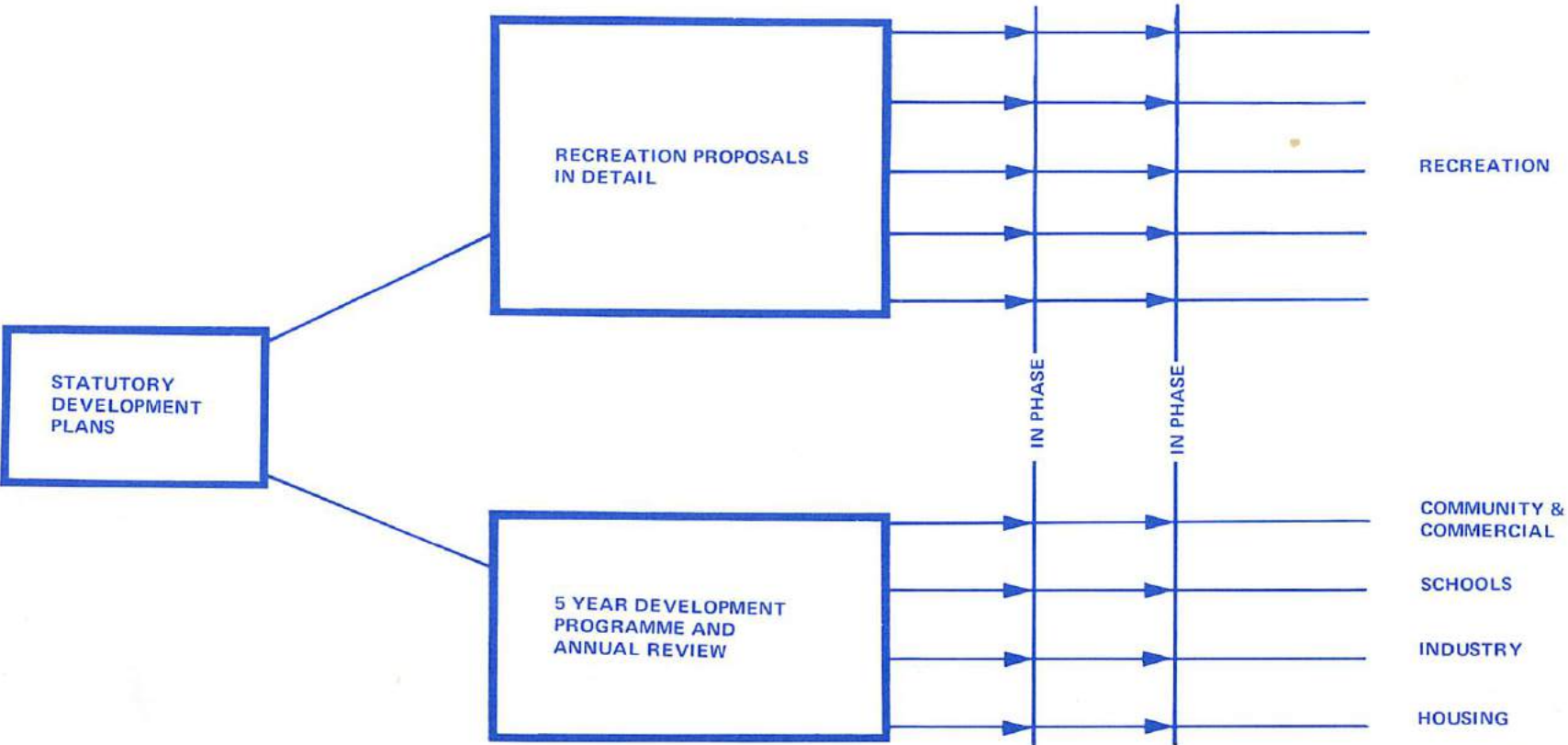
To provide an opportunity for a process of public participation by using the report as a medium of communication so that future administrators can receive feedback on the proposals.





PHASING

To establish clearly the pattern of recreation facility development which is envisaged over the next period of time at Craigavon and to recommend a programme which will ensure that recreation development keeps pace with housing and industrial development.





## SECTION 1 In the beginning

### ABSTRACT

The origin of Craigavon is described and its objectives are stated, together with the functions of the Development Commission. The future growth population figures are identified and the basic concept of the Area Plan illustrated. Social problems associated with New Towns are discussed and the necessity of integrating physical and social action to tackle these problems is emphasised. To achieve this integration a variety of disciplines must be involved in the planning process. In conclusion the objectives of Recreation Development in Craigavon are stated.



## INCEPTION OF CRAIGAVON

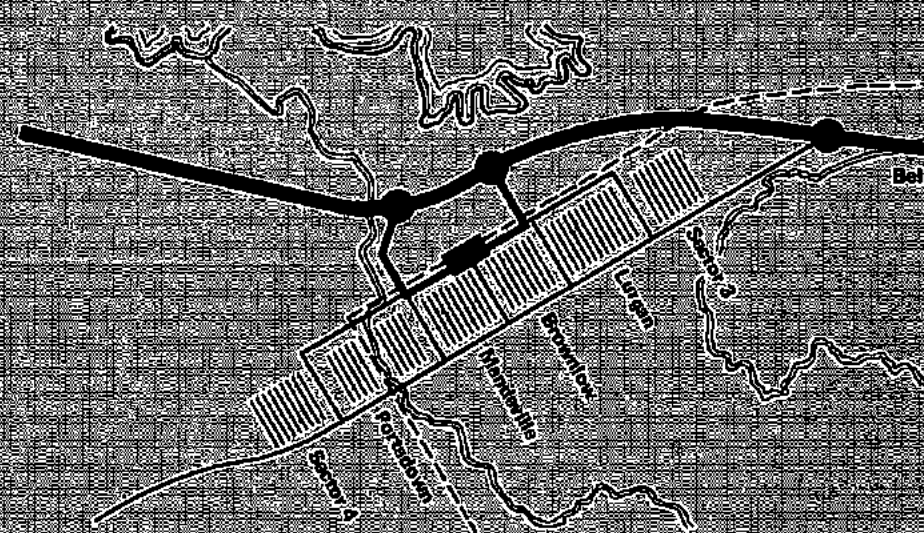
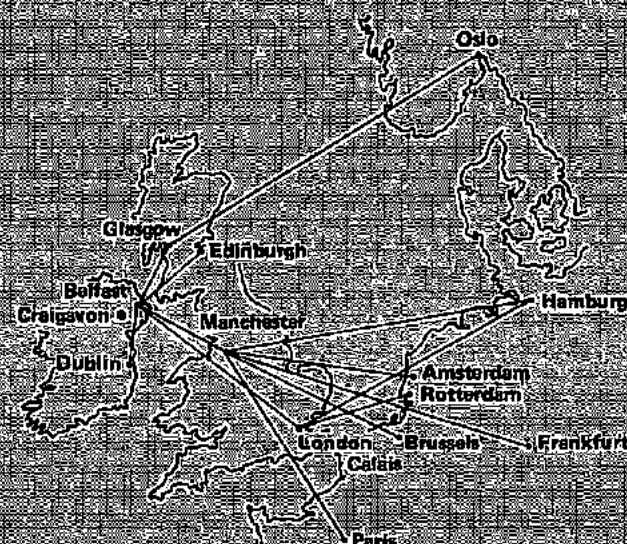
Arising from a Report by Sir Robert Matthew in 1963 on the Belfast Urban Area, the area centred on the existing towns of Lurgan and Portadown, was identified as a future growth zone and was recommended for development as a new town.

The specific objectives of the project were considered as follows:

*To provide a new major base for industry which would increase the attractiveness of the province to site seeking firms from Great Britain, Europe and the United States.*

*To create a new residential settlement which would alleviate housing and traffic pressures on the Belfast Urban Area.*

*To form a service centre which could contribute to the regeneration of the south and west of the province.*





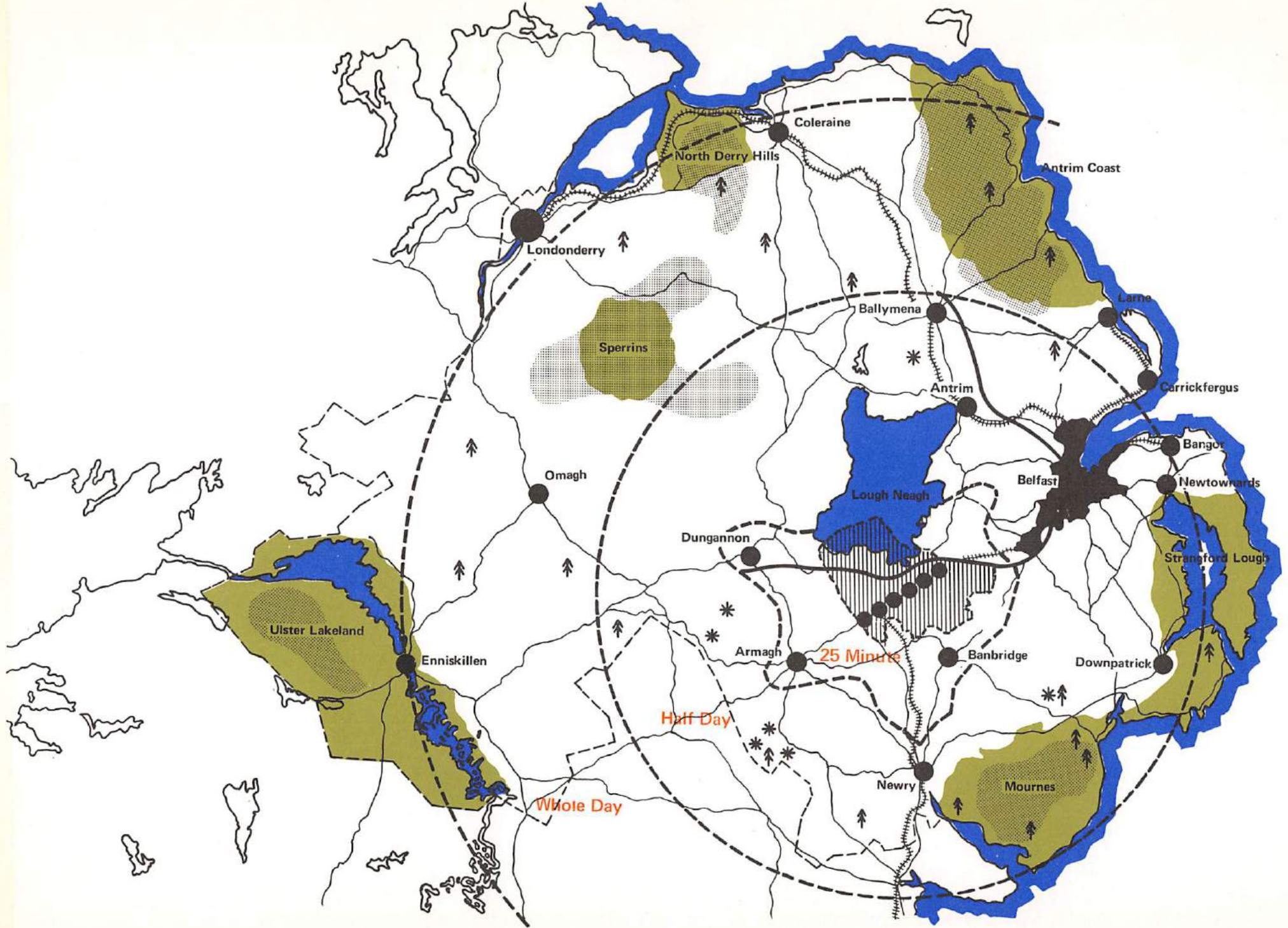




FIG.2.  
REGIONAL CONTEXT





Craigavon New Town was officially designated in 1965 to embrace over 100 square miles and to include the Boroughs of Lurgan and Portadown and the Rural Districts of Lurgan and Moira. During the latter part of 1965, members were appointed to the Board of the Craigavon Development Commission and the recruitment of a comprehensive staff to implement the project got underway.

### **COMMISSION FUNCTIONS**

An unique feature of the responsibilities entrusted to the Development Commission was the assumption of municipal functions and also delegated planning powers in addition to direct development activity. By these measures, an advanced degree of integration and co-ordination of services throughout the area became possible.

### **AREA PLAN**

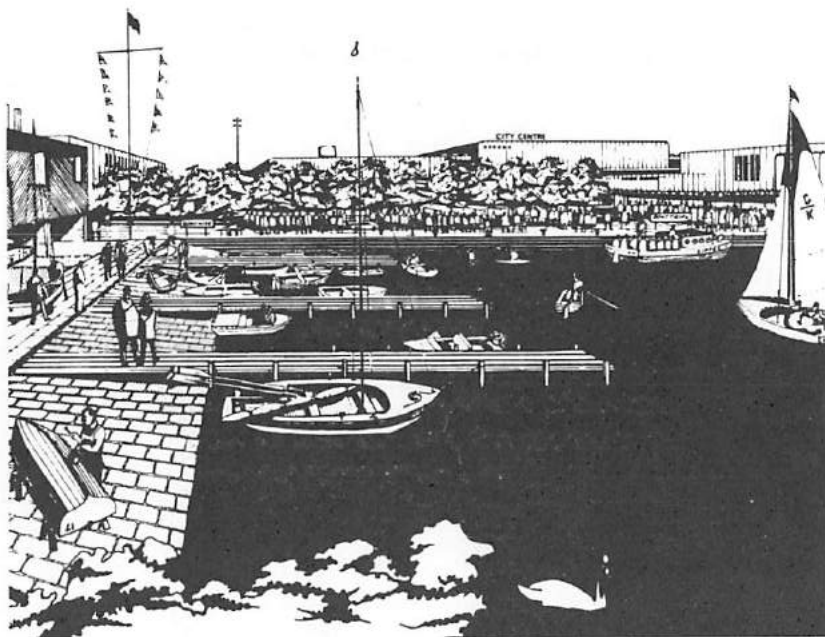
An Area Plan, to form the basis of accelerated growth had been prepared by a Ministry of Development Design Group and was presented and approved in detail in 1967 for implementation under the title of 'Second Report on the Plan.'

The Plan has the following main features:

An urban core or inner area and a rural envelope or outer area. The inner area, over the period to the year 2000, may be summarised as having a linear structure some 10 miles long and 1½ miles wide comprising up to six residential sectors including the two existing towns, a city centre and park located to the north of the sector chain, and supplementary district centres in the existing towns. Major industrial areas are sited transversely to the principal growth axis. Parkland and greenways penetrate the sectors, define their boundaries and spread out into surrounding farmland. The transportation system forms a grid hierarchy of routes with connections to the regional motorways and outer area roads.

The close inter-relationship of urban and rural elements each of which is given space and a population base, should promote a rich and varied environment.





The brief for Craigavon is not to estimate the maximum number of people that could successfully be accommodated within the Designated Area of 100 square miles, but to plan for the year 1981 and 2000, a certain scale of contribution to future growth in Northern Ireland in keeping with the goals of the region. In this regional context, upper limit estimates for the Designated Area of around 110,000 people by 1981 and around 180,000 people by 2000 are posed from an existing base in 1965 of 45,000.

This base planning document for Craigavon, while it did not develop in depth proposals for recreation clearly recognised its importance and presented an imaginative social and physical frame within which this key area of activity could be tackled.



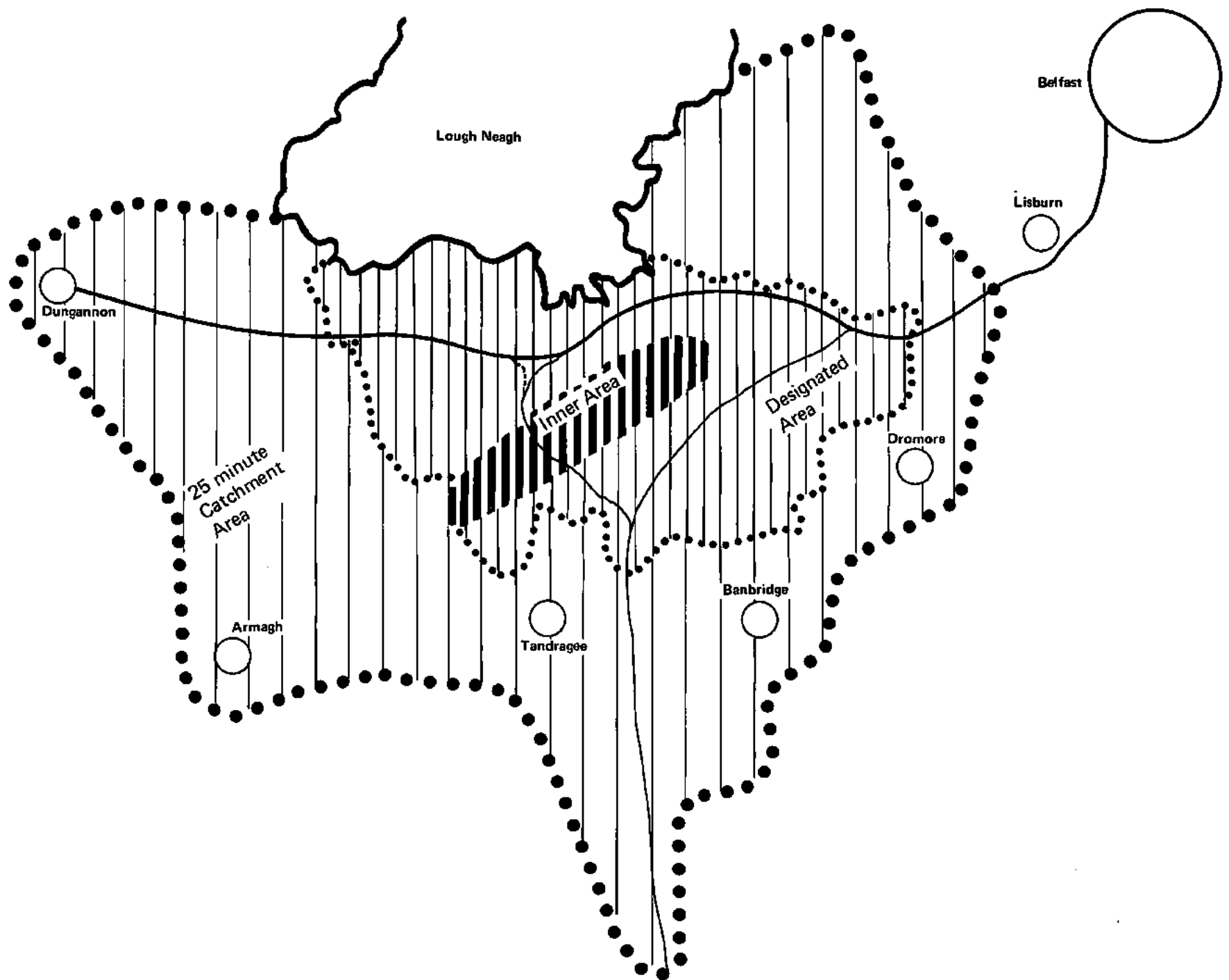
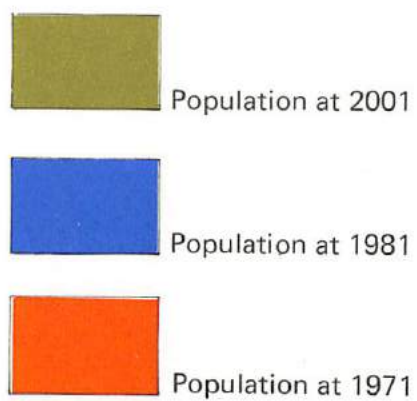
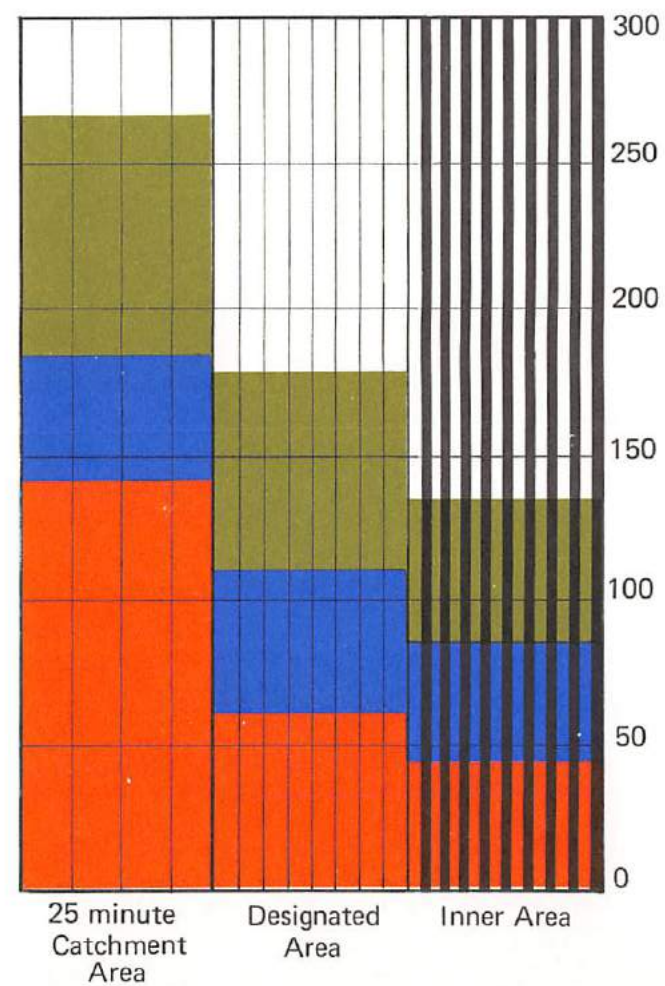




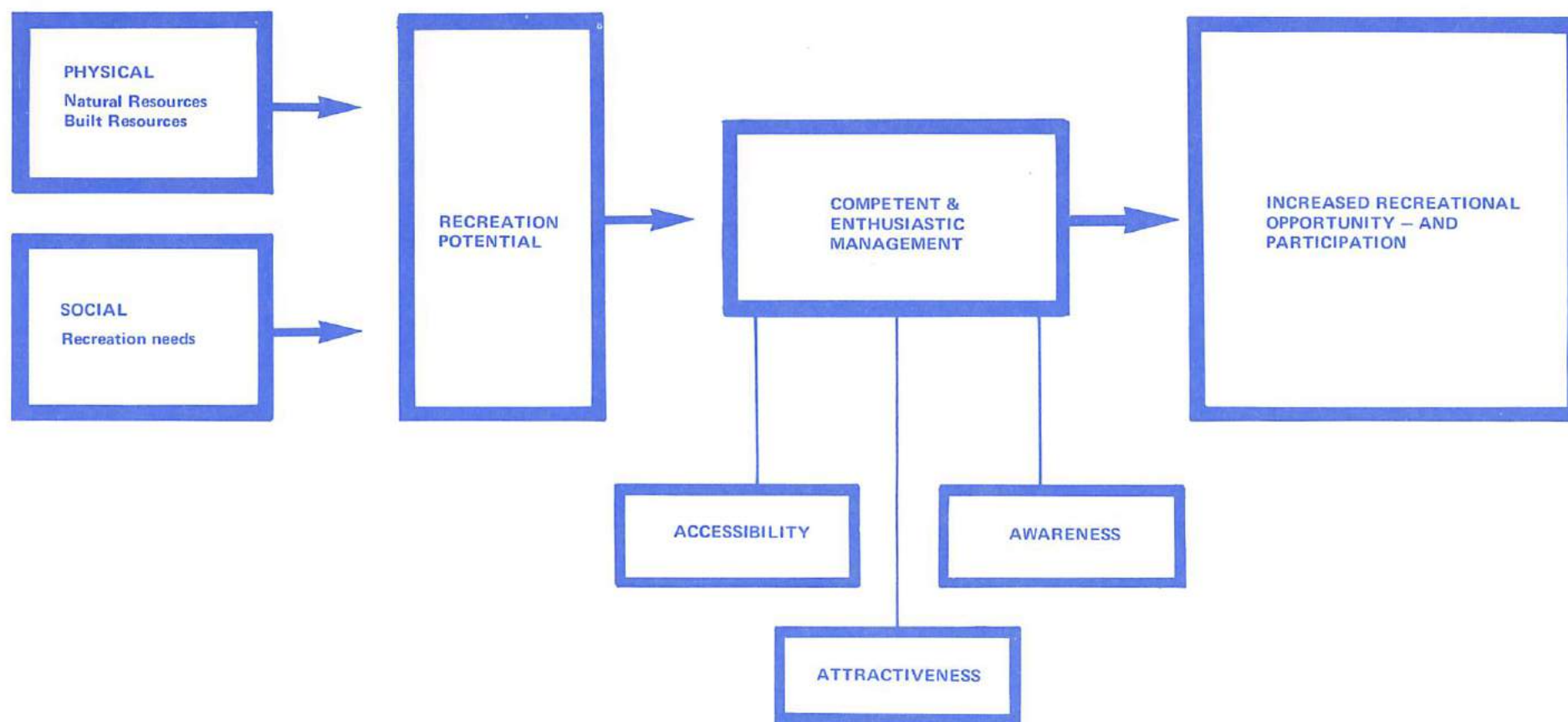
FIG.3.  
ESTIMATED POPULATION GROWTH



KEY Population in thousands







**FIG.4.**  
**INTEGRATION OF PHYSICAL AND SOCIAL OBJECTIVES**

#### **SOCIAL CONTEXT**

It is essential that physical objectives are related and integrated to social objectives throughout the development programme. Since the problem of 'anomie' i.e. lack of 'belonging' and participating in neighbourhood life, has been identified in urban environments, and has been graphically described in new communities as 'new town blues', it is a socio psychological problem that particularly concerns planners of new towns.



A new town has no ready made kinship pattern or roots, and lacks a clearly defined identity and habits of use of social institutions, so that the new people moving in have less likelihood of feeling that they belong. In the short term there will be times when newcomers to Craigavon may feel that there are gaps in their life style which the new town is not filling. This is a common experience in new towns, where there is frequently a feeling that 'it's going to be a great town, but at this moment it's Endsville because there is nothing to do'.

This experience is almost inevitable for no matter how efficient and thorough the physical and social planning, or how enthusiastic its implementation, it is not possible to produce an instant town with established traditions. However, the problem has been exacerbated in some earlier new towns by the failure to take early and adequate account of the social need for amenities and facilities. Institutions must be fostered to give the new town an opportunity to 'gell' so that roots and tradition are established and people are allowed to escape from their immediate working surroundings which they frequently feel are emotionally sterile.

This problem is recognised in Craigavon but the existing townships of Lurgan and Portadown serve to ameliorate the situation since they do provide an interim solution whereby newcomers to Craigavon can, with a short journey from Brownlow, take advantage of existing institutions in cases where similar institutions have not yet evolved in their own area. To further minimize the problem a considerable programme of recreation facility development has been undertaken and a social plan of action involving enthusiastic management and promotion to encourage use of these facilities has been instigated.

To add to the inherent difficulties of new town building, there are the particular problems of N. Ireland, centred to a considerable extent on cultures, one native the other 'planted' albeit over 300 years ago, which have not integrated sufficiently to prevent a basic divide on many issues.

This cultural admixture can be an enriching influence and not divisive however, and in the field of recreation in particular there is the real chance of holding fast to differing traditions, while at the same time developing a broadening framework of universally enjoyed activity.





Opportunities are created for all sections of the community to make full use of the facilities. Enthusiastic management promotes the complete range of services to all age groups. New institutions, existing institutions and individuals will all be encouraged to involve themselves actively in the life of the community.



## **MULTI-DISCIPLINARY APPROACH**

The central challenge for Craigavon is whether the new town can surmount these known problems over a period of time to emerge as an integrated and vital community. To meet this challenge the Development Commission have been aware of the need to adopt an interdisciplinary approach towards recreation planning in particular. There was a realisation that if physical and social objectives were to be integrated then a range of skills beyond the traditional disciplines of planning and architecture had to be involved from the outset. A number of disciplines have been involved in planning the development programme but the most significant step forward occurred in July 1971 when the Development Commission appointed a Recreation Officer whose responsibilities and contribution extended beyond the traditional role of administrator to include the more significant role of manager and ensure a management input

into the planning process. His extensive experience in the field of recreation made it possible for him to liaise closely with the architect and planner to provide and clarify the brief for projects and to ensure that the facilities are designed in such a way that they provide maximum benefits for the user and can be easily managed with minimum operational expenditure.

Continuous joint working to explore the advantages and disadvantages of all the available options has been a feature of the past period in order to secure the necessary integration, and this degree of professional multi-disciplinary expertise together with legislative finance flexibility provided by the New Towns Act has been an important asset. At points where the Development Commission felt that it did not have an area of specific expertise within its own organisation, or where there was insufficient spare capacity to undertake additional work, outside consultants have been invited to contribute.



## THE CHALLENGE FOR RECREATION

In merging and expanding the existing communities of Lurgan and Portadown into the New Town of Craigavon, it is reasonable to assume that the established communities provide some of the services and amenities which the incoming population are likely to require but which it is not viable to include until a threshold population level is reached. In the field of recreation, however, facility provision in Lurgan and Portadown, with the notable exception of swimming is minimal, so that special efforts have had to be made to develop recreation opportunity from the outset.

Similarly commercial entertainment cannot be attracted until a threshold of commercial viability is ensured by the necessary catchment population within the Designated Area, so that the Development Commission must provide facilities which can be adapted in the short term to meet this type of demand. The Commission believes particularly that the amenities of the area and its general environmental attractiveness are important considerations in attracting both population and industry, which are essential prerequisites for a viable New Town.

Thus the objectives of recreation development in Craigavon are both philosophical and pragmatic.

*To ensure the provision of a wide variety of recreational facilities to give all residents the opportunity of participating in enjoyable leisure time activities. In this way the recreational opportunities should be as attractive to potential newcomers as the availability of jobs and homes.*

*To ensure that recreational opportunity is created in phase with housing and industrial development, and is regarded as an essential rather than a marginal amenity.*

*To ensure that management is user-based in its approach and provides the enthusiasm and drive necessary to promote participation.*



## SECTION 2 Opportunity for recreation in Craigavon

### ABSTRACT

The principle of user orientation is established but this takes place within the physical resource constraints. The resource base is not in itself adequate and there is a need to reconcile the facility with the consumer. The relative strength of the two factors will significantly influence the specific catchment areas for each activity and the market characteristics of each catchment area will determine the demand for a particular facility. General characteristics of the 25 minute catchment population for Craigavon are given. Catchment areas vary for specific activities and for different scales of facilities, and in effect form a hierarchy. If this comprehensive hierarchy of facilities is to be implemented then capital and operational expenditure have to be minimised, and the concept of joint provision has been accepted where appropriate as it is a development which contributes towards this end.



## THE NATURAL LANDSCAPE

Recreation planning in Craigavon is user oriented. This philosophy is fundamental to an understanding of the whole approach adopted in these proposals. However the creation of recreation opportunity must start with an analysis of the physical constraints and resource opportunities.

The natural landscape resources of the designated area and its surrounds can make a significant contribution to providing recreational opportunity. Fig.5 illustrates that residents of Craigavon are within easy reach of a wide choice of countryside recreation areas covering mountain, lowland, forest, lake and sea. Fig.6 shows that diverse activities can be followed ranging from walking or picnicking in the forest parks to fishing in well stocked waters.

The designated area of Craigavon is a lowland area situated 20—25 miles south-west of Belfast at the point where the hitherto clearly defined Lagan corridor melts into central Ulster. The predominant physical feature is the vast

expanse of Lough Neagh which imposes a centripetal drainage pattern throughout the area, with the Bann, the Lagan and minor rivers meandering through a flat landscape. Geologically the area is mainly floored by basalt and Lough Neagh clays, but these have been mantled by glacial drift deposits in the form of drumlin topography.

The presence of water is a particularly useful recreational asset and many studies have emphasised its drawing power. Within the designated area the excellent range of water features include Lough Neagh, Lough Gullion, Lurgan Park Lake, the Rivers Bann, Lagan and Blackwater, and the disused Newry and Lagan Canals.

Of these Lough Neagh is dominant with the Bann and Lagan Valleys forming important corridors in the area. People are generally within easy range of water features but use of this resource for recreation has so far been curtailed due to poor drainage, restricted access, and land ownership problems.



FIG.5.

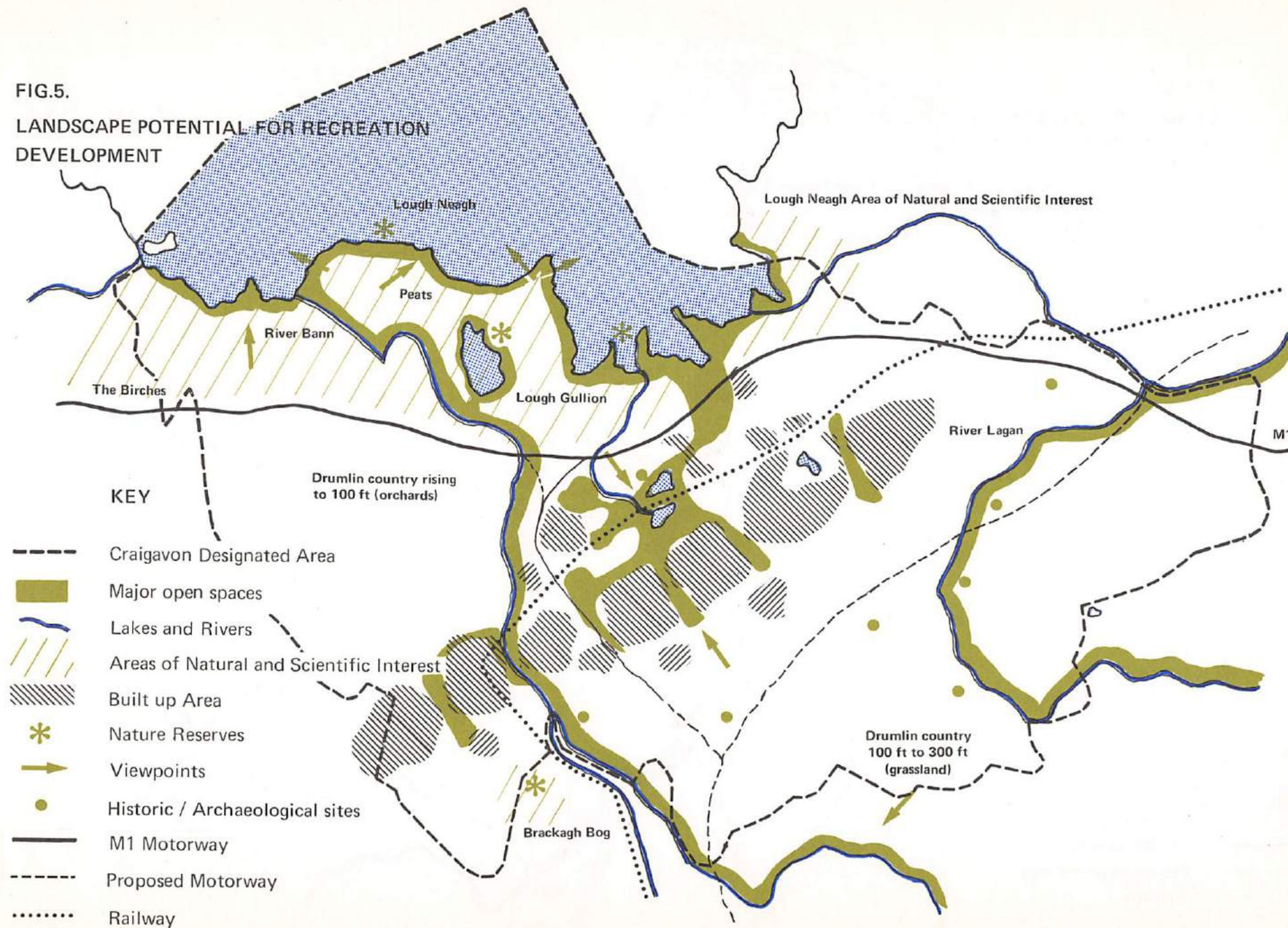
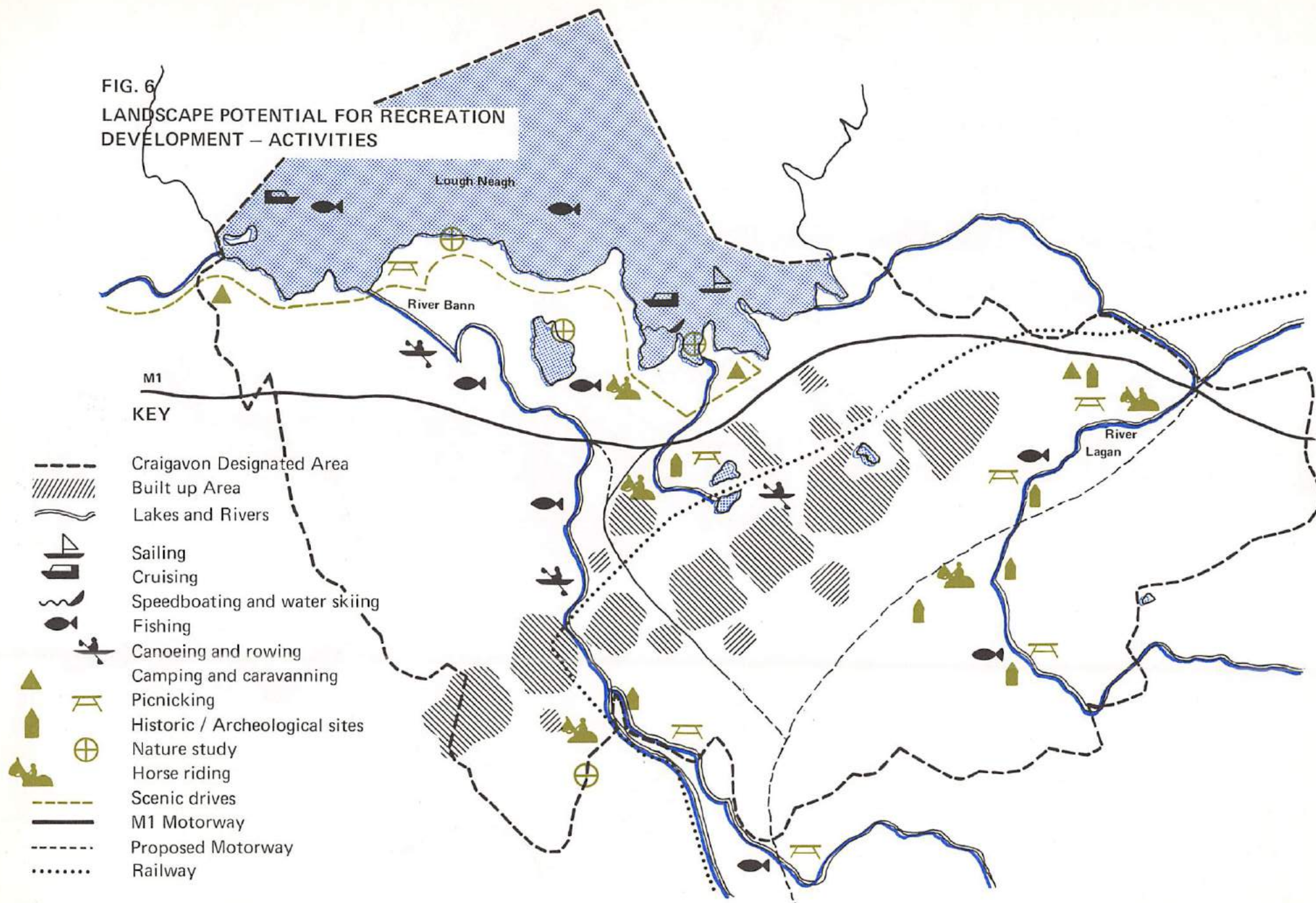
LANDSCAPE POTENTIAL FOR RECREATION  
DEVELOPMENT



FIG. 6  
LANDSCAPE POTENTIAL FOR RECREATION  
DEVELOPMENT – ACTIVITIES





The Wetlands and Bog areas of the Lough shore and the Bann valley, although poor agricultural land are rich in flora and fauna, indeed the peat deposits on the southern shore of Lough Neagh form one of the largest stretches of true fenland in Europe and this part of Craigavon has been designated an Area of Natural and Scientific interest.

