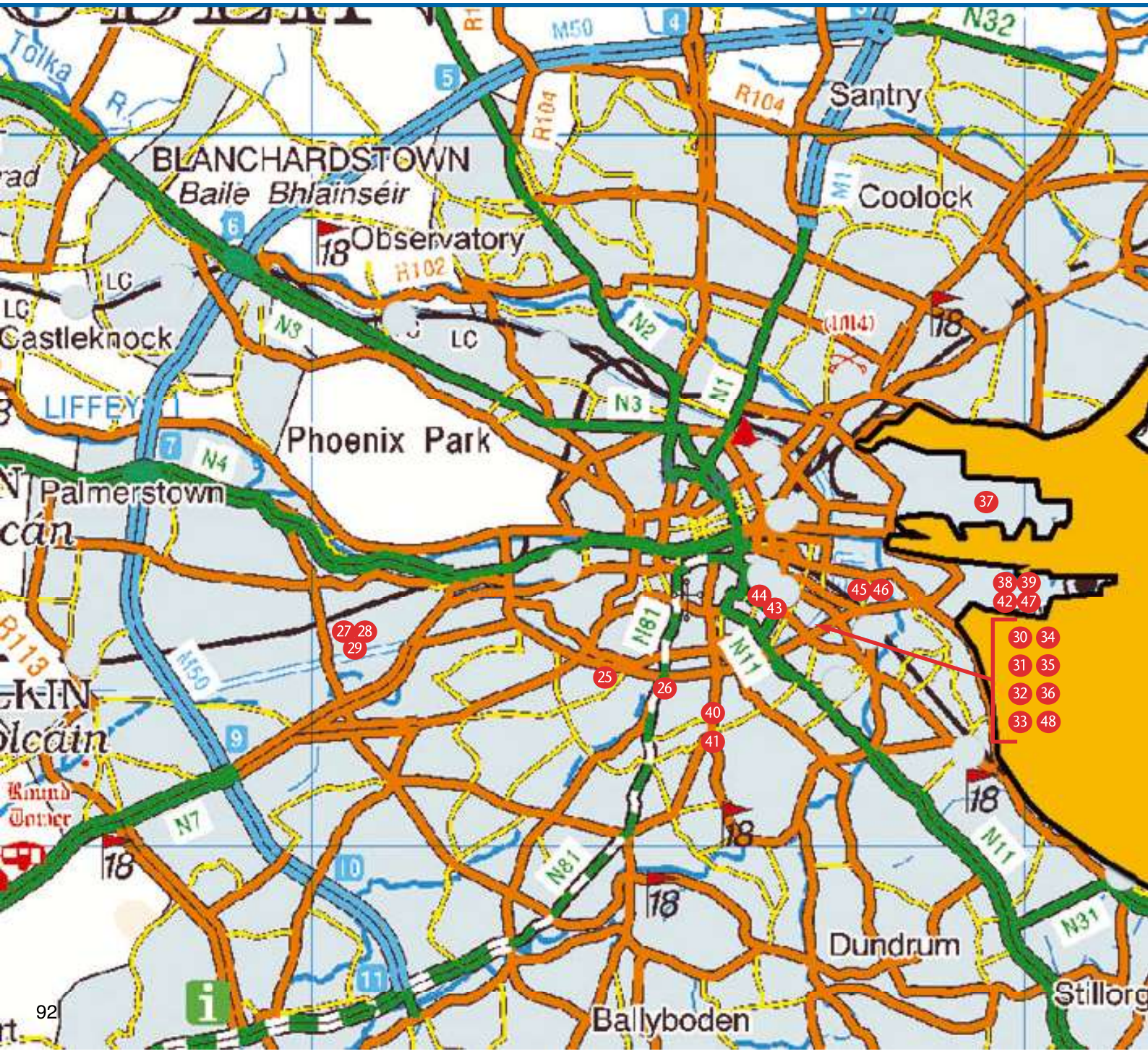
# Dublin City Council – DUBLIN



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PS Power Station SS Substation D Depot O Office SH Shop ST Store VC Visitor Centre RE Recreational/Educational

# ESB DEPOT & OFFICES

## Unit 8, Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10

**Date Of Survey: 20th January 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3262/06 | ESB Ref: D-SS-3262/06 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |







### Summary

The property is located on a corner site in the Cherry Orchard Industrial Estate off the Ballyfermot Road. It consists of three units; Unit 8 Warehouse, Unit 10 Warehouse and an undeveloped site at Unit 9.

Unit 8 is located on the south part of the site. Unit 10, which is slightly smaller, is located directly to the west of the undeveloped land. There are residential properties backing onto the north and east of the site.

### Description & Materials

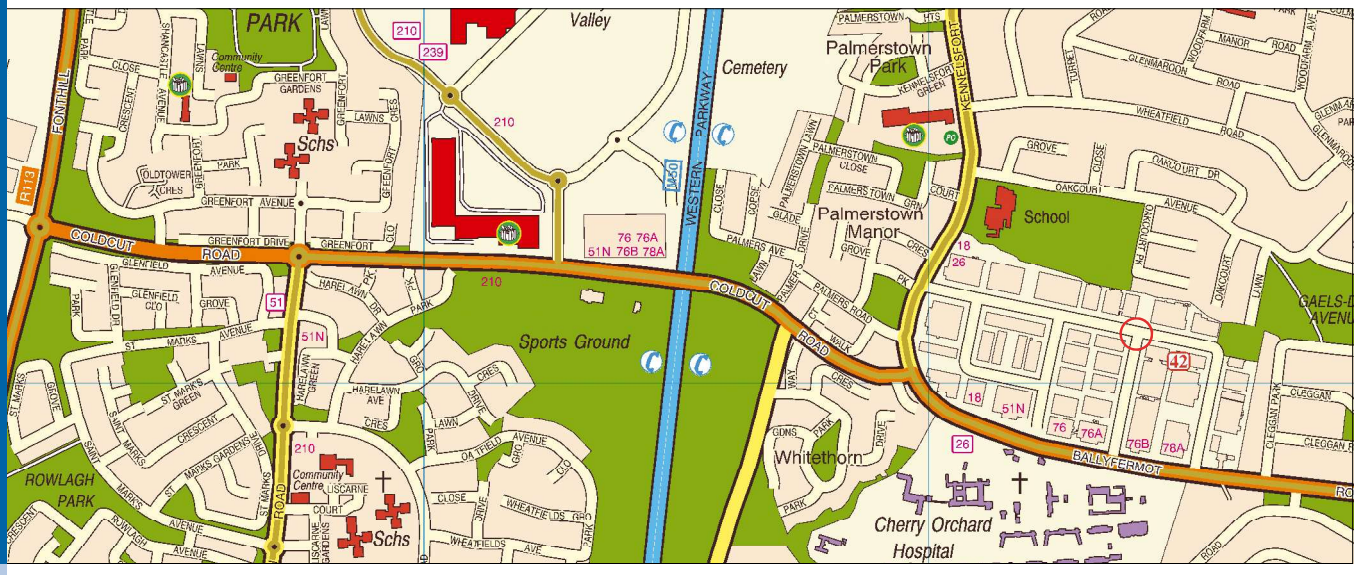
The building is a two-storey pitched roof warehouse of precast concrete construction with a rendered gable façade facing the entrance road. The property has been in use as an ESB depot since 1983. The building was built c.1978 and is no longer occupied by ESB.

The building is composed of two storeys to the front and a single storey to the rear. The front portion of the building comprises offices and storage areas. The double height space to the rear provides a larger storage area and is accessed via a roller shutter door at the back of the building. Natural lighting is provided to the front of the building which faces west. The axis of the building lies almost in an east-west direction. The structure comprises a precast concrete portal frame. There are blockwork infill panels between the vertical piers around the perimeter of the building. The external surface of the building is plastered and painted. Originally there was a large double height industrial entrance door on the front elevation which was subsequently closed up to provide windows to the office areas at ground and first floor levels.

There is a side lane to access the yard at the rear and a telecommunications pole located at the rear, and there is a car parking area at the front of the building.

The gross floor area of the building is 626m$^2$.

The site area is 0.68ha (1.68 acres).




**1.** View from Street. **2.** Front Elevation.

Dublin City Council - DUBLIN




| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3262/06 | ESB Ref: D-N-3262/06 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB DEPOT & OFFICES

## Unit 10, Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10

**Date Of Survey: 20th January 2004**


### Summary

The building is a portal framed warehouse built in 1978, of precast concrete construction, with two-storey office areas to the front and double height warehouses to rear. The property has been in use as a depot since 1983.

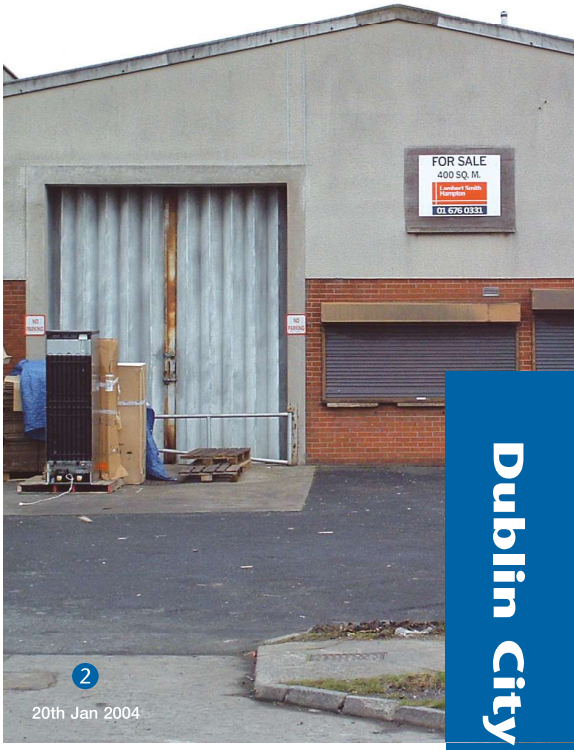

### Description & Materials

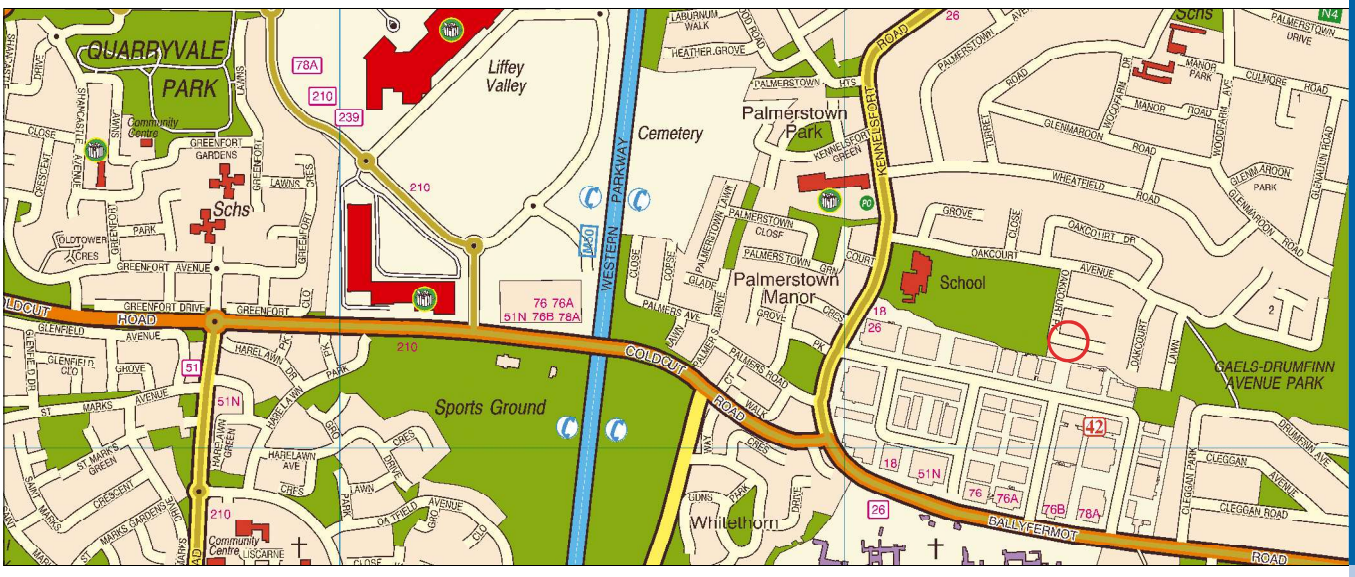
The building is a detached two-storey pitched roof warehouse of precast concrete construction with a rendered gable façade facing the entrance road. The property has been in use as an ESB depot since 1983. The building was built c.1978 and is no longer occupied by ESB.

Composed of two storeys to the front and a single storey to the rear, it is located to the west of the site. This warehouse is smaller than Unit 8. It adjoins a similar building on the adjacent property. A car park/loading area is situated to the front and is currently being used by the adjacent business as a loading bay. The loading bay is provided with double height, concertina metal doors. A side lane runs between the building and the open space adjacent.

The structure of the warehouse consists of a concrete portal frame with the concrete vertical supports expressed on the side elevation. The front elevation is composed of red brickwork to the ground floor and plastered masonry to the first floor. First floor windows are framed in timber. There are steel roller shutters on the doors and windows.

There is a car parking area at the front of the building.




**1.** View from Street. **2.** Front Elevation.

Dublin City Council - DUBLIN

# ESB RETAIL SHOP

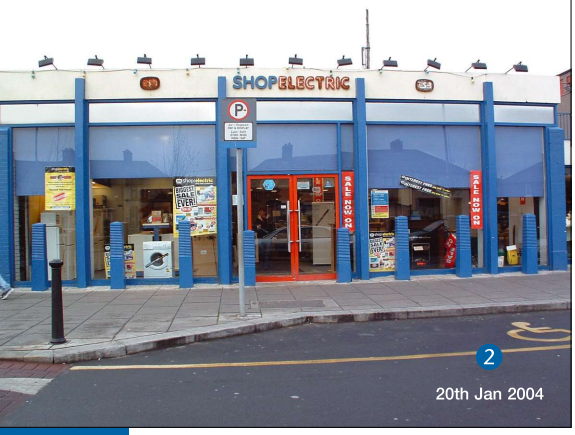
## 314 Ballyfermot Road, Ballyfermot, Dublin 10

**Date Of Survey: 20th January 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3262/13 | ESB Ref: D-SS-3262/13 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✔ | Architectural (A) | ✔ |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |










### Summary

This property is an end-of-terrace, single-storey, flat-roofed retail unit comprising a showroom to the front with storage, and a service yard to the rear.

The building was built in 1968 and functioned as a retail shop, offices and depot. In 1992/93 it was fully refurbished for retail use. The architects for the refurbishment were ESB International.

The property is located at the end of the main shopping terrace of Ballyfermot Road, at the corner of the largely residential Colepark Road. It is set back from the main road and is adjoined on one side by a Bank of Ireland retail unit.

### Description & Materials

The building is single storey with a number of flat roofs of various heights to different areas. There is a large open-plan showroom to the front with staff areas to the rear. Roof lighting provides natural lighting to the storerooms at the back of the building.

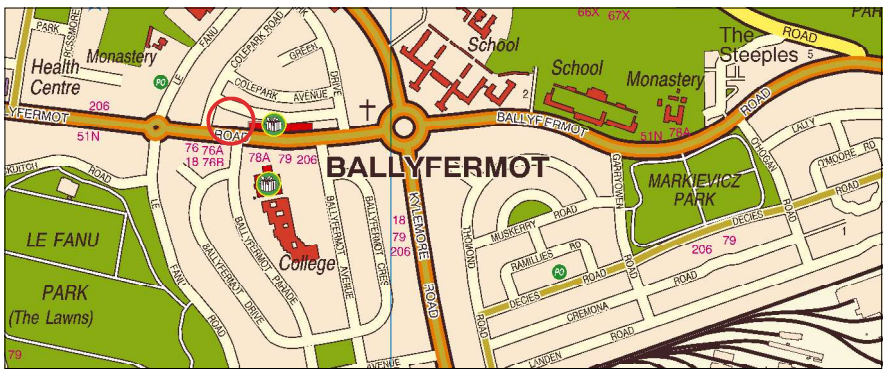
The structure of the front portion of the building is of concrete frame construction. The rear of the building is constructed of solid masonry fair-faced brickwork supporting a flat roof. Painted steel railings have been applied to the lower flat roofs. The front elevation consists of a floor to ceiling glazed shopfront set in a painted blue aluminium frame with steel translucent shutters located internally behind the glass.

The service yard at the rear is used as a parking area for staff. Access to the service yard is gained from a side entrance on Colepark Road which consists of a 2m high metal gate with a rotating mesh security fence on top.

The gross floor area of the building is 445m². The total area of the site is 0.073ha (0.18 acres).

### Special Interest - Architectural

The site is a corner site and is quite prominent. Most of the retail units in this area in 1992 had unattractive steel security shutters to doors and windows. An early design decision was made by ESB to provide a high level of security but to incorporate it discreetely into the design, to improve the appearance of this corner site. Thus see-through security shutters were selected and deliberately located inside the shop front behind the glass, and a high level of internal lighting was incorporated to present an attractive welcoming appearance. Modern steel feature bollards were installed in the pavement outside.




**1.** View from Street. **2.** Shop Front Elevation. **3.** View of Interior. **4.** View of Interior.

Dublin City Council - DUBLIN




| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3131/15 & 3131/20 | ESB Ref: D-SS-3131/15 & 3131/20 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: |
|---|---|---|
| Record Only | ✔ | Archaeological (AG) |
| Local | | Architectural (A) |
| District | | Artistic (AR) |
| Regional | | Cultural (C) |
| National | | Historical (H) |
| International | | Scientific (SC) |
| | | Social (SO) |
| | | Technical (T) |

# ESB DEPOT & OFFICE

## Stormanstown House, Ballymun Road, Dublin 9

**Date Of Survey: 11th December 2003**


### Summary

The property comprises a detached two-storey pitched roof office building and a large detached two-storey pitched roof warehouse building. There is a car park and depot yard with telecommunications masts, and overhead power lines which cross the site. Palisade gates access the depot yard.

The office building is called Stormanstown House. It is located towards the front of the site next to a store building on the corner of Ballymun Road and Collins Avenue.

It was built in 1971 and has been in office use until recently.


### Description & Materials

#### Office

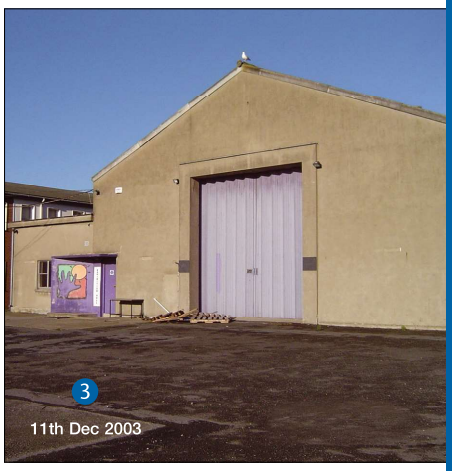
The main office building is located towards the front of the site next to the yard entrance. It is set back slightly from the footpath to provide a landscaped area to the front. A 10-bay pitched roofed building on a rectangular plan entered centrally, it comprises offices, a kitchen, toilets, meeting rooms, a central hall and stairwell. Office accommodation is provided on two levels with a central vertical circulation core. The canteen and toilets are located on the ground floor. The external treatment comprises bands of vertical smooth plaster between bands of brickwork surrounding sliding sash aluminium framed windows.

#### Store

The main store building has been used in recent times as an exhibition space. It is situated directly behind the main building. Large pitched roofed steel trusses span the main space. A flat suspended ceiling has been applied concealing the structure. Concrete framed flat roofed store buildings adjoin the warehouse.

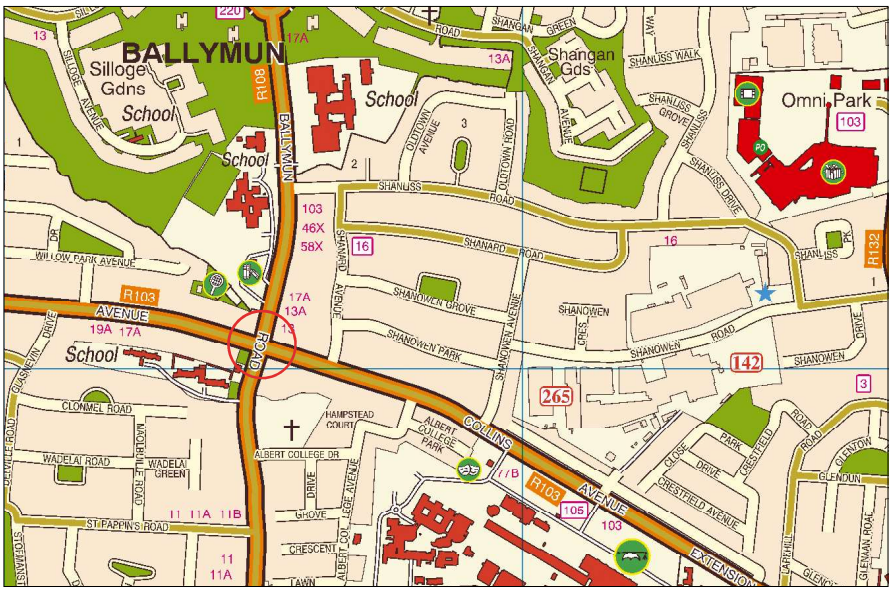
The properties have been recently vacated by Ballymun Regeneration Ltd., and are presently unoccupied.










**1.** View from Street, Office Building. **2.** End Elevation, Office Building. **3.** View of Offices and Warehouse. **4.** Detail of Entrance to Office Building.

# ESB SUBSTATION & PENSIONERS CLUB

## Bedford Row, Fleet Street, Dublin 2

**Date Of Survey: 28th February 2004**

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3263/10 | ESB Ref: D-N-3263/10 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | ✓ |
| Regional | |
| National | |
| International | |

| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✓ |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | ✓ |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | ✓ |



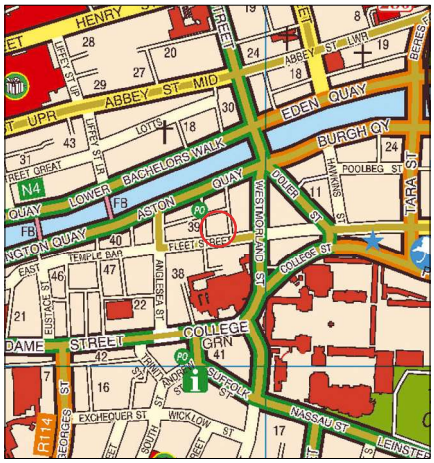













**Summary**

The property is a 38kV substation and is located on an urban corner site at the crossing of Fleet Street and Angelsea Street/Bedford Row.

It consists of an L-shaped two-three storey building fronting onto the street with a rear service yard. The surrounding buildings are three-four storeys in scale.

It was designed generally in the Art Deco style. The building was built c.1930. The architect was Vincent Kelly, one of the first graduates in Architecture from UCD.

Originally the building was manned 24 hours a day, and incorporated administrative facilities and residential accommodation for staff. The building is now unmanned, but part of the ground floor is used as meeting accommodation for retired ESB staff.

**Description & Materials**

The public façades of the building to Fleet Street and Bedford Row are finished in painted render expressed as a series of multi-bay panels of differing proportions.

The large order composition is articulated by deep render bands and pilasters capped with a strong entablature/coved cornice all of which echo an Art Deco 'stripped classicism' aesthetic style.

The multiple bay breakfronts of both façades are separated at the corner of Fleet Street and Bedford Row by a three-storey tower element which contributes to the streetscape, particularly when viewed from Temple Bar Square and Anglesea Street. The building is a flat roofed structure with parapet walls. The roof spaces are accessible and command extensive views of the city centre roofscape.

The ground floor accommodation consists of a 38kV switch room, MV switch room, transformer compound, and the space converted for use as a social club for use by retired ESB staff. The upper floors consist of a control room, and the second floor previous staff accommodation which was subsequently used as office accommodation.

The 38kV switch room is located at the corner of Bedford Row and Bedford Lane.

The external transformer compound is accessed via an enclosed yard within the building.

The open yard housing the transformer compound is enclosed on four sides by buildings.

The MV switch room is located in the Fleet Street wing of the building and is a double height space. The social club space is located in the Bedford Row wing of the building. This room features a false ceiling which appears to have been retrospectively installed. This area may originally have been double height space. The cellular and open-plan accommodation at second floor level was formally used as residential accommodation by the staff of the station, and latterly as a study space by ESB apprentices. This space is not used at this time.

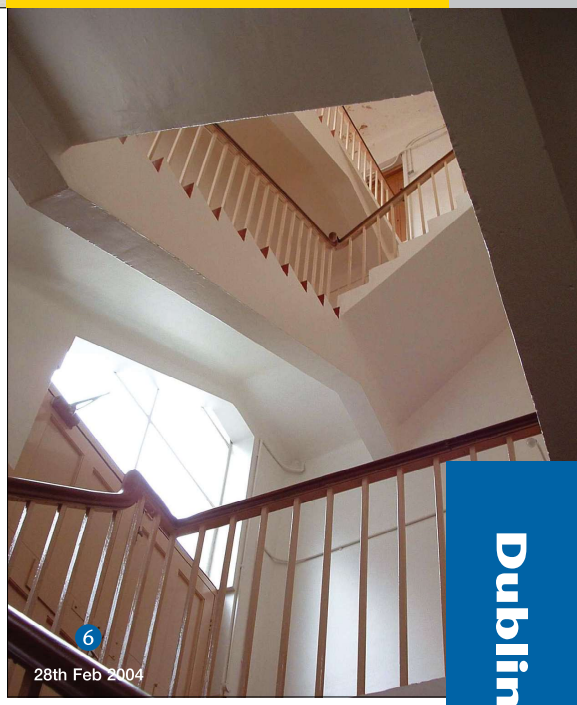
**1.** View Along Fleet Street Towards Temple Bar. **2.** View Towards Westmoreland Street. **3.** View Along Anglesea Street. **4.** Corner Tower.




# ESB SUBSTATION & PENSIONERS CLUB

## Bedford Row, Fleet Street, Dublin 2

**Date Of Survey: 28th February 2004**




This element of the building is accommodated in a mansard roof. Although different to the architectural language of the rest of the building, the roof appears in early photographs of the building from the 1930s and in an early sketch reproduced in Sean Rothery's book, *Ireland and The New Architecture*

The accommodation at second floor level is not currently in use and appears to have been added subsequent to the completion of the original building.

This part of the building is accommodated in a mansard roof which differs to the architectural language of the rest of the building.

The design of the station building was practically completed on 31st March 1929, and contracts were in place at that stage for the electrical equipment installation.

**Special Features – Architectural**

The fenestration of the building is largely of Smith & Pearson single glazed steel windows which have been subsequently refurbished. This element is of note and should be maintained and conserved. The vertical circulation includes an elegant in-situ concrete stairs. The rain-water goods include cast-iron hoppers and downpipes.

It is described in Sean Rothery's book *Ireland and the New Architecture* as:

'Simple modern manner, finished in white plaster. Art Deco style of 1920s evident in the original 'jazzy' windows. One of the first examples of the 'new architecture' in Ireland.

The rear façades are of unpainted render finish. The yard to the rear contains extensive electrical machinery'.

*The Architect and Building News* Magazine, June 19th, 1931 reported:

'Here is an example of that ultra-sophisticated urbanismus which is to be found in almost any large European town.

The building owes nothing to any period except its own; its forms have been dictated by the needs of the 40-ton transformer and switch room, which it houses. Simplicity and functionalism is here quite justified, for among the multitudinous activities which are to be found in the middle of any large town, each enterprise may reasonably give some indication of its purpose.

The construction of the basement of this building, which contains pits to which the transformers can be moved for repair purposes, was complicated by continuous flooding.

Although the walls were over 2 ft thick, water penetrated at considerable pressure from the River Liffey.

A tunnel to the old transformer station also had to be waterproofed'.

**Special Features – Historical**

*The History of the ESB,* by Maurice Manning & Moore McDowell, describes the following:

'In the 1920s the Dublin city electrical supply was generated at Pigeon House station and distributed from Fleet Street Station via 5,000 volt speeder cables throughout the city. In order to supply this existing cable system from the Shannon transmission system at Inchicore, it was necessary to erect a new main station to transform the Shannon current from 38kV to 5kV.

A site for this station was acquired adjacent to the existing distribution station at Fleet Street, which was the load centre of Dublin city. This new transformer station was supplied by three 38kV underground cables from the Shannon transformer at Inchicore.

The design of the station building was practically completed on 31st March 1929. Contracts had been placed for complete electrical equipment. As a large amount of switchgear in the Fleet Street distribution station was of an old type unsuitable for operation on the Shannon system, the board decided to replace it.'

**Special Features – Technical**

There is a crane in the tower with a 'Morris' nameplate dating from early 20th Century still in use and of technical and visual interest. Tapered steel beams over roller shutter doors in the entrance bay to the yard are of note.

**5.** Corner Detail. **6.** Staircase

# ESB OFFICES

## Clanwilliam Court, Clanwilliam Place, Dublin 2

Date Of Survey: 8th January 2004

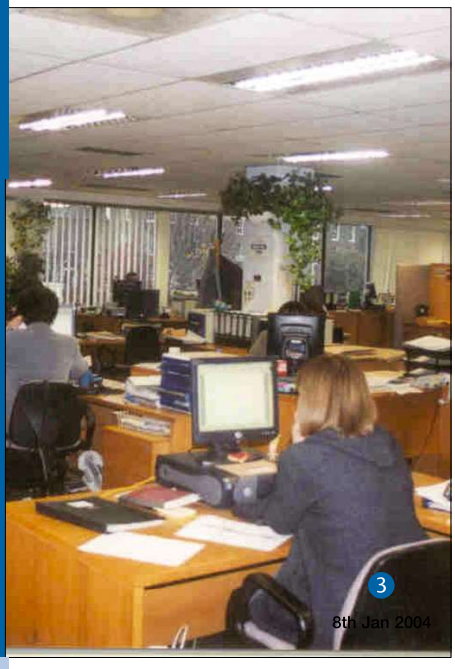
| | |
|---|---|
| Surveyors Name: | Caroline O'Riordan |
| Photographer: | Caroline O'Riordan |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3264/12 | ESB Ref: D-SS-3264/12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✓ | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |










### Summary

The property consists of a six-storey concrete framed office building constructed in 1974. It is located on the banks of the Grand Canal in Dublin at the corner of Mount Street.

### Description & Materials

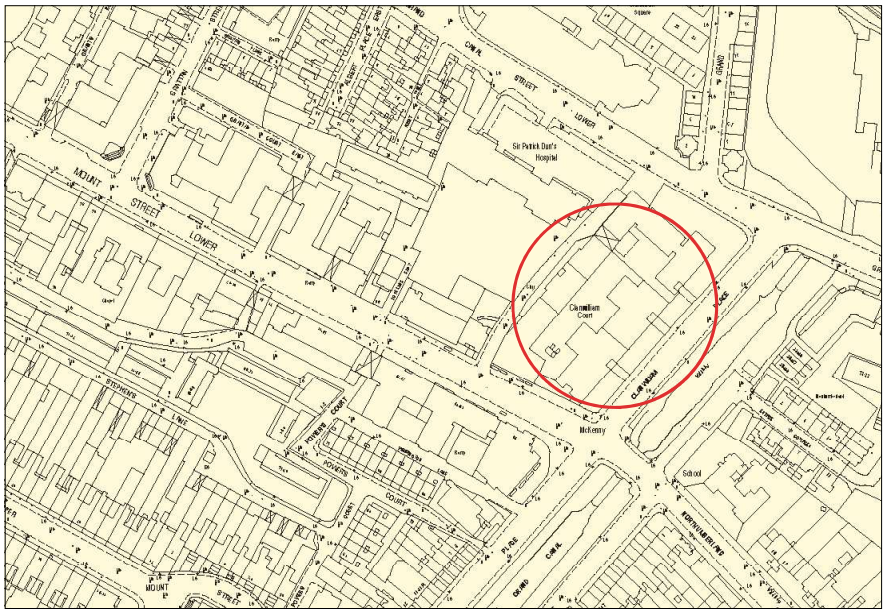
Clanwilliam House is a commercial office premises of modern construction, with office accommodation arranged in six storeys over two basement car park levels. ESB Customer Supply and ESB Networks staff occupy the upper five floors of office accommodation on a leasehold basis, with all areas in use as general office accommodation. There are small ancillary storage areas associated with the basement carpark area.

The office building is set back from the boundary frontage on Clanwilliam Place and a lawned area is provided overlooking the canal at the corner of Clanwilliam Place and Mount Street.

There is a strong horizontal emphasis in the elevation of the building. The elevation is organised into horizontal bands of alternating brown stretcher course brickwork and aluminium framed glazing with the concrete frame expressed only on the ground floor. Windows throughout are of aluminium construction, single-glazed and without any opening sections. The external doors consist of aluminium framed shop front doors to street level, and solid panelled doors serving the basement car parks.

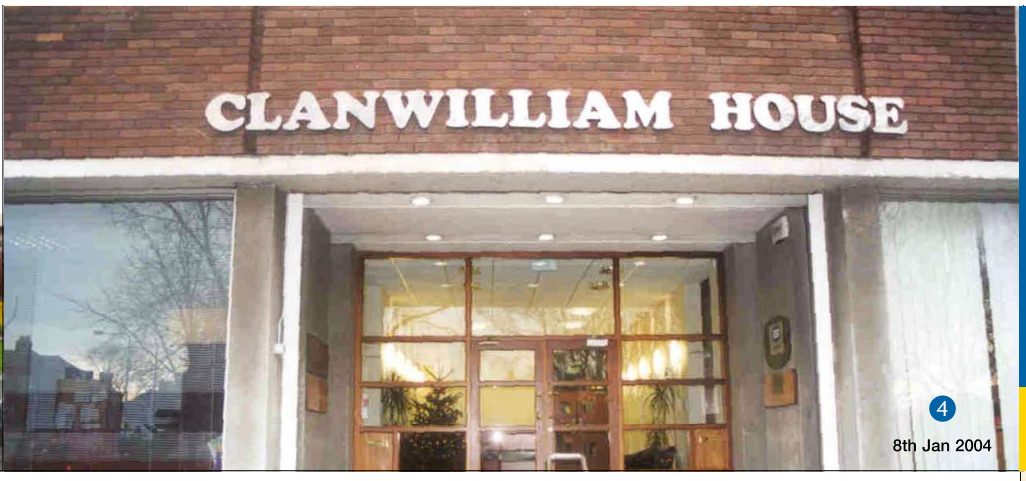
### Internal Layout

General planning of the building consists of peripheral offices around a central service core. This core contains the main stairs connecting all floor levels. There are two sets of double access doors into the stairwell at each of the office floor levels, and enclosing walls generally are a fire-resistant blockwork or concrete construction.




