

South TIPPERARY



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SOUTH TIPPERARY COUNTY COUNCIL

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ESB RETAIL SHOP & STORE

O'Connell Street, Clonmel



Date Of Survey: 19th September 2003

Surveyors Name: Mark Tolan
Photographer: Mark Tolan
Field Controller: Peter O'Carroll
O.S. Ref: 5430/11
+2012
ESB Ref: TS-SS-5430/11
+2012

Architectural Heritage Evaluation:

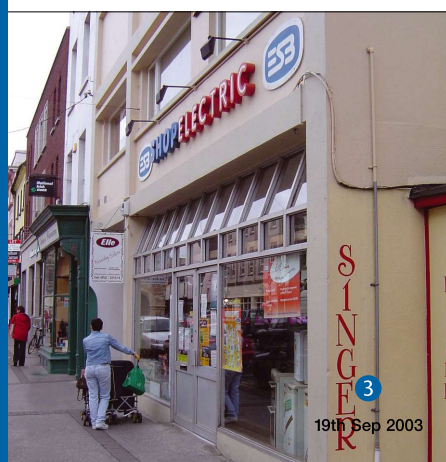
Record Only ☒
Local
District
Regional
National
International

Categories of Special Interest:

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



19th Sep 2003



19th Sep 2003



19th Sep 2003

Summary

The property is a modern, two-storey mid-terraced building. The showroom fronts onto O'Connell Street and there is an archway under giving access to Blue Anchor Lane on the east side.

The ESB lease dates back to 1926 with the ESB first occupying the ground floor since 1987.

Description & Materials

The building is a concrete framed structure with concrete floors. The elevational treatment consists of exposed concrete frame with infill painted plastered masonry and aluminium windows and shop front. The elevation to Blue

Anchor Lane is finished in a combination of roughcast and nap render.

The ground floor provides approx. 296m² of accommodation comprising open-plan retail sales area and cashiers counter, with offices and ancillary accommodation to the rear.

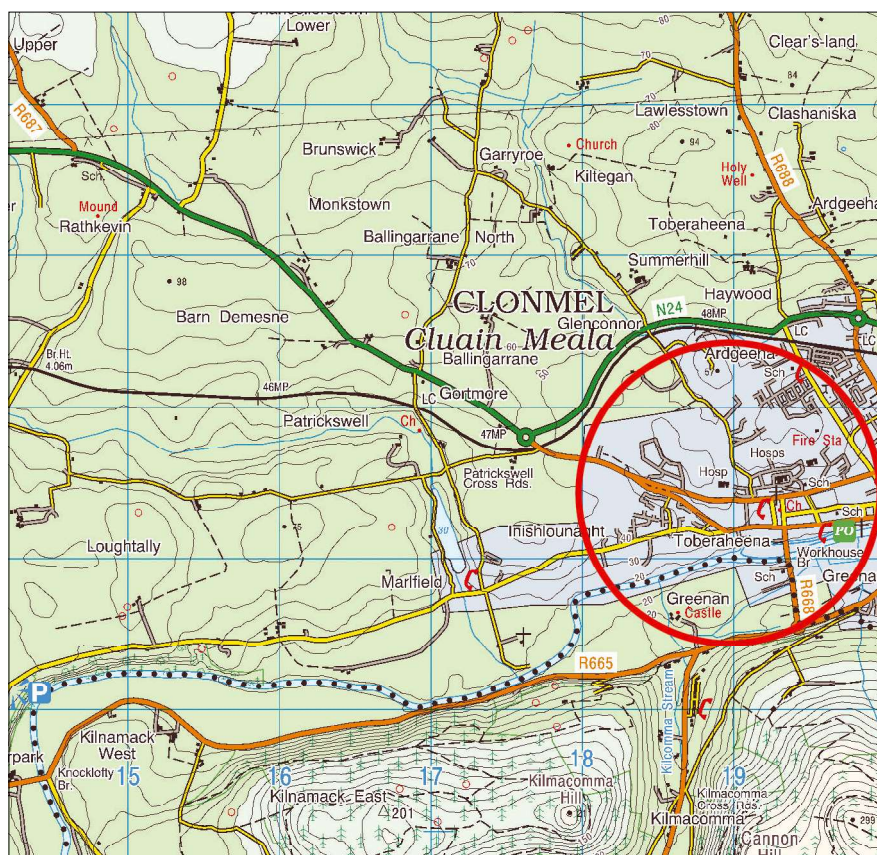
The property was previously a fruit and vegetable shop, owned by the McCreary family. The first floor is under separate ownership.

