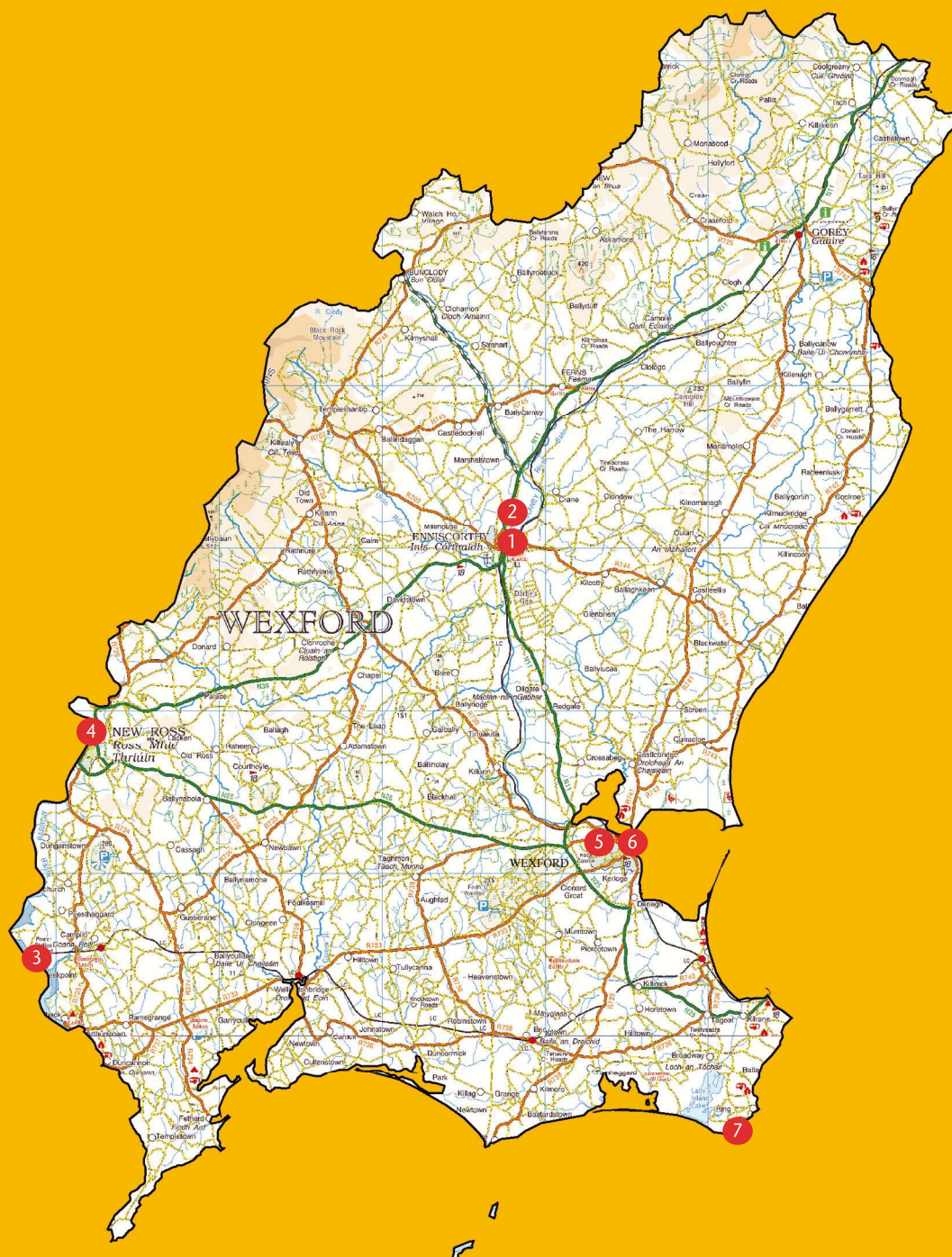


# County WEXFORD



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### COUNTY WEXFORD

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# ESB RETAIL SHOP & OFFICES

Castle Hill, Enniscorthy



Date Of Survey: 19th August 2003

Surveyors Name: Peter Carroll  
Photographer: Peter Carroll  
Field Controller: Judith Doherty  
O.S. Ref: 5083/17 ESB Ref: WD-SS-5083/17

## 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)



19th Aug 2003



19th Aug 2003



19th Aug 2003



19th Aug 2003

## Summary

The property is an end of terrace three-storey brick clad office building in an historic location near Enniscorthy Castle in the heart of Enniscorthy. It is situated in an area of varying topography with the property occupying a deep and narrow site stretching between Castle Hill and Friary Lane. The property was acquired by ESB in 1987 and the building was built in 1989.