The undulating clays of the drumlin areas between the river valleys have a general height differential of 60' to 250' between hill and hollow. West of the Bann where fruit production rather than grassland predominates, dense and high thorn hedgerows mask longer views of the landscape, but offer essential wind breaks.

These natural resources are a considerable potential asset in providing an integrated recreation opportunity but they are not sufficient in themselves and have to be supplemented by man-made facilities.







### LOCATION OF FACILITIES

The optimum location of recreational facilities is basically determined by matching the significance of two factors, the CONSUMER and the FACILITY. Often these are exactly opposite forces, with the ideal location for the facility from the consumer's point of view being totally different from the ideal location according to physical and land use factors. This idea is shown diagrammatically in Fig. 7 with the "consumer pull" as the horizontal axis, and the "facility pull" as the vertical axis. These represent a continuum from those facilities whose existence and location are determined exclusively by consumer influences, e.g. local playground, to those facilities basically dependent on the existence of natural physical features e.g. sailing.



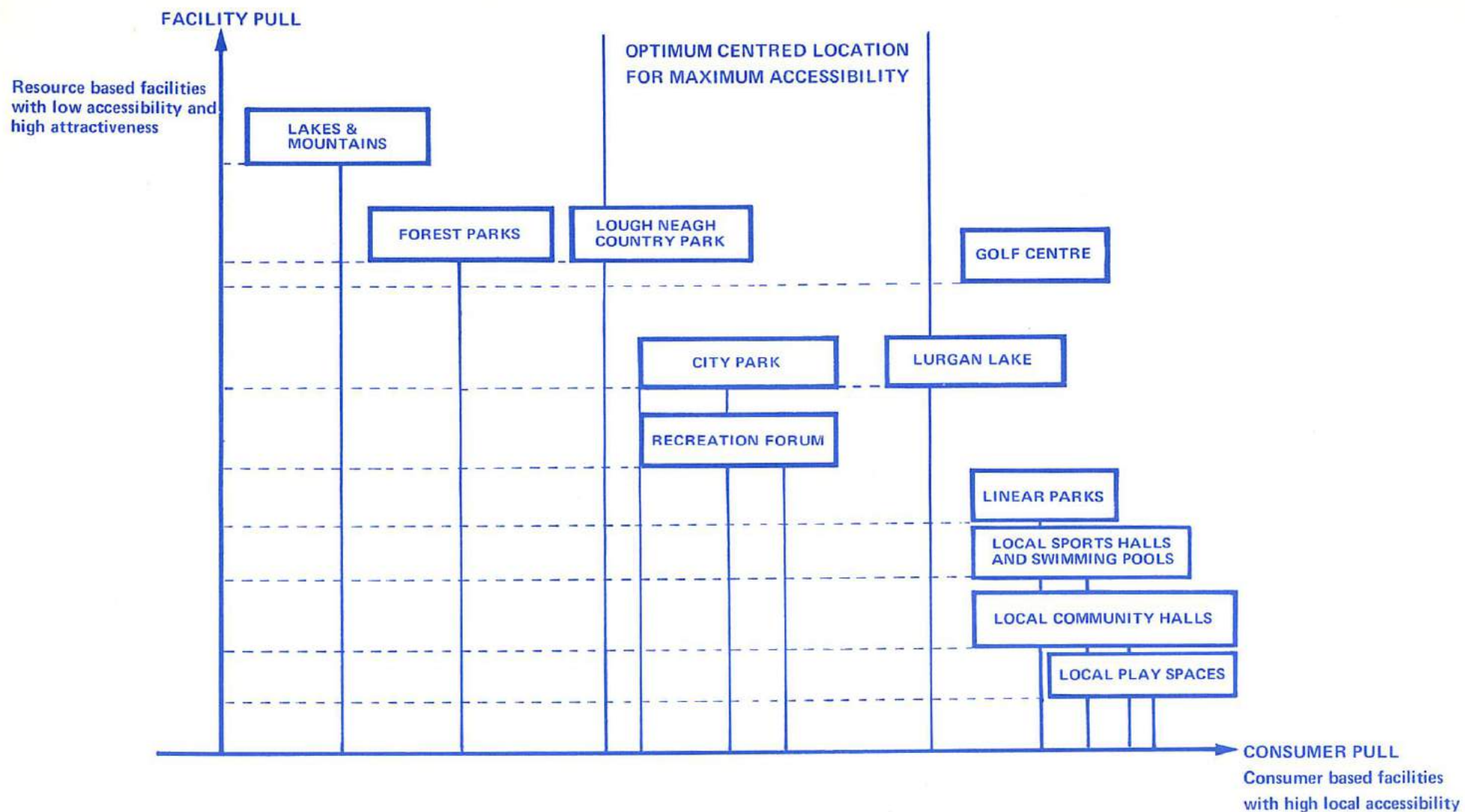


FIG.7.  
THE EFFECT OF CONSUMER PULL ON LOCATION



## THE CONSUMER PULL

The consumer pull is strongly influenced by two factors. They are accessibility and awareness. Accessibility is dependent on the mode of travel potential consumers are likely to use. Some sections of the population are relatively immobile; these include old people, mothers with young children, children under driving age and families without private transport. The recreational demands of these groups can often be distinguished from those of more mobile sections of the population: thus a large proportion of bowls players are elderly; mothers with babies like to visit parks; demand for swimming and playgrounds is higher in younger age groups than in others.

In contrast, people with private transport are not as restricted by distance or public transport routes. Recreational demand has been shown to vary between car owners and non-car owners, not only because of the greater recreational opportunities available but also because car ownership reflects socio-economic and income status to a large extent and the

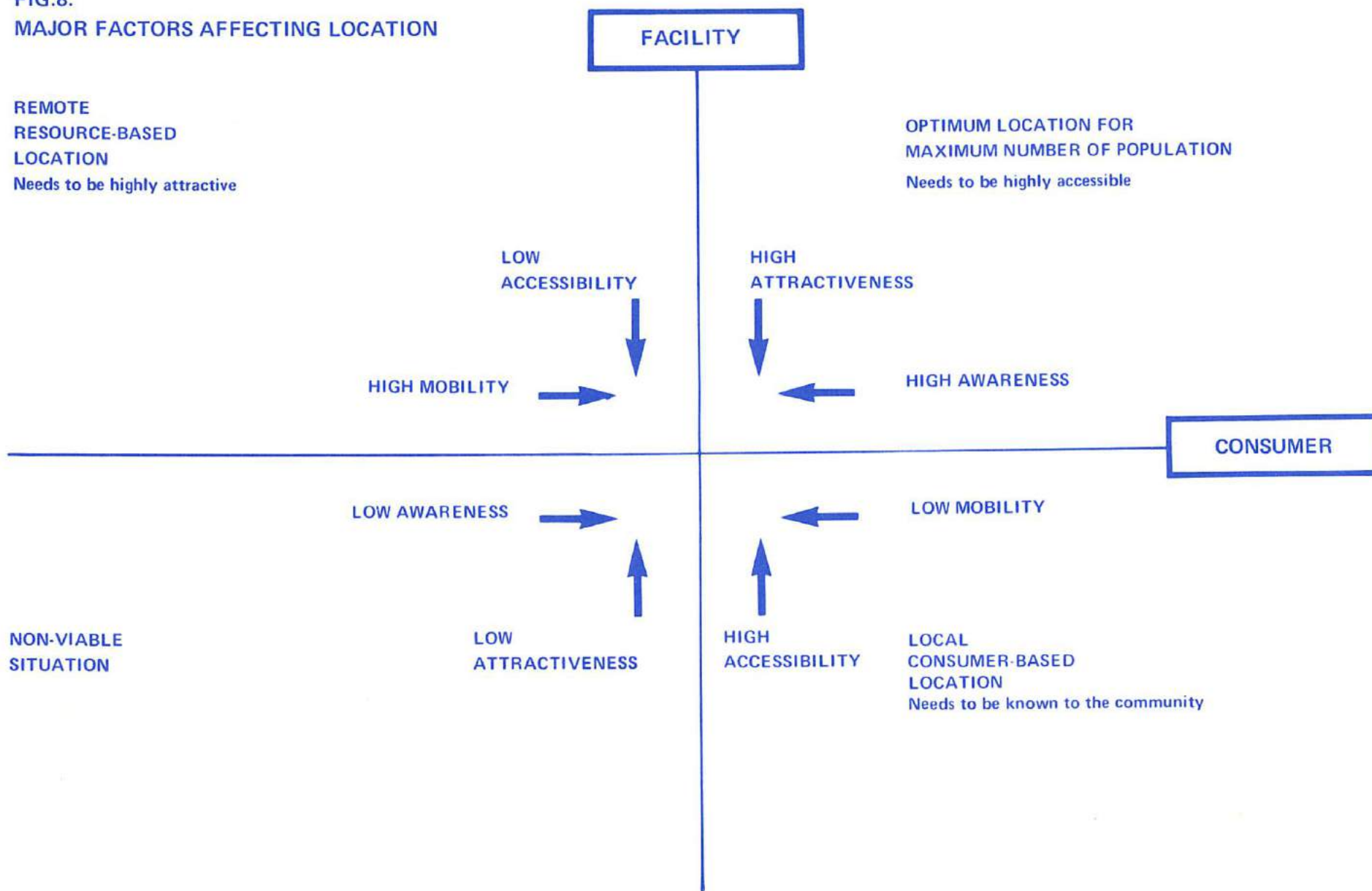
different groups do show different demands; for example, theatre going has been shown to increase with income and socio-economic status; only middle and higher income groups can afford to purchase boats for sailing.

In order to extend the recreational opportunities of the less mobile sections of the population, there is a need for public transport to be integrated with recreational provision at an early stage.

Awareness is frequently ignored in locating recreation facilities and yet the only way of learning of the existence of any attraction is to hear about it, see it, or see a reference to it. If we do not know that something exists we will obviously not go to visit it or see it. Most knowledge about leisure facilities and the initial motivation to participate in activities particularly in the urban areas derives from seeing them. For this reason they must be located prominently to attract maximum attention and adequately signed.



FIG.8.  
MAJOR FACTORS AFFECTING LOCATION





## THE FACILITY PULL

The extreme of recreation provision that is basically dependent on the "facility pull" is that determined by physical features. For instance, sailing can only take place on water, and it is usually much cheaper to develop natural water areas for aquatic activities than to construct artificial areas. Thus Lough Neagh was an obvious site for consideration for the development of a Marina.

As a generalisation it is reasonably accurate to say that the intensity of use increases as distance from the potential users decrease. However, the facility pull is strongly influenced by the relative attractiveness of facilities. High quality facilities will attract people from a greater distance than low quality ones, and they will attract people who would not otherwise be motivated to attend. For example, surveys have shown that swimmers and indoor bowlers do not necessarily travel to the nearest most accessible, swimming pool or bowls centre, but are often prepared to travel further to a high quality facility.

Location and in particular the relative strength of the factors discussed will significantly influence the catchment area of the particular facility whether natural or man-made.

## PLANNING FACILITIES

Users require facilities close to where they live and since the natural resource base is not capable of absorbing large numbers of people close to the centre of population, man-made facilities are required.

In order to make best use of available money it is important to accurately identify which facilities should have highest priority. This has involved analysing the market demand and then providing the most appropriate facilities to satisfy as much of the established demand as possible. It was important this step was not omitted since to propose facilities without undertaking adequate research into local demand, was to risk providing facilities which may have been inappropriate in some measure to local needs.



The projects described in later sections of this report which are not envisaged to become operational until after 1977, can obviously be amended in the light of feedback produced from the continuing updating of market research if this indicates a change in consumer demands.

## MARKET DEMAND

The range of factors involved in any population analysis are considerable, but some general characteristics of the population using an effective catchment area of 25 minutes from the Craigavon town centre include:

A total population of:	1971	:	144,000
	1981	:	189,000
	2001	:	269,000

Although there was a sizeable base population already existing in Lurgan and Portadown before they came into the designated area of Craigavon, as the population expands it is likely to become a younger society and show higher socio-economic groupings in a similar fashion to those experienced elsewhere in New Town populations.

The recreational spending of the catchment population will be lower than for the United Kingdom as a whole, but higher than the average spending in Northern Ireland.

Car ownership in the catchment area as in Northern Ireland generally is significantly lower than elsewhere in Great Britain but this gap will be greatly reduced by 1981, and this is likely to be accompanied by an improvement in public transport services.





### CATCHMENT AREAS

Characteristics of the general 25 minute catchment area establish the context but each recreational activity has its own unique catchment area and the demographic, political, social and economic characteristics of these specific catchment areas are likely to vary and must continue to be examined independently.

From this basic recognition of unique catchment areas for different activities, recreation provision in Craigavon has been conceived in hierarchical terms. Whatever goods or services are sought in an urban community they are not uniformly available in every place. The immediate area may contain grocery, newsagent and confectionery shops but banks department stores and medical services usually require longer journeys.



## HIERARCHY OF PROVISION

The hierarchal provision of recreational opportunity in Craigavon is based upon three main levels. These are:—

- a) Neighbourhood — local neighbourhoods of about 5000 population.
- b) Sector/Township — the city area comprises six Sectors or Townships each of 20,000 — 25,000 population and each of these subdivide into a number of neighbourhoods.
- c) City area/sub region — facilities which are located either centrally or in the countryside outside the urban core.

Although Craigavon is fortunate in having the Mourne, the Sperrins, Ulster Lakeland and Donegal within easy driving distance, most recreation will take place in the immediate vicinity of the town and it is here that intensive use of facilities such as playgrounds and local parks is required.

For more occasional recreation activities such as the theatre and cinema it is obviously not economically feasible to provide them at local level because they do not have sufficient population to support them. For this reason they have to be centralised and the user has to journey to them.

Earlier paragraphs in this section emphasized that location and in particular the often conflicting orientations of the facility and the consumer do have a significant influence upon the demarcation of catchment areas. At the same time, however, this influence probably takes place within the limitations of distance parameters laid down by such intangible factors as tradition, habit and expectation. For example, most people do not expect to travel 20 miles to swim in an indoor swimming pool and are not in the habit of doing so. Thus no matter how great the consumer or facility influences are, they may be irrelevant because the distance involved is beyond an acceptable limit.



Although the service areas for different recreation facilities vary considerably according to the peculiar aspects of each individual facility, it is possible to make reasonable generalisations about them. The main point which has emerged from research studies is that their influence is much more limited than was thought until recent studies were undertaken. Contrary to some opinion, people will not travel far to enjoy a recreational experience.

For example:

- 60% of users of parks travel less than half a mile to the park
- 45% of indoor bowls players come from within 2 miles of the centre
- 50% of squash players travel less than two miles to play
- 70% of sports hall users travel less than three miles
- 50% of theatre audiences travel less than five miles

55% of library users live within half a mile of the library they use

Many other examples could be quoted but whatever facility is considered one feature of the service areas stands out — namely that these are much more curtailed than anticipated prior to the recent research. Regional theatre productions, national recreation centres like Crystal Palace, and activities, such as squash whose players travel almost exclusively by car, still attract basically local audiences and participants.

Although it is not economically possible to provide many facilities such as large theatres or recreation centres to serve small areas, the argument of providing more smaller facilities rather than a few large ones, seems to be supported by survey findings, and therefore, this policy has been adopted in the Craigavon strategy.



- South Lough Neagh Country Park
- △ Golf Centre
- City Park
- ◆ Recreation Forum
- Sports Centre
- ◻ Library
- ◻ Cinema/theatre
- ◇ Golf Club
- △ Town Park
- ◻ Indoor Swimming Pool
- ◻ Indoor Sports Hall
- ◻ General Purpose Hall
- ▲ Playing Fields
- ◻ Children's Play Centre
- Public Open Space

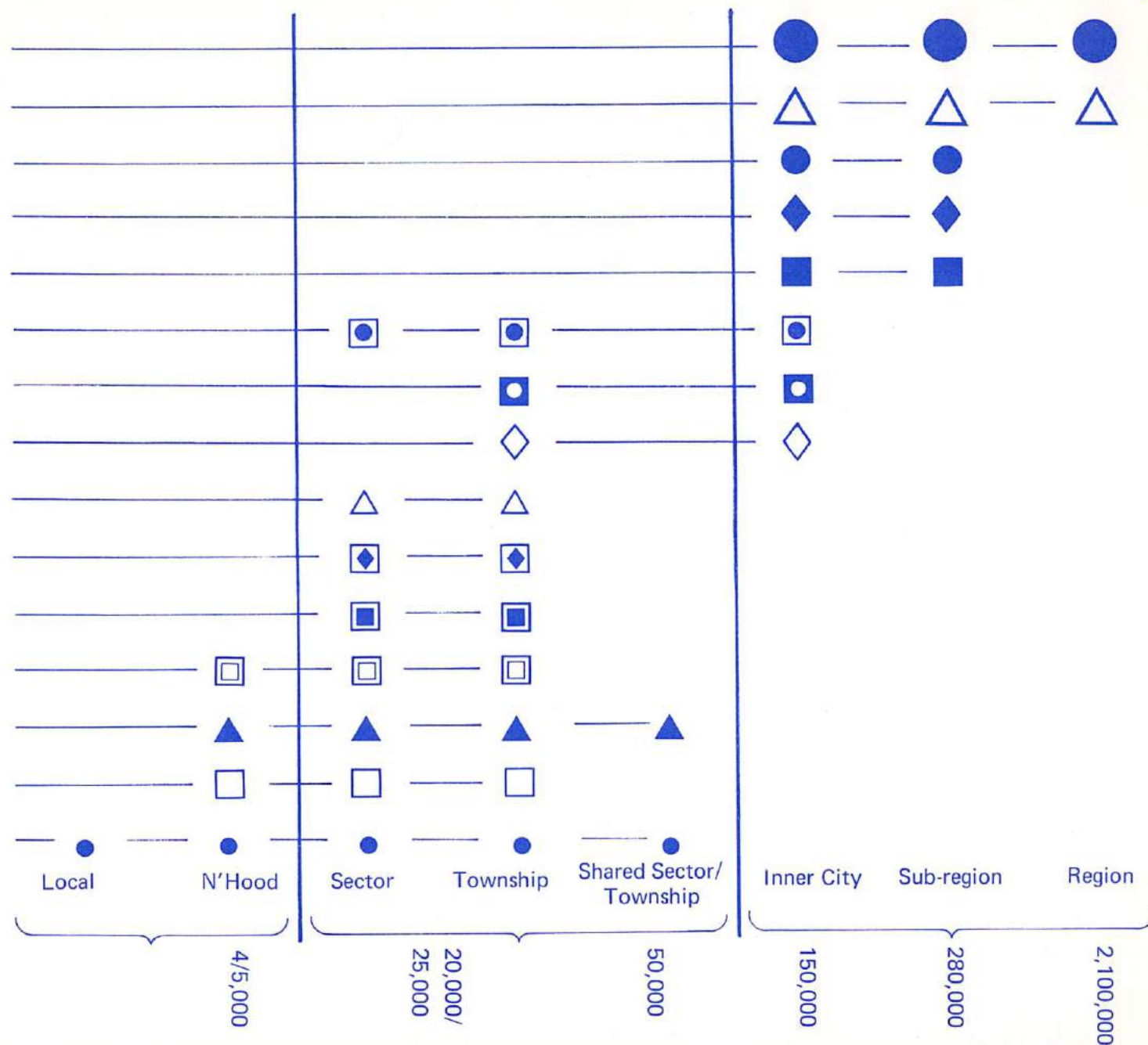


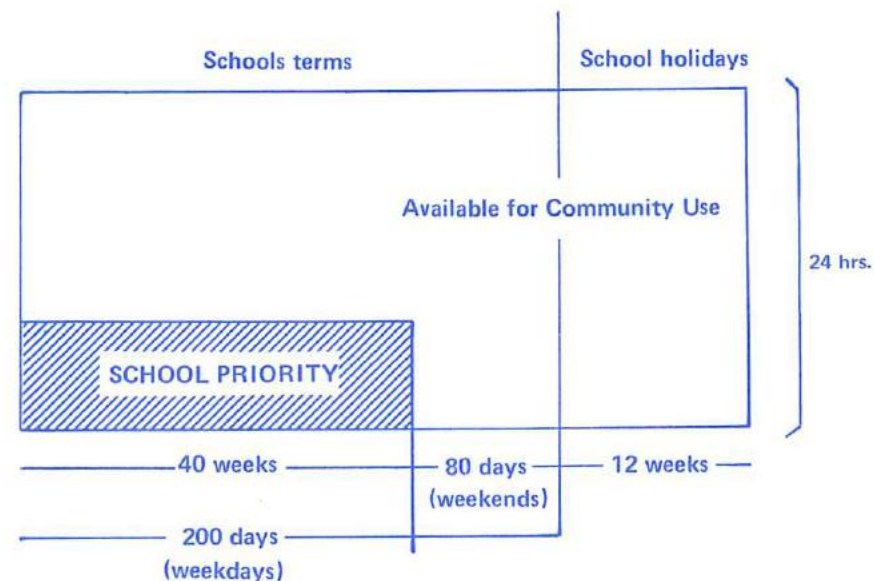
FIG.9.  
POPULATION  
AT 2001



## JOINT PROVISION

There is frequently confusion between the terms 'dual use' and 'joint provision'. Dual use without joint provision is the use of one recreation facility by two segments of the community e.g. the education authority or industry may provide playing fields for their pupils or employees and also permit a certain amount of public use on them. Joint provision is significantly different in that two or more agencies are involved in jointly planning and jointly providing the facilities.

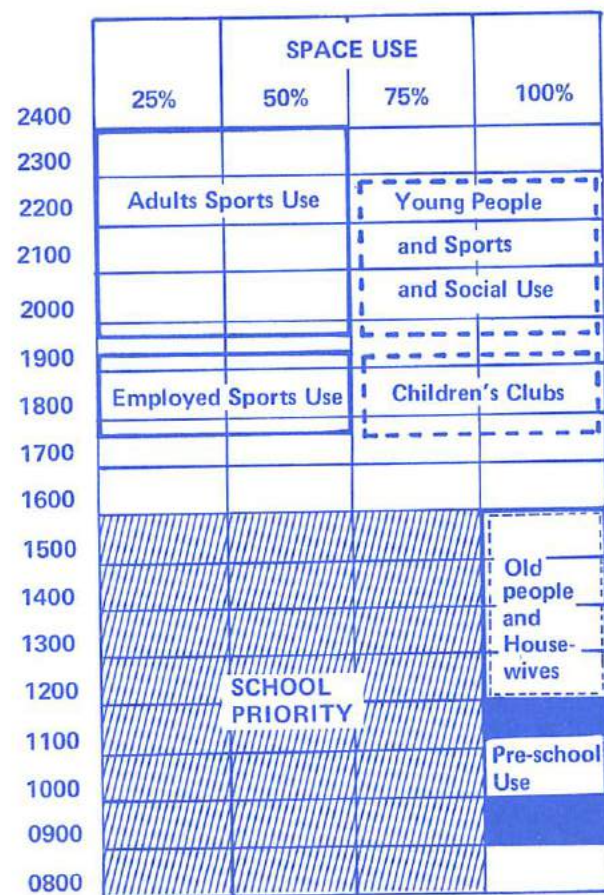
Frequently, thinking about joint provision is confined to educational and community use but tourist and industrial interests should also be considered in any scheme. Craigavon has adopted this principle of joint provision at the Brownlow Recreation Centre and would hope to do so at other locations.



Potential use of a facility during a year



The total programme of recreation provision which is proposed is comprehensive and will involve considerable expenditure. Since responsibility for the on going costs of recreation facilities is likely to be borne primarily by the District Council, it is important the capital charges and operational costs are compatible with the rateable income the district, is likely to receive. In order to minimize expenditure the principle of joint provision of facilities has been adopted in the recreation plan at several points. This has economic advantages in that it allows one facility to serve two or more markets, where needs are complementary. Where ideal locations for the different markets are not identical, then the chosen location is a compromise for one or other of the markets.



Potential use of a facility during a weekday



The concept of joint provision traditionally envisages education authority control of recreational facilities with access to the community available at times when the school is not in session. i.e. weekends, evenings and vacations. Although multiple use is basically sound, there are several points which should be made:

On the basis of the school using the facilities exclusively when it is in session and the community for the remaining time, the community and not the school is the majority user of the facilities in the ratio of at least 3 : 2 over a period of a full year.

To define distinct demarcation times of use for the school and for the community is very inflexible and likely to lead to the facilities being under-utilised at certain times.

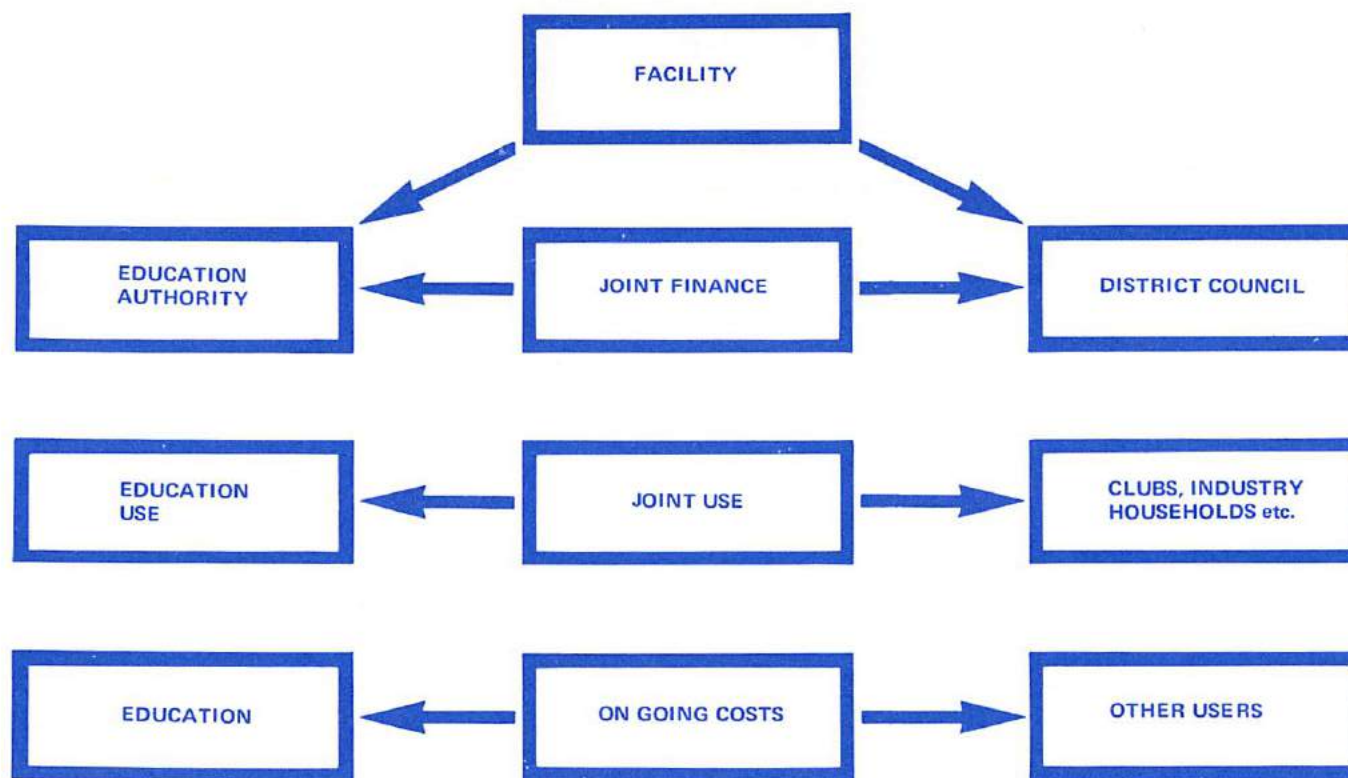
Pressures for increased use of educational investment are growing. These pressures could lead to secondary schools operating for the full 12 month period and a 12 or 14 hour day with children attending on a shift basis and having staggered vacations. Such educational systems are now common practice in the United States.

Nationally 25% of male manual workers are shift workers and in Craigavon many companies operate a shift system. Shift workers are likely to seek access to recreation facilities during the day time. Similarly, exclusive daytime use by the school presumes that there is no demand for housewife participation or for lunchtime participation by the working population.

The facilities are sometimes available only for club bookings and not for the individual user because the administrative organisation of the local education authority is not equipped to operate in any other way.

These points lead to the conclusion that the basic concept of educational use being made of community facilities in what would otherwise be a relatively slack period is sound. However, the recreational facilities in question should be controlled, managed and programmed, by the community, with the education authority having priority in school times but when they do not use this priority, time would be available for public use.





When the school and the community share the facility, the benefits are:—

- 1 Smaller costs for each authority
- 2 More comprehensive facilities are provided
- 3 Better quality facility is provided
- 4 A range of community needs is served

FIG.10.

JOINT PROVISION OF FACILITIES – PROCEDURE & ADVANTAGES



## **SECTION 3    Sub-regional and city area facilities**

### **ABSTRACT**

Demand is influenced by the quality of facilities. The hierarchal concept of planned provision is evident in the clear distinction between the sub-regional/city area facilities and the Sector/Township and Neighbourhood facilities. The sub-regional/city area facilities are concentrated in six major zones each of which will contain a number of components. A description of the components of the six zones forms the content of this Section.



## INTRODUCTION

At first sight planning for leisure time seems to be a contradiction in terms. This is not the case. Without planning, which by definition means 'looking forward', facilities for leisure time would not be available in the right place at the right time.

The previous section explained the basic hierarchical structure which is the concept around which Recreation provision in Craigavon has been planned. The city/area/sub-regional level components of the programme of development are discussed in this Section while in Section IV the Township/Sector and Neighbourhood components are discussed.

There is increasing evidence to show that the factors of Time, Income, Mobility, Population and Education — the so-called TIMPE factors no longer serve as the only major constraints to people wanting to participate in a recreation activity.

The constraints imposed by each of these five factors were identified in the following way:

- Time — non-committed time must occur in a block sufficient to facilitate participation in the recreation activity, and any journey time involved;
- Income — sufficient marginal income not committed to basic living needs is necessary in order to pay for the recreation experience;

Mobility — quality of public transport and access to the use of a car influence extent of participation;

Population — age, socio-economic group, sex and marital status, all influence the type and extent of the recreation experience;

Education — experience of a particular recreation activity in the formal education system, and the quality of that experience, will influence later participation.

The determinate influence of these factors on recreation participation has been emphasised in the past, but from research findings in recent years this emphasis has evidently declined.

The main constraint is now seen to be the quality of the facility and the image which the facility conveys i.e. demand is as much a function of the quality of the resource as of the loosening of constraints on the consumer. The experience offered has to be potentially as attractive as other competing interests for our leisure time.

In other words, the quality of the facility and the quality of its management are now seen to be the prime determinants of recreation participation rather than the external TIMPE constraints, so that much of the ultimate success of recreational development in Craigavon depends on the quality of the conceptual planning and design.









## THE CONTEXT

In terms of both land use and capital investment the components discussed in this Section are the major elements in the recreation programme. They are intended to serve the whole of the Craigavon area rather than specific sections of it and in some cases they are seen as sub-regional or regional facilities which may serve the whole of Ulster. The sub-region is defined as the 25 minute car journey catchment area from the centre of Craigavon. Fig.11 and Fig.12 illustrate the major Recreation Areas in both the Outer and Inner Areas of Craigavon.



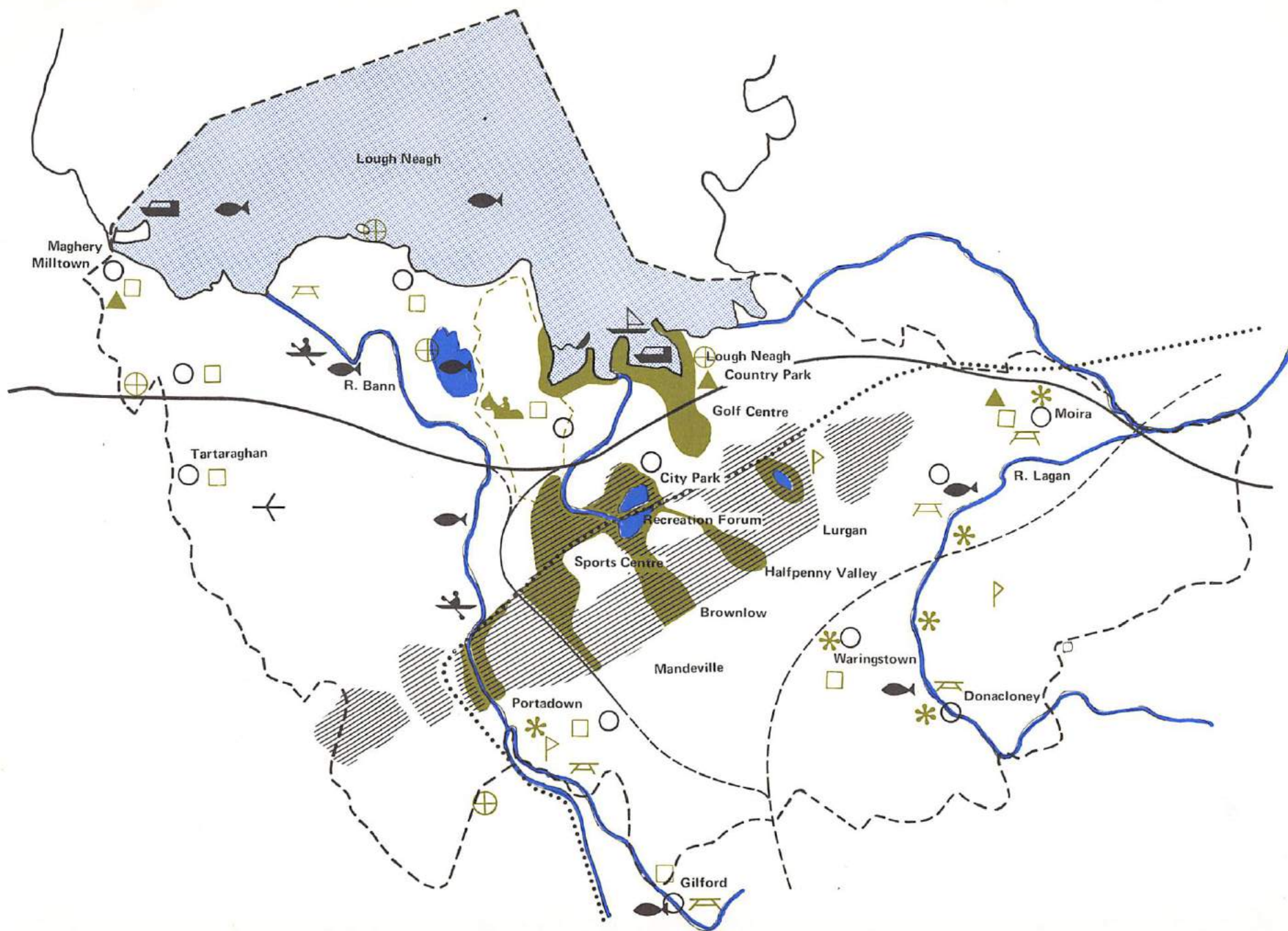




FIG.11.

## RECREATION DEVELOPMENT – OUTER AREA

## KEY

	Inner Area
	Sailing
	Motor Boat cruising
	Speedboating and water skiing
	Canoeing and rowing
	Fishing
	Golf Course
	Playing Fields and playgrounds
	Caravan/Camping sites
	Picnic sites
	Bridleways
	Nature Reserves & Nature Trails
	Historic/archaeological sites
	Air strip for gliding and flying
	Villages







FIG.12.

## RECREATION DEVELOPMENT : INNER AREA

## KEY

## RECREATIONAL OPEN SPACE

Water for recreational use, fishing and boating

Major Playing Fields

Secondary Schools and Playing Fields

Main Picnic Areas

Pedestrian/Cycle Track

Community Halls



PF

S



## MAJOR RECREATION FACILITIES

Brownlow Sector

- 1 Campus Recreation Centre

Mandeville

- 2 Campus Recreation Centre

Halfpenny Valley

- 3 Taghnevan Playing Fields
- 4 Monbrief Playing Fields
- 5 Gordon Fields
- 6 Toberhewny Playing Fields

Lurgan

- 7 Lurgan Rugby Club
- 8 Mourneview Park Football Ground
- 9 Recreation Centre
- 10 Lurgan Park and Golf Course
- 11 Memorial Park
- 12 Davitt Park Gaelic Ground
- 13 Hotel

City Centre

- 14 Recreation Forum
- 15 Hotel

Sports Centre

- 16 Sports Dome, Showground, Stadium

City Park

- 17 Animal Park
- 18 Equestrian Centre
- 19 Hostel
- 20 Tannaghmore Gardens

Golf Centre

- 21 Golf school and clubhouse
- 22 Ski Slope
- 23 Hotel

Lough Neagh Country Park

- 24 Marina
- 25 Hotel
- 26 Lough Neagh Pavilion
- 27 Lough Neagh Sailing Club/Sailing School
- 28 Pool, Oxford Island Point
- 29 Derryadd Boating Centre

Portadown

- 30 Peoples Park
- 31 Recreation Centre
- 32 Boat Club
- 33 Brownstown Park Athletic Track
- 34 Shamrock Park Football Ground
- 35 Portadown Rugby Club & Hockey Club
- 36 Hotel



## THE MAJOR ZONES

The intention has been to maximise the potential of each of these areas by grouping together complementary facilities within each site to form a major zone. The philosophy underlying this policy is that the whole is greater than the sum of the parts. If the number of recreation facilities within each zone is increased then demand is likely to increase at a rate higher than the proportionate increase attributable to each activity. The same effect is illustrated in shopping centres. Shops are deliberately located near to one another, since the effects of competition are more than off-set by the higher total number of customers which they can expect as a result of creating a focus for the consumer.