**1.** Elevation of Office Building. **2.** Interior View of Entrance Foyer. **3.** Interior View of Office Space.

Dublin City Council - DUBLIN




# ESB OFFICES

## Clanwilliam Court, Clanwilliam Place, Dublin 2

**Date Of Survey: 8th January 2004**

The ground floor offices are in a separate tenancy, with shared access through the building's single entrance from street level. The stairs and lifts between the offices and basement car park are also in shared use between these tenancies. The typical floor layout is based on a central core housing service areas and toilet facilities, and surrounded by a circulation corridor, offices and meeting rooms.

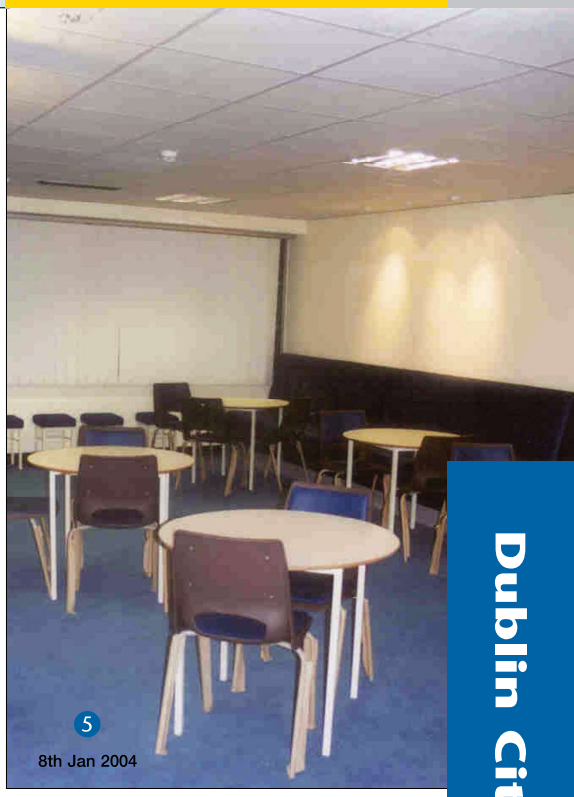
The main stair in the building serves all floor levels as well as connecting the basement car park levels. It discharges to the main entrance hall of the building. This stair has a final flight serving the roof level plant room. The second stair is an escape/circulation stair in a masonry enclosure at the southwest corner of the building, with a final exit to Mount Street. There are also two conventional cable-driven lifts in the main core.

**Structure**

Internal walls surrounding the main core, stairs 1 and stairs 2 are of concrete block and reinforced concrete, with smooth plaster finish and timber panelled linings. Internal doors are generally either flush solid type or panelled with areas of Georgian wired glass.

The subdivision of the offices and corridors generally consists of light-weight system partitions, and the floor coverings are predominantly carpet. A variety of vinyl floor covering is used in toilets, kitchen and staircase areas. Ceilings throughout are of modular fibre tiles in metal suspension grids. The ceilings generally have recessed luminaries with low-glare parabolic reflectors in office areas, and a mixture of spot and modular fittings in circu-lation and service areas.

The floors throughout are of concrete construction. Structurally the building comprises a reinforced concrete frame which is revealed externally on the ground floor elevation. The building has a flat roof with asphaltic finish and solar reflective coating.










**4.** Entrance Detail, Office Building. **5.** Interior View. **6.** Interior View. **7.** Internal Office.

Dublin City Council - DUBLIN




ESB Substation, Fitzwilliam Lane Dublin 2.



ESB Substation, Fitzwilliam Lane Dublin 2 - Door Head Detail.




| | |
|---|---|
| Surveyors Name: | Caroline O'Riordan |
| Photographer: | Caroline O'Riordan |
| Field Controller: | Peter O'Carroll |
| O.S. Ref: 3264/12 | ESB Ref: D-SS-3264/12 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | ✔ |
| District | |
| Regional | |
| National | |
| International | |

| Categories of Special Interest: |
|---|
| Archaeological (AG) |
| Architectural (A) |
| Artistic (AR) |
| Cultural (C) |
| Historical (H) |
| Scientific (SC) |
| Social (SO) |
| Technical (T) |

# ESB OFFICES

## Clanwilliam Court, Osprey House, Grand Canal Street Lower, Dublin 2

**Date Of Survey: 10th December 2003**


### Summary

The property is a four-storey brick clad reinforced concrete framed office building built in 1976, and located on Grand Canal Street to the rear of Clanwilliam Court.

The front of the building faces northeast onto Grand Canal Street Lower.

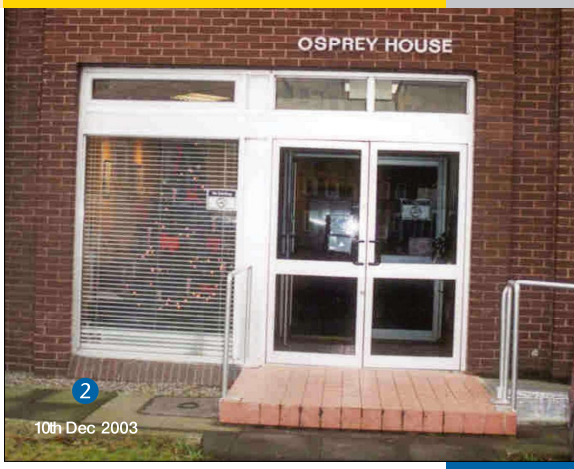

### Description & Materials

The building comprises four floors of office space, staff rooms, toilets, reception, plant rooms and stairwells.

Osprey House is composed of two flat roofed perpendicular blocks located behind the main block on Clanwilliam Place forming a courtyard to the rear. The external treatment of the building comprises brown stretcher course brickwork surrounding aluminium framed windows with brickwork cills. The structure has been expressed on the elevation by recessing the brickwork at the structure. Each structural bay is divided into two bays of glazing to the ground floor and three units of glazing to the upper floors.

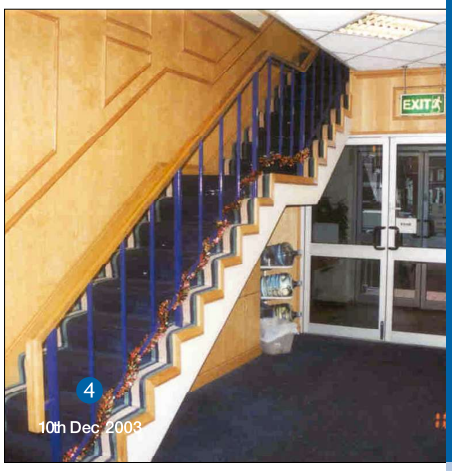
The spaces are divided internally by partitioning with clerestory glazing panels to the top. There is a suspended ceiling throughout incorporating recessed lighting. The reception area is lined with timber panelling and carpeting. There are linoleum and carpet finishes are provided to all floors.

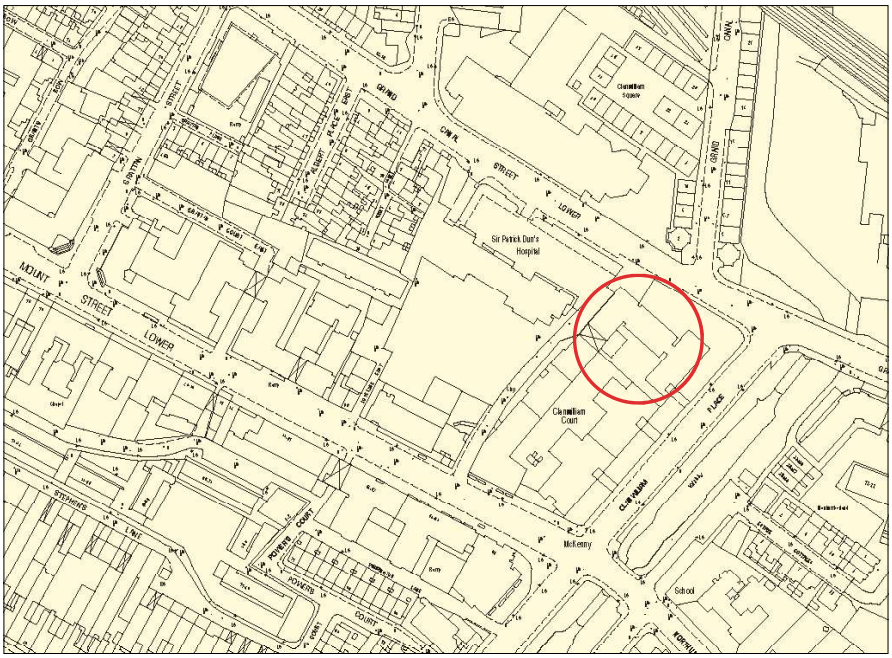
Structurally the building is composed of a reinforced concrete frame and floors supporting a flat concrete deck to the roof. There is a plant room on the roof of the building. The building is set back from the road with car parking provided to the front and side.










**1.** Elevation of Office Building. **2.** Entrance Detail, Office Building. **3.** Interior View of Offices. **4.** Interior View of Entrance Lobby.

# ESB RETAIL SHOP & DEPOT

## Malahide Road, Coolock, Dublin 5

**Date Of Survey: 28th August 2003**

| | |
|---|---|
| Surveyors Name: | Mark Tolan |
| Photographer: | Mark Tolan |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3132/24+25 | ESB Ref: D-SS-3132/24+25 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |













### Summary

The property is located in Coolock, on the Malahide Road, near the Artane Roundabout.

The building was constructed c.1976. The architects were Costello Murray, Beaumont.

### Description

The building is a flat roofed, single storey building faced in light brown facing brick with a concrete framed structure. The floor area is approx. 665m$^2$. The front elevation comprises a full height glazed shopfront, framed by brick piers with an overhanging canopy.

The side and rear elevations comprise brick piers with infill panels of painted render. A deep aluminium clad fascia completes the elevational treatment. The open-plan retail space has a modular suspended ceiling.

All ancillary staff and storage accommodation are located to the rear of the retail space.

The depot accommodation is located at the rear of the building. There is side access to the large service yard behind. There is a telecommunications mast in the yard.

The building was extensively refurbished during 1990/91, to expand on the retail areas, and again during 2001/02.

The site area is approx. 0.54ha (1.33 acres).




**1.** View of Shop from Street. **2.** Entrance Detail. **3.** Interior View of Shop. **4.** Side Elevation.

Dublin City Council - DUBLIN




| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3363/22 | ESB Ref: D-SS-3363/22 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB RETAIL SHOP

## Crumlin Shopping Centre, Crumlin Road, Dublin 8

**Date Of Survey: 19th February 2004**


**Summary**

A single storey, double fronted, ground floor retail unit, with floor to ceiling front glazing, built in 1981 on the front terrace of retail units in Crumlin Shopping Centre.

The shop was most recently fitted out in 1992. The architects were ESB International.


**Description & Materials**

The property is located on Crumlin Road at the front of the shopping centre. It is adjoined on either side by other retail units. The unit is double the size of the adjoining units. In addition the unit has access to a service yard at the rear which can accommodate deliveries.

The unit covers an area of 129.5m². The layout of the unit provides for a showroom to the front with storeroom, office and staff facilities to the rear.

The structure of the building consists of a concrete frame.

The elevation consists of floor to ceiling glazing set in an aluminium frame.













**1.** View of Shopping Centre. **2.** Elevation of Retail Shop Unit. **3.** View of Entrance Arcade. **4.** Interior View of Retail Shop.

Dublin City Council - DUBLIN

# ESB RETAIL SHOP & DEPOT

## McKee Avenue, Finglas, Dublin 11

Date Of Survey: 7th November 2003

| | |
|---|---|
| Surveyors Name: | Caroline O'Riordan |
| Photographer: | Caroline O'Riordan |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3131/12 | ESB Ref: D-SS-3131/12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |














### Summary

A detached, five-bay, two-storey, pitched roofed retail unit and offices, built in 1964, with recessed shop front and second storey, adjoining a large single storey warehouse/store to rear.

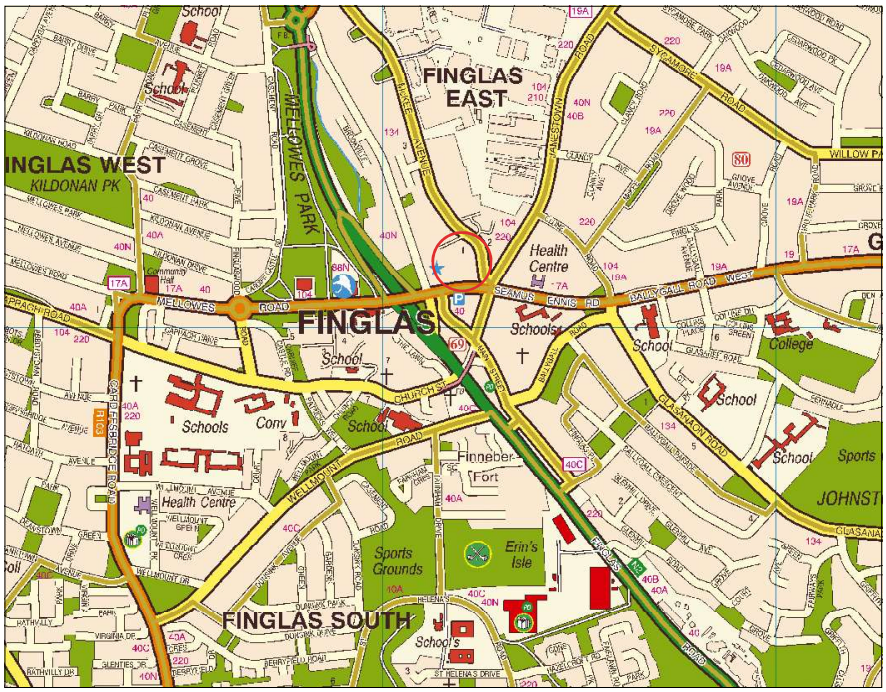
The property is located on McKee Avenue in Finglas just north of the junction with Jamestown Road. The east facing building is set back from the road as it is sited between residential and commercial units.


### Description & Materials

The shop is located to the front of the building. The front elevation is symmetrical, with the shop entrance located at the centre, and is accessed via a ramp. Glazing extends the entire width of the sales area providing for a bright naturally lit space. The first floor level provides for extra administration and storage space.

The store, accessed via a roller shutter door on the north elevation, is subdivided into smaller storage spaces, offices and staff areas. The gross floor area of the building is 1039m$^2$.

A service yard is located behind the building at the back of the site. The floors are constructed of concrete. The external finish consists of rendered blockwork. The first floor windows are timber framed. The windows to the sales area are framed in painted aluminium. Pitched roofs are employed for both the front and rear of the buildings. The store to the rear is composed of masonry blockwork supporting large timber trusses (17m span).




**1.** Elevation of Shop. **2.** Interior View of Shop. **3.** End Elevation of Depot. **4.** Interior View of Depot.



ESB Offices and Depot Branch Headquarters, St. Margarets Road, Finglas, Dublin 11.

# ESB OFFICES & DEPOT BRANCH HEADQUARTERS

## North Branch Headquarters, St. Margaret's Road, Finglas, Dublin 11

**Date Of Survey: 7th November 2003**

| | |
|---|---|
| Surveyors Name: | Caroline O'Riordan |
| Photographer: | Caroline O'Riordan |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3131/07 | ESB Ref: D-N-3131/07 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | ✓ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |








**Summary**

The property is located off St. Margaret's Road in Finglas. The entrance to the site is on St. Margaret's Road. The property is sited directly to the north of an industrial estate. The area to the west on the far side of St. Margaret's Road is largely residential. ESB are in possession of undeveloped adjoining land to the south and east of the site.

There are four modern buildings, of varying functions and sizes, sited next to the north boundary so that they face south surrounding the staff car park, with storage compounds located at the back of the site. The site development and buildings were completed in 1996. The architects were ESBI, Building Consultancy Group.

The administration building, being the largest building, is located towards the front of the site. It is set back considerably from St. Margaret's Road thus providing a public car park and landscaping at the front.

The main buildings are positioned at the northern perimeter of the site, with parking mainly located in the middle and the compounds located at the back (east). The drum compound and pole compound are positioned on the eastern end of the site opposite the administration building.

The site area is 4.6ha (11.36 acres).


### Administration Building

This is a very distinctive two-storey reinforced concrete framed building. It has attractive curved roofs divided by a central feature atrium which houses a feature staircase with central circulation all round.

It is clad in a modular light grey cladding and curtain wall glazing with projecting small feature canopy emphasis above each bay.

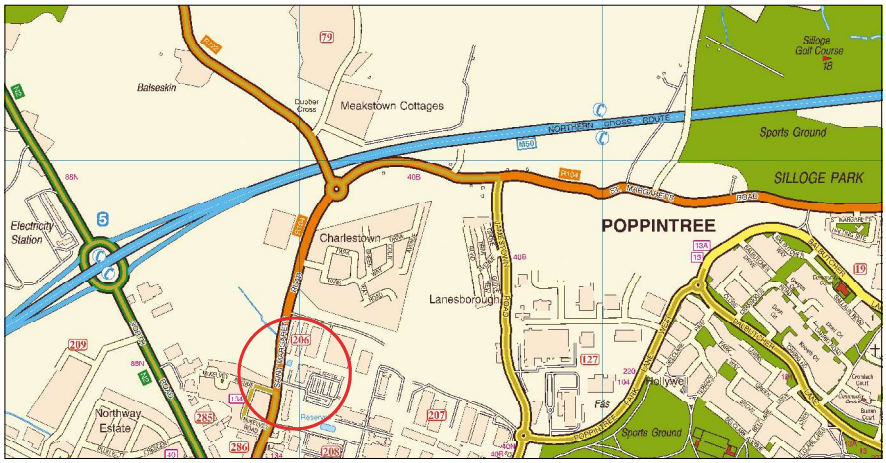
It is rectangular in plan laid out on a grid of reinforced concrete columns. The main axis of the building is set on a north-south direction. It has a gross floor area of 3421m$^2$.

The front elevation consists of seven bays reflecting the structure of the building. The main public entrance is located on the second bay. A significant proportion of the west façade is glazed to take advantage of the west facing elevation. A communications tower has been erected over the end bay above the restaurant.










**1.** Administration Building - Main Entrance with Mature Landscaping. **2.** Rear Elevation with Views to Depot Yard.
**3.** Administration Building - High-Tech Low-Maintenance Materials. **4.** Office Area showing Natural Daylighting and Special Oak/Glass Stairs.




# ESB OFFICES & DEPOT BRANCH HEADQUARTERS

## North Branch Headquarters, St. Margaret's Road, Finglas, Dublin 11

**Date Of Survey: 7th November 2003**

The external cladding is insulated metal sandwich panelling. Roof lighting is provided along the centre axis spine of the building.

The ground floor consists of an open-plan office space and changing rooms. The first floor houses an expansion room, restaurant and offices. An eight - person passenger lift and a goods hoist are provided in the building.

A portion of ESB National Call Centre staff are located here.

### Main Store

The main store adjoins the administration building via a lobby area forming an L-shaped structure.

This two-storey precast concrete framed building has a gross floor area of 591.4m$^2$. A mezzanine floor provides for additional storage. The building consists of seven bays. Access to the main store is obtained from three sides through three sets of double doors and a larger goods entrance.

This structure is composed of precast concrete columns, floor slabs and trusses set into reinforced concrete footing. The elevational treatment of the building consists of insulated metal panels to all façades. Metal roof panels are also employed with incorporated roof lights.

### Lock-Up Stores

The lock-up stores are located on the north edge of the site next to the main store. The building consists of lock-ups and workshops. Linear and symmetrical in plan, this structure houses a series of workshops. These include a general-purpose room, a climber repair room, a metering room, lock-up cages and an emergency repair room.

Structure is of concrete blockwork supporting a roof on steel beams spanning from front to back. Thick insulated aluminium curved roofing is supported on the steel members.

The elevational treatment consists of thick insulated wall panelling with steel doors and frames.

All doors are located on south elevation facing onto parking area. Windows are located on south elevation with single opes on east and west elevations.

### Flammable Liquid Store

The flammable liquid building is by far the smallest building on site.

It is located between the pole compound and the staff car park at the perimeter of the site. The flammable liquid store is isolated from the other buildings on the site. This single storey building has a floor area of 59.5m$^2$.

The structure consists of blockwork, with steelwork supporting a curved roof. As with the other buildings, insulated metal panels are applied to all façades of the structure. A double steel door and frame at the front is the only means of access to the building.










**5.** Open-Plan First Floor Office Area. **6.** Staff Canteen with Views to Landscaped Forecourt.
**7.** Yard Facilities Purpose-Designed with Special Traffic-Management Features. **8.** Workshops and Stores Adjoining Yard.

# ESB MULTI-STOREY CAR PARK

## Fitzwilliam Lane
## Dublin 2

**Date Of Survey: 23rd March 2004**

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |





### Summary

The property comprises a seven-storey carpark structure located on Fitzwilliam Lane which links Merrion Street Upper and Fitzwilliam Street Lower adjacent to ESB Head Office on Fitzwilliam Street Lower. The carpark structure was acquired by the ESB in 1977.


### Description & Materials

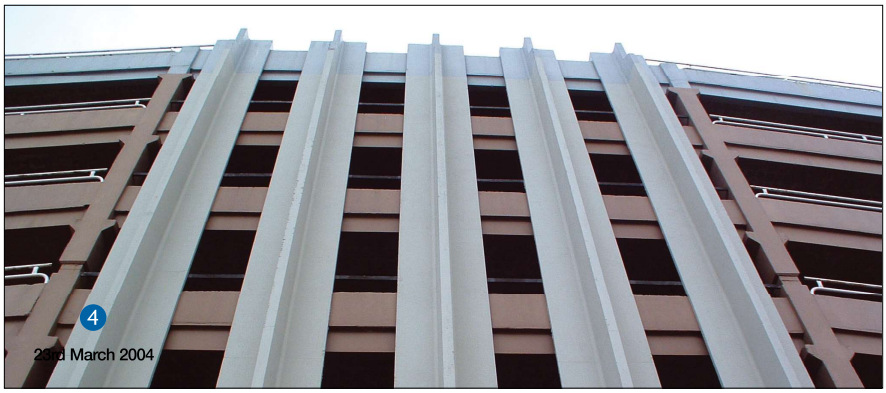
The building utilises a six storey pre-cast and reinforced concrete framed structure. The vehicular ramps and floor plates are expressed clearly on the facades as a continuous deep horizontal bands comprising upstand concrete units which function as guarding elements for pedestrian and vehicular traffic. Generally concrete is of a smooth painted finish with infill painted exposed blockwork elements locally.

A series of precast T-Section units are applied to the façade locally in full height bays. These elements are located at the carpark deck levels only, which emphasise the inclined vehicular ramp elements to dramatic effect.

Pedestrian circulation is via concrete stairs and a mechanical lift.

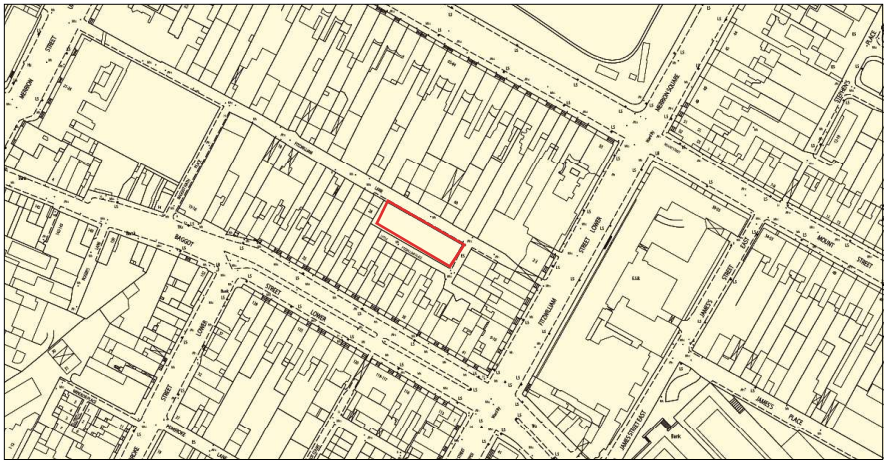
The carpark includes uncovered roof deck level parking and incorporates a total of 195 car spaces.









**1.** Aerial View of Car Park . **2.** View of Front Elevation looking East. **3.** View of Roof Deck of Car Park. **4.** Detail of Precast Cladding Elements.

Dublin City Council - DUBLIN




Surveyors Name: Eugene Boyle
Photographer: Eugene Boyle
Field Controller: Judith Doherty
O.S. Ref: 3264/12+3264/17 ESB Ref: D-SS-3264/12+3264/17

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | ✔ |
| District | ✔ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB OFFICES

## No.1 Fitzwilliam Place, Dublin 2

**Date Of Survey: 16th December 2003**
**23rd March 2004**


### Summary

No. 1 is a terraced two-bay four-storey over basement late-Georgian brick house now used as offices for ESB Industrial Council. The property is located on Fitzwilliam Place adjacent to the corner of Fitzwilliam Square South.

The development of the Fitzwilliam Estate south of Merrion Square first appears in an estate map of 1789 by Patrick and John Roe. By the date of John Roe's map of 1791, the arrangement was formalised, with Fitzwilliam Street reaching all the way to Leeson Street and incorporating Fitzwilliam Place. By 1847 the building in these streets, apart from the southern sections of Fitzwilliam Place, was substantially complete. Fitzwilliam Place was the last part of this scheme to develop, Fitzwilliam Place South – 1807 and Fitzwilliam Place North – 1810.


### Description & Materials [A]

No. 1 is a terraced two-bay four-storey over basement late-Georgian brick house now used as offices for ESB Industrial Council. The walls comprise redbrick Flemish bond with flush pointing possibly repointed above third floor windows; granite frieze, cornice and parapet, granite string at ground floor level. Panelled and painted basement walls are painted ashlar, mortar has eroded and movement cracks are visible between second and third floor windows and spalling of brickwork has occurred behind downpipe. The rear elevation is slate-hung, as is No. 17 Fitzwilliam Square. There is a painted stone moulded plinth, wrought iron railings with three cast iron posts and urns, a gate, timber stairs to basement area, stone-flagged six granite steps and a landing to entrance.

The main entrance door comprises a round-headed painted stone doorcase, semi-circular wrought iron decorative fanlight with outer and inner bands of scrolling, two fluted and cabled Ionic columns with anthemia in necks of capitals, plain frieze, cornice, and a 11-panel painted timber door with raised and fielded panels.

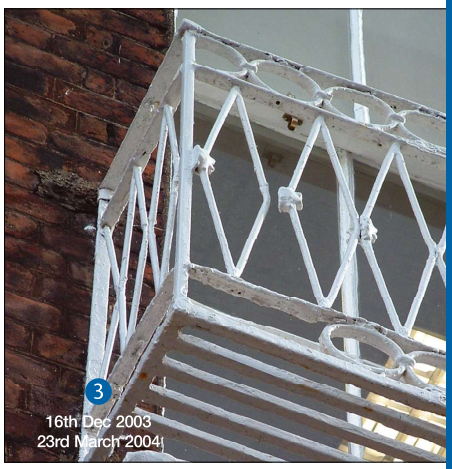
The windows comprise flat brick arches, painted stone cills, rendered reveals, timber framed vertically sliding sashes with horns six-over-six ground floor and basement, no horns six-over-six to first and second floors, one with horns, one without three-over-three to third floor, secondary glazing inside first floor windows, basement window glazed with obscured glass. There are two wrought iron balconettes at first floor, and four iron hoop window boxes at second and third floors. The roof is not visible from the street. A large aerial on the chimney stack is anchored to the roof. There is a partly rendered yellow brick stack on the party wall with No. 17 Fitzwilliam Square.

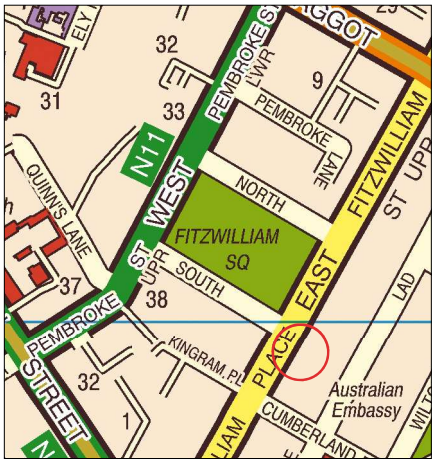
### Special Interest - Architectural

Under the Dublin City Development Plan 1999 this is a protected structure.

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.







**1.** Front Elevation. **2.** Architrave Surrounding Door and Decorated Pelmet. **3.** First Floor Balcony. **4.** Entrance Door with Fanlight Above.

# ESB HEAD OFFICE BLOCK A

## Fitzwilliam Street Lower, Dublin 2

Date Of Survey: 27th January 2004

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | |
| Regional | ✔ |
| National | |
| International | |

| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | ✔ |
| Cultural (C) | |
| Historical (H) | |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |












### Summary

ESB Head Office complex consists of five blocks of office accommodation known as Blocks A, B, C, D and E respectively.

The full extent of the office accommodation is enclosed by Baggot Street Lower, Lower Fitzwilliam Street, Mount Street Upper & James's Street East.

The entire frontage onto Fitzwilliam Street of the former houses, numbered 12 to 28, now form what is known as Block A. The main entrance into the Head Office complex is located here. It is currently occupied by ESB Corporate Centre, Powergen and Shared Services. The building was opened on the 2nd November 1970 by Brian Lenihan TD, Minister of Transport and Power. The architects were Stephenson Gibney and Associates. The builders were John Sisk & Son.

Nos. 13-28 Lower Fitzwilliam Street were demolished in 1965 to make way for the new headquarters. The building design was an early example of modern infill in a Georgian terrace which attempts to respect the height, colour and unit scale of its neighbours.

### Description & Materials

It is rectangular in plan and consists of six storeys over a basement car park, with a small office area and plant rooms at fifth floor rooftop level.

The façade is a strong regular vertical pattern consisting of a series of 14 bays with the elevation clad in brown precast concrete panels.

There are protruding concrete vertical fins which frame all of the steel window panels and emphasise the vertical pattern of the building design.

Block A office accommodation is located behind 11 of those 14 bays, part of Block D occupying the remaining three.

### Internal Accommodation

Block A consists of four floors over basement accommodation. The car parking is located within the basement accommodation together with plant accommodation and an ESB substation. The lower ground floor consists of stores, cycle parking, offices and workshops, with the main reception and offices located on the upper ground floor. At this level there are a number of individual offices accessed off a central spine corridor.

The access is via revolving doors or swing doors, and the entrance lobby is composed of timber panelling to the internal walls with a curved glass partition behind the reception area separating the main lobby from the central stair lobby. This central stair lobby is a double height space with an open Wicklow granite stair and stainless steel handrails at this level.

This central lobby links into Blocks B, C and the atrium of E. It is a well lit space with art and sculpture on display. The granite stair cantilevers into the open area. The first, second and third floor levels consist of office accommodation, with the main conference room, restaurants and kitchen located on the fourth floor.

### Special Interest – Artistic

ESB commissioned artist Norman Teeling to undertake a painting of ESB Head Office to mark ESB's 75th anniversary in December 2002. This was presented to the General Manager of ESB Shared Services, Benny Counihan.

**1.** View of Block A at Fitzwilliam St Lwr. **2.** View of Front Entrance of Block A. **3.** Rear Elevation of Block A.




# ESB HEAD OFFICE BLOCK A

## Fitzwilliam Street Lower, Dublin 2

**Date Of Survey: 27th January 2004**

### Special Interest – Architectural Competition

**ESB Competition**

In March 1964 ESB invited architects to submit designs in competition for an extension to their existing Head Office buildings on Lower Fitzwilliam Street, Dublin. The object of the competition was two-fold:

(1) to produce an efficient office building that would economically and effectively incorporate ESB's accommodation requirements and,

(2) to preserve the character of the splendid Georgian vista of Fitzwilliam Street, Upper & Lower, looking from Merrion Square towards the Dublin Mountains.

140 architects registered for the competition and completed entries were received from 45. Of the 45 completed entries received, 22 came from Great Britain, 21 from Ireland and two from the U.S.A.

The assessors were Tom Inglis (Chairman), Raymond McGrath and Sir Hugh Maxwell Casson.The prizewinners were as follows:-

First prize (£1,500) was awarded to Stephenson Gibney and Associates, 13-14 Grafton Street, Dublin.

The second prize (£800) was awarded to Cathal O'Neill, M.Arch., M.R.I.A.I. A.R.I.B.A., 453 Griffith Avenue, Dublin.

Third prize (£500) was awarded to Francis Barry, M.R.I.A.E., 17 Lindefield Gardens, Hampstead, London.

The existing houses were deemed unsuitable for conversion to office use for large numbers of staff and it was considered necessary to demolish the existing houses to make way for the new development.

The proposal to demolish the houses caused considerable controversy throughout the country, which continued during the period of the competition and the construction of the chosen design. Today the controversy has still not quite subsided. It was controversial because the new building intervention was interrupting the Georgian façade continuity which extended along four city blocks from Holles Street to Leeson Street, a distance of 1 km.

**ESB Journal reported in December 1962:**

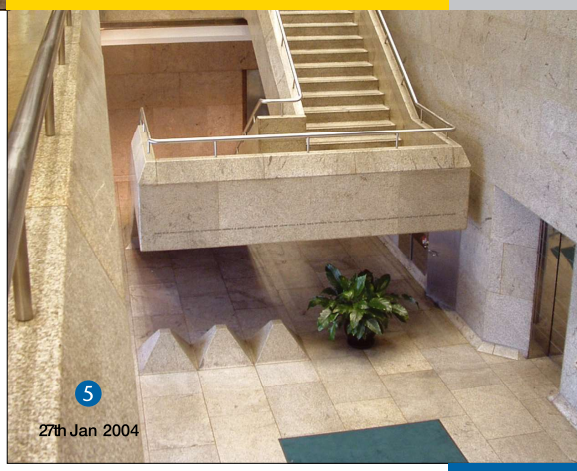
*'On Friday, 9th November, the Chairman, Mr. Murray, at a ceremony in Fleet Street showrooms, presented the prizes to the winning competitors in the Architectural Competition for a design for a new Head Office building in Lower Fitzwilliam Street'*

**Architectural Correspondent, Irish Times:**

*'The winning scheme is honest, straightforward and very free from gimmicks, neither simplified or too-clever-by-half schools of design. It is deceptively simple but with a simplicity that arises naturally from the programme and is not artificially imposed from without like a straightjacket. Any fool can design a complicated and involved building to fulfil certain requirements. It takes talent and genius to devise a simple answer to the same needs.'*

**Editorial, Irish Independent:**

*"It is a poor aesthete who can be satisfied with a fossil. Instead ESB now offers Dublin a modern building of intrinsic architectural worth designed to harmonise with its noble neighbours yet having the integrity of belonging to its own day. It is better far to have this than the meaningless shell that retentionists would ask us to preserve. Architectural ability and artistic inspiration, it is sometimes worth remembering, did not stop dead in the 18th Century."*










**4.** Internal Lobby with Sculpture by Norman Teeling. **5.** Main Central Granite Stairwell. **6.** Main Reception Area. **7.** Interior of a Conference Room.

