

County WATERFORD

(Waterford County Council & Waterford City Council)



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WATERFORD COUNTY & CITY COUNCILS

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ESB DEPOT

Davis Street, Dungarvan



Date Of Survey: 29th August 2003

Surveyors Name: Ray Hestor
 Photographer: Ray Hestor
 Field Controller: Peter Carroll
 O.S. Ref: 6071/08 ESB Ref: WD-N-6071/08

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)	



29th Aug 2003



29th Aug 2003

Summary

The property is a single storey, pitched roofed, six-bay steel-framed store building. It faces north onto Davis Street in Dungarvan. The property and structures were acquired in 1970.

Description & Materials

There is one single storey building located on the site. The building comprises six bays of structure and covers a gross floor area of 550.15m². The floor comprises a cast in-situ floor slab.

The building is accessed from the yard through sliding metal gates. The yard is used for parking and storage, and there is a telecommunications mast located on site. Solid concrete blockwork encloses the steel-framed pitched roof building and the roof is clad with galvanised corrugated sheeting with incorporated roof lighting. A lean-to building has been constructed to the rear of the

building. Access to the depot yard is via the end of Davis Street through steel gates. The site is enclosed by chain link fencing with 2m high concrete support piers and a solid concrete blockwork boundary wall.

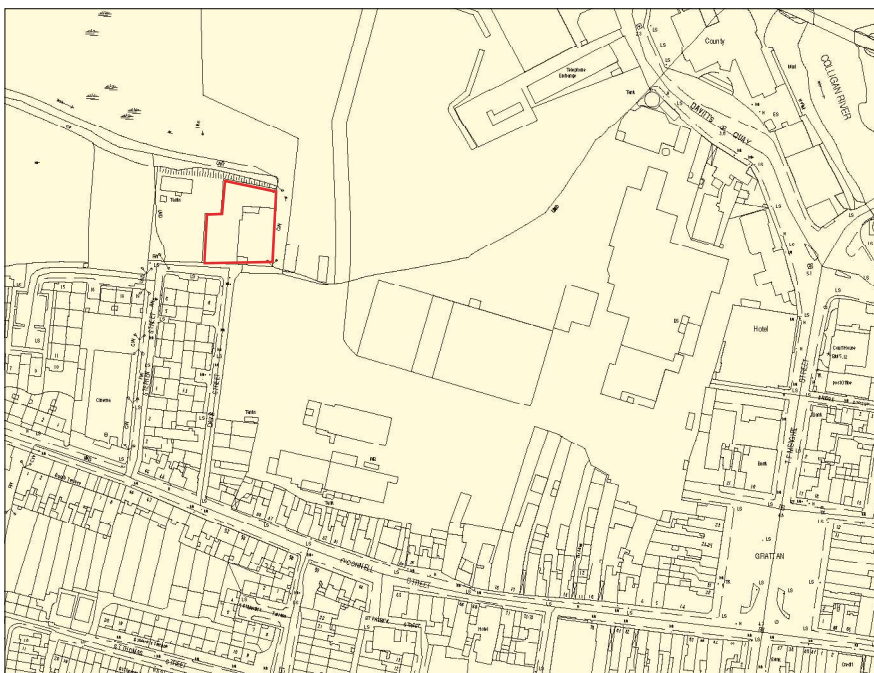
The site area is 0.15ha (0.37 acres).



29th Aug 2003



29th Aug 2003



1. View of Front Entrance. 2. View of Front Elevation of Store Building. 3. Interior View of Store. 4. View of Depot Yard.



Surveyors Name: Ray Hestor
 Photographer: Ray Hestor
 Field Controller: Judith Doherty
 O.S. Ref: 6071-8 ESB Ref: WD-SS-6071/8

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

2, Parnell Street, Dungarvan

Date Of Survey: 29th August 2003



Summary

The property comprises a three-storey building with rear single storey extension and a shed building with access to a rear laneway. The property occupies a narrow site facing west onto Parnell Street.

There are two buildings on the site, and a telecom mast to the rear of the site located next to a telecom portacabin. The retail building is a three-storey two-bay mid-terrace building constructed in the early 1900s located on Parnell Street beside Grattan Square in the centre of Dungarvan. The present use of the entire property is as an ESB retail shop and store.

elevation is composed of two bays of glazing with three bays to the shop front at the ground floor. A solid masonry external wall with painted rendered nap plaster finish surrounds plaster mouldings to the timber sliding sash windows on the first and second floors. There is a plaster coat of arms on the façade between the first floor windows.

The structure consists of solid masonry walls, with timber floors at first and second floor level. The roof construction consists of a selected slate roof finish on timber cut roof construction. The ground floor consists of a cast in-situ floor slab.