## Description & Materials

The present use of the entire property is as a shop with office space provided to the first and second floor, and to the rear a workshop, parking and a yard. There is one three-storey building located on the site with the main entrance facing northeast onto Castle Hill. The building comprises workshops, offices, a showroom and two stairwells, and has a gross floor area of 665m<sup>2</sup>. The side elevation alternates between tall screens of stretcher course brickwork and glazed recessed openings framed in brown aluminium. This has the effect of concealing the openings from view when the building is observed from an angle.

Structurally the building comprises a reinforced concrete frame with cast in-situ reinforced concrete floors. The

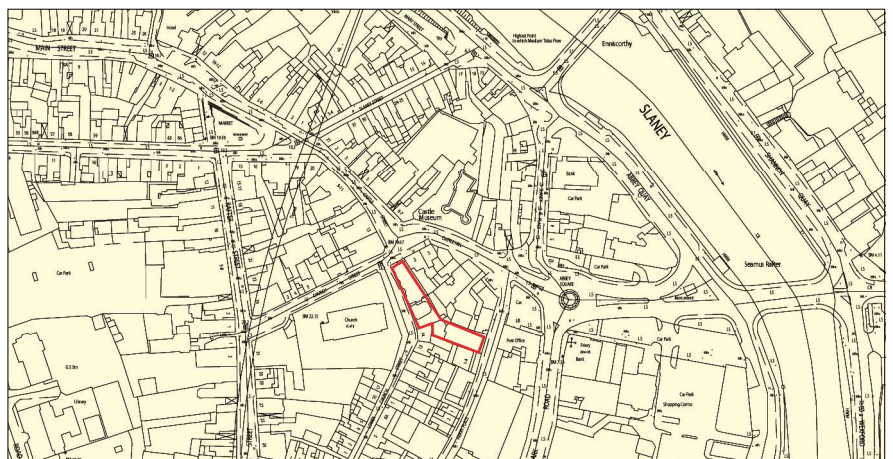
material choice of brickwork cladding serves to make a connection between a neighbouring three-storey redbricked building to the rear of the unit and the two-storey redbricked period corner building on Castle Hill. The brick clad vertical circulation bay can be read as a "bookend" to the terrace.

The site incorporates a change of level to the rear by maintaining the use of existing stone steps from the yard to the carpark. The steps provides a right of way to an adjoining property. The yard is enclosed by a solid concrete blockwork wall and a random rubble wall to the rear. The long elevation of the building faces a neo-Gothic style late 19th Century church.

The site area is 0.041ha (0.10 acres).

## Special Interest - Architectural

The form of the building has taken reference from a period property which it faces on Castle Hill, thus framing the view of the castle from Castle Hill. The chamfered corners soften the frame and directly acknowledge the treatment of the building opposite, and the context of the streetscape generally.



1. Elevation to Castle Street. 2. View of Shop and Offices Toward Castle. 3. Side Elevation. 4. Interior View of Showroom.



Surveyors Name: Peter Carroll  
 Photographer: Peter Carroll  
 Field Controller: Judith Doherty  
 O.S. Ref: 2814 ESB Ref: WD-N-2814

#### 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)       |  |

22nd Aug 2003

### Summary

The property is a detached two-storey pitched roofed warehouse on a site at the rear of a farm supplier's depot. The property including the building was acquired by ESB in 1988. The present use of the property is as an ESB depot.