# ESB HEAD OFFICE BLOCK B

## Fitzwilliam Street Lower, Dublin 2

**Date Of Survey: 27th January 2004**

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | ✔ |
| Regional | ✔ | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |














### Summary

ESB Head Office complex consists of five blocks of office accommodation known as Blocks A, B, C, D and E respectively.

Block B consists of a six-storey over basement accommodation located behind Block A, facing onto James's Street East, and links to Blocks A and C.

Block B was constructed during the early 1950s. It was designed by ESB Civil Works Department.


### Description & Materials

The plan is T-shaped and consists of six storeys of office accommodation over a basement car park with a plant room at rooftop level.

It is a concrete framed structure with glazing within a pattern of three-over-three and repeated between the structural elements. The staircores to each end of the building are finished in a dry dashed render, and the building has a flat roof with plant and equipment at roof level.

### Internal Accommodation

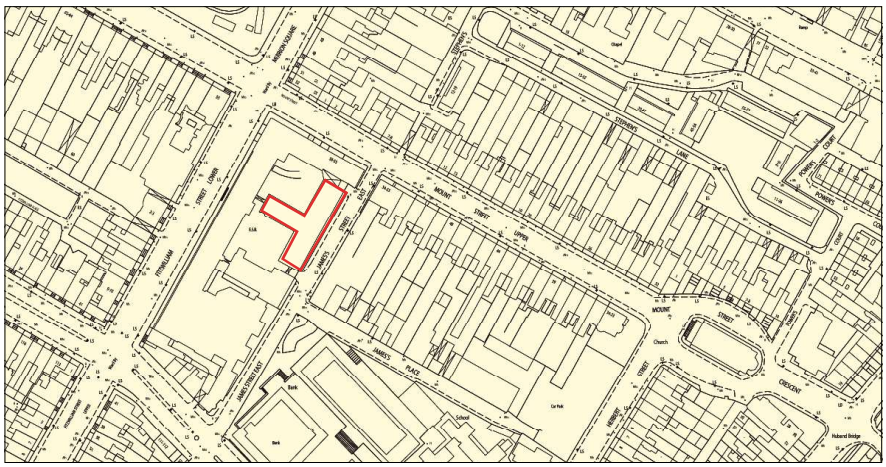
Within the basement there are plant rooms, rest and locker rooms, UPS and battery rooms. The lower ground floor consists of a bill printing room, computer room and post room, and all remaining floors from first to fifth consist of office accommodation. There are three main stairwells to each end of the T-shaped plan.

Within the ground floor and fifth floor, the office accommodation is accessed to the west and south areas off a central spine corridor, with the north block consisting of an open-plan layout. The first to fourth floors consist of cellular office accommodatioin off a central corridor.

The offices to the west of block B view into inner courtyards, while many remaining offices view onto James's Street East.

### Special Interest - Artistic

Sean Keating (1880-1977), born in Limerick, completed work to record the development of the Shannon Scheme in sketches, drawings and paintings. His work involved capturing and recording all phases of the construction and completion of this project. One of Keating's best known paintings *Night Candles* together with a silver model of Ardnacrusha, presented by management staff to Dr. Thomas McLaughlin, first Chief Executive of ESB, are on display in ESB boardroom which is located in this block.



**1.** Rear Elevation. **2.** Elevation to James's Street East. **3.** Detail of Rear Entrance and Junction with Block C. **4.** Interior of a Conference Room.




| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | ✔ | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB HEAD OFFICE BLOCK C

## Fitzwilliam Street Lower, Dublin 2

**Date Of Survey: 27th January 2004**

**Summary**
The ESB Head Office complex consists of five blocks of office accommodation known as Blocks A, B, C, D and E respectively. Block C consists of a five-storey over basement accommodation located between Block A and James's Street East.

It was designed by ESB Civil Works Department, and constructed during 1949/1950.

**Description & Materials**
Block C is largely rectangular in plan and is located behind Block A, with links through to Blocks A, B and D facing onto James's Street East.

The main elevation is onto James's Street East. It is a concrete framed structure rendered and constructed in a simple rationalist style. The glazing is in a consistent pattern of three vertical bays with the end glazing consistent to emphasise the stairwell behind.

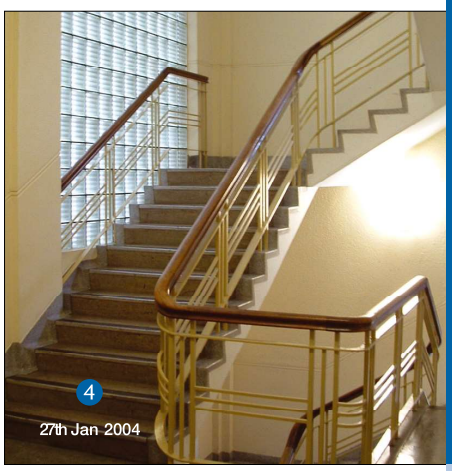
The windows are aluminium and broken into a series of three-over-three panels. The flat roof has safety railings above and plant areas recessed from the building façade. This block is linked at first floor and third floor by a rendered concrete structural link to blocks A, B and D, and is consistent in height with Block B.

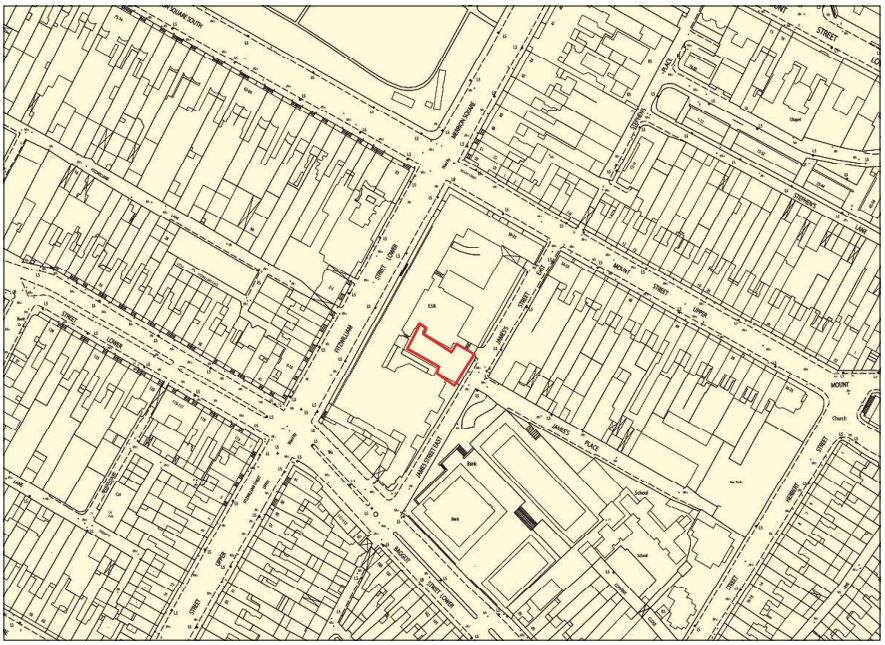
**Internal Accommodation**
The lower ground floor consists of stores and plant rooms, the upper ground floor consists of offices and the computer/telecommunications room. The first to fourth floor consists of offices, computer room and call centre. There are three original lifts in Block C. The main staircase has a distinctive timber and steel balustrade with glass block infill to one side wall.









**1.** View of Main Elevation onto James's St. **2.** Side Elevation into Courtyard. **3.** Rear Elevation of Block C. **4.** Main Staircore.

Dublin City Council - DUBLIN

# ESB HEAD OFFICE BLOCK D

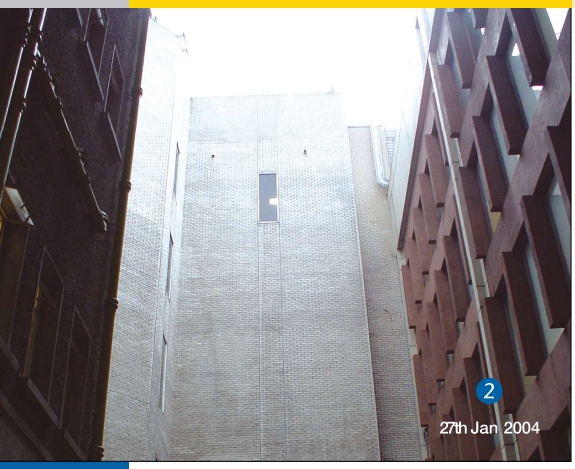
## Fitzwilliam Street Lower, Dublin 2

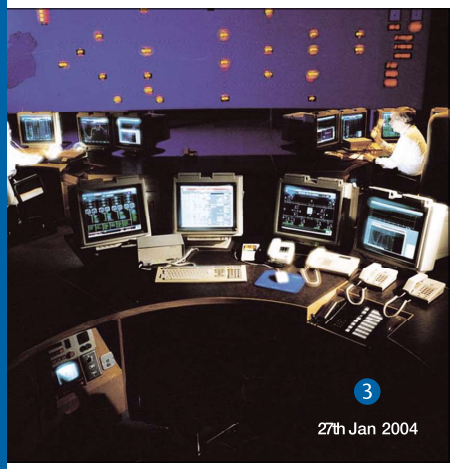
Date Of Survey: 27th January 2004

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | ✓ | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | ✓ |








### Summary

ESB Head Office complex consists of five blocks of office accommodation known as Blocks A, B, C, D and E respectively.

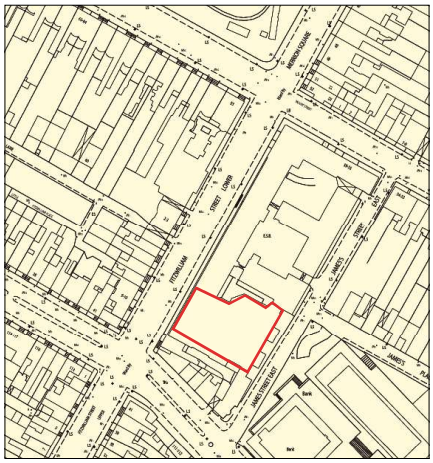
Block D is located at the southern end of Block A and adjoins No.12 Fitzwilliam Street. It extends through to James's Street East and was built in 1971. Part of the frontage of Block D faces onto Fitzwilliam Street behind three bays of the Block A façade. The architects were Stephenson Gibney and Associates.


### Description & Materials

It is square-shaped in plan and consists of five storeys in the main block, four storeys over basement, and a three-storey portion linking to No. 49 Baggot Street Lower at the corner of James's Street East.

The façade is a regular pattern consisting of a series of 14 bays. Block D forms three of those 14 bays which face Lower Fitzwilliam Street and adjoins No.12 Fitzwilliam Street.

The façade is clad in brown precast concrete panels with five-panel vertical glazing within each bay.



Accommodation consists of offices, plant rooms and storage. The upper ground floor through to first, second and third floors consist of office accommodation. The modular office partitioning within the open-plan area is part partition and part glazing, permitting natural light to enter the individual offices. The National Control Centre is located on the fourth floor. The floors are served by six stairwells.

### Special Interest - Technical

#### National Control Centre

The intricate task of seeking to match electricity production to customer demand is performed by the National Control Centre (NCC). The NCC operates the national transmission system in a manner to achieve maximum economy, consistent with safety, security, continuity, quality and environmental standards. The NCC monitors the voltage on the transmission system and the loading of transformers. In the event of a fault on a transmission line, it may redistribute production to avoid overloading of the remaining lines and thus any customer disruption. The function of the NCC has been carried out in Head Office since 1957. At that time all operations took place from the Load Dispatch Office (LDO). In 1986 operations moved from the LDO to the present-day location.

The NCC is located in open-plan spacious accommodation with natural light entering from the direction of the inner courtyard, and views out into the landscaped area beneath. The floor is carpeted throughout and the walls consist of vertical timber panelling. There is a suspended ceiling with services contained within the ceiling void. There are recessed light fittings within the suspended ceiling together with a perimeter lighting system.

**1.** Side Elevation. **2.** Front Elevation into Courtyard. **3.** Interior of National Control Centre (Night View). **4.** Interior of National Control Centre.




| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | ✔ | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB HEAD OFFICE BLOCK E

## Fitzwilliam Street Lower, Dublin 2

**Date Of Survey: 27th January 2004**

**Summary**

ESB Head Office complex consists of five blocks of office accommodation known as Blocks A, B, C, D and E respectively.

Block E is located adjacent to Block A and Block B. It consists of a series of Georgian houses that were extensively rebuilt and refurbished in 1989/1990 and front onto Mount Street Upper. The buildings have been in ESB ownership since 1929. The architects were Stephenson Reddy and Associates.

**Description & Materials**

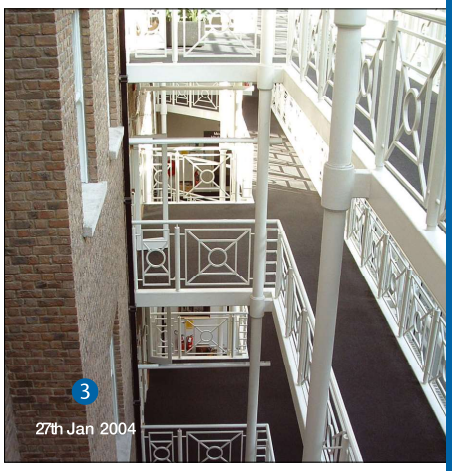
Block E is rectangular in plan and consists of four storeys over a basement. This building links into Blocks A and B via the glazed atrium.

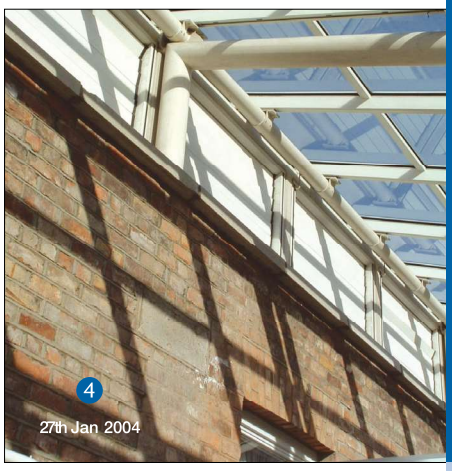
It is comprised of a number of restored Georgian houses which face onto Mount Street Upper, all connected by the atrium at the rear. The accommodation consists of a mixture of offices, apartments and No. 29 Fitzwilliam Street Lower, the Georgian House Museum.

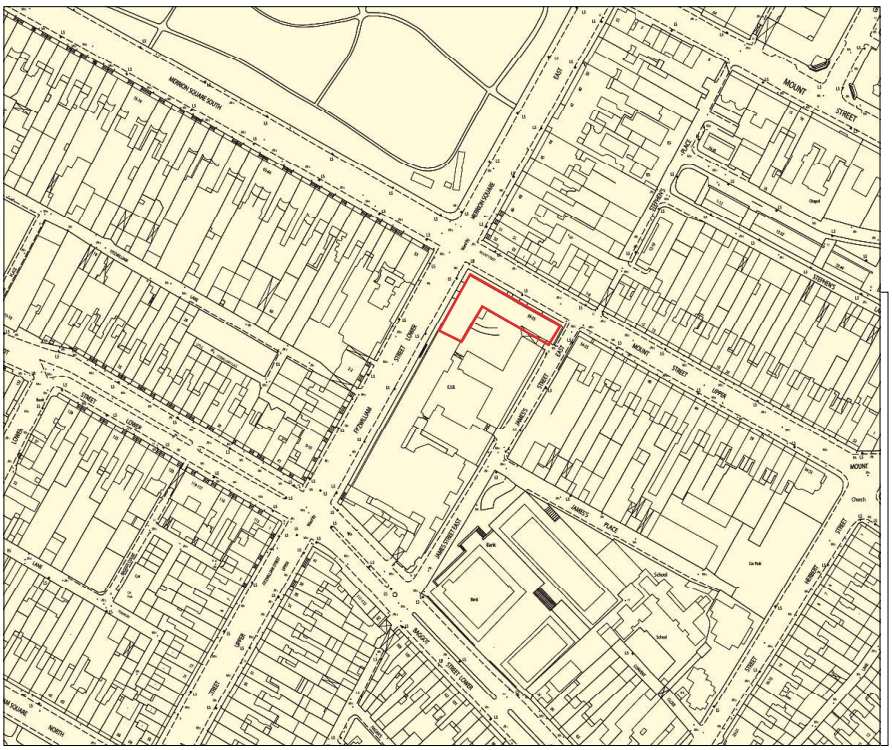
The stairwells to each of the Georgian houses have doors connecting to the atrium at each half-landing level.

The atrium serves to enclose circulation corridors, provide access to all the floor levels and to link the block to Blocks A and B. It is composed of a curtain walling glazed structure with a structural steel support system.



**1.** Main Glazed Façade. **2.** Stairwell Behind the Glazed Façade. **3.** Interior of Glazed Circulation Area. **4.** Detail of Junction of Brickwork and Glazing.

Dublin City Council - DUBLIN

# GEORGIAN HOUSE MUSEUM

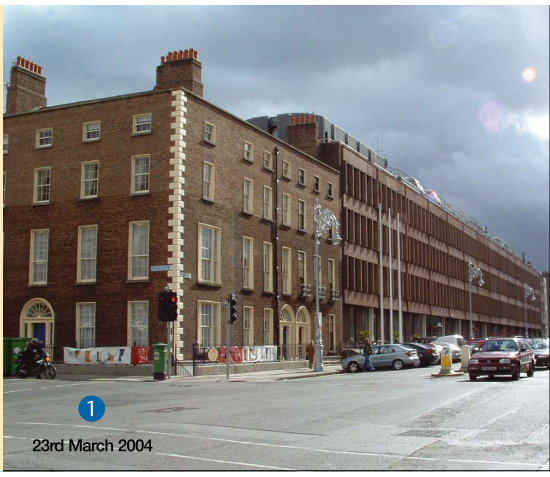
## Number 29 Fitzwilliam Street Lower, Dublin 2

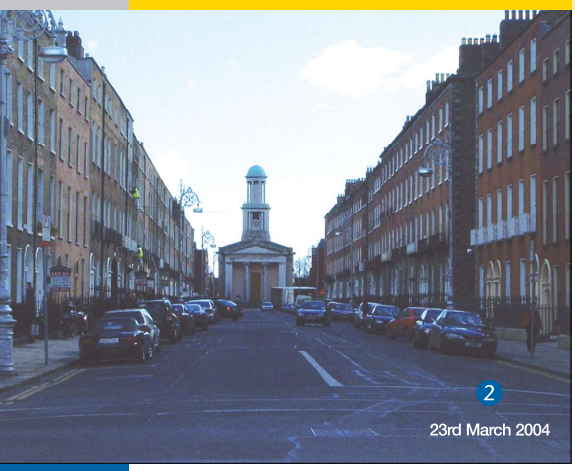
Date Of Survey: 23rd March 2004

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | |
| Regional | ✔ |
| National | |
| International | |

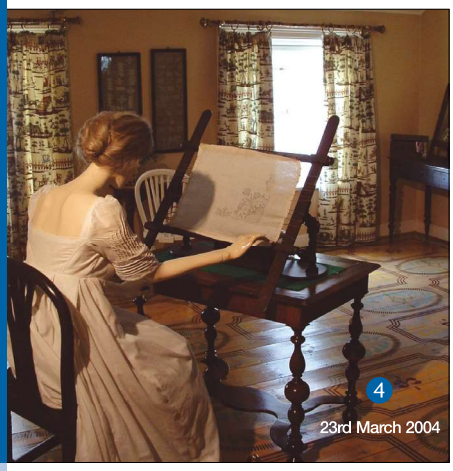
| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | |
| Cultural (C) | ✔ |
| Historical (H) | ✔ |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |









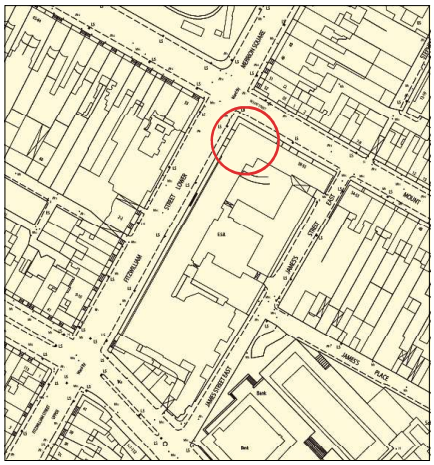


### Summary

No. 29 is a terraced three-bay four-storey over basement brown buff brick Georgian house currently used as a museum. It depicts a typical townhouse of the Georgian period, illustrating how life was lived in the late Georgian era by typical middle-class Dublin families. It also reflects changing fashions from the last years of the 18th Century to the 1830s. The museum project is a partnership between ESB and the National Museum of Ireland. The ongoing support for the exhibition forms an integral part of the overall heritage policy of ESB, and represents a significant commitment on behalf of the Art and Industrial Division of the National Museum.

The property is located adjacent to the corner of Lower Fitzwilliam Street and Mount Street Lower, overlooking the southeast corner of Merrion Square.

The property, built in 1794, was restored by ESB in 1988 and opened to the public in 1991 to celebrate Dublin's status as European cultural capital for that year. It is now run by ESB in association with the National Museum of Ireland as a museum of Dublin home life for the period 1790 to 1820.

### Description & Materials[A]

The public entrance to the house is located on Mount Street Upper via the basement level of No. 30 Lower Fitzwilliam Street. The basement floor area accommodates the shop, audiovisual facilities, tea room and associated ancillary facilities. The remaining upper floors accommodate the exhibition.

This is a terraced three-bay four-storey over basement brown brick Georgian house with the street boundary marked by railings.

The pitched roof consists of cement tiles with red clay ridge tiles and there is equal parapet height with adjoining buildings. The chimney stack is of yellow brick over party wall and lead flashings.

The walls are of yellow brick flemish bond with tuck pointing and new profiled granite string at ground floor level. The basement walls are rendered and painted and rebuilt above the second floor cills in pink brick flemish bond with recessed pointing.

There is a round-headed painted stone doorcase with semi-circular plain plate glass and fanlight with decorative wrought-iron panel to the front. There is a coved reveal and two composite strip pilasters with moulded panel in shaft. The frieze consists of three rosettes linked with festoon. There are two strip side lights with three wrought-iron ellipses, an eight-panel painted timber replica door with recessed panels and central vertical bead.

The windows have flat brick arches, granite cills, rendered reveals and consist of timber-framed vertically sliding sashes with horns six-over-six to ground and second floors; nine-over-six to first floor, with horns three-over-three to third floor; with horns three-over-six to basement.

**1.** View of No. 29 at Corner of Mount Street and Fitzwilliam Street. **2.** View of Mount Street Lower toward St. Stephen's Church (Pepper Cannister).
**3.** View of Living Area of Exhibition Space. **4.** Interior Room of Exhibition Space.




# GEORGIAN HOUSE MUSEUM

## Number 29 Fitzwilliam Street Lower, Dublin 2

**Date Of Survey: 23rd March 2004**

All windows are c.1990 replacements and there are three balconettes at first floor.

### External

No. 29 is linked via an atrium circulation zone which allowed fully flexible circulation without interfering with the integrity of the restored room format of the houses. There are granite moulded plinths, mild steel railings and three cast-iron posts with urns.

### Restoration

The decision to restore these buildings had its historical roots in a commitment by ESB to Dublin Corporation in 1977.

In 1986, prior to work commencing, the Irish Architectural Archive, in conjunction with the Irish Georgian Society, completed a survey of No. 29 Fitzwilliam Street Lower. This detailed report concluded that No. 29 was a building much altered over time. A number of features, such as the internal fanlight and doors in ground floor hall, and the internal partition wall in the dining room, were deemed to be Victorian additions and were recommended for removal.

While much of the fabric of the original house has not survived, great care and consideration went into the development of the exhibition. Many original patterns have been used in the creation of features such as the fine wallpapers, carpets, and curtains, and considerable expertise was deployed in putting together the pieces of this historical jigsaw.

### Special Interest - Historical

The development of the Fitzwilliam Estate south of Merrion Square first appears on an estate map of 1789 by Patrick and John Roe. By the date of John Roe's map of 1791, the arrangement was formalised, with Fitzwilliam Street reaching all the way to Leeson Street and incorporating Fitzwilliam Place. By 1847 the building in these streets, apart from the southern sections of Fitzwilliam Place, was substantially complete. No. 29 was built by John Usher, an apothecary who dabbled in property speculation. It was first occupied by a Mrs. Beatty, the widow of a wine merchant, and her family. The property was acquired by ESB in 1928.

### Special Interest - Cultural

The property depicts the previously untold story of middle class home life in a key period in the history of the nation and its capital, and the building now plays host to a wide cross section of visitors, from Ireland, Europe, America and beyond.

No. 29 had been decorated and furnished by the National Museum of Ireland and ESB, with advice from architect John O'Connell.

### Special Interest - Architectural

Under the Dublin City Development Plan 1999 this is a protected structure.

### Opening Times:

Tuesday-Saturday: 10am-5pm
Sunday: 1pm-5pm
Closed on Mondays and two weeks prior to Christmas.

Address: 29 Fitzwilliam Street Lower, Dublin 2.
Tel: + 353 1 702 6165
Fax: + 353 1 702 7796

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.










**5.** View of Sleeping Accommodation of Exhibition Space. **6.** View of Main Auditorium/Lecture Room. **7.** View of Dining Area of Exhibition Space. **8.** View of Public Cafeteria.

# ESB OFFICES

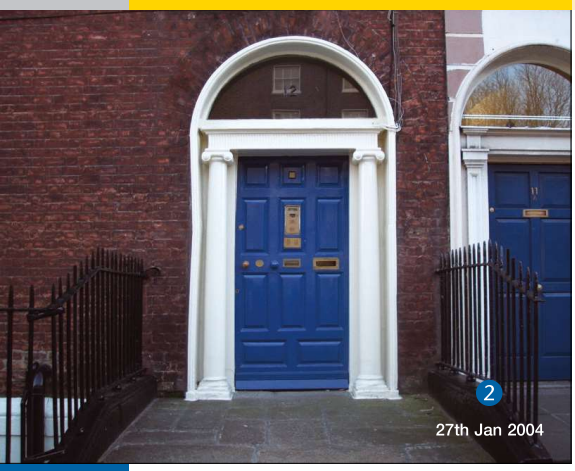
## No. 12 Fitzwilliam Street Lower, Dublin 2

Date Of Survey: 27th January 2004

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

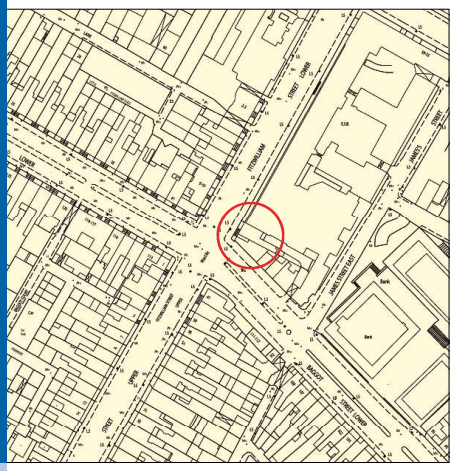
| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | ✔ |
| District | ✔ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | ✔ |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |









Dublin City Council - DUBLIN


### Summary

No. 12 is a terraced, two-bay, four-storey over basement red brick Georgian house incorporating a three-storey over basement return. There is a small yard to the rear and no garden or mews building.

Adjacent to the corner of Fitzwilliam Street Lower and Lower Baggot Street, the surrounding buildings are four-storey over basement in scale and vary in use from residential to commercial.


### Description & Materials[A]

The walls comprise red colour-washed brick Flemish bond with tuck pointing, granite copings, painted stone string at ground floor level. Basement walls are rendered, painted and lined. The main entrance door comprises a round-headed painted stone doorcase, semi-elliptical plate glass fanlight, two Ionic columns with fluted frieze and cornice over. The window openings are composed of flat brick arches, painted stone cills, rendered reveals, timber framed sliding sashes with horns six-over-six to ground, first and second floors, with horns three-over-three to third floor, with horns four-over-four to basement. A number of windows on the upper floors have been replaced with single glazed timber casement windows.

The front façade to Fitzwilliam Street is largely intact with the exception of the parapet wall rebuilt above third floor arches in red brick Flemish bond. The rear has been altered due to ESB Head Office works adjacent and behind.

The interior incorporates extensive use of structural ties from front to back at ceiling cornice level. Many of the doorcases and the main staircases exhibit evidence of extensive structural settlement. Although converted into a number of self-contained flats, many original features are intact including staircases, doorcases and associated joinery, window boxes and shutters, ceiling centrepieces and marble fireplaces. The plan form includes a separate staircase from third floor level to fourth floor level.

The building contained self-contained residences (flats) until recent times and is currently unoccupied.

### Special Features - Architectural

The main significant architectural conservation elements include the main entrance door which comprises a round-headed painted stone doorcase, the semi-elliptical plate glass fanlight, two Ionic columns with fluted frieze and cornice over.

Two wrought-curved fronted balconettes exist at first floor window level addressing Lower Fitzwilliam Street. Painted stone moulded plinth, wrought iron railings, two cast iron posts, one corner post and urn missing, gate and timber stairs to stone flagged area, two granite steps and landing, plinth replaced in unpainted squared granite adjacent to No. 13. Under the Dublin City Development Plan 1999 this is a protected structure - List 1, architectural (protected structure).

### Special Interest - Historical

The development of the Fitzwilliam Estate south of Merrion Square first appears on an estate map of 1789 by Patrick and John Roe. By the date of John Roe's map of 1791, the arrangement was formalised, with Fitzwilliam Street reaching all the way to Leeson Street and incorporating Fitzwilliam Place. By 1847 the building in these streets, apart from the southern sections of Fitzwilliam Place, was substantially complete. No.12 was acquired by ESB in 1967.

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.

**1.** Front Elevation. **2.** Front Door to Main Entrance. **3.** Internal View of Office with Fireplace.




| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/16 | ESB Ref: D-SS-3264/16 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | ✔ |
| District | | Artistic (AR) | |
| Regional | ✔ | Cultural (C) | |
| National | | Historical (H) | ✔ |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB OFFICES

## No. 37 Fitzwilliam Street Upper, Dublin 2

**Date Of Survey: 27th January 2004**


### Summary

No. 37 is a terraced two-bay four-storey over basement brick and partly stone-faced Georgian house which was until recently used as offices. The building is currently unoccupied. Located between the corner of Fitzwilliam Street Upper, Lower Baggot Street and Fitzwilliam Square, the surrounding buildings are four-storey over basement in scale and mainly of office use.


### Description & Materials[A]

The walls comprise yellow/buff brick Flemish bond with flush pointing, granite coping, granite projecting string at first floor cills, ground floor faced with granite ashlar, painted stone moulded string at ground floor level, basement façade painted ashlar, other walls rendered and painted, brickwork re-build above third floor sills in yellow brick English garden wall bond, painted stone string at ground floor level, basement walls are rendered, painted and lined.

The main entrance door comprises round-headed painted stone door-case, semi-circular wrought iron 'sunburst' fanlight, two-thirds fluted Doric columns, frieze with two wreaths over columns, central section with recessed panel, ovolo and fillet moulding over, 6-panel painted timber door with recessed panel and central vertical bead, one wreath and part of surround are damaged. The windows openings are composed of flat brick arches, painted stone sills, rendered reveals, painted stone reveals to ground floor, painted rusticated reveals to basement, timber framed vertically sliding sashes with horns two-pane to ground floor, with horns six-over-six to first and second floors, with horns three-over-three to third floor, with horns eight-over-eight to basement with cast iron grill.

### Special Interest - Architectural

The main entrance door comprises round-headed painted stone door-case, semi-circular wrought iron 'sunburst' fanlight, two-thirds fluted Doric columns, frieze with two wreaths over columns, central section with recessed panel, ovolo and fillet moulding over, 6-panel painted timber door with recessed panel and central vertical bead, one wreath and part of surround are damaged. Two wrought iron-curved fronted balconettes at first floor level windows, four iron balconettes at second and third floor level windows which address Upper Fitzwilliam Street Granite stone moulded plinth curved at steps, cast iron railings with spear tops, gate, area stone flagged, three granite nosed steps and landing to entrance, shared with No. 38. Equal parpapets both sides probably built along with Nos. 33-36.

### Special Interest - Historical

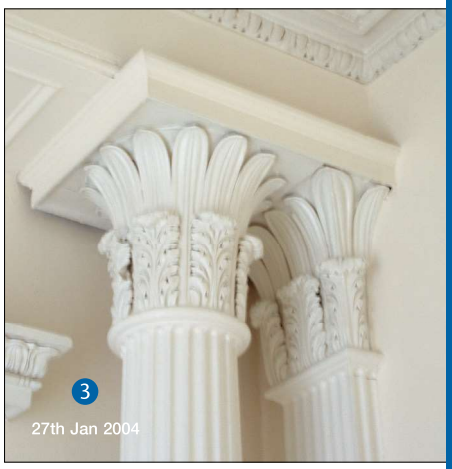
The development of the Fitzwilliam Estate south of Merrion Square first appears on an estate map of 1789 by Patrick and John Roe. By the date of John Roe's map of 1791, the arrange-ment was formalised, with Fitzwilliam Street reaching all the way to Leeson Street and incorporating Fitzwilliam Place. By 1847 the building in these streets, apart from the southern sections of Fitzwilliam Place, was substantially complete.