The Bagwell Estate owns the freehold.

The site area is 0.28ha (0.7 acres).



19th Sep 2003



South TIPPERARY

1. Street Elevation. 2. Front Elevation. 3. Shopfront. 4. Blue Anchor Lane.



Surveyors Name: Caroline O'Riordan
 Photographer: Caroline O'Riordan
 Field Controller: Judith Doherty
 O.S. Ref: 2012+2212 ESB Ref: TS-N-2012+2212

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 & LINE EQUIPMENT STORE

Waterford Road/Davis Road,
Clonmel

Date Of Survey: 19th September 2003



Summary

The property consists of a large pitched roof depot and office building with a service yard adjacent and to the rear. There is an entrance to the side from Davis Road.

Description & Materials

Depot

The building is a pitched roof two-storey building with single storey annexes to each side providing approx. 500m² of floor space with accommodation consisting of stores, offices, canteen, and ancillary sanitary and locker rooms.

The building consists of a two-storey central volume with two adjoining single storey volumes.

The elevations consist of a pebble-dashed finish with smooth render banding, PVC coated double glazed aluminium windows, PVC soffit and fascia, and blue black slates. The double doors to the stores building are hardwood.

Office

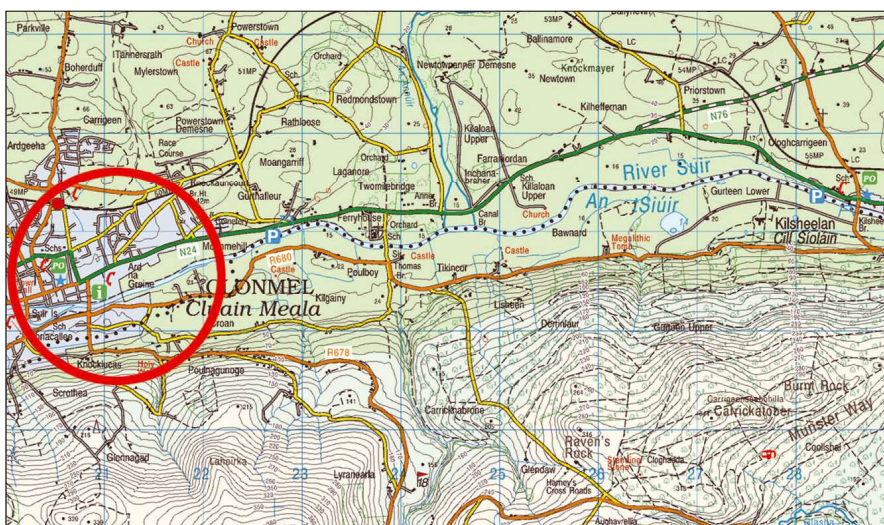
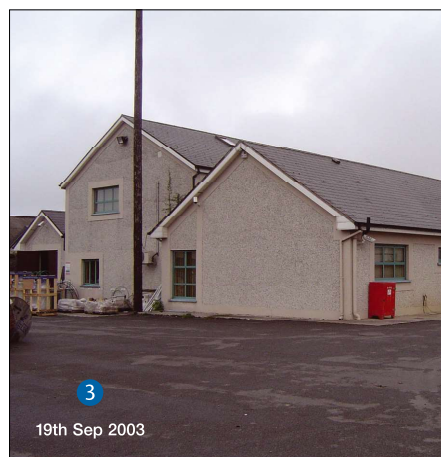
This single storey masonry office building has been retained and refurbished with the pebble dashed finish and PVC windows soffit and fascia kept consistent with the two-storey building. Prior to a recent refurbishment the original entrance was located at the north end of the site.

The building adjoining the two-storey depot consists of line equipment storage. It is a single storey masonry structure with double opening doors accessing the building.