### Description & Materials

#### Two-Storey Building

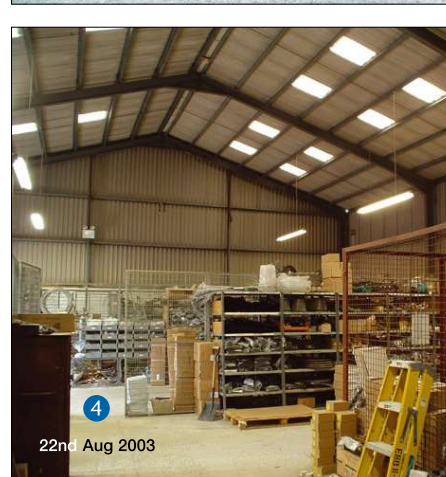
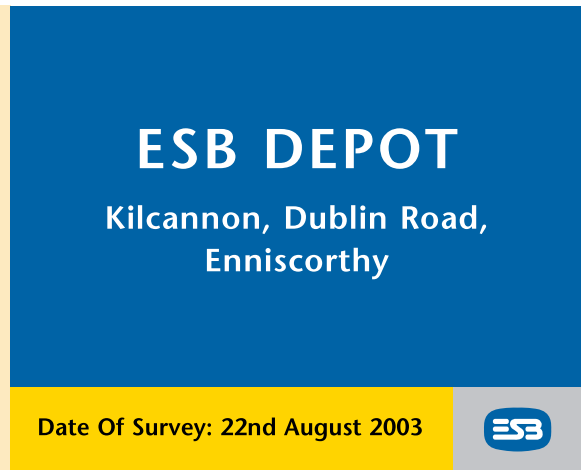
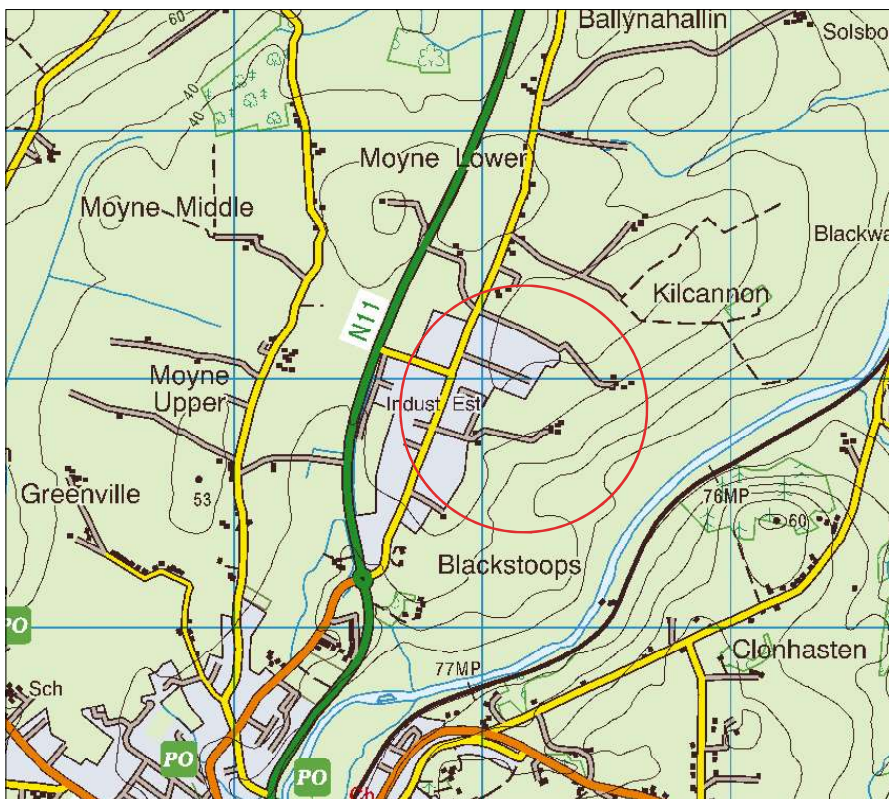
The building comprises two storeys on a rectangular plan with rear storage yard and has a gross floor area of 1031m<sup>2</sup>. The building comprises a double height store and garage, locker rooms, offices and toilets. Structurally the building comprises a six-bay steel portal frame with a pitched roof. The external treatment comprises brickwork cladding to

the two administration bays and to the lower level of the store. There is corrugated metal cladding applied to the roof with integrated roof lights. There are timber framed windows applied throughout and there is a roller shutter door accessing the store.

#### Single Storey Building

There is a single storey building located on the site which is located to the rear of a farm supplier's depot. The rear compounds are used for external storage and are enclosed by concrete post and chain link fencing. There is a bicycle shed to the rear of the building.

The area of the site is 0.63ha (1.57acres) site.



1. View of Main Entrance from Dublin Road. 2. Rear Elevation and Yard. 3. Rear Elevation. 4. Interior View.

# POWER STATION

## Great Island



Date Of Survey: 18th February 2004

Surveyors Name: Eugene Boyle  
 Photographer: Eugene Boyle  
 Field Controller: Judith Doherty  
 O.S. Ref: (T.B.C.) ESB Ref: (T.B.C.)

### 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 Feb 2004

### Summary

Great Island is an oil fired power station.

The property is located on the shores of Waterford Harbour, at the confluence of the Rivers Barrow, Nore and Suir. The main Rosslare to Waterford railway line runs along the northern end of the site.

The complex was partly built on land reclaimed from the sea as a famine relief project during the 19th Century. Construction commenced in 1963 with the first 60MW unit going into service in December 1967. The first stage of development was completed in April 1968 when the second unit also of 60MW capacity was synchronised to the grid.

The second stage of development provided for a further single unit of 120MW and installation of this more technically advanced generating plant was completed and commissioned in May 1972.

### Description & Materials

The primary elements of the Power Station complex comprise: two large concrete chimney stacks, administration building, generator hall, boiler house, engine room and associated plant.