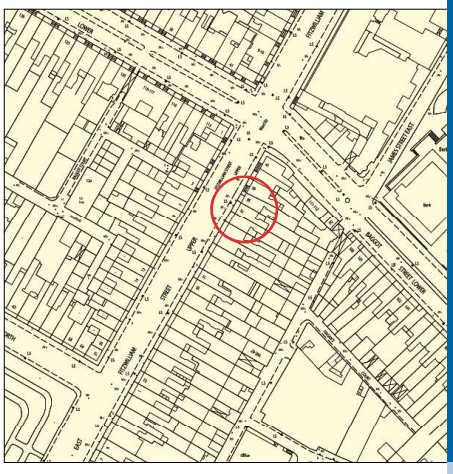
### Special Interest - Architectural

Under the Dublin City Development Plan 1999 this is a protected structure - List 1, architectural (protected structure).

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.



**1.** Front Elevation. **2.** Front Door to Main Entrance. **3.** Internal Cornice and Capital Detail.

Dublin City Council - DUBLIN

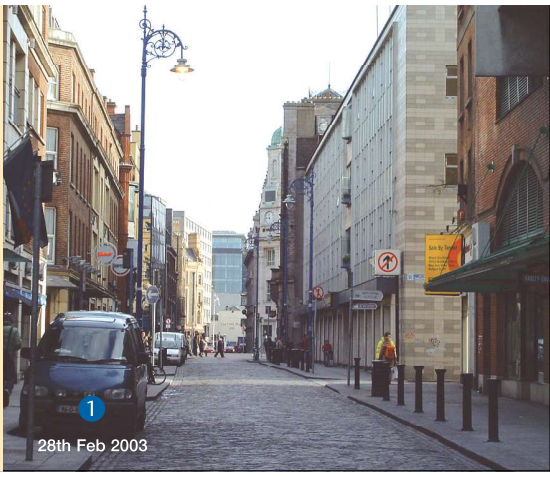
# ESB RETAIL SHOP & OFFICES

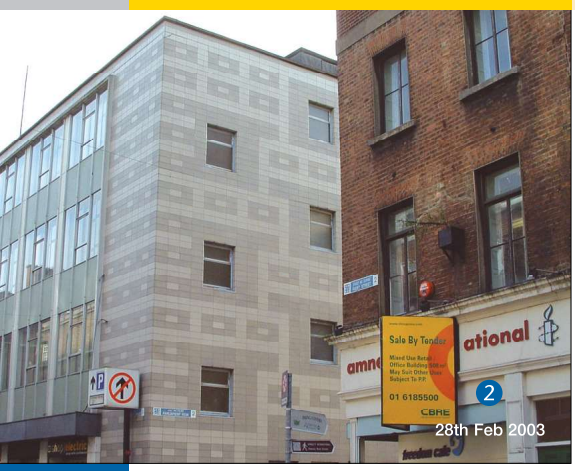
## 40-43 Fleet Street
## Dublin 2

**Date Of Survey: 28th February 2003**

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3263/10 | ESB Ref: D-SS--3263/10 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | ✔ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | ✔ |
| International | | Scientific (SC) | |
| | | Social (SO) | ✔ |
| | | Technical (T) | |










### Summary

The property consists of a four-storey over basement office building, retail shop at ground floor level, open-plan office space and associated service cores at upper floor levels. There is a single storey store building and loading bay which exits on to Parliament Row.

The property is located on an urban corner site bounded by Fleet Street and Parliament Row, adjacent to the junction of Fleet Street and Westmoreland Street. The surrounding streetscape is four-storey in scale.

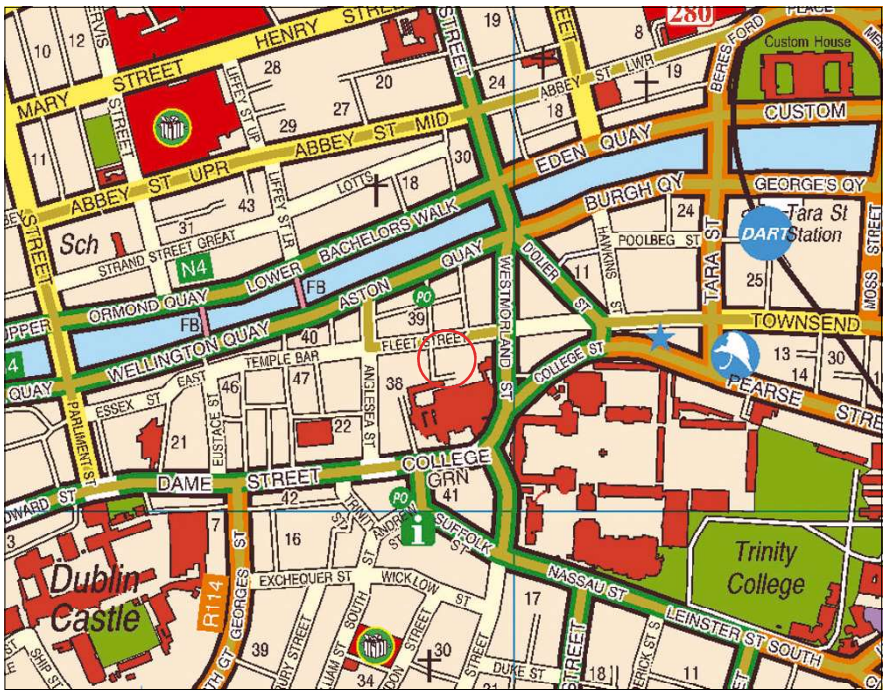
The main building was built in 1962. It was extensively refubished during 1989. The architects were ESB International.

### Description & Materials

The public façades of the building are clad in a ceramic tile of alternating colours resulting in a coursed effect. The Fleet Street façade is broken up with two multiple bays of curtain walling asymmetrically organised about the main entrance bay. This is highlighted by a ceramic tile clad vertical bay punctuated by a series of oriel windows on each floor level.

The office accommodation consists of curtain walling incorporating opening sections, integral spandrel panels and a second skin of glazing to the interior.

The ground floor retail area acts as a plinth. The structural columns onto Fleet Street are clad in corian marble cladding and the shop front is expressed by the contemporary butt-jointed glazed bay windows. The plinth composition is beneath and is capped by a projecting canopy and string course at first floor level with a strong horizontal emphasis.




**1.** View of Building in Street Context. **2.** Corner Detail to Parliament Row. **3.** Elevation to Street. **4.** Detail of Curtain Wall Façade.

Dublin City Council - DUBLIN




# ESB RETAIL SHOP & OFFICES

## 40-43 Fleet Street Dublin 2

**Date Of Survey: 28th February 2003**

Internally the retail showrooms were fitted out to the highest standard of the day, both in 1962 and 1989. This building was used as one of the largest ESB revenue collection centres.

The service elements and rear façade are of render finish and are expressed as a series of bays. The roof structure is flat with parapet walls and incorporates screening to miscellaneous roof mounted plant.

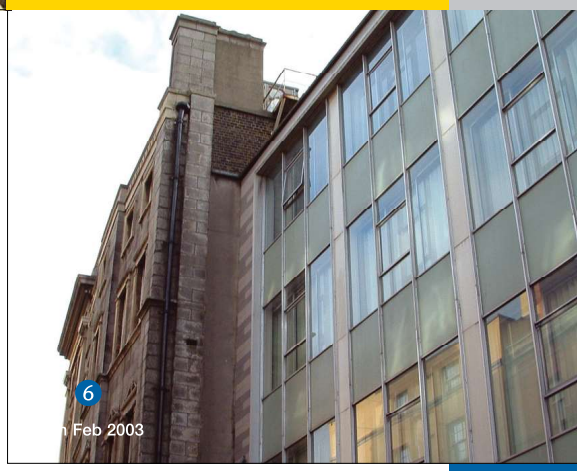
**Special Features - Historical**

Historically Fleet Street was not dissected by Westmoreland Street until 1799, and was the location for many foreign consuls in the 1800s.

A site for the new main substation, to transform the Shannon current from 38kV to 5kV station, was acquired adjacent to the existing distribution station at Fleet Street. Adjacent to the main building was a power station. This building was subsequently used as a car park by ESB. It was sold during the early 1990s and was subsequently re-developed as a multi-storey car park. The power station was the location for the electrical load centre for Dublin city.

**Special Features - Social**

Within Fleet Street there was a well known management unit which looked after customer accounting records. There was a very strict management regime employed in that area which would be well known throughout ESB. Despite the best efforts to stifle the creativity of the staff there, one of the better known ex-graduates of that regime was Prof. Brendan Kennelly of Trinity College Dublin, who was a clerical officer there in the early years.










**5.** Interior of Shop. **6.** Detail of Junction with Adjacent Building. **7.** End Elevation. **8.** View of Façade from Westmoreland Street.




ESB Retail Shop and Offices, Fleet Street, Dublin 2




| | |
|---|---|
| Surveyors Name: | Mark Tolan |
| Photographer: | Mark Tolan |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3263/24 | ESB Ref: D-SS-3263/24 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB OFFICES

## 75-77 Dublin Industrial Estate, Glasnevin, Dublin 9

**Date Of Survey: 4th December 2003**


**Summary**

The buildings comprise 1200m² of offices, workshops and approx. 900m² of warehouse space. The building is currently vacant, but was occupied in the recent past by Rank Xerox as offices and warehouse.

The building is located on a corner site on the junction of Lagan Road and Boyne Road within the Dublin Industrial Estate.

The date of construction was circa 1970.


**Description & Materials**

The building assemblage is composed of three elements.

A two-storey office building addresses the approach road to the site. This element is connected at the rear via a glazed link to a two storey in-scale warehouse building.

The office building is expressed as a multi-bayed façade comprising a regular grid of brickwork piers cladding a steel frame structure incorporating infill aluminium powder coated single glazed window frames and painted render finished spandrel panels. The roof is of flat roof construction with a low level parapet to the perimeter incorporating copings to the vertical brick wall panels.

The warehouse space and office accommodation to the rear comprise a combination of steel portal frame with block infill walls and steel frame with profiled metal cladding panels. The roof is of low pitched construction incorporating a simply expressed roof edge detail at the junction with the predominantly brick wall cladding.

The front and rear elements are linked by a two-storey timber-framed, partially-glazed corridor.

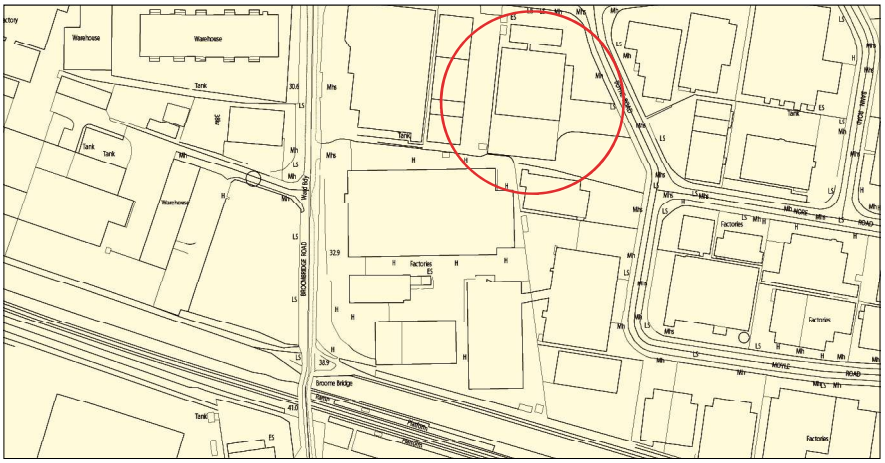
Two small external buildings have been constructed on the site: one houses fuel oil tanks while the other is an ESB substation.

The building is free standing on the site and incorporates car parking and hard landscaping to the front, soft landscaping to the side and a hard surface yard to the rear.












**1.** Elevation to Approach Road. **2.** Interior View. **3.** View of Link between Front and Rear Blocks. **4.** View of Façades.

Dublin City Council - DUBLIN

# ESB ARCHIVES

## Parnell Avenue, Harold's Cross Dublin 6W

**Date Of Survey: 4th December 2003**

| | |
|---|---|
| Surveyors Name: | Mark Tolan |
| Photographer: | Mark Tolan |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3263-24 | ESB Ref: D-SS-3263/24 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | ✓ |
| District | |
| Regional | |
| National | |
| International | |

| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | |
| Artistic (AR) | |
| Cultural (C) | ✓ |
| Historical (H) | ✓ |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |














### Summary

The site is located at the end of Parnell Avenue, off Parnell Road, on the Grand Canal. The site contains two main buildings, one a three-storey office building with adjoining workshop occupied by ESB Contracts division, and a two-storey office block housing ESB Archive. The buildings were constructed in 1973.

ESB Archive locates, collects and preserves printed and other material relating to ESB's history, and reflects the unique contribution of the company to the economic and social development of Ireland over the past 77 years.

The Archive was established in 1991 to preserve for future generations the Board's commercial, social and cultural heritage. From very modest beginnings, the archive has become an important source of information on the history of electricity supply in Ireland from the end of the last century to the present day.


### Description & Materials

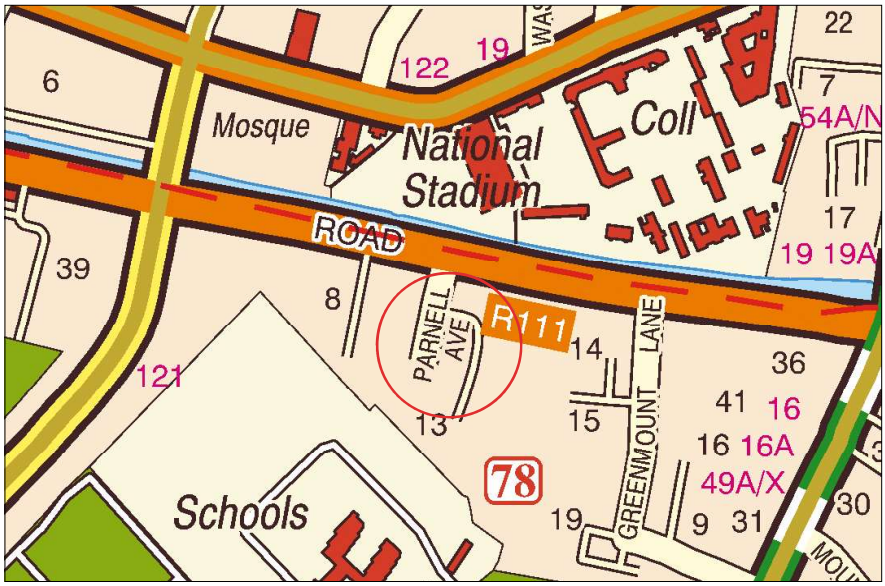
#### Archive Building

The detached single storey flat roofed office building houses the archives. It has an L-shaped plan and covers an area of 666m$^2$. It consists of tubular steel roof trusses supporting corrugated metal decking to the roof. These trusses span the showroom and are concealed by a suspended ceiling.

The external treatment is similar to that of the Contracts building with painted brickwork outer leaf planes between timber framed windows, panelling and eight roof lights overhead. There are two reinforced concrete canopies over folded concertina steel doors which acts as the goods entrance to the archive's storage area. The timber panelled recesses emphasise the verticality of the building and reveal the bays of the structure.

#### Role

As well as reflecting the company's role in laying the foundations for Ireland's




**1.** Aerial View of Archives Building. **2.** Side Elevation of Building. **3.** Rear Elevation and Yard. **4.** Window Detail.




# ESB ARCHIVES

**Parnell Avenue,**
**Harold's Cross,**
**Dublin 6W**

**Date Of Survey: 4th December 2003**

rapid industrialisation and urbanisation, the Archive records the enormous investment made by ESB over the years in developing a wide range of technical and other skills. The material is testimony to the energy and ingenuity of thousands of ESB personnel, and their contribution in helping to make Ireland what it is today.

It is company policy to develop and enhance ESB's archival collection "in a manner which safeguards the Board's commercial, social and cultural heritage for the enrichment of ESB and the wider community".

**Special Interest - Historical/Cultural**
The archive facility is a rich resource which can be used by those interested in undertaking research relating to ESB's work since its establishment in 1927. The collection also reflects large sections of the social development in Ireland since the 1920s

There is pre-arranged access available to the public and the contact details are listed below:

Telephone Number: 00353-1-6042132, Fax No: 00353-1-6042179

email: archive@mail.esb.ie

Opening Hours: 9:30am to 12:30am & 2:00pm to 4:00pm,

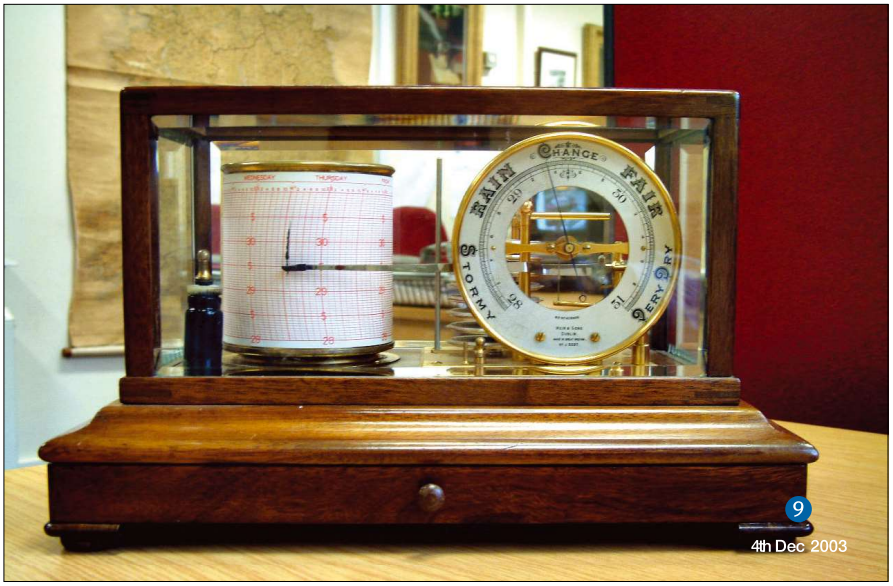
Monday to Friday except Bank & Public Holidays.










**5.** Some Items from the Archival Collection. **6.** View of Research Room. **7.** View of Film Room. **8.** View of Archive Storage Units. **9.** Barograph from former Secretary J.J Gargins Office.

Dublin City Council - DUBLIN




Part of Archive Collection.




| | |
|---|---|
| Surveyors Name: | Mark Tolan |
| Photographer: | Mark Tolan |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3263/24 | ESB Ref: D-SS-3263/24 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✔ | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB CONTRACTS & WORKSHOP

## Parnell Avenue, Harold's Cross, Dublin 6W

**Date Of Survey: 4th December 2003**


### Summary

The site is located at the end of Parnell Avenue, off Parnell Road, on the Grand Canal. The site contains two main buildings, one a three-storey office building with adjoining workshop occupied by ESB Contracts division, and a two-storey office block housing ESB Archives. The buildings were constructed in 1973.


### Description & Materials

#### Contracts Office Building

This detached three-storey flat roofed office building comprises a warehouse, offices, kitchen, toilets and two stairwells. The main office building comprises three floors including the adjoining double height warehouse, and has an area of 1387.5m².

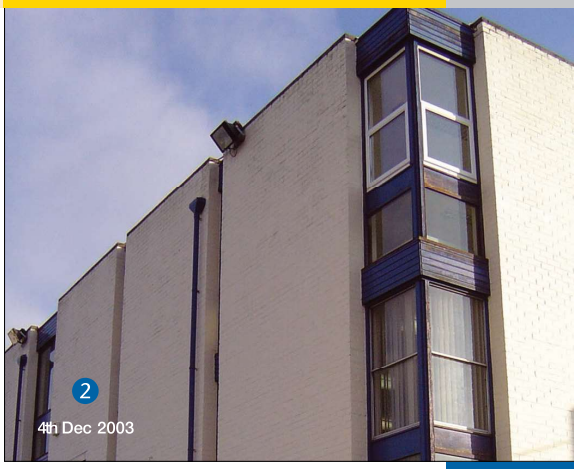
The building is constructed of inner leaf blockwork supporting reinforced concrete ribbed floor slabs. The external brick outer leaf has been painted white, and the external treatment comprises vertical planes of painted brickwork revealing glazed and timber panelled vertical joints rising through the three storeys. The planes of brickwork emphasise the verticality of the building. The windows are framed both in aluminium and timber. There is a reinforced concrete slab which acts as a canopy over the entrance to the warehouse.

The site is enclosed by a 2.4m high concrete blockwork wall on a site located off Parnell Avenue. There are closed-off petrol tanks located under the planted area in the car park. The site is positioned at a higher level than the road with a steep incline on entering the site. The staff car parking is provided to the perimeter of the entrance courtyard.

#### Contracts Workshops Building

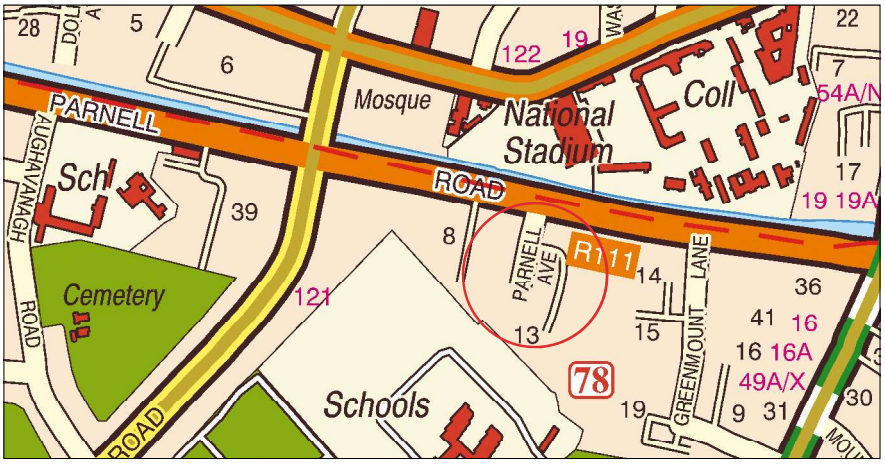
This building is a simple concrete single storey flat roofed structure with a gross area of 315m². There are high level clerestory windows above the painted brick façade. All timber doors, windows and fascia are painted blue.

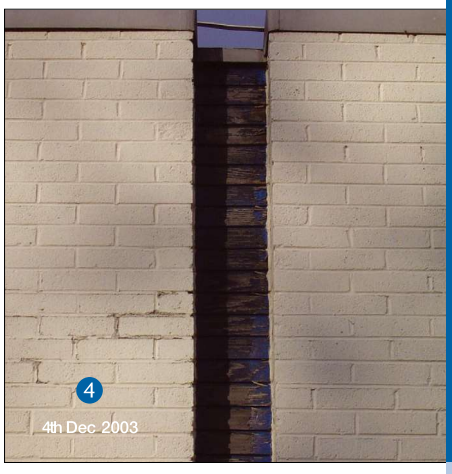
The site area is 0.62ha (1.53 acres).










**1.** Front Elevation. **2.** Façade Corner Detail. **3.** Timber Panelling to Side Elevation. **4.** Detail.

Dublin City Council - DUBLIN

# ESB SUBSTATION

## Harold's Cross Road, Harold's Cross, Dublin 6W

Date Of Survey: 23rd March 2004

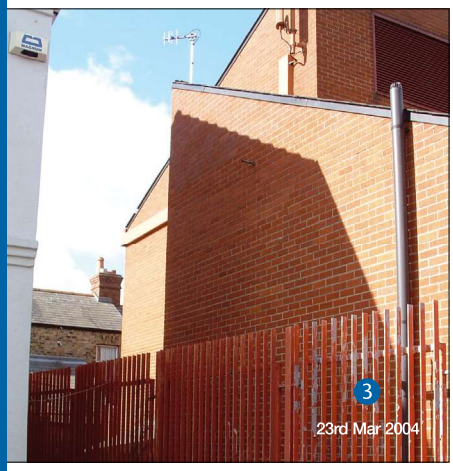
| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3263/24 | ESB Ref: D-N-3263/24 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✓ | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |













### Summary

This building is a detached one and two-storey red bricked 110kV sub-station building, built on a rectangular plan set back slightly from the existing terrace on Harold's Cross Road near the Grand Canal Bridge.

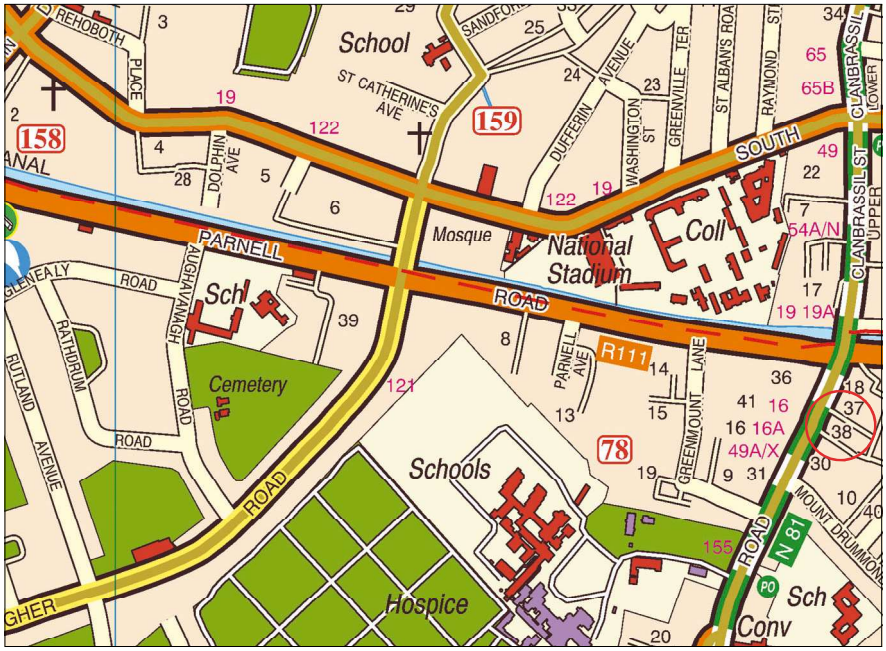
Harold's Cross is a high voltage 110kV indoor substation built by ESB to provide the additional capacity required to facilitate further growth, and to provide security of supply to existing customers.

### Description & Materials

The property faces west onto Harold's Cross Road and comprises a rectangular site enclosed by 2m high palisade steel fencing to the front, and is accessed from the front through steel palisade gates. An adjoining laneway at the side accesses office properties to the rear.

It is a detached single storey double height structure comprising two staggered monopitched bays accommodating transformer rooms. The building rises to two storeys in scale and is set back from the terraces on either side. The building is designed as a single volume within which accommodation is organised, and contains a large transformer room.

The front façades incorporate a two-bay composition. The west façade to the road has no openings, in contrast to the side façade which incorporates a series of roller shutter doors to facilitate maintenance and changes to heavy equipment, such as transformers. Red stretcher course brickwork external leaf encloses the building on all four sides. A panel of brickwork has filled in a former opening at the side of the building. There are two telecommunications antennae attached to the building which comprises a similar colour to the brickwork. Despite its scale, the building is surprisingly low key in appearance and merges very successfully with the local surroudings.




**1.** Elevation to Street. **2.** Rear Elevation. **3.** Elevation to North. **4.** Elevation to South.




| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3262/19 | ESB Ref: D-N-3262/19 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | ✔ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | ✔ |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB T.O.D. CONTROL BUILDING

## Jamestown Road, Inchicore, Dublin 8

**Date Of Survey: 21st November 2003**
**23rd March 2004**

**Summary**
The property is a detached building of elegant proportions built in 1929 at the same time as Ardnacrusha Hydro Electric Power Station and the Shannon Scheme in County Clare. It comprises three storeys over a basement, with attic rooms. The building served as a control building. ESB compound contains a number of buildings including stores, garages, canteen, line equipment stores, workshops and administration building. Military watch towers (now redundant) flank the front corners of the site. The control building is located to the rear of the site and is accessed through palisade fencing.

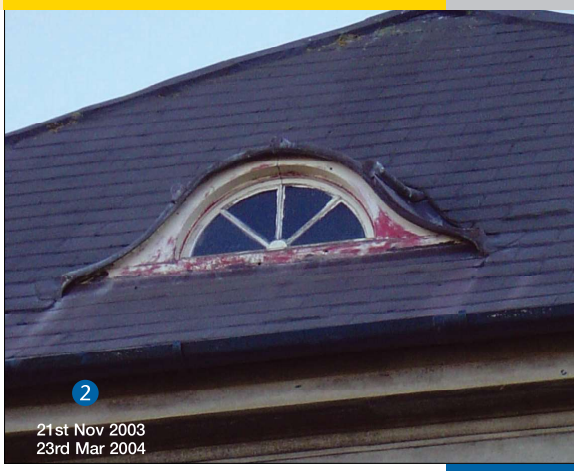
**Description & Materials**
The building form consists of two hipped and pitched roof blocks each comprising six bays long and five bays wide.

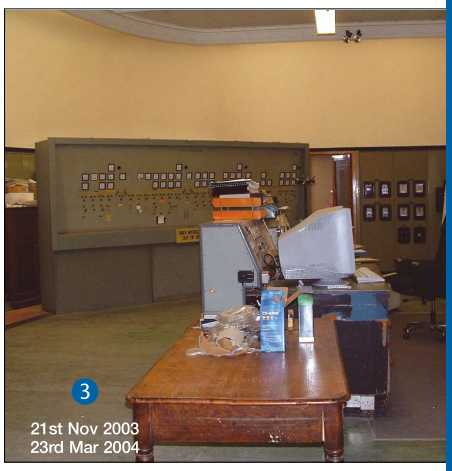
The building accommodates workshops and storage on the ground floor. The control room occupies the entire second floor of one of the blocks and sits over a cable floor occupying the first floor level. Staff rooms and facilities were located in the upper floors of the second block. Two stairwells access the upper floors of the buildings. The main stairwell which accesses the control room is Art Deco in style with a painted steel balustrade supporting a hardwood handrail. The control room of this building demands particular note. It was formerly lit naturally from a large roof light which has since been covered. Some of the original furnishings are still present including desks, metal cabinets and obsolete machinery displaying old technology. Art Deco style period hardwood doors, frames and fittings finish the room. The etched glass panelling would have allowed indirect natural light from the control room to filter out into the stairwells and surrounding spaces. The Art Deco door handles are chrome plated.

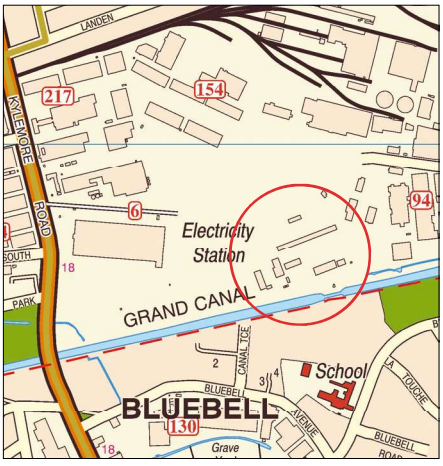
This robust structure is built of reinforced concrete frame construction with cast in-situ reinforced concrete floors. A vertical steel cable shaft runs through the building. Doors on the ground floor are of painted steel. The external treatment comprises nap plaster render surrounding timber framed windows and concrete cills. Rear windows have been replaced with aluminium frames. There is an attractive curved roofed semicircular dormer window on one of the roof hips, and the roof covering comprises blue/black slates. There is also an overhanging glazed booth off the control room on the front elevation.

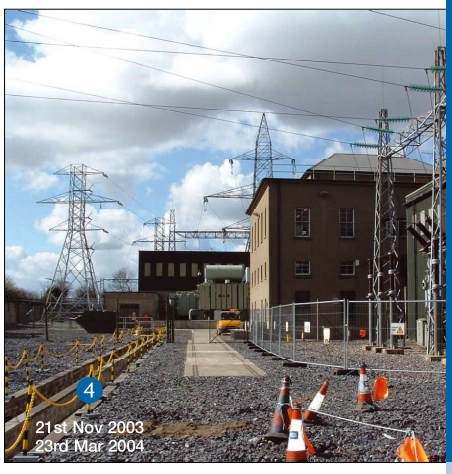
Steel rails, which formerly transported coal, traverse the site. There is a large ESB pylon located behind the building.

**Special Interest - Historical**
This building is of significance. Upon the completion of Ardnacrusha Station, the control centre served as the node centre for transmitting and distributing electricity throughout Dublin and onwards through other parts of the country. It was an integral part of the completion of the Shannon Scheme.




**1.** View of Side and Front Elevations. **2.** Dormer Window Detail. **3.** Interior of Control Room. **4.** View of Control Building and Compound.

Dublin City Council - DUBLIN

# ESB T.O.D. MAIN CENTRE

## Jamestown Road, Inchicore, Dublin 8

**Date Of Survey: 21st November 2003**

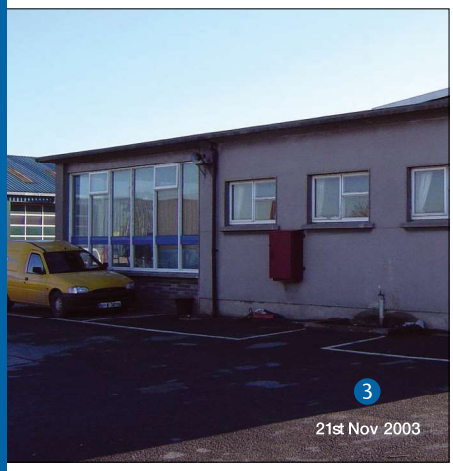
| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3262/19 | ESB Ref: D-N-3262/19 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | ✓ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |














### Summary

The present use of the entire property is as an ESB depot. There are 11 buildings in total on the site, mostly single storey. Located on a site just north of the Grand Canal in Dublin, it is accessed through a residential area. There are a number of rights of way affecting the total land owned by ESB in this area.

The main centre contains a number of buildings including an early substation building, canteen/garage building, line equipment store building, line stores building, a stores building, a store/ workshop building and a SIAC building. The property comprises garages, stores, a SIAC building, canteen, station supervisor's house, 38kV substation, 38kV building, 110kV building, line equipment stores, control building and 220kV building. The site is enclosed by 3m high palisade and chain link fencing.


