



MCCAULEY DAYE O'CONNELL ARCHITECTS

HOSPITALITY

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THE MARKER HOTEL

AWARDS

'Top Hotel in Ireland'
and one of
'The Best Hotels in the World'
by Condé Nast Traveler
Readers' Choice Awards 2021

Shortlisted for Best New
Hotel by European Hospitality
Awards 2013

CARTON HOUSE

AWARDS

Winner of 'Ireland's Leading Luxury
Hotel' by The World Travel Awards 2022

Winner of 'Ireland's Leading Hotel Suite'
at The World Travel Awards 2022

Platinum Winner in 'Architecture &
Interior Design - Heritage' category at
the international MUSE Hotel Awards
2022

Shortlisted for Building of the Year –
Tourism, Leisure & Hospitality 2023

PORTMARNOCK HOTEL

AWARDS

Winner in 'Golf Resort of
the Year' category at the
Irish Golf Tour Operators
Award 2017



1.0

GET TO
KNOW US

STRENGTH THROUGH OUR
DIVERSITY. THE DIVERSE
BACKGROUNDS OF OUR
PEOPLE BROADEN OUR VISION
AND FEED OUR STRENGTHS.

DEEP EXPERIENCE IN LUXURY
HOSPITALITY ALONGSIDE
TECHNICAL EXPERTISE ARE
REFLECTED IN EVERY PROJECT
WE CREATE.

GET TO KNOW US

MDO Architects have made a significant contribution to Ireland's luxury hospitality sector through exceptional work completed on two iconic Irish properties: Carton House and The Marker Hotel. Further work on planned bedroom refurbishment at The Shelbourne Hotel is ongoing.

Our experience in the Irish luxury hotel sector is unrivalled, and our work reflects our commitment to creating extraordinary spaces for guests.

Our projects are defined by their unique identity and special user experience, created through the seamless fusion of our design approach, sustainability values, and bringing local craftsmanship to the forefront of our projects. Designed locally, delivered locally. We've successfully utilised the wealth of the construction industry and deliver with the experience of our directors and key personnel.

We've **delivered over 82 fit-out projects** across Ireland, UK and Europe in varying tenures, configurations and styles.



16
AWARDS WON &
FINALIST IN OVER
27
CATEGORIES

THE MARKER HOTEL

'Top Hotel in Ireland' and one of 'The Best Hotels in the World' by Condé Nast Traveler Readers' Choice Awards 2021

Shortlisted for Best New Hotel by European Hospitality Awards, 2013



We have the **scale and capacity** to deliver projects of various sizes.



19
YEARS IN
BUSINESS



49
EMPLOYEES



PORTMARNOCK HOTEL

Winner in 'Golf Resort of the Year' category at the Irish Gold Tour Operators Award 2017



THE CARRIAGE HOUSE AT CARTON

Finalist in 'Conservation' category at the Fit Out Awards 2019



4 directors, whom play an **active day-to-day project role** and guide our architects, technologists, interior and graphic designers.

MEET THE TEAM



**MARTIN
SPILLANE**

DIRECTOR /
ARCHITECT



**ELIZABETE
JAKOBSONE**

SENIOR
ARCHITECTURAL
TECHNOLOGIST



**NICHOLA
CLIFFORD**

INTERIOR DESIGNER



**SANDRA
ENKURNIECE**

INTERIOR DESIGNER



**ANDREA
MAZUREK**

GRAPHIC DESIGNER



**PAUL
MCGETTRICK**

ARCHITECTURAL
TECHNOLOGIST



**WAYNE
HOLMES**

ASSOCIATE
ARCHITECT



**DAVID
HASLAM**

SENIOR ASSOCIATE
ARCHITECTURAL
TECHNOLOGIST



**CRAIG
REYNOLDS**

ARCHITECTURAL
TECHNOLOGIST



**DANIELLE
DELANEY**

SENIOR INTERIOR
ARCHITECT



**SOPHIE
MCCAULEY**

ARCHITECT



**DELFINA
CAIRO PRESEPI**

BIM MANAGER

2.0

THE FUTURE OF HOSPITALITY

WE DESIGN HOSPITALITY SPACES FIT FOR THE
FUTURE, BALANCING SUSTAINABILITY, WITH
TIMELESS STYLE.

MEMORABLE, CHARACTERFUL F&B VENUES,
CLEAR ARRIVAL SEQUENCES, AND GREAT
BEDROOMS CREATE AN IMMERSIVE AND
LUXURY EXPERIENCE FOR YOUR GUESTS.

HOW WE SEE THE FUTURE OF HOSPITALITY

SUSTAINABILITY

Sustainability is a necessity, not a nicety, we research, assess and incorporate real, viable solutions to the problems we face for our clients, partners and our planet. At MDO we have a collective ambition to become cleaner, greener, and more sustainable with each project. We promote the integration of sustainability principles into our design at the outset, encouraging the entire construction team to work together to create environmentally conscious buildings.

Carton House

On this project we reused multiple pieces of existing furniture, reusing these pieces not only added to the sustainable value of the hotel but kept costs down and retained the heritage feel in finishes and furniture, that act as a reminder of the Carton House history



The Mallaghan Room
Carton House

RE-PURPOSE

Re-purposed and reuse furniture to locally hand-crafted (and certified material) items.



No. 2, 4 & 5 Grand Canal Square awarded BREEAM Excellent rating



We are members of the Irish Green Building Council (IGBC).



Pharmaceutical Client Fit-Out, Dublin awarded LEED Silver rating.



5% of our staff are accredited LEED Green Associates.

HOW WE SEE THE FUTURE OF HOSPITALITY

DESIGN LOCAL, DELIVER LOCAL



Drawing inspiration from and designing that into our fittings, furnishings, wallcoverings and flooring is always an aim for all projects. Introducing Irish artists and locally-sourced, handmade products to guests heightens their sense of being immersed in the place they are visiting.



Carton House
The carpets in the newly renovated function rooms were all bespoke designs by MDO and sourced locally

Carton House
The wallpaper that was used throughout the hotel was designed by local artist David Skinner



THE IMPORTANCE OF 'THE ARRIVAL'



Entrance Porte
Carton House



Spaces are designed to tell a story. The entrance aims to create a clear point of entry for the hotel and its visitors without being intrusive onto the existing historic setting.



Courtyard
Garden CGI
Carton House



Linden Tree Lobby
Carton House

EXPERIENCES & LUXURY

The hotels of the future will offer **unique and personalized experiences** for guests, giving them more opportunities to cultivate guest loyalty.