In addition surrounding the main building volume are the following external elements: oil storage farm, cooling water pump house, cooling water intake structure/culverts, water treatment house, chimney stacks, 220kV transformer compound, 110kV transformer compound building, jetty access bridge and marine unloading arms.

### Administration Building

The administration block is two-storey in scale located at the entrance courtyard and extends a further three storeys to the basement level boiler-house. This building houses administration offices, the project office, staff canteen, laboratories, instrumentation workshop, locker rooms and basement accommodating plant rooms, and mechanical and electrical workshops. The staff canteen on the top floor of the administration building commands extensive views to the south and east with Waterford Harbour clearly visible in the distance.

The building is flat roofed with concrete facing panels and exposed aggregate finish, modular aluminium window frames and has a pronounced external structural frame consisting of protruding concrete columns.



18th Feb 2004

1. View of Power Station from River. 2. Approach View of Power Station. 3. View of Jetty.

# POWER STATION

Great Island

Date Of Survey: 18th February 2004



## Generator Hall

The main process is contained in a single building which varies in volume and form. It varies between 6-8 storeys in scale and is clad in white built-up profiled metal, running the full height of the building without interruption, save for the visually light metal clerestory 'ribbon' windows at the junction of walls and roof which dramatically top light the generator hall and associated spaces.

The generator hall's roof is supported on a series of lattice trusses, which combined with extensive use of clerestory glazing, results in the appearance of dematerialisation of the large span members. The lattice theme continues through to structural columns, bracing elements and secondary steelwork. The quality of the articulation and fabrication of these elements is of a high level design standard and specification.

## Exhaust/Chimney Stacks

The two chimney stacks, which are approximately 138m in height and visible for many miles around, are linked to the main building volume by a series of large scale ducts.

## Water Treatment Building

The water treatment building is two-storey in scale and utilises a steel frame structure. It is clad in white built-up metal cladding, with column elements expressed with translucent glazing.

## Process

Great Island is an oil fired power station. Fuel oil, delivered by sea tanker to the Station's jetty and pumped to one of five storage tanks, is heated to 135° before being pumped to the burners in each boiler.

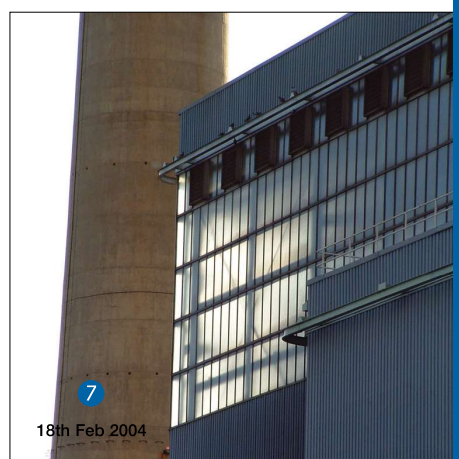
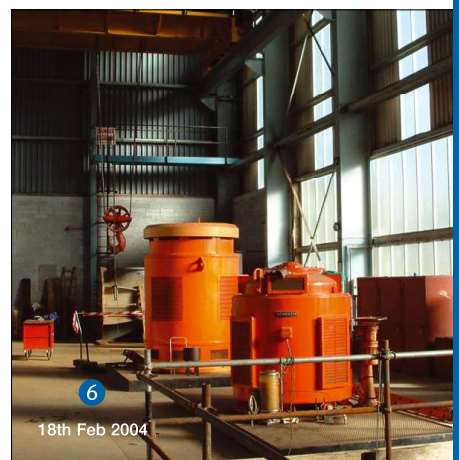
Heat from the combustion is absorbed by water in the boiler tubes that

surround the furnace. The water circulates to the boiler drum where it flashes to steam. The steam then enters the superheater section of the boiler where further heat is gained from the flue gases that leave the combustion chamber at 1100°C. Steam leaves the boiler as dry superheated steam through pipework to the turbine. Live steam enters the turbine through control valves and is directed on to blades fixed to the shaft. Energy in the steam dissipates while passing through the turbine thus rotating the shaft, which is coupled to the alternator rotor. Steam is then condensed by water from the nearby Barrow and Suir rivers. The condensate is pumped back to the boiler through a boiler feed pump and feed heating system, thus conserving water and increasing efficiency.

The alternator rotor, which is an electromagnet rotor, spins within the coils of wire in the stator thus producing electricity. This electricity is sent to a transformer to increase its voltage for transmission to the National Grid.

## Background History

ESB opted for a 'sandwich' program for steam development in the mid to late 1960s against a backdrop of uncertainty about oil prices. In principle, stations could be built which would use both fuels, although this would involve extra capital expenditure. Even after the decision had been taken to construct the first of these new stations at Great Island, the question of whether coal or oil was to be used was still undecided. Construction of the station commenced in 1963 with the first 60MW unit going into service in December 1967 and the second 60MW unit being opened in April 1968. In 1972 a further single unit of 120MW was installed.



