

## Dún Laoghaire Rathdown - DUBLIN



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### DUN LAOGHAIRE RATHDOWN CO. COUNCIL

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# ESB BLACKROCK 110kV SUBSTATION

Castlebyrne Park,  
Newtownpark Avenue,  
Blackrock



Date Of Survey: 23rd March 2004

Surveyors Name: Andrea Fox  
Photographer: Andrea Fox  
Field Controller: Judith Doherty  
O.S. Ref: 3393/3+8+ 12+13+17  
ESB Ref: D/DLR-N-3393/3+8+ 12+13+17

## Architectural Heritage Evaluation:

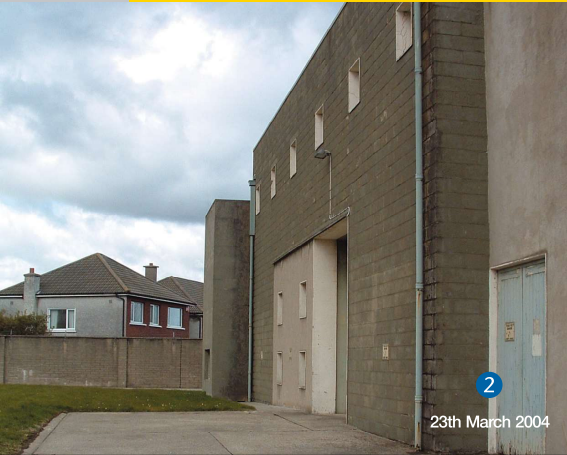
|               |   |
|---------------|---|
| Record Only   | ✓ |
| Local         |   |
| District      |   |
| Regional      |   |
| National      |   |
| International |   |

## Categories of Special Interest:

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



23th March 2004



23th March 2004

## Summary

A detached flat roofed building comprising a series of blocks ranging in scale from single storey to two-storey. The entrance to the property is located next to a public park in Castlebyrne Park off Newtownpark Avenue.

## Description & Materials

The two-storey building comprises a nine-bay reinforced concrete frame structure located centrally on site.

The property is located to the rear of a residential development and the site is enclosed by a random rubble wall and fairfaced blockwork wall. The substation building is enclosed in a secure compound and accessed via vehicular gates from Castlebyrne Park. A driveway loops around the building and a lawn at the front of the building. There is a telecommunications mast located on the site with portacabins at the base.

The building was originally designed as a single volume within which accommodation is organised as a series of layers. Later additions to the sides and rear of the original structure have been introduced.

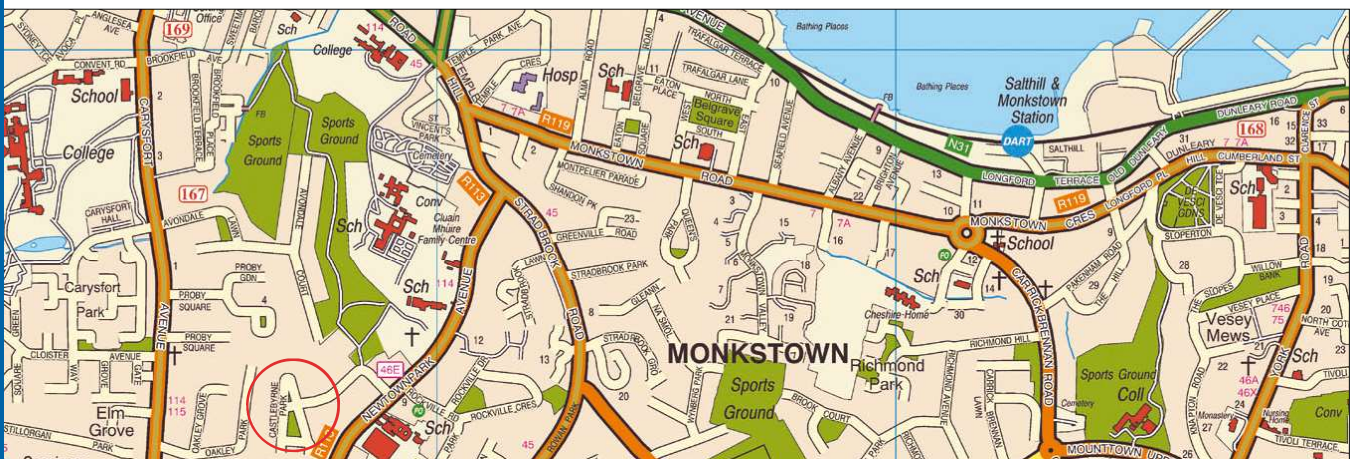
The front façade facing onto the lawn incorporates a three bay composition, and is clad externally with beige stretchers course brickwork, fairfaced concrete blockwork and smooth plaster render. There are large folded metal doors located centrally on the front elevation and folded metal shutters to the window openings. The side blocks are nap plaster rendered. The single storey flat roofed block to the rear is clad with stack bonded light brown brickwork. On the side elevation facing the main entrance the structure is expressed by recessing it from the brickwork cladding. Downpipes are positioned to the front of the reinforced concrete stanchions and the guttering is concealed behind the parapet walling.