The Whiskey Library

Set in the original library. Paying homage to the estate's history, an exclusive venue dedicated to the appreciation of whiskey, it is utterly unique.



The Duke's Rest

This hidden secret oasis, The Duke's Rest is an exclusive venue, with the elegantly lit bespoke joinery cabinets, housing the finest wines for private wine tastings.



Kathleen's Kitchen

To dine at Kathleen's Kitchen is a real experience, and a feast for all the senses. Located in the old servant's kitchen, the setting retains many original features - including the vast cast iron stoves of the 1700s - which give the restaurant its unique character.

SPA & WELLNESS



Uniquely for an urban city centre location The Marker Hotel has a full award-winning spa and Wellness centre. The rich interior of the spa creates a luxurious escape from the city.



Spa hotels are creating a competitive advantage, and **increasing their guests experience** and satisfaction.

Spa Pool
The Marker



For the new spa at **Portmarnock** our design took inspiration from the surrounding sea and coastline. The material palette reflects the nearby beaches and dunes.






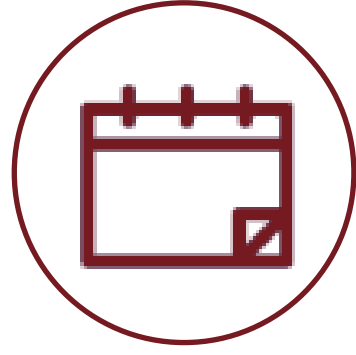


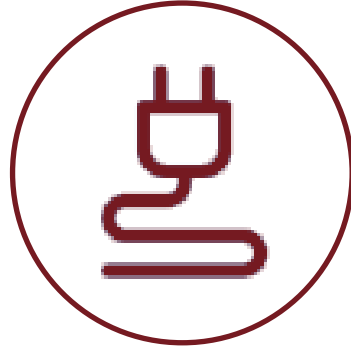
Spa Reception
The Portmarnock Hotel

HOW WE SEE THE FUTURE OF HOSPITALITY

MARRY TECHNOLOGY TO TRADITION

In a world where remote working is the new norm, high tech rooms attract more guests and streamline typical activities, **drawing the curtains, turning on and off lights, facilities at the touch of a button** is now how luxury is portrayed.



- 
Contactless Key Access
- 
Room Service App
- 
Room Wifi Routers
- 
Remote Check in & Check out
- 
Contactless Payments
- 
Individual Hotel App
- 
Power Charging Points

3.0

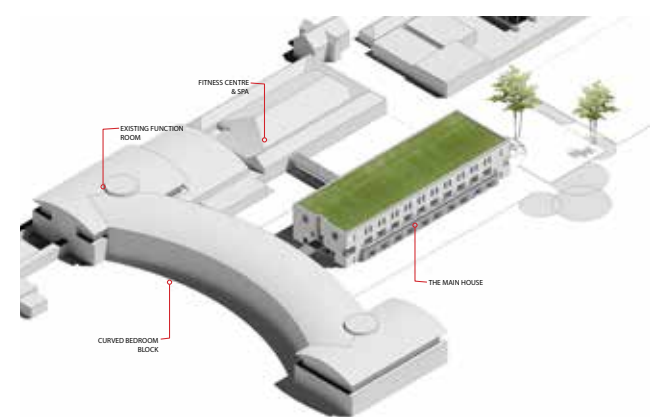
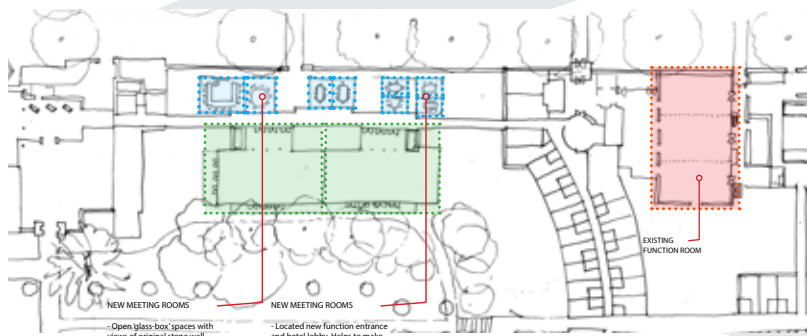
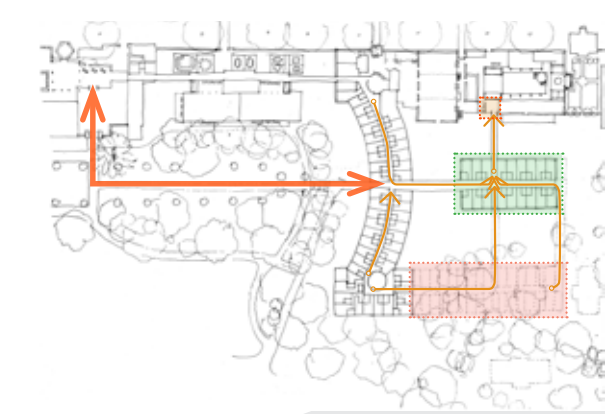
THIS IS WHAT WE
CAN DO FOR YOU

FEASIBILITY STUDIES, OUR
TEAM CAN PUT TOGETHER
PRELIMINARY STUDIES THAT
DETERMINE WHETHER OUR
PROPOSED DESIGN WILL
TECHNICALLY, FINANCIALLY, AND
OPERATIONALLY WORK FOR YOU.

THIS IS WHAT WE CAN DO FOR YOU

DESIGN PROCESS &

1 STRATEGY & TEST FITTING



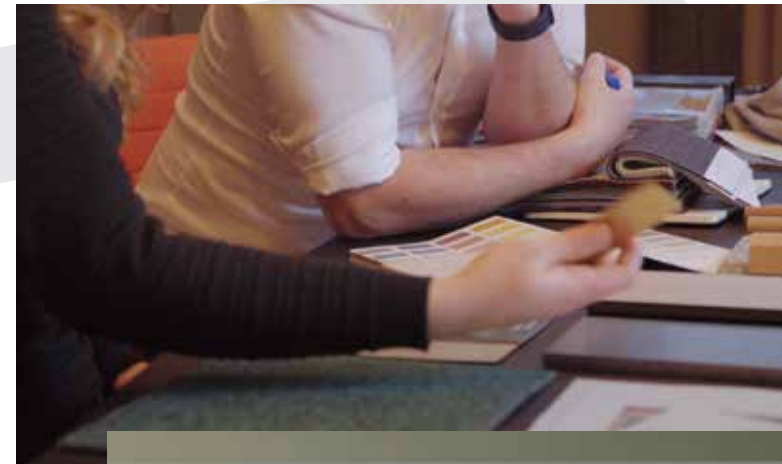
BIM model of core & shell and existing conditions.