4. View of Complex from Jetty. 5. Cooling Water Busmain adjacent to Cooling Water Pump House. 6. Interior of Cooling Water Pump House. 7. Detail of Power Station Clerestory Fenestration.

# POWER STATION

Great Island  
(Continued)



Date Of Survey: 18th February 2004



18th Feb 2004



18th Feb 2004

The main contractor was the Cementation Co. (Ireland) and the structural steelwork was carried out by J & C McGloughlin.

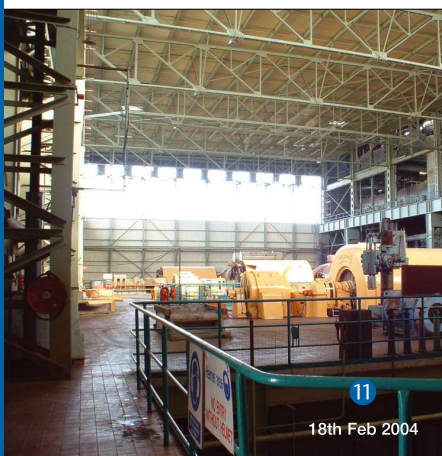
## Special Interest - Architectural

The architectural expression of the building reflects the industrial process based approach of the architectural solution, exemplified by the high level clerestory glazing to generating hall with its steel lattice trusses and associated elements.

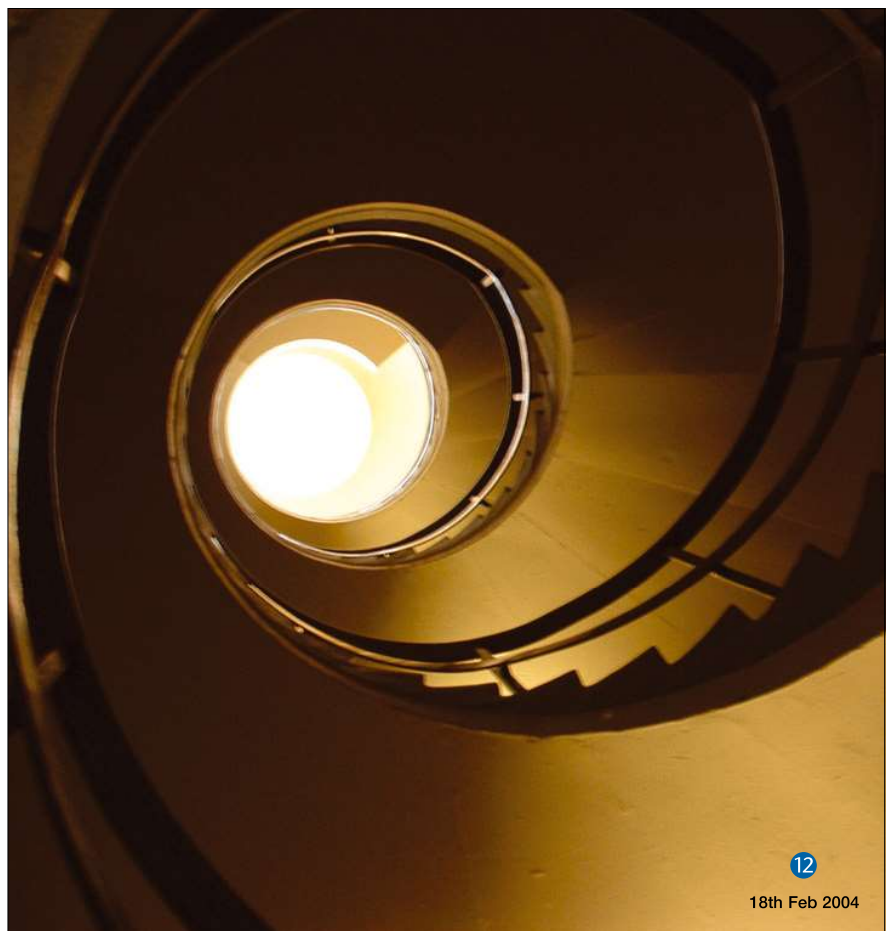
The expression of the entrance building is of a modernist design, of exposed concrete frame with infill timber glazed screens and localised textured and self-coloured masonry block. Spandrel areas at floor levels are clad in tiled mosaic. There is a strongly expressed cylindrical roof light above parapet level at the entrance foyer. This element provides natural light to the stair volume which features a terrazzo clad in-situ concrete helical stairs.