Shed

The gross floor area of the shed is 41.54m².

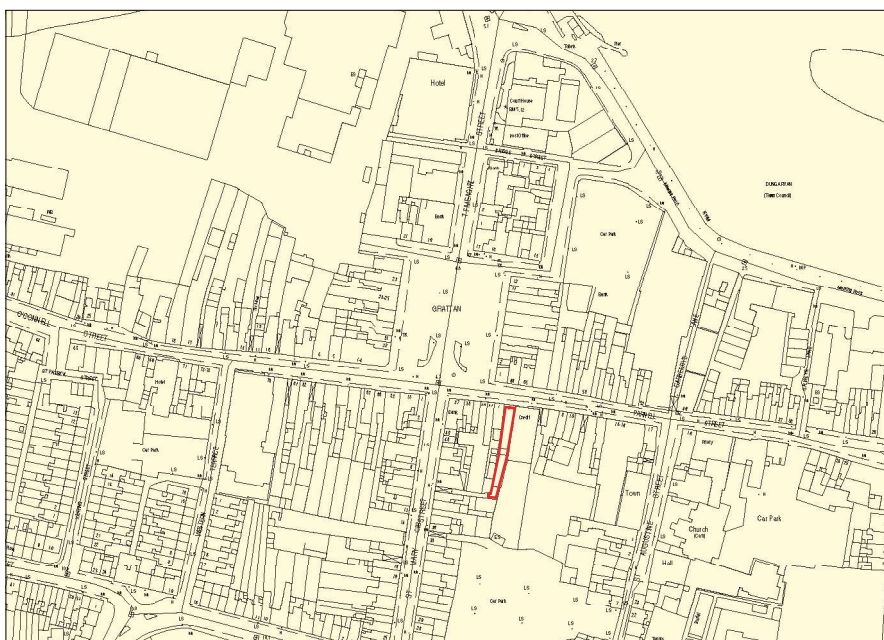
Special Interest - Archaeological

The property is located in an area zoned archaeological importance.

Description & Materials

Retail Shop

The external treatment comprises solid hardwood timber arched windows surrounding floor to ceiling glazing to main showroom area. The front



1. View of Front Elevation. 2. View of Terraced Elevation onto Parnell Street. 3. View of Plaster Coat of Arms. 4. Rear View.

ESB MAIN CENTRE

Gracedieu Road



Date Of Survey: 23rd August 2003

Surveyors Name: Peter Carroll
Photographer: Peter Carroll
Field Controller: Judith Doherty
O.S. Ref: 5631/20 ESB Ref: WD-N-5631/20

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)	



23rd Aug 2003



23rd Aug 2003

Summary

The property is located on a large elevated site overlooking Waterford City and the River Suir. The entrance is off Gracedieu Road. The site was acquired in 1940 and contains seven buildings and compounds.

Description & Materials

The buildings located on the site include: an administration building, a new office building, a canteen and store building, a garage/store, a line equipment building, a garage and a store. In addition there is a 38kV substation, a 110kV compound, a storage compound and a pole storage compound.

The property is situated adjacent to a brewery and behind a residential terrace on Gracedieu Road. Located in an area of steep topography overlooking the city, the docks and the river, the site has been considerably redeveloped since it came into ESB ownership in 1940. Staff parking is provided for at the front of the site overlooking the river. Overhead power lines traverse the site.

Office Building

This is a detached three-storey pitched roofed with distinctive depressed-hip gable ends at each end. The building

was constructed in 2000 and stands in a prominent position towards the rear of the site overlooking the river and the city. The architects were Building Consultancy Group.

The main entrance is a distinctive feature. It is located at first floor level and accessed by a distinctive pedestrian bridge from the carpark with a projecting pitched roof bay above at second floor level. The bridge is constructed of reinforced concrete with steel nautical style balustrades to each side, and tiled. The building has a reinforced concrete frame throughout.

A plaque on the building marks the official opening of the building by Minister for Public Enterprise, Mary O'Rourke T.D., in October 2000.

The building comprises a canteen, offices, locker rooms, stores and telecom room. The accommodation to the first and second floors is generally arranged in open-plan fashion. The ground floor is laid out in a cellular arrangement. Circulation is off a central corridor with stairwells at either end. The vertical circulation is through the two reinforced concrete stairwells which also act structurally as shear walls. Eleven bays of reinforced concrete structure support



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1. Exterior of View of Office Building. 2. View of River from Site. 3. Plaque of Official Opening. 4. Interior View of Offices.

ESB MAIN CENTRE

Gracedieu Road

Date Of Survey: 23rd August 2003



23rd Aug 2003

reinforced concrete floors and pitched pre-fabricated roof trusses. The building envelope is composed of cavity wall construction with concrete blockwork and render finish externally. The first floor windows are treated in ribbon glazing fashion.