2 CONCEPT & SPACE PLANNING



Test fits dropped into BIM model to analyse functionality and workability

3 LOOK & FEEL



Early CGI perspectives testing spatial proportions and sight lines.

4 DETAILED DESIGN



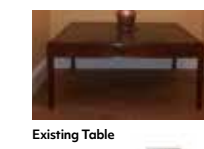
Proposed Table



Proposed Armchair



Proposed Chair



Existing Table



Proposed Console Table



Proposed Table Lamp



Proposed Coffee Table



Proposed Sofa

Finish materials applied. Selected furniture added from manufacturers BIM library.

5 DOCUMENTATION & CONSTRUCTION



Tender drawings, CGI's and schedules pulled from BIM model.



Delivered project matches BIM model CGI.



6 PROJECT DELIVERY



BIM INNOVATION

BEDROOM REFURBISHMENT

EMPATHISE

We learn about the audience for whom we are designing for

DEFINE

Construct a point of view based on user needs and design ideas

IDEATE

Brainstorming, creating moodboards to elevate our design ideas

PROTOTYPE

We use computer generated imagery to create perspectives for discussion

CREATE

We work together to integrate feedback and create mock up designs

The bedroom refurbishment was intended to **maintain the character of the building**, while introducing some contemporary versions of heritage finishes and furniture, that reference the Main House, a reminder of the Carton House history and location, whilst in the bedroom building.

Step 1 - Site Review & Surveying



Step 2 - Sketch design



Step 3 - Design Development



Carpet Option 1



Carpet Option 2



Step 4 - Mock Up, Sample Room



ENSUITE REFURBISHMENT


Step 3 - Mock Up,
Sample Room,
Carton House

Step 1 - Site Review & Surveying




The existing ensuite was outdated and the space no longer reflected the hotels 5 star luxuries. We looked at the refurbishment for functionality of the end user but with the addition of **modern touches and style** to tie in with the hotels surroundings.


Step 2 - Design Development




Finish to shower tray
Blanco Roto




Finish to walls
Farrow & Ball-Old White



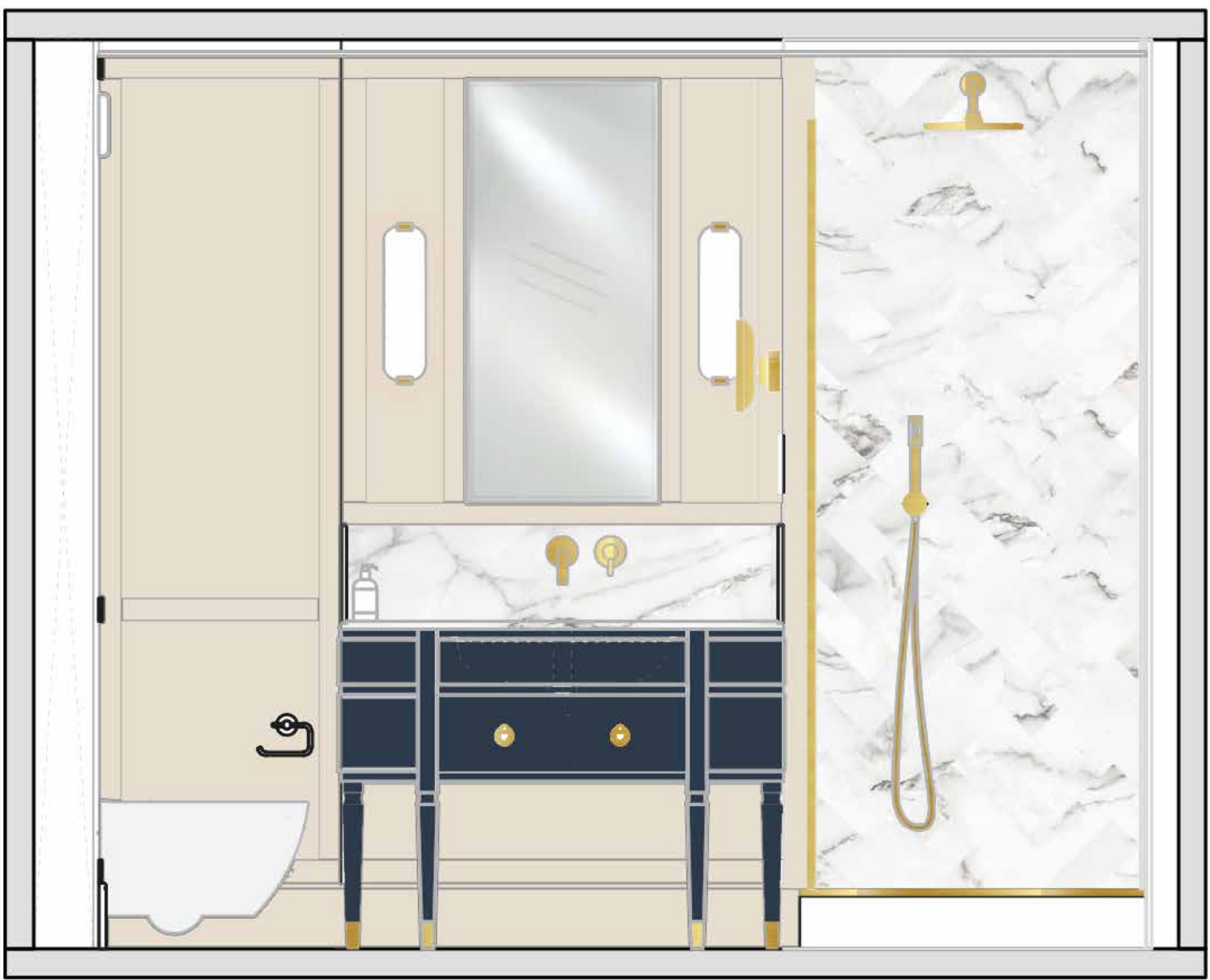
Finish to vanity unit
RAL 7031



Samples 1-4
Finishes options
for top of vanity



Samples 5-7
Brassware
finishes



FEASIBILITY STUDIES

FOOD & BEVERAGE REFURBISHMENT

Step 1 - Site Review & Surveying



The Carriage House, when renovating the space we wanted to paint the ceiling and the top of the walls dark, to visually reduce the height and make a tall space feel more intimate. Painting the window frames in the darker colour to match the surrounding walls, bringing a more elegant feel.