### Description & Materials

#### SIAC Building

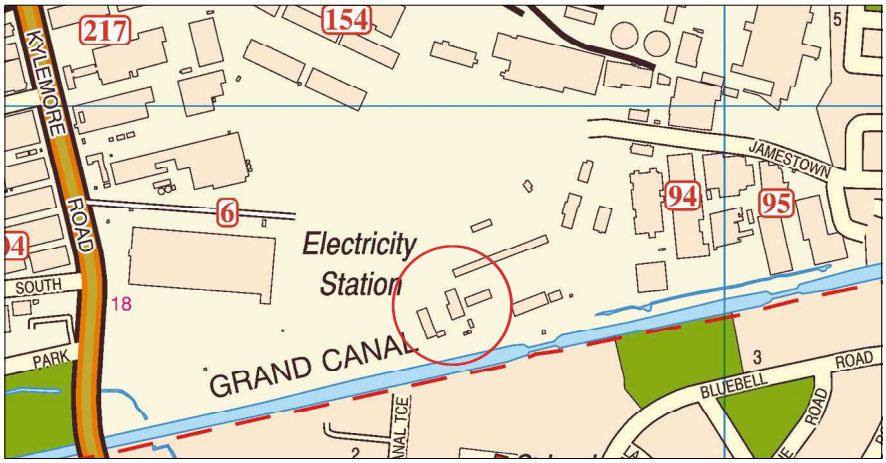
The SIAC building is a detached single storey flat roofed structure. This seven-bay concrete framed building comprises a reception, offices, a meeting room, a store room and toilets. The external treatment comprises concrete block-work and rough dash render surr-ounding steel framed windows. Metal security panels are applied to the inside of the window openings. The curved wall of the entrance bay surrounds a glass block panel providing natural light to the entrance. A suspended ceiling is applied throughout.

#### Canteen/Garage Stores Building

The building comprises garages, stores, canteen, a kitchen and toilets. The main block of the building comprises a steel portal frame with adjoining single storey flat roofed additions to the side and rear. The structure is composed of a steel portal frame. The building is enclosed by a concrete blockwork wall with stipple dashed plaster finish. Folded metal sheeted doors access the garages. Profiled roof cladding finish covers the garage roof. The floor area of the building is 611m$^2$.

#### Stores Building

This building is single storey but has a mezzanine level for overhead storage, and an adjoining lean-to telecommunications room. It comprises five bays of steel structure with an adjoining telecommunications room.




**1.** SIAC Building. **2.** SIAC Building. **3.** Canteen. **4.** Store Building.

Dublin City Council - DUBLIN




# ESB T.O.D. MAIN CENTRE

## Jamestown Road, Inchicore, Dublin 8

**Date Of Survey: 21st November 2003**

The accommodation comprises a general store, store rooms and offices. The barrel vaulted ceiling is supported on curved steel lattice trusses with corrugated metal cladding finish. This corrugated metal cladding is continued to the face of the building.

### Stores/Workshop Block

This is a detached single storey steel portal frame structure comprising five bays enclosing a large store room, office and changing room. The external treatment consists of profiled metal sheet cladding finish with concrete blockwork wall construction with rendered plaster finish to the base of the building. The roof covering comprises blue profiled metal roof cladding with incorporated clear cladding roof lights. Two metal sheeting folding garage doors access the main store area, and there are two steel personal security doors.

### Line Equipment Store

This is a nine-bay steel framed mono-pitched building comprising a general vehicle and store area and two smaller storage areas. The building is two-storey in scale at the taller elevation. Structurally the building comprises a steel frame of steel portal columns and lattice trusses.The external treatment comprises profiled metal cladding finish facing over concrete blockwork wall to base with a nap plaster render. A roller shutter door and sliding metal sheeted cladding doors provide vehicular access to the building. The floor area of the line equipment store is 655.4m$^2$.

### Line Stores Building

This is a three-bay steel portal frame building comprising a double height store room with a flat roof. The external treatment comprises a profiled metal cladding finish and two roller shutter garage doors occupying a full bay width. The accommodation consists of a large store space, and small store room in the far corner of the building. The base of the building comprises a concrete block rising wall. The gross floor area of the stores building is 155.11m$^2$.

### 38kV Substation Inchicore

The 38kV substation is located towards the north of the site parallel to the 38kV building enclosed behind galvanised steel palisade fencing. The building sits next to a transformer yard. This two-storey flat roofed concrete framed building sits on a rectangular plan and is two storeys in scale. The flat roof and guttering is concealed behind a parapet wall. The external treatment comprises nap plaster rendered concrete with recessed rectangular panels running along the long elevations.

### 38kV Building

This detached two-storey flat roofed building sits on a long rectangular plan and is located next to a newly constructed transformer yard and the existing 38kV substation.

The site area is 5.4ha (13.31 acres)










**5.** Stores Workshop Building. **6.** Stores Building. **7.** 38kV Building. **8.** Line Stores Building.

# ESB T.O.D. SUPERVISOR'S HOUSE

## Jamestown Road, Inchicore, Dublin 8

**Date Of Survey: 8th January 2004**

| | |
|---|---|
| Surveyors Name: | Mark Tolan |
| Photographer: | Mark Tolan |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3262/19 | ESB Ref: D-N-3262/19 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | ✔ |
| Regional | |
| National | |
| International | |

| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |













### Summary

This is a detached two-storey flat roofed house. It is designed in a modernist architectural style and was built during the mid to late 1930s, around the same time as the worker's housing at Ardnacrusha Hydro Electric Power Station. The house was built to provide convenient living accommodation for the station supervisor.

### Description & Materials

The house has a square-shaped floor plan and comprises simple orthogonal lines in its design. The feature chimney is located centrally on plan and is capped with a square concrete slab.

The property comprises of concrete blockwork construction supporting reinforced concrete floors and roof.

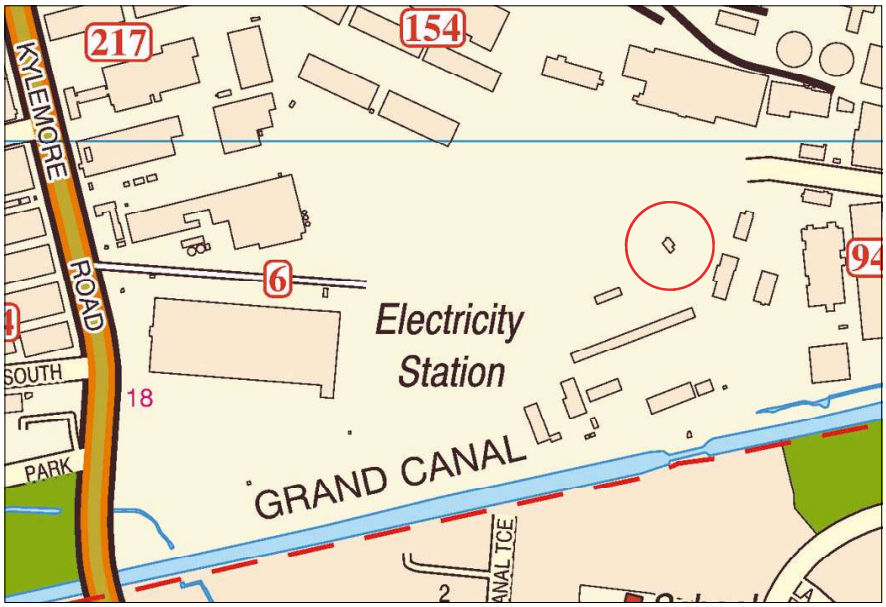
The external treatment comprises steel framed windows with tiled cills surrounded by pebble dash render walls generally. There is a smooth plaster render to the plinth at the base of the building. Smooth nap plaster bands stretch across the top of the series of windows and wrap around the corners. The building still displays its original doors and windows. The parapet wall conceals the flat roof and guttering.

The main entrance has a distinctive protruding concrete canopy. The windows above follow the line of the stairs behind.

The surrounding garden is planted with mature shrubbery and trees.

### Special Interest - Architectural

The building is designed in a modernist style and still has all its original features intact.




**1.** View approaching House. **2.** Side Elevation of House. **3.** Main Entrance. **4.** Side Elevation.

Dublin City Council - DUBLIN




| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✔ | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | ✔ |
| | | Technical (T) | |

# ESB OFFICES

## Matthews Building, Nos. 37- 42 James's Place, Dublin 2

**Date Of Survey: 19th February 2004**

### Summary

The Matthews Building consists of a two-storey office building, car park, and a single storey telecommunications stores building located to the rear of the property.

The property is located on James's Place East, a small lane running behind the Bank of Ireland office complex on Baggot Street Lower, and 135m from ESB Head Office. Neighbouring buildings include a number of mews dwellings, offices and a school.

The main building was constructed in 1971. The property was purchased by ESB in 1978. Subsequently additional land was acquired to the rear and a single storey telecommunications stores building was constructed in 1980.

### Description & Materials

The main building is two storeys in scale with localised plant room at roof level. It is of reinforced concrete frame construction with in-situ concrete floors and roof. External walls are of concrete block infill panels which are finished in white painted render.

The office spaces are expressed by the linear windows broken by the column grid at ground and first floor. The linear emphasis of the windows and white painted walls reflect the modern international style. The entrance to the building is asymmetrically located at the left-hand side staircore and a series of service entrances are located on the rear façade.

The interior of the building comprises a series of cellular office spaces of varying size, staff canteen, toilets, two staircores and a number of store rooms. The original timber windows have been replaced with an aluminium glazing system. Areas of the ground floor were previously used for training purposes by the Telecommunications section. The upper floor offices are currently occupied by the I.U.P. (Infrastructure Update Project) involving roll out of 2003 XP servers.

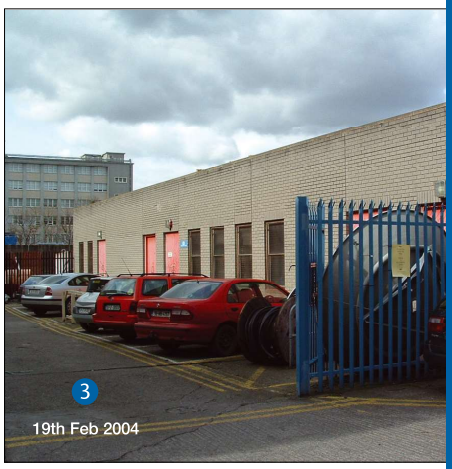
The single storey building to the rear of the Matthews building is used by the Telecommunications section of ESB. Telecommunications spares for the nationwide network, varying from mobile radios to satellite dishes, are stored in this building. The building, single storey in scale, is finished with a grey concrete brick and a parapet roof. The car park between the buildings is enclosed by steel vehicular gates.

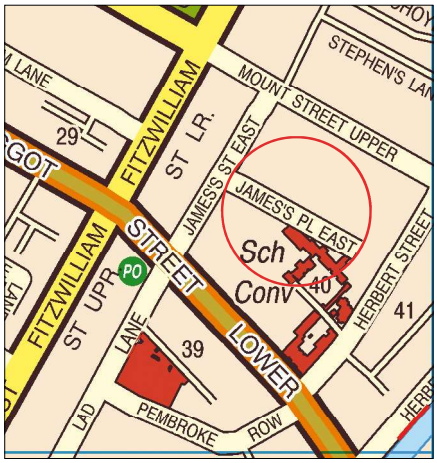
### Special Interest - Social

The ground floor is currently used by MADSOC the music and drama society of ESB.

A two-storey building adjoins the Matthews building at the James's Street East end of the building. This building incorporates a vehicular entrance through to the rear of No. 43 Mount Street Upper and a plaque with the words *ESB Officers Association Reg Office* is mounted on the Street Elevation refering to an adjacent property.







**1.** Front Elevation to Street. **2.** Rear Elevation. **3.** Elevation of Telecommunications Building. **4.** Plaque Identifying ESB's Officers' Association Reg. Office.

# ESB SUBSTATION

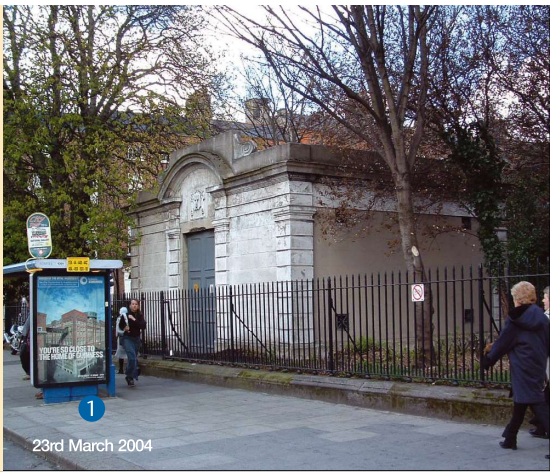
## Merrion Square, Dublin 2

**Date Of Survey: 23rd March 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3264/12 | ESB Ref: D/DCC-N-3264/12 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | ✔ |
| District | |
| Regional | |
| National | |
| International | |

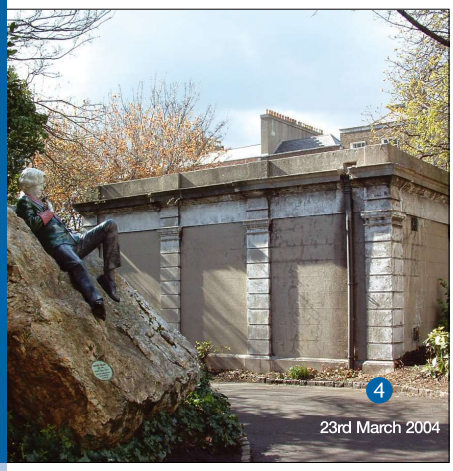
| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |










### Summary

This is a detached three-bay symmetrical single storey substation building, built in a neoclassical style of the Doric order, located within the confines of Merrion Square.

The building is located near the north-west corner of the Square near the Clare Street junction next to the Oscar Wilde memorial statue. There are mature trees and shrubbery surrounding the building, and the front elevation faces the National Gallery of Art on Merrion Square West.

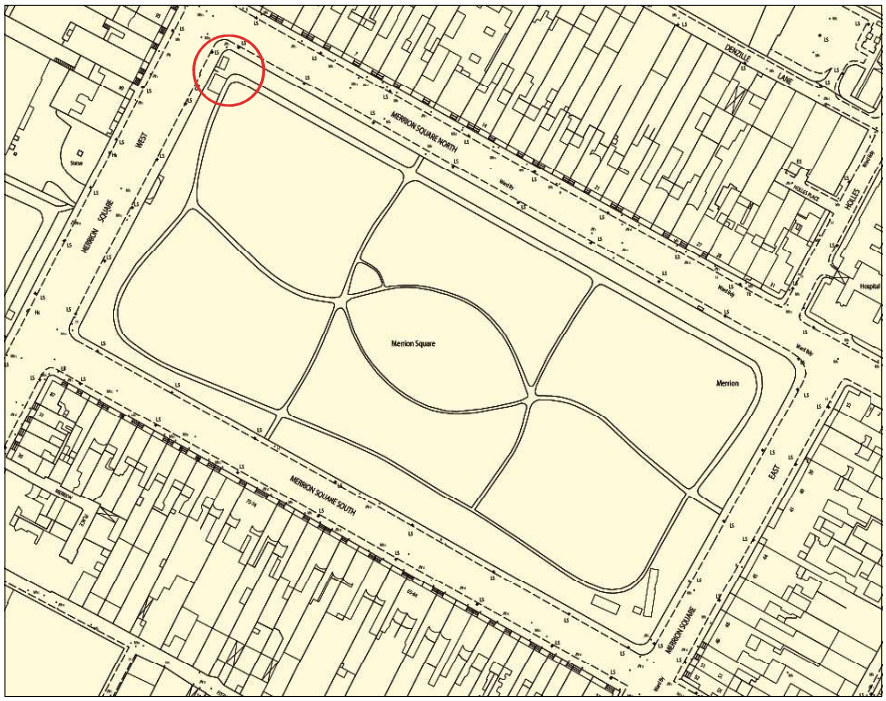
### Description & Materials

The property comprises a single storey flat roofed building but is a storey and a half in scale built on a rectangular plan. The external treatment is sensitive to the rich architectural heritage of the location. The front elevation is symmetrical and comprises three bays with a central double door flanked by pilasters, and further corner pilasters. The rhythm of this elevation is carried to the sides and rear elevations.

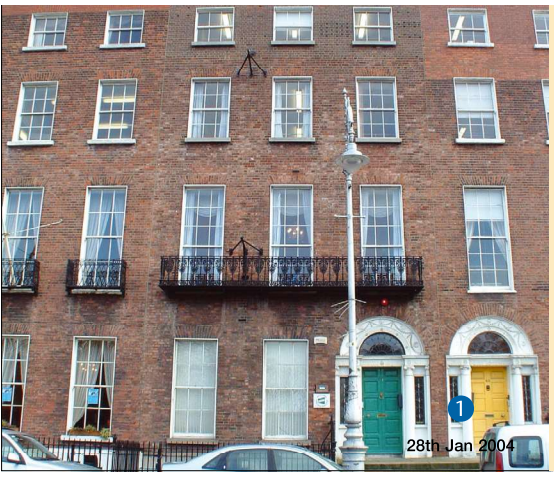
A plaster moulding comprising the Dublin City Coat of Arms sits above the door. The architrave to the top runs around the perimeter of the building. There is a light plaster render on the blockwork and the the joints are evident on the elevation. There is a parapet wall which conceals the guttering and flat roof. There are large hardwood double doors to access the building, and these are of painted hard wood and divided into three panels.

### Special Interest - Architectural

This is a very attractive substation designed in the neoclassical style.




**1.** View of Front Elevation onto Merrion Square. **2.** View of Access Doors. **3.** Emblem on Front Elevation.
**4.** Rear Elevation from Merrion Square and Oscar Wilde Statue.




| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3264/11+12 | ESB Ref: D-SS-3264/11+12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | ✔ |
| District | ✔ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | ✔ |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB OFFICES

## 39 Merrion Square East, Dublin 2

**Date Of Survey: 28th January 2004**


### Summary

No. 39 is a five-storey three-bay terraced Georgian townhouse built as a private residence, and is one of a series of five adjoining buildings in the ownership of ESB. It currently houses ELCOM, ESB's customer complaints administration. The property was built in 1780 as a private residence. It was designed by Samuel Sproule.


### Description & Materials[A]

The building comprises five storeys of accommodation with a three-storey return building which was a later addition. It retains much of the original site layout with a planted rear garden and two-storey mews building built on the site of the original structure. This redbrick clad two-storey flat roofed rear building accesses the lane directly through a rear yard. There is redbrick flemish bond brickwork with flush pointing which is topped with concrete coping and a granite moulded string course at ground floor level. The basement walls are rendered, painted and lined.

### Front Façade

The front door is reached via five granite steps and landing, and there is a simple cast-iron footscrape to one side of the door. The front door consists of a round-headed opening with rendered and brick reveals, semicircular leaded decorative fanlight, a rendered surround incorporating swag of husks, rosettes and fluting. There is a painted stone doorcase with two composite Ionic columns and two square-plan Ionic half-pilasters, and two leaded sidelights with diamond motifs. There is a ten-panel painted timber door.

There is a gate and concrete stairs to basement yard area which is paved with terracotta tiles laid on the diagonal.

### Layout

The building has a floor area of approx. 730m$^2$. The building had some extensive work carried out after a fire in 1972 but its structure remains in the traditional form of solid brick and masonry walls supporting hardwood timber floors. The roof is timber cut and slated. There is a partly rendered brick stack over the party wall with No. 38 and zinc flashings at equal ridge height with adjacent properties.

### Internal

The stairwell has a barrel vaulted ceiling and rosette with cornicing, and is naturally lit by a Venetian window to the rear elevation. There are a pair of Ionic pillars which dominate the first floor return. The property is linked to the adjoining buildings by internal doors on the ground and first floor level. The floor of the hallway is covered with an original white polished Portland stone, and marble mantle pieces adorn the reception rooms.

### Special Interest - Architectural

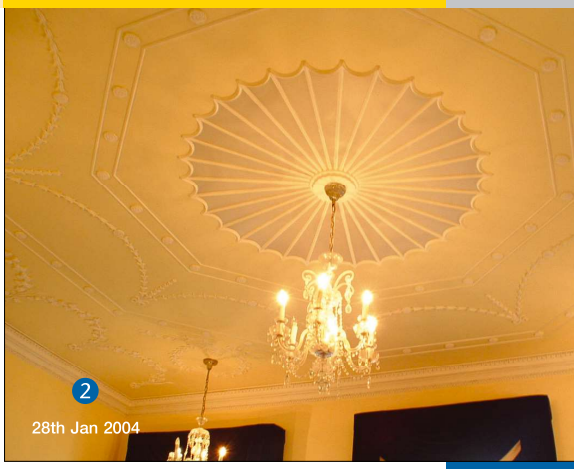
This is a prime example of a late 18th Century Georgian townhouse with great architectural detail of the period throughout.

Under the Dublin City Development Plan 1999 this is a protected structure.

### Special Interest–Historical

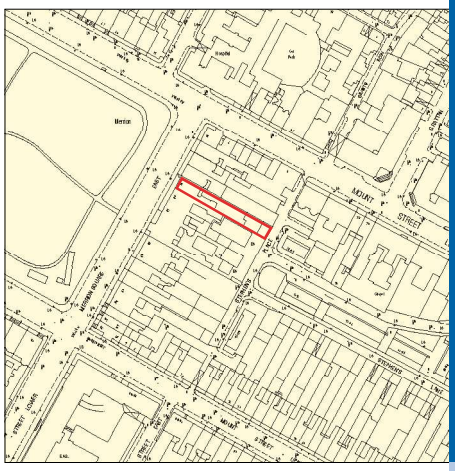
ESB purchased the former British Embassy at No. 39 Merrion Square in 1973. The house had suffered ex-tensive damage following a major demon-stration in February 1973. ESB funded the restoration of Nos. 39 and 40.

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.









**1.** Front Elevation to Street. **2.** Interior Ceiling Rose. **3.** Front Door to No.39.

Dublin City Council - DUBLIN

# ESB OFFICES

## 40 Merrion Square East, Dublin 2

**Date Of Survey: 19th November 2003**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11+12 | ESB Ref: D-SS-3264/11+12 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | ✓ |
| Regional | |
| National | |
| International | |

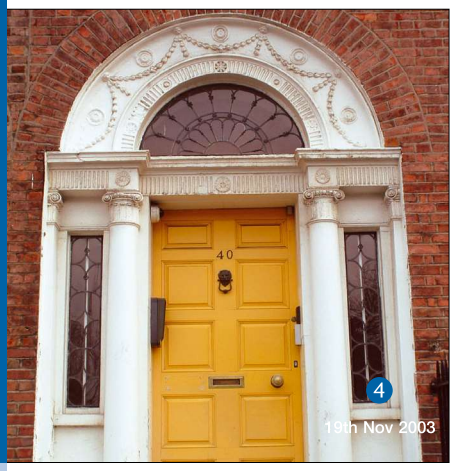
| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✓ |
| Artistic (AR) | ✓ |
| Cultural (C) | |
| Historical (H) | ✓ |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |

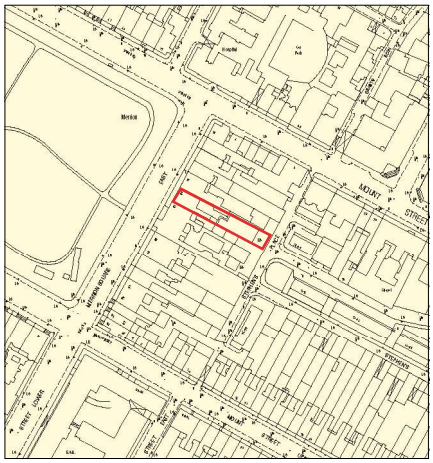








**1.** Front Elevation to Street. **2.** First Floor Interior. **3.** Rear Elevation. **4.** Front Door to No.40.

### Summary

No. 40 is one of five 5 storey buildings, addressing the square, in the ownership of the ESB. It was built in 1780. This three-bay building forms part of the east side of Merrion Square and is presently in use as offices. In 1973-74 the ESB funded the restoration of Nos. 39 and 40. No. 39, along with Nos. 38 and 40, which are situated on the lot of Edward Kent, have façades almost identical to that of No. 37, and on the basis of this evidence, it is thought that they were also designed by Samuel Sproule.

In 1994/1995 all five properties were extensively and sensitively refurbished. The architects were ESBI, Building Consultancy Group.

### Description and Materials[A]

The property comprises a five storey building with four storey return with original yard layout level with basement floor. No. 40 is linked internally to houses 39 and 41 on the ground floor. The front door is surrounded by round headed opening with rendered and brick reveals surrounding a semi-circular lead and glass decorative fanlight with rendered surround incorporating swags of husks, rosettes and fluting. The door case treatment comprises two composite columns and two square plan half-pilasters; fluted breakfront frieze with three rosettes, cornices and two leaded sidelights with diamond motifs. The door comprises 10 painted timber panels door with raised and fielded and central vertical bead and there are shared front entrance steps with No. 39.

### Special Interest - Artistic Media

Number 40 distinguishes itself from its neighbouring building in having an elaborately detailed piano nobile interior which has been used in the filming of the movie "Michael Collins" in the 1990's. The property is referenced in the book by Freddie O'Dwyer in "Life in Merrion Square" ESB 1988.

### Special interest Historical

From a list accompanying the 1791 statute which enclosed the square it would appear that the first occupant of No. 40 was Charles Henry Coote (later 2nd Lord Castlecoote).

### Special interest - Architectural

No. 40 along with adjacent buildings is situated on the lot of Edward Kent, have facades almost identical to that of No. 37, and on the basis of this evidence it is thought that they were also designed by Samuel Sproule. This building contains one of the most ornate and luxurious interiors in Georgian Dublin with the first floor piano bile reception rooms greatly embellished in the French manner with ornate plasterwork mirrors and chimney pieces.

Under the Dublin City Development Plan 1999 this is a listed building - List 1, architectural (protected structure).

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.

Dublin City Council - DUBLIN



Fireplace Detail, First Floor, No. 40 Merrion Square East, Dublin 2.

# ESB OFFICES

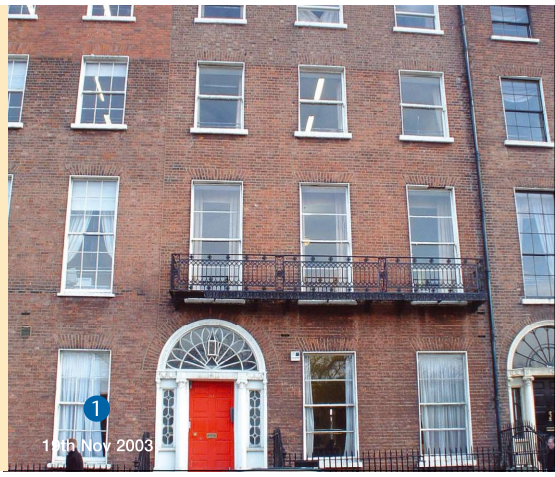
## 41 Merrion Square East, Dublin 2

Date Of Survey: 19th November 2003

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11+12 | ESB Ref: D-SS-3264/11+12 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | |
| Regional | ✔ |
| National | |
| International | |

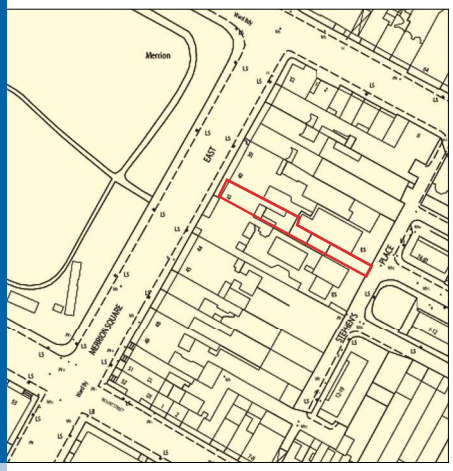
| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | ✔ |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |










**1.** Front Elevation to Street. **2.** Rear Elevation. **3.** Front Door to No.41.


### Summary

No. 41 is one of five protected buildings addressing the Square in the ownership of ESB. A late 18th Century Georgian terraced five-storey house, this three-bay building forms part of the east side of Merrion Square. The building dates from 1785. The architect was Samuel Sproule.


### Description & Materials[A]

This property is a three-bay mid-terrace redbrick building, one of five within a Georgian terrace, addressing Merrion Square East. The four-storey over basement building has a three-storey return and is the only one of the series of properties to contain a lift shaft which runs the full height of the structure. Structurally the building comprises masonry stone and brickwork construction supporting a timber cut roof which is pitched and slated. The chimney stack is partially rendered over party walls with No. 42. A large bay window on the third storey of the rear return structure overhangs the yard. This yard is raised to ground floor level and contains some of the original cast-iron railings. The original plot boundaries to the rear have been demolished and a number of buildings have been constructed to the rear.

The property has its own entrance steps with two cast-iron foot scrapes. The round-headed painted stone doorcase surrounds a semicircular wrought-iron decorative fanlight with integral lamp holder. The architrave is semicircular fluted over two Ionic columns with festoons in capital friezes, two similar square panel half-pilasters. The break-front frieze has fluting and rosette between columns, there are oval rosettes over columns. The two wrought-iron sidelights increase the natural light to the hall. The door comprises 10 painted timber panels with central vertical bead.

This building distinguishes itself from Nos. 39 and 40 in that it has separate entrance steps and a larger fanlight. The façade has straight joints to the neighbouring properties and is composed of Flemish bond red brickwork with flush pointing topped with granite coping. The rusticated granite reveals to the windows at basement level are surrounded by rendered and painted plaster. Flat brick arches, painted stone cills and rendered reveals surround the hardwood sliding sash windows. The windows are framed in vertically sliding sashes with horns two-over-two to ground and first floor with horns two-pane to second and third floors and horns six-over-six to basement. There is a cast iron balcony across façade at first floor. The wrought-iron railings have two cast-iron posts and urn finials and a gate to the basement which opens onto granite steps to an area with wrought-iron balustrade.

### Special interest - Historical

No. 41 is a terraced three-bay four-storey over basement Georgian house of 1785, now containing offices. This was once the residence of Peter O'Brien (1842-1914), who became Attorney General in 1888, Lord Chief Justice in 1889, and was created Baron O'Brien of Kilfenora around 1900 (Rose Dunne Papers, IAA).

### Special interest - Architectural

This is a prime example of a late 18th Century Georgian townhouse with great architectural detail of the period throughout.

Under the Dublin City Development Plan 1999 this is a listed building - List 1, architectural (protected structure).

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.

Dublin City Council - DUBLIN




| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11+12 | ESB Ref: D-SS-3264/11+12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | ✔ |
| District | ✔ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | ✔ |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB OFFICES

## 42 Merrion Square East, Dublin 2

**Date Of Survey: 19th November 2003**


### Summary

No. 42 is one of five protected buildings addressing the Square in the ownership of ESB. A late 18th Century Georgian terraced five-storey house, this three-bay building forms part of the east side of Merrion Square. The building dates from 1785. The architect was Samuel Sproule.The property was refurbished in 1995 and is in office use on the ground floor, and unoccupied on the upper floors.


### Description & Materials

The building comprises a four-storey over basement building with a three-storey rear return structure and a raised rear yard. Structurally the building comprises masonry stone and brick-work construction supporting cut timber pitched roof which has been re-clad in asbestos cement tiles, and the stack is partially rendered over party wall with No. 43. The zinc flashings have an equal ridge height to the adjacent property.

The brickwork comprises redbrick Flemish bond with flush pointing which has been rebuilt above third floor topped with granite coping. There is a moulded granite string course at ground floor level and the basement walls are rendered and painted. The façade is straight jointed at ground and first floor with No. 43 but not with No. 41 and there are equal parapet heights on both sides. The round-headed painted stone doorcase surrounds a semicircular fanlight with plain plate glass and wrought-iron decorative panel to front with a semicircular fluted architrave over two Ionic columns with festoons in capital friezes. There are two similar square-panel half-pilasters with breakfront frieze with fluting and rosette between columns and circular rosettes over the columns. There are two plain plate glass sidelights on either side of a 10-panel painted timber door.

The timber framed vertically sliding sash windows are surrounded by flat brick arches, painted stone cills and rendered reveals. There are rusticated granite reveals surround the basement windows. All window frames were replaced in 1992.

A moulded painted stone plinth supports wrought-iron railings with four cast-iron posts, the corner posts having urn finials. A gate and concrete stairs with wrought-iron balustrade provides access to the basement area.

There is a single storey pitched roofed timber framed building located to the rear of the original plot. The yard is raised and adjoins the rear yard to No. 43 forming a level open space.

The original mews elevation facing the main building is still intact. It consists of a symmetrical two-storey redbricked elevation with granite cills and stone arched surround to door and fanlight.

In 1994/1995 all five properties were extensively and sensitively refurbished. The architects were Building Consultancy Group/ESB International.

### Special Interest - Historical

Built in the early 19th Century as a private residence, No. 42 is one of five addressing the Square in the ownership of ESB.

### Special Interest - Architectural

This is a prime example of a late 18th Century Georgian townhouse with great architectural detail of the period throughout.

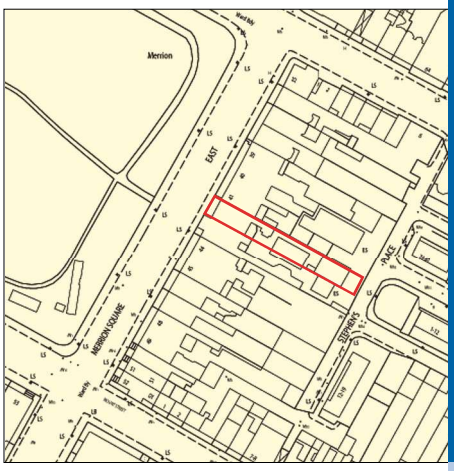
Under the Dublin City Development Plan 1999 this is a listed building - List 1, architectural (protected structure).

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.










**1.** Front Elevation to Merrion Square. **2.** Front Door to No.42. **3.** Rear Return Building.

Dublin City Council - DUBLIN




Front Entrance to No. 43 Merrion Square East, Dublin 2.




| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11+12 | ESB Ref: D-SS-3264/11+12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | ✔ |
| District | ✔ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | ✔ |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB OFFICES

## 43 Merrion Square East, Dublin 2

**Date Of Survey: 28th January 2004**


**Summary**

This four-storey over basement property is a mid-terraced, three-bayed, red-bricked, late 18th Century Georgian townhouse, built as a private residence on the east side of Merrion Square, and now in office use. This is a fine example of Irish Georgian architecture and is one of five Georgian houses in the ownership of ESB on the east terrace.


**Description & Materials**[A]

The building comprises four storeys over basement with a three-storey return structure to the rear. The rear return has been extended deep into the site and is aligned with the boundary of the property. The rear yard is raised to ground floor level. Structurally the building comprises masonry brick and stone construction supporting hardwood timber floors and a cut timber pitched hip roof. The stack is partially rendered over the party wall with No. 42. Internally the building has a tiled floor to the hallway and a wrought-iron balustrade.