18th Feb 2004



18th Feb 2004



18th Feb 2004

8. View of Administration Building, Generator Hall and Stores. 9. Administration Building Façade Detail. 10. Trussed Column Detail. 11. View of Generator Hall. 12. Administration Building Helical Stairs.

# POWER STATION

Great Island  
(Continued)

Date Of Survey: 18th February 2004



18th Feb 2004

## Special Interest – Scientific/Environmental

The best international practices in environmental management have been adopted at Great Island. Systems of monitoring and treatment are in place while new silencers have been installed to reduce noise levels.

Great Island was the first ESB station to adopt an effluent treatment system for boiler and air heater washes. Water discharged from the plant is also treated in a neutralising and settling tank, before being discharged safely back into the environment. Licensed disposal companies dispose of solid waste matter. An environmental management group was established to apply for ISO 14001 maximum environmental accreditation and to increase staff awareness of the crucial importance placed on the care and protection of the environment, this was awarded in 1999.

## Special interest - Social

The station has been an integral part of the surrounding local community since its original commissioning. It contributes to the local economy by purchasing Irish made materials when

possible and by providing employment including use of contractors and temporary staff during major work periods. During the construction more than 350 people were employed on the site with the total capital investment at the time amounting to £14 million.

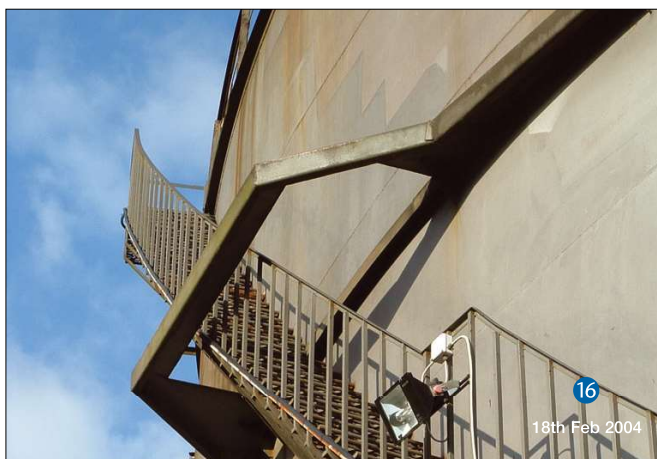
The station is a strong supporter of local initiatives, sponsoring local schools, sporting clubs and other civic organisations, as well as various charity events.



18th Feb 2004



18th Feb 2004



18th Feb 2004



18th Feb 2004

13. Generator Hall and Gantry Crane. 14. Mechanical Plant. 15. Structural Bracing Detail. 16. Detail of Oil Farm. 17. T2101 Transformer.

# ESB RETAIL SHOP, OFFICE & DEPOT

Verosland, New Ross



Date Of Survey: 20th August 2003

Surveyors Name: Peter Carroll  
Photographer: Peter Carroll  
Field Controller: Judith Doherty  
O.S. Ref: 5322/16 ESB Ref: WD-N-5322/16

## 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)       |   |



20th Aug 2003



20th Aug 2003

## Summary

The property is a detached single storey three-bay building built in 1981 on a depot site with parking and storage facilities on the main Wexford Road opposite a residential development.

The property is in a suburban location above the town in the older Irishtown quarter. The building was built to replace the function of earlier older premises in Robert Street where ESB had been previously. The earliest purchase date of the property is 1976. The architects were ESB International.

## Description & Materials

The building consists of three connecting pitched roof bays comprising a timber cut roof. The first two bays consist of depot accommodation and the third bay contains a retail shop with workshop and stores to the rear. The main building line is expressed as a dividing wall which separates the public from the ESB service realm. This wall forms the front of the building for the first two bays to which the bays appear built onto. The wall extends across the entire site frontage and is interrupted only by the service gates to the left-hand side and by the third bay projecting forward for the main entrance and retail shop.

Each bay is defined by a protruding

concrete beam at eaves level. The gable to the shop projects forward and is substantially glazed to highlight the function of the retail shop within. Internally the shop is one large space. There is no attic and the roof structure is constructed as a cathedral-like a shape following the line of the roof. Elsewhere ceilings are flat suspended modular grid. The building is constructed of fair-faced concrete bricks.

The building is set back from the road by a car parking area and is raised above the car park level by a concrete paced platform accessed by wide steps at each end. The area in front of this platform is softened/bordered by landscape borders and accessed by steps

At the rear of the building there is an enclosed service and stores yard enclosed by mainly concrete block boundary wall and chain link fence accessed by a large two-leafed gate on the left-hand side of the main building.

The total area of the site is 0.39ha (0.95 acres).