The façade incorporates a series of roller shutter doors to facilitate maintenance and replacement of heavy equipment, such as transformers.



23th March 2004

Dun Laoghaire Rathdown



1. Front Elevation. 2. Side View. 3. Side Elevation and Mast.



Surveyors Name: Andrea Fox  
 Photographer: Judith Doherty  
 Field Controller: Judith Doherty  
 O.S. Ref: 3391/01 ESB Ref: DLR-SS-3391/01

#### 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 RETAIL SHOP

3 Upper Georges Street,  
Dún Laoghaire

Date Of Survey: 8th January 2004



## Summary

The property is a two-storey retail building on a redbrick Edwardian terrace on the main shopping street of Dún Laoghaire. The property was acquired in 1963.

The building is located at the junction of George's Street Upper and Royal Marine Road. The rear yard is accessed from the lane running between Patrick Street and Mulgrave Street.

## Description & Materials

The building is located on an Edwardian terrace and consists of two storeys to the front and three storeys to the rear. The building structure provides for 334m<sup>2</sup> of accommodation. The sales area is located to the front of the building with the staff and storage areas to the rear, first and second floor levels.

The front elevation consists of a glazed shopfront set in a painted timber frame. The first floor elevation is constructed of red brick. The first floor windows are timber framed single glazed windows with stone head and quoin surrounds. The ground floor construction is of concrete and the first floor is of timber.

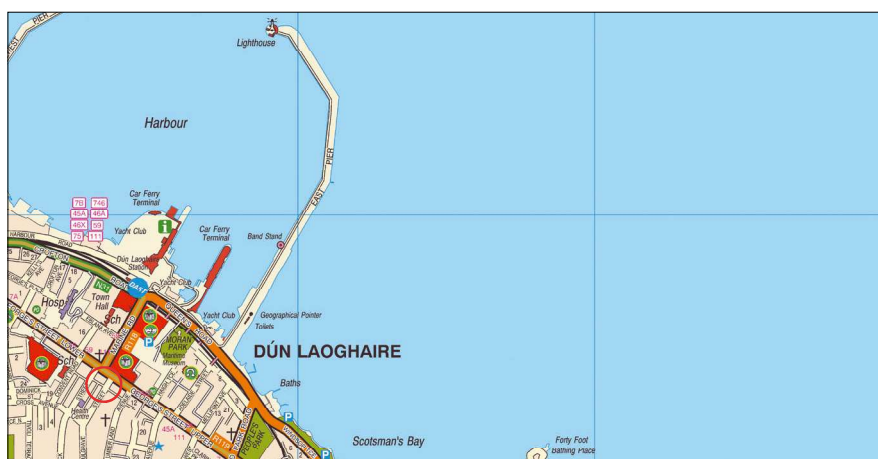
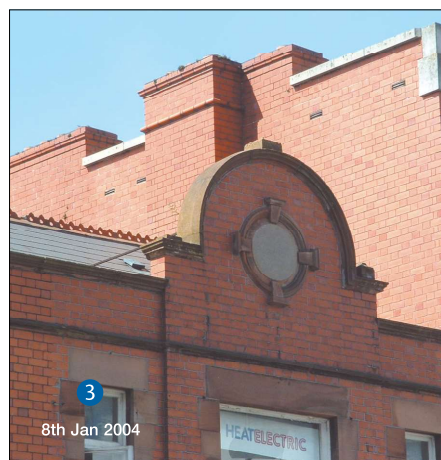
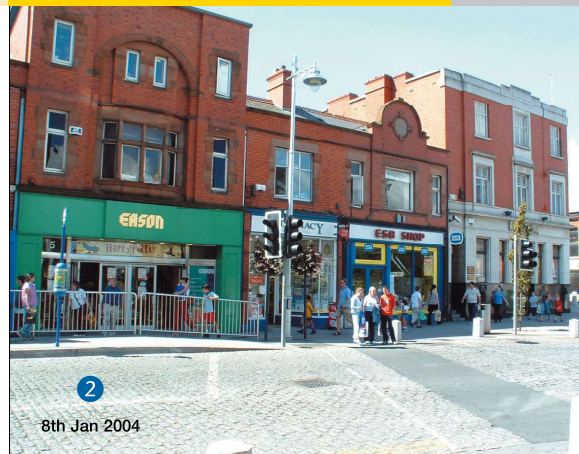
A lift connects the ground and first floor levels. The roof to the front is pitched and slated, and has a glazed rooflight. The roof to the rear is flat consisting of torch on felt.

