

County LAOIS



Contents



COUNTY LAOIS

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ESB DEPOT, OFFICE & SHOP

Abbeyleix Road, Portlaoise



Date Of Survey: 27th November 2003

Surveyors Name: Marianne Keane
Photographer: Marianne Keane
Field Controller: Peter Carroll
O.S. Ref: 3942/9+2418 ESB Ref: LS-N-3942/9 +2418

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)	



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Summary

The property consists of an office building and showroom, separate office and canteen, a vehicle maintenance store and a stores building with a rear workshop, yard and compound. The main building was constructed in 1981. The property faces west onto the Abbeyleix Road. The architects were Robinson Keefe & Devane.

Description & Materials

The present use of the property is as an ESB shop and depot. Situated in a commercial area, there are five buildings located on the site, consisting of a two-storey office building, single storey workshop, canteen, garage and store buildings. A depot yard to the rear contains sheds, a loading dock, an enclosed compound, and the rear of the property is enclosed by concrete post and chain link fencing.

Retail & Administration Building

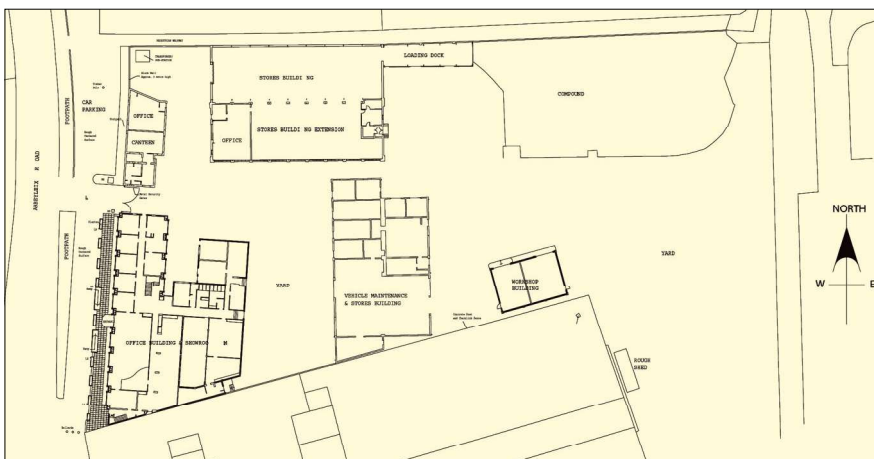
This building is an imposing two-storey detached office building and was formerly the District Headquarters for Portlaoise. The accommodation consists of offices, a showroom and staff facilities surrounding an open courtyard. The first

floor offices are on a rectangular plan and off a central corridor. The gross floor area of the office building is 1509m². The building is an 11-bay concrete framed construction with sheer walls at the gable ends supporting a charcoal coloured concrete shell roof. The curved upstands reveal clerestory lighting such that the roof appears to float above the building.

The external treatment of the building comprises two-storey external columns clad in engineering brickwork. There is floor to ceiling aluminium framed glazing in between the columns which helps to articulate the bays of the structure. The brickwork cladding is carried through to the rear extensions where the roof comprises a flat concrete slab. To the rear of the building there is an open courtyard surrounded by open-plan offices.

Store Building

The gross floor area of the store is 1027.1m² and it was constructed in two phases such that one roof is supported by a steel lattice trusses and the second bay is supported by a pitched steel frame. The external treatment consists of a variation of nap plastered blockwork



1. Front Elevation of Retail and Administration Building. 2. Side Elevation of Retail and Administration Building.
3. Main Entrance from Abbeyleix Road. 4. Retail and Administration Building from Abbeyleix Road.

ESB DEPOT, OFFICE & SHOP

Abbeyleix Road, Portlaoise

Date Of Survey: 27th November 2003



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cladding and grey engineering brickwork. A profiled metal canopy hangs over the entrance.

Vehicle Maintenance & Stores Building

The vehicle and maintenance store comprises two bays of pitched roofs on steel frames. The building comprises a garage, stores, toilets and offices. The roof is clad with profiled metal sheeting and the walls are rendered externally with smooth and rough dashed finish.

Workshop Building

The workshop building comprises a three-bay steel portal frame with a concrete blockwork inner and outer leaf rendered externally with nap plaster. The roof covering consists of profiled metal sheeting with incorporated roof lights. This building is located towards the rear of the site and has a gross floor area of 146m².

Canteen/Office

The canteen and office building is located to the front of the site next to the main entrance to the depot yard. It comprises a canteen, office and toilets. This flat roofed single storey

building is of masonry construction and supports a flat concrete slab to the roof. The external cladding matches that of the administration building. The gross floor area of the canteen building is 139.9m².

The site area is 2.8ha (6.98 acres).



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5. Detail to Parapet of Administration Building. 6. View of Stores Building. 7. View of Canteen Building. 8. View of Vehicle Service Garage Building. 9. Interior of Retail Showroom.

