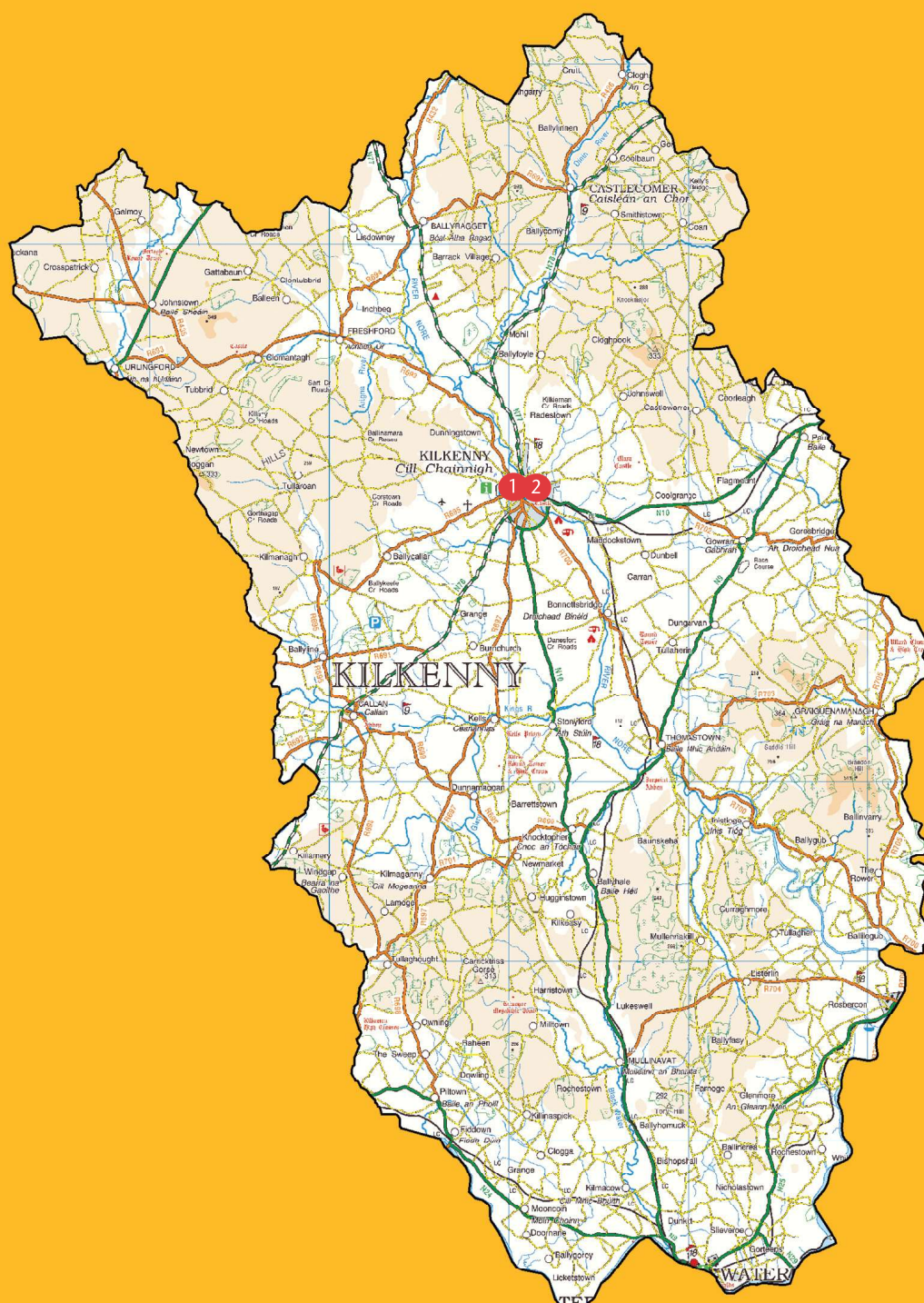


Borough Council KILKENNY



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BOROUGH COUNCIL KILKENNY

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ESB RETAIL SHOP

Friary Street, Kilkenny



Date Of Survey: 14th July 2003

Surveyors Name: Caroline O'Riordan
 Photographer: Caroline O'Riordan
 Field Controller: Peter Carroll
 O.S. Ref: 4776 ESB Ref: KK-SS-4776

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)	



14th July 2003



14th July 2003

Summary

A two-storey three-bay retail building built in 1955 and recently remodelled during the late 1990s in a traditional Irish shop style forming part of a broken terrace. The building stretches the full depth of the block in an area of dense urban fabric in the centre of Kilkenny City. The architects were Building Consultancy Group.