In addition, the basic development infrastructure in the form of roads, car parking and servicing provision is a major cost factor and in order to ensure the most economic use of capital expenditure, maximum use has been made of these basic development works.

The facilities within each of the six zones have been carefully selected so that they are compatible and are not so

juxtaposed that they interfere with each other. In some of the zones, particularly at the Lough Neagh Country Park, the problem is particularly acute since the needs of the nature lover, power boat enthusiast, sailor and fisherman have to be met and their requirements are frequently in conflict. The balance between conservation and exploitation is delicate and the solution is frequently the optimum compromise since all of the users have a strong case for using part of the area.

The sub-regional facilities have not been envisaged as unrelated entities but rather as complementary facilities with complementary management policies which together form a balanced recreation scheme, and provide maximum opportunity for recreation.

Maximum facility opportunity is important if adequate choice in leisure time is to be available. If only limited facilities are available, then they can exert a determinate effect on choice which is contrary to the objectives already outlined.



These sub-regional facilities are concentrated at six distinctive foci within the area, and these are identified in Fig.13

These zones with their component facilities are:

**Lough Neagh Country Park**

Country Park Open Space

Kinnego Bay

Oxford Island, Nature Reserve and Pavilion

Maghery, Derryadd and Ellis Cut

Hotel

**Golf Centre**

18 hole Championship Course

9 hole Course

Par 3 and Pitch and Putt Courses

Golf School and driving range

Clubhouse

Ski-slope

Hotel

**City Park**

City Park Open Space

North and South Lakes

Tannaghmore Gardens

Animal Park

Equestrian Centre

**Recreation Forum and Harbour Area**

Solarium and Health Studio

Flexihall

Indoor Bowls Hall

Missile Range

Squash Courts

Library, Auditorium and Exhibition Area

Boat Storage

Hotel

**Central Sports Area**

Sports Dome

Playing Fields

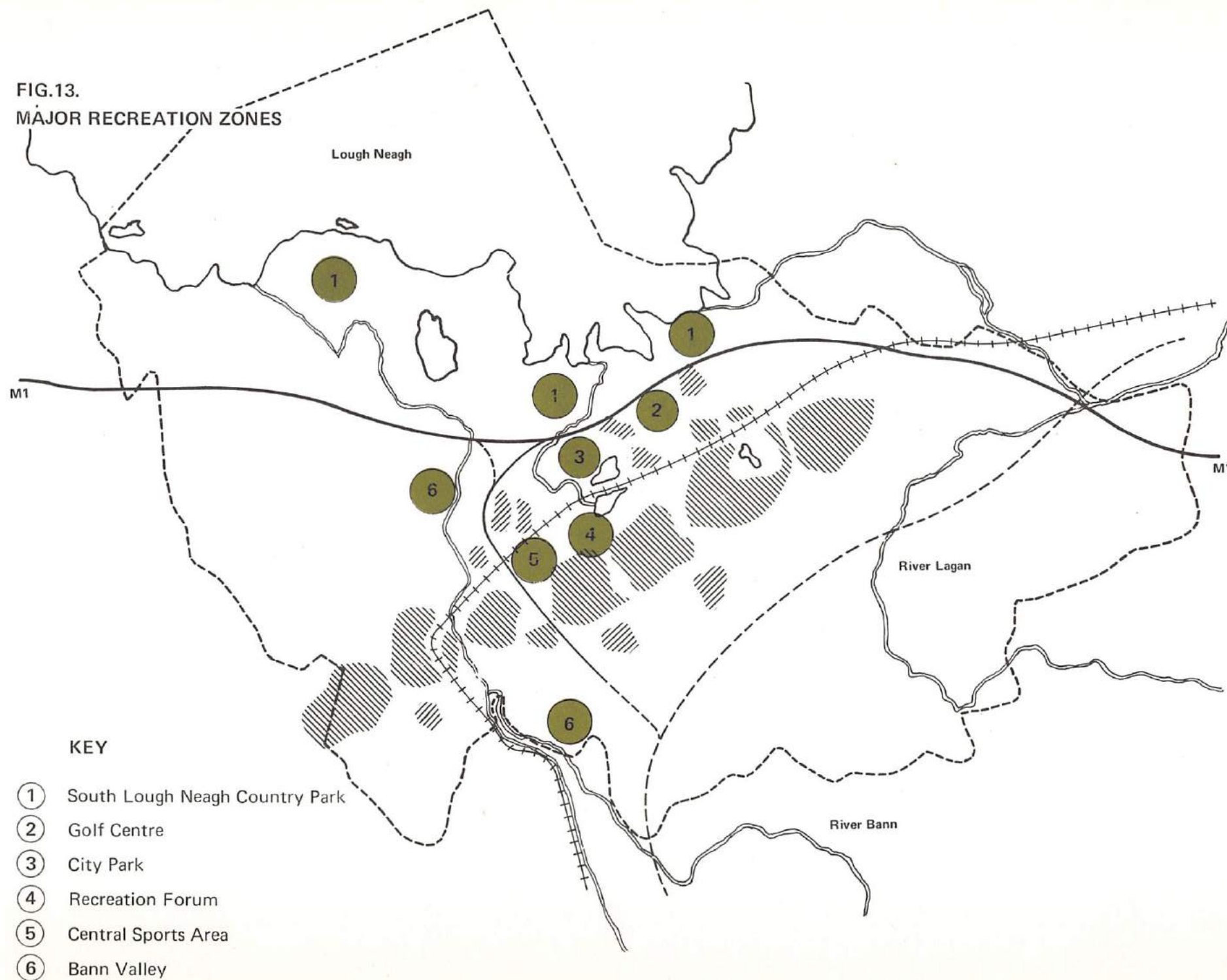
Industrial Social Centre

Stadium

**Bann Valley**



FIG.13.  
MAJOR RECREATION ZONES





## LOUGH NEAGH COUNTRY PARK

### The Context

Lough Neagh Country Park embraces parts of the general area north of the motorway. This general area illustrated in Fig.14 has been designated as a statutory area of Natural and Scientific interest. The Park includes a long coastline of the south shore of the Lough stretching from Maghery/ Milltown to Ellis Cut. Special conservation areas are to be created in the form of Nature Reserves and these will provide a valuable educational service covering aspects of wild life and the natural history of the Craigavon area. Those areas which are being considered for nature reserve status are: The Closet Bay, Lough Gullion, around The Birches and various Flats lying off-shore.

Lough Neagh is Britain's largest lake, covering approximately 160 sq. miles. The shore area within the Park is one of the more accessible parts of the Lough, and every effort has been made to make maximum use of the Lough shore to provide

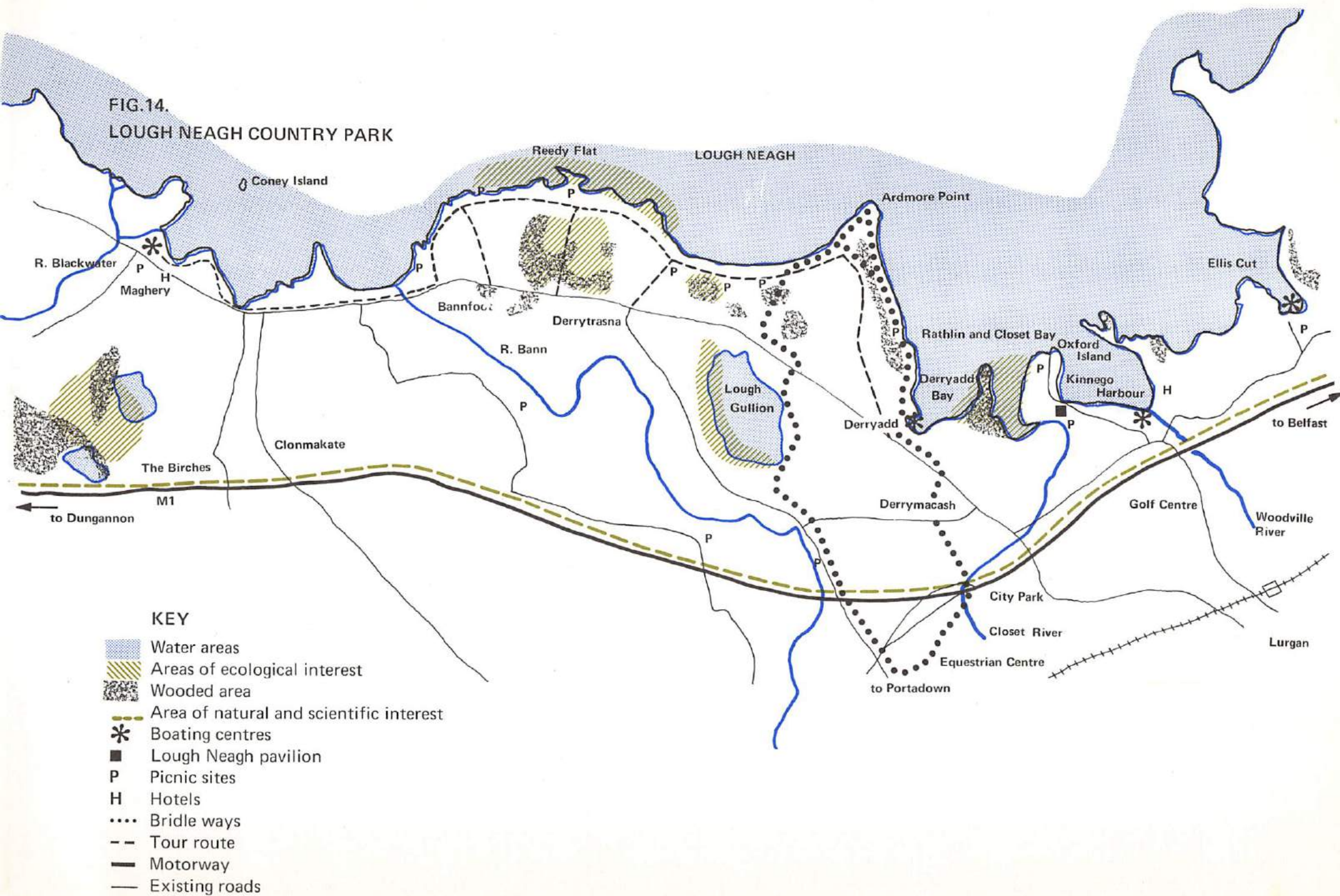
for as many water based recreation activities as possible. Its position in relation to the M1 motorway means that it is within easy reach of a large proportion of the population of Northern Ireland. The motorway provides easy access not only to the local population but also to tourists heading for the west of Ireland, for whom it could be an ideal point of call.

The proposals for the Country Park area envisage a complete upgrading and restructuring of the landscape since the existing landscape is marginal and poor quality agricultural land with overgrown high hedges, small fields, poor drainage and narrow lanes. The area of land between the Closet River and the M1 motorway is particularly so with a history of sporadic tipping, and is most unsightly. It will be upgraded when Annaloist Tip is closed in two years time.

The shoreline is low lying marshland backed by small drumlins with an area of mature but unkempt woodland on the Rathlin Peninsula. There are a number of isolated buildings, particularly in the Kinnego Bay area but most of these are in poor condition.



FIG.14.  
LOUGH NEAGH COUNTRY PARK





It is intended to cater for a wide range of active and passive activities in the Country Park and in order that all interests can proceed without the enjoyment of any being impaired, zoning has been adopted to physically separate activities which may conflict.

Boating activities will be concentrated in the four areas of Kinnego Harbour, Derryadd, Maghery and Ellis Cut which are illustrated in fig.15. These are complementary facilities, with the Marina and the Lough Neagh Sailing Club located at Kinnego Bay catering for all the needs of the yachtsman, dinghy sailor and cruising enthusiast; Derryadd Bay providing for the powerboat and water-skier and Maghery and Ellis Cut for informal general boating. For safety reasons speed boats and other recreation craft have to be segregated and this is to be achieved by allocating them - different bases.

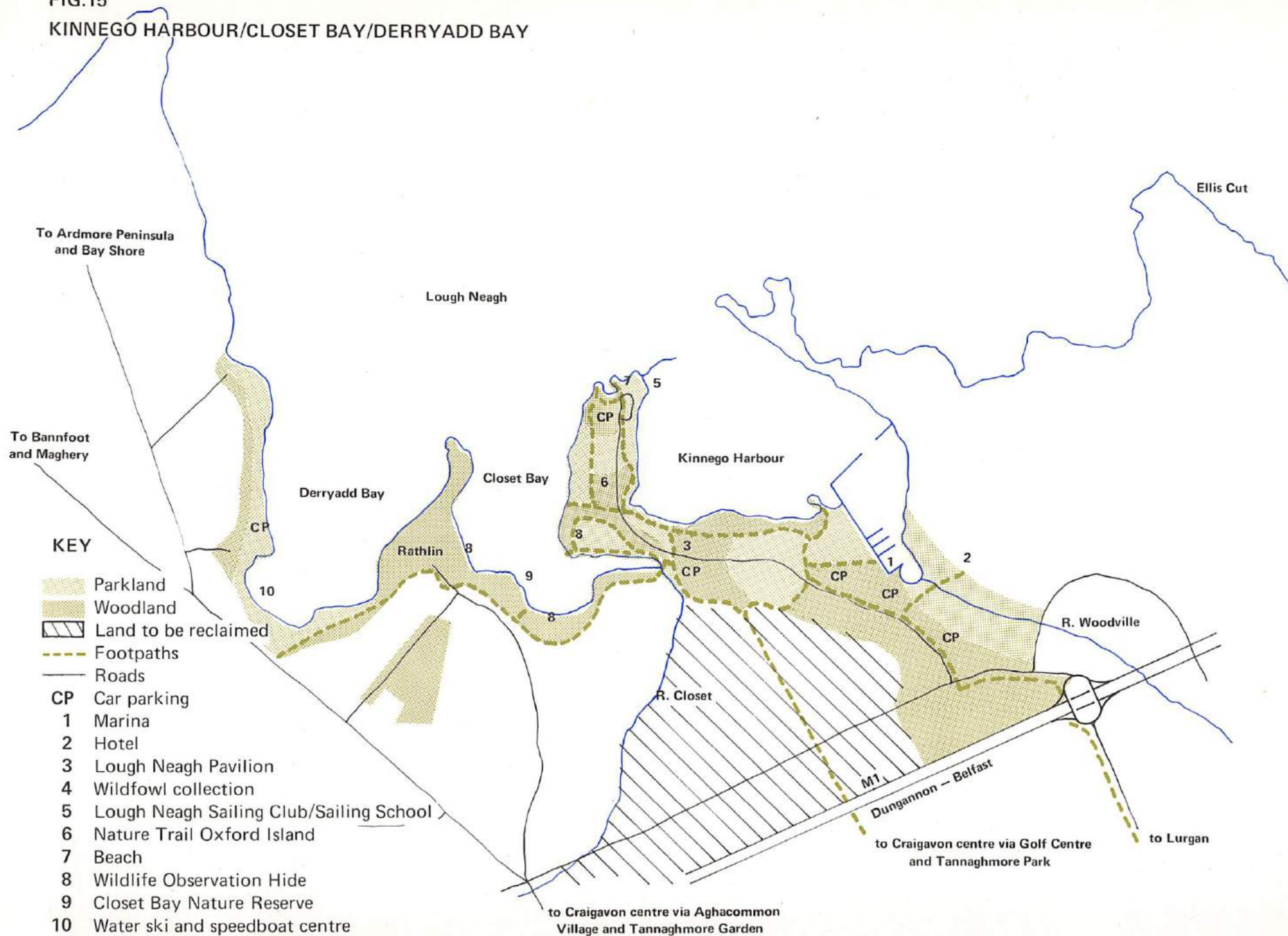
Despite its size and long tradition in commercial fishing, the Eel industry for example has an annual turnover of £1 million, Lough Neagh is not a popular recreational fishing area mainly because of its exposed extent and lack of interesting sheltered bays. The Lough Neagh fly is also a deterrent to bank fishermen at certain periods. The Lough is rich in both game and coarse fish, but the major source of food is the Lough bed and this makes it difficult for the angler to tempt fish near the surface. Very little recorded research work has been done on fishing on the Lough to determine its type, quality and future and this is an area of research which might be usefully tackled in depth.

The activity zones within the Park are to be linked by existing roads, some of which can be classed as tour routes with parking, picnic and fishing facilities at places such as Bannfoot and Maghery. A full tour route is not possible until a crossing is established at the mouth of the Bann at Bannfoot, to replace the picturesque if somewhat hazardous raft ferry.



FIG.15

## KINNEGO HARBOUR/CLOSET BAY/DERRYADD BAY







Throughout the Park, but in particular at Oxford Island where the Lough Neagh Pavilion and Nature area are located, the south shore of Kinnego Bay and east shore of Derryadd Bay, there will be opportunities for walking, viewing, sitting and picnicking in parkland, woodland and lakeshore.

The boating and paddling pool constructed at Island Point with areas of beach have already brought the seaside to many Craigavon children



### **Kinnego Bay**

Kinnego Bay in the eastern area of the Park is to be the site of the first major inland marina in Ireland, and although provision is made for the dinghy sailor, it is intended to cater primarily for the keelboat sailor who is interested in cruising on the 160 square miles of Lough Neagh. The marina area is located one minute away from the M1 motorway and this means it is likely to attract sailors not only from Craigavon but also from Lisburn and west Belfast, who must otherwise cross the city to reach their sailing grounds, and from Armagh and the west. Projected figures for keelboat use of the marina were identified in the feasibility study presented by Dr. Curley Morris in 1970 as follows:—

1976	80
1981	150
2001	500

The Lough Neagh Sailing Club is already established in Kinnego Bay at the eastern tip of Oxford Island and it is likely that dinghy sailors on the Lough would continue to use this as their base. In addition the education authorities are establishing sailing courses in association with the Lough Neagh Sailing Club.

The Development Commission is also providing a site at Kinnego for a Northern Ireland Sailing Centre and possibly for an outdoor education centre. The Sailing Centre will be a regional facility managed by the Sports Council with the full support and co-operation of the Ulster Branch of the Irish Yachting Association acting for the sailing interests in Northern Ireland. It will include residential accommodation and this regional facility would make a significant contribution to Kinnego becoming a major focus for sailing.



The first phase of the marina development will cater for a berthing of 180 boats by finger jetties and will include an associated boat building enterprise; toilets; changing; lounge and refreshment areas; harbour master's living and office accommodation; chandlery and repair workshop; boatyard with launching crane and fuel point; access road and car park; dinghy launching bays; breakwater and marina promenade. The intention in the first phase is to construct a nucleus of services and facilities which can be further expanded in accordance with future increases in demand.



The photograph shows the deep water slip associated with the development of the Lough Neagh Sailing Club site.



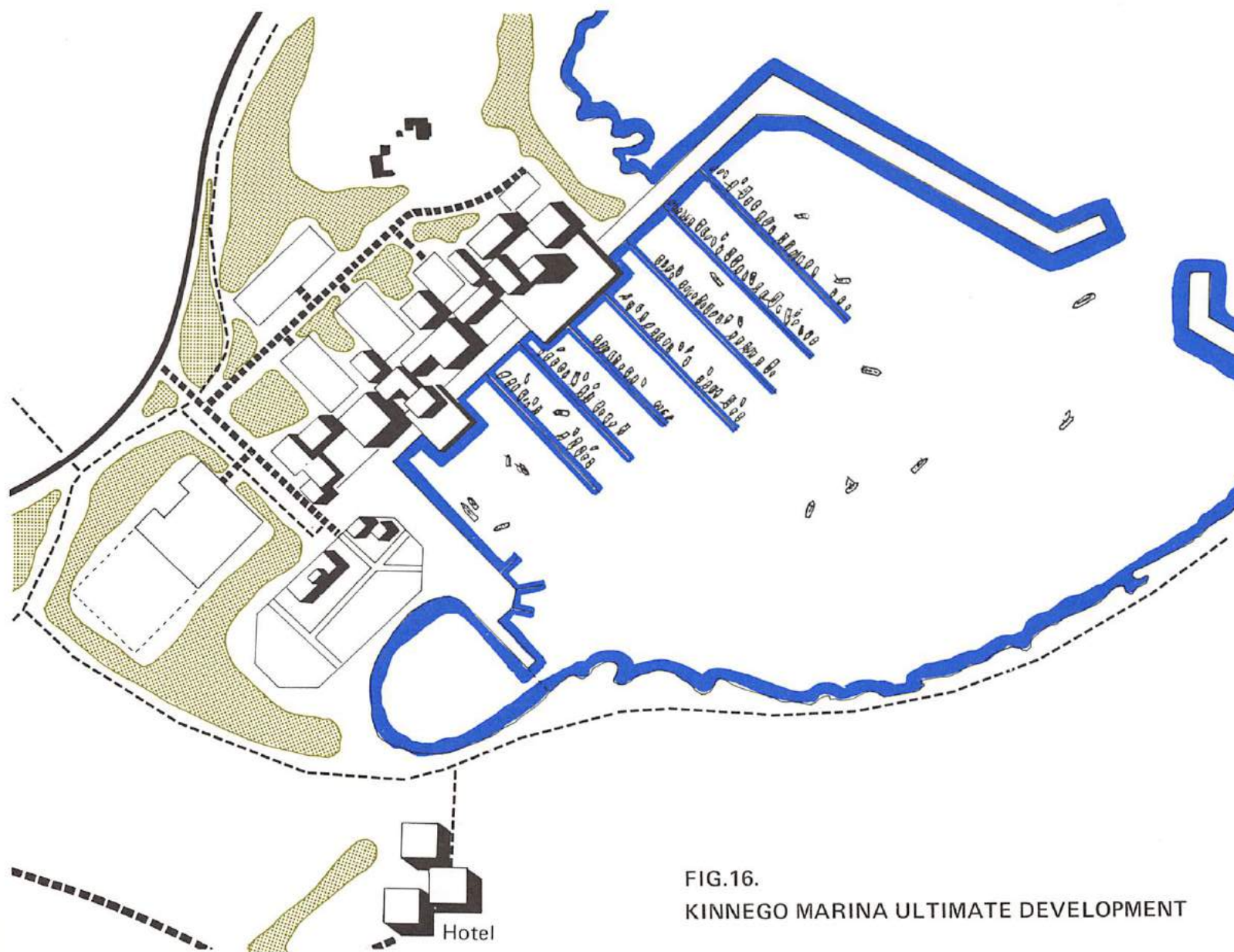


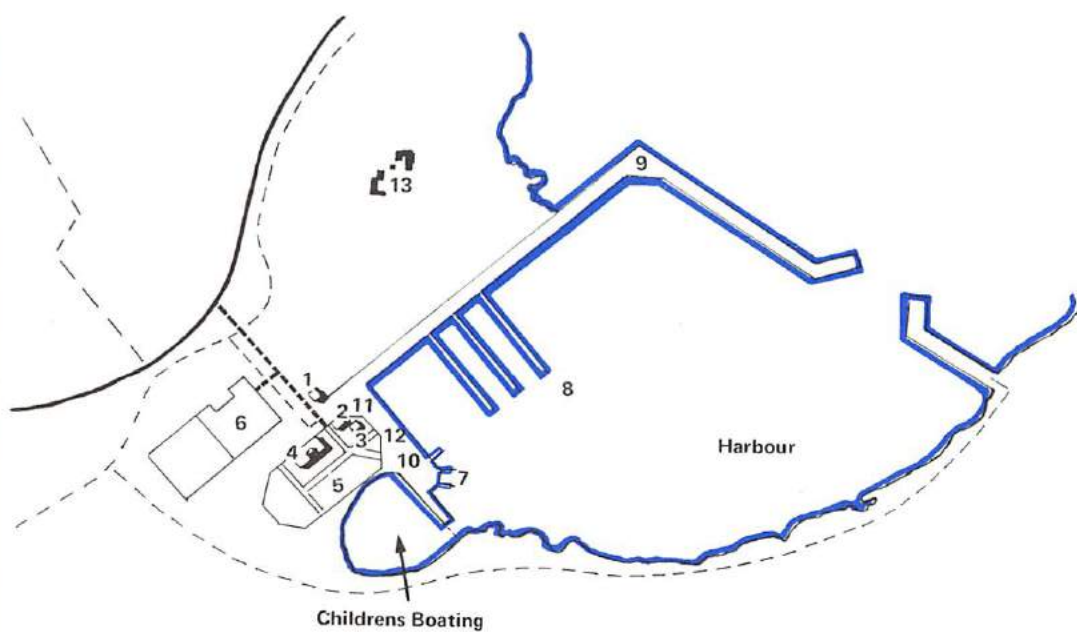
FIG.16.  
KINNEGO MARINA ULTIMATE DEVELOPMENT



## PHASE ONE DEVELOPMENT

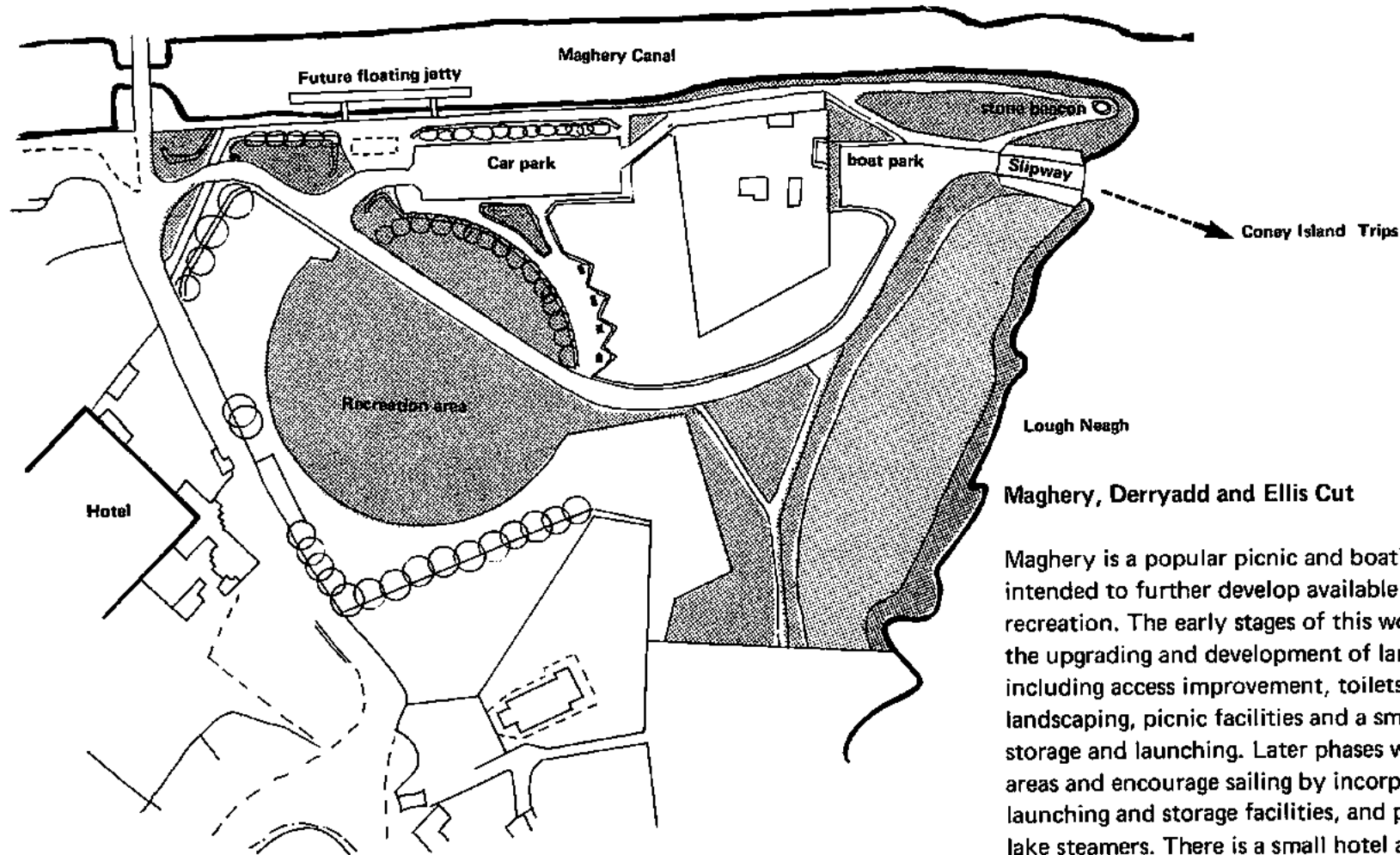
## KEY

- 1 Social
- 2 Harbourmaster
- 3 Chandlery
- 4 Boat repairs
- 5 Boat yard
- 6 Car Park
- 7 Dinghy launching
- 8 Boat berths
- 9 Breakwater
- 10 Marine promenade
- 11 Fuel point
- 12 Crane
- 13 Waterside house





**FIG.17.**  
**MAGHERY RECREATION AREA**



#### **Maghery, Derryadd and Ellis Cut**

Maghery is a popular picnic and boating area, and it is intended to further develop available facilities for casual recreation. The early stages of this work will concentrate on the upgrading and development of land based facilities including access improvement, toilets, car parking, landscaping, picnic facilities and a small amount of boat storage and launching. Later phases will develop the water areas and encourage sailing by incorporating floating jetties, launching and storage facilities, and provide a berth for lake steamers. There is a small hotel adjacent to the main development, which could be expected to expand and raise its standard with the development of Maghery.

Also lying just offshore is Coney Island, a National Trust property of considerable tourist interest.





Derryadd Bay is envisaged as the Craigavon power-boat and water-ski centre offering this growing activity a home of its own, thereby creating an opportunity to cater for the enthusiast's needs without the usual compromises associated with general boating areas. The early phase includes access improvement and a storage area, together with changing and toilets.

Ellis Cut is a pleasant area on the Lough to the east of Kinnego which has opportunities for picnicking and some sailing activity. Again access improvement is envisaged and emphasis will be on casual boating.



### Oxford Island and Nature Reserve

Oxford Island lies to the west of Kinnego Marina. Before the lowering of the water level in Lough Neagh in 1846 Oxford Island was surrounded by water, but since that time the 'Island' has been a peninsula.

The east of the Island has been successfully opened up to the public who now have access to this stretch of Lough shore, with footpaths, car parking, seating and paddling pool. This is a popular area for visitors and links up with the intensive use areas of Kinnego Bay to the west.

The west of the Island is a nature reserve and this area is separated from the intensive use areas by indigenous landscaping in the form of hedges and trees. It is intended that the nature reserve will extend in time further westwards to include the Closet River estuary, Closet Bay and Rathlin Peninsula.



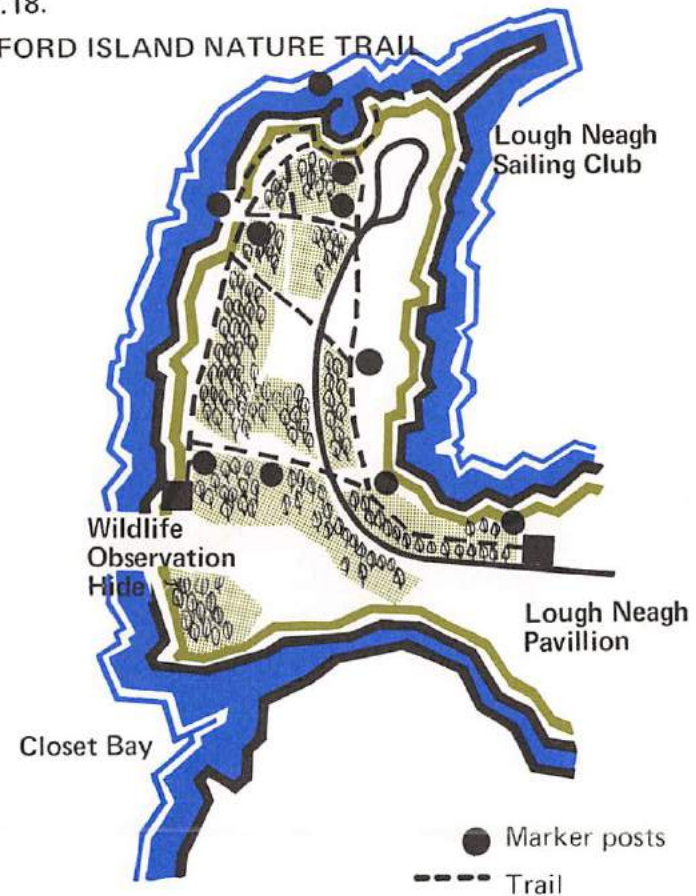


The first stage of the Lough Neagh Pavilion with adjacent car parking for 75 cars has been completed together with a nature trail of 2 miles around Oxford Island. These facilities have been well patronised and in its first year of operation the nature area has recorded 350,000 visitors. The nature trail offers opportunities to study the ecology and flora of the shoreline and it is proposed to construct additional observation hides overlooking Closet Bay to observe the Great Grebes and other wild birds.

The nature reserve is managed by a full time warden who operates from nearby Waterside House. The South Lough Neagh Advisory Committee has been set up to assist him and to advise on management of the nature aspects of the Island. This body represents the interests of the users of the nature reserve and members of it are associated with such groups as Armagh Field Naturalist Society; Royal Society for Protection of Birds; Armagh Education Committee; Conservation Branch of Ministry of Development, and Northern Ireland Nature Reserves Committee.

FIG.18.

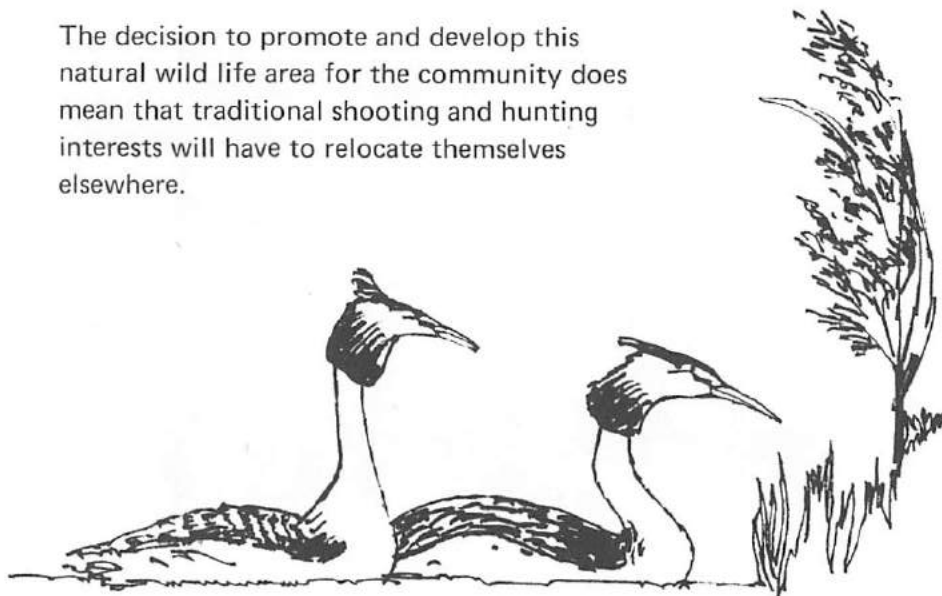
## OXFORD ISLAND NATURE TRAIL





A future stage of the nature reserve includes the introduction of a wildfowl collection on the peat flats to the south of Oxford Island along the lines of the Slimbridge Centre in England. This would complement the international importance of the Grebes on the other side of the bay, and at the same time offer them protection. Other future proposals include improving the quality and accessibility of the parkland to the south; extending the nature trails round Closet Bay and Rathlin Peninsula by agreement with the landowners: extensions to the footpath system which will link up with others in the Park to form a comprehensive network; and extending the Lough Neagh Pavilion.

The decision to promote and develop this natural wild life area for the community does mean that traditional shooting and hunting interests will have to relocate themselves elsewhere.





## GOLF CENTRE

The townships of Lurgan and Portadown both have 18 hole courses which have recently been extended from 9 holes. However, these are private facilities and in view of the increasing popularity of golf with all sections of the community, irrespective of status or income, as well as the increase in Craigavon's population, it was decided to provide the Craigavon Golf Centre.

The Centre, illustrated in Fig. 19 is located to the south of Kinnego and covers an area of 300 acres. It has been designed to bring the opportunity to play golf to the whole Craigavon community. As the component parts of the plan come into operation, both the newcomer to the game and the experienced player will find facilities designed to meet their needs, for playing, practising and learning the game.





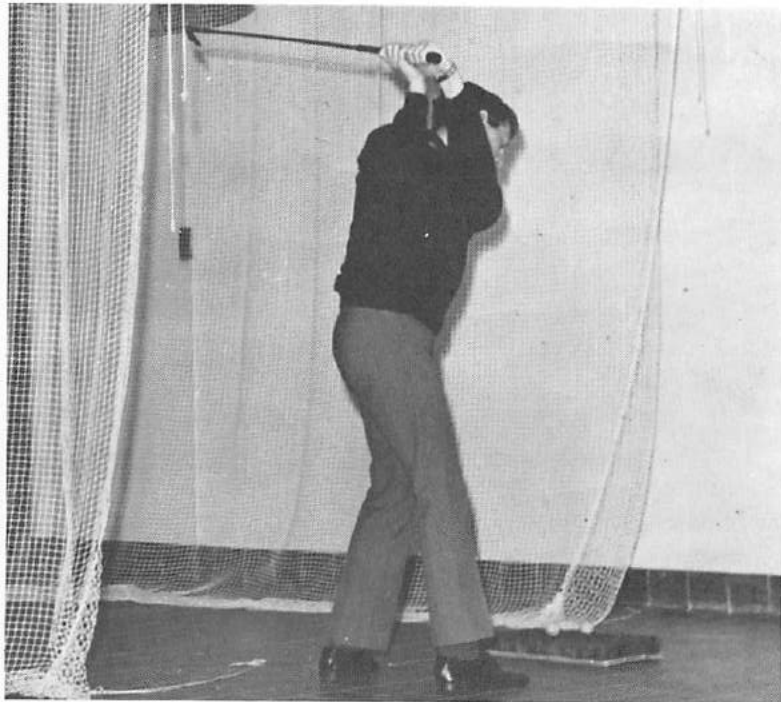
FIG.19.  
GOLF CENTRE



In its final form, the Golf Centre will embrace all the facets of the game, and also provide for the social needs of the golfers and their families. The centre will consist of:

- 18 hole championship standard course
- 9 hole course
- Par 3 and Pitch and Putt courses
- Golf school and driving range
- Clubhouse
- Putting Greens and practice holes





It is significant that the Centre opened with the Golf School and driving range. This provision enables the new golfing public in the area to try the game and learn to play in first class surroundings and under expert tuition.