ESB NETWORKS TRAINING AND TECHNICAL SERVICES

Abbeyleix Road, Portlaoise



Date Of Survey: 27th November 2003

Surveyors Name: Des Clarke
Photographer: Des Clarke
Field Controller: Judith Doherty
O.S. Ref: 3942/D ESB Ref: LS-SS-3942/D

Architectural Heritage Evaluation:

Record Only	
Local	
District	✓
Regional	
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Categories of Special Interest:

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Summary

The property is a detached two-storey contemporary Networks Training and Technical Services Centre built around a brickwork spine which runs the width of the building and separates the office section from the warehouse at the rear. This modern purpose-built facility was constructed in 1997 and situated in the old ESB Line School site located on the Abbeyleix Road in Portlaoise. The property comprises a networks training centre and warehouse.

The architects for the property were Building Consultancy Group.

Description & Materials

This is an attractive and well-proportioned building on a greenfield site. The architectural styling uses a clear linear arrangement of strong simple forms, modulation and detailing.

The building comprises a two-storey block consisting of classrooms, syndicate rooms and associated facilities, together with a large clear-span double height training hall to the rear. The design approach uses a strong clear plan arrangement with simple building forms and with emphasis on the use of natural light throughout the building.

A large brick spine wall separates the front two-storey block from the rear training hall and defines the circulation through the building. The spine wall serves to organise the building plan at ground and first floor levels separating the office facilities from the rear warehouse.

Structurally the building comprises a steel-framed building with precast concrete floors and a large clear span over the training hall.

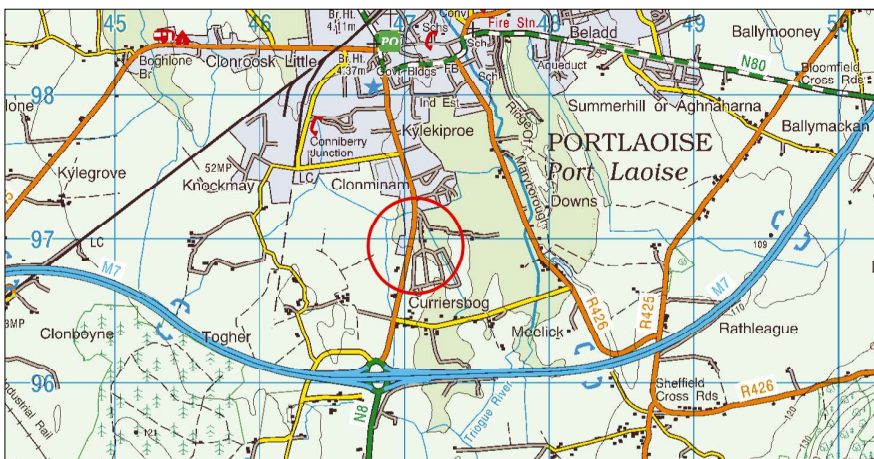
The front elevation appears as three blocks which is further subdivided into structural compartments expressed on the lower elevation. The front elevation is symmetrical in terms of its structural layout.

Aluminium framed windows are applied throughout. A black powder coated aluminium glazing and cladding system is used to treat the window areas.

The external wall treatment consists of large planes of white painted render.

Training Facilities

The training consists of networks construction and the maintenance and operation for stations and networks.



1. Front Elevation of Main Building. 2. Main Entrance from Abbeyleix Road.
3. Side Elevation. 4. Main Entrance to Reception.

ESB NETWORKS TRAINING AND TECHNICAL SERVICES

Abbeyleix Road, Portlaoise

Date Of Survey: 27th November 2003



The facilities provided within the networks training school consist of the following:

- Spacious classrooms and syndicate rooms for smaller groups.
- Restaurant to accommodate in excess of 100 people
- IT facilities networked to ESB systems.

A feature of the campus is a large indoor training area with adjacent relay training rooms as well as outdoor training networks, plant and equipment for practical hands-on training, including training on live networks.

The adjoining rear warehouse is clad with profiled metal sheets. Two bays of profiled metal cladding are carried through between the blocks. An external steel stairs provides a fire exit from first floor level at the side of the building.