Description & Materials

The property originally comprised two separate buildings. A connecting atrium space was introduced during the recent fit-out and remodelling such that the structure is now composed of two two-storey blocks joined by a roof lit single storey atrium space. Accommodation includes a large showroom, offices, storage, an external yard and substation to the rear with a separate office on the first floor of the front block. The upper floor was originally a series of apartments and was later converted to office use. The present use of the property is as an ESB shop with the first floor of the front of the building leased to Thomas Walsh & Company Solicitors.

The building is typical of the local vernacular style of architecture with a double pitched roof and plastered façade with plastered quoins on the side. The first floor windows are of upvc and the shopfront is framed with

timber. The front elevation is composed of three bays with the middle bay pedimented over the first floor window which protrudes over the street. The shopfront is in a traditional style and consists of a bay window set in a timber frame with large glazed panels.

The showroom is a large uninterrupted space which stretches deep into the site. The ceiling rises to the pleasantly lit double height, pitched atrium space with a balcony overlooking this area from the first floor offices. A lane to the rear provides easy access for stock delivery. The gross floor area of the building is 582.42m².

The ground floor consists of a cast in-situ concrete ground floor slab with a precast concrete slab to the first floor. The roof consists of blue-black fibre cement slates on slating battens on felt on pre-fabricated timber roof trusses.

A substation is located next to a small yard at the rear of the property and is accessed from the lane.

The site area is 0.4ha (0.1 acres).

Special Interest - Architectural

The formerly separate blocks have been connected by a roof lit double height atrium space which provides an attractive well-lit additional display space overlooked by a first floor internal balcony.



14th July 2003



14th July 2003



1. Front Elevation to Friary Street. 2. Rear Elevation. 3. Shop View. 4. Glazed Atrium with Overlooking Balcony.



Surveyors Name: Caroline O’Riordan
 Photographer: Caroline O’Riordan
 Field Controller: Peter Carroll
 O.S. Ref: 4766/10 + 2414 ESB Ref: KK-N-4766/10 + 2414

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 DEPOT

Nowlan Park,
Kilkenny

Date Of Survey: 14th July 2003



Summary

A detached single storey pitched roof depot building built in 1989 in a regional vernacular style of architecture, on a rectangular plan within a site containing a store building and enclosed external compound. The site was acquired in 1972. The depot is located just north of Kilkenny City near the railway track beside the GAA grounds of Nowlan Park. The sloped entrance driveway is landscaped on either side.

Description & Materials

The depot is located up a steep incline with the site entrance facing east. It comprises two single storey detached buildings with a couple of outbuildings. The main building is the main administration building and the other stores building houses accommodation for the linesmen. Located at the back of the site next to the rear boundary are a telecommunications mast a 38kV substation and a line stores equipment room.

Administration Building

The administration building has a gross floor area of 273m² and comprises offices, stores and toilets located off a central corridor. Structurally it is composed of cavity wall construction with concrete blockwork inner and outer leaf supporting cast in-situ reinforced concrete eaves, beam and pre-fabricated timber roof trusses covered with felt, battens and concrete roof tiles. The elevational treatment consists of hardwood timber framed windows

on precast concrete cills surrounded by dashed plaster external render to blockwork over a smooth plastered concrete plinth. There is a plaster reveal to all windows and door opes. The floor is composed of a cast in-situ power floated concrete slab covered with vinyl. The walls are plastered and painted, and a suspended ceiling is applied throughout.

Stores Building

The stores building comprise a general store, offices, lockers and toilets. It has a gross floor area of 161m². It consists of solid masonry blockwork construction supporting a pitched timber roof truss with concrete roof tile finish. The elevational treatment is similar to that of the administration building. The gross floor area of the line equipment store is 50m².

The mast, 38kV substation and line stores equipment room are located next to the rear boundary. The latter is constructed of concrete blockwork supporting timber joists and metal profiled galvanised sheeting.

The site area is 0.82ha (2.03 acres)

Special Interest - Social

A memorial plaque erected by the staff of ESB Kilkenny is located on one of the entrance piers next to the administration building and is dedicated to the memory of Tommy Hennessy, a linesman for ESB, who died on the 17th May 1993.



1. Front and Side Views of Administration Building. 2. Rear and Side View of Administration Building. 3. Front of Stores Building. 4. Rear of Stores Building.