The external treatment of the building comprises redbrick Flemish bond with flush pointing topped with granite coping and a painted moulded granite string course at ground floor level. The basement walls are rendered and painted. The timber framed vertically sliding sash windows are surrounded by flat brick arches painted stone cills and brick reveals.

There is a round headed painted stone door case which surrounds a semi-circular fanlight with wrought iron decoration (badly distorted), fluted architrave and two Ionic columns with festoons in capital friezes. There are two similar square panel half-pilasters with a breakfront frieze with fluting and rosette between columns and circular rosettes above. There are two sidelights with elliptical motifs and round rosettes in the frieze. The 10-panel painted timber door with raised and fielded panels and central vertical bead is painted white. A moulded painted stone plinth with corner piers supports a cast iron railings with spear heads and cast iron corner posts with four-sided scalloped heads. A cast iron gate provides access to the basement externally via granite steps. There are two foot scrapes with palmetto motifs at the front door.

**Special Interest - Historical**

Built in the early 19th Century as a private residence, No. 43 is one of five addressing the Square in the ownership of ESB.

**Special Interest - Architectural**

This is a prime example of a late 18th century Georgian townhouse with great architectural detail of the period throughout.

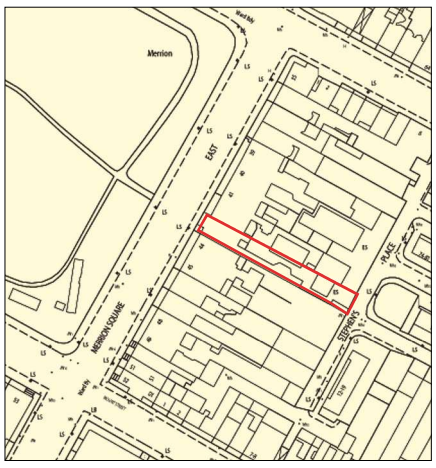
Under the Dublin City Development Plan 1999 this is a listed building - List 1 Category.

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.













**1.** View of Front Elevation from Merrion Square. **2.** Elevation to Rear Annexe Building. **3.** View of Rear Elevation. **4.** Front Door to Main Entrance.

# POWER STATION

## North Wall, Alexandra Road, Dublin 1

Date Of Survey: 11th March 2004

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/03 | ESB Ref: D-PG-3264/03 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | ✓ | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | ✓ |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | ✓ |














### Summary

The North Wall Generating Station was the first thermal power station to be constructed by ESB.

The station is located in Dublin's industrial port area on the north side of the River Liffey. It was constructed and began supplying electricity to the National Grid on 22nd April 1947. It was given a new lease of life in 1982, following a major redevelopment. This involved a conversion to natural gas as the main fuel with the installation of two large combustion turbines to supplement the three existing steam turbines. In doing so, North Wall became the first major consumer of natural gas in the Dublin area. The development saw an increase in its electricity output capability from 51MW to 270MW.


### Description & Materials

### Background

Originally there was an oil refinery on the site. The first development at the station comprised one 12.5MW steam turbine that was originally purchased by ESB for a power station at Portarlington but which was subsequently erected at North Wall.

The second development commissioned in 1953 comprised two 17MW steam turbines. The original 12.5MW steam turbine was replaced in 1963 by another 17MW steam turbine, bringing North Wall's total output of electricity to 51MW.

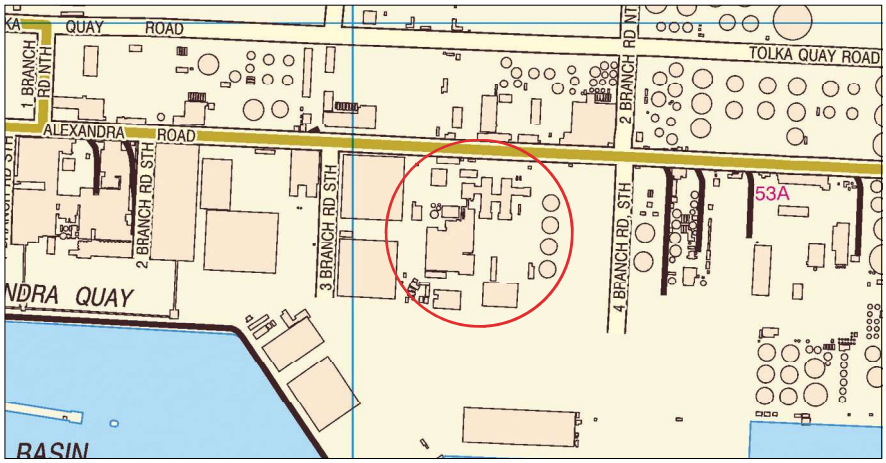
North Wall remained a traditional oil-fired thermal power station running with a capacity of 51MW until 1980, when it was taken out of service to make way for a new state-of-the-art development. This development consisted of the installation of two large combustion turbines, and the conversion of the plant to a combined cycle configuration.

The site area is 3ha (7.5 acres).

### Combined Cycle

The redevelopment came on stream in 1982, and it provided the station with an exciting new lease of life. There was substantial investment by ESB in purchasing the two new combustion turbines and a waste heat recovery boiler.

Combustion turbines are similar to very large jet engines, each consisting of a compressor, combustion chamber and




**1.** View of Station from Alexandra Road. **2.** Combustion Turbine No. 5 Building/Enclosure. **3.** Original Oil Refinery Tanks Used as Diesel Supply Tanks for the Combustion Turbines. **4.** Detail of Waste Heat Recovery Boiler and Chimney Stack Associated with Combustion Turbine No. 4.




# POWER STATION

## North Wall, Alexandra Road, Dublin 1

**Date Of Survey: 11th March 2004**

turbine. Air is drawn into the machine through the compressor where is it mixed with high pressure natural gas. The air and fuel mixture burns in the combustion chamber at a firing temperature of approximately 2000°C. The hot exhaust gases produced from this combustion process expand rapidly and turn the turbine. The full combustion turbine assembly is linked to a generator for the production of electricity.

The waste heat recovery boiler takes further energy from the exhaust gases and converts this heat to steam. The three existing steam turbines underwent a major refurbishment so that they could be utilised to use this steam. This configuration of plant, combining the functioning of a combustion and steam turbine, is known as a combined cycle arrangement. In 1997 the combined cycle unit on the site was given a further upgrade with the installation of Low NOx burners.

Only one of the combustion turbines is used in the combined cycle configuration. The other unit is an open cycle combustion turbine used to meet peaks in electricity demand.

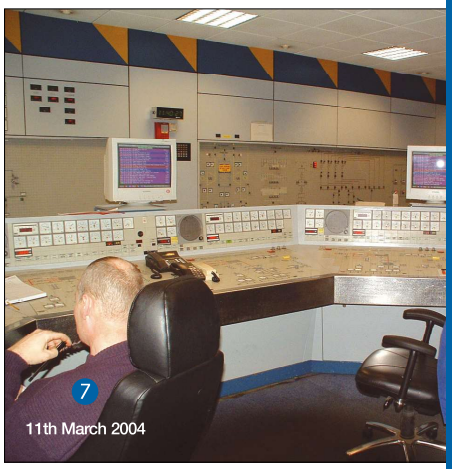
Combustion turbines have the added advantage of being very flexible in that they can operate on either gas or distillate. In addition, they are able to respond very quickly to any sudden increase in the demand for electricity

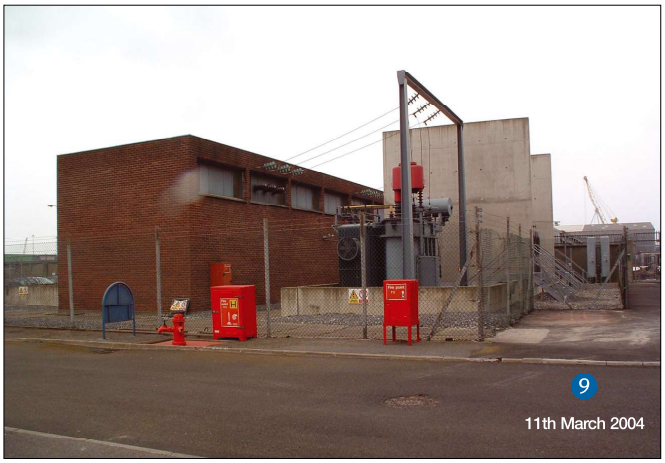
With the extension of the national gas grid from Cork to Dublin, the North Wall site was an ideal location for this redevelopment. The combination of combined and open cycle technologies on the site means that North Wall effectively services many different niches in the electricity market.

### The Original Boiler House

The original boiler house was built with a steel frame and red brick infill panels consisting of a series of two pitched roofs with two bays of pitched steel trusses. This comprises the most elegant structure on the site and is one of the few remaining original buildings. Its style is of an earlier industrial age and resembles a mill or dockside building more than a boiler house. The building rises to seven storeys and is full height internally. The form of the structure was simple and functional in form with raised apexes on the roof. These provided for ventilation and also included bracing. This is an elegant structure.







**5.** Control Room. **6.** Original Steel Framed Boiler House. **7.** View of Control Room Desk. **8.** View of Control Room. **9.** View of the 38kV Transformers.

# POWER STATION

## North Wall, Alexandra Road, Dublin 1 (Continued)

**Date Of Survey: 11th March 2004**







The structure is clearly expressed as the brickwork is flush with the supporting steelwork. This building is used for storage especially during periods of overhaul.

### Original Generating Hall

Adjoining the original boiler house is the original generating hall which is still in use. It is a triple height space with steel lattice trusses lit by steel framed windows to either side of the hall and rooflights. There are only 2 operational levels in the building – the generating or turbine hall (where the steam turbine and generators are located) and the basement area (which houses all of the ancillary plant associated with the steam turbines). The control room, shift mess, locker rooms, workshops, stores and administration and technical offices are adjacent to the generating hall but are within a newer building erected as an extension to the generating hall building as part of the new development in 1982. There are numerous access links between the old generating hall and the new development building.

The Generating station is situated next to a container yard, an oil storage facility and a dry dock. The site is 3 hectares in size (7.5 acres).

### Special Interest - History

The history of the North Wall area is one that includes details of much change but it was not until 1710 that the first record of enclosing the north shore of the Liffey, east of modern O'Connell Bridge, was actually documented. A detailed report was made in 1712 when the Ballast Office noticed that it had "*laid down on the north side of the channel 686 kishes well filled with stones piled to the front and backed with gravel and shingle from Clontarfe Bar*". It is on record that 1000 kishes were provided from Monasterevan, Co. Kildare for this work in 1715. It is possible that they resembled the modern steel-mesh gabion used in coastal and riverbank protection.

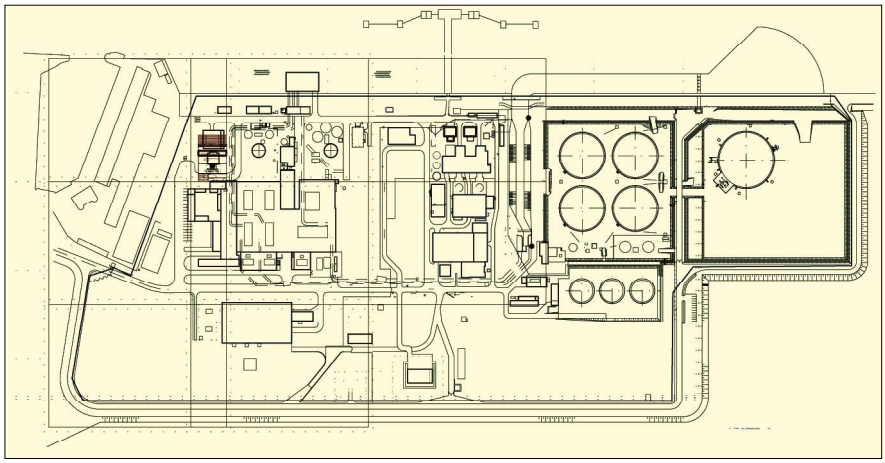
### Special Interest - Technical

North Wall has a long history of technical firsts.









**10.** Window Detail of Generating Hall. **11.** View of the Middle Loading Bay Between the Enclosures for Combustion Turbines No. 4 and 5.
**12.** Interior View of 'New' Canteen. **13.** View of the Gas Compressor House.




# POWER STATION

## North Wall, Alexandra Road, Dublin 1 (Continued)

**Date Of Survey: 11th March 2004**

North Wall Generating Station was the first thermal station to be built by ESB. The station predates all of the midland peat stations, many of which are now closed.

At the time of the redevelopment, the station was one of the most efficient gas powered stations in the world. At that time, very few gas powered combined cycle plants existed, but today (2004), this is the preferred plant technology and configuration as is evidenced by the newer plants such as Poolbeg CCGT, Synergen CCGT, Huntstown and other developments presently under construction.

It was the first power station in the world to use the turbines that are currently in use. The units in North Wall (General Electric Frame 9E gas turbines) are fleet leaders in terms of run-hours and starts. In addition, the installation of low NOx burners in 1997 was the first ever successful field retrofit of low NOx combustion equipment. To this day, the combined cycle unit in North Wall is one of the most environmentally friendly units on the grid system.










**14.** View of the Main 220kV Transformer. **15.** View of the Diesel Oil Pump-house. **16.** View of Combustion Turbine No. 4 with Associated Waste Heat Recovery Boiler and Stack in the Background. **17.** View of the Turbine Hall Showing Original Steam Turbines from the 1953/63 Development.

# PIGEON HOUSE

## Pigeon House Hotel, Dublin 4

**Date Of Survey: 20th April 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3265/11+12 | ESB Ref: D-DCC-3265/11+12 |

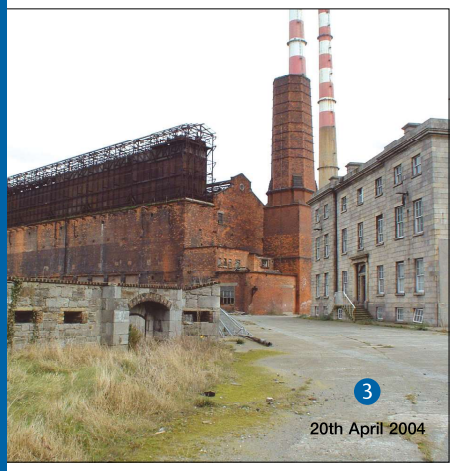
| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | |
| Regional | ✔ |
| National | |
| International | |

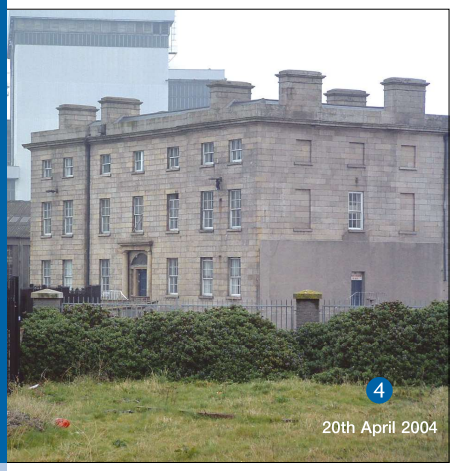
| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | ✔ |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |











### Summary

A detached three-storey over basement symmetrical cut granite building constructed in 1795 on a rectangular plan with central circulation core, it was originally conceived as a hotel. The hotel building is contemporary with the earlier part of the South Wall.

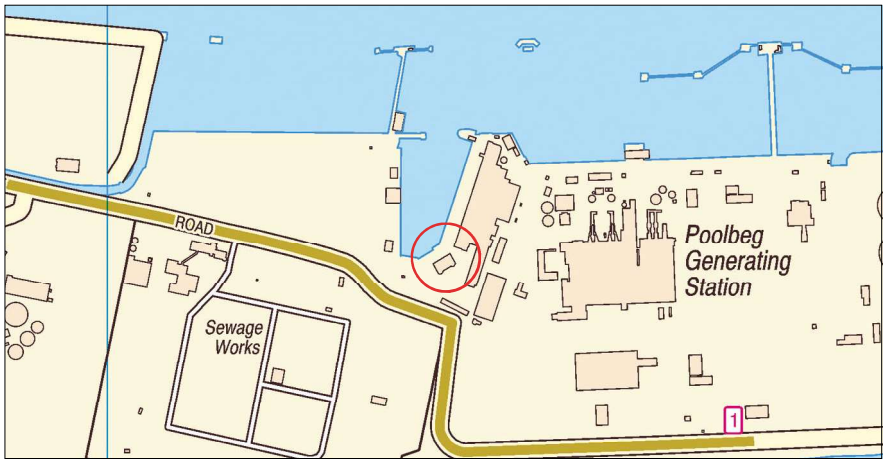
Robert Pool has been credited with the design of the Pigeon House Hotel with construction of the building commencing in 1793 and completed in 1795. The building is designed in a neo-classical style and constructed of dressed ashlar granite, consisting of three storeys over basement with full height bows to either end of the southeast elevation, symmetrical front and rear elevations, with its main entrance facing the River Liffey, and its own harbour.


### Description & Materials

The ground floor accommodation comprises a generous entrance hall, large central circulation hall and reception rooms. There are two levels of accommodation to the first and second floor with a centrally planned foyer and balustraded galleries to the upper floors crowned by two large elliptical conical lantern skylights. The original rooflights were replaced in the late 1980s.

The main door is composed of neoclassical doorcase, in the Doric order, with stone columns standing on stone plinths with sidelights, and a fanlight which spans the full width of the opening. The door is set within a recessed surround, framed by the columns and entablature, and is crowned with granite voussoirs. The door itself is surrounded by a frame of simple, cut stone. The sidelights have leaded glass inserts arranged in a decorative geometric pattern of diamonds and semicircles.

The timber door has six flat panels with flat band mouldings and is believed to be the original. It consists of two square panels above four vertical. There is evidence of the door knob having been moved from the right to the left side of the door. The doorway is approached by a double flight of seven granite steps with a decorative wrought-iron railing incorporating a window to the basement kitchens.




**1.** Main Elevation of Pigeon House Hotel. **2.** View of Approach to Pigeon House. **3.** View of Northwest Facing Elevation.
**4.** View Showing Former Power Station and Part of Existing Power Station.




# PIGEON HOUSE

## Pigeon House Hotel, Dublin 4

**Date Of Survey: 20th April 2004**

High quality Dalkey granite was used throughout the construction of the walls of the building. This is the same material from which the great south wall was constructed. Its quality can be appreciated by the fact that it has weathered the elements so well and suffered relatively little damage in its eventful 200-year history.

The roof is concealed behind a parapet wall but visible are eight chimney stacks also in ashlar granite. The plan of the roof is unusual, consisting of a double A-shape, curved at the rear to follow the bow. The centre is flat with two large lead (originally, now replaced with modern timber) lanterns and two Velux dormer windows. The north elevation consists of seven bays with the central three bays recessed.

The fanlight has a spiderweb pattern design. The large recessed central arch was used as a doorway during the years when the building functioned as a fort. The sidelights have been infilled.

**Site**

Located in an area rich in history, the building is situated next to the former Pigeon House Power Station and the site adjoins the Poolbeg Power Station. The building is situated at the extremity of the original South Wall.

**Special Interest - Architectural**

Under the Dublin City Development Plan 1999 this is a listed building - List 1, architectural (protected structure).










**5.** Detail of Fanlight over Main Entrance. **6.** Main Entrance Elevation. **7.** View of Rear Elevation from Car Park. **8.** View showing Pigeon House from Dublin Harbour Waterfront.

# PIGEON HOUSE

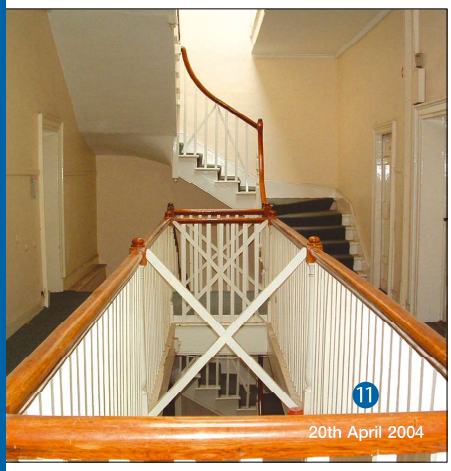
## Pigeon House Hotel, Dublin 4 (continued)

**Date Of Survey: 20th April 2004**










**Special Interest - Historical**

Dublin Corporation established the Ballast Board in 1708, which oversaw the straightening and embanking of the River Liffey between the city and Ringsend. The Ballast Board's main achievement was the construction of the Great South Wall as far as Pigeon House. After that time the South Wall became the place where all cross-channel steamers, except the Royal Mail boats, berthed.

The Pigeon House evolved from a toll shed and living quarters for the caretakers of the works, one Mr. Pidgeon, who seized an opportunity to found a hotel to provide accommodation to passengers arriving into Dublin by boat.

Little more than a wooden shack to begin with, the premises were modernised and enlarged by Pidgeon whose name soon became attached to the building although the spelling was corrupted over the years.

Following Mr. Pidgeon's death in 1786, Pidgeon's house came to be known to the people of Dublin as "Pidgeon's House," or the Pigeon House. It was realised that it would be more convenient for the packet ships if a safe harbour was built, and in 1787 the Ballast Office decided to permit a hotel to be built beside the harbour for the convenience of the overnight visitors arriving by sea.

Construction of the Pigeon House Hotel began in 1793, and the building was complete in 1795.

In recent years the building has housed the Bolton Trust Enterprise Centre. Future plans for the building have still to be determined.




**9.** View of side elevation. **10.** Second Floor Rooflight. **11.** First Floor Gallery showing Stairwell **12.** View of Approach to Pigeon House.




View of chimneys and the boiler house to Unit 3, Poolbeg Power Station.

# POWER STATION

## Poolbeg, Pigeon House Harbour, Dublin 4

Date Of Survey: 19th February 2004

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3265/11+12 | ESB Ref: D-PG-3265/11+12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | ✔ |
| Regional | | Cultural (C) | |
| National | ✔ | Historical (H) | ✔ |
| International | | Scientific (SC) | ✔ |
| | | Social (SO) | ✔ |
| | | Technical (T) | ✔ |














### Summary

The Poolbeg Generating Station is a gas and oil fuelled power station known as a Thermal Generating station.. It has been an integral part of the surrounding community over the last 33 years. The Poolbeg Generating Station is located on reclaimed land near the centre of Dublin City Poolbeg is located at the centre of Dublin bay, and is surrounded by light industry, container storage areas, treatment plants, & docklands generally.

The initial phase of the station's development, consisted of 2 x 120 MW oil fired units, this was commissioned in 1971, subsequently in 1978, a 270 MW unit was commissioned. Its output was then 510MW and in 1999, with the addition of 470 MW CCGT (Combined Cycle Gas Turbine), Poolbeg increased its output to 980MW output.

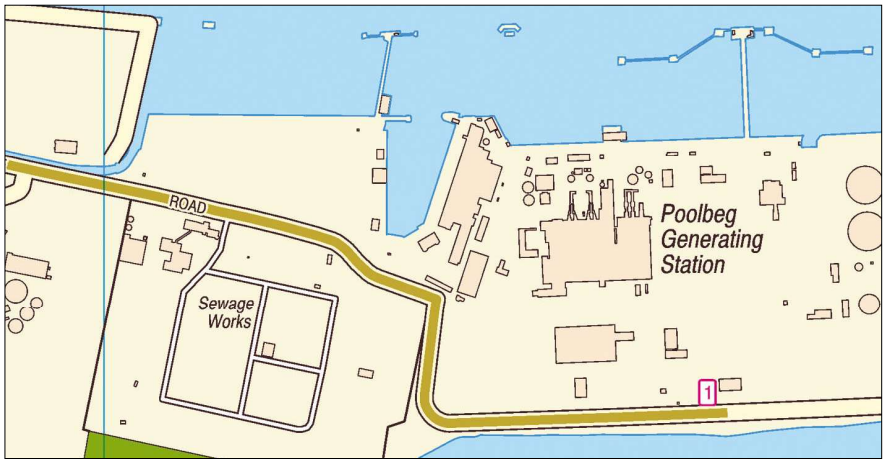

### Background

The initial plan for Poolbeg began 8-10 years before the actual construction, when growth in demand for electricity in the early 1960s indicated the need for new capacity. The location near the old Pigeon House was chosen as it was close to the main demand and growth centre and has the necessary supply of cooling water from the Liffey. The construction work at Poolbeg was, for its time, the largest project of its kind in Ireland. The first construction task was to reclaim land from the sea. This involved major dredging and land-filling. The original south bull wall was broken in places to accommodate the power station. The structural steelwork of the power station and the plant supporting structures were constructed entirely by Irish companies.

### Description & Materials

Poolbeg was originally a 240MW oil-burning station, scheduled to come on-stream in 1971. By then the old Pigeon House was on stand-by duty only and it was finally decommissioned and officially closed in 1976.

The Poolbeg Station initially operated on heavy fuel oil, delivered at a jetty constructed for the purposes. In 1980, supplies from the Kinsale gas field off the south coast of Ireland became available in Dublin and a decision was made to convert the station to oil/gas firing. The work involved installation of a




**1.** View from Sandymount Strand. **2.** View of Units 1,2 & 3. **3.** View of Generating Hall showing Cranes. **4.** Main Generating Hall Showing Turbine.




# POWER STATION

## Poolbeg, Pigeon House Harbour, Dublin 4

**Date Of Survey: 19th February 2004**

gas receiving station including compressors, gas supply units, new burners, and modifications to the control and instrumentation of the facility.

As described below Poolbeg consists of a number of buildings reflecting the additions to the station over a 35 year period and indicating the additional capacity to the station over this time.

### Entrance Security Building

This consists of the main entrance security building and waiting area positioned at the main entrance gates. It is a single storey flat roofed dark brick masonry building with curved façade consisting of blue pvc faceted glazing.

### Units 1 & 2

### Boiler House/Maintenance Block

This light grey metal clad building was built in 1971. It is a flat roofed structure with highlevel clerestorey glazing and is approximately eleven storeys in height. It consists of turbo-alternator units, two 120 MW Unit units were commissioned comprising two turbo-alternators manufactured by Brown Boveri and boilers by Fives Penhoet, France. The Oil fired burners are served by one chimney.

### Administration Block

This is a five storey building to the front and adjoining the boiler house to units 1 and 2. It is connected to the boiler house on both the ground and third floor. The central part is finished in brown brick masonry rectangular in plan, a flat roof and narrow vertical strip windows. To the main façade is a projection of pale grey metal cladding with curtain all glazing. The projecting office bays to each side are finished in grey concrete, flat roofed and finished in an industrial style. This building views onto sandymount strand.

### Main Stores

These are located to one side of the generating hall for Units 1 and 2 to the rear of the administration block and consists of a series of five interconnected stores square in plan a light coloured metal cladding and monopitched metal roof.

### Main Workshop

This building adjoining the Generating Hall and series of Main Stores. It consists of a two storey brown brick masonry flat roofed structure with a flat roof and metal glazing in vertical bands to the main elevation.










**5.** View looking West along South Wall. **6.** Elevation of Combined Cycle Building and Control Room.
**7.** View of Five Storey Administration Building to front of Units 1 and 2

# POWER STATION

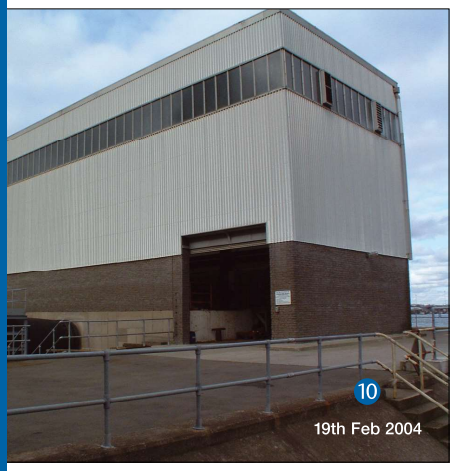
## Poolbeg, Pigeon House Harbour, Dublin 4 (continued)

**Date Of Survey: 19th February 2004**













### Unit 3

#### Boiler House

Unit 3 was commissioned in November 1978 and the building consists of dark grey cladding to the open plan generating hall. This boiler house is positioned to the east side, alongside the boiler house for unit 1 and 2 and is a taller structure approximately 13 storeys in height, similar to the neighbouring boilerhouse, it consists of a band of high level clerestory glazing. The dark grey of this structure contrasts with the pale grey of Unit 1 and 2 structure. This boiler house consists of a turbo-alternator manufactured by Alsthom, Paris, France and also the boiler manufactured by M.A.N. Nuremburg, Germany. This boiler house had a capacity of 270MW and its commissioning in 1978 brought the station to a total of 510MW .

#### Generating Hall

The main generating hall is a spacious open plan structure to the front of the boiler houses of varying heights. It is a steel framed structure with curtain wall glazing broken up with grey metal cladding with clerestorey and side wall glazing. The building has pronounced and projecting parapet bands. The dark grey metal framework for the glazing is consistent with the grey of the main boiler house.

#### Chimneys

The 680ft twin red and white chimney stacks have become an icon and a landmark feature for Dublin City & the Dublin Bay Area. The first of these chimneys was constructed in 1971 with the commissioning of Unit 1 and 2 and the second completed in line with the 1978 commissioning of Unit 3 and since these dates have become a key part of the landscape of the city.

#### CCGT Generating Building

This combined cycle gas turbine building consists of interconnected open plan metal clad structures. The Steam Turbine Building consists of light grey horizontal metal cladding broken up with dark grey infill to emphasise verticality in the structure. The structure has a low pitched portal framed structure with parapet above the ridge line. The access doors within the structure are dark grey. This building is linked by a enclosed metal clad walkway to the metal clad flat roofed structure containing boiler 14 and boiler 15, the auxiliary boiler 5kt diesel tank and the Diesel generator cc. This building has the two taller steel chimneys within it and is next to the two external steel chimneys lower in height. The water treatment building adjoining

To the far side of the four chimneys is the steel framed building containing the CG14 and 15 gas turbines, this is a rectangular steel framed building in a similar finish to the adjoining structures and these adjoin the CG14 and 15 Power Control centres. The water treatment building is located alongside this building and is similar in materials and form and equivalent in height to a two to three storey structure.

#### Control Building

The new administration block to the new CCGT generating Building sits elegantly next to the larger steel clad structure. It is designed in a red brick rationalist manner. The red brickwork acknowledges the former station in Pigeon house. Delicate metal bris-soleil sun shades to the windows contrast with the simple and large scale and detail of the generator building.

**8.** View showing Units 1,2 & 3 of Generating Station Chimneys and 220kV Compound in Foreground. **9.** View of Gas Installation Building. **10.** View of Water Pumping Station. **11.** View of Generating Hall and Boiler House for Unit 3.




# POWER STATION

## Poolbeg, Pigeon House Harbour, Dublin 4 (continued)

**Date Of Survey: 19th February 2004**

### Air Filled 220kv Compound
This is a large rectangular metal clad structure situated alongside the open air SF6 220kv compound with curved metal roof and located parallel to the Shellybanks Road.

### Oil Storage
Oil for Poolbeg is stored in five tanks having a capacity of 140,000 tonnes. Gas is piped from the gas field at Kinsale, Co. Cork to an above ground installation in the grounds of Poolbeg station.

### Gas Intake Building
Poolbeg receives gas supplies through the Irish Sea gas interconnector. A landmark in the history of Poolbeg was the conversion of generating units in 1982-1984, which enabled them to be operated not just on oil, but also on gas.

### Cooling Water Pump House
This is located to one side of the jetty situated at the waters edge. The structure is rectangular in plan with a flat roof and clad with metal panelling .

### Water treatment Plant (Thermal)
This is located to one end of the pumphouse. It is an L shaped flat-roofed structure.

### Fire Pumphouse
This is located between Chimney No 1 and the chlorine house and is a small simple structure, square in plan with ribbed vertical cladding above a blockwork lower base.

### Chlorine House
This is located on the Liffey side of the two chimneys and is rectangular in plan, part single storey and part two storey. It is clad with metal panelling.

### Gas Compressor House
This structure is situated parallel to the Shellybanks Road. It is a rectangular in plan metal clad flat roofed structure.

### Chlorine House (CC)
This is situated to the far side of Chimney No. 2 and consists of ribbed vertical cladding and dark coloured blockwork at lower level.

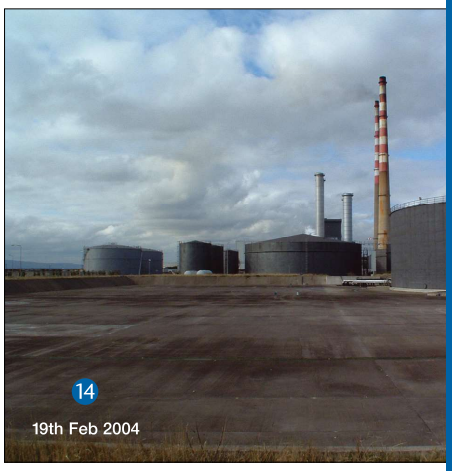
### Temporary Control Room Stores
Situated alongside the chlorine house this is an L shaped metal clad building. It is similar in scale and materials to the series of individual small buildings positioned throughout the site.

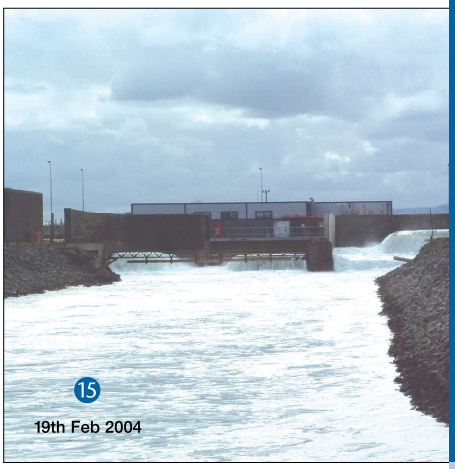
### Switchgear/Battery Room
This simple structure is rectangular in plan. Its elevational treatment is consistent with the CCGT structure and finishes.

### Recreational Building
This is located between the main security entrance building and the administration building of Unit 1 and 2. To the foreground of this building are the tennis courts. It is a single storey metal framed flat roofed structure with a continuous glazed elevation overlooking the tennis courts. The roof overhang provides for a covered walkway

### Transmission
Apart from feeding the National Grid system, Poolbeg also feeds directly into the Dublin City electrical Network system at Ringsend. Electrical Transmission lines are located underground and therefore do not impact on the Dublin skyline.




**12.** Aerial View of Combined Cycle Gas Turbine Building. **13.** View of Chimneys and Boiler House to Unit 3. **14.** View Looking West Showing Oil Storage Tanks. **15.** Supply of Cooling Water.

