

ENACT

OFFICE

Case Study Number: 11

Overview

• Location: Loughrea, Co. Galway (Rural)

• Size: 600 m²

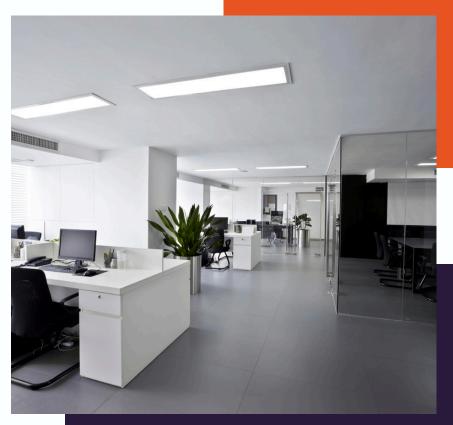
Constructed in: 2007

• BER Before: N/A | BER After: N/A

Energy Savings: N/ACarbon Savings: N/A

Display Energy Certificate: N/A

A light renovation improved spatial zoning, lighting, and ventilation systems in a rural coworking hub enhancing comfort, usability, and support for sustainable commuting.



CHALLENGES

- Planning permission was difficult to secure, granted only on the third attempt after two years.
- Disruption during renovation was minimal.

SIMPLE PAYBACK

• Total project cost: €447,000

• Estimated payback: ~10 years

• Funding Mode: Private (€280,000) + Galway Rural Development Grant (€167,000)

ADDITIONAL INFORMATION

- The renovation enabled the launch of a coworking hub, providing flexible office space that supports local entrepreneurship.
- Energy efficiency was improved through lighting and ventilation systems.
- Showers installed to support active commuters (e.g., cyclists, walkers), promote healthier, low-carbon commuting options.

Energy Upgrade Measures

Fabric Upgrade:

Stud walls and glass partitions installed to improve thermal zoning and layout.

Lighting Upgrade:

Full LED retrofit with occupancy sensors in offices.

HVAC Upgrade:

Mechanical ventilation and air conditioning for improved air quality and thermal comfort.