The rear yard is on the first floor level with access to the lane via timber gates. The yard is connected to the ground floor via a concrete staircase. A steel staircase gives an exit from the first floor level at the back.

The site area is 0.019ha (0.047 acres)

## Special Interest – Architectural

There is a prominent raised semi-circular Dutch gable parapet to the top of the central bay with a dressed circular feature.



1. Front Elevation. 2. Street Elevation onto George's Street. 3. Parapet Feature. 4. Interior to Office on Second Floor and Roof Lights.

# ESB MAIN CENTRE

Leopardstown Road,  
Leopardstown,  
Dublin 18



Date Of Survey: 8th January 2004

Surveyors Name: Caroline O'Riordan  
Photographer: Caroline O'Riordan  
Field Controller: Peter Carroll  
O.S. Ref: 3392/25 ESB Ref: D/DLR-SS-3392/25

## 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)



8th Jan 2004



8th Jan 2004

## Summary

The site is located off the Leopardstown Road at the foot of the Dublin Mountains. A large suburban site, it is located beside the M50 Motorway extension and Leopardstown Interchange, adjacent to the Sandyford office and business park area. The property contains six separate buildings which include offices, garages, workshops, stores, depot and car parking areas.

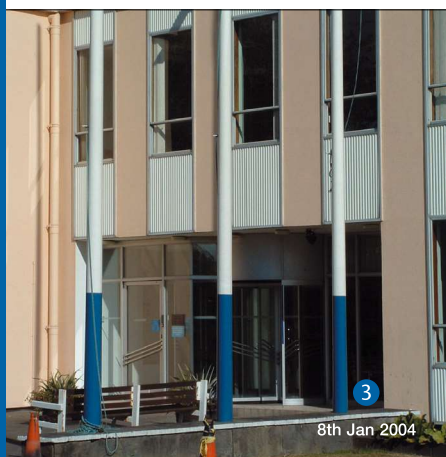
The site layout is such that the buildings are set back from the main road with the office buildings towards the front of

the site. The garages and storage units are mostly located at the back surrounding the depot yard.

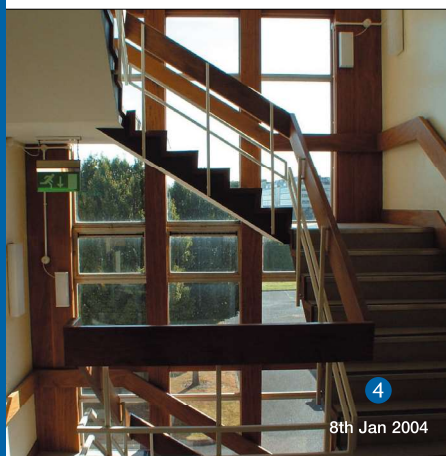
There is a site of undeveloped land running along the west side of the site in the ownership of ESB.

This complex was formerly ESB Dublin Regional Headquarters. The property was purchased in 1972 with initial development beginning the same year.