## Special Interest - Architectural

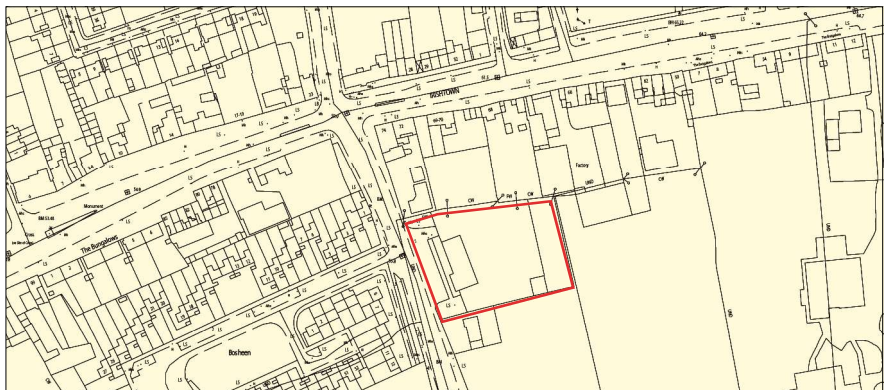
The showroom is a large single volume space with a cathedral ceiling and glazed gable wall. Also of interest are the projecting beams at each bay gable corner.



20th Aug 2003



20th Aug 2003



1. Front Elevation. 2. Rear Elevation. 3. Interior View of Showroom. 4. Gable Detail.



Surveyors Name: Peter Carroll  
 Photographer: Peter Carroll  
 Field Controller: Judith Doherty  
 O.S. Ref: 5451/17 ESB Ref: WD-SS-5451/17

#### 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)       |  |

# ESB RETAIL SHOP, OFFICE & DEPOT

Commercial Quay, Wexford

Date Of Survey: 20th August 2003



## Summary

The property is a terraced, single and two-storey depot and shop building on a site near the centre of Wexford town overlooking the waterfront. The present use of the entire property is as an ESB retail shop and depot with the shop situated on an adjoining property on Common Quay. The depot was constructed in 1971.

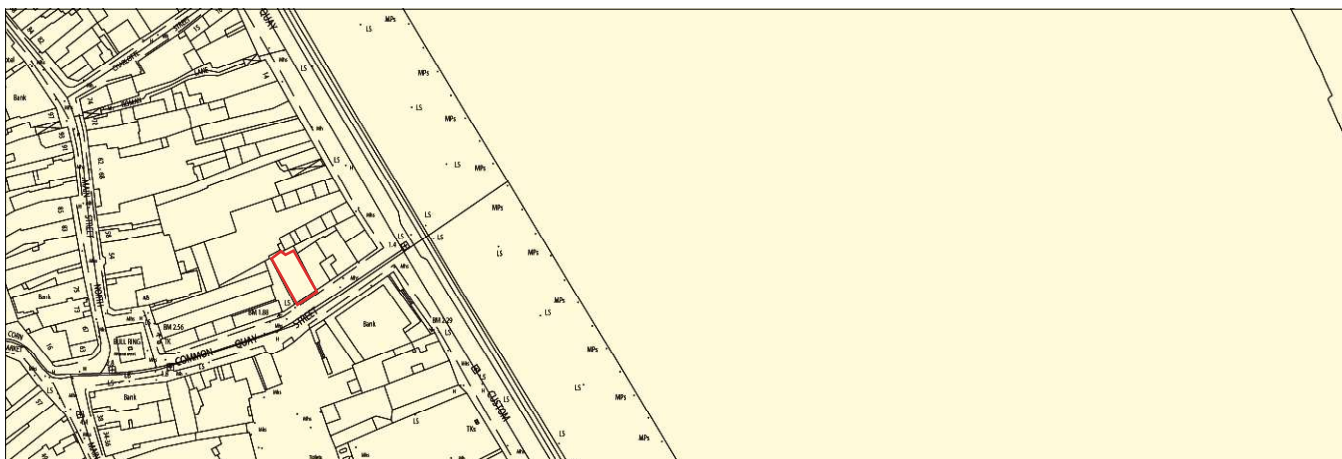
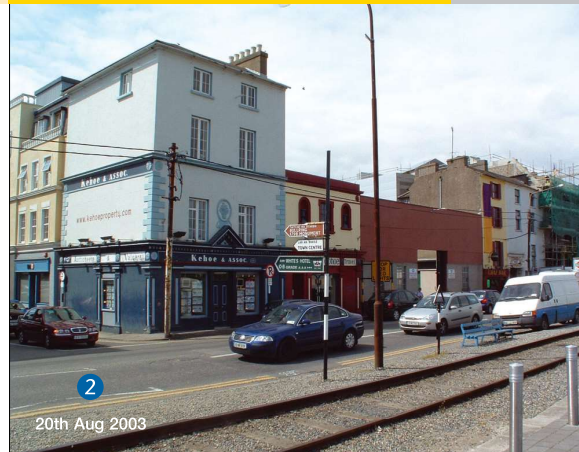
The property forms part of the waterfront terrace. The property is adjoined on either side by a two-storey and four-storey building and the site is overlooked by and adjoining four-storey property.