The lower photograph shows a view out over the recently opened 'Silverwood' 9 holes.





The Golf School which was opened in 1971 aims to provide the most up-to-date facilities and coaching opportunities for beginners and experienced players alike. The School has a technical director, and as it is developed professional assistants will be available to complete the coaching team. It consists of three main areas — the classroom, the social area and the changing facilities. The classroom houses the driving nets and the audio-visual apparatus and it is here that most of the group and individual tuition takes place. The social and changing areas service both the school and the driving bay users. The school building also, in the initial stage of the Centre's development, acts as the administrative centre for the complex.

### **Ski-Slope**

Ski-ing is one of the faster growing recreational activities in Britain and the Ulster Ski Federation is interested in co-operating in the development of a dry ski-slope approximately 200' x 50' with a ski-lift and ancillary facilities, which will be a regional facility.

To minimise costs the slope should be linked with another facility so that maximum use can be made of managerial resources, car parking, social facilities, changing accommodation etc. and for this reason it is proposed that it is sited at the Golf Course and served from the Golf School.



### **Hotel**

The Country Club Inn, a 30 bedroom hotel has been developed in close association with the Golf Centre. It was opened in 1971 and is a grade 'A' hotel catering primarily for the business market with many of the bedrooms so designed that they can also serve as temporary offices. The Northern Ireland Tourist Board has expressed interest in co-operating with the Inn to promote golf holidays and tournaments once the facilities are fully developed.



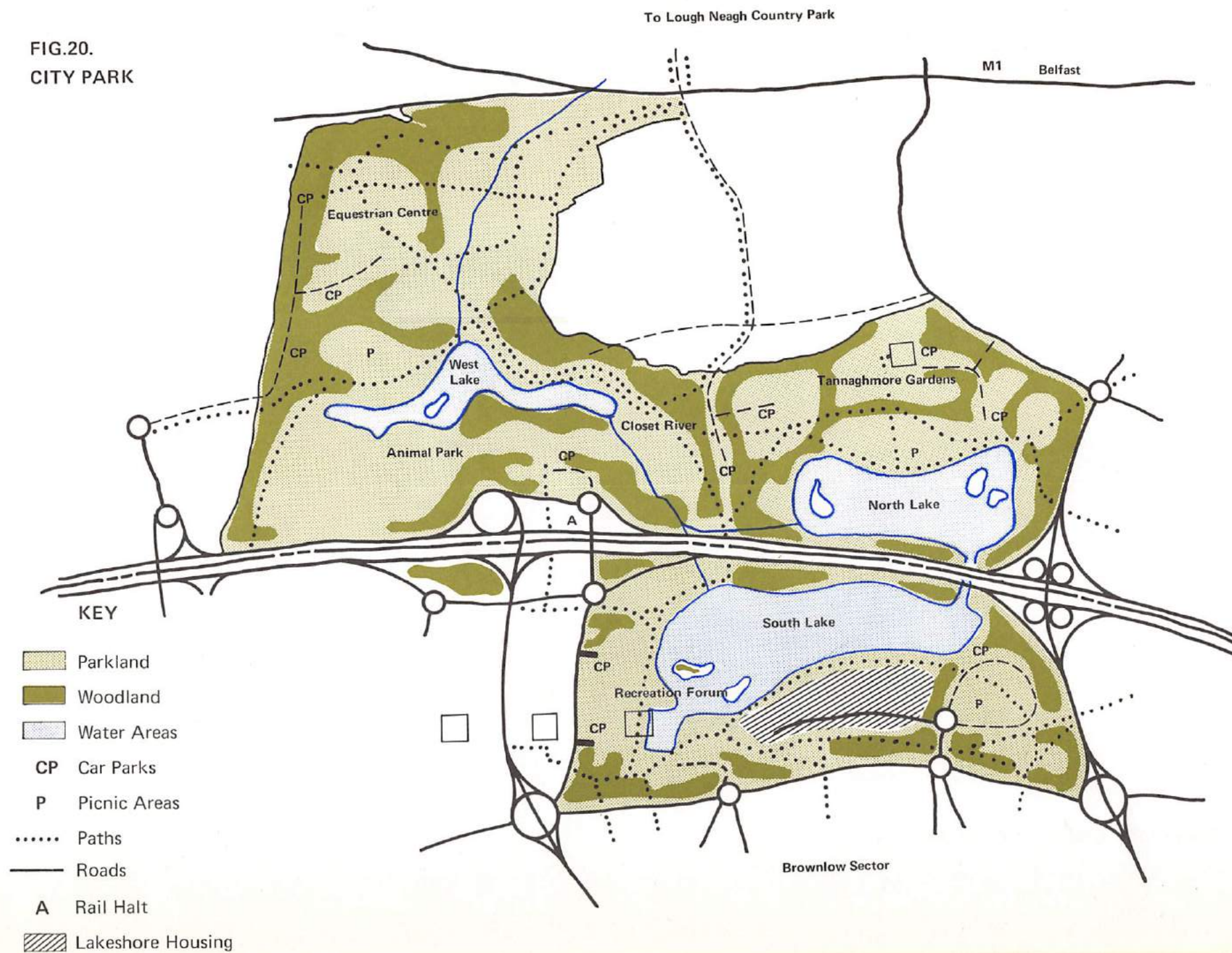


## CITY PARK

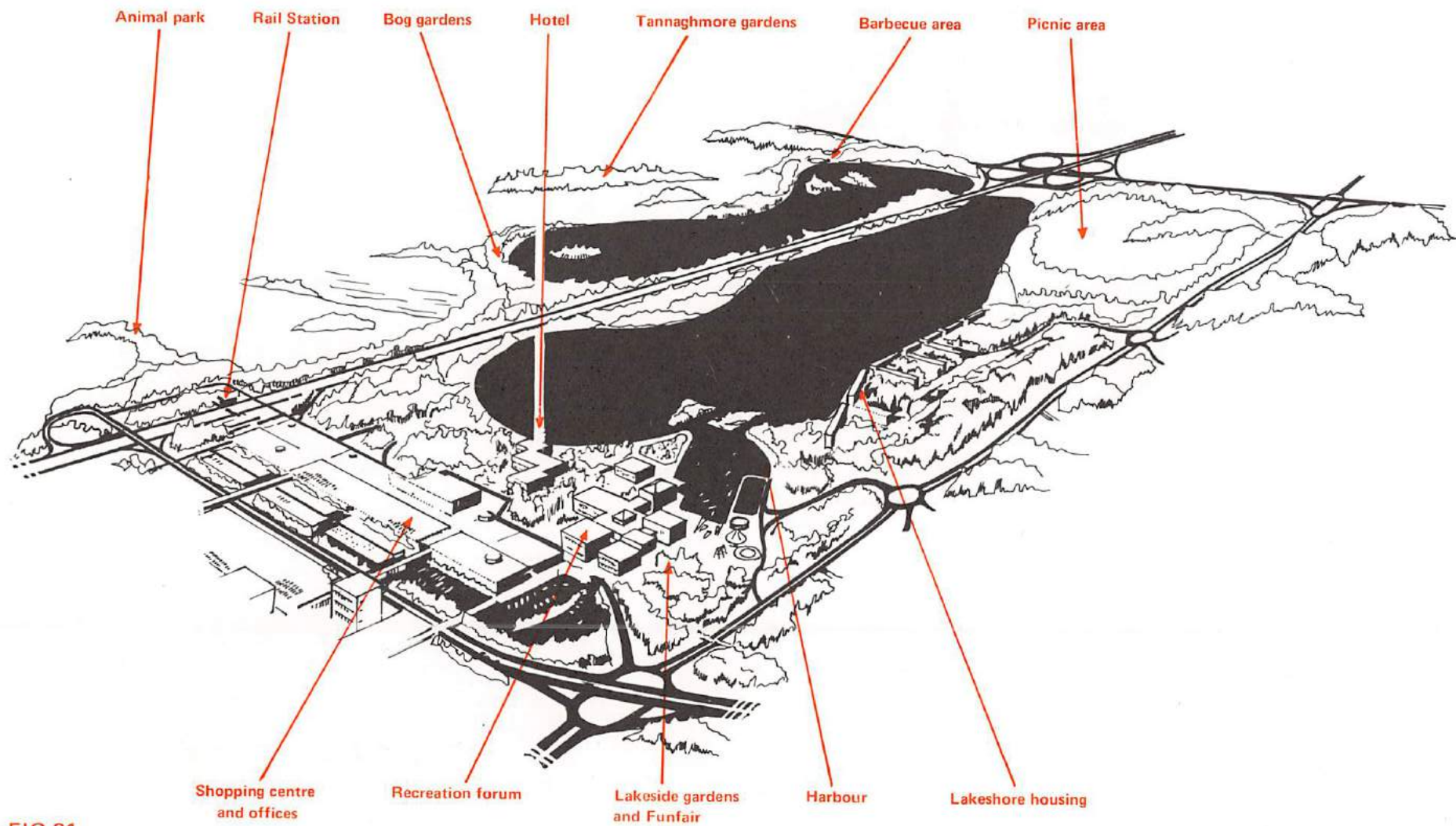
To the south-west of the golf centre lies the city park which occupies an area of approximately 820 acres of which 173 acres will be developed as lakes. The Park is located centrally in the New Town area and is intended to serve not only as a major open-space but as a main social and recreational focus for the community. It will comprise a series of recreational zones defined and linked by broad belts of parkland and woodland. For convenience of description the Park is split into a number of components but again it must be emphasised that like Lough Neagh Country Park it is a total integrated development and the individual components rely for much of their input on the complementary components adjacent to them, eg. the interaction of Tannaghmore Gardens and the North Lake is important to the success of both of the facilities.



FIG.20.  
CITY PARK







**FIG.21.**  
**TOWN PARK: CENTRAL AREA AND LAKES**



### **North and South Lakes**

The Balancing Lakes cover an area of 173 acres and are being formed out of a natural depression adjacent to the town centre. The two lakes are joined by a narrow water channel. Their primary purpose is to enable rapid run-off from the urban area, which will occur during periods of prolonged or heavy rainfall, to be collected, stored and subsequently released at a controlled rate to the Closet River. They are to be flooded to a minimum water depth of 1.4 m (4.5 ft) so that weed growth nuisance is avoided and fishing and boating facilitated.

The lakes are the central feature of the Town Park. A harbour area is being constructed at the western end of the South Lake adjoining the Recreation Forum, also in this area there will be pleasure gardens and a funfair. A variety of small boat activities will be provided for on the lakes but most of the activity will be concentrated on the larger South Lake.

Dinghy sailing, for the casual user in particular, will be encouraged, but the shape and size of the lake will enable spectators to watch the sailing from a convenient position so that spectator viewing and team racing could become important. In the hard winter months when Lough Neagh and Strangford Lough are less suitable for sailing, there could be a demand for launching small dinghies.

Varying facilities could be made available for all kinds of pleasure boating, for example rowing boats, canoes, paddle boats, and low powered motor boats; while the excellent spectator viewing potential could be exploited by providing a 1000 metre stretch of water for competitive rowing. This would be the first competitive rowing course in the province.

It is the intention also that a pleasure cruiser of the 'Amsterdam type' could tour the lakes stopping at the various points of interest.



### **Tannaghmore Gardens**

Tannaghmore Gardens are located adjacent to the North Lake and formed the first stage of the Town Park, opened in June 1969. The Gardens are centred on Fairview House which is a Georgian farmhouse dating from the late eighteenth century, and is one of the best local examples of the period. The site is well wooded and an existing Victorian garden provides an excellent environment to conserve and focus the further development around.

The Victorian garden has been renovated and extended and a car park provided. In place of the former fruit and vegetables garden, there is a sculpture court and a flight of steps leads down from this to the concourse area and service court which are formed from the old farmyard. The water theme of the dam is continued through the concourse as formal sunken pools. To the south of the Garden is an informal play and picnic field, and around this is a path which for much of its length passes through trees. Located at a southern point on this woodland walk is a future look-out point with views over the lakes and the developing New Town area.

Demonstration gardens have been established with the assistance of local horticultural interests, illustrating a range of layout ideas for Craigavon residents. Associated with this is a Garden Advisory Service where visitors can obtain expert comment and advice on gardening, and this service extends to addressing groups and working on senior citizens' gardens.

The children's farm became operative in 1970 and has proved a very popular feature with young visitors, with ponies and donkeys, a goose and gander, ducks, rabbits, guinea pigs, cow and calf, lambs and goats. A bird aviary has been introduced and the Craigavon Caged Bird Society is interested in developing this feature.

One of the farm buildings has been restored and is presently used as a community building with catering facilities. Apart from being used as a meeting place and for party functions, it is planned to provide information there on Craigavon.

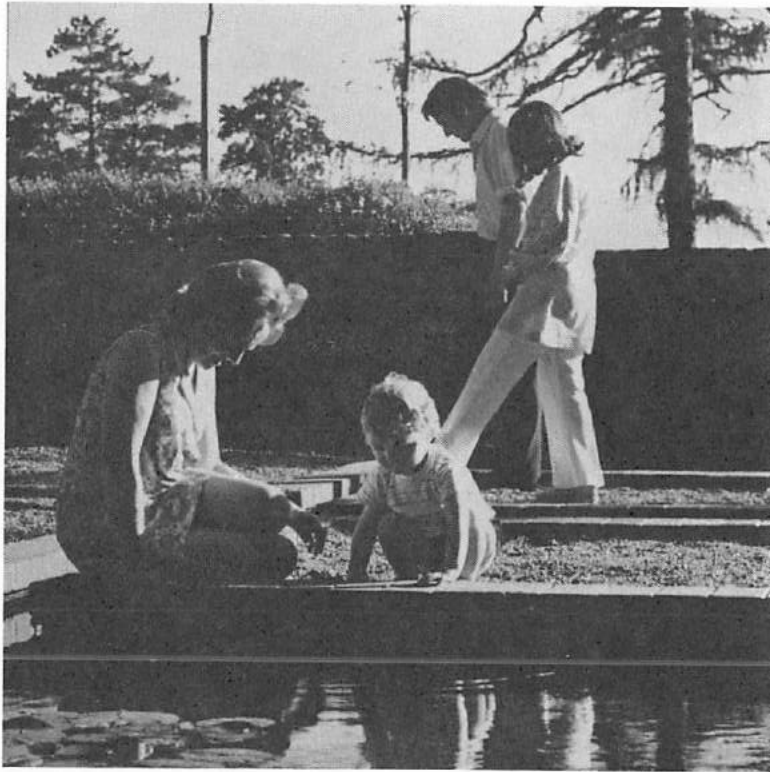


FIG.22.

## TANNAGHMORE GARDENS – CITY PARK



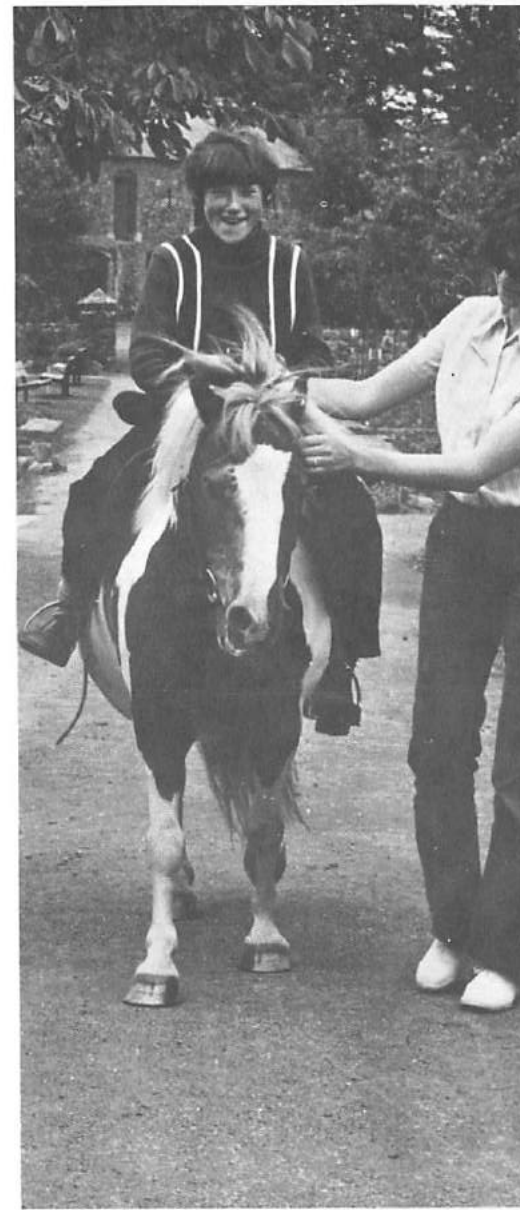




Two playing pitches and a cricket square are being developed close to the car park area, together with a pavilion which will serve snacks to all users of the Gardens as well as to games players. The meadow area within the Garden is used for exercising ponies and donkeys, for flying kites and model aeroplanes, for picnicking and for weekend camping.

The garden area is the heart of what will be a larger park area with areas for informal picnicking, casual play and sunbathing. Further proposals will consider the conversion of the former farm buildings, to residential use, craft workshops and studios and community space for meetings. An extension of the parkland will give an arboretum leading down to the edge of the North Lake, where there will be a landing stage for the lake cruiser.







### Animal Park

At this stage only preliminary studies have been undertaken on this facility, but the suggested 200 acre site will have direct access from Northway and the central railway halt. The land is well drained and incorporates an attractive part of the Closet river valley, as well as a further balancing lake of 20 acres.

In the initial period, basic formation works, i.e. site clearance drainage and woodland planting could provide simply a parkland setting containing herds of native deer together with water features, picnic areas, and opportunities for walking, cycling and riding analogous to the situation in Richmond Park, London. The ultimate Animal Park would be developed on contemporary lines with environments similar to the natural habitats of the animals.

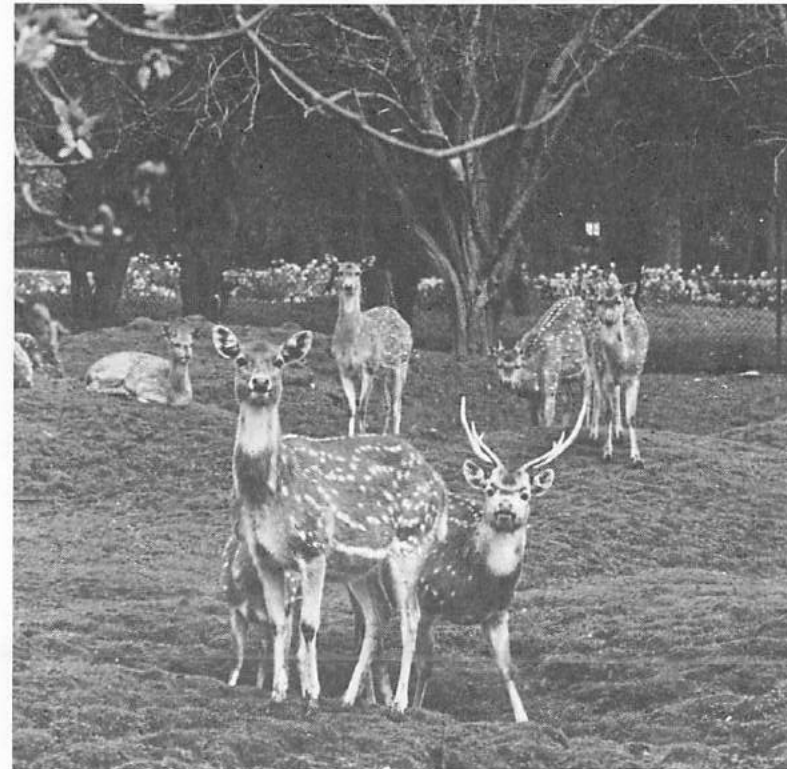
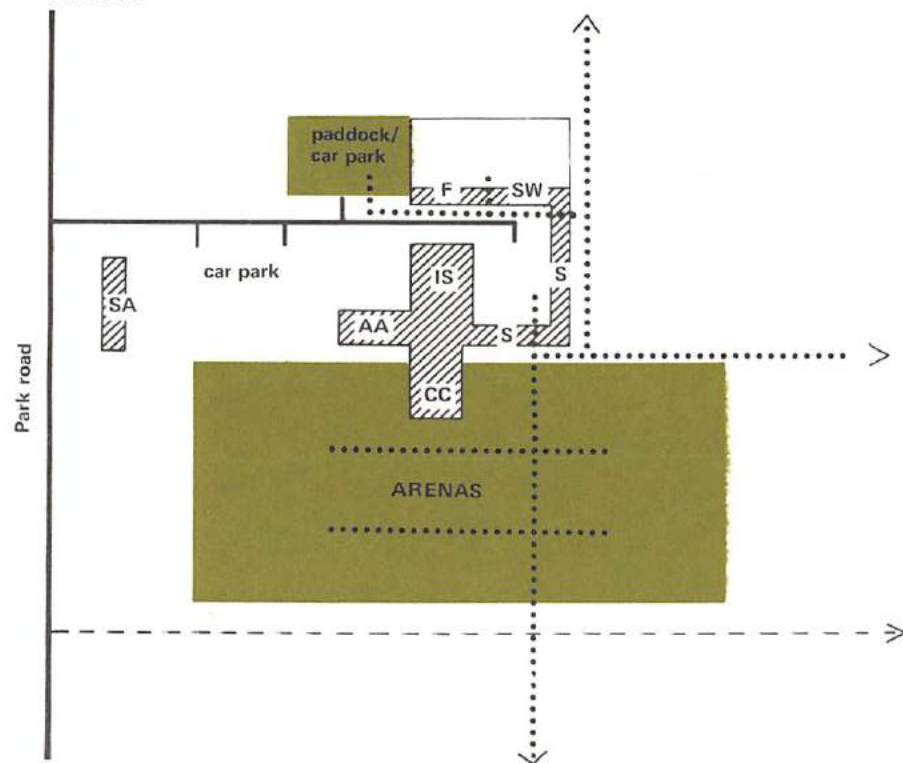




FIG.23.



## KEY

- |    |                            |    |                     |
|----|----------------------------|----|---------------------|
| IS | Indoor School              | F  | Farriery            |
| AA | Administration and amenity | SA | Staff accommodation |
| S  | Stabling facilities        |    |                     |
| CC | Covered collecting area    |    |                     |
| SW | Storage and workshops      |    |                     |

## Equestrian Centre

A site for a proposed Equestrian Centre has been reserved in the Town Park area. Initially this is envisaged as a relatively small facility adequate to meet the immediate needs of the local population. It is intended that it should grow in accord with the increase in Craigavon's population, and it is possible that it could develop into a regional facility. A bridle path network from this centre has been indicated on the plans.





### **Park Open Space**

The particular components of the City Park which have been described are the primary activity zones, but they are located within a total park area.

Along the lakeside adjoining the Recreation Forum, it is proposed to develop a pleasure garden area with rides, sideshows and amusements.

In the south-east area of the park a picnic area with extensive views over the lake is proposed. This large open area will be available for casual recreation use. The picnic places will be designed to allow for picnicking in close proximity to the car and parking will therefore be informal consisting of numerous small 'pull-offs'.

A further park and garden area will be developed on the western side of the north lake as an extension to Tannaghmore Gardens. This will be in the form of an artificial bog garden since marshy conditions are likely to prevail. For the most part, the bog vegetation will be allowed to follow its natural course after it has become established. Footpaths will be created through this bog area in the form of stone or peat causeways.







## RECREATION FORUM

The Recreation Forum is sited in the town centre on the west shore of the South Lake overlooking the dinghy harbour. It is one of three building groups which form the core of the first phase of the town centre, the other two being the shopping centre and the office block. The gradient makes it possible for many of the facilities to have views across the lakes. The Forum, an exciting leisure concept, incorporates a wide range of facilities, public and commercial, active and passive, arts and sports. It is a recreation and leisure forum rather than a sports centre, catering for the wide community and available to an adult clientele at all times rather than only on those occasions when others are not using it.

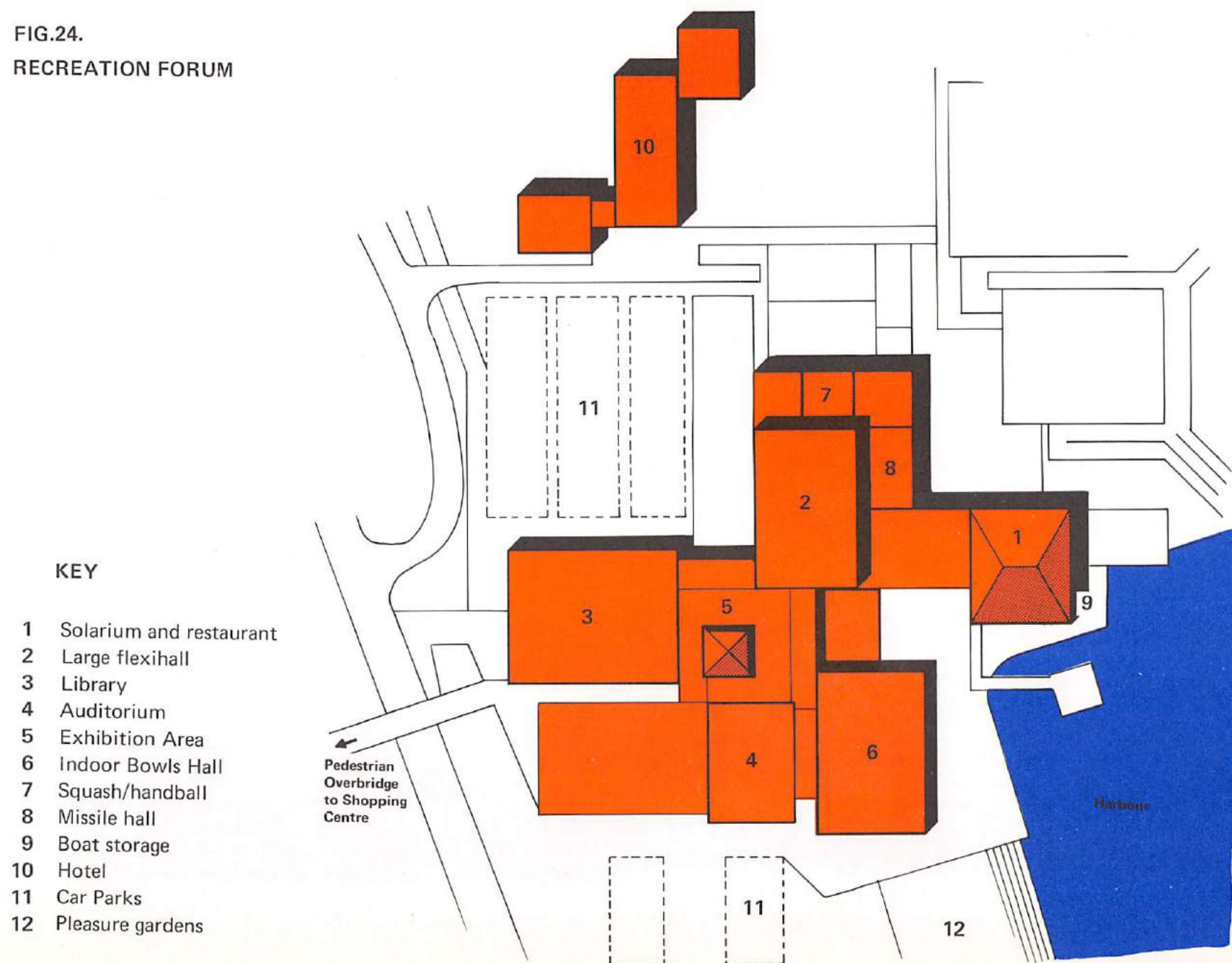
The elements which have been brought together within the Recreation Forum were formulated from a detailed feasibility study completed in 1972. This identified the type, size, and nature of recreation facilities required in the town centre; the estimated building cost of these facilities; and their likely operating expenditure and income.

Fig.24 shows the components making up the Forum. They are intended to be of a high standard and relatively large scale since they represent the apex of the hierarchical pyramid which has its basic roots in the neighbourhoods and townships. The Forum will provide at the city-wide level, complementary facilities which cannot be justified at local community level, and which will be able to accommodate provincial cultural or sports occasions, entertainments, conferences and exhibitions.

The Solarium will contain a free shaped leisure pool with indoor foliage, and sun-tanning areas. The setting in a relaxed atmosphere will include social and refreshment areas. The objective is to provide an aquatic area catering primarily for adults which will be sufficiently attractive to encourage them to stay for a long period, by establishing a warm leisurely atmosphere in which they can relax. It will be linked to a health studio area including sauna, exercise equipment, hair-dressing salon, and massage areas.



FIG.24.  
RECREATION FORUM





The Flexihall which measures 105' x 160' will be the major hall in Craigavon providing for exhibitions, shows, sports, dancing, large spectator events or any other activity requiring a large covered space with ancillary areas such as refreshment facilities and committee rooms. The design is deliberately flexible to allow for as wide a range of community uses as possible and is not oriented specifically towards one particular category of user.

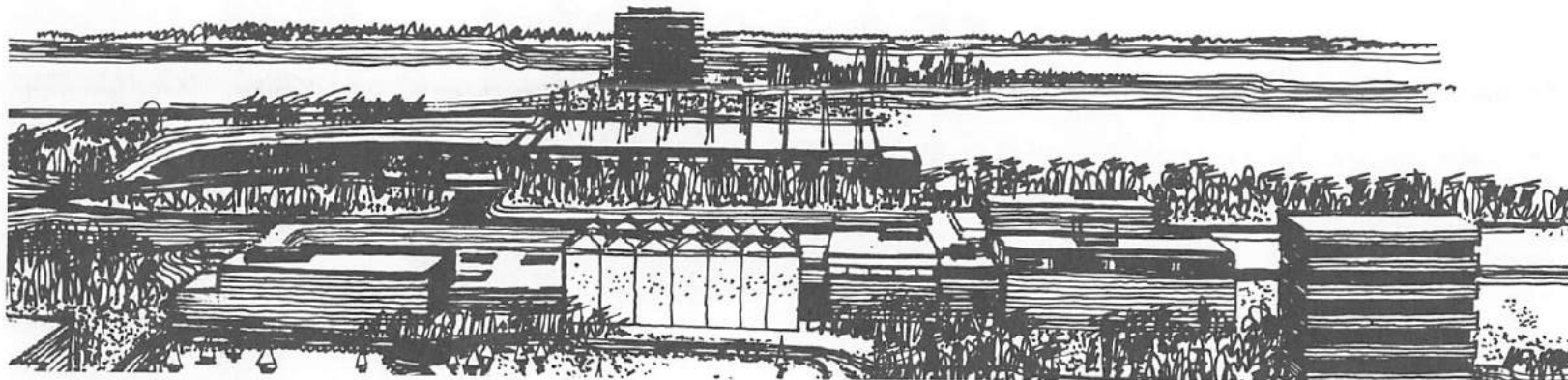
A six rink Indoor Bowls Centre catering for full length lawn bowling, is provided. This will be intensively used by the older age groups, both male and female, throughout the eight month winter season, from early morning to late evening, and will also be an appropriate tournament venue for the very popular short-mat bowls.

Four Squash Courts and two Handball Courts are included, and these are designed in such a way that if demand should be in excess of that anticipated then the number of courts could be easily extended.

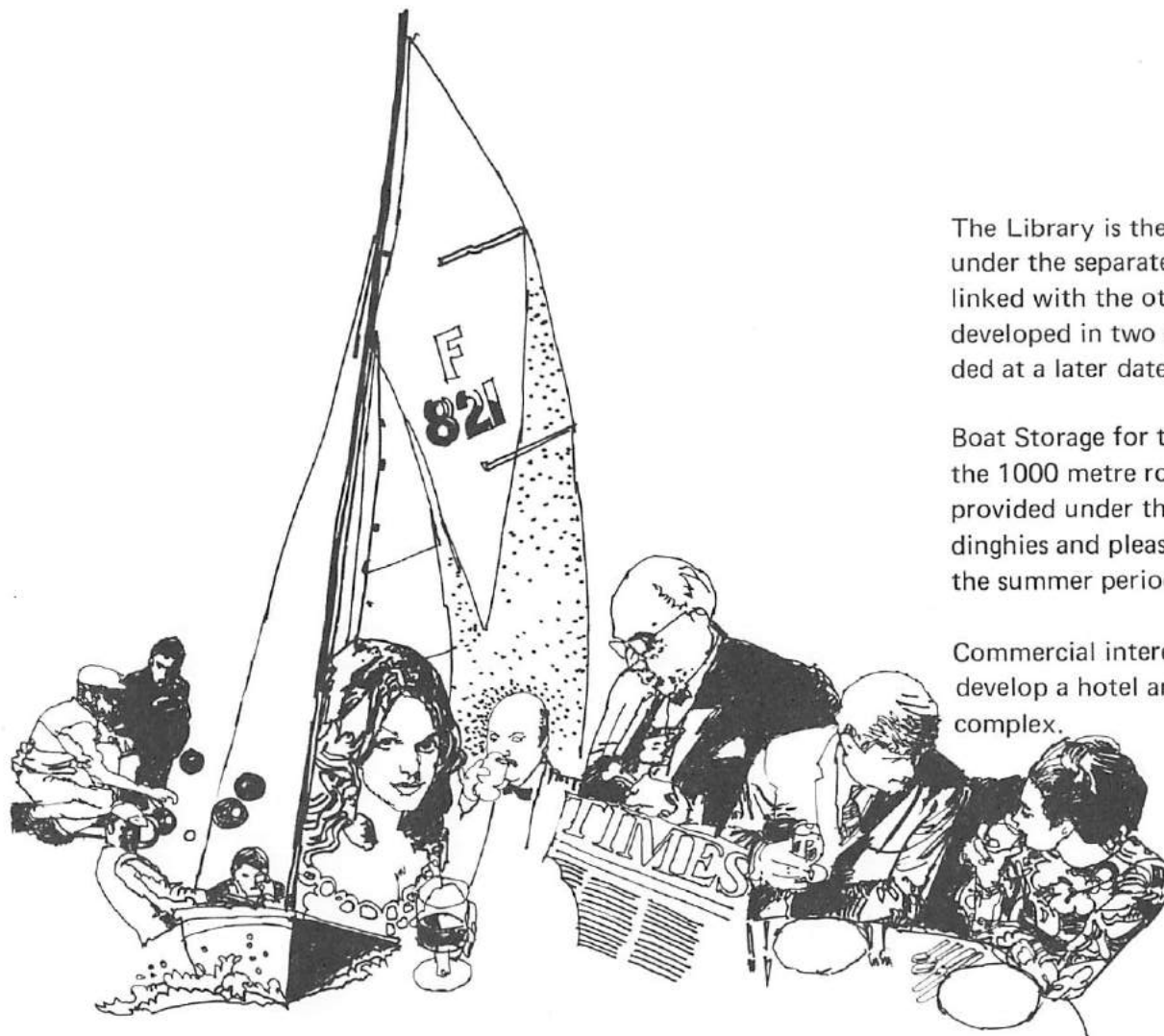
The Missile Hall will be a multi-purpose facility catering for those activities which would be dangerous if undertaken in the main hall. This will accommodate archery, rifle and pistol shooting, golf driving nets, and cricket nets.

The Auditorium is a flexible area capable of seating 400 on raked seats for a concert performance or conference; or alternatively the seats could be pushed back to the wall and the vacant floor area used for other purposes. While it is not specifically designed to cater only for theatre use it will offer standards of performances which would be acceptable to the touring productions which the Arts Council periodically sponsor. The design will also enable the facility to accommodate 150 people for a performance in an intimate atmosphere since this size of audience is likely to be more applicable to local amateur productions.

The Exhibition Area will house temporary exhibitions provided by the Ulster Museum and the Arts Council and changed every 2 or 3 weeks, as well as providing space for local societies, the library, and other showings.







The Library is the central library for Craigavon and although under the separate management of the library authority, it is linked with the other components of the Forum. It is to be developed in two stages with the larger first stage being extended at a later date.

Boat Storage for the racing skiffs and practice boats using the 1000 metre rowing course on the adjacent lakes will be provided under the Forum, together with space for the dinghies and pleasure boats which will be available for hire in the summer period.

Commercial interests are to be encouraged to promote and develop a hotel and cinema as part of the total Forum complex.



## CENTRAL SPORTS AREA

The Central Sports area is centrally located off the main A3 road, its links with the M1 motorway and the possible rail connection to the site make it an excellent venue for major sporting functions. The Centre covers an area of 100 acres and comprises two main complementary components providing indoor and outdoor provision for the team games player. They are the Sports Dome and the associated playing fields. Both components are currently serviced by Portacabins which have been adapted to serve as changing rooms. These have been used successfully in association with the outdoor playing fields for some time, and since the indoor Sports Dome is likely to be used at different times from the outdoor fields, they can also serve this facility. Other facilities being considered for this area include a social centre for a local industry and a Stadium in the longer term.

The Portadown Agricultural show was held on a section of the area recently and this proved so successful that it is likely to be an annual event here from now on.

## Sports Dome

The Sports Dome, an air supported structure, is a relatively new concept in "sports buildings", providing a large, usable and functional activity area at a relatively low cost.

The Craigavon Sports Dome will have a clear floor area of at least 200' x 100' usable as one space for large events or tournaments, or sub-divisible into two or three areas for club or individual use.