Step 2 - Design Development



Step 3 - Final Product

4.0

EXPLORE
OUR WORK

WE'VE COMPLETED A RANGE OF 5 STAR HOTELS, WORKING ON 3 OF THE 40 IRELAND HAS TO OFFER. CARTON HOUSE, THE MARKER HOTEL AND THE SHELBOURNE ARE SOME COMPLETED PROJECTS, WHILST ALSO WORKING ON THE LIKES OF THE PORTMARNOCK HOTEL & GOLF LINKS, DAVENPORT HOTEL, AND THE DAWSON STREET HOTEL

CARTON HOUSE

HOTEL & SPA

| | | |
|-----------------|-------------------------------------|-----------------------------|
| ROOMS | 169 Bedrooms & 18 Main House Suites | |
| FACILITIES | 2 Championship 18 Hole Golf Courses | |
| | Oasis Spa | |
| | Conference & Events Centre | |
| FOOD & BEVERAGE | Kathleen's Kitchen | |
| | The Morrison Room | |
| | The Carriage House | |
| | The Courtyard Bar | |
| | The Whiskey Library | |
| | Afternoon Tea | |
| | The Duke's Rest | |
| STAGE TEAM | 2017 - Ongoing | |
| | Client: | SEHA |
| | M&E Engineers: | Molloy Associates |
| | Conservation Architects: | Fitzsimons Doyle Associates |
| | C&S Engineers: | |



“Dripping with stately splendour... this important piece of Ireland’s architectural and social heritage has been given a *new lease of life*.

An extensive two-year renovation has put the estate’s aristocratic appeal firmly back centre stage and *on a par with Ireland’s other luxury leaders*.

”

CONDÉ NAST TRAVELLER

AWARD WINNING
Winner

'Irelands Leading
Luxury Hotel'

The World Travel
Awards, 2022

AWARD WINNING
Winner

'Irelands Leading
Hotel Suite'

The World Travel
Awards, 2022

AWARD WINNING
Winner

'Architecture &
Interior Design -
Heritage'

MUSE Hotel
Awards

AWARD WINNING
Shortlisted

Building of the Year

Tourism, Leisure &
Hospitality, 2023

AWARD WINNING

The Morrison Room

Listed

Michellin Guide,
2023

The Duke's Suite has been uniquely designed to maintain the original charm and character of the room it once was, with modern convenience designed into the space as required.



DUKE'S REST



CARRIAGE
HOUSE & GOLF
CLUB



KATHLEEN'S
KITCHEN



THE WHISKEY LIBRARY



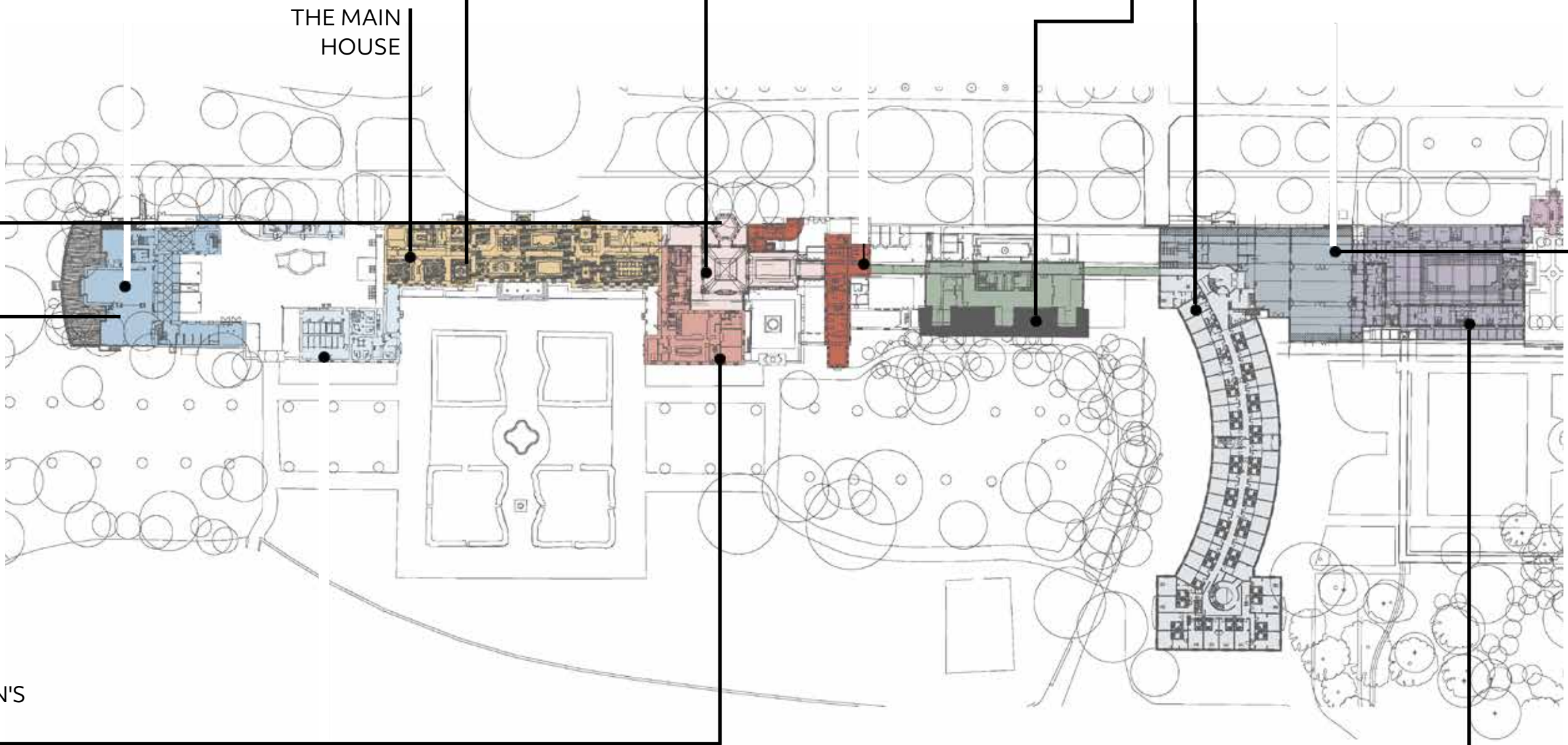
COURTYARD
BAR



FUNCTION/MEETING
ROOMS



BEDROOM
BLOCK



FUNCTION
SUITE



SPA & LEISURE
CENTRE





The Morrison Room is the destination restaurant at Carton House, easily one of the country's grandest and most luxurious dining rooms. It has been the social heart of 'The House' for over 200 years.