The total area of the site is 0.11ha (0.3acres).

## Description & Materials - Depot

The front elevation comprises of a boundary wall, two storeys with three sash style windows to the ground floor and a large double height folded metal door opening. The lower level is clad with a band of grey incorporating double hung sash style windows to the window openings. The high level wall area above is finished in render painted a red colour.

Structurally the buildings are of solid concrete blockwork construction with cast in-situ reinforced concrete floor and roof slabs. The gross floor area of the two-storey shop/office is 273m<sup>2</sup> and the gross floor area of the store buildings is 253m<sup>2</sup>. Both the doors and windows are framed in hardwood.



1. View of Main Entrance. 2. View of Street Context. 3. Doors Detail in Service Yard.

# ESB RETAIL SHOP & OFFICE

Common Quay Street, Wexford



Date Of Survey: 20th August 2003

Surveyors Name: Peter Carroll  
Photographer: Peter Carroll  
Field Controller: Judith Doherty  
O.S. Ref: 5451/17 ESB Ref: WX-N-5451/17

## 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)

## Summary

The property is an end of terrace, two-storey pitched roof redbrick building. It is designed in the Victorian style and is elegantly proportioned. It is located on Common Quay Street adjoining another ESB premises on Commercial Quay to the rear. The present use of the property is as an ESB retail shop and administration building. The building was constructed in 1877 and acquired by ESB in 1982.

## Description & Materials

The building comprises a showroom, offices toilets over two storeys. The stairwell is located at the rear corner of the building and has a gross floor area of 272m<sup>2</sup>. The side door opens onto a market enclosure lining up with the main axis. The external treatment consists of a smooth plaster render to the elevation with bands of horizontal corning. Plaster mouldings surround the hardwood timber framed windows. The gable end frames the front

elevation. Structurally the building comprises solid concrete blockwork wall construction with internal gypsum plaster finish and rendered nap plaster external finish supporting timber cut roof trusses. The floor comprises a solid cast in-situ concrete slab.

The rear of the property adjoins the yard and can access the merchandise sales stores there.

The site area is 0.016ha (0.04 acres).

## Special Interest - Architectural

This Victorian Building dated 1877, is a protected structure and retains much of its original features including ornate Corinthian mouldings to ceiling of showroom. The showroom has had many uses, one of which was as a dance hall prior to its existing use.



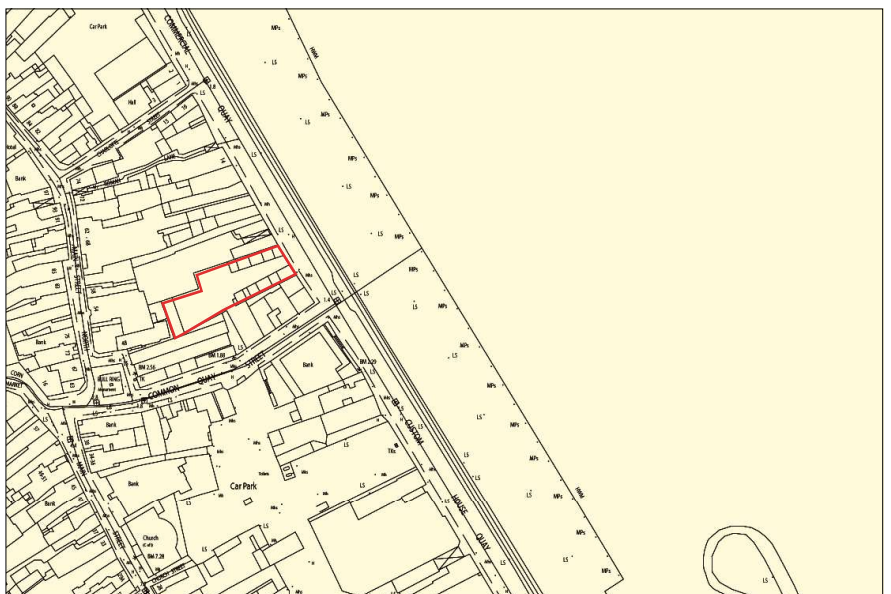
20th Aug 2003



20th Aug 2003



20th Aug 2003



1. Front Elevation and Street Context 2. View from the Bullring Through Market to Side Elevation 3. Gable Date Detail 4. View of Showroom



Carnsore 11.9MW Wind Park, Co. Wexford.