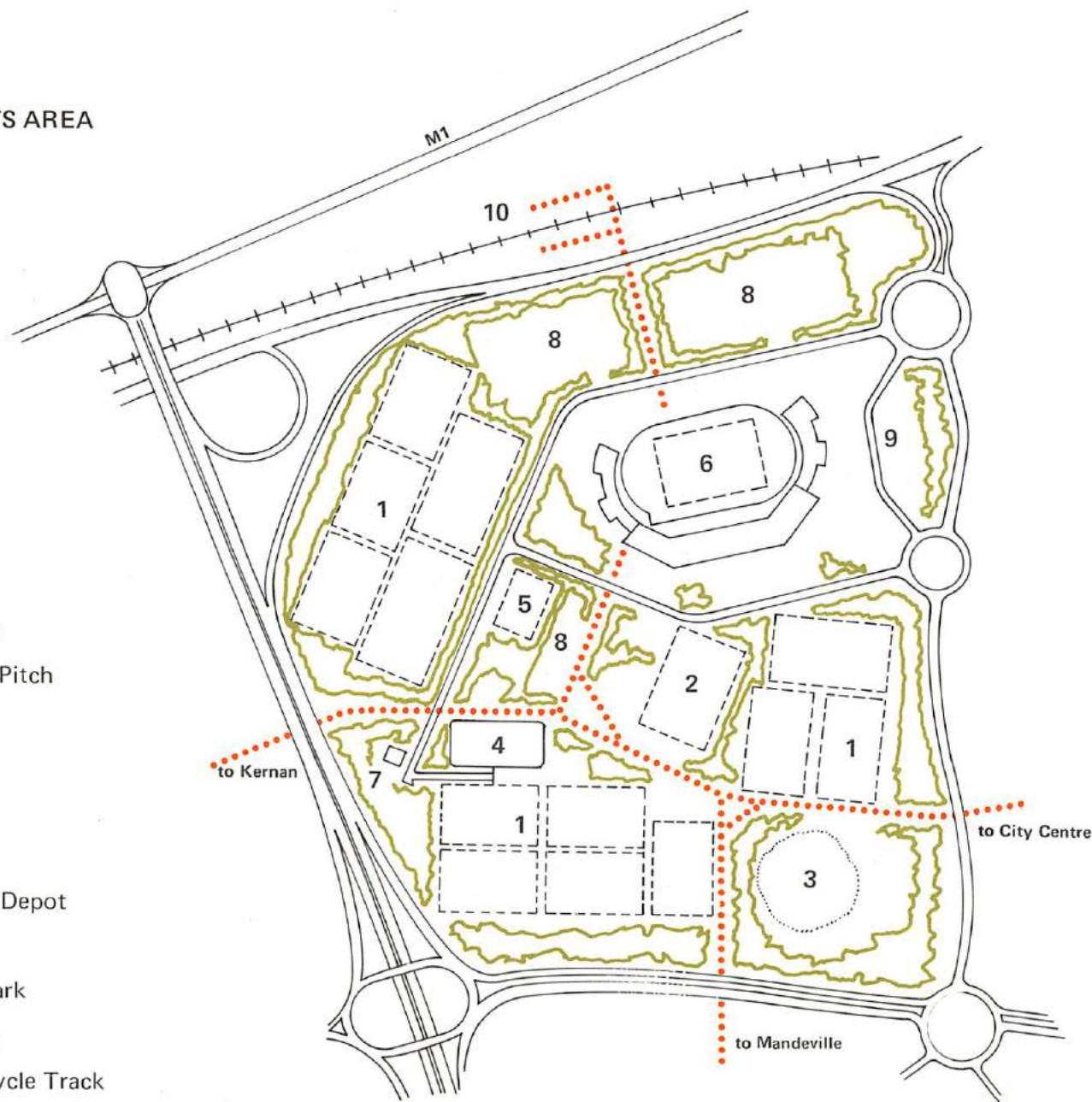
It is intended that the Dome will primarily create a usable area tailored to the needs of the outdoor games player, situated at the playing fields area, and offering space to practise and train for all field games.

However, in addition to its potential for local, national and international sports use, it would provide a venue for more general uses, such as exhibitions, circuses, festivals and large scale sporting or commercial events.



FIG.25.  
CENTRAL SPORTS AREA

- KEY**
- 1 Grass Pitches
  - 2 Hard Porous Pitch
  - 3 Cricket
  - 4 Air Dome
  - 5 Club Area
  - 6 Stadium
  - 7 Maintenance Depot
  - 8 Car Parking
  - 9 Bus/Coach Park
  - 10 Railway Halt
  - ..... Pedestrian/Cycle Track







### Playing Fields

A progressive programme of development work in stages is planned for the whole playing field area. Sections of the site have been cleared and basic drainage and upgrading works carried out. Stage One of the programme provided for the completion of one floodlit hard-porous pitch and five grass pitches, together with the laying out of eight lower standard temporary fields. Further stages will add more permanent, higher standard playing surface and also a cricket field.



## THE BANN VALLEY

The valley, which links two of the major tourism resource areas of the Province, namely, the Mourne Mountains and Lough Neagh, is presently identified in the development plans for the Craigavon and Banbridge areas as a primary open space corridor. As such, the corridor is held to be a highly important linear system of open space, into which provision for recreation facilities is to be made.

A study is currently underway and this will review in detail all current proposals for the River Bann, bearing particularly in mind the potential of the Bann as a major landscape element and as a focus for recreational activity. The primary aim of the study is the achievement of a planning framework which will enable the resources of the river valley to be developed comprehensively to their fullest potential, consistent with enhancing and reinforcing the natural amenity of the valley for the use and enjoyment of the population of the Craigavon and Banbridge areas.







The Bann is rich in both game and coarse fish but periodic fish deaths point the warning light on pollution levels.

The River Bann Valley over the past twenty years has undergone very considerable change, ranging from the lowering of the level of Lough Neagh to the closure of all but one of the former mine mills between Gilford and Banbridge. These changes have had obvious social, as well as environmental consequences in the valley, such as dereliction and visual blight, which are particularly manifest in Portadown and Banbridge. It is an integral part of the study to consider the effects of such changes on the future use prospects of the valley. For instance, it has been suggested that a heritage trail could extend from Banbridge to Gilford, taking in the sequence of mills and the attendant water works. Such a trail would require footbridges, footpaths, carparks and other facilities.

Recreational interest groups in the Portadown and Banbridge areas, such as the Bann User's Association, are increasing their interest in the Bann Valley and pressure for the improvement of recreational facilities and for more effective management of the valley as a whole. Active contact and regular liaison with the various user groups as a means of establishing a broad measure of demand is being maintained.

The study will detail lines of action on both the conservation front and in terms of the further provision of facilities.



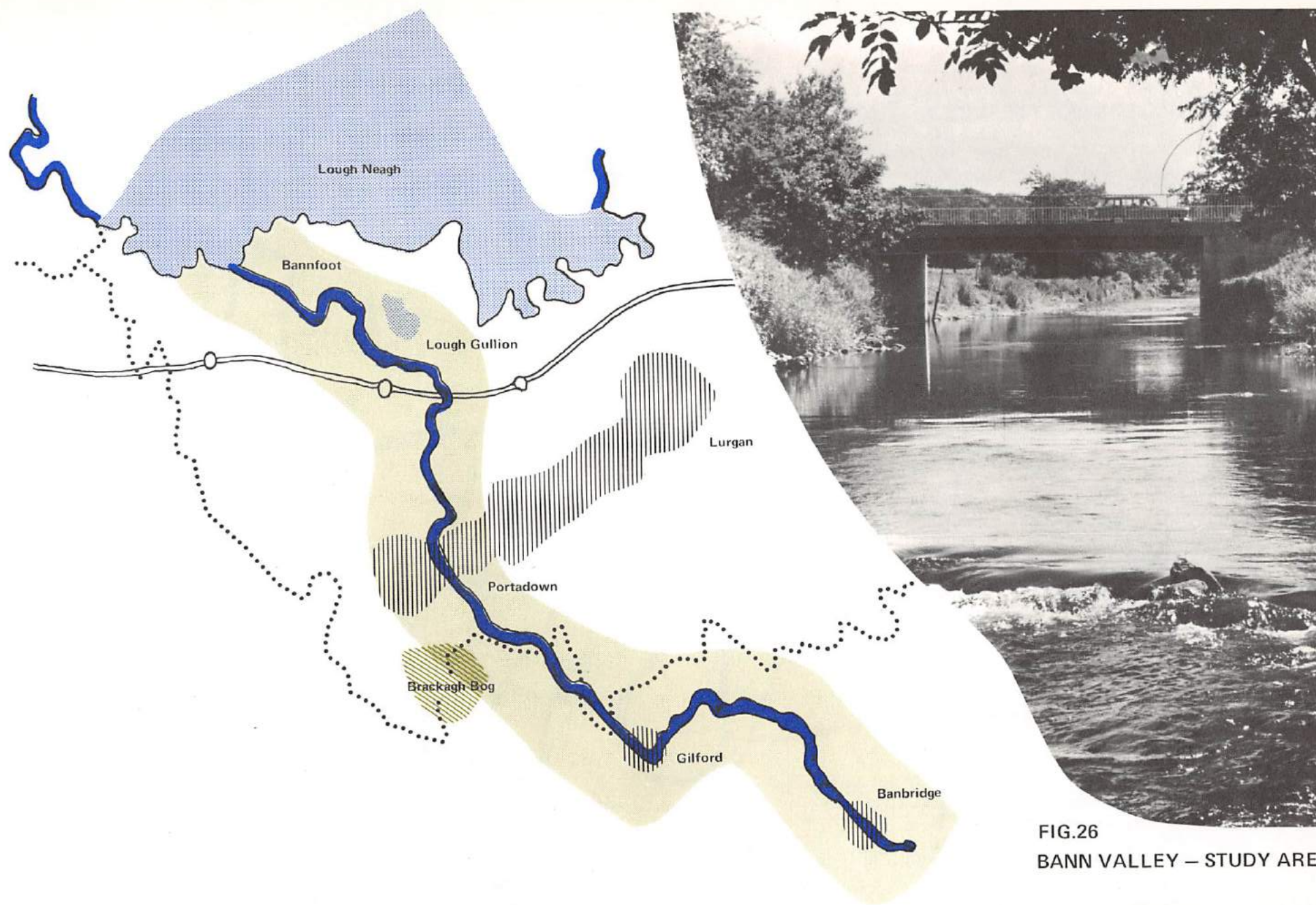


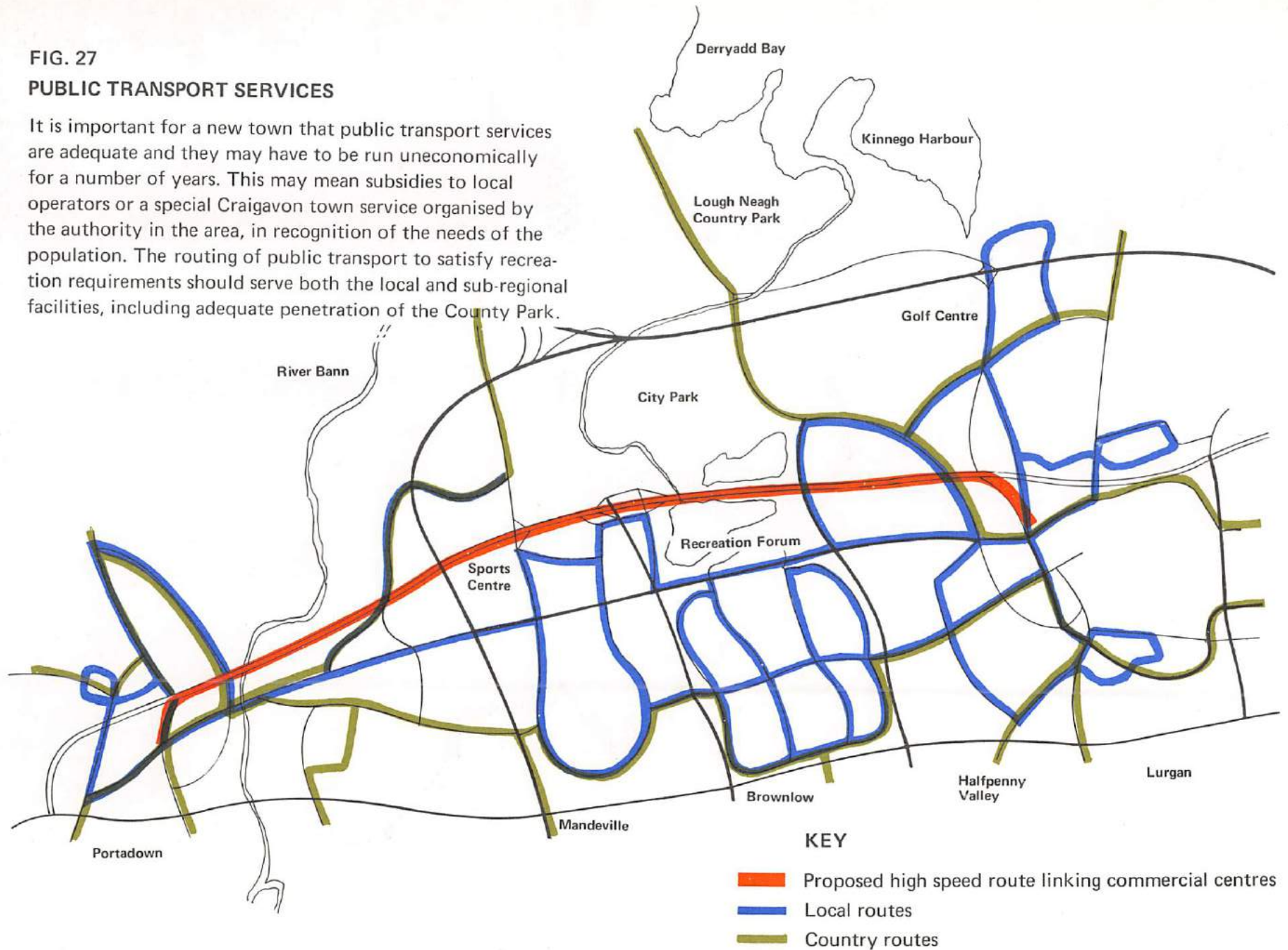
FIG.26  
BANN VALLEY – STUDY AREA



FIG. 27

**PUBLIC TRANSPORT SERVICES**

It is important for a new town that public transport services are adequate and they may have to be run uneconomically for a number of years. This may mean subsidies to local operators or a special Craigavon town service organised by the authority in the area, in recognition of the needs of the population. The routing of public transport to satisfy recreation requirements should serve both the local and sub-regional facilities, including adequate penetration of the County Park.





## TOURIST USE OF CRAIGAVON

The primary purpose of the Craigavon facilities is to serve the needs of the Craigavon population, but some of these major facilities are likely to attract tourists in the form of the day visitor, or short-stay visitor. Surveys conducted in the field on long stay, short-stay and day visitors show that the coastal settlements are the most popular destinations in Northern Ireland but the comprehensive recreation and leisure facilities at Craigavon could form the basis of a significant inland resort trade. Such a trade is to be welcomed and encouraged.

Visitors are likely to be attracted to Craigavon because:

- 1 The concept of a new town in itself attracts interest
- 2 Because of its size and growth potential the town is likely to attract people who wish to take advantage of the shopping, service and industrial facilities which are a product of the scale of the community

- 3 Craigavon will have an unequalled range of recreation facilities in Northern Ireland, and their relatively close grouping will increase their attraction
- 4 The town is reasonably central within Northern Ireland and is therefore accessible for a day trip by the majority of the residents and tourists in the Province.

Craigavon has a vigorous industrial base which generates substantial business interest. The inclusion of an auditorium in the Recreation Forum development means that a conference trade could be developed at Craigavon. There are very few halls in Northern Ireland which are suitable for conference use and the Northern Ireland Tourist Board has indicated its interest in marketing and promoting this specific facility for conferences. In order for this to be successful, accommodation for delegates in close proximity is a prerequisite and it is essential that the proposed hotel adjacent to the Recreation Forum is developed as soon as possible.



Hoteliers are increasingly looking to the potential recreational and tourist market in order to increase their occupancy rates, for the general pattern of business trade is that high occupancy rates are achieved in the Monday – Thursday period, but these are significantly lower over the weekend. This interest in seeking to attract clientele for the hotel from the recreation market, over what is otherwise a slack period, is reflected in the location of the recently opened Country Club Inn, adjacent to the golf centre, and also in the site reserved by Trust House Fortes at the entrance to Lough Neagh Country Park. The only other hotels at the moment within the designated area are the Seagoe in Portadown and the Orchard County in Lurgan.

Tourist use will bring direct income to the particular recreation facilities as well as significant indirect benefits to the community as a whole. The influx of tourist money would mean that the admission charges and rate subsidy which would have to be met by the Craigavon population could be reduced, so that in effect the tourist would be

subsidising the local users. The indirect financial benefits would benefit the whole of the community. Day trippers from Northern Ireland to the Republic of Ireland, for example, spend £10 million annually compared with £7.4 million from those taking a staying holiday, while it is estimated that the average expenditure on day trips from the Republic to Northern Ireland exclusive of fares and petrol but including all other items, is approximately £10 per person.

Thus the community can only gain by encouraging and actively promoting tourist use of the facilities and the active support, interest and co-operation of the Northern Ireland Tourist Board in Craigavon is welcomed.



## **SECTION 4 Township/sector and neighbourhood facilities**

### **ABSTRACT**

These two levels in the hierarchy of provision are described together, since their roles are strongly inter-related and sometimes difficult to differentiate. The conceptual framework within which Outdoor and Indoor facilities are being provided is stated. The Halfpenny Valley linear park is described and this is followed by a description of existing and proposed recreation facilities in Portadown, Lurgan, Brownlow, Mandeville, and the outlying villages.



## INTRODUCTION

The dividing line between township/sector and neighbourhood facilities is frequently nebulous, and for this reason these two levels in the hierarchy of provision are described together. Often, similar facilities are provided at both levels and the distinction is usually one of size rather than of type or quality, so that their roles are strongly inter-related and sometimes difficult to differentiate.

'Neighbourhood' refers to a very local level of provision and comments made in this context are also applicable to the villages which lie within the Designated Area but outside the central Townships or Sectors.

The term 'Township' is applied to the existing towns of Portadown and Lurgan while 'Sector' is used to describe the proposed four communities of 20-25,000 population which are envisaged in the Area Plan. Provision in the Sectors is likely to be more integrated and comprehensive than in the Townships simply because it has been possible to plan for an entity from the beginning, whereas in the Townships the problem is to modify and improve what already exists, which is necessarily a more piecemeal operation.

To facilitate ease of description, most of the facilities are discussed on an individual Township/Sector basis, the only exception to this method of presentation being the Halfpenny Valley linear park area since this is a major park of 1150 acres located between both Brownlow and Lurgan and servicing both settlements.

Before describing the facilities, a general statement providing background information and the method and intent of the Area Plan in its provision of Outdoor and Indoor facilities at these levels of the hierarchy is included, in order to establish the conceptual framework and context without which an understanding of the facility proposals will be difficult.

## OUTDOOR RECREATION AREAS

Parks and Open Spaces have been considered according to two different types of use:

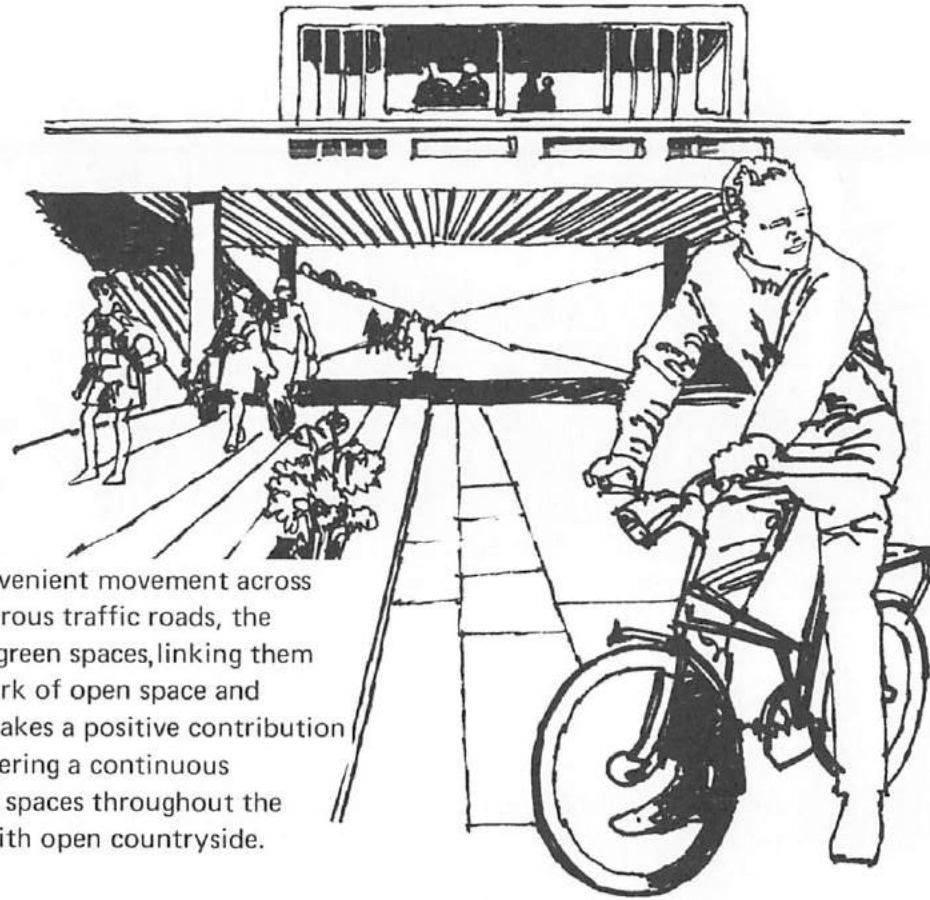
- 1) Informal use of parks and open spaces including children's play
- 2) Use of formal playing areas for the basic outdoor sports





An important factor in the planning of outdoor spaces has been the introduction of a extensive track system for pedestrians and cyclists. These tracks are a characteristic feature of the Craigavon development plan and it is intended that the network should extend into the existing townships of Lurgan and Portadown as well as the new areas, making facilities accessible and complementary without having to travel on major roads.





As well as permitting safe and convenient movement across the built-up area away from dangerous traffic roads, the track system reinforces the linear green spaces, linking them together to form a cohesive network of open space and recreation facilities. The system makes a positive contribution to the concept of rural city by offering a continuous network of landscaped traffic free spaces throughout the inner area which in turn link up with open countryside.





Where the main track crosses a busy traffic road either an underpass or an overbridge is provided depending on levels. The photographs show an underpass linking the Tullygally and Legaghory Neighbourhoods and an overbridge with spiral ramp linking the Legaghory and Drumgor Neighbourhoods.



In the provision of open space for informal use, the most important factor is the distance that the users are prepared to travel; while for playing pitches the demand is best calculated according to the use of present local facilities.

Travel to parks and open spaces is essentially local and in three-quarters of cases by foot. For all visits originating less than 1 ½ miles from the park, pedestrian journeys are greater than the sum of all other modes of travel. This means that people are not prepared to travel large distances to parks and open space facilities. With this in mind the criteria outlined on page 97 have been used in the formulation of a planning policy for parks and open spaces.

In addition to parks and open spaces, provision for children's play is essential. It is now generally recognised that play activities exert a great influence on the social, cultural and recreational habits of later life. The play areas and equipment for toddler to teenager should stimulate, challenge, excite and extend the users mentally, physically and imaginatively. The degree to which this ideal can be met varies with the

scale of the facility, the type of facility provided, its location, its catchment population, and whether it is supervised or unsupervised, with or without good leadership

Play facilities are needed very close to where children live and this should be the basic level of provision, but in addition there is a need for larger neighbourhood playgrounds some of which may be supervised while others can have indoor facilities and floodlit outdoor areas to create continuous play opportunities through the winter months and inclement weather in the summer.

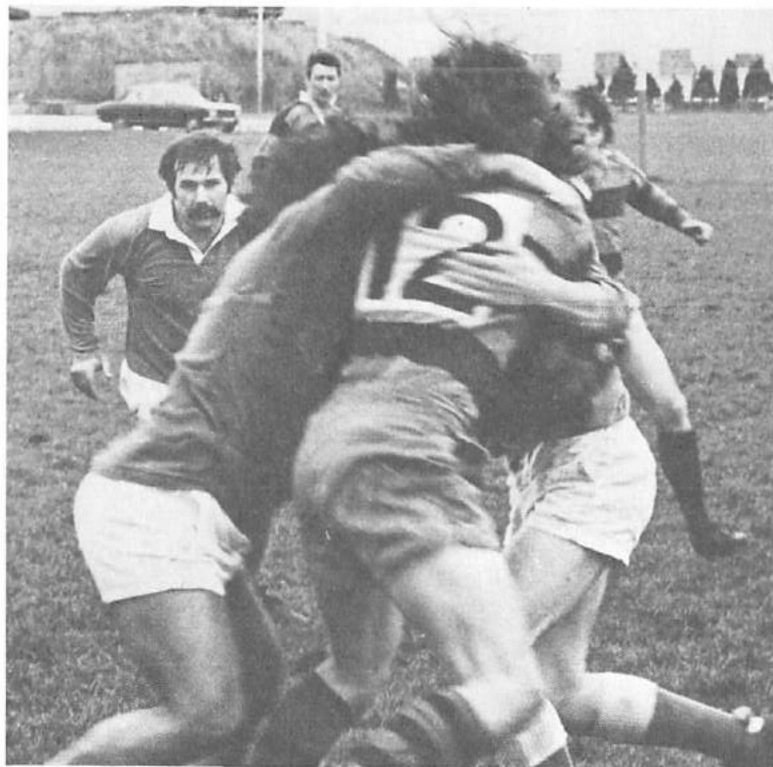
The buildings proposed at centres of activity will provide for a year round programme of activities to suit the needs as expressed by the children and interpreted by the leaders. These buildings will be designed to provide adaptable spaces to suit the needs as expressed, while at the same time providing toilet and changing rooms.



# THE NATURE AND DISTRIBUTION OF PARKS AND OPEN SPACES

Park type	Craigavon Examples	Minimum size	Maximum distance from home	Components
Townships/ Sectors	Brownlow parkway Lurgan Park Portadown Park	50 acres	¾ mile	General recreation areas/ playing fields/special facilities
Neighbourhood	Tullygally greenway Ballybay Valley Lurgan Memorial Park	5 acres	¼ mile	General recreation areas/ court games/children's play areas
Small local open spaces	Within all housing areas	¼ acre	under ¼ mile	Gardens/sitting areas/play areas/toddlers corners.





There is no satisfactory standard for pitch provision which can be used as a general guideline for planning since the demand differs widely between regions and the great variations in type and quality of pitches provided leads to wide variations in their capacity to absorb demand. In the two townships the demand exceeds supply and this indicates a need for an upgrading in the quality of the existing pitches and for the provision of new pitches. The problem is ameliorated to some extent by the education authority's agreement in principle to community use of school grounds, but the management difficulties of implementing this policy remain.

In the sectors, the basic N.P.F.A. standard of 6 acres per 1000 population was used as a starting point but reduced in the light of dual use opportunity and overspill provisions. If demand should exceed the standards achieved then additional space on the periphery of the sectors could be made available for further pitches.

Informal pitch areas are considered very important to supplement formal provision. The adjacent photograph on page 99 illustrates the use of a typical grass area adjacent to Moylinn.







## **INDOOR RECREATION PROVISION**

Indoor recreation provision has been comprehensively planned with each facility fitting into the overall plan and complementing all other facilities.

Physical integration of the facilities will be matched by integration in their management with Recreation Officers working closely with play leaders, youth leaders, school management, and community groups to create opportunity and user involvement.

### **Flexihalls**

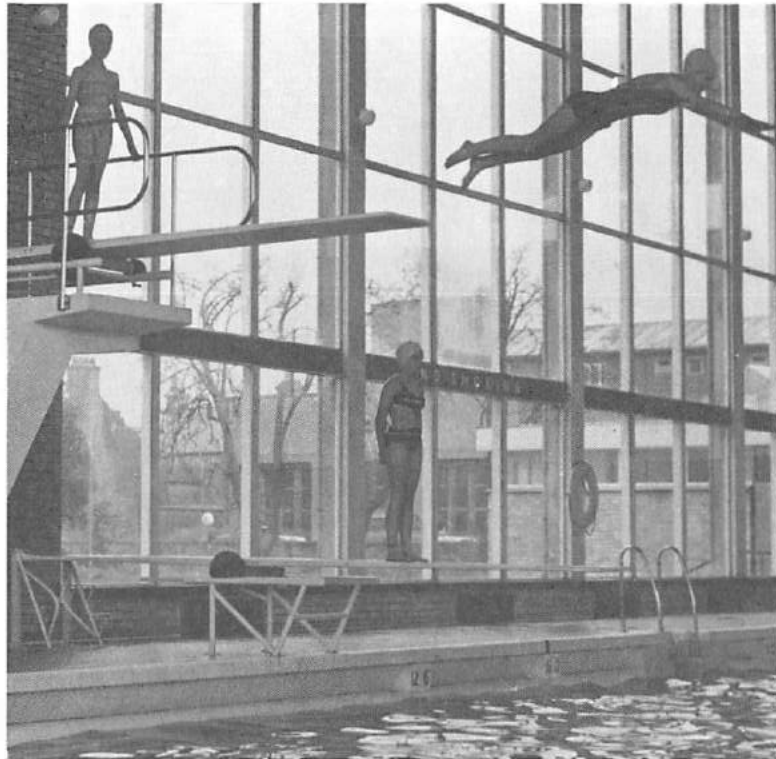
The working party of the Sports Council in their publication 'Planning for Sport' found it impossible to recommend a general standard of provision for Indoor Sports Centres saying that 'each community will have to assess the potential demand for the facilities which a sports hall or indoor sports centre has to offer'. Initially in 1966 a population of 60,000 was thought to be necessary to sustain a large flexihall but after further halls were provided and experience gained, this figure, based on 'conventional wisdom', was quickly reduced to 40,000 and is now being further amended to 30,000.

This trend suggests that as more flexihalls are made available, management and potential users are increasingly aware of the potential of such facilities, which is resulting in more imaginative programming and promotion by management and greater demands by the population. In the light of these trends, a flexihall is proposed for each township and sector in Craigavon. These would complement the small neighbourhood level halls and will be used for larger dances, roller-skating, meetings and the arts as well as for sport.

### **Swimming Pools**

The recent national swimming pool survey confirmed that the use of swimming pools is localised, since almost 80% of all users spent 23 minutes or less on the journey. Such a limited catchment area is to be expected for an activity in which 65% of the participants are under 15 years of age and dependence on the car is relatively small. Almost 40% of swimming pool users walk to swimming pools, 18% use public transport. With such a small catchment area, it is important that each township and sector is provided with a pool.





In planning a swimming pool, there has to be a determination of priorities. The existing 33.1/3 metre pools at Lurgan and Portadown were built with competitive swimming as a first priority and this has dictated the design of these facilities. The more recent 25 metre Brownlow pool in the Recreation Centre, scheduled for completion by the end of 1973, is a smaller four-lane pool, which is intended more for community rather than competitive use. Although all three pools are of standard rectangular design, when the District Council assumes responsibility for them all, it should be possible to ensure that the user code for each pool is complementary. This approach will be further strengthened by the recent policy decision of the Ministry of Education not to include pools in schools, as general provision, but rather to advise that schools use public swimming pool facilities.





### Community Buildings

Neighbourhood development is strongly dependent on the provision of local community buildings. These are essential to stimulate the formation of voluntary organisations and community identity in sectors. Traditionally these have been met in part by the Church Hall facilities, but in the sectors these may not be available and if they are they may not be used by all sections of the community. There is therefore a need to supply small halls at neighbourhood level with the appropriate management to act as a catalyst.

The need for community halls is particularly acute in the two townships where nearly all the existing halls are associated with churches and located in the older central areas of the townships, whereas the main housing estates are located outside this area. Thus there are few community halls in the main residential areas where they are most needed.

The photograph shows Tullygally Hall at present being used by over 50 different local organisations.

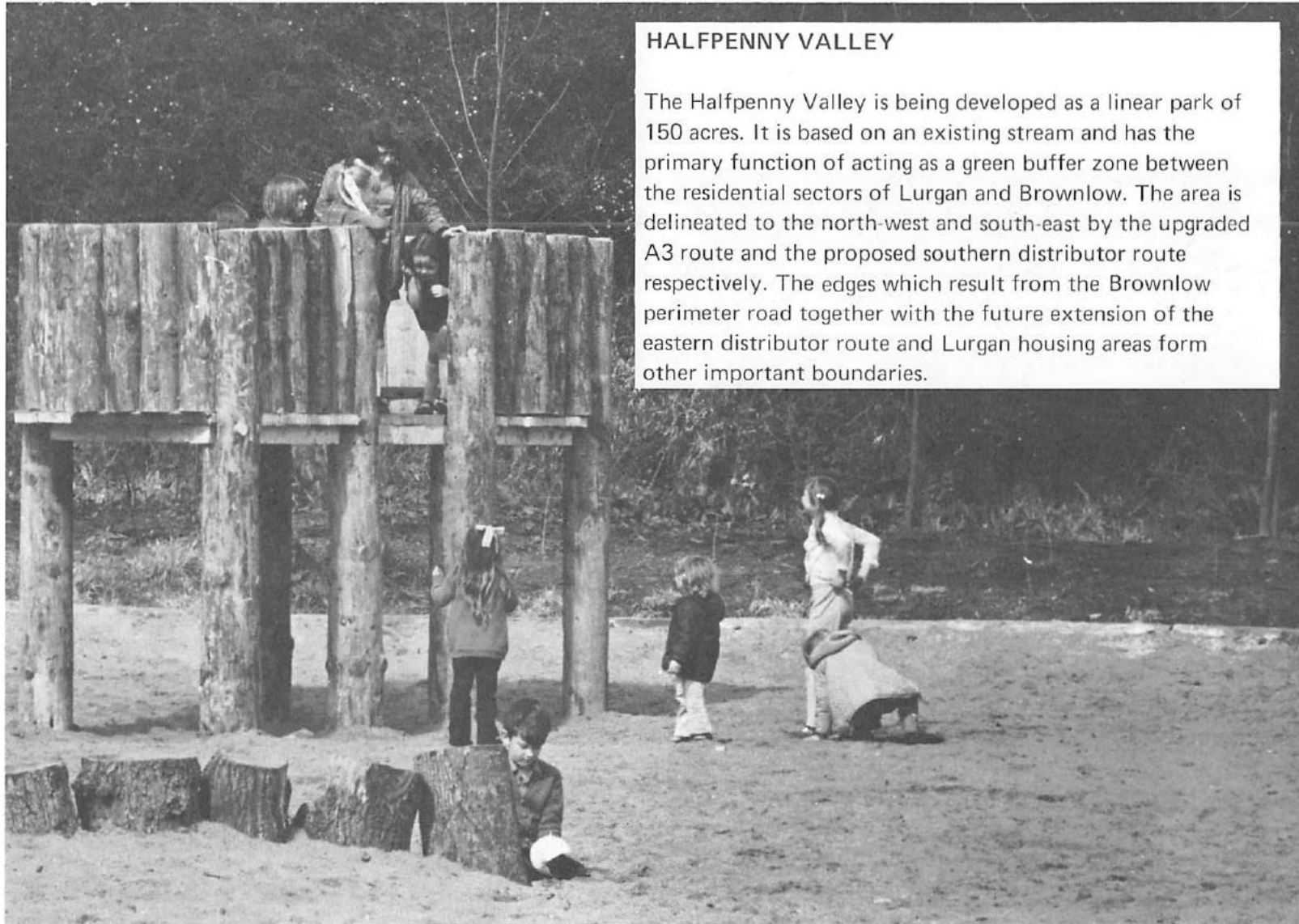




### Libraries

All the available evidence suggests that people travel only very short distances to a library, with over 55% of all users coming from within half a mile. Certainly at a point a little over a mile, public membership falls off appreciably. This distance is the limit that people can normally be expected to walk for local services and it is used as a guide to the locations of future branch libraries. The proposed branch library in each township or sector will be supplemented by mobile units which can meet the needs of the less mobile groups in the community at neighbourhood level and will also serve the outlying village areas.



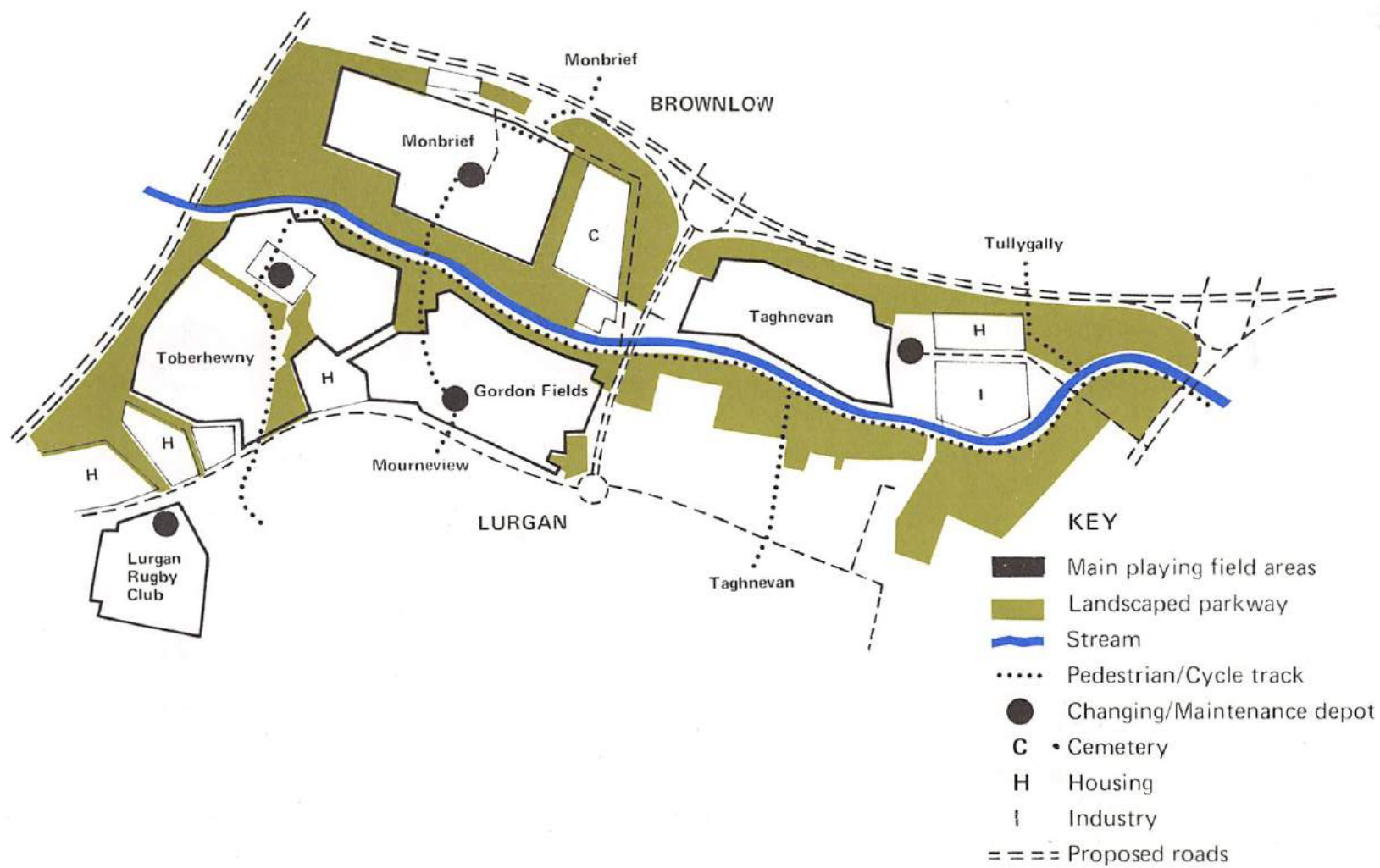


### HALFPENNY VALLEY

The Halfpenny Valley is being developed as a linear park of 150 acres. It is based on an existing stream and has the primary function of acting as a green buffer zone between the residential sectors of Lurgan and Brownlow. The area is delineated to the north-west and south-east by the upgraded A3 route and the proposed southern distributor route respectively. The edges which result from the Brownlow perimeter road together with the future extension of the eastern distributor route and Lurgan housing areas form other important boundaries.