Administration Building

This north-east facing administration building is a detached two-storey, three-bay, flat roofed building comprising offices, a workshop, a stores and toilets on two levels covering an area of 409.41m². The external treatment of the building comprises nap plaster with rendered blockwork surrounding aluminium framed windows. Structurally the building comprises concrete blockwork construction on a cast in-situ concrete plinth supporting timber first floor joists and a cast in-situ concrete slab to the roof.

The external treatment comprises smooth plaster render topped with a band of soldier course brickwork with a second floor clerestory of continuous aluminium curtain walling incorporating windows and structure as a dark-grey band under a deeply overhanging eaves. There is an open-plan office on the second floor taking advantage of the panoramic views. A suspended ceiling has been applied throughout.

Store/Canteen & Office

This building is a detached single storey pitched roofed building with adjoining monopitched store with an area of 788.3m². The building provides for stores, offices and a canteen room. Structurally the building is composed of concrete blockwork piers supporting eight bays of pitched steel trusses. Three store rooms are provided in the adjoining store building which is accessed independently.

Garage

The garage and store is a detached single storey building located at the edge of the site. It is composed of steel trussed roof rafters supported on external solid concrete blockwork. The garage is finished in rendered plaster externally. There is corrugated profiled galvanised sheet cladding applied to the roof. The building comprises garages and stores on an area of 213.32m².

Line Equipment Building/Workshop

This building is located on a courtyard opposite the garage and between the administration building and the offices/canteen.

There is a lean-to roof consisting of timber roof trusses on timber battens on profiled metal roof sheet cladding. It consists of solid concrete blockwork external walls with dashed plaster finish. There is a precast concrete capping to the gable end wall. The lean-to roof is concealed by a high parapet wall.



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5. View into Main Yard. 6. View of Administration Building. 7. View of Garage Building. 8. Exterior View of Stores and Canteen Building.

ESB AREA HEADQUARTERS

The Mall, Waterford



Date Of Survey: 21st August 2003

Surveyors Name: Peter Carroll
Photographer: Peter Carroll
Field Controller: Judith Doherty
O.S. Ref: 5632/22 ESB Ref: WD-SS-5632/22

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)	



21st Aug 2003



21st Aug 2003

Summary

A property consisting of a detached five-storey over basement concrete framed modern office building. The property faces northwest onto the Mall in Waterford opposite the city wall, cathedral and town hall. The site is bounded to the side by Bank Lane. The property is adjoined to one side by Sheridan's Garage, which was formerly in the ownership of ESB.

The site was purchased in 1968 and the property was constructed in 1976.

Description & Materials

Constructed in a modernist 'Mies van der Rohe' style, the building was the first of its kind in Waterford. The building consists of a retail showroom with general office accommodation on each floor. The basement area is used mainly for storage. The gross floor area is 2173.6m². The building form comprises a rectangular block

which rises to five storeys over basement with a single storey ground floor block containing the showroom and ground floor office space.

Structurally the building is composed of nine bays of reinforced concrete frame construction supporting cast in-situ reinforced concrete floor slabs. The external treatment comprises a brown coloured aluminium curtain wall glazing system over an exposed concrete framed plinth. There is floor to ceiling aluminium framed glazing with integral flat aluminium spandrel panels.

The entire property was originally an area headquarters, ESB retail shop and depot. This is no longer the case. The shop is still in use but the staff were all moved to more suitable accommodation at the new Gracedieu Road offices in the year 2000. A rear and side yard provides for staff car parking. The



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1. View of Front Elevation. 2. View of Main Shop Entrance. 3. View of Main Office Entrance. 4. Interior View of Showroom.

ESB AREA HEADQUARTERS

The Mall, Waterford

Date Of Survey: 22nd August 2003



rear yard is enclosed by a 3m high brown brickwork boundary wall.

In elevation the building is composed of a five-storey block of steel, aluminium and glass cladding with a single-storey ground floor block to the front accommodating the showroom. This composition sits elegantly in the location as the site adjoins a terrace of other commercial buildings. The reinforced concrete frame is revealed only at ground level. However the rhythm of the structure is expressed on the curtain walling above dividing into four bays of glazing per structural bay. This gives a vertical emphasis to the elevation.

The front forecourt is paved with concrete slabs and is attractively landscaped.

The site area is 0.22ha (0.53 acres).

Special Interest - Architectural

This was the first building of its kind to be constructed in the city employing a glazed curtain wall system cladding a reinforced concrete frame.



City Council WATERFORD

5. Interior View of Reception. 6. View of Landscaped Forecourt. 7. View of Exposed Concrete Structure and Curtain Walling. 8. View of Side Elevation onto Bank Lane.