The site area is 5.8ha (14.3 acres)



8th Jan 2004



8th Jan 2004





# ESB MAIN CENTRE

Leopardstown Road,  
Leopardstown,  
Dublin 18

Date Of Survey: 8th January 2004



## Phase 1 - Office Building & Canteen

The Phase 1 building is located towards the front of the site. It is flat roofed and composed of two storeys, a basement and a small third storey to access the roof. The building consists of offices and a canteen. The gross floor area of the building is approx. 2661m<sup>2</sup>

The main axis of the building runs east to west. A landscaped area with pond is located directly to the north of the building. The building is constructed of concrete block masonry. The floors are of concrete waffle slab construction. The elevation consists of a painted

plaster render. All windows and panels are framed with aluminium. Aluminium panels appear in series with the glass panes. The Phase 1 offices were constructed in 1973.

## Phase 2 - Office Building

The Phase 2 office building is a two-storey flat roofed building located at the centre of the site. The axis of the building runs east to west parallel to the Phase 1 building.

The construction of the building consists of concrete masonry supporting concrete floors.



Dun Laoghaire Rathdown

5. Landscaped Pool and Fountain. 6. Restaurant. 7. Phase 1 Office Building. 8. Phase 2 Office Building Elevation to Machinery Yard.

# ESB MAIN CENTRE

Leopardstown Road,  
Leopardstown,  
Dublin 18  
(continued)



Date Of Survey: 8th January 2004



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The elevation is similar to that of Phase 1 with a painted plaster render aluminium panels and aluminium framed windows. The parapet to this building is much deeper than the Phase 1 building and is of in-situ concrete construction. The gross floor area is 1611m<sup>2</sup>.

The Phase 2 offices were constructed in 1976 with a first floor extension of 663m<sup>2</sup> introduced in 1988.

## SCADA – Office Building

The SCADA (Supervisory Control And Data Acquisition) building is located to the west of the site next to Phase 2.

It consists of a single storey with flat roof. The gross floor area of the building is 530m<sup>2</sup>.

The structure is of reinforced concrete construction with concrete floor, reinforced concrete columns and waffle slab roof. In plan the building is rectangular and is relatively deep (17.5m).

The elevations of the building reflect the style of Phase 1 & 2 buildings with a plaster render, aluminium panelling and aluminium framed windows.

The SCADA building was constructed in 1976.

## Dun Laoghaire Rathdown



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8 Jan 2004



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8 Jan 2004

9. Phase Two Office Building Main Elevation. 10. Phase 2 Office Building and Landscape. 11. SCADA Building. 12. SCADA Building Entrance.

# ESB MAIN CENTRE

Leopardstown Road,  
Leopardstown,  
Dublin 18  
(continued)

Date Of Survey: 8th January 2004



## Workshop Garage

The building provides for single and first floor storage.

The workshop garage is located to the northeast of the site bordering the service yard. The axis of the building runs north to south.

The building consists of steel portal frame construction. A solid concrete blockwork cavity wall is constructed around the base of the building to first floor level. The building consists of five bays.

The blockwork has an external plaster finish. Profiled metal cladding covers the remainder of the building. The west elevation has four metal faced folding sliding garage doors. An external steel escape stairs is located on the south elevation. Continuous roof lighting is provided to each bay.

The gross floor area of the workshop garage is 527m<sup>2</sup>.

The workshop garage was constructed in 1976.

## Stores Garage

This building provides for single and first floor storage. The stores garage is located at the north end of the site along the north boundary.

The building consists of steel portal frame construction. A solid concrete blockwork cavity wall is constructed around the base of the building to first floor level. The building consists of seven bays.

A double height garage door is provided for on the second and fifth bays. The blockwork has an external plaster finish. Profiled metal cladding covers the remainder of the building.