“The room is gloriously showy and boldly ornate; this is certainly dressing up time.”

2023 MICHELIN GUIDE ”

We have reinvigorated the breathtaking 18th-century Georgian mansion, seamlessly blending in a series of interlinked grand reception rooms in the historic main house, The Gold Salon and Morrison Room were **lovingly restored and reimagined** in a contemporary luxury hotel setting.



MCCAULEY DAYE O'CONNELL ARCHITECTS | 40



Attention to detail is evident in the **preservation of original architectural features, bespoke furnishings, handmade wallpapers,** and sumptuous interiors that exude elegance and opulence.



HOSPITALITY FEBRUARY 2023





The Whiskey Library, set in the original library. Paying homage to the estate's history, the bespoke joinery, made up with **antique brass hardware**, rich solid oak with leather accents to bring an **elegant, dark and timeless design** together.



THE EXTRA MILE
With the success of the open kitchen vibe, we are now working on the design for a chef's table to add to the experience for the guests and the overall atmosphere



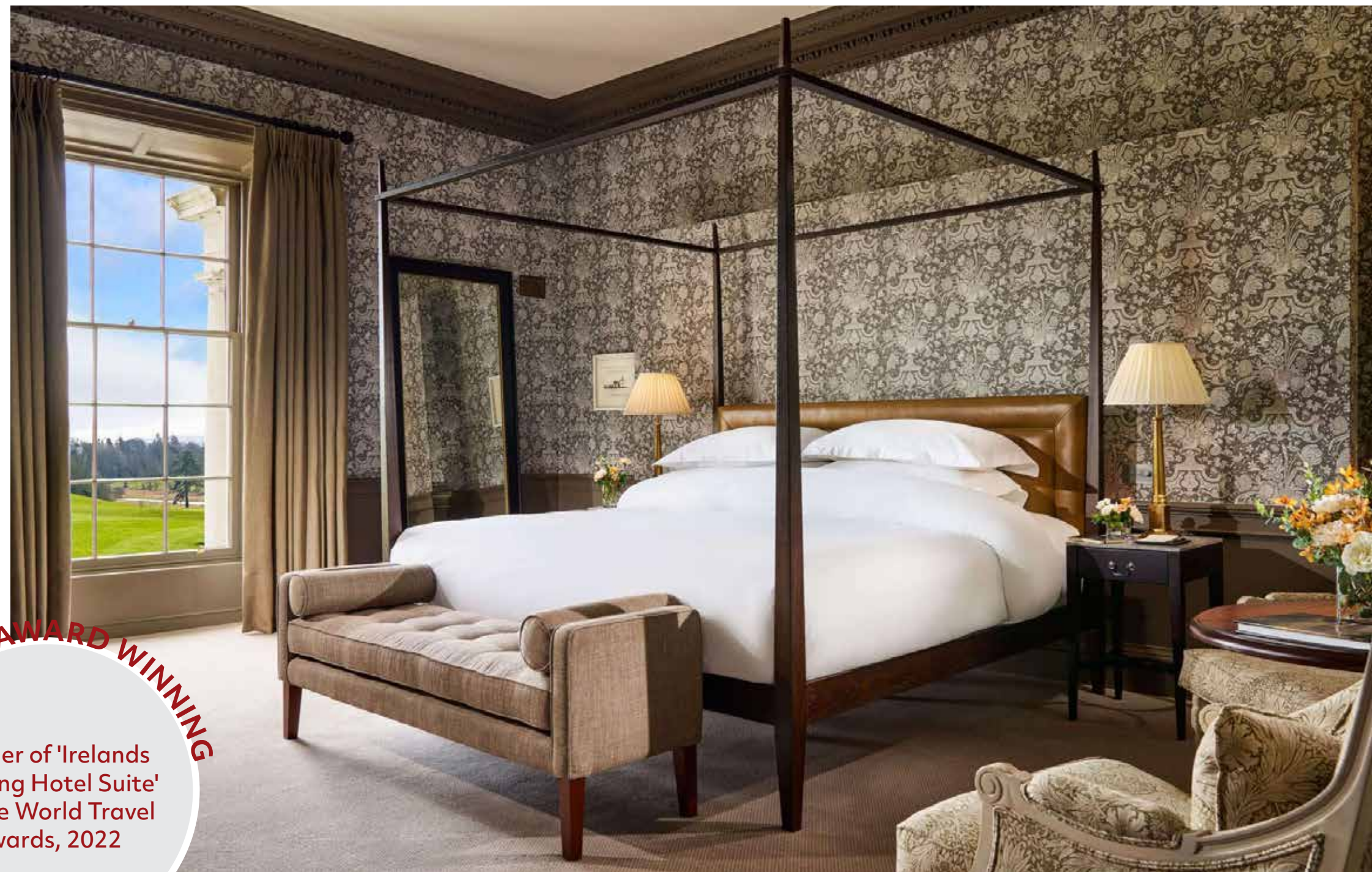
Kathleens Kitchen, display shelving to give a sense of a pantry area, the **feature hanging rack in main kitchen** area to integrate discrete lighting, along with hanging pots and plant display. Using a **signature colour** combined with natural timber tops for tables and counter top to give authentic feeling of a traditional kitchen.



The **bronze-framed entrance portal** leading into the courtyard space at the heart of the hotel. In these **historic courtyards** of the house, a new reception area and courtyard bar were created.



This hidden secret oasis, The Duke's Rest is an exclusive venue, with **elegantly lit bespoke joinery cabinets**, decorative custom made antique bronze mesh has been inserted within the glass frames, to house the finest wines for private wine tastings.



AWARD WINNING

Winner of 'Ireland's Leading Hotel Suite' at The World Travel Awards, 2022

Each **Stateroom and Suite** has been **uniquely and lovingly rejuvenated**, with luxurious custom made beds, ornate wallpapers, fine art and classic furniture to enhance the original period features.



The suites offer a large living space, open fireplaces, alongside **original eighteenth century furniture**

THE EXTRA MILE

Each main house suite was designed with a bespoke colour palette for each individual room. Bringing a unique approach to the overall concept design, no two suites are the same



Scenic views of the Rose Gardens of the estate, originally planted by Lady Emily for her 23 children to play in.