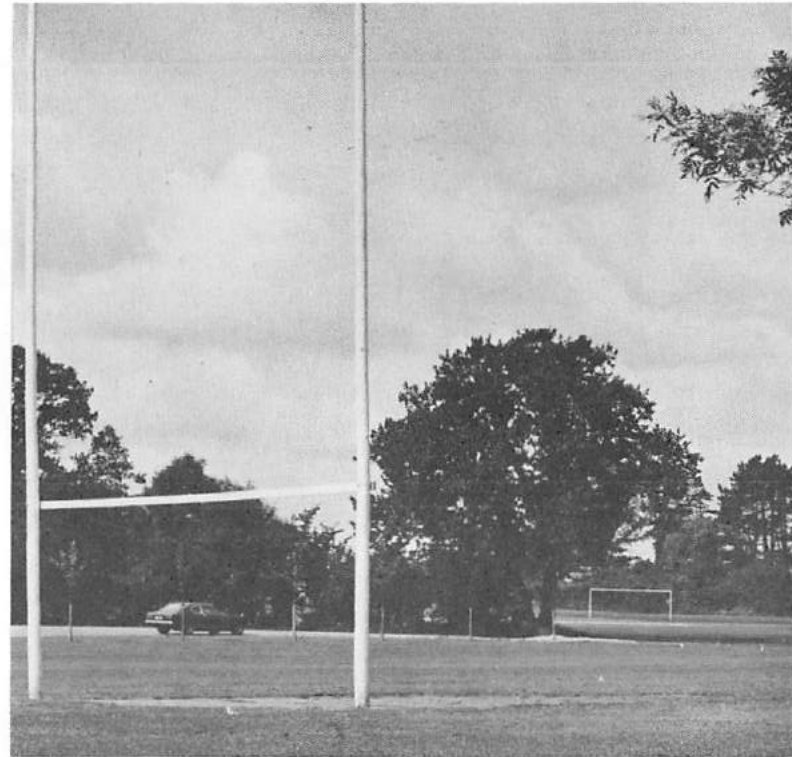


FIG. 28  
HALFPENNY VALLEY PARK

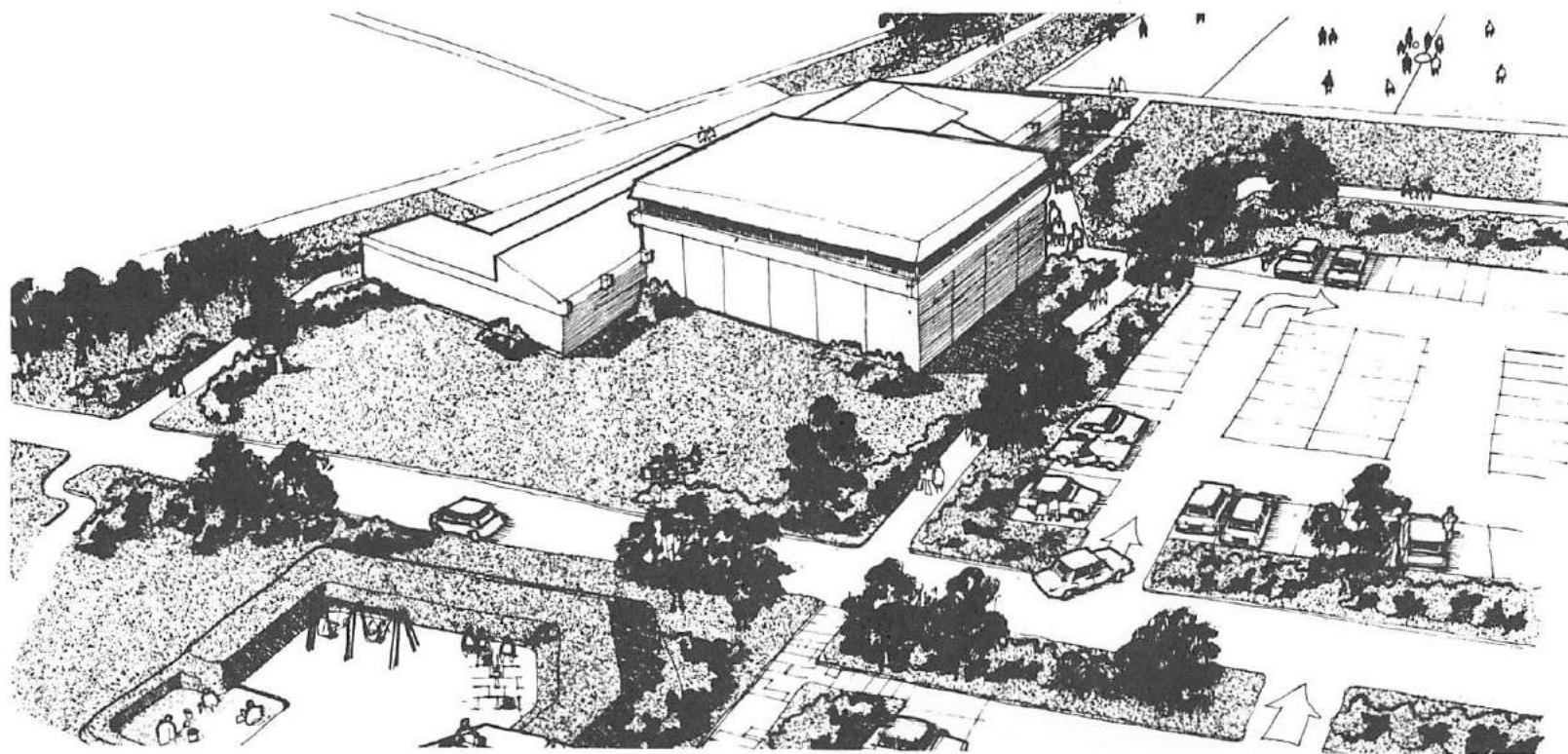




In a report on the Halfpenny Valley, it is estimated that the Valley will generally meet the overspill playing field requirements of Brownlow and west Lurgan. It is seen mainly as an area devoted to the provision of outdoor recreation facilities and associated play areas and is thus complementary to the more leisurely use pattern envisaged for the Town Park and Lurgan Public Park. The development of the Valley will be sufficiently flexible to accommodate club structures which may evolve and extra pitch provision required by the education authorities. Three major playing field areas located at Gordon Fields at Tandragee Road, Monbrief and Taghnevan are in partial existence or in course of construction. A fourth major pitch complex will be developed at Toberhewney. The objective is to provide in these areas considerable grass plateaux which will be flexible in use and capable of accommodating varying needs in soccer, gaelic, rugby and hockey.







At each major area of playing fields, there will be a changing pavilion and car park, together with ancillary accommodation for maintenance and staff housing. The sketch illustrates such a sub centre.





Presently at Monbrief there are 6 grass pitches catering for soccer and gaelic, with changing accommodation and car parking. These areas will be upgraded and extended to provide a further 2 full size pitches.

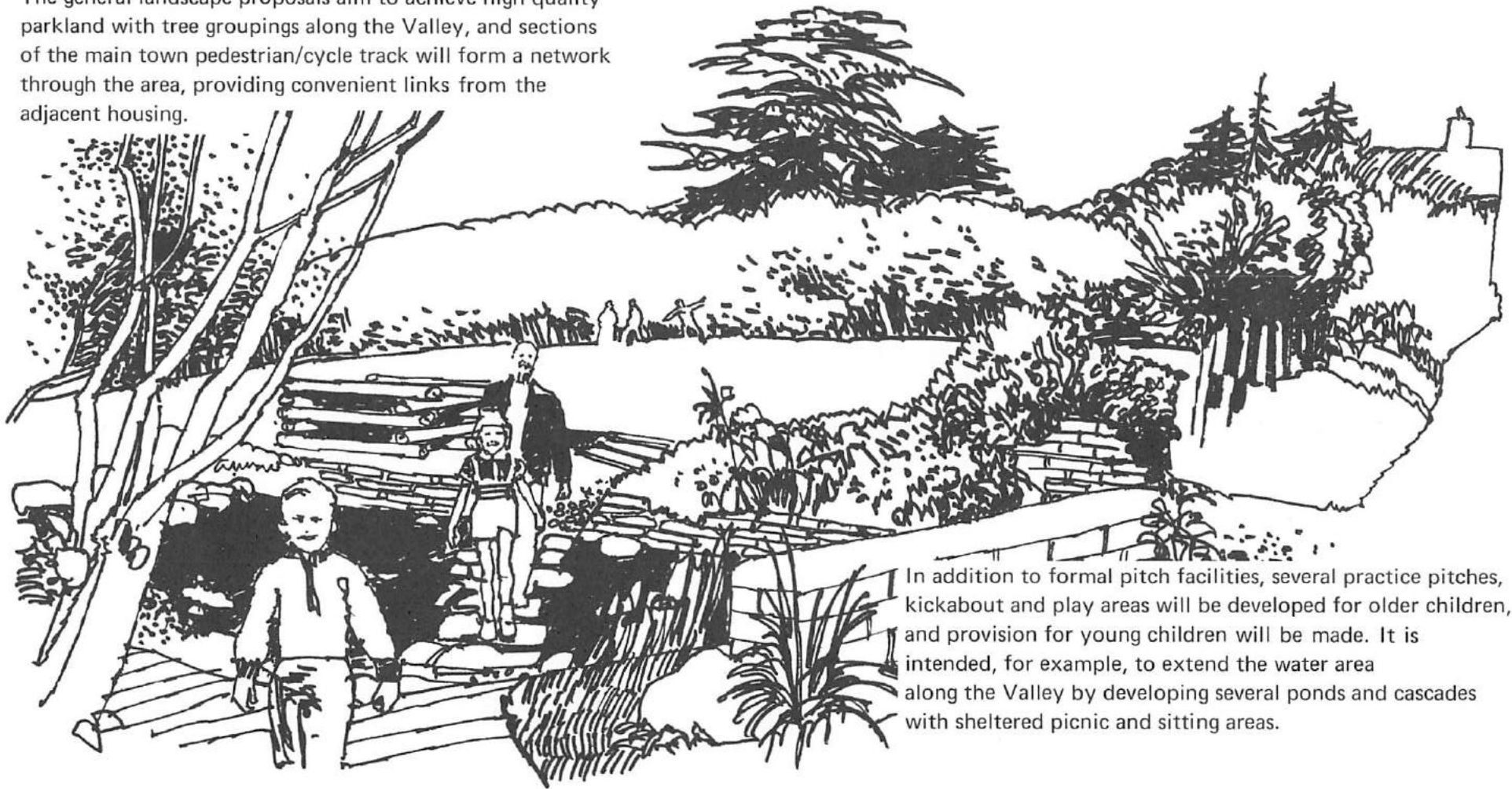
The Gordon Fields area accommodates 5 grass pitches, a cricket table, an all-weather playing surface which will cater for 2 hockey pitches or 1 soccer pitch with a running track round the perimeter. These are laid out together with a sports pavilion and car parking for 70 vehicles. There is room for a bowling green and 4 tennis courts close to the sports pavilion, if these are required in the future.

The Taghnevan fields are at present under construction on 3 terrace levels and will provide 7 grass pitches capable of catering for rugby, soccer, gaelic and hockey, there can also be 2 cricket tables. A pavilion and car parking for 70 cars is proposed.

The Toberhewney fields will accommodate 8 grass pitches capable of catering for soccer, gaelic, and hockey, and there is provision for a cricket table. There will be changing accommodation and a car park for 80 cars. In the event of this complex developing into a separate club structure, there are alternative positions for buildings and car parking.



The general landscape proposals aim to achieve high quality parkland with tree groupings along the Valley, and sections of the main town pedestrian/cycle track will form a network through the area, providing convenient links from the adjacent housing.



In addition to formal pitch facilities, several practice pitches, kickabout and play areas will be developed for older children, and provision for young children will be made. It is intended, for example, to extend the water area along the Valley by developing several ponds and cascades with sheltered picnic and sitting areas.



## PORTADOWN

The principal open space feature in Portadown is the north/south wedge of the Bann Valley which penetrates right into the centre of the town from the surrounding agricultural land. Its present undeveloped nature derives, to a large extent, from problems of flooding and its relatively exposed aspect, but by using modern landscape and engineering techniques this area could make a positive contribution to the town's future open space facilities.

Complementing this major penetration will be further green wedges to the east and west of the town which will produce both a sharper definition to the built edge and keep the town separate from adjoining sector development.

Within the town structure further wedges of green space in the form of major sites with large open areas associated with them will penetrate the urban core and these will be linked together by the pedestrian and cycle track system. These corridors are formed by:

Eden Villa Park, Development Commission Offices, the Technical College, Government Training Centre, Killicomaine J.H.S. and Craigavon Hospital;

Clounagh J.H.S., Shamrock Park, Brownstown Park, and Millington C.P.S.;

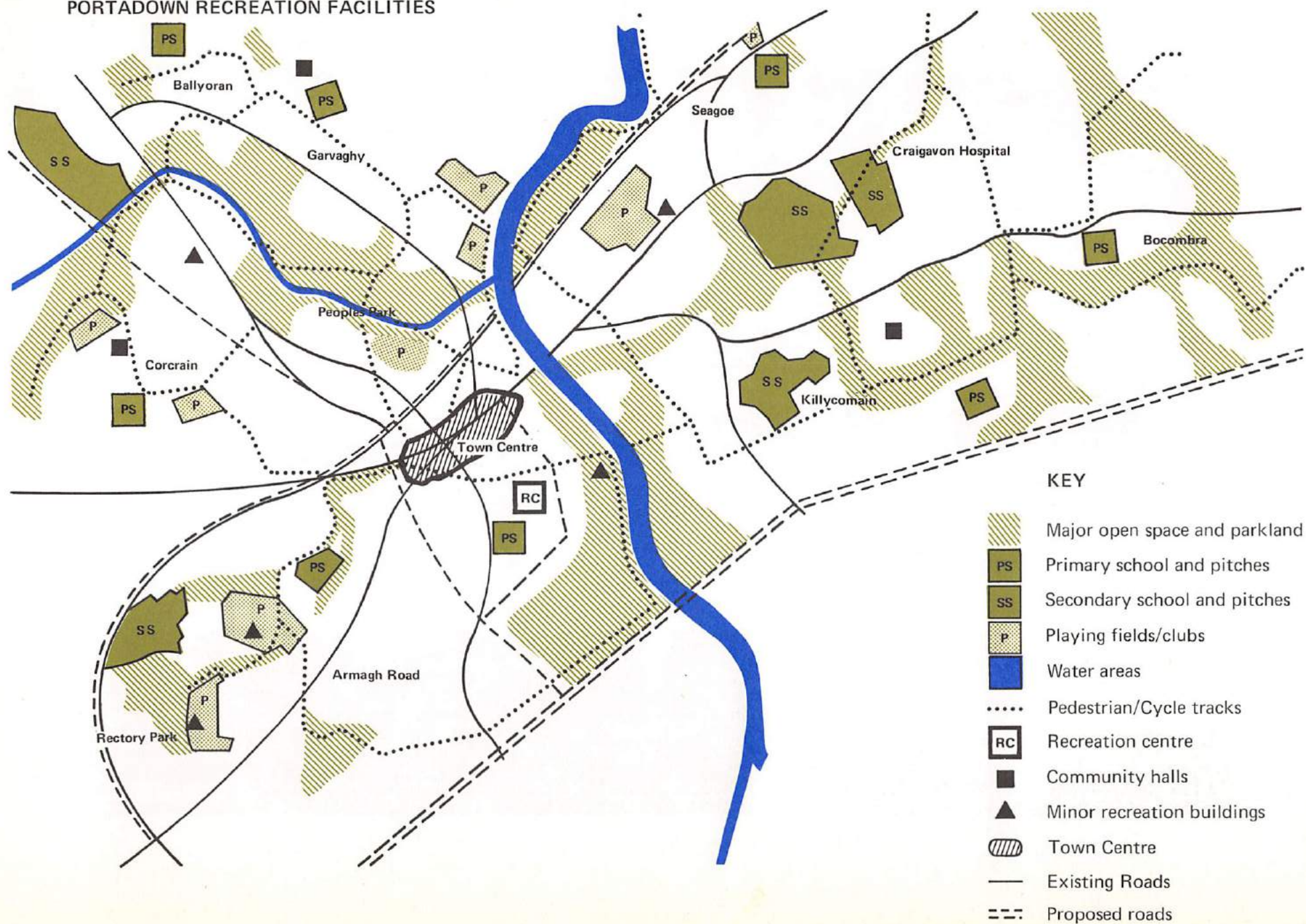
St. Malachy's and St. Brigid's J.H.S., the Ballybay River, Woodside open space and the People's Park;

Bocombra C.P.S., Edenberry C.P.S. and Portadown College.



FIG. 29

## PORTADOWN RECREATION FACILITIES







Within Portadown there exist facilities of varying qualities for a wide variety of outdoor sports, though at the same time there are some deficiencies. Good quality facilities are available at Chambers Park which accommodates Portadown Rugby Club and Portadown Hockey Club. The Park is owned by the Rugby Club and managed by them, the hockey club is a separate entity leasing premises from the rugby club.

The facility consists of changing rooms associated with the pitches and a social centre. The outdoor facilities include three rugby pitches, one grass hockey pitch and an all-weather floodlit hockey pitch. These have been developed by the clubs with the help of grants. Further stages of development are now envisaged.

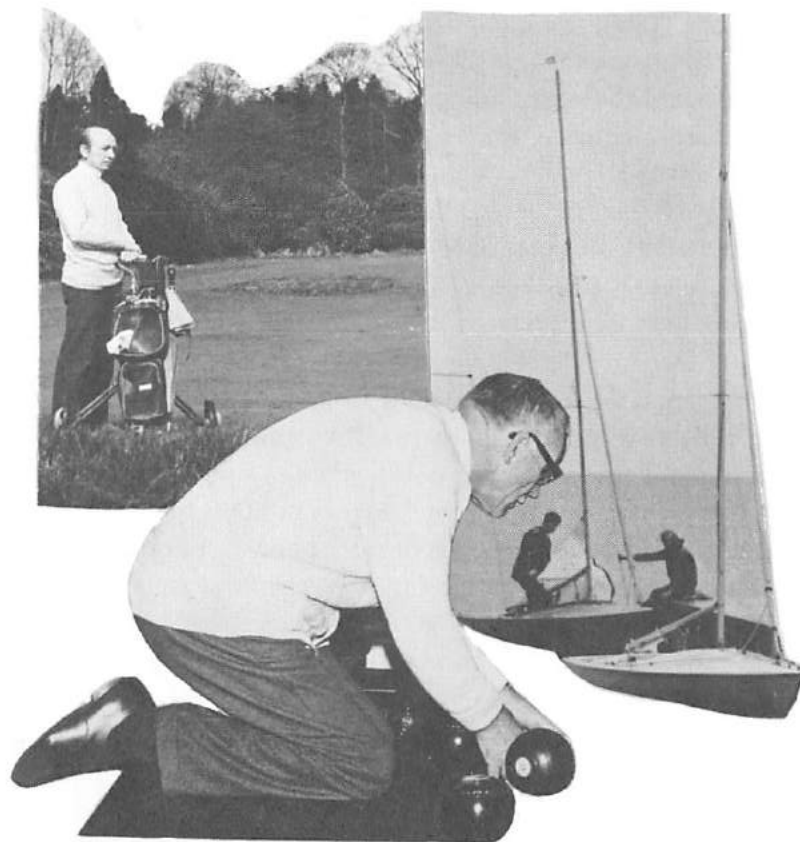


The lower photograph illustrates a sheltered corner of the Peoples Park in Portadown.



The Portadown Boat Club is one of the oldest clubs in Ireland and celebrates its centenary year in four years time. The club is situated on the Bann south of the town centre and provides not only for the members in terms of rowing but also offers a social facility for dances, discos etc. which is shared by the rowers and the general community. The club hopes to mark their centenary by the building of a new clubhouse.

Portadown Bowling Club have a six rink outdoor green while the Golf Club, on the outskirts of the town, has recently been extended to 18 holes and forms an interesting riverside course.



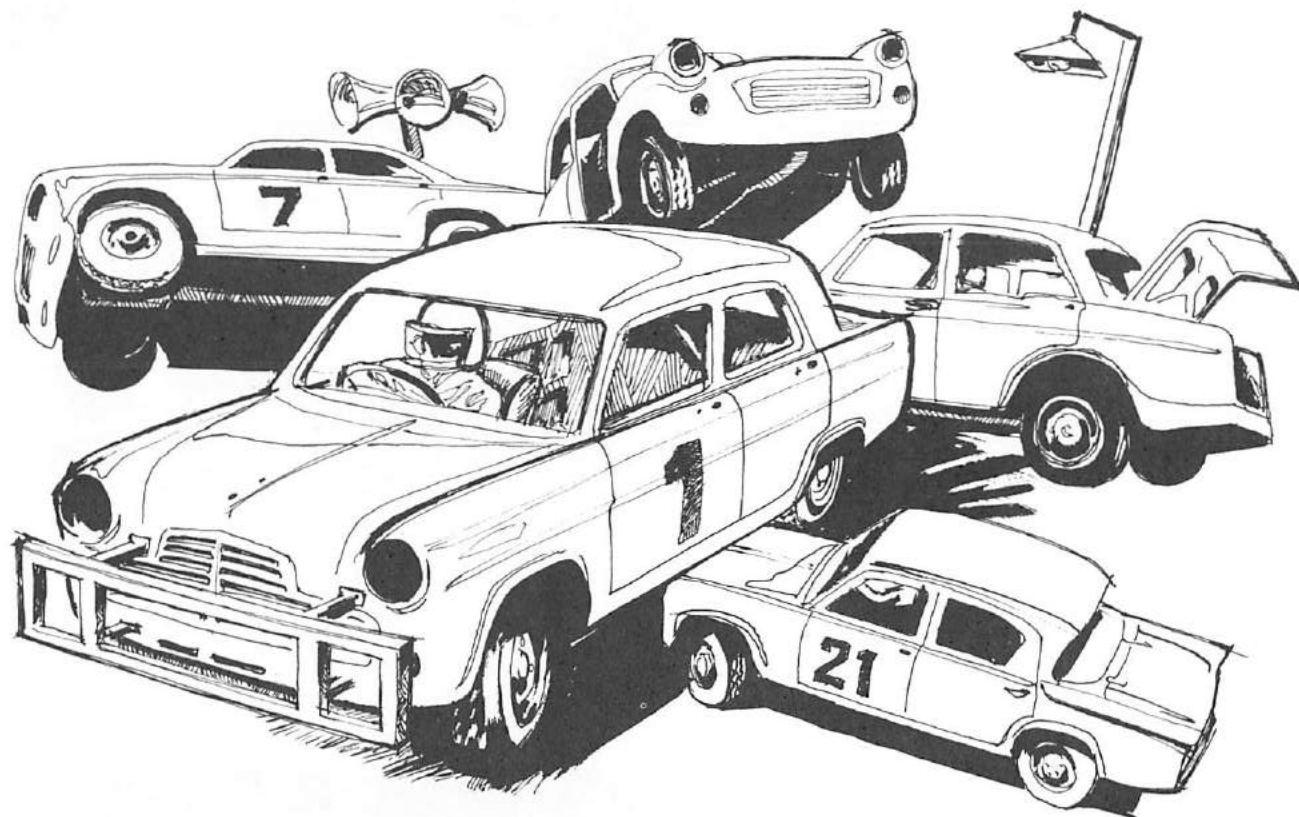


There is one Gaelic football pitch in Portadown at Selshion and this is a private facility. Consequently, many players from Portadown and the surrounding area are compelled to play their football in either Lurgan or at the new pitches at Monbrief in the Halfpenny Valley. Cricket has suffered too from a lack of facilities, the only public pitch being in the People's Park and that of less than top quality. In the Park, too, there is a banked cycle track but this would require renovation because of deterioration before it could be used.

Brownstown Park provides the only athletic track outside Belfast capable of use for an international athletics meeting. The 400 metre, cinder track is constructed in a natural bowl which provides good viewing for upwards of 3000 spectators. The changing accommodation is of recent construction and provides club premises. The proximity of the local secondary school makes it possible for large events to be staged. The Claud Graham White international athletics meeting was staged at Brownstown Park in June 1971. The Craigavon Athletics Club also uses these facilities.

Soccer is probably the most popular winter game in the area with a multiplicity of competitions in progress every Saturday afternoon. The vast majority of the participating clubs rely on the use of public pitches which are generally of a low standard. The pitches e.g. at the People's Park, Woodside and Meadow Lane suffer from over-use, particularly in bad weather though the problem has been alleviated temporarily to some extent by the availability of pitches at the Sports Centre. All current pitches are grass with the exception of two all-weather surfaces at Corcrair. The local professional soccer club play at Shamrock Park which, as well as being a football arena, doubles as a stock car racing track attracting some 6,000 – 8,000 spectators per event during the summer months.







In the past outdoor physical recreation facilities have been provided on largely marginal land and with the development of new areas of housing on the periphery of the town the existing provision with one or two exceptions, bears little relation to current areas of population. Until recently, the area of Portadown east of the River Bann had no public playing fields but this deficiency has been partially rectified by the Sports Centre. Brownstown Park is a good example of a neighbourhood facility conveniently related to adjoining housing areas catering for both formal and informal games, but such a facility is the exception rather than the norm at present.

Provision of children's play areas in Portadown is generally deficient though areas have been zoned for these. In a few locations local play areas have been developed, e.g. the play area and kickabout pitch at Old Rectory Park, an equipped playground at Corcrain and a play area at Kernan. These can serve as models for future provision, but at present the only other equipped playgrounds for children are at the People's Park and the Bann Pleasure Gardens which are not related to local population groupings. A small development is at present underway at Killicomaine to provide a kickabout and play area.





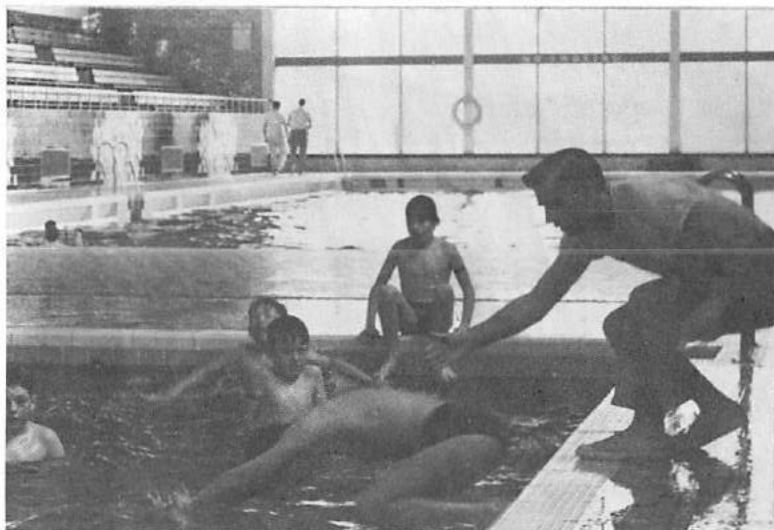
The range of recreational activities which takes place indoors is equally diverse, ranging from bowls and badminton to bridge classes and theatre. Many of the premises are ill suited for their purpose, having been designed for some other use or converted on a low budget. Nevertheless it is true to say that these premises play a vital role in the community life of the town.

Typical of these are the church halls which with few exceptions are small and consequently are limited in the type of activity they can support. Most of these halls are suitable for short mat indoor bowls, table tennis, activities of youth organisations and meetings of various kinds. Some of the larger church halls such as St. Mark's Parochial Hall, Carleton Street and St. Mary's Hall, Obins Street cater for concerts, drama productions, boxing shows etc. The majority of these facilities are located in areas which have diminished in population with the outward growth of the town. It is only recently established halls such as St. Columba's, Loughgall Road and St. Patrick's Princess Way which are conveniently related to main centres of population.

However, despite existing accommodation, there is obviously a lack of community space in new housing areas, and there is a pressing need to provide additional community halls and club rooms in the more recently developed housing areas of Portadown to give a focal point for community organisation at neighbourhood level. There is a hall at Corcrair but its availability to the community is restricted, and new community halls are proposed for Ballyoran and Killicomaine.

The school authorities encourage to some degree the use of school gymnasias after school hours by the public and these, being larger, and purpose built, offer more flexibility in usage than the church halls. Two additional small sports halls are planned for the new Technical College and Portadown College, which will be available in the evenings to the general public. Various local organisations run activities like keep fit classes, badminton and basketball in the school gymnasias, e.g. St. Mary's Boys Club, Football Clubs and Residents' Organisations are granted evening use of the gymnasium at St. Malachy's Junior High School Ballyoran. In Portadown there are two commercial health studios, which offer more specialist facilities for the keep fit enthusiast.





The swimming pool which was opened in 1968, is the most significant indoor sports provision in the town supporting public, club and school use to a total annual attendance of 200,000. The main pool is 33.1/3 metres and there is a teaching pool.

It is proposed that this general location should be expanded in the future into a Recreation Centre with the addition of a flexihall, squash courts, training and committee rooms and social areas.

Sunday use is presently being looked at and there is considerable evidence from swimming centres which do operate on Sundays that many people are attracted because they happen to have leisure time then, which is not available to them during the working week. For many pools Sunday is the busiest day.

There is a pressing need for a comprehensive upgrading of the section of the River Bann which stretches from north of the new bridge to south of the old bridge. It could make a positive contribution to the townscape and interest of the central area, if it was made a focus incorporating a town hotel with riverside restaurant and bars, catering for both town life and possibly as a centre for cruising and fishing holidays; joint club premises for the Boating Club and the other Bann user groups, and a town quay and moorings allowing boats to come right up the river from the Lough and be part of the urban nautical scene.

The Central Market, situated in the middle of Portadown and providing a very large indoor space has in the past been used for large spectator events such as boxing, wrestling, 5-a-side soccer, hockey etc. The main use of the building, however, is as a covered market and this is its only function at present. The Borough Council have recently prepared a plan aimed at upgrading the space to create a one court sports hall with squash courts and changing rooms as an addition. The building however will remain as a market on Saturdays and this is a constraint on the future management and promotion of the centre for recreation use.





There are a number of sports/social clubs in the town, the two most recently established being based on the local soccer and rugby clubs. Their premises cater for dances, wrestling shows, concerts, table tennis, etc. with bar facilities as the focal point.

Theatre usually takes place either in the Town Hall, where the annual Drama Festival is held, or in the Gateway Theatre, a converted stable which creates an interesting atmosphere, seating about 70. A commercial slot-machine arcade based on the former Regal Cinema has recently been opened in Bridge Street while the Segoe Hotel and the Craigavon Inn. offer space on a commercial basis for dances, exhibitions and shows. There is a library and local museum in Edward Street but the accommodation and service must be upgraded.



## LURGAN

Lurgan is particularly fortunate in that it possesses in its main Park one of the finest open space areas in any provincial town in Ireland. Together with the adjoining 18 hole Golf Course, it forms the dominant open-space feature in the town. Other open space areas such as Lord Lurgan Memorial Park and the Halfpenny Valley particularly at Gordon Fields, combine with the main feature to give the town its primary recreational areas.

It is considered as part of the redevelopment of the town centre that more direct visual connection between the park and the centre should be aimed at. At the same time, the further development of the pedestrian cycle track system should provide a physical linkage between the open spaces in Lurgan and provide safe travel between the various neighbourhoods in the town.



Lurgan Golf Course has recently been extended to 18 holes and at present fulfills both a township and a city-wide function. The course has a fine setting as an extension to Lurgan Park and panoramic views are obtained from many of the holes.



FIG. 30  
LURGAN RECREATION FACILITIES











Lurgan Park provides facilities for tennis and bowls, and annually, it is closed off for the purposes of motor cycle racing. Occasionally, too, the Park Lake is the venue of speedboat racing but for the greater part of the year rowing boats can be hired for more leisurely pastimes.

The Park caters for passive outdoor pursuits with numerous walks and informal open areas.

Brownlow House, a building of considerable historic and architectural merit, overlooks the lake.



Outdoor sports are in general widely provided for, though there are deficiencies both in the standard and level of provision. The popularity of soccer is reflected in the public provision of 12 pitches in Lurgan. However, six of these are temporary and the remainder are not of a high quality. None of the surfaces are all-weather and consequently with constant use all the year round, the pitches rarely enjoy a rest period and suffer accordingly. Locally soccer is played professionally at Mourneview Park by Glenavon F.C.

Rugby is adequately catered for by the provision by Lurgan Rugby F.C. of two relatively new pitches at Upper Toberhewney Lane and there is also a public rugby pitch in Lurgan Park. Lurgan is an important centre for Gaelic football with the county ground and headquarters located at Davitt Park. Other provision is a mixture of public and private grounds, but with the exception of Davitt Park, the playing surfaces have suffered from over use and are consequently in need of upgrading.

There is only one all weather hockey pitch in Lurgan at Lurgan College and it is on this that the local women's club play. Hockey is being played increasingly on an all-weather surface and two former grass hockey pitches in Lurgan have now changed over to soccer and cricket. Senior league cricket is played in an attractive setting in Lurgan Park, while two other squares support junior clubs. Again while the number of pitches may be sufficient, their quality needs to be upgraded.

Most of the town's open spaces have resulted from the organic growth of the area and consequently were provided as required. With the recent provision of the Monbrief and the Gordon Fields facilities, in the Halfpenny Valley, Lurgan has outdoor recreation areas in most parts of the town.



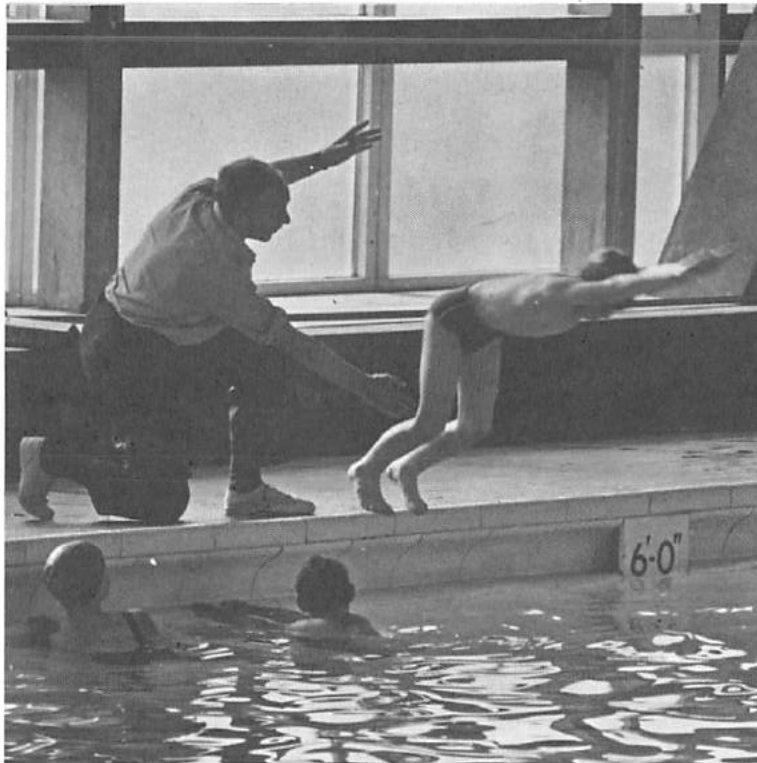
The development of children's play facilities has not kept pace with the development of new residential areas. The current level of provision conforms to no real pattern and is the product of a piecemeal approach. There is an equipped playground in Lurgan Park and a few others with minimal facilities e.g. Kitchen Hill, but most of the areas for play consist only of small grassed areas of incidental open space.

Indoor recreation, as in Portadown, covers a wide variety of activities. Church halls fulfill a valuable role in community life, supporting activities such as short mat indoor bowls, youth organisations and various church meetings. With very few exceptions, these halls are concentrated in or near the town centre so that they are now inconveniently situated for the majority of the population which has moved outwards as Lurgan has grown. The growth of new housing neighbourhoods has not been accompanied by adequate provision of church or community halls closely related to the population, and the provision of facilities at Kilwilke is an important priority to supplement the two existing community halls at Taghnevan and Mourneview. School Gymnasias are utilized to some degree after school hours by various organisations.



Easter for old folk at one of the local community halls.





Lurgan Swimming Pool with a 33.1/3 metre pool offers first class swimming and diving facilities and is closely related to the park and Armagh Education Committee have recently requested that a Learner Pool be added. Incorporated in the pool building are changing facilities linked to the nearby park playing fields, and further changing accommodation is to be provided for the pitches in Lurgan Park.

There have been proposals by the Council to the Ministry to extend the Pool facility into a recreation centre but this has been deferred. Nevertheless the addition of a flexihall, squash courts, and social facilities here is regarded as correct strategy for the future and in line with the other sector and township provision. Sports and social clubs, like the Glenavon F.C. Social Club and the Gaelic Athletic Association Clubhouse at Davitt Park hold meetings and shows and have bar facilities. The Mechanics Institute, Market Street, provides club facilities for billiards and table tennis while the Lurgan Catholic Association Hall in Church Place is a venue for dances and meetings.



The Lurgan Operatic Society have a national reputation and this amateur group tours and competes in festivals with much success. The society have until recently been based, and their productions have been staged, in the Lurgan Town Hall. The society now rehearses at the Pinebank Community Centre in Brownlow and may take a lease on part of the premises for the purpose of scenery construction and clubrooms.