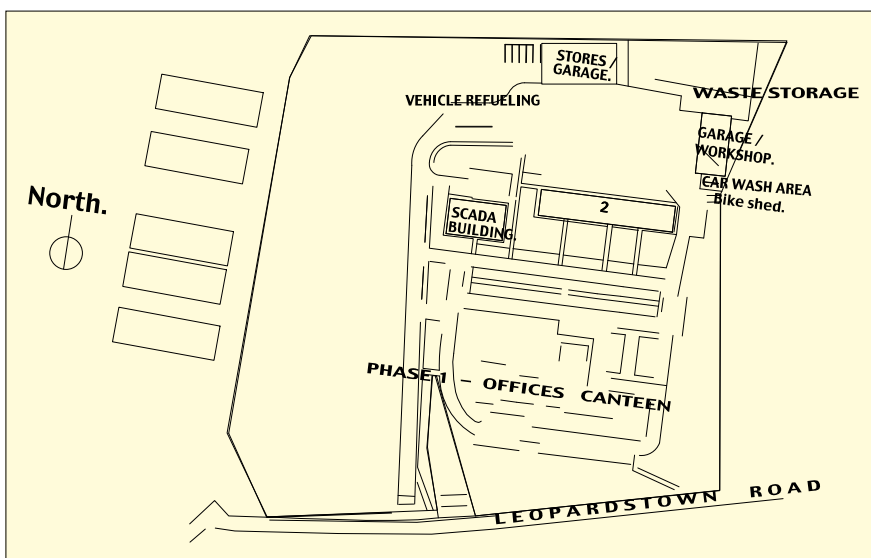
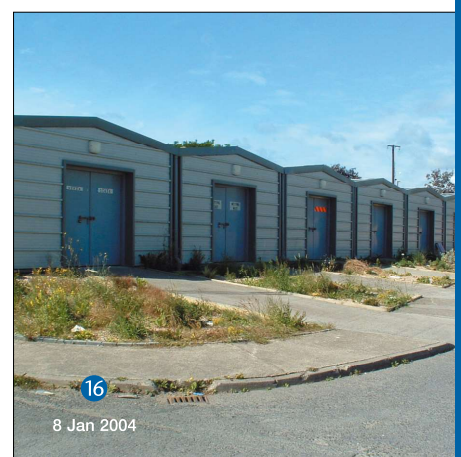
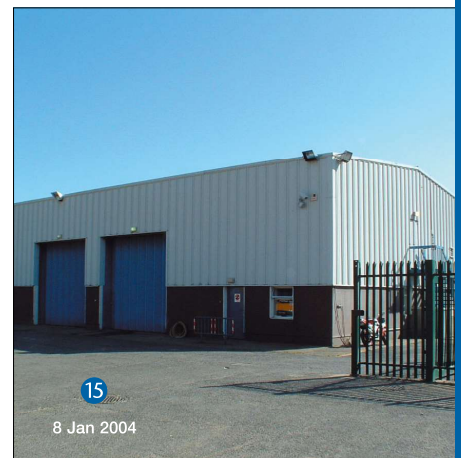
The gross floor area of the workshop garage is 867m<sup>2</sup>.

The stores garage was constructed in 1976.

## Transformer Oil Building

The transformer oil building was constructed in 1997.

The gross floor area of the building is 73m<sup>2</sup>.



13. Stores Garage. 14. Stores Garage and Service Yard. 15. Workshop Garage. 16. Storage Units.

# ESB RETAIL SUPERSTORE

Nutgrove Retail Park,  
Churchtown,  
Dublin 14



Date Of Survey: 23rd March 2004

Surveyors Name: Andrea Fox  
Photographer: Andrea Fox  
Field Controller: Judith Doherty  
O.S. Ref: 3391/10 ESB Ref: D/DLR-SS-3391/10

## Architectural Heritage Evaluation:

### Record Only

|               |                                     |
|---------------|-------------------------------------|
| Local         | <input checked="" type="checkbox"/> |
| District      | <input type="checkbox"/>            |
| Regional      | <input type="checkbox"/>            |
| National      | <input type="checkbox"/>            |
| International | <input type="checkbox"/>            |

## Categories of Special Interest:

|                     |                                     |
|---------------------|-------------------------------------|
| Archaeological (AG) | <input type="checkbox"/>            |
| Architectural (A)   | <input checked="" type="checkbox"/> |
| Artistic (AR)       | <input type="checkbox"/>            |
| Cultural (C)        | <input type="checkbox"/>            |
| Historical (H)      | <input type="checkbox"/>            |
| Scientific (SC)     | <input type="checkbox"/>            |
| Social (SO)         | <input type="checkbox"/>            |
| Technical (T)       | <input type="checkbox"/>            |



23rd March 2004



23rd March 2004

## Summary

The property is a detached, eight-bay steel framed retail showroom building located in Nutgrove Retail Park, in a largely residential area adjoining a fire brigade station and adjacent to Nutgrove Office Park.