# POWER STATION

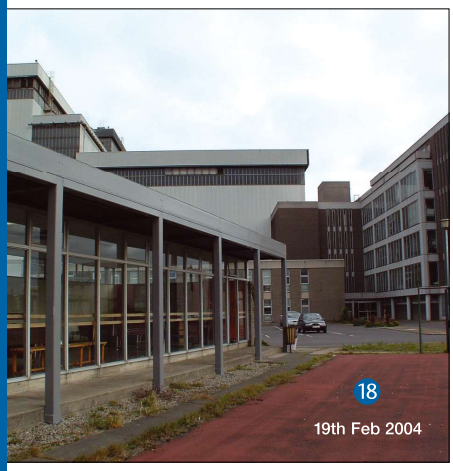
## Poolbeg, Pigeon House Harbour, Dublin 4 (continued)

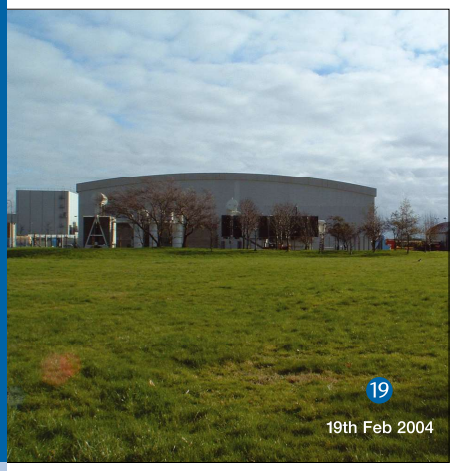
**Date Of Survey: 19th February 2004**










**Special Interest - Artistic**
Chief Executive Padraig McManus unveiled a sculpture on Sandymount Strand on 12th November 2004 to mark 100 years of electricity generation on the Poolbeg peninsula. This consists of a single block of Wicklow granite on which is mounted a cast bronze plaque embossed with a panoramic view from the Strand Road location. This sculpture is by Con Gent and supported by the Poolbeg Partnership Group.

**Special Interest - Historical**
The Poolbeg story began back in the early 1900s as demand for electricity grew steadily. In 1903 power was first generated in Pigeon House. Pigeon House continued to generate electricity through times of great uncertainty, including the years of the 1913 Lockout, the First World War, the 1916 Rebellion and the Civil War in 1922, before finally passing from Dublin Corporation Lighting Committee into the care of the newly formed Electricity Supply Board in 1929.

Poolbeg Generating Station was built during the 1960s and began producing electricity in 1971. By then the old Pigeon House was on standby duty and was finally decommissioned and officially closed in 1976.

**Special Interest - Technical**
To date Poolbeg Station remains the only Generating Station on the ESB system which is operated on two fuel sources, oil and gas, with equal plant efficiency.

**Special Interest - Scientific/Environmental**
Poolbeg Environmental Management Framework consists of an Integrated Pollution Control Licence (IPCL), received in April 2002 and ISO 14001 Environmental Management System (EMS) received in 1999.

**Special Interest - Social**
An amenity area for the people of Dublin was been created by the ESB at the eastern end of Poolbeg's grounds at Shellybanks, comprising a sandy beach, clean and safe swimming facilities with ample carparking for the local community.

Poolbeg Station has been an integral part of the surrounding community. In the 1970's when constructed, the generating units were among the most efficient of their class in the world, while today their high level of availability, reliability and flexibility in operating with different fuels contribute to the overall effectiveness of the National Grid.

**16.** View of Foundation Stone of Original Pigeon House Power Station. **17.** View through Oil Storage Area of Chimneys. **18.** View of Recreational building. **19.** View of Rear of 220kV Compound.




| | |
|---|---|
| Surveyors Name: | Caroline O'Riordan |
| Photographer: | Caroline O'Riordan |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3328/05 | ESB Ref: D-N-3328/05 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✔ | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB OFFICE

## Gullistan Terrace, Rathmines, Dublin 6

**Date Of Survey: 3rd December 2003**


**Summary**

The property is located to the rear of a terrace of cottages in Rathmines. This purpose built metering workshop is early 20th Century in style. The original redbricked structure built in 1930 has been added-to over time in order to create extra workspace and storage. The present use of the entire property is for meter repair and calibration testing.


**Description & Materials**

The buildings on site comprise main stores adjoining the metering workshop, canteen/workshops, and compound.

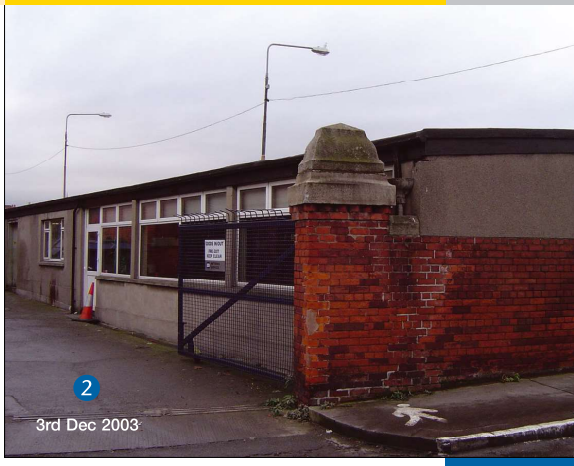
**Main Building**

The meter testing room comprises seven bays of structure and has a well-detailed, proportioned and naturally lit interior. Metal stairs and balcony access the first floor offices from this space. Brickwork arches support the steel lattice trusses under the roof which has incorporated roof lights. Internally the red brickwork is broken by bands of glazed bricks which follow the line of the arches. The floor covering comprises chequered red and white linoleum.

The metering workshop formerly consisted of a single storey double height space. This original building has been added-to over time providing additional space for storage and testing. In addition a more recent intervention at first floor level provided for additional office space for the engineers and administration. The newer accommodation has been clearly distinguished from the old by use of aluminium framed glazing and panelling which sits above the original brickwork.

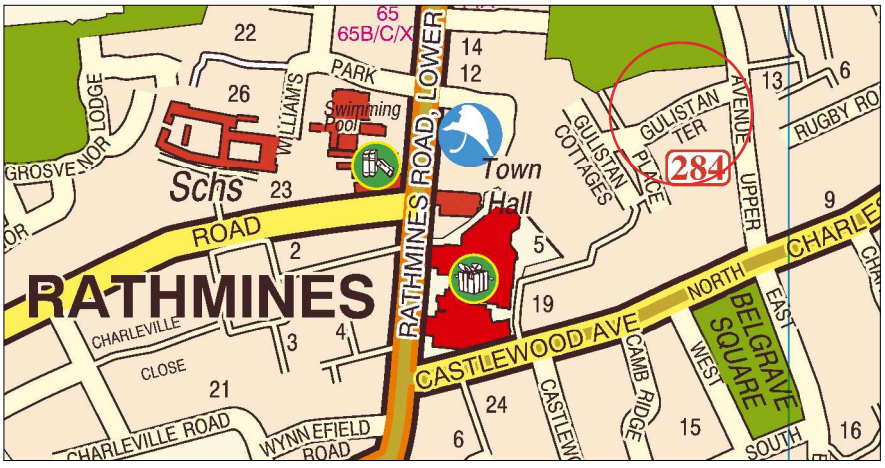
The accommodation comprises a roof lit double height meter testing room, a time switch testing room, an instrument room, a three-phase testing room, and plant room accessed externally. The gross floor area of the main building is 1372m². The three-phase testing room was extended shortly afterwards towards the front of the site and now defines the front boundary on Gullistan Terrace. The terrace of cottages adjacent are listed buildings, List 2 Category.

The main store occupies the largest space on the site, comprising a seven-bay single storey structure but is two storeys in scale and is roof lit. There are three platform lifts in the building.













**1.** Main Centre Entrance. **2.** Entrance Pier. **3.** View of Metre Testing Room. **4.** Entrance Door with Detailed Brickwork Surround.

# ESB OFFICE

## Gullistan Terrace, Rathmines, Dublin 6 (continued)

**Date Of Survey: 3rd December 2003**







Externally the brickwork comprises English Garden Wall bond and header course bond to curved corners at the front of the building. The front door comprises an original hardwood timber frame and panelled double doors surrounded by red sandstone comp-lementing the brickwork. Six granite steps access this entrance. The original windows on the ground floor are framed in painted timber with brick arched surrounds and granite cills. Cast-iron downpipes and original metal light fittings can be observed on the external brickwork.

### Workshops/Canteen

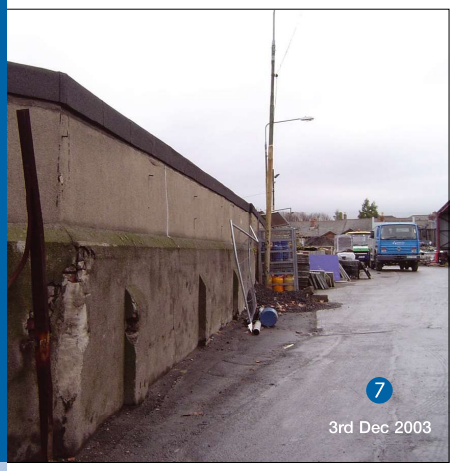
The west boundary of the site is entirely defined by the workshops, canteen, toilets, and stores building covering a gross floor area of 251m$^2$. The external treatment is composed of PVC double glazed windows surrounded by nap plaster rendered external blockwork.

### Cleaning and Painting Compound

The cleaning and painted compound is located to the rear of the site behind the plant room of the main building, and is rectangular in plan. This building comprises a steel trussed frame with corrugated metal sheeting. It has a gross floor area of 238m$^2$.

The site slopes down from west to east and is mostly enclosed by a 1.6m high masonry boundary and the gate posts are capped with elegant cut granite tops. Granite capping completes the top of the front boundary wall. One of the entrance piers has been rebuilt using the original capstone to provide for a wider entrance.

The site area is 0.28ha (0.69 acres).







**5.** Arched Window with Detailed Brickwork Surround. **6.** Interior of Cleaning/Painting Compound. **7.** Vehicular Access into Yard and External Store.
**8.** View overlooking Interior of Metre Testing Area.




| | |
|---|---|
| Surveyors Name: | Mark Tolan |
| Photographer: | Mark Tolan |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3328/05 | ESB Ref: D-SS-3328/05 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | ✔ | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |

# ESB RETAIL SHOP

## 286 Rathmines Road, Dublin 6

**Date Of Survey: 3rd December 2003**


**Summary**

The property comprises a single storey flat roofed retail building adjoining the ground floor of a two-storey over basement 19th Century terraced house. The property forms part of a commercial terrace in the centre of Rathmines. The present use of the entire property is as an ESB shop.

Built in what was formerly a front garden, the shop opens directly onto the public footpath.


**Description & Materials**

The building is a flat roofed single storey building to the front with a two-storey over basement terraced house to the rear. The symmetrical elevation is entered centrally. It is flanked on either side by floor to ceiling aluminium framed glazing surrounded by nap plaster rendered concrete blockwork. There is projected signage to the front elevation.

The building comprises shop/showroom, offices, kitchen, stores, toilet and rear yard. The property steps up towards the rear and occupies the ground floor with a gross floor area of 151m². The staff facilities and storage are located within the boundaries of the rear building. The showroom, with cashier's desk to the rear sitting at a higher level, is accessed via two steps. The suspended ceiling to the showroom incorporates recessed lighting.

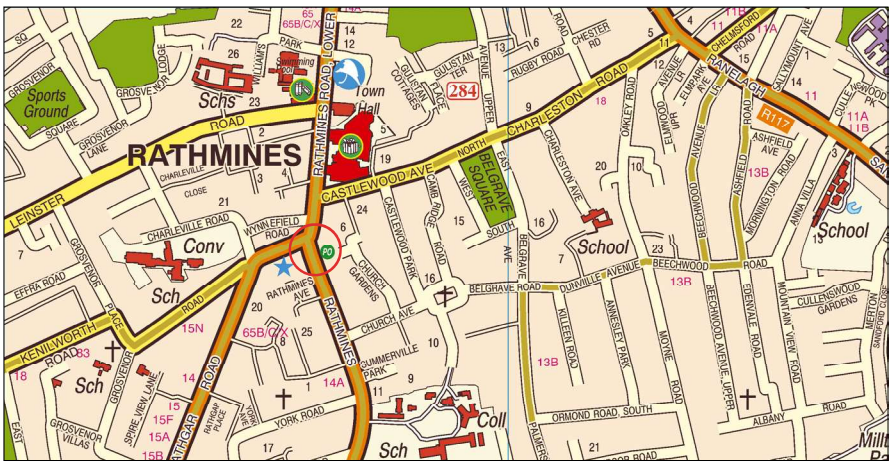
ESB has exclusive access to a small raised rear yard which incorporates provision for a lightwell to the basement property. A pedestrian alleyway to the side of the showroom leads up to the front door giving access to the other properties in the main building.

The site area is 0.0175ha (0.043 acres).










**1.** View of Front Elevation. **2.** Interior of Showroom. **3.** View along Rathmines Road.

# ESB TRAINING CENTRE

## Ringsend, Dublin 4

**Date Of Survey: 15th March 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3265/11+12 | ESB Ref: D-N-3265/11+12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✓ | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |














### Summary

The building is part of what was formerly Ringsend Power Station. The generating hall and boiler house have been substantially demolished exposing the short section of the building revealing the steel structure. The building was constructed in 1955 and is modernist in style comprising orthogonal blocks of accommodation. The front portion of the building is largely intact and still in use as an ESB training school.

A transformer yard has been enclosed at the rear of the site and a store building is located at the end of a driveway to the rear. Originally developed as a coal fuelled power station, it was later converted to oil fuelled power. The original civil works at the pump house are still in use for the Dublin Bay Power Plant.

Located on the man-made reclaimed land peninsula which stretches out into Dublin Bay, the entrance to the site is opposite a container yard on the Pigeon House Road. Other buildings on the site include a rear stores building, control building and entrance/ security buildings. There is a large telecommunications mast with portacabins located on the site. The site is enclosed to the front by a low brickwork wall topped with steel railings, and car parking is provided to the front of the building.

The site to the rear and the side has been fenced off and is now occupied by Synergen, a recently constructed electricity Power Station built on the site of the generating hall.

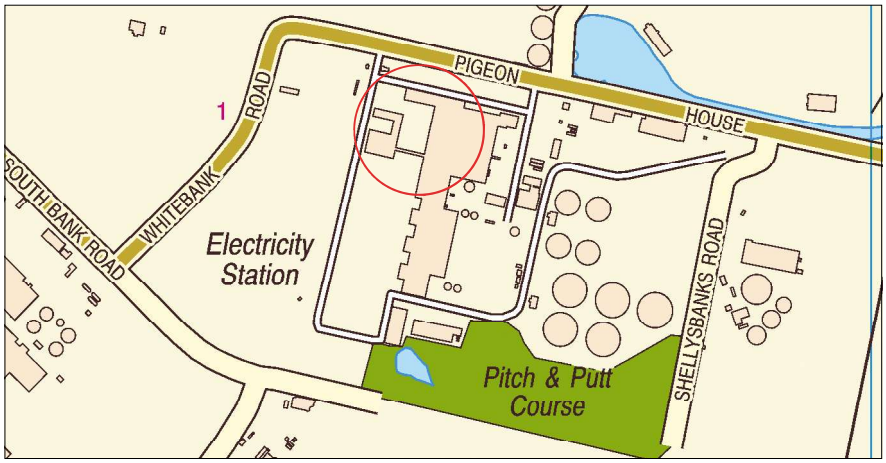
The site backs onto the former ESB pitch and putt course. There are two entrance security booths, a redbricked building contemporary with the main building and a later largely glazed booth. This station has been constructed on the site where part of the former generating hall used to stand.


### Description & Materials

The main building comprises a number of lecture theatres, canteen, offices, workshops and a simulation room occupying the first three floors of the three blocks at the front of the site. The building now is used for ESB staff training and international training in electricity supply.

### Former Generating Building

The stairwell is typically 1950s and is lit




**1.** Main Entrance into Training Centre. **2.** Side Elevation. **3.** View of Stairwell. **4.** Side Elevation.

Dublin City Council - DUBLIN




# ESB TRAINING CENTRE

## Ringsend, Dublin 4

**Date Of Survey: 15th March 2004**

with north light from one side and has a painted steel balustrade with a hardwood timber handrail.

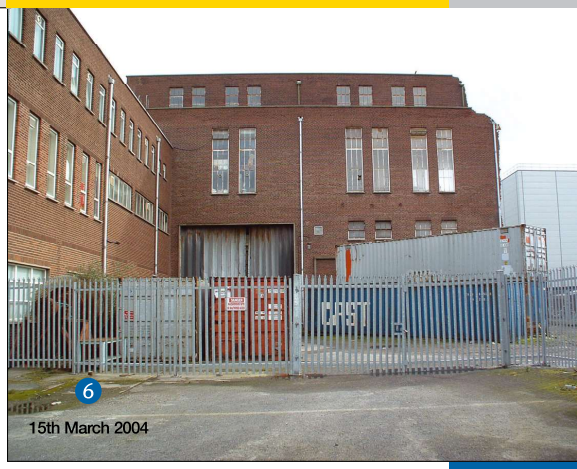
A cross-section of the former generating hall has been left exposed on the southern end, demonstrating the original arrangement and structure of the building. It comprises a steel frame clad with red brick. The control building now stands separately but was formerly linked to the generating hall via an enclosed bridge.

The exposed section to the rear reveals the extent and size of the structural elements which supported the turbines and boilers. There are deep steel girders with riveted rigid connections and huge steel stanchions with lattice steel trusses to the roof structure. This rear section can currently be observed from Sandymount Strand.

The form of the building is composed of a series of orthogonal blocks of different sizes. The three blocks comprise a three-storey administration block, a two-storey administration block and a seven-storey in scale elevation to the generating hall and boiler room. The external treatment consists of red brickwork comprising a continuous pattern consisting of three rows of stretcher course with single rows of header course between. The brickwork has been tarnished over the years by an industrial patina. Some of the tall windows of the boiler house can be seen on the remainder of the side elevation. There are horizontal bands of glazing to the lower levels with a large screen of brickwork above. The openings that were revealed at the time of demolition have been sealed in some places by profiled metal cladding and steel structure. Some of the original steel framed windows have been replaced.

### Control Building

The detached flat roofed three-storey redbricked control building is fully intact. The bridge that formally connected it to the generating hall has been removed. The brick bonding on the external outer leaf comprises three rows of stretcher course brickwork with a row of header course between. There is a curved skylight which provided daylight to the curved layout of the control room below.










**5.** Interior of Training Room. **6.** Rear and Side Elevation. **7.** Internal Office Corridor. **8.** Side Elevation.

Dublin City Council - DUBLIN

# ESB INTERNATIONAL OFFICES

## Stephen Court, 18/21 St. Stephen's Green Dublin 2

**Date Of Survey: 15th March 2004**

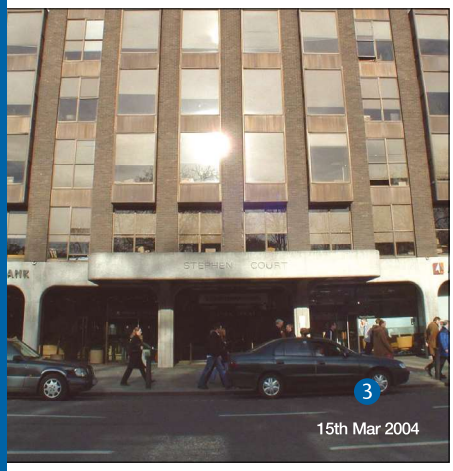
| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | ✓ | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | |











### Summary

The property is a symmetrical terraced seven-storey 1970s office building located in the centre of a Georgian terrace on St. Stephen's Green North, between Dawson Street and Kildare Street. The architects were Robinson Keefe Devane.

The building can be accessed from St. Stephen's Green and from Dawson Street.

There is car parking at ground and basement levels under Blocks A, B and C and at basement level under Block D.

The rear of the property adjoins a recently constructed six-storey office building next to the Mansion House on Dawson Street designed by Shay Cleary Architects, and built in 2001/2002.


### Description & Materials

The complex comprises four adjoining blocks known as Blocks A, B, C, and D.

Block A contains the main entrance and faces onto Stephen's Green with Blocks B and C behind, and these link via a glazed corridor link to Block D located directly behind No. 16, St. Stephen's Green.

Blocks B and C consist of seven storeys, and Blocks A and D comprise six storeys.

The rear courtyard is overlooked by Blocks A, B and C, and the adjoining property on St. Stephen's Green. The building is accessed through a covered external space in hard landscape paved with brown brick which opens up to a rear courtyard containing a fountain water feature.

The main entrance is located centrally in Block A under a projecting concrete canopy with arched cloister at ground floor level to St. Stephen's Green.

There is floor to ceiling glazing at ground floor level.

Structurally the building comprises a reinforced concrete frame with supporting reinforced concrete floors and is clad with outer leaf brown stretcher course brickwork, aluminium framed windows and panels, and brown tinted glazing. A reinforced concrete spiral cantilevered stairs connects the two levels of parking to the first floor level of the building.

### Block A

Block A fronts onto St. Stephen's Green and adjoins the Georgian terrace on either side. Block A is located towards the front facing onto the Green and comprises six storeys of accommodation with a further roof storey recessed from the front of the building. This block accommodates the following: ESBI personnel, Central Human Resources, Technology and Systems, the Company Secretary, Finance & Accounting and the Managing Director of Commercial Enterprise. Power Systems and Power Plant Engineering occupy the fourth floor, with Asset Management on the fifth, and the Publishing Unit on the sixth floor.

This block forms the most significant elevation of the complex and comprises a symmetrical elevation of five bays of structure with additional smaller end




**1.** Front Elevation to St Stephen's Green. **2.** View along St Stephen's Green. **3.** Main Façade to Block A. **4.** Reception Artwork.




# ESB INTERNATIONAL OFFICES

## Stephen Court, 18/21 St. Stephen's Green Dublin 2

**Date Of Survey: 15th March 2004**

bays. The elevational proportions reflect that of the adjoining structures and indeed the buildings on the perimeter of the Green. The exposed reinforced concrete structure is expressed only on the ground floor and along the top of the building. This structure forms an external portico on the ground level with the ground floor floor to ceiling glazing recessed. Above ground level the façade is divided into three bays. Further elevational subdivisions are provided by the alternating bands of brown brickwork and aluminium framed glazing and panelling.

**Block B**

Block B contains the main ESBI Reception and vertical circulation is via two stairwells and three lifts in this block. The block is located centrally on plan and accommodates the main reception and circulation core of the complex.

The main reception area for the entire building is located in this block, on the ground floor, taking advantage of the central location. It overlooks the external courtyard. The three main lifts and stairwell are situated within this area. The main staircase comprises polished concrete exposed aggregate cantilevered stairs and runs centrally to all levels of the building. ESBI reception area, conference rooms and kitchen are located at second floor level.

Also located in Block B, on the fourth floor, are the Managing Director's (ESBI) offices, and the offices of the General Manager of ESBI Engineering in addition to conference rooms. The fifth floor houses the Technical Information Office, EPS Commissioning Group and ESBI Computer Training. EPS occupies the sixth floor. The external treatment comprises brown brickwork cladding surrounding aluminium framed windows.

**Block C**

Block C overlooks the Round Room of the Mansion House and the public multi-storey car park and is sited parallel to the rear boundary of the property. The following teams are housed in Block C: Airtech, EPS Group, ONM Group, ESB Contracts, Facilities, Engineering, Human Resources, the Travel Office and the Legal Office. The fourth floor accommodates the Environmental Group, Accounts and the Strategic Consultancy Group with Computing and EPS on the fifth and sixth floors. The elevational treatment is similar to that of Blocks B and A with alternating vertical bands of brickwork and glazing. A stairwell connects Block D with Block C. Suspended ceilings and recessed light fittings are applied internally throughout.

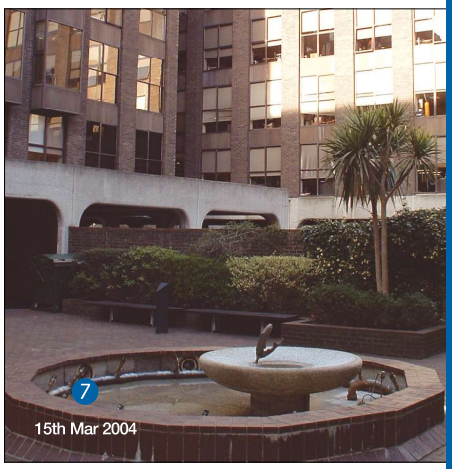
**Block D**

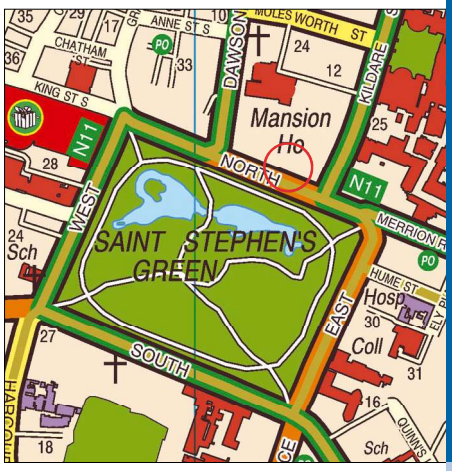
Block D is serviced by two lifts in a central service core with toilets and stairwell. The second, third and fifth floors are open-plan with the fourth floor partitioned off into separate offices. The stairwells access the car park of No. 16. There is a kitchenette to each floor. Block D is largely concealed from view and therefore it has the simplest external treatment with stretcher course brown brickwork outer leaf with soldier course bands expressing the floor levels. The sliding sash windows are framed in aluminium and have concrete cills.

This block accommodates ESBI Investments on the fourth and fifth floors, consultants on the third floor, Civil Engineering Group on the second floor The Network Renewal Team, SCADA team and EPS Group are located on the first floor.

Block D links No. 16 St Stephen's Green and Stephen Court, and is connected to No. 16 on three levels via a glazed link.




**5.** Spiral Staircase in Car Park. **6.** Conference Room. **7.** Courtyard.

Dublin City Council - DUBLIN

# ESB INTERNATIONAL OFFICES

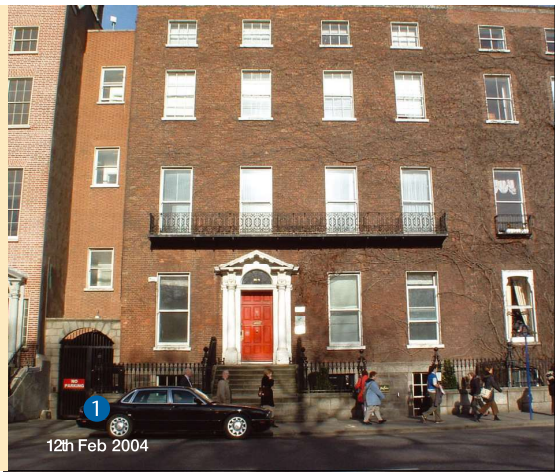
## 16 St. Stephen's Green, Dublin 2

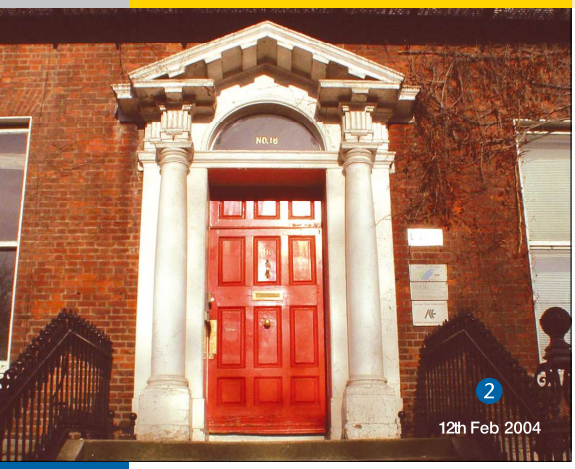
**Date Of Survey: 12th February 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/11 | ESB Ref: D-SS-3264/11 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | |
| Regional | ✔ |
| National | |
| International | |

| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | ✔ |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |

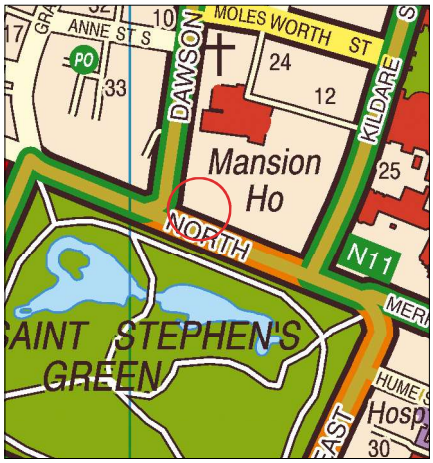









### Summary

The property is a late 18th Century five-storey four-bay Georgian terraced building constructed in 1776, located on the north side of St. Stephen's Green, and forms part of a terrace of Georgian buildings.

### Description & Materials[A]

This property is a four-bay five-storey building which retains much of its original form, and is constructed of traditional materials using masonry stone and brickwork construction supporting hardwood timber floors, and a timber cut roof which is pitched and slated.

It is occupied by Building Consultancy Group, ESB International (ESBI), Ferguson McAlveen Architects, and the Italian Trade Centre.

### Façade

There is a moulded granite string course at ground floor level and the basement wall is of limestone ashlars. Above this is a red brick Flemish bond with granite frieze façade topped with an ovolo moulded parapet coping. The façade is generally obscured by an attractive deciduous creeper. Flat brick arches painted stone cills and rendered reveals surround the windows, and basement openings have granite rusticated surrounds. There are timber framed vertical sliding two-pane sash windows with horns to ground and first floors, six-over-six to second and third floors, and three-over-three two-pane windows without horns to basement. There is a cast-iron window basket balconette extending across the first floor elevation.

### Entrance

The entrance door is flanked by Doric pilasters with a decorated archivolt to the fanlight with a painted limestone doorcase with two engaged unfluted Doric columns and Doric doorsets supporting broken base pediment with mutules. The nine-panel door is of painted timber with raised and fielded panels and three-panel over door. There is a semicircular plain plate glass fanlight above.

The entrance hallway has a stone floor and is of generous proportions. The walls are decorated with plaster plaques having moulded architraves. These include two circular plaques of putti and three oval medallions with classical figures. The doors are modern and of mahogany. The ceiling is plain. There is a frieze decorated with affronted sphinxes with pedestals and a cornice. The grey marble fireplace is nineteenth century with a brass reeded fire surround.

There is a Portland stone floor to the stairhall. The door leaves are recent, of mahogany and in sympathetic detail to the interior. The walls are decorated with plaster panels with rounded top corners. There is a frieze at first floor level decorated with putti flanked by sphinxes and a plaque depicting a wedding scene. The mural panels at first floor have circular plaques with putti and animals and six oval plaques

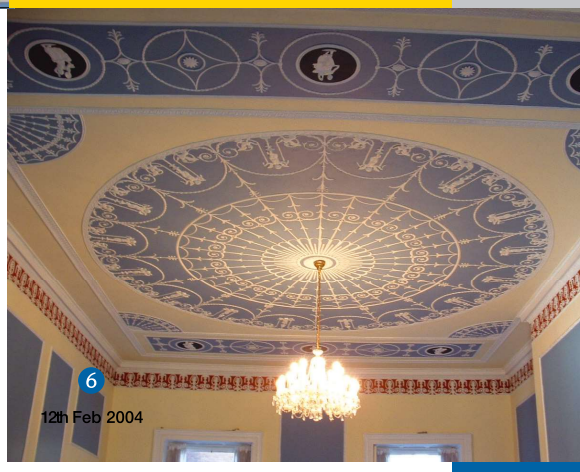
**1.** View of Front Elevation. **2.** Front Door to Main Entrance. **3.** View of St Stephen's Green North. **4.** Hallway Ceiling Rose and Half Landing Window.




# ESB INTERNATIONAL OFFICES

## 16 St. Stephen's Green, Dublin 2

**Date Of Survey: 12th February 2004**










of classical figures on high relief. The panels on the landing have, below them, roundels with figures having swags of husks.

**Stairwell**

The open well staircase is of stone with nose treads and is located next to the lift shaft. The balustrade is of wrought iron with a mahogany handrail with scrolled end. The lower part of the half-landing window has been converted into double doors leading to a rear extension, known as Block D, part of the Stephen Court complex. The arch headed opening is flanked by pilasters and the flat Adamesque ceiling has two circular and one oval centrepiece. Ground floor front walls are decorated with amphorae in wreaths and an enriched cornice. The ceiling is plain. The doors and windows have moulded architraves. The windows have shutters. The white marble fireplace is nineteenth century with a brass reeded fire surround.

**Internal Rooms**

Ground floor rear east has a moulded dado rail and skirting with modern mahogany door leaves. These have moulded architraves and overdoors with central medallions and swags to the frieze and an enriched cornice. There is a frieze decorated with tripods and swags of husks, and a cornice. The grey marble Doric fireplace is nineteenth century with a brass reeded surround and basket. Ground floor rear west has a moulded skirting, and the windows have shutters and moulded architraves. There is a swept-arch headed niche on the back wall right-hand side, and a neoclassical frieze decorated with urns and anthemia with an enriched cornice. The Carrara marble fireplace has foliate consoles.

First floor front east is divided by a ceiling beam on imposts which have egg-and-dart capitals. The modern mahogany door leaves have enriched moulded architraves and overdoors with medallions and festoons to the frieze, and an enriched cornice. The windows have shutters and enriched architraves while the walls are decorated with plaster panels surrounded by bound reed mouldings. This room has a cornice and a frieze decorated with putti and paterae and an Adamesque ceiling. There is a nineteenth century Doric fireplace in white marble. First floor rear room has similar detailing but with swags in the overdoor frieze. The room has a cornice and a frieze decorated with anthemia. The ceiling decoration to this room includes putti on pedestals and medallions of dancing females. There is a nineteenth century Doric fireplace in white marble.

The first floor front west room consists of moulded skirting and a nineteenth century frieze decorated with urns and swags. All doors have overdoors with a central urn in frieze flanked by swags, and with an enriched cornice. The windows have shutters and carved husk decoration to the architraves. There is a frieze with amphorae in wreaths and anthemia. The ceiling has an Adam-esque circular panel with plaques of putti and affronted sphinxes flanking tripods and an outer rectangular band with scalloping in the corners. There is a nineteenth century fireplace in white marble There is a Carrara fireplace with consoles.