The site area is approx. 0.53ha (1.3 acres).

Special Interest - Historical

A 1929 vesting order vests property in the ESB from Clonmel Corporation. The site was first occupied by the ESB circa 1935. Previous to this date it was the site of a small private electrical generating company which supplied electricity to the town. During the 1970s the ESB purchased the remainder of the property from Clonmel Corporation, and office accommodation was added in 1993.



1. Site Entrance. 2. Front Elevation. 3. Rear Elevation. 4. Entrance.

ESB RETAIL SHOP OFFICES, & STORES

Martyr's Road, Nenagh



Date Of Survey: 18th September 2003

Surveyors Name: Mark Tolan
Photographer: Mark Tolan
Field Controller: Peter Carroll
O.S. Ref: 4277/19+1816 ESB Ref: TSN4277/19+1816

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)	



18th Sep 2003



18th Sep 2003



18th Sep 2003



18th Sep 2003

Summary

A property consisting of two buildings, a single storey detached office and retail building, a lean-to store/loading building, and storage yard. In May 1977 the ESB purchased the freehold on the site. However the existence of structures on the property dates from the 1920s.

Description & Materials

The office and retail shop building is a flat roof single storey structure providing 370m² of floor space. The accommodation consists of retail shop, workshop, main stores and ancillary staff facilities.

The elevational treatment consists of brown brick to all façades with brown aluminium framed double glazed windows and doors. The flat roof is concealed behind raised parapets.

Store

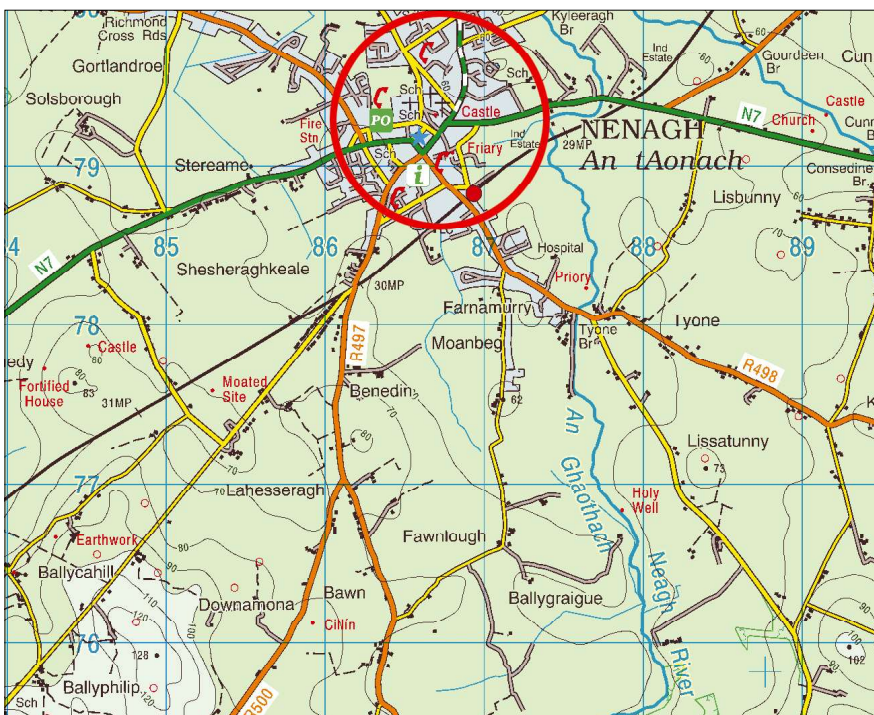
An open lean-to shed has been constructed to the rear of the building to facilitate loading and additional storage. The site area is 0.37ha (0.91 acres).

Special Interest - Architectural

An original stone archway from Anderson's Well has been relocated to the front of the site by ESB.

Special Interest - Historical

A commemorative plaque marking the relocation of the entrance and the name change in 1964 of the road from 'New Line' to 'The Well' can be seen adjacent to the entrance to the yard. The plaque also notes that the family of Lewis Anderson - gauger and excise man owned the field in 1780.