There is a small theatre in Market Street, the Lurgan Theatre which seats about 90 people and has a coffee bar. A local theatre group present two productions there per year but suffer from a lack of adequate backstage and changing facilities. The Town Hall in Union Street is a multi-purpose auditorium which can seat 500 and can be used for concerts, dances, assemblies, etc. The Orchard County Hotel has a large function room which is used commercially for various exhibitions, fashion shows and dances. The library in Carnegie Street is conveniently situated near the town centre but the book stock is low and the premises outdated.

## TOWN HALL, LURGAN

Saturday, June 9th—  
Saturday, June 16th

### LURGAN OPERATIC SOCIETY

will present RAY JEFFERY'S production of

# THE KING AND I

By arrangement with Chappell & Co. Limited

Music by

**RICHARD RODGERS**

Book & Lyrics by

**OSCAR HAMMERSTEIN II**

with the Chorus, Orchestra, and Dancers of  
The Lurgan Operatic Society

Musical Director

**AUGUST TOREMANS**

Chorus Director

**ETHNA McLAUGHLIN**

SETTINGS DESIGNED BY GERALD LAVERY & SEAMUS O'NEILL

Bookings from 9-0 a.m., Saturday, May 19th at  
Hughes the Chemist, 24 Market Street, Lurgan

**GROUND FLOOR 60p. BALCONY 75p**

Sorry, no telephone bookings.  
POSTER DESIGNED BY SEAMUS O'NEILL

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## **BROWNLOW**

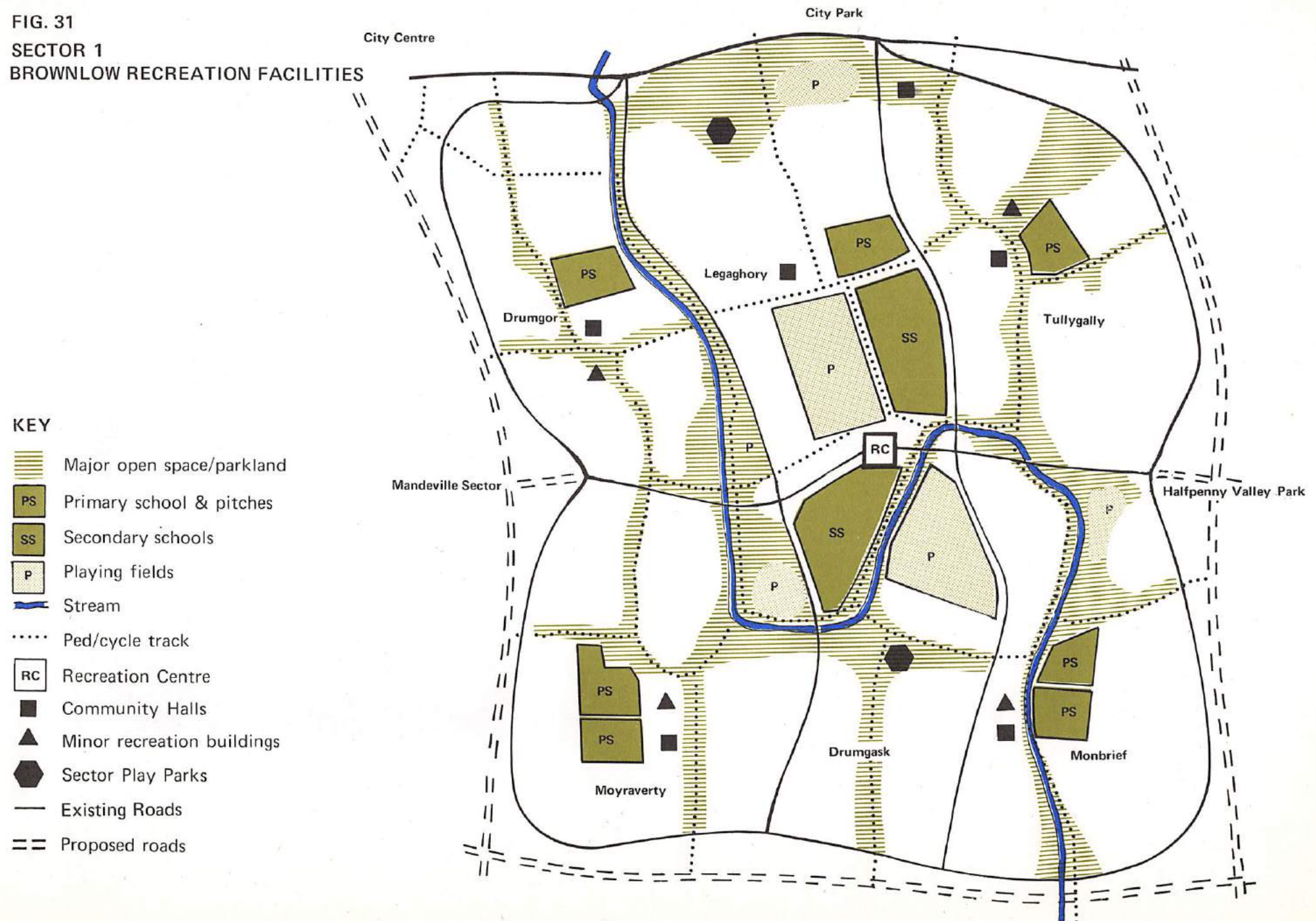
Unlike Portadown and Lurgan, it has been possible in Brownlow to plan for recreation in a comprehensive way since Brownlow is a totally new development starting from a green field situation. Experience gained from other new towns has shown that it is necessary to cater for a wide range of recreation activities which are phased in accordance with population growth.

Although the capital investment in recreation facility provision is smaller than other major land uses it nevertheless remains substantial in financial terms but gives an immeasurable amount of uplift to the environment and the inhabitants.

Important features of the physical planning of recreation facilities in Brownlow have been the emphasis placed on grouping appropriate indoor and outdoor facilities close to local centres to secure economies of development cost, maintenance and management. The pedestrian and cycle track system which is routed generally through parkland areas offers pleasant walks along the stream which is being preserved as a feature throughout the development. The paths also link conveniently the play areas and the range of community buildings. High standards of landscaping are being maintained both in the open areas and in housing and this heavily planted environment is intended as the hallmark of the Craigavon new town concept.



FIG. 31  
SECTOR 1  
BROWNLOW RECREATION FACILITIES





Within each of the housing areas are a number of toddler's play areas basically equipped, small in size and associated with a sitting area. Main playgrounds for use by older children are located in each neighbourhood and they are about 1.75 acres in size. These playgrounds have a hard kickabout area as well as play equipment and are conveniently located for children. Adventure playgrounds of a greater size are proposed for a few selected areas within Brownlow, probably related to the sector play parks or a neighbourhood centre open space area, when demand warrants their existence, and the Brownlow linear parkway along the stream will contain a number of active play areas some of which will be floodlit.

In addition two major sector level play parks are planned for Wells Quarry in Legaghory and at Drumgask. These will provide for toddlers, their mothers, children of all ages and interests, teenagers, young adults and elderly people, and facilities will include traditional equipped play areas, a sand pit and shallow water area; a hard and a grass games area; a quiet area with gardening facilities; outdoor draughts, chess, quoits, and indoor or wet weather structures.







The photograph illustrates the character of Tullygally neighbourhood greenway which separates various housing areas and has the main track winding through it.

In the provision of open space within Brownlow it was assumed that adequate standards of parkland and play facilities had to be contained but that outside the considerable areas assigned for dual use with the schools, other formal pitch provision could with advantage be located in the Halfpenny Valley.

The flat valley areas that have been kept open are seen therefore as informal games areas rather than formal pitch layouts.

In order to cater for possible changes in demand, the field areas have been considered as 'platforms' of land which can be marked out for a variety of ball games rather than only formally for one sport.





The major indoor facility is the Brownlow Recreation Centre which is due for completion in late 1973 and is intended to serve as a community focus in Brownlow. It is an integral part of the school campus area centrally located in the sector, and is conceived as a dual use facility which will be used mainly by schools during school hours and by the community in the evenings, at weekends and in vacations. A manager is already in post. The complex will contain a flexihall of 112ft x 72ft and practice area, a 25 m recreation pool and a learner pool, 4 squash courts, changing facilities, social area and recreation management offices.



FIG. 32  
BROWNLOW RECREATION CENTRE

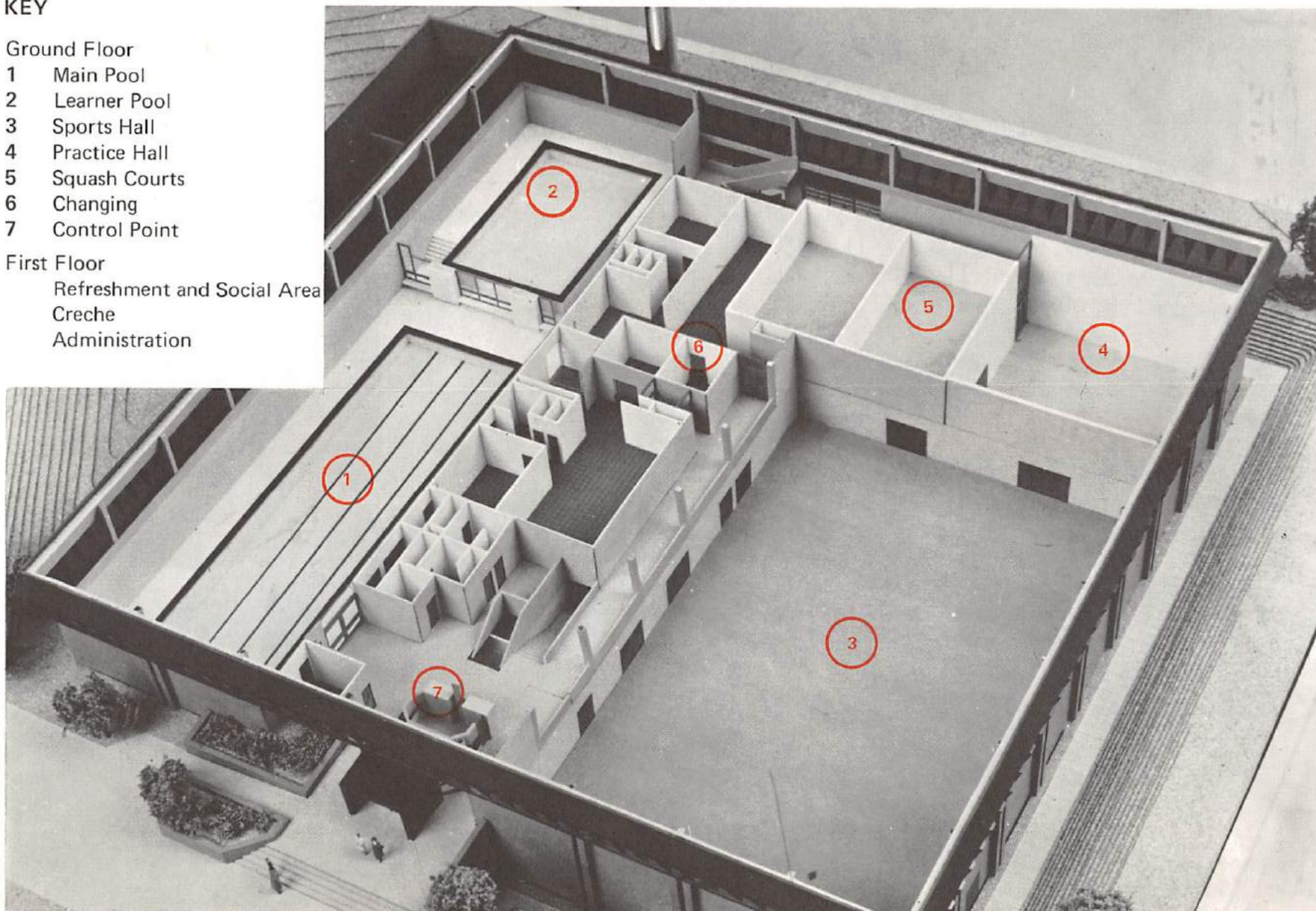
KEY

Ground Floor

- 1 Main Pool
- 2 Learner Pool
- 3 Sports Hall
- 4 Practice Hall
- 5 Squash Courts
- 6 Changing
- 7 Control Point

First Floor

- Refreshment and Social Area
- Creche
- Administration





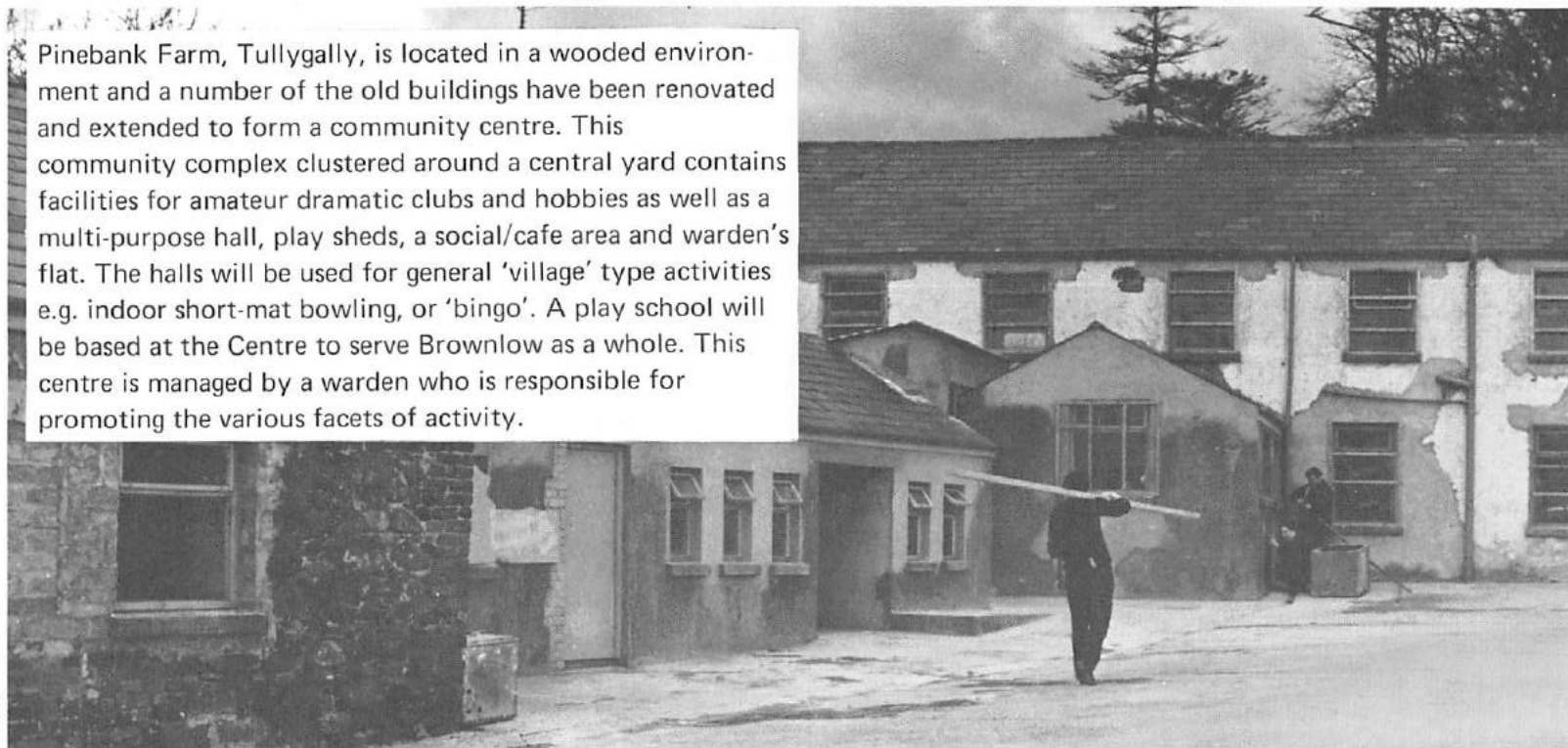
In addition to the recreation centre, the sector branch library and youth centre are provided in the campus area. The branch library is currently in the course of construction and will be opened in early 1974. This library will replace the existing temporary library located at Tullygally Neighbourhood Centre and will stock some 15,000 volumes. In addition to an adults' and children's lending service, it will offer a limited reference service to the Brownlow area as a whole.

The Youth Centre which is also at present under construction will be ready for opening in association with the branch library and recreation centre. This larger sector level facility will be the core unit and will complement the smaller youth centres which are proposed for the neighbourhoods. It contains facilities for general meeting and recreation rooms as well as social areas.

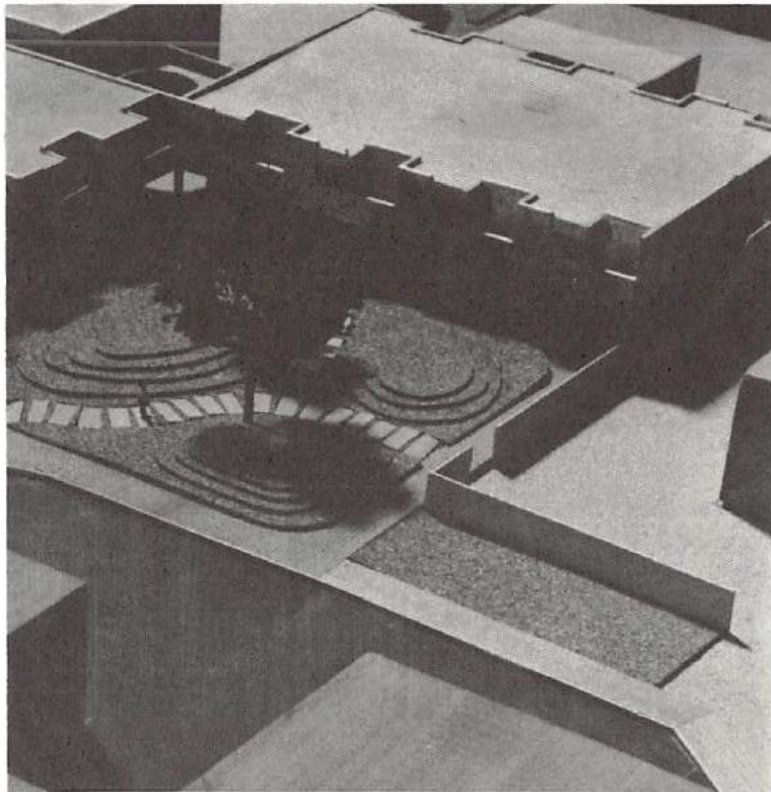




Pinebank Farm, Tullygally, is located in a wooded environment and a number of the old buildings have been renovated and extended to form a community centre. This community complex clustered around a central yard contains facilities for amateur dramatic clubs and hobbies as well as a multi-purpose hall, play sheds, a social/cafe area and warden's flat. The halls will be used for general 'village' type activities e.g. indoor short-mat bowling, or 'bingo'. A play school will be based at the Centre to serve Brownlow as a whole. This centre is managed by a warden who is responsible for promoting the various facets of activity.







A community hall has been proposed at four of the Neighbourhood Centres namely Tullygally, Drumgor, Moyraverty and Monbrief. The intention is that in addition to meeting the immediate neighbourhood requirements, the halls should be designed to provide complementary facilities in a Brownlow township context, rather than mirror each other in identical form. Tullygally community hall caters for a broad cross section of group activities within the area, but only one group can operate at any one time, because it does not have ancillary meeting rooms.

The more recently opened hall at the Drumgor Centre has ancillary meeting rooms and can cater for a number of group uses at one time. In the later community hall developments at Moyraverty and Monbrief the halls are being designed for multiple use but with different emphasis. Hence, the hall at Moyraverty (see adjacent photograph) will be orientated toward physical recreation, while the one at Monbrief will be designed with drama and entertainments as the focus. The main function of both halls will still be to serve the many and varied demands of the neighbourhood users.



The number of church halls within Brownlow is steadily increasing and these provide a dual function within the community by acting as religious worship centres for their respective denominations and as general halls for group functions both parochial and otherwise. St. Saviour's, Church of Ireland is located in Tullygally, while in Legaghory there is St. Anthony's Roman Catholic Church Hall, the Presbyterian Church and Hall, and the Methodist Church Hall.

A temporary community hall and play group space has been provided at the Legaghory Centre by using vacated office and shop buildings. In time it is envisaged these will be phased out and replaced by alternative community space. Play Pavilions, of approximately 2,000 square feet in area are to be constructed adjacent to the Neighbourhood Centres at Tullygally and Drumgor and similar centres will be included at Moyraverty and Monbrief. These covered play spaces can serve a wide function if required as they contain one large room, storage/meeting and changing accommodation as well as public toilets.

In addition to these pavilions, it is proposed to cater exclusively for the youth element of the population by providing smaller multi-purpose pavilions associated with the sector play parks at Wells Quarry in Legaghory and at Drumgask.

Child play groups will eventually be centred on the play pavilions, but as an interim measure it is the intention to provide a number of large play houses within the residential areas where acute demand is experienced for such facilities.



FIG. 33

# SECTOR 2 MANDEVILLE FACILITIES

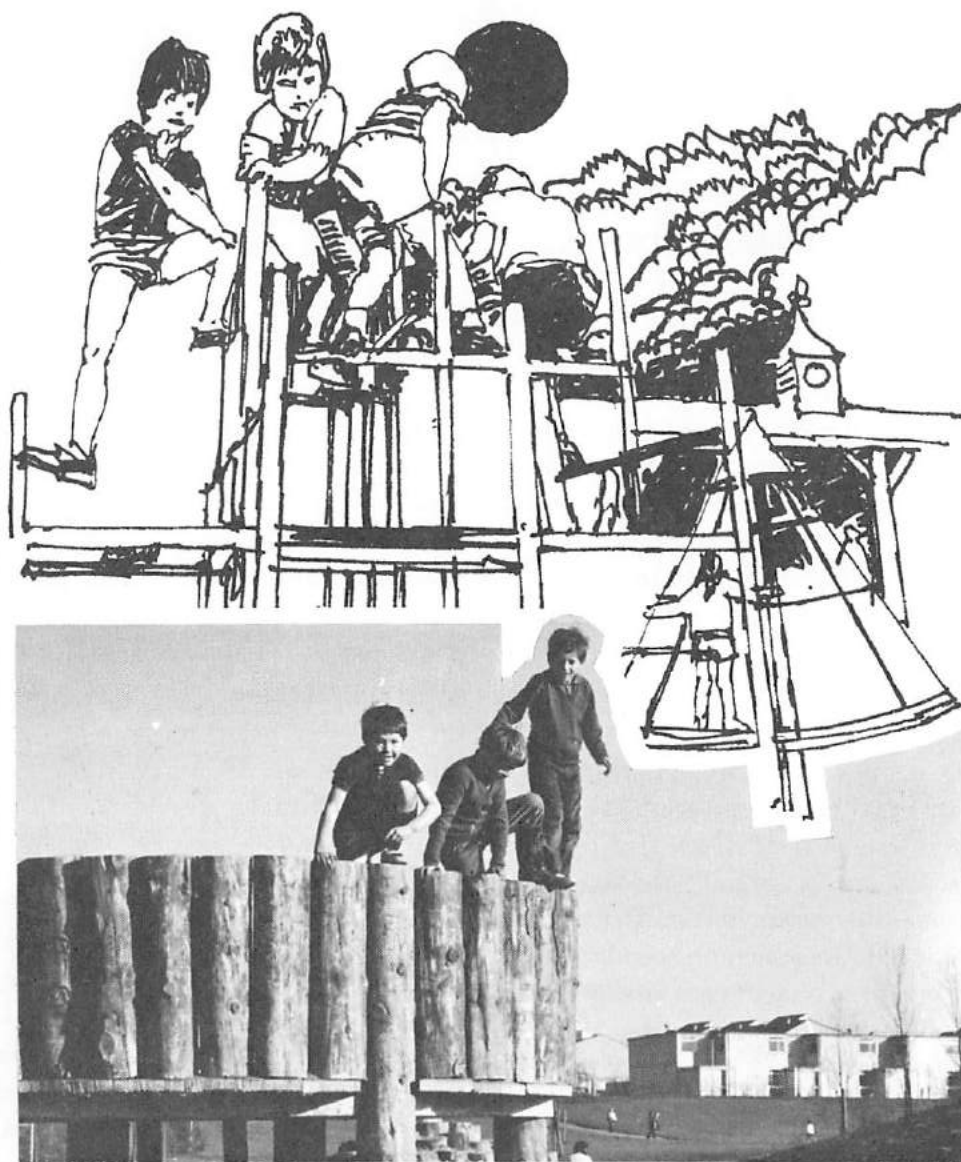
An outline plan and report has been prepared for this second new sector area and advance works in roads and services are already underway. Whilst the standard of provision in facilities will be similar to Brownlow, a different approach to overall layout and form will ensure an unique identity for this new community.

## KEY

-  Major open space/parkland
-  PS Primary school & pitches
-  SS Secondary schools
-  P Playing fields
-  Stream
-  Ped/cycle track
-  RC Recreation Centre
-  Community Halls
-  Minor recreation buildings
-  Sector Play Parks
-  Existing Roads
-  Proposed roads









## VILLAGE COMMUNITIES

In the village communities generally, outdoor physical recreation facilities are frequently limited to rudimentary soccer pitches and odd play corners. Often these are either located on marginal land of little agricultural value, or shared with grazing animals, and consequently are poorly drained and have uneven surfaces. There are a number of Gaelic football pitches in the villages, e.g. near the lough shore at Maghery, Aghacommon, Derrymacash and Derrytrasna and elsewhere at Maralin and Lurganville. At Derrymacash the local club is anxious to develop an area to include pitches, play area and a community hall and a joint scheme is under discussion with them.

There still exists a strong cricketing tradition in the rural area, in particular in Waringstown and Donacloney. Both clubs have in the past enjoyed patronage from local land-owners, and as a result have excellent private cricket grounds. That at Waringstown is outstanding, associated as it is with Waring House which on account of its extensive grounds and planting has a significant amenity value extending well beyond the village itself. The ground at Donacloney is situated within the grounds of the local textile factory and in summer is a focus of village life.

On the lough shore at Maghery/Milltown there are existing mooring facilities for boats and the area has considerable potential, reflected in the Tourist Board view of this location as one of the six most important points of call on the shores of Lough Neagh. The present features of river, canal, islands, boating activity and hotel allied to good road links with the whole Craigavon area and to the motorway combine to form a sound basis on which to develop. Existing mooring facilities could be extended and, together with improvements in general environment, removal of eyesores, creation of play spaces and landscaped picnic areas, Maghery/Milltown could become an important Lough shore village. A development scheme on these lines is currently being implemented by URIC.

In Moira the Demesne could be a considerable recreational asset and indeed the village plan has as one of its prime objectives the preservation of the central, well wooded grounds. Landscape work there is nearing completion and when opened to the public, this mature parkland of some 43 acres can in its present form become an attractive recreational amenity, serving people from a wide catchment area as well as lending unique character to the village itself. Its potential value to the community is tremendous when one considers that it would take 100 years to produce a similar mature parkland in a new area.



FIG. 34

## VILLAGE COMMUNITIES

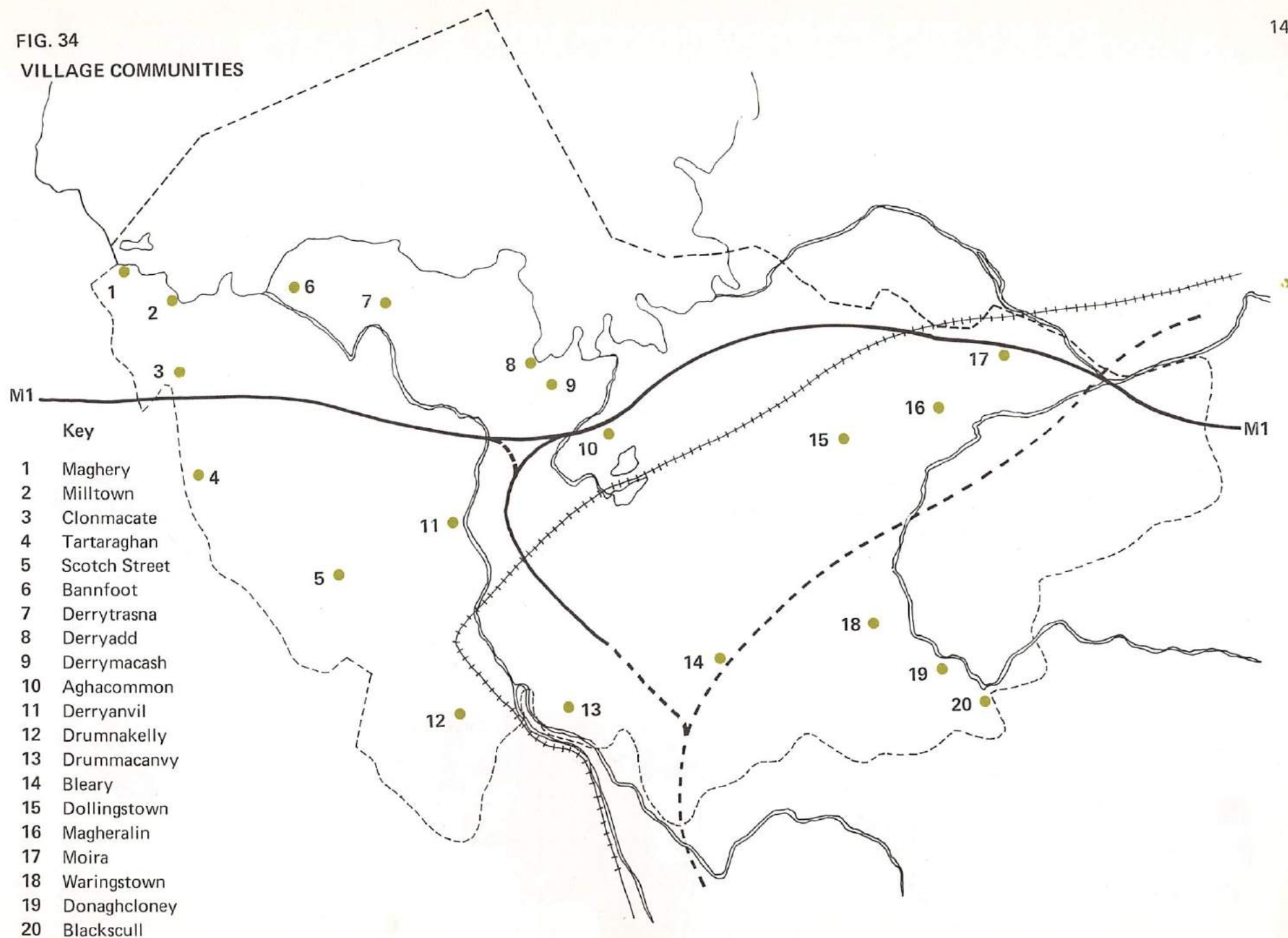
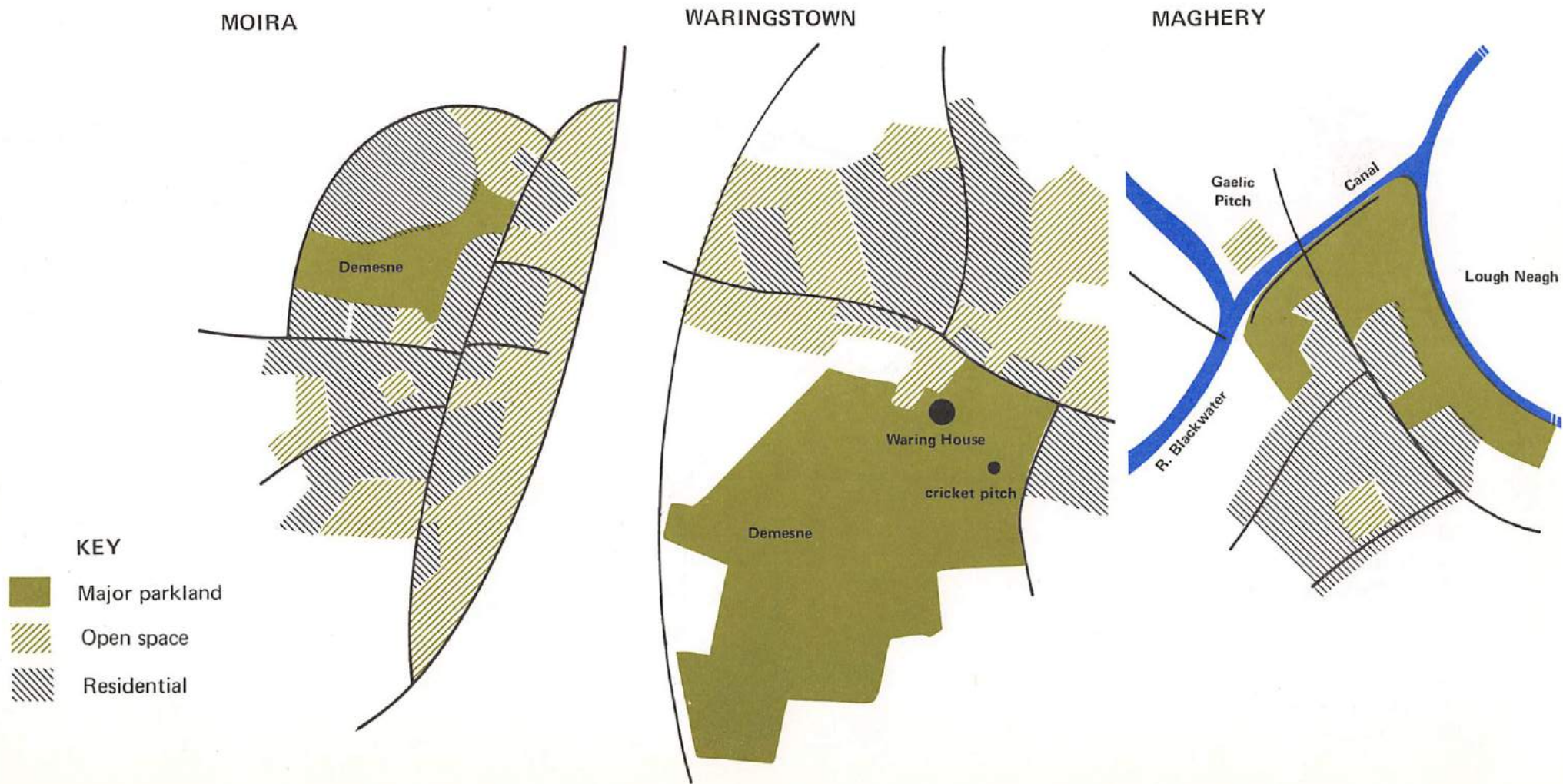
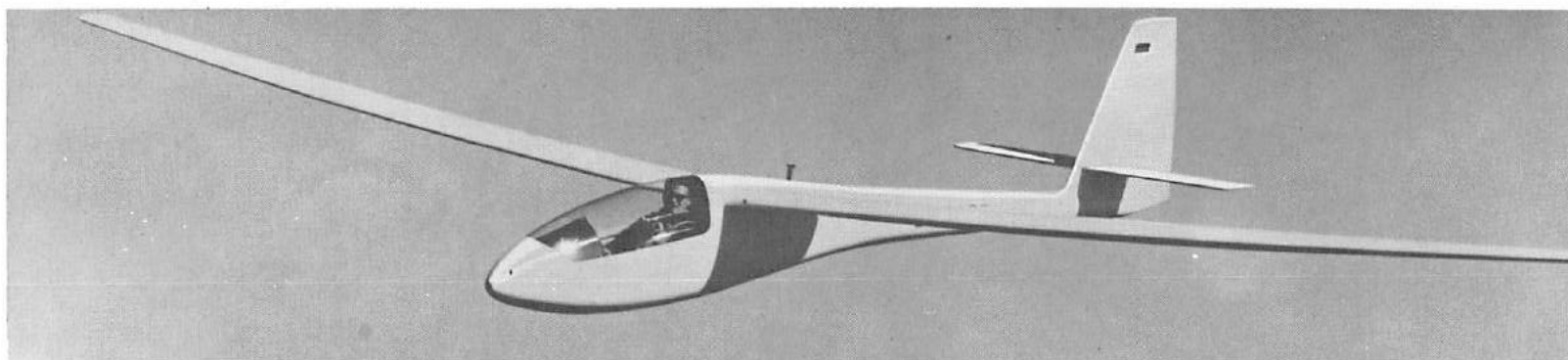




FIG. 35







There is an airstrip in the townland of Breagh some 2 miles from the Birches Interchange on the motorway. At a holiday period as many as 20 light planes gather at the strip, mostly members of the Ulster Flying Club. This facility is a significant one and although in private ownership, could form the nucleus of flying activity in the area.

The village community at Aghacommon will in the future have an unique relationship with the city park lying immediately to the south and the proposed new village at Drummacanvy has a commanding location overlooking the Bann Valley and Portadown Golf Course.

The Church plays an important part in village life and much of the indoor evening recreation activities revolve around the local church hall. Practically every village has at least one such hall where short-mat bowls are played, youth organisations, classes and groups meet every week. The villages are also attracting new ventures in pubs and restaurants, the recently opened Planters Inn at Waringstown being a good example of imaginative restoration in this field.



## **SECTION 5 Programme of development 1973-1977**

### **ABSTRACT**

The anticipated time scale for the implementation of the facility proposals discussed in Sections 3 and 4 is recorded and the budget priorities identified.



## INTRODUCTION

It will be appreciated from the previous sections of this report that during the last five years the Development Commission has made substantial strides in implementing the first phases of development in most of the key recreational zones.

The success already achieved at locations such as Oxford Island, Tannaghmore Gardens, In Brownlow, and at Monbrief in the Halfpenny Valley augers well for the considerable extensions in these areas still to come.

It is the purpose of this section to pick up the development sequence at this point in time and to set out in a highly summarised form what is proposed for the next five year period. The sequence of the projects in their zones follows the same order as before, namely commencing with the sub-regional and city area components and graduating to township/sector and neighbourhood levels.

As in any programme of this timescale, the first two years can be taken as fairly firm and committed, with all projects at the design stage or even starting on the ground, whereas the latter years are more speculative and less firmly committed in both an approval sense and to actual contract periods.

This five year programme for recreation will be a part of a comprehensive programme covering Housing, Education, Industry, Town Centre Development, Roads, Water and Sewage, and other elements for the total new Craigavon district. The task will rest with the Development Officer, in consultation with all appropriate bodies and agencies, to monitor the implementation of this programme and to roll it forward each year.