**External**

The property connects with Block D located at the rear of the Stephen Court ESBI building through three levels. An external bridge connects the second floor with Block D. There is also an

**5.** First Floor Reception Hall. **6.** First Floor Reception Hall Ceiling Rose. **7.** Moulding to Wall of Ground Floor Hall. **8.** Moulded Dado Rail in Circulation Area.

# ESB INTERNATIONAL OFFICES

## 16 St. Stephen's Green, Dublin 2

**Date Of Survey: 12th February 2004**










**9.** First Floor Ceiling Rose Detail. **10.** Balustrade to Main Stairs in the Hallway. **11.** First Floor Dado Rail.

archway under the building which provides vehicular access from St. Stephen's Green to a car park beneath. There is a restaurant located in the basement and the rest of the building is in office use.

The cast-iron railings with plumed tops at street line sit on a granite plinth with moulded coping. The six cast-iron four-sided open posts have scrolled tops and sphere finials. The plinth is cut back to allow new granite steps to basement area at the right-hand side. The main entrance is reached by a cascade of eleven granite steps in two flights and landing, and there area two cast-iron foot scrapes.

**Special Interest – Architectural**

The property was built in 1776 by Gustavus Hume and sold to David La Touche in 1779. It is distinguished by the Adam-inspired plasterwork of Michael Stapleton, with its similarities to No. 17 St. Stephen's Green and to Powerscourt House.

**Special Interest – Historical**

The house was sold in 1810 to Euseby Cleaver, Archbishop of Dublin, and afterwards purchased by the Crown as a residence for the Archbishop of Dublin in lieu of the old Palace of St. Sepulchre's in Kevin Street.

St. Stephen's Green takes its name from St. Stephen's Church (1224-1639), originally the chapel of a Leper Hospital, situated where Mercer's Hospital now stands (McCready). The district now titled St. Stephen's Green formed part of the ground to the east of the old city. It is so marked, with boundaries, on Sir William Petty's *"Down Survey"* map of Dublin of 1655, where it is defined as the property of Dublin Corporation, consisting of some 60 acres of unenclosed marsh (Country Life). The streets first defining the Green were laid out from 1662/1664, with 27 acres planted and devoted to the public use, and the surrounding 30 acres for building, making it the first of the great squares of the burgeoning classical city, and among the largest in Europe.

In de Gomme's map of Dublin of 1673, the square is depicted with clusters of houses on its north and west sides, and with trees around the Green. The Earl of Meath took over the area in 1702 but it reverted to the municipality on his death in 1709. Much of the Green was given over to support the Blue Coat School (McCullough, Dublin). Building around the Green developed slowly in the 17th and early 18th Century as indicated in Booking's map of 1728. The early plots developed from the northwest corner, and the street-lines of the present buildings retain the irregularity of the 17th century development, though the straight lines of the streets to the north reflect a later and more coherent shaping of these plots. Unlike its Georgian successors, St. Stephen's Green was not in origin a residential development and from its earliest origins commercial activities remained a central feature of its character.

This is a prime example of a late 18th Century Georgian townhouse with great architectural detail of the period throughout.

Under the Dublin City Development Plan 1999 this is a listed building - List 1, architectural (protected structure).

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.




Main Entrance Doorway, No. 16 St. Stephen's Green

# ESB MAIN CENTRE

## South Lotts Road, Dublin 4

**Date Of Survey: 11th March 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/13 | ESB Ref: D-N-3264/13 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: |
|---|---|---|
| Record Only | | Archaeological (AG) |
| Local | ✓ | Architectural (A) |
| District | | Artistic (AR) |
| Regional | | Cultural (C) |
| National | | Historical (H) |
| International | | Scientific (SC) |
| | | Social (SO) |
| | | Technical (T) |














### Summary

The property consists of five buildings, a large depot, storage and car parking areas. The buildings include a main office building, transformer workshop, garage, stores and workshops.

The property is located on South Lotts Road between Shelbourne Park and residential housing to the south.

The earliest purchase date of the property was in 1929. Additional land was purchased in 1941. The property was significantly redeveloped during the 1980s. The architects were ESB International.


### Description & Materials

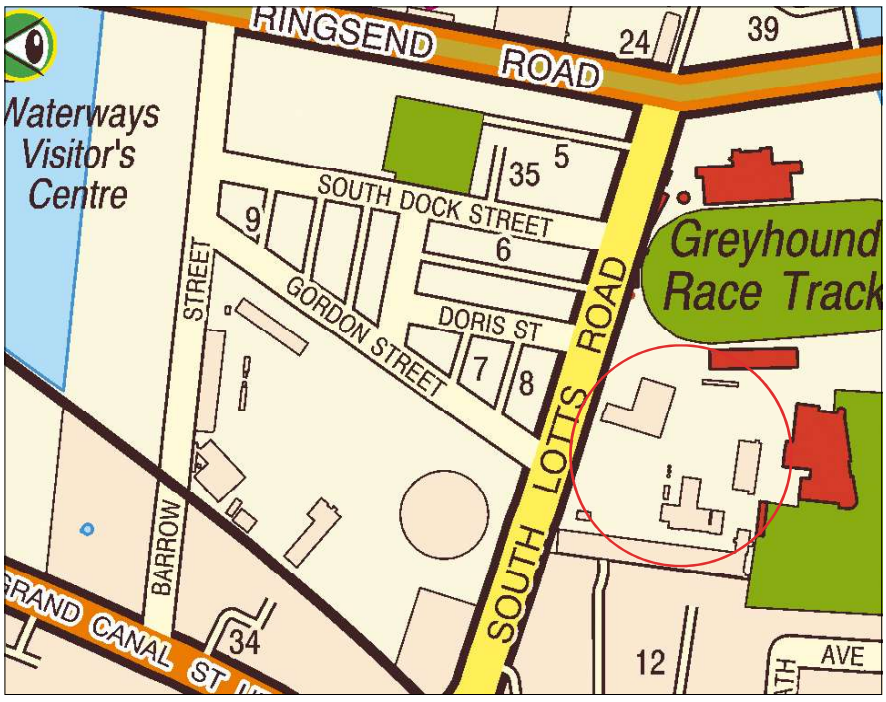
#### Administration Building

The administration building is located at the front of the site. This is a two-storey building to the front and the rear wing is single storey. The total floor area of the building is 1413.4m².

The structure of the building is a concrete frame with external buff colour brick outer leaf. There is a special angled brick plinth to the base. This deep-plan building is glazed on all sides with maroon coloured aluminium framed curtain wall windows. The structure is emphasised vertically with protruding brick clad vertical columns. Roof lighting is provided to the locker areas at the centre of the plan. A plant room is located on the roof. This building consists of offices and locker rooms.

#### Transformer Workshop

The transformer workshop building is located centrally on the site directly opposite the entrance. This T-shaped building in plan is composed of a 12m high pitched structure sitting on an east-west axis. An additional flat roofed SCADA (Supervisory Control and Data Acquisition) building is attached on the




**1.** View of Administration Building. **2.** Side Elevation of Administration Building. **3.** Side Elevation of Administration Building. **4.** Rear Elevation of Depot.

Dublin City Council - DUBLIN




# ESB MAIN CENTRE

## South Lotts Road, Dublin 4

**Date Of Survey: 11th March 2004**

east side. The buildings are constructed using masonry blockwork plasteredwith supporting steel trusses for the larger spans, metal decking and timber windows.

### Garage

The garage is located along the south perimeter of the site. The gross floor area of the garage is 2134m². The garage building is composed of stores, workshops and garages. The elevational treatment of the building is composed of metal sheet cladding, plastered blockwork and timber framed windows. Access is gained mainly through roller shuttering to workshops and garages. The roof consists of metal deck roofing with roof lighting supported on steel trusses. There are roller shutter doors for access along the main elevation. The structure is composed of structural steelwork using steel supports and steel roof trusses.

### Stores and Workshops

The stores and workshops are located along the southern boundary and stretch to the full length of the site.

There is also a refuelling area on the site.

The area of the site is 1.87ha (4.6 acres)

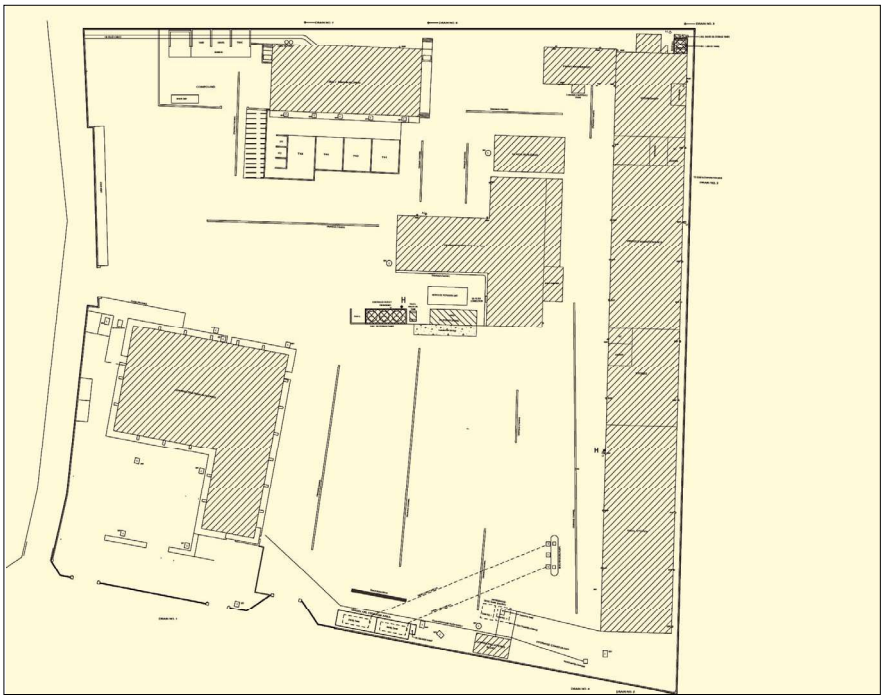
### Commemorative Plaque

There is a commemorative plaque on-site in memory of deceased members of staff from ESB Pembroke and Fleet Street locations, erected in 2003.












**5.** View of Vehical Parking Area and Yard. **6.** Interior of Canteen. **7.** Commemorative Plaque. **8.** View of Garage and Stores.

# ESB SPORTS CENTRE SPORTSCO

## South Lotts Road, Dublin 4

**Date Of Survey: 11th March 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Peter Carroll |
| O.S. Ref: 3264/13 | ESB Ref: D-SS-3264/13 |

| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | ✓ |
| District | |
| Regional | |
| National | |
| International | |

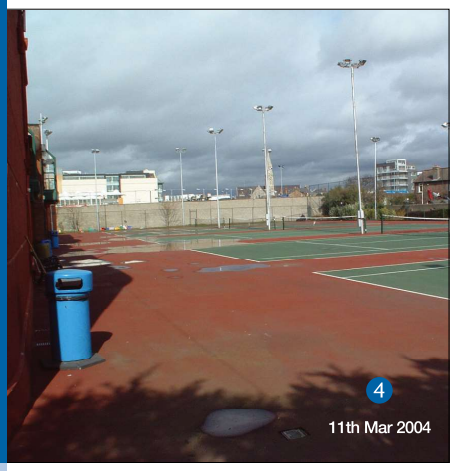
| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | |
| Scientific (SC) | |
| Social (SO) | ✓ |
| Technical (T) | |










**Summary**

A detached two-storey building built in 1979 on a four-acre site to the rear of an ESB property on South Lotts Road. Sportsco is the popular name for the ESB Sports Association. The Association operates a sports and leisure centre for members on a centrally located four-acre site at South Lotts Road, Dublin 4, next to Shelbourne Park Greyhound Track.

The Sportsco building comprises two storeys of accommodation comprising a 25m, 6-lane swimming pool, four all-weather six-a-side soccer pitches, fitness centre and state-of-the-art gymnasium, aerobics studio, general-purpose sports hall for badminton, table tennis, volleyball, basketball, indoor bowls indoor soccer. There are also five outdoor all-weather tennis courts, snooker lounge, squash courts, leisure suite, steam room, sauna, Jacuzzi and plunge pool, bar and recreational area.

The site adjoins the rear of the houses at Derrynane Gardens and Bath Avenue Gardens. Recently constructed apartments to the side of the entrance driveway overlooking the stadium have access from this lane.

Parking is provided on two sides of the building.

**Description & Materials**

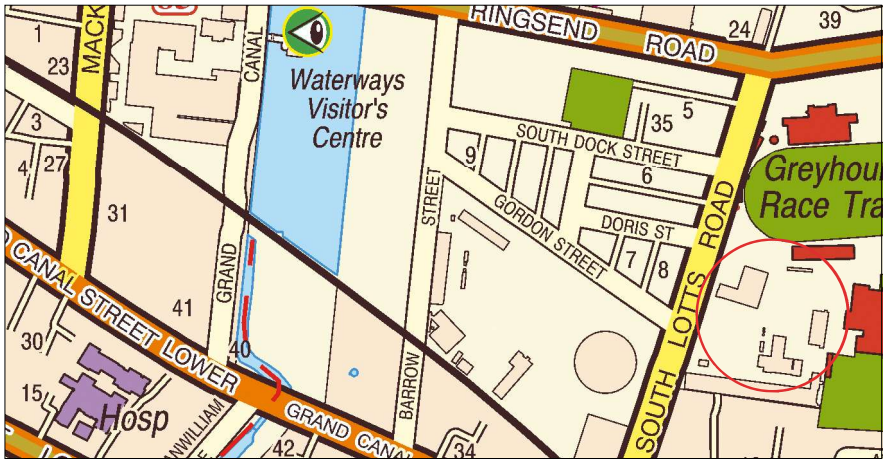
The fitness centre and bar/lounge, spectator's galleries and aerobics studio are located on the first floor.

There is a roof light to the double height atrium space over the circulation core and over the Jacuzzi.

The bar/lounge and snooker room on the first floor overlook the tennis courts to the rear.

Floor coverings comprise linoleum, timber and tiles. The tennis courts are located to the rear, and astroturf soccer pitches to the side. Floodlighting is provided.

The building is clad with red brickwork and translucent panelling which stretches through two storeys to the entrance bays and fitness centre. A circular brick tower marks the entrance to the building. The brickwork cladding is carried on the other elevations with the later additions comprising nap plastered blockwork painted red.




**1.** View of Front Entrance. **2.** Front and Side Elevation. **3.** Rear Elevation and Car Park. **4.** All-Weather Tennis Courts.




# ESB SPORTS CENTRE SPORTSCO

## South Lotts Road, Dublin 4

**Date Of Survey: 11th March 2004**

### Swimming Pool

A 25m, 6-lane swimming pool is supported by reinforced concrete beams. Terraced spectator seating overlooks the pool from one side, and the Jaccuzzi and sauna room are located at first floor level also overlooking the pool. The changing rooms are located under and behind the seating.

### Sports Hall

The roof over the sports hall is spanned by steel lattice trusses running in two directions supporting a profiled metal deck roof. The gymnasium comprises indoor basketball, tennis, volleyball and badminton courts, and is roof-lit with a spectator's gallery overlooking it. This gallery also provides views of the squash courts.

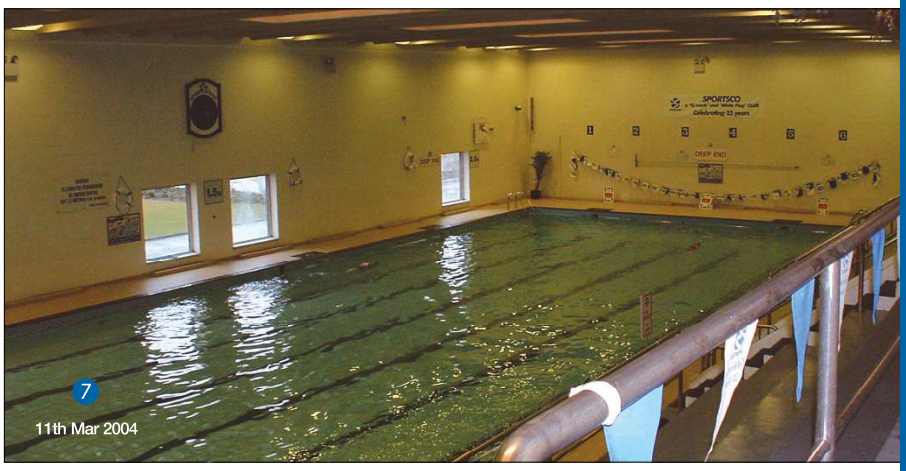
### Special Interest - Social

2004 marks the 25th Year of Sportsco Dublin.

Sportsco has been recognised with two awards in the past twelve months. The Q Mark has been awarded to Sportsco by Excellence Ireland in recognition of its systematic approach to assuring a quality, product and service. It is Ireland's national symbol of quality and Sportsco is the first stand-alone sports and leisure centre in Ireland to receive the award.

Sportsco was also granted the White Flag award from ILAM Ireland and An Taisce. This award is sports and leisure specific and covers criteria such as hygiene, waste management, environmental and leisure standards. Sportsco is one of 71 clubs in the country to achieve the White Flag.







**5.** Main Lobby to Reception. **6.** Sports Hall. **7.** Swimming Pool. **8.** Rear Elevation and Tennis Courts.

# POWER STATION

## Synergen CCGT, Ringsend, Dublin 4

**Date Of Survey: 1st April 2004**

| | |
|---|---|
| Surveyors Name: | Andrea Fox |
| Photographer: | Andrea Fox |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3265/11+12 | ESB Ref: D-PG/SGN-3265/11+12 |

| Architectural Heritage Evaluation: | | Categories of Special Interest: | |
|---|---|---|---|
| Record Only | | Archaeological (AG) | |
| Local | | Architectural (A) | |
| District | | Artistic (AR) | |
| Regional | ✔ | Cultural (C) | |
| National | | Historical (H) | |
| International | | Scientific (SC) | |
| | | Social (SO) | |
| | | Technical (T) | ✔ |











### Summary

This power station is a 422MW Combined Cycle Gas Turbine Unit built on part of the site of the former Power Station in Ringsend. Synergen is a joint venture partnership between ESB and Statoil of Norway.

The power station is located on Pigeon House Road in an area of heavy industry in Ringsend. The entrance to the combined cycle unit faces north onto Pigeon House Road.

The station was connected to the National Grid on 21st January 2002 and it was fully commissioned in May 2002. It was designed by ESB International.


### Description & Materials

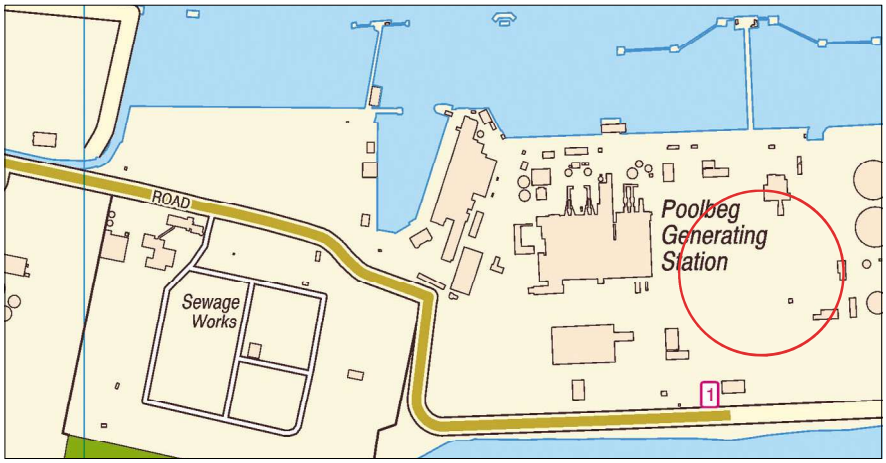
This is a compact site containing an administration block, the turbine hall, heat recovery boiler and stores which are enclosed by galvanised steel palisade fencing. In addition there are fuel storage tanks, an outfall channel and a pump house which lie between Pigeon House Road and the River Liffey. The station consists of a large grey chimney and a large main building of differing scales for the differing station elements and clad generally in a light grey horizontal cladding system with expressed vertical joints and rooftop handrails.

Part of the original structure of the old Ringsend Power Station still stands in front of the site and accommodates an ESB training centre. Most of the generating hall from the old station has been demolished and this new combined cycle unit now stands on this site. The remainder of the former generating hall is exposed revealing a section through the structure which now overlooks the new station.

There are a number of temporary portacabins and a barrel-vaulted steel-framed store building located next to a live transmission compound on the site. In addition to an AGI compound there are gas compressors next to the rear boundary. The ground is surfaced with tarmacadam, and precast concrete kerbing surrounds the rough gravelled areas. The building, through its functional form and its simplicity, reveals the various functions of its components.

### Administration Block

The administration block is a two-storey flat roofed building adjoining the generating hall and boiler house on the same side as the air intake structure.




**1.** Chimney and Air Intake. **2.** Administration Building. **3.** View of Chimney.

Dublin City Council - DUBLIN




# POWER STATION

## Synergen CCGT, Ringsend, Dublin 4

**Date Of Survey: 1st April 2004**

It comprises offices, the control room and staff facilities. The administration building is built on a steel frame on a rectangular plan and clad with metal insulated panels. The windows are double glazed and framed in grey aluminium. The bays are recessed at a lower level expressing the structure. The corner bay is recessed at the lower level shading the floor to ceiling glazing from the south and east light. There are suspended ceilings throughout the administration block and precast concrete floors. Staff and visitor parking are provided in front of this block. The stairwell bay rises to a third storey to facilitate roof access.

### Generating Hall

This generating hall is a large open four-storey space comprising a six-bay steel portal frame with bracing to the end bays on a rectangular plan. The floor is constructed of a power floated concrete slab and folding metal doors access the generating hall from outside. The generating hall is lit artificially, with natural light provided only when the folded metal doors are open. There are galvanised steel framed stairs and gantries which provide access to the turbines. The turbines are supported on reinforced concrete platforms. There is a permanent crane in place which is used in times of overhaul. The metal cladding is profiled internally and the base of the building is clad with hardwearing blockwork which is nap plaster rendered externally.

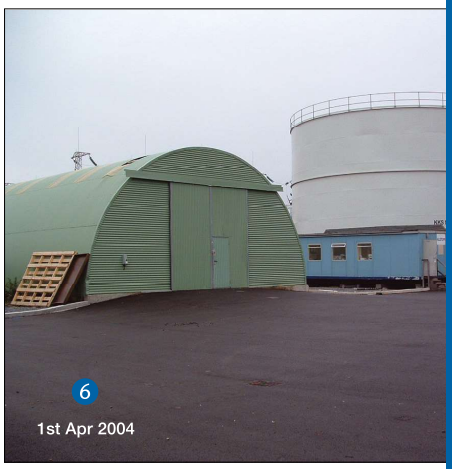
The transformer bay faces the main entrance to the site and sits next to the generating hall. It is shielded from the main building by a reinforced concrete screen.

### Brief Explanation of Combined Cycle Arrangement within Generating Hall

The station consists of one Alstom KA26-1 advanced single shaft combined cycle gas turbine with sequential lean-premix dry low NOx combustion system and dual fuel capability. The design incorporates maximum availability and thermal efficiency coupled with operational flexibility, low emissions and low operational cost.

The heat recovery boiler is heated by exhaust gases from the gas turbine and converts water to high pressure steam which then operates the steam turbine. This arrangement, combining the functioning of the steam and the gas turbines, is known as a combined cycle arrangement.










**4.** View from Pitch and Putt. **5.** Security Building. **6.** Store and Water Tank. **7.** Gas Compressors. **8.** Pump House.

# POWER STATION

## Synergen CCGT, Ringsend, Dublin 4

**Date Of Survey: 1st April 2004**





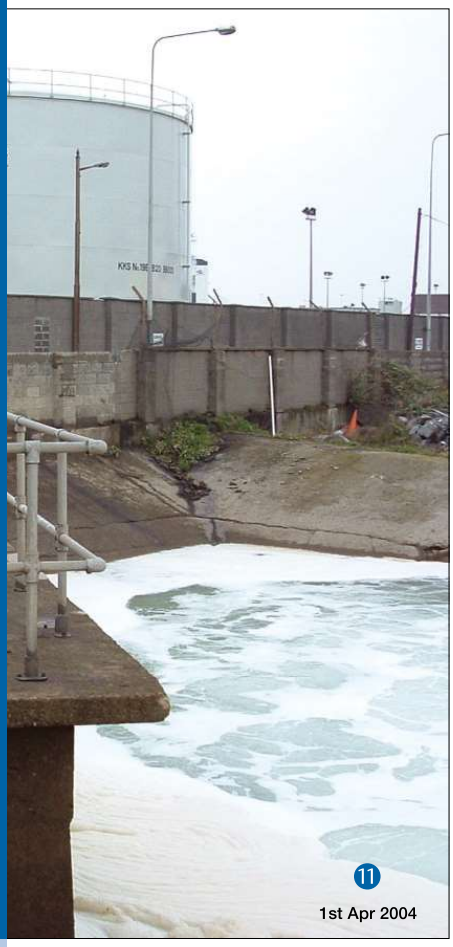


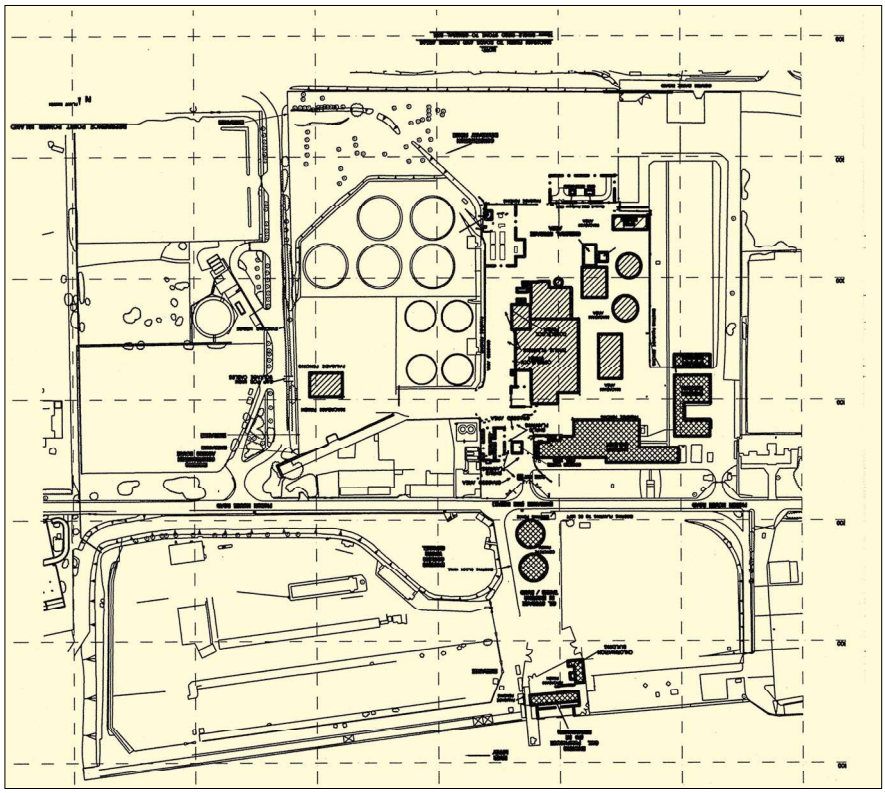
The Synergen plant is designed to turn natural gas into electricity at a very efficient rate. The natural gas is delivered to the station at Synergen where it is compressed and fed to the combustion chamber of the gas turbines.

The gas turbines consist of a compressor, combustion chamber and turbine. The compressor compresses air and feeds it into the combustion chamber where it is mixed with the compressed natural gas. This air and fuel mixture burns in the combustion chamber. The hot gases from this combustion turn the blades of the turbine at a speed of 3,000 rpm. The turbine in turn is connected to a large generator. The relative motion of a large magnet in the generator creates the electricity. The electricity is then stepped up in the transformer before leaving the station in underground cables to feed the National Grid.

### Waste Heat Recovery Boiler

The boiler house comprises the tallest structure on site next to the chimney, and it sits between the chimney and the generating hall. The building stretches to a height of nine storeys. It consists of metal cladding with expressed vertical joints enclosing the steel frame with incorporated air vents to the top and bottom. There is a galvanised steel handrail around the top of the building.



**9.** Transformer Bay. **10.** View of Administration Building. **11.** Water Outlet.




# POWER STATION

## Synergen CCGT, Ringsend, Dublin 4

**Date Of Survey: 1st April 2004**

### Chimney Stack
The exhaust/chimney stack is a focal point about which all the various components of the plant are sited. It has been specially designed to ensure the effective dispersion of the boiler exhaust. There is a freestanding galvanised steel framed stair to access it externally. Above the enclosed boiler is located an external ladder attached to the chimney.

### Security Building
The security building at the front gate comprises a small detached single storey building on a square plan with aluminium framed doors and windows surrounded by concrete stone-effect cladding and concrete tiles to the roof.

### Water Treatment Plant
The water treatment plant is detached from the main building and sits next to the barrel-shaped store.

### Pump House
The original pump house still stands at the front of the site looking onto the Liffey and marks the point of water intake. Behind this, next to the Pigeon House Road, are situated two large fuel tanks. The water outlet is situated at this point and flows parallel to the road before being releasing into the Liffey. The pump house dates from the same period as the rest of the Ringsend Power Station and therefore is constructed with red brick and steel, and sits on a rectangular plan.

### Synergen
Synergen was constructed following the deregulation of electricity supply in Ireland. The shareholding is divided: ESB 70%, Statoil 30%, and overall investment in the project was €250m. Synergen is the first of the new breed of independent generating companies, following deregulation.

### Special Interest - Technical
Gas-fired combined cycle plants produce less CO per unit energy output than other fossil fuel technologies and provide significant operational flexibility which facilitates the availability of relatively inexpensive power augmentation for peak period operation, and relatively low $CO_2$ production.

The plant features the latest state-of the art single shaft CCGT.










**12.** Control Room. **13.** Generating Hall. **14.** Irishtown Substation. **15.** Generating Hall

# ESB CRÉCHE WILTON PLACE

## 1 Wilton Place, Dublin 2

Date Of Survey: 28th February 2004

| | |
|---|---|
| Surveyors Name: | Eugene Boyle |
| Photographer: | Eugene Boyle |
| Field Controller: | Judith Doherty |
| O.S. Ref: 3264/16 | ESB Ref: D-SS-3264/16 |

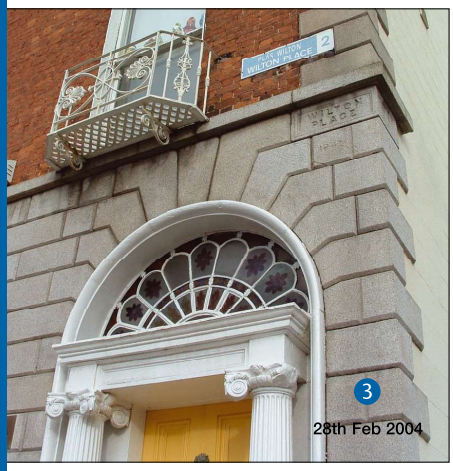
| Architectural Heritage Evaluation: | |
|---|---|
| Record Only | |
| Local | |
| District | |
| Regional | ✔ |
| National | |
| International | |

| Categories of Special Interest: | |
|---|---|
| Archaeological (AG) | |
| Architectural (A) | ✔ |
| Artistic (AR) | |
| Cultural (C) | |
| Historical (H) | |
| Scientific (SC) | |
| Social (SO) | |
| Technical (T) | |



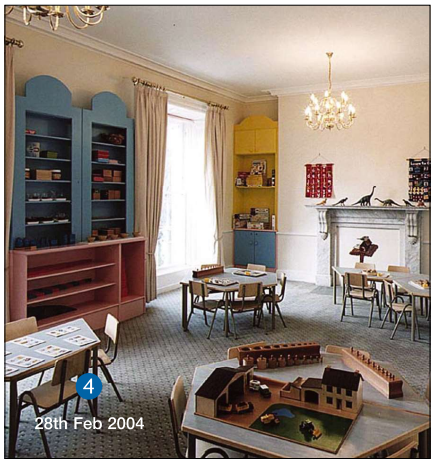













**1.** Front Elevation. **2.** View along Wilton Place. **3.** Detail of Fanlight above Door. **4.** Interior of Crèche.

### Summary

The property consists of an end-of-terrace, two-bay, four-storey over basement, partly stone-faced Georgian residence.

The property is located on an urban corner site at the junction of Wilton Place and the Grand Canal. The adjoining buildings comprising a terrace of six houses are four storeys over basement in scale. There is a car park to the rear.

Though of typical Georgian style, the terrace is from the early Victorian period. It first appears in the Dublin Street directory in 1841 and the property carries a date quoin stone of 1841. The building was purchased by the ESB in 1990 for refurbishment and change of use into a crèche, for which it won an RIAI award in 1994. The architects were Building Consultancy Group/ESB International.

### Description & Materials[A]

The four-storey over basement property consists of red brick Flemish bond with flush pointing, granite frieze, cornice and parapet. There are also granite projecting strings at first floor cill and ground floor levels. The ground floor is faced in chamfered rusticated granite and the basement, gable and rear walls are rendered and painted.

The front door is a 4-paneled painted timber door with recessed panels and central vertical bead and incorporates a round headed painted stone door case with a semi-circular wrought iron decorative fanlight and painted glass of floral and acanthus motifs. There are two fluted ionic columns with plain panels over the columns and a central recessed panel.

The window openings incorporate flat brick arches with granite sills and rendered reveals. The granite reveals to the ground floor windows are timber framed vertically sliding sashes with horns two-pane to ground and first floors, six-over-six to second floor, three-over-three to third floor; and ten-over-ten to the basement. There are two splay fronted cast iron balconettes at first floor and second floor with two iron hoop window guards to the third floor.

Externally there is a granite moulded plinth painted stone balustrade with acanthus leaves to the balusters.

The roof is parapeted and articulated with a strong granite cornice/coping. The building is of pitched roof structure with parapet walls.

### Special Interest - Architectural Awards

The project won an R.I.A.I. award in 1994.

The building was conserved in 1992 involving interventions to accommodate a change of use to a crèche (nursery school).

Original "Oculus" roof light to 2 storey return to rear of building.

Under the Dublin City Development Plan 1999 this is a Protected Structure - List 1, architectural (protected structure).

[A] This data is based on information from the built environment survey of the Dublin Environmental Inventory (DEI). The built environment survey was carried out by the School of Architecture, University College Dublin. The DEI was carried out under the LIFE program of the European Commission by Dublin Corporation and the Dublin Chamber of Commerce.






Interior Views of Crèche.