1. Front Elevation. 2. Shop. 3. Rear View. 4. Storage Yard.



Surveyors Name: Mark Tolan
 Photographer: Mark Tolan
 Field Controller: Peter Carroll
 O.S. Ref: 5177/2+1812 ESB Ref: TS-N-5177/2+1812

**Architectural
Heritage Evaluation:**

Record Only	✓
Local	
District	
Regional	
National	
International	

**Categories
of Special Interest:**

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ESB DEPOT & RETAIL SHOP

Link Road, Tipperary

Date Of Survey: 18th September 2003



Summary

The property is a modern single storey detached building containing a depot, retail shop and storage accommodation. The property is located on the Link Road and the date of construction of structures on the property is 1990.

Description & Materials

The building structure provides for 424m² of accommodation, consisting of retail shop, stores/garage, offices and ancillary staff facilities.

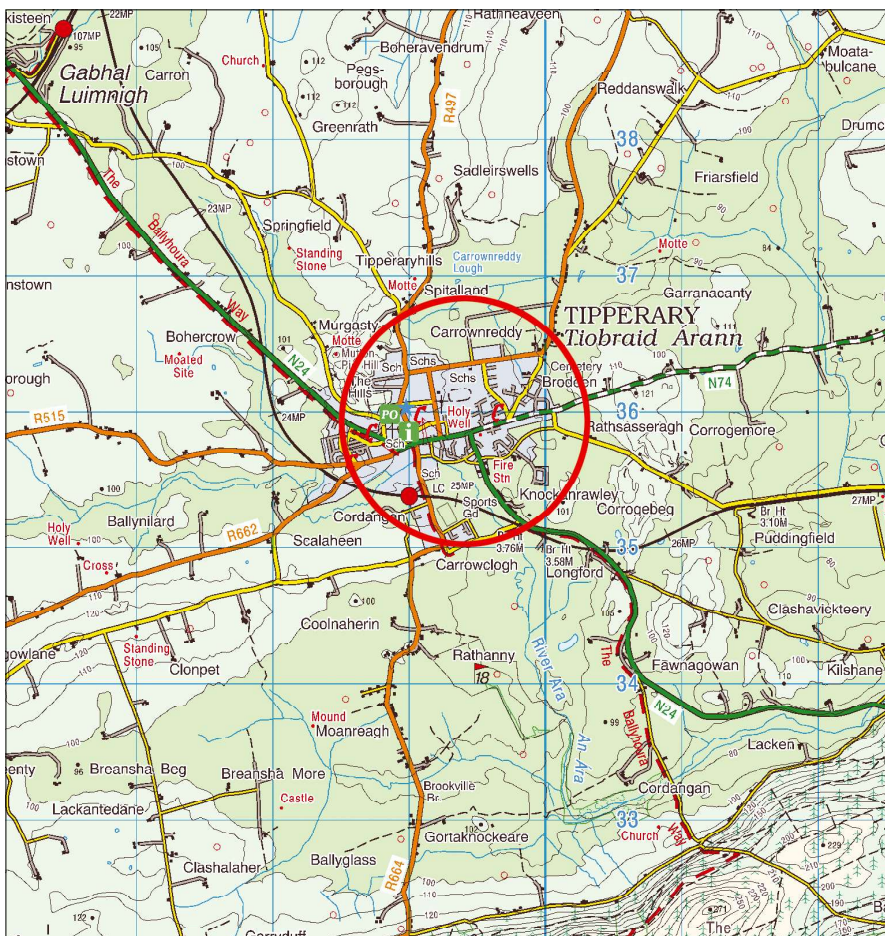
The building is single storey of masonry construction with a lightweight insulated

metal deck roof on steel rafters. The elevational treatment consists of grey forticrete blockwork with smooth quoin detail to corners and parapet, and aluminium framed double glazed windows with feature spandrel panels over. The roof consists of composite PVC coated decking sheets with raised parapets.

There is a white industrial door at the rear to access the storage area.

There is a 2.4m boundary fence surrounding the site.

The site area is 0.4ha (0.99 acres).



1. Front Elevation. 2. Side Elevation. 3. Rear View. 4. Shop Counter.

South TIPPERARY