THE EXTRA MILE

The garden rooms were upgraded with specially designed landscaping to create small pocket gardens for each room, adding to the value and experience of the guests. Landscaping by Simon Ronan

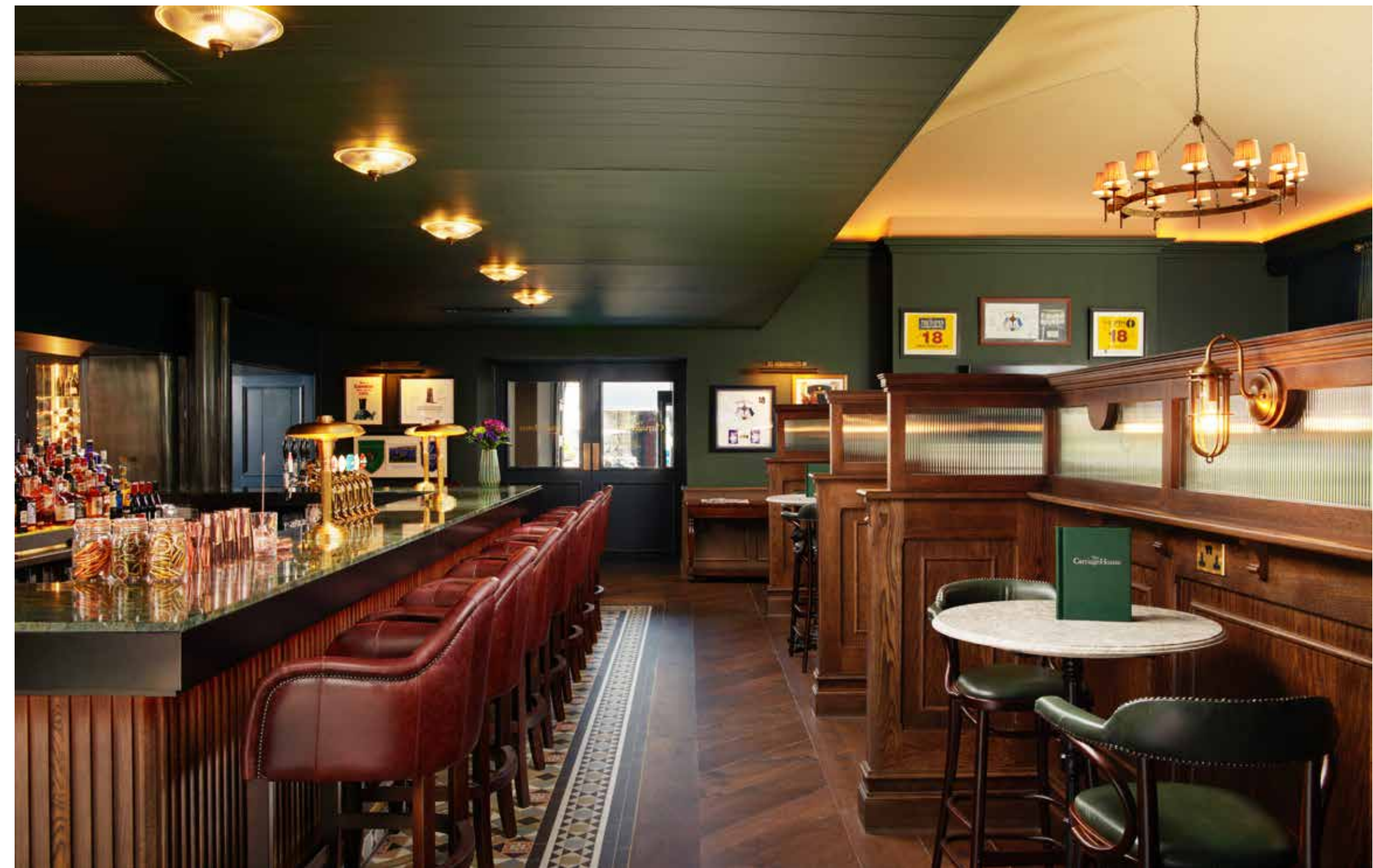
Seeking a country estate atmosphere, the bedrooms have all been redone with **William Morris-inspired carpets** and fine furniture, with a special attention given to a rich blend of colour, materiality, and texture.

Previous Design - Headboard



Small upgrades that make an impact, creating a ornate shape with stud detail to the headboards and the colour palette is inspired by the Irish landscape

Finished Design - Headboard



The Carriage House, personalised right down to the artwork, a showcase of memorabilia. Low level lighting to create a warm glow alongside new larger scale pendant lights at a lower height creating an impression of a lower height space, for a more intimate finish.

The Pro Shop at Carton House Golf is a converted stable block as is evident from the many **original features throughout.**



Carton House golf members lounge was finished with an elegant light & neutral colour palette. The lighter palette was applied with a more traditional finish and simple style.



Turnaround Time
The new function room suite was a 3 week turnaround for completion, to be ready for the IRFU's use. The Private high performance gym and dedicated team rooms, kit rooms, physio and medical rooms



Previous Design



Existing function rooms were revitalised, and a **new state-of-the-art meeting and function room suite** added, with hospitality amenities and linked outdoor spaces.