Functionally on reorganisation much of what is contained in this programme of work will lie with the District Council, but New Town Legislation will still have to back local resources, if the scope and potential of the 'Craigavon New Town' concept is not to be lost, and maximum inter-professional effort will continue to be needed from the various new planning and executive divisions of Government on these large scale zones, which are of a comprehensive development nature, embracing as they do open space and landscape, roads and services and buildings in close design relationships.



The capital costs of the projects listed in this five year programme are estimated at approximately £4.5 million. Considerable financial grants under legislation such as Tourist Development, Physical Recreation and Amenity Open Space however will be available for many of these developments.

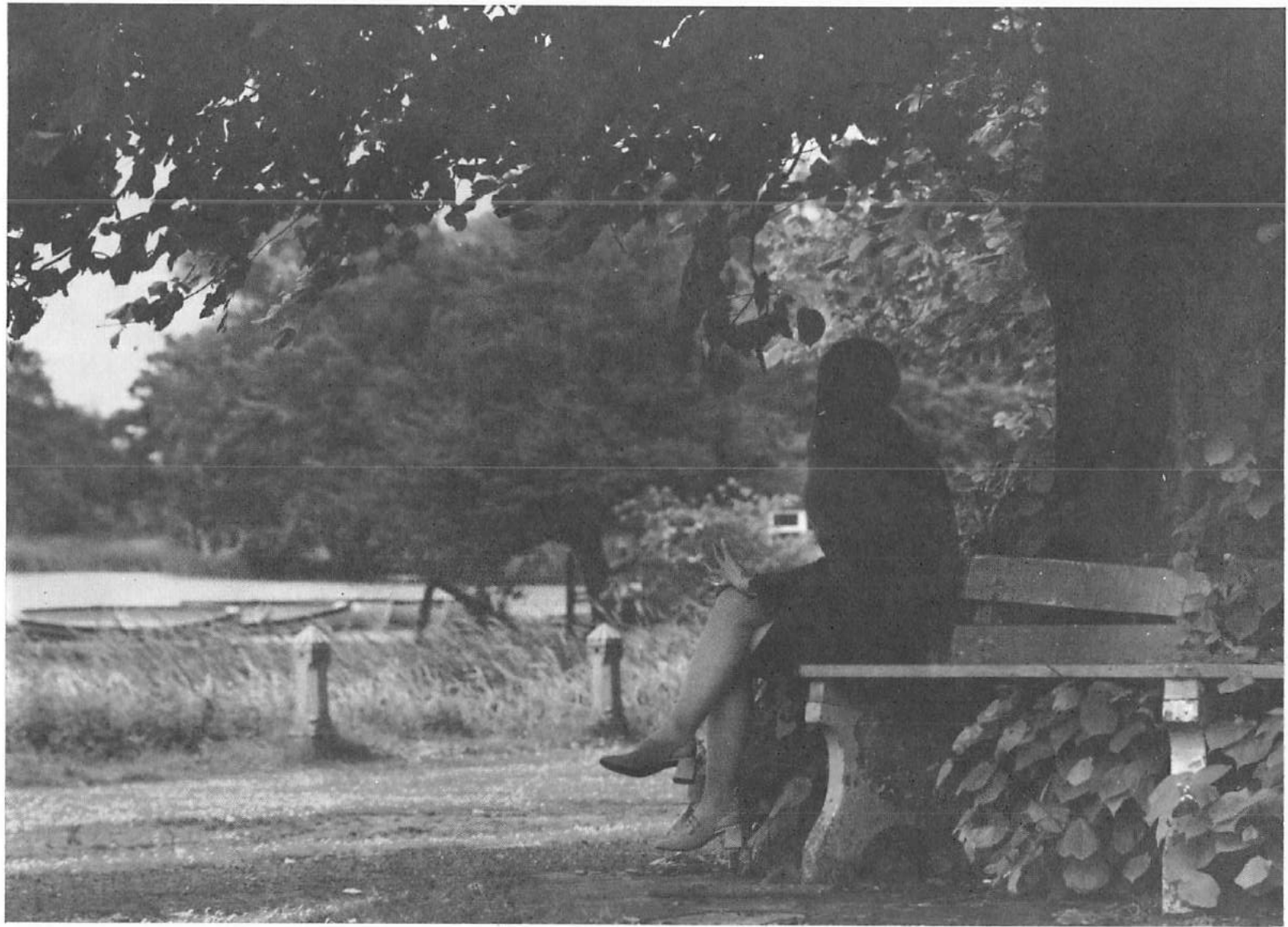
Essentially this stage of the programme is to be regarded as public sector investment aimed at 'pump priming' a growth point and where progressively as the foundations are laid private capital will become available to supplement the public effort.

This range and scale of provision, considered so essential to promote the attraction of a growth area, however also implies considerable annual running costs and it would be a priority task for recreation management to set out a framework for consideration relating to the full range of costs in use.

Greatly differing levels of both capital and running costs will obviously pertain to elements such as the city park when compared to say, the Recreation Forum and varying levels removed from full economic viability will be experienced over the years as major facilities evolve. Cost benefit analyses of leisure provision must of necessity be broad in the sense of regarding much of the provision as town infrastructure in the same way as roads or schools.

It is likely to be the trend that progressively over the next period, people generally will accept higher charges for the opportunity of using more specialised and sophisticated leisure facilities. This tendency is already apparent when one considers establishments such as Health Studios.







## LOUGH NEAGH COUNTRY PARK

PROJECT	1973	1974	1975	1976	1977
Kinnego Marina Stage 1					
1) Dredging	■				
2) Edge Treatment, Breakwater, Roads, Car Parks.		■			
3) Buildings		■			
Open Space Landscaping — Marina/Annaloist Tip etc.		■	■	■	■
Oxford Island and Closet Bay Nature Reserve			■		
1) Lough Neagh Sailing Club — Clubhouse	■				
2) Paths, Landscaping, Wildfowl Area, Hides			■		
3) Sub Station Pump House/Toilets/Viewing	■				
4) Northern Ireland Sailing Centre			■	■	■
5) Waterside House and Staff Housing	■				
Maghery Recreation Area					
1) Amenity Scheme (U.R.I.C.)	■				
2) Toilets, Sewers, Jetties		■			
Derryadd Power Boat Centre		■			
Lough Shore Hotel				■	■



## GOLF CENTRE

PROJECT	1973	1974	1975	1976	1977
9 Hole course					
Par 3 and Pitch and Putt					
18 Hole Course 1) Clearance, Drainage and Water					
18 Hole Course 2) Greens and Tees					
Main Clubhouse Stage 1					
Permanent Driving Range					
Ski-slope					
Staff Housing and Maintenance Depot					

## CITY PARK

PROJECT	1973	1974	1975	1976	1977
Formation of Lakes					
Tannaghmore Gardens					
1) Playing Fields – 2 pitches +Cricket Square					
2) Pavilion					
3) Renovation of Buildings					
Park Open Space Stage 1					
Viewpoint					



## RECREATION FORUM

PROJECT	1973	1974	1975	1976	1977
All Buildings including Library					
Harbour Area					
Landscaping					
City Centre Hotel					
SPORTS CENTRE					
PROJECT	1973	1974	1975	1976	1977
Hard Pitch					
5 Sand/Grass Pitches					
Football Pitches and Cricket Square					
Changing Accommodation					
Car Park					
Air Dome					
Staff Housing and Maintenance Depot					
Stadium 1st Phase					
Landscaping					



## HALFPENNY VALLEY

PROJECT	1973	1974	1975	1976	1977
Monbrief Playing Fields Stage II	■	■	■		
Monbrief Playing Fields Stage III			■	■	■
Monbrief Changing Pavilion		■			
Gordon Fields Playing Pitches and Pavilion	■	■			
Taghnevan Playing Fields	■	■			
Taghnevan Changing Pavilion and Car Parking		■	■		
Toberhewney Playing Fields Stage 1 and Stage 2	■			■	■
Landscape Open Space . . . . On going		■	■	■	■

## BANN VALLEY

PROJECT	1973	1974	1975	1976	1977
Minor Recreation and Amenity Schemes. . . . On going		■	■	■	■
Brackagh Bog	■	■			



## LURGAN

PROJECT	1973	1974	1975	1976	1977
Lurgan Park Pavilion					
Learner Pool					
Lurgan Recreation Centre					
North Lurgan Community Hall					
Taghnevan Community Hall extension					
Lurgan Rugby Club					
{ Play Areas					
{ Minor Amenities Schemes . . . . On going					

## PORTADOWN

PROJECT	1973	1974	1975	1976	1977
People's Park/Ballybay Valley extension					
Riverside Development Central Area					
Seagoe Tip (reclamation)					
Central Markets Hall					
Portadown Recreation Centre					
Killicomaine Community Hall					
Ballyoran Community Hall					
Chambers Park — further development					
{ Play Areas					
{ Minor Amenity Schemes . . . . On going					



## BROWNLOW, MANDEVILLE AND VILLAGES

PROJECT	1973	1974	1975	1976	1977
Major Sector Open Space including Neighbourhood Centre Play Parks . . . . On going					
Tullygally Play Pavilion					
Legaghory Wells Quarry Play Park					
Drumgor Play Pavilion and Bowling Green					
Neighbourhoods 4, 5 and 6 start on Play Centres					
Brownlow Recreation Centre					
Pinebank Community Centre Stages 1 and 2					
Library					
Youth Centre					
Maghery Recreation Area					
Moirá Desmesne					
Minor Amenity Schemes in Villages . . . . On going					



## SECTION 6 Management

### ABSTRACT

Having examined the range and quantity of recreational provision being developed in response to the recreational needs of an increasing population, this section of the report examines the factors of importance which will influence the formation of a management strategy and a pattern of management to match the build up of facilities.

To secure maximum opportunity for all, recreation must be managed. Recreation has a unique technology requiring particular management knowledge and skills. The most fundamental principle is the need to be user oriented. If this management philosophy is adopted, then the market can be segmented and an appropriate marketing policy which meets the needs of the entire community can be implemented.

It is recommended that a recreation department is formed to organise recreation services in Craigavon. In addition to a Craigavon recreation department, a number of central government agencies will have responsibilities for recreation planning and programming in the new town and these are identified.

The integrated approach enables management to be organised primarily on a user group basis rather than on a facility basis, so that emphasis is on responsibility for a particular group of people, eg. a township, rather than a certain type of facility, for example swimming pools.

Organisational structure is developed showing the personnel requirements of a recreation department over the next period and the importance of training staff is emphasised.



## THE MANAGERIAL ROLE IN RECREATION

To talk of managing recreation may seem contradictory. Indeed as this report emphasised in the Preface what is recreation to one person may not be so to another. The manager can provide the opportunity for recreation by creating an appropriate environment in which a recreational experience can occur but no manager can directly and at will induce a recreational experience from a person.

The management function is to:

- 1) Provide facilities
- 2) Programme and promote the facilities in a way which appeals to people
- 3) Motivate the personnel who staff the facilities in order to ensure they give the best possible service to the clientele
- 4) Provide opportunities for the clientele to learn new skills and express themselves in order that they may more fully realise their recreation potential.

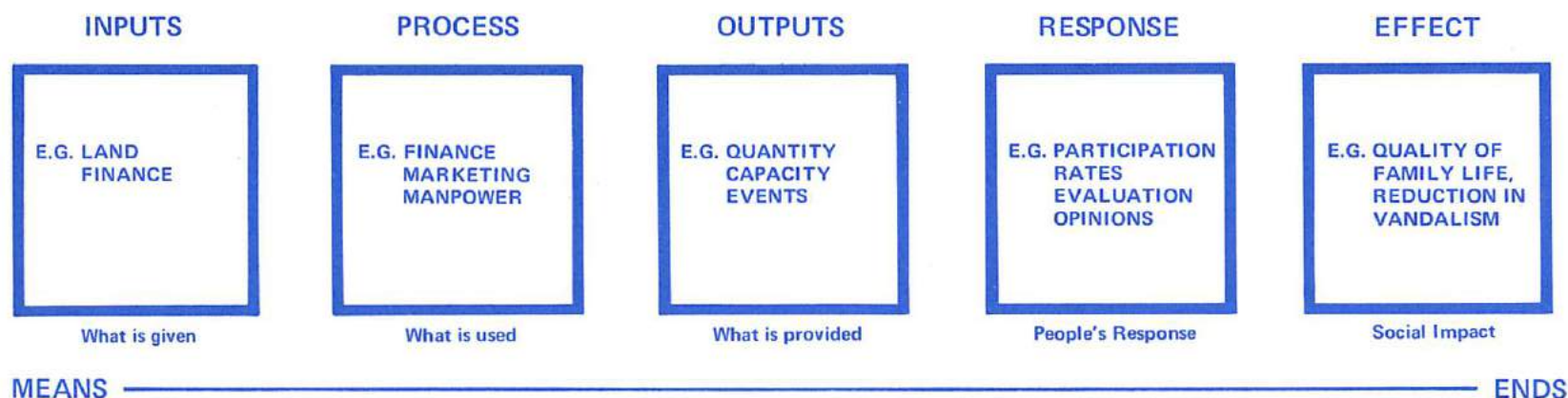
Thus management involves much more than administering facilities and it is essential that these recreation management skills are present, if the choice of a wide range of recreational pursuits is to be more than the prerogative of the affluent and leisured groups in society.

The manager in the field of recreation like his counterpart in industry, transport or insurance must plan, execute and control. These are the basic tasks of any management role. However, within this basic framework there are significant differences in the managerial role since the technologies and operating environments of different activities make varying demands on the manager and necessitate an individual approach. Thus the technology of recreation is unique to itself.

Recreation management is best studied within the context of a system as illustrated in Fig. 36.



FIG. 36  
RECREATION MANAGEMENT SYSTEM



The first components of the system are **inputs** ie. what is given.

The organisation then **processes** these inputs to produce the third part of the cycle, the **outputs**.

The fourth stage of the system is the **response** of the population and this results in an **effect** or social impact.

This systems model and its linking of input, process, output, response and effect is particularly important in differentiating between good and indifferent management of recreation.

Some authorities and managers in recreation have concentrated in deploying and processing inputs without having any clear notion of their ultimate goal of social effects. Their objectives have not been framed in terms of response or effect but rather they have operated either without clear objectives or objectives which were concerned only with output rather than effect. This type of management is facility rather than consumer oriented, ie. it places more importance on the physical and administrative tools of the trade rather than on the quality of the users' experience.

The primary principle of recreation management propounded in this report, is that management must be user-oriented and sympathetic to the concept of recreation as a quality of experience.



## MARKETING RECREATION

The variables involved in promoting the use of facilities are termed the marketing mix. The model illustrated in Fig. 37 emphasises the importance of external stimuli on management decisions and formulation of the mix. Examples of related stimuli are given in the diagram. For example in programming the facility, management must take into account the competition offered by any other establishments in the area. In public sector management, where the profit motive is not immediately available to give feedback on performance, it is possible that management may become inward-looking and self-justifying in its approach. It is essential that recreation is managed in response to environmental stimuli and that its objectives are defined in terms of social response and effect, rather than output.

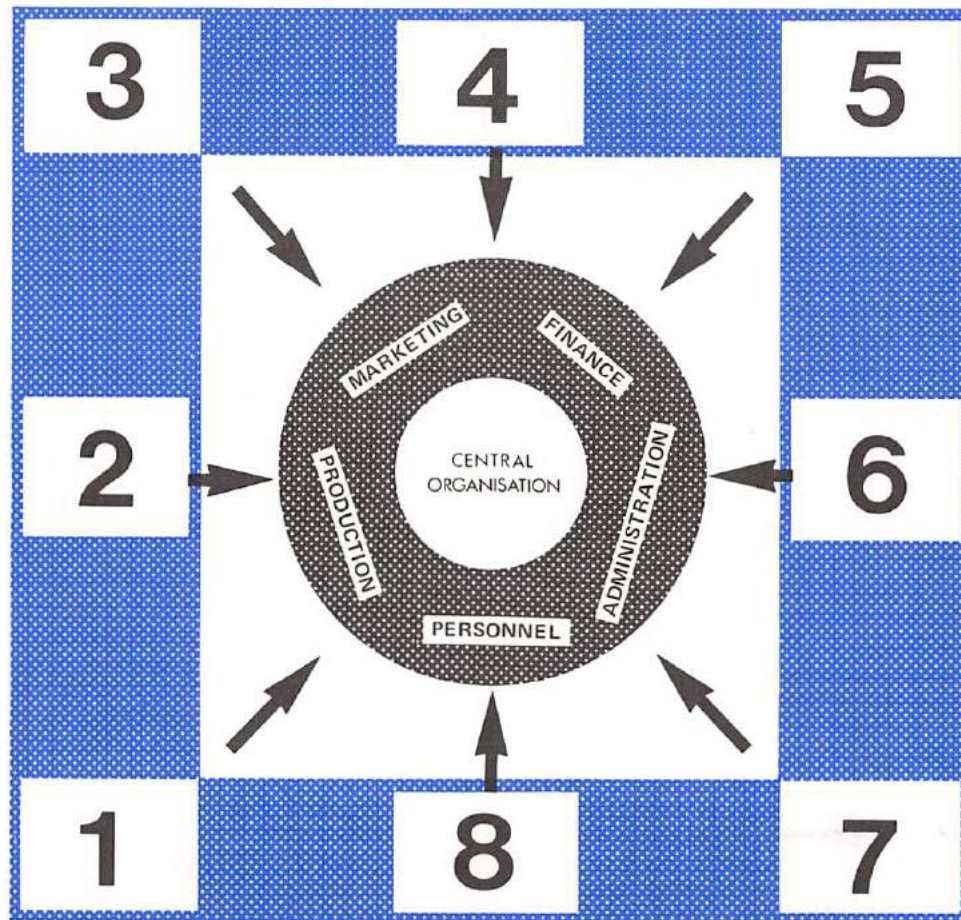
A marketing orientation firstly involves consideration of the needs of the people to be served and then the implementation of the service to meet these needs. This contrasts with a production orientation which starts by planning the service and then attempts to sell this to the consumers. Throughout, the development of recreation in Craigavon, the marketing orientation has been kept in mind in an attempt to ensure that all the facilities provided are those most needed by the people of the area.

In order to identify people's needs, it is necessary to segment them into groups having broadly similar recreation needs. After classifying the segments such as the team sports players, outdoor, theatrical or aquatic sports enthusiasts, and analysing how representative of the general public these groups are, the recreation manager is in a far better position to proportion resources in accordance with need.



FIG. 37

## THE RECREATION MANAGEMENT SITUATION



## EXAMPLES OF EXTERNAL STIMULI

- 1 COMPETITION  
Competitive interests within the catchment area.
- 2 EDUCATION  
Educational objectives
- 3 LEGAL  
Industrial relations and safety
- 4 FINANCIAL  
The financial resources available
- 5 ECONOMIC  
Level of employment and tourist income
- 6 POLITICAL  
Differing views on objectives
- 7 SOCIAL  
Trends and nature of demands
- 8 Other forces outside the organisation.



In addition to focussing attention on the user and segmenting the market, the term marketing implies the mixing of the various ingredients under the manager's control in accordance with the requirements of the users. (Fig. 38).

In order to attract people to a facility, management must create an inviting image. The well-known marketing maxim 'sell the sizzle and not the steak' is as appropriate to recreation as to cosmetics, overseas package holidays, or any other product. Thus, emphasis should be placed on concepts such as relaxation, and the good life, rather than on physical facilities such as sauna or bar. Management in recreation is concerned not only with the physical context of recreation, but also with enriching its psychological content. Fig. 39 illustrates this idea.

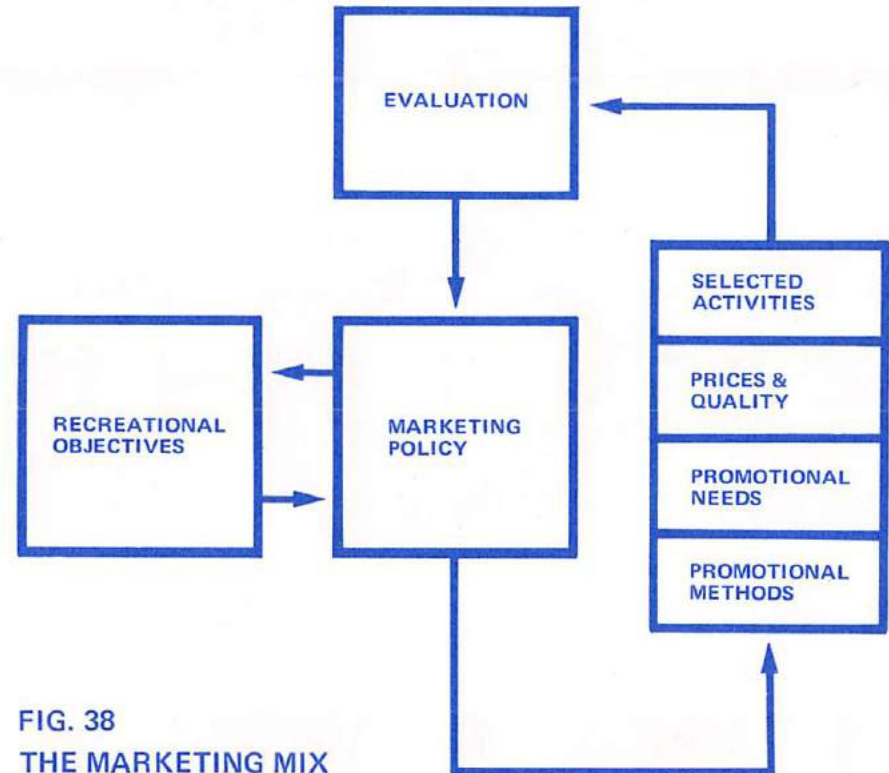


FIG. 38  
THE MARKETING MIX



It is fundamental to good management that the physical environment of a facility should be optimal: that the changing accommodation is clean; that clothing is secure from theft; that the water temperature is sufficiently high. However, this is only the start, for while people rarely identify a good physical environment as an important ingredient in their recreation experience, they are quick to complain if it is not optimal and these factors may be termed dissatisfier factors. It is the psychological environment, the intangible ingredient of atmosphere and image which are frequently the criteria on which the visit to a recreational facility is based, and these are the satisfier factors.

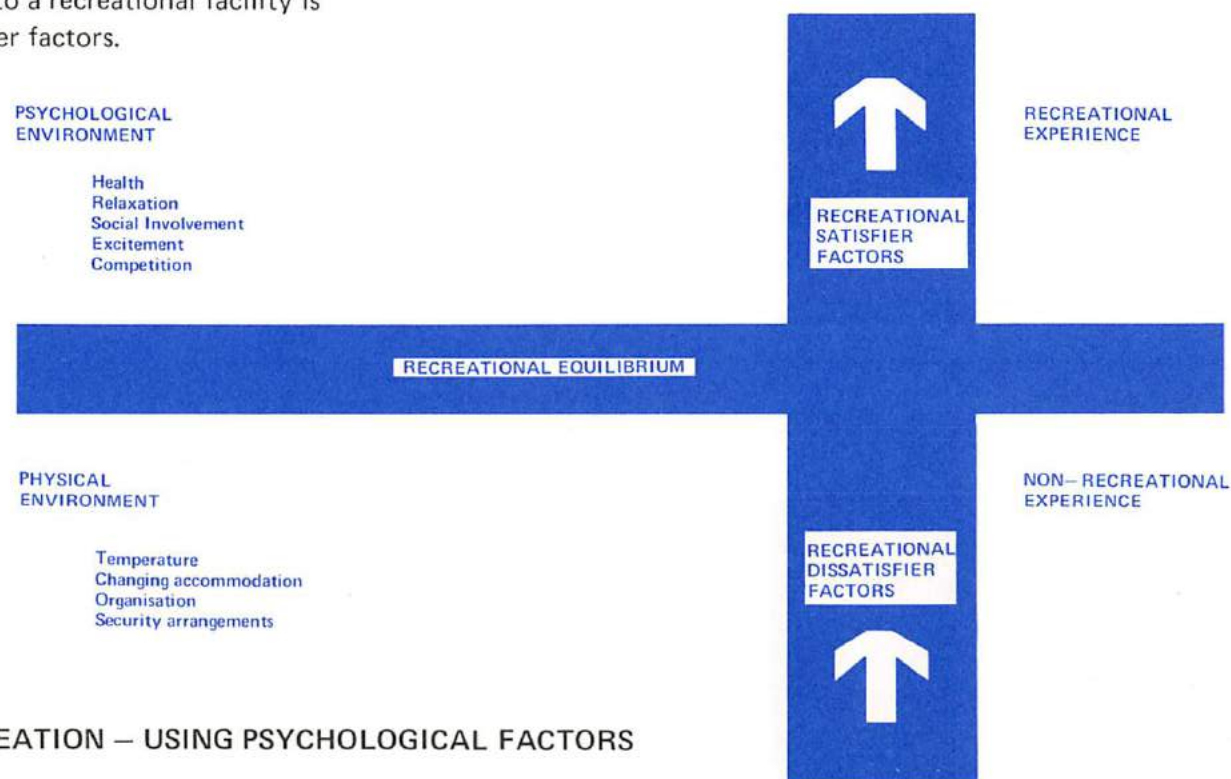


FIG. 39  
PROMOTION OF RECREATION – USING PSYCHOLOGICAL FACTORS



## STRATEGY OF MANAGEMENT

Having established a philosophy of management for the recreation service, it is logical to establish an organisational strategy for it which reflects that philosophy. To be effective the chosen management strategy must result in the correct powers being given, and the necessary organisational links being established, in order that the objectives of the recreation department are served.

The available options are summarised in Fig. 40, and involve:

- 1) Charitable Trusts;
- 2) Commercial operators
- 3) Management via a number of separate committees and departments eg. arts, parks, baths, entertainments etc.
- 4) Integrated recreation committee and department.

The first two of the options are available for specific facilities rather than for a whole range of provision. To date they have not been used in Craigavon, but experience elsewhere suggests that they should be encouraged where appropriate.

Private money and entrepreneurial activities can usefully complement the public sector effort, either by providing for minority specialist interests, which the public authority would probably have to regard as low priority, or by offering a highly specialised form of facility such as a cinema or hotel, which the local authority cannot easily operate.

It is not easy to attract private capital to the leisure industries because they have to compete with the more traditional forms of investment which the investor frequently considers less risky and more remunerative. Craigavon should therefore give every encouragement to the injection of private investment into its programme of recreation development and be sympathetic towards, rather than suspicious of, the entrepreneur.

The strategy of management of recreational facilities by a number of separate committees and their departments is the traditional method. However, with the re-organisation of local government and the recent recommendations of the Radcliffe, Maud and Baines' Reports to reduce the number of committees and departments in local government in order to facilitate greater co-ordination; more economic and flexible use of manpower and coordinated future development this traditional set up is no longer considered appropriate.

The advantages of a single comprehensive recreation department reporting to one Committee were emphasised by these reports and in addition to the advantages already mentioned include such benefits as: greater administrative efficiency; more specialist managerial staff; and a corporate approach to management so that the standard of service of all facilities is kept uniformly high and their programming is complementary.

It is recommended therefore that a comprehensive recreation department is established at Craigavon.



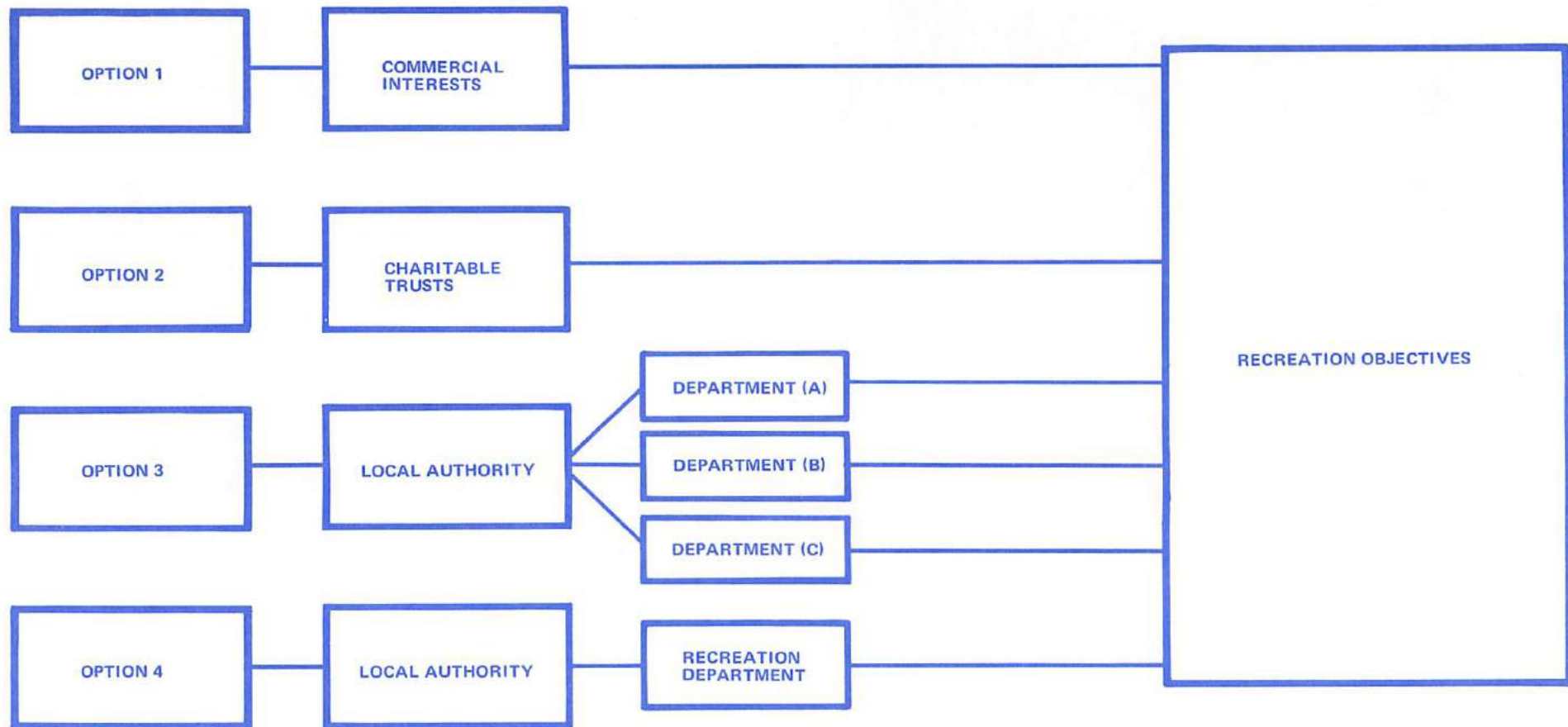


FIG. 40  
OPTIONS OF MANAGEMENT STRATEGY







## RECREATION DEPARTMENT FUNCTIONS

The suggested range of functions to be carried by a Craigavon recreation department and its role in relation to other associated agencies is analysed on the following pages.

### General Objectives

To ensure that the whole community have the opportunity to enjoy their free time and in particular to encourage those pursuits which contribute to the development of the individual and family life and to participation in the life of the community.

### Specific Objectives

1. To ensure the provision of a wide variety of recreational facilities to give all residents the opportunity of participating in enjoyable leisure time activities.
2. To ensure that recreational opportunity is created in phase with housing, commercial and industrial development, and is regarded as an essential rather than a marginal utility.
3. To ensure that management is user based in its approach and provides the enthusiasm and drive necessary to promote participation.

In order to attain these objectives, it will be important in the new situation following re-organisation that co-ordination of effort is fully accepted and formally developed, with District Council level exercising the primary recreation management function and Central Government providing linked inputs on Town Planning, Education, Housing and Social Services.

For example, the establishment of a working relationship at local level between a District recreation department and the Planning and Housing Executive is important particularly in the allocation, location and design of all play spaces. The recreation department, which will ultimately be responsible for play programmes will bring understanding of childrens play needs and will be able to make a positive contribution in the location, size and design of these facilities.

More than one agency may be involved, in many of the larger projects but as far as possible the recreation service should be managed as a total enterprise. It is especially important not to separate the management of the recreation programme from that of the facility. Co-ordination problems would be involved if, for example the maintenance of outdoor recreational areas, remained separate from the recreation department responsible for programming them in use although agency working will, it is envisaged, be a feature of future staff arrangements.



**MAIN ELEMENTS****MANAGEMENT  
ORGANISATION****PRINCIPAL  
LIAISON****1 Sports and Active Games**

To ensure the opportunity for recreative participation in and spectating at organised sports and other forms of organised physical recreation.

1.1 Promotion of sporting skills and competitions

1.2 Provision of facilities for sports and active games.

Craigavon District Council

Ministry of Education

**2 Informal Outdoor Recreation**

To ensure the opportunity for individuals and groups to enjoy informal outdoor recreation.

2.1 Provision of informal outdoor pursuits

2.2 Provision of access to open space and water for leisure use.

2.3 Provision of facilities to enhance the experience of informal outdoor recreation

Craigavon District Council

Ministry of Development

**3 Cultural Recreation, Hobbies, Handicrafts**

To ensure the opportunity for the practice, appreciation and enjoyment of the arts, handicrafts, hobbies and non-active games.

3.1 Provision for the visual arts

3.2 Provision for the performing arts

3.3 Promotion of the arts

3.4 Promotion and provision for handicrafts, hobbies, and non-active games

Craigavon Arts Committee  
Northern Ireland Arts Council  
Craigavon District Council

Ministry of Development  
Ministry of Education



MAIN ELEMENTS	MANAGEMENT ORGANISATION	PRINCIPAL LIAISON
<b>4 Educational Leisure Pursuits</b> To ensure the opportunity for leisure time non-vocational study and informal education 4.1 Adults education classes (non-vocational) 4.2 Informal education 4.3 Library facilities 4.4 Assistance to play groups 4.5 Play leadership	Ministry of Education Area Board  Craigavon District Council	Craigavon District Council Ministry of Development  Northern Ireland Housing Executive
<b>5 Social Activities and Popular Entertainment</b> To ensure that there is opportunity for, and to facilitate the development of, social life and the enjoyment of popular entertainment 5.1 Provision for social clubs, associations and institutes 5.2 Provision for social events for the general community 5.3 Promotion of popular entertainment	Craigavon District Council	Ministry of Development Various Voluntary and Commercial Organisations
<b>6 General Support of Recreation programme</b> To encourage the study and understanding of local leisure demand and the planning, development and monitoring of provision for leisure within the Craigavon District 6.1 Market research 6.2 Planning and project management of recreation facility development 6.3 Assistance with the development of Industrial Recreation	Craigavon District Council	Ministry of Development Local Industry



A recreation department would not be the sole providing or management agency for all recreation in Craigavon, for it will lack certain of the necessary specialist staff and financial resources. Some of the Craigavon facilities will draw upon a sub-regional catchment area and others are being developed in advance of population growth in order to create a growth point magnet from the outset. This means that the rateable value available to the Craigavon District will be insufficient to meet the full costs of the range of facilities to be provided especially over the next period and there will be a need for continuing reliance on funds from New Town Legislation.

The relationship between a Craigavon recreation department as a part of a District organisation, and other bodies is illustrated in Fig. 41. This is obviously a complex pattern of involvement which could slow programmes if clear lines of procedure and approvals are not determined. The development and promotion of almost all recreation facilities in Craigavon will involve in some measure the Ministry of Development. As far as the Ministry of Development's organisation locally is concerned, responsibility for overall plans and programming will lie primarily with the Craigavon Development Officer and the Divisional Planning Executive.

It is envisaged that the Ministry's regional services will be made available to the District as appropriate, for example on planning and landscape.

## ORGANISATIONAL STRUCTURE

In post recreation personnel in Lurgan and Portadown are relatively few, so that it is possible to advocate the optimum departmental structure from the outset without a major problem of moulding existing departments into one unit.

Elsewhere this problem has led to compromise solutions to surmount the problems caused by the inertia of separate arts, baths, parks and entertainment departments. Frequently this takes the form of a recreation department with indoor and outdoor sections. The absence of these departmental boundaries presents an opportunity for new thinking. A Craigavon recreation department does not need to compromise in order to reflect the user philosophy as recommended and therefore it can be structured directly from an overall Director of Recreation as the chief official. (See Fig. 42).



## FUNCTIONAL RESPONSIBILITY

REGIONAL  
GOVERNMENT  
DISTRICT  
COUNCILS



RECREATION  
FUNCTION

## POLICY/SPECIALIST SERVICES

Ministry of  
AGRICULTURE

Arterial Drainage  
U.R.I.C.  
Fisheries



Ministry of  
EDUCATION

Area Boards Education and Libraries  
Sports Council  
Arts Council  
NI Youth Committee



Ministry of  
DEVELOPMENT

Planning Executive  
Housing Executive  
Conservation Executive  
Countryside Committee  
NI Nature Reserves Committee



Ministry of  
COMMERCE

Tourist Board



Ministry of  
COMMUNITY  
RELATIONS

Community Relations Commission



Ministry of  
HEALTH &  
SOCIAL  
SERVICES

Enterprise Ulster



FIG. 41



The overall organisational chart shown in Fig. 42 shows how a recreation department could be structured over the next period of time in phase with the development of recreation facilities.

Recreation should be managed at as low a level in the organisational hierarchy as is efficient since management should never be remote from the users. This is necessary in order 'to keep a finger on the pulse', i.e. to recognise local demands, trends, and initiatives, and it is logical to assign managerial staff to be responsible primarily for a particular group of people, rather than for a certain type of facility.

At the same time, it is desirable for the senior management team to have complementary technical skills, for example one recreation officer could be from a baths background, so that technical advice on swimming pools could be sought from him, while others may have an arts, a play leadership, or an entertainment emphasis.

In addition to the sector and township Recreation Officers, one is recommended for each community, specialist management will be required for the Golf Centre, Marina, Sports Centre, and Recreation Forum, while a separate Open Spaces maintenance manager will be required to be responsible for all such areas, even when they lie within the jurisdiction of other Recreation Officers.

A foundation for such a recreation department has been established in Craigavon with staff increasing as the population expands. The appointment of a first community Recreation Officer has been made and he is responsible for recreation in the entire Brownlow Sector.

In order to develop an effective team of staff, training at operative, supervisory and managerial levels is important. The ideal man to fit a particular position at any level will not always be available, especially with the extraordinary situation which exists in Northern Ireland at this time. Training is important not only to develop new skills but also to ensure that there is a common awareness of the objectives and levels of service which the department is aiming to achieve. It should involve the use of external courses and internal or one-day training workshops designed to meet identified training needs.



FIG. 42  
ORGANISATIONAL STRUCTURE