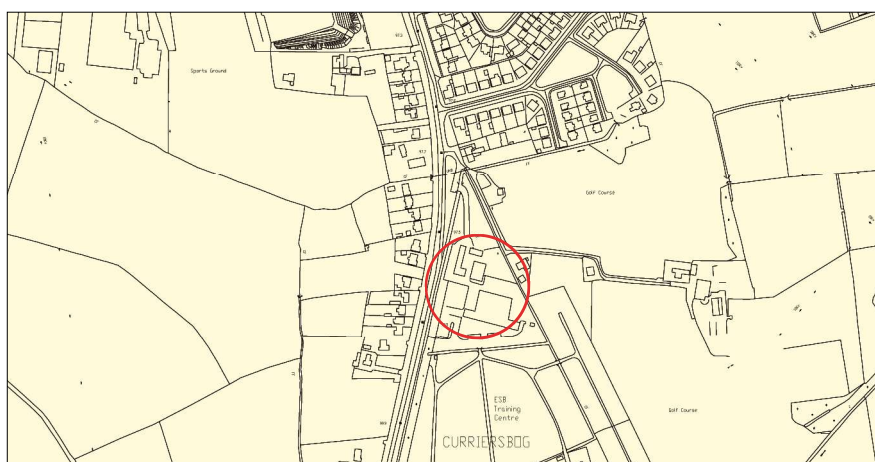
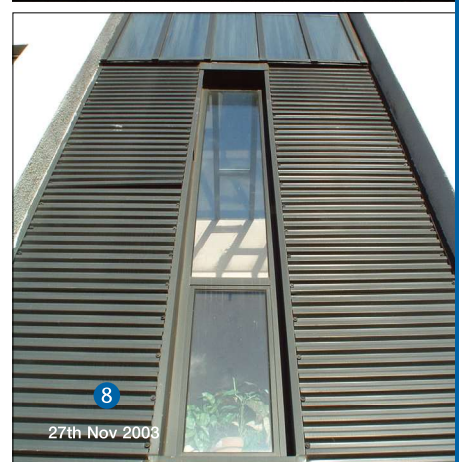
Workshop & Stores

This concrete flat roofed building was part of the original Line School structures and is currently used for the storage of material to be used as part of the training. It includes a fitting workshop.

Testing Area & Garage

This single storey flat roofed concrete masonry building contains a testing area and garage. The testing area consists of two access doors and vertical glazing panels. It is used to test live working equipment and includes rubber gloves, shrouds, blankets and operating rods. The garage consists of two main access doors and clerestory glazing to each elevation.

External works include a compound, car parks and extensive landscaping. The earlier concrete framed flat roofed depot building is also located on the site. Additional parking area is provided behind part of the redbrick screen.



5. Part Rear Elevation. 6. Main Elevation Fronting onto Car Park. 7. Side Elevation. 8. Detail of Cladding and Vertical Window above Main Entrance Stairwell.

ESB NETWORKS TRAINING AND TECHNICAL SERVICES

Abbeylax Road, Portlaoise
(continued)



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Special Interest - Architectural

Architectural Awards

This building was a winner of the Royal Institute of Architects of Ireland (RIAI) 1997 Regional Award for Design Excellence in Architecture and highly commended in Architectural Association of Ireland Awards 1996.

"The building has a strong architectural concept. The use of a solid continuous wall as a controlling element establishes the basic design structure around which the training centre has and can continue to develop. The wall is the organising force in the building, determining the disposition of spaces and separating the functions. Externally it facilitates the expression of the volume and scale of the individual training blocks and unites the disparate elements into a single coherent form".



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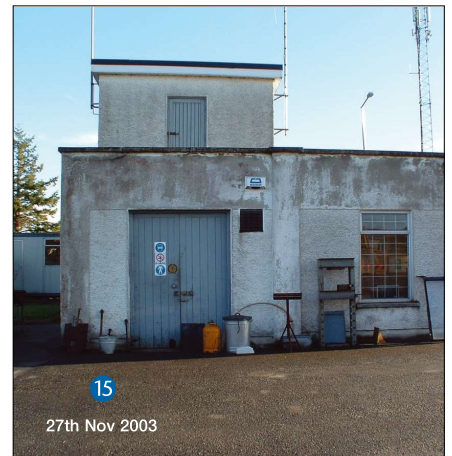
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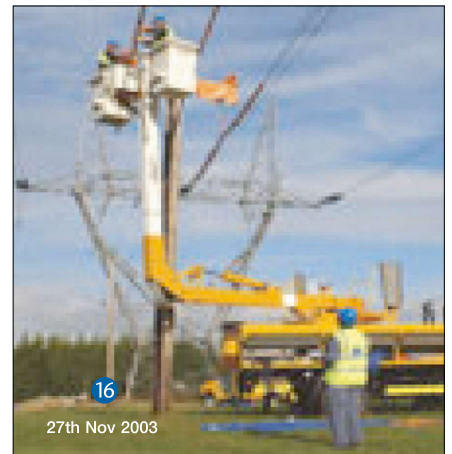
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9. Internal View of Reception Area. 10. Glazed Roof Light Above Reception Area. 11. Rear Elevation to Main Building. 12. Part Rear Elevation to Main Building. 13. Front Elevation to Testing Area and Garage Building. 14. Front and Side Elevation to Testing Area and Garage Building. 15. Workshop and Stores Building. 16. Networks Training on Campus.



Detail of Cladding and Vertical Window above Main Entrance Stairwell, Abbeyleix Road Portlaoise.