THE SHELBOURNE

HOTEL, DUBLIN

ROOMS 265 Guest Bedrooms Including 19 Suites

FACILITIES The Spa,
Gym & Sauna

**FOOD &
BEVERAGE** The Saddle Room

STAGE 2022 - Ongoing

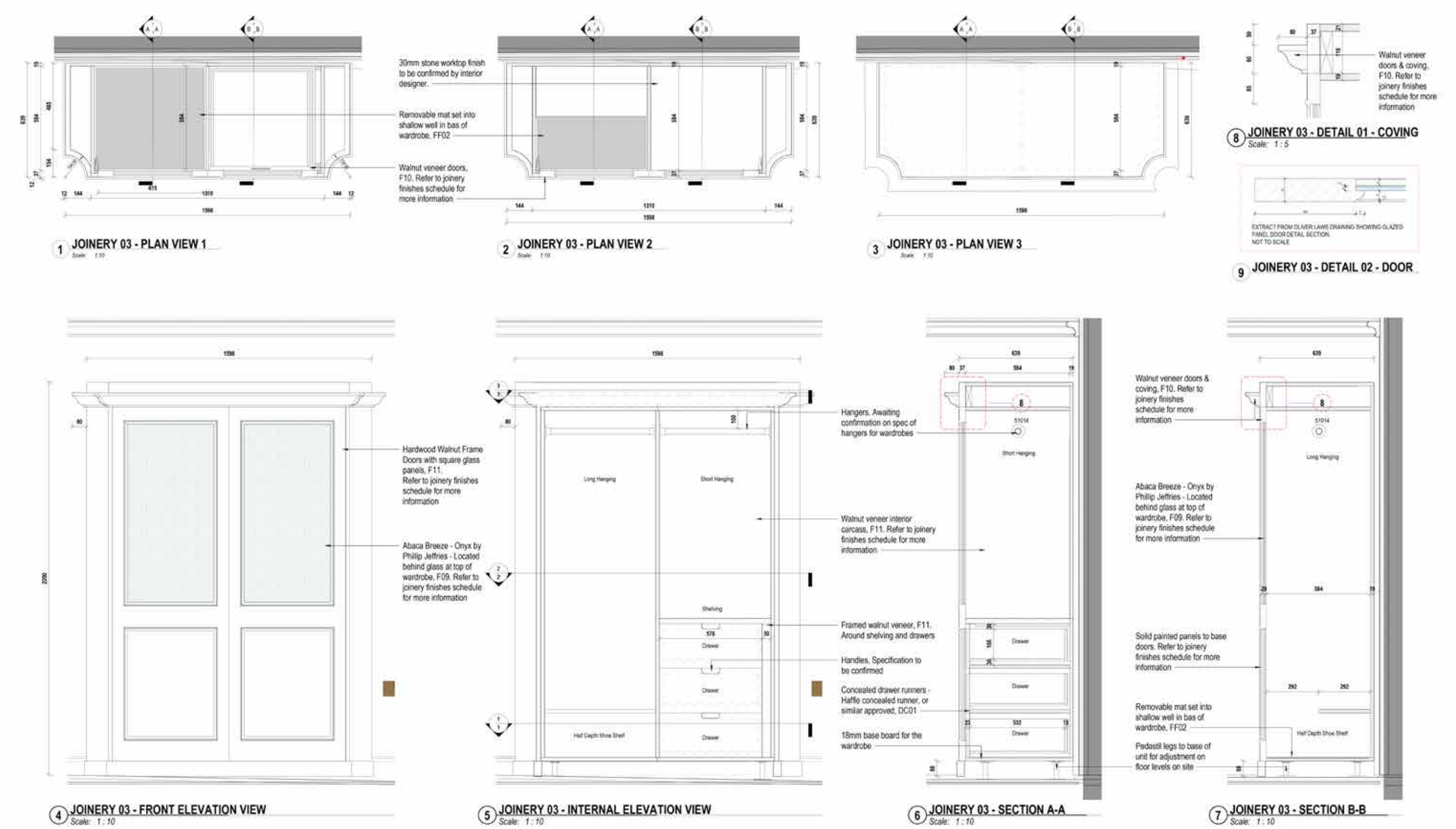
TEAM Client: Kennedy Wilson
M&E Engineers: Norman Disney & Young
Contractor: Globoserv LDT
Quantity Surveyor: Scollard Doyle
Project Manager: Scollard Doyle



Using the fundamentals of our **design process**, BIM models aid in the test fitting and **analysing the use of each space**. Whilst creating early CGI sketches and continuing the project into final working drawings

HOSPITALITY FEBRUARY 2023

MDO are excited to be working on the refurbishment of The Spa at The Shelbourne. We are also acting as delivery architects alongside Oliver Laws in London on the bedroom rollout and restaurant fitout.



| REV | DATE | DESCRIPTION | BY |
|-----|------------|-------------------------|----|
| 1 | 2022-10-26 | Issued for Construction | MD |

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE.
ANY DEVELOPED SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.
ALL SAMPLES FOR JOINERY TO BE APPROVED BY INTERIOR ARCHITECT DESIGNERS.
REFER TO SEPARATE M&E CONSULTANT & STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL M&E & STRUCTURAL WORKS, AND BUILDERS' WORKS REQUIRED FOR SAME.

JOINERY FINISHES
FOR SPECIFICATION OF FINISHES PLEASE REFER TO MDO JOINERY FINISHES SCHEDULE (P&L REFERENCE - 1311-MDO-XX-XL-SHA-51014)

CONSTRUCTION

Client: KENNEDY WILSON
Project: SHELBOURNE HOTEL
Title: ROOM 364 - J03 - FREE STANDING WARDROBE 1/1

APPROVED BY: [Signature]

Sheet No: 1311-MDO-XX-03-DR-A-51014
Scale as: As Indicated @ A1
Current Rev: 1
Project No: 1311

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HOSPITALITY FEBRUARY 2023

DAWSON STREET

HOTEL, DUBLIN

- ROOMS

117 Bed
- FACILITIES

300 Seat Conference Room
Bar & Restaurant
- STAGE

Planning Granted
- TEAM

Client: Tetrarch
Civil Engineering: Barrett Mahony
Conservation Report: Molloy Associates
- CONCEPT

The town houses will be restored and a new five storey block cantilever over the listed structures, providing 117 bedrooms.



The aim is to **retain the historic value** of the buildings design, whilst **adding contemporary features** to add modern convenience for the consumer.



Sketches and CGI's are a vital tool in design, to present our design work to clients, which **helps us communicate** ideas succinctly, and allows our projects to run smoothly



THE MARKER

HOTEL, ROOFTOP AND SPA

| | | |
|-----------------|--|--|
| ROOMS | 187 Guest Bedrooms & Suites | |
| FACILITIES | The Marker Spa Leisure Centre - Gym Conference & Events Centre | |
| FOOD & BEVERAGE | The Brasserie Restaurant Rooftop Bar & Terrace The Marker Bar | |
| STAGE | Complete, 2004 - 2013 | |
| TEAM | Client: Tetrarch M&E Engineers: Arup Consulting Engineers Contractor: SISK Quantity Surveyor: AECOM | |

The architectural concept for the hotel building is **inspired by the Irish landscape**, particularly the Irish coastline and is envisaged as a **single coastal form eroded over time**.



“Dublin’s Docklands are known as the “Silicon Docks,” with the European headquarters of Facebook, Google, and Airbnb all taking up residence here.

The Marker Hotel, a *sleek geometric building* in the middle of Grand Canal Square, is the *district’s unofficial landmark*.

There’s a hip vibe throughout, from the light-filled lobby to the bedrooms bursting with pops of color. On sunny days the rooftop bar is sure to be hopping.

”

CONDÉ NAST TRAVELLER



AWARD WINNING

'Top Hotel in Ireland' and one of 'The Best Hotels in the World' by Condé Nast Traveller Readers' Choice Awards 2021

The use of **CGI visuals** to aid in the design process is a standard practice amongst our designers, they **allow us to sample** fabrics and materials **and incorporate** these into the finished concept.

CGI Visual



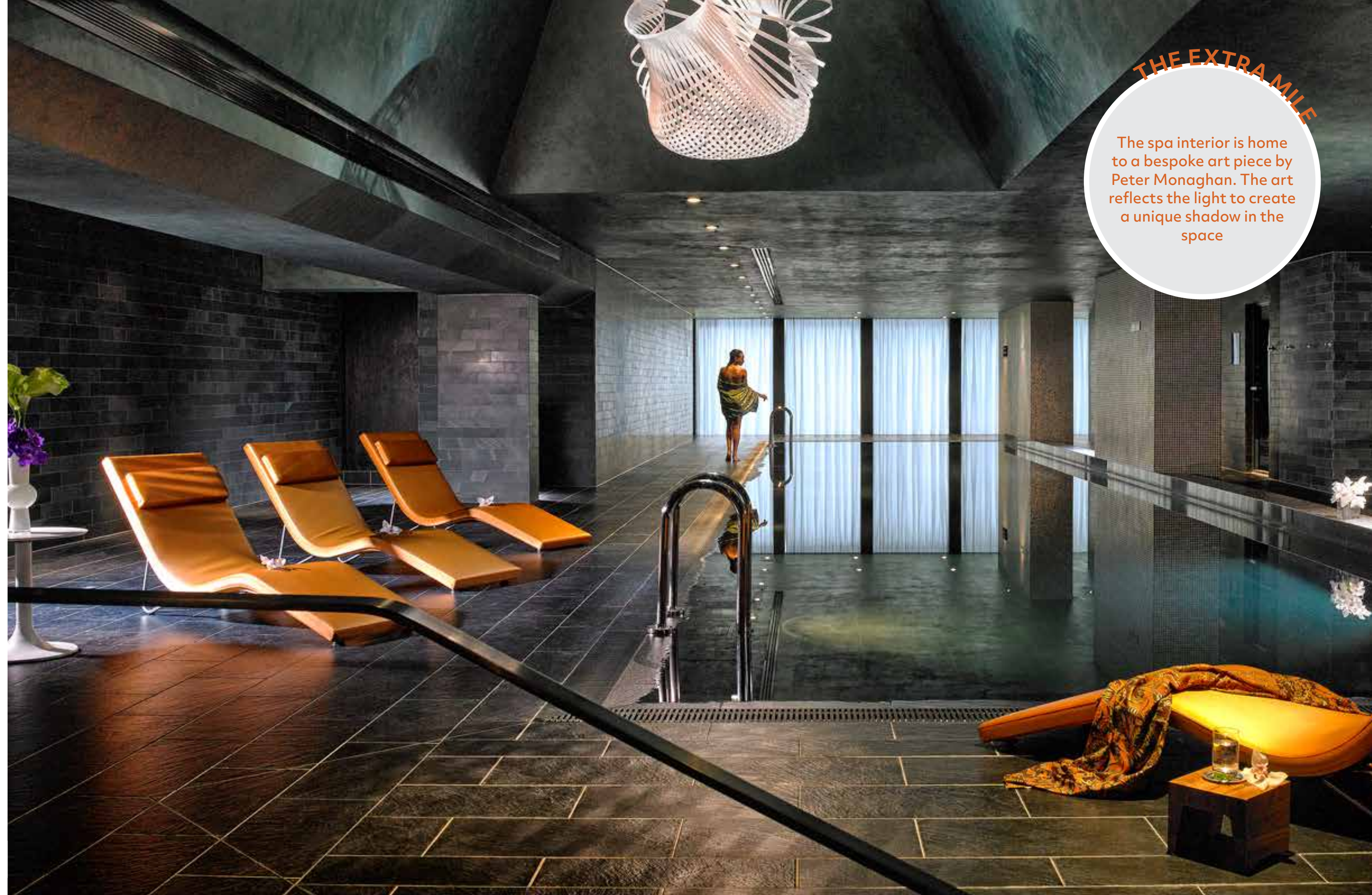
Completed Photograph





The palette of materials for the fabrics and finishings are a **plum, ochre and moss colours** **layer the spaces** creating a contemporary but luxurious feel.

The rich interior of the spa creates a luxurious escape from the city and a strangely contrasting design to the public areas in the hotel.



THE EXTRA MILE

The spa interior is home to a bespoke art piece by Peter Monaghan. The art reflects the light to create a unique shadow in the space



Rooftop CGI
The Marker



Recognising the **phenomenal success** of the roof bar and terrace area, MDO made a successful planning application to add 2 more floors and move the **rooftop bar to a new roof level**.



At The Marker, we created a unique **rooftop signature venue** with the hotel. The attention to detail, use of high-quality locally-sourced materials, and incorporation of contemporary design elements contribute to an atmosphere of effortless sophistication.

PORTMARNOCK

HOTEL & GOLF LINKS

ROOMS 134 Bedrooms

FACILITIES Championship Links Golf Courses
The Spa at Portmarnock
Jameson Dynasty Bar
Conference & Events Centre

FOOD & BEVERAGE The Jameson Bar
The Seaview Lounge
An Sibin Pub
Sunday Brunch
The 1780 Restaurant

STAGE Complete, 2015 - 2016

TEAM

| | |
|--------------------|-----------------|
| Client: | Kennedy Wilson |
| M&E Engineers: | Waterman Moylan |
| Contractor: | Townlink |
| Quantity Surveyor: | Scollard Doyle |



The spas interior was a **soft seaside inspired palette**, inspired by the nearby beaches and dunes, reflected in the warm tones and textures



The original house has had many additions over the years to create the current hotel. MDO designed for a new **high quality contemporary glazed entrance** with upgraded lanscaping, paving, signage and lighting, providing a modern extrusion to the existing structure.



AWARD WINNING

PORTMARNOCK HOTEL

Winner in 'Golf Resort of the Year' category at the Irish Gold Tour Operators Award 2017



Total reconfiguration of the external entrance and approach to provide a more classic contemporary sense of arrival.



THE DAVENPORT

DUBLIN

ROOMS 115 Guest Bedrooms & Suites

FACILITIES Wedding & Events Centre

FOOD & The 1863 Lounge

BEVERAGE The Lady Jane Restaurant