Vehicular access is gained to the site off Meadow Park Avenue. Pedestrian access can be gained via a ramp or steps off Nutgrove Avenue. The architects for the interior of the building were Building Consultancy Group.

## Description & Materials

The building is a single storey brick clad building with barrel vaulted roof and canopy. The building comprises a large open plan showroom space, a two-storey end bay incorporating toilets, office and staff facilities, and a store room.

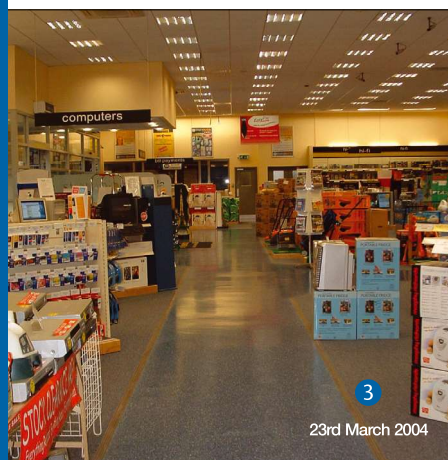
The walls are terracotta brick with grey banding at eaves level to the side elevations. There is high level metal framed glazing system to the front elevation and centred in the main façade is a glazed bay highlighting the entrance area. There is prominent signage located above the main entrance.

There is a covered walkway running along the perimeter of the building to each side of the glazed entrance. This walkway is a steel framed structure with a glazed roof.

There is a steel portico located along the front of the building and the roof is barrel vaulted and cover with profiled metal sheeting. The rear elevation consists of profiled metal cladding. There is a two-storey end bay which consists of storage space and is accessible by vehicle roller shutter doors to the end elevation.

Internally there is a large open-plan showroom space with the main sales desk located close to the main entrance. There is a suspended ceiling throughout with recessed integrated lighting.

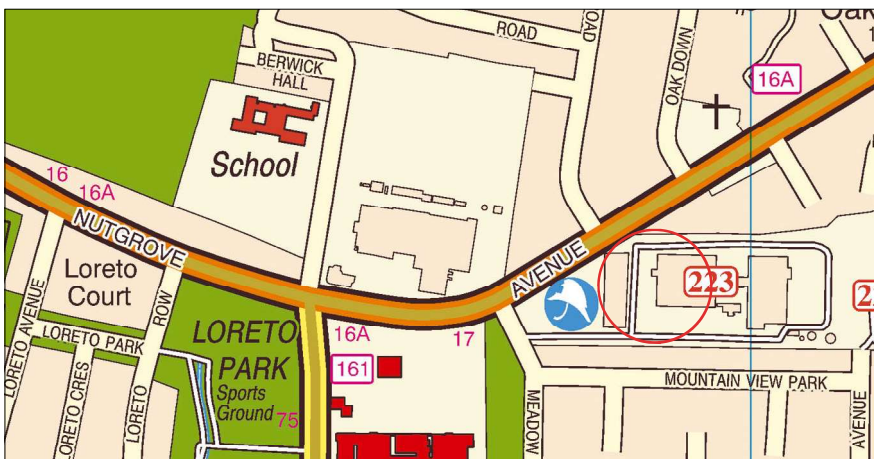
The rear and side of the property is enclosed by palisade fencing.



23rd March 2004



23rd March 2004



1. View of Front Elevation. 2. View of Shopfront. 3. Interior of Showroom. 4. Side Elevation.



Surveyors Name: Caroline O'Riordan  
 Photographer: Caroline O'Riordan  
 Field Controller: Peter Carroll  
 O.S. Ref: 3393/06 ESB Ref: DLR-SS-3393/06

#### Architectural Heritage Evaluation:

|               |                                     |
|---------------|-------------------------------------|
| Record Only   | <input checked="" type="checkbox"/> |
| Local         | <input type="checkbox"/>            |
| District      | <input type="checkbox"/>            |
| Regional      | <input type="checkbox"/>            |
| National      | <input type="checkbox"/>            |
| International | <input type="checkbox"/>            |

#### Categories of Special Interest:

|                     |                                     |
|---------------------|-------------------------------------|
| Archaeological (AG) | <input type="checkbox"/>            |
| Architectural (A)   | <input type="checkbox"/>            |
| Artistic (AR)       | <input type="checkbox"/>            |
| Cultural (C)        | <input type="checkbox"/>            |
| Historical (H)      | <input checked="" type="checkbox"/> |
| Scientific (SC)     | <input type="checkbox"/>            |
| Social (SO)         | <input type="checkbox"/>            |
| Technical (T)       | <input type="checkbox"/>            |

# ESB RETAIL SHOP

Unit 11,  
 Stillorgan Shopping Centre,  
 Stillorgan,  
 Co. Dublin

Date Of Survey: 8th January 2004



## Summary

The property is located on the main shopping centre concourse of the Stillorgan Shopping Centre.

The centre is located on the corner of Lower Kilmacud Road and Dublin Road. It is adjoined on either side by other retail premises and fronts onto the shopping centre concourse

The building was constructed in the 1960s.

The front elevation consists of a floor to ceiling glazed shopfront set in a metal frame. There is a concrete roof slab to the shop area and a timber deck roof to the store. The floors are constructed of concrete. Most of the partitions within the unit are demountable and non-load bearing.

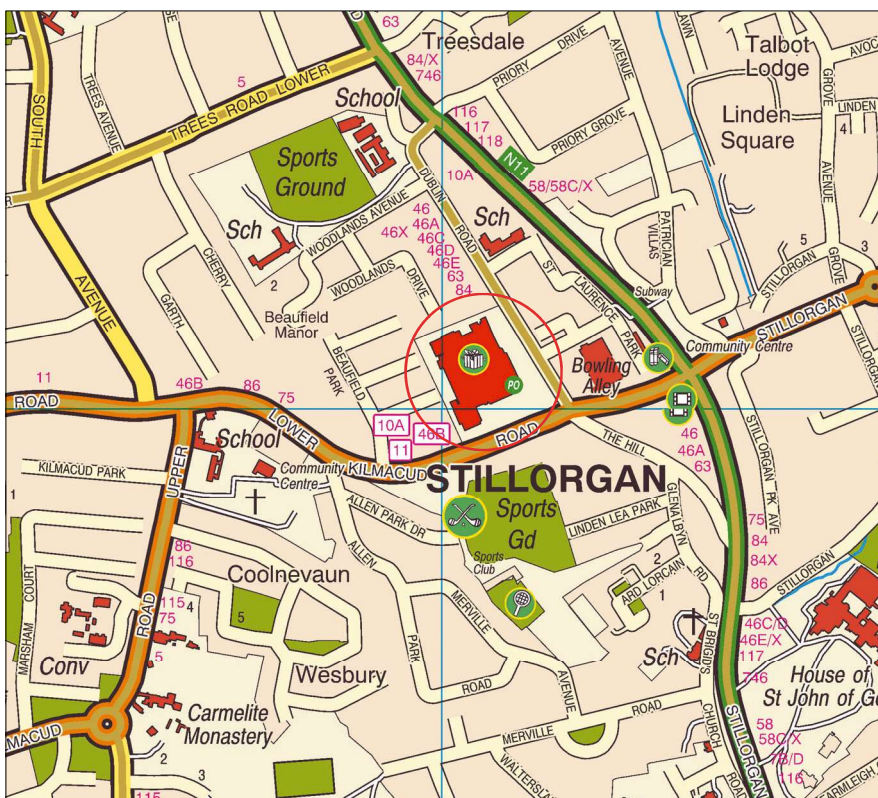
The gross floor area of the retail unit is 115.8m<sup>2</sup>.

## Description & Materials

The sales area and showroom are located to the front of the unit with ancillary staff and the storage accommodation to the rear. The uses of the property are retail showroom, shop, cash office and store. There is a service access yard located to the rear of the unit.

## Special Interest – Historical

Stillorgan Shopping Centre was the first shopping centre to be developed in Dublin.



1. Front Elevation. 2. Shopfront and Canopy. 3. Showroom. 4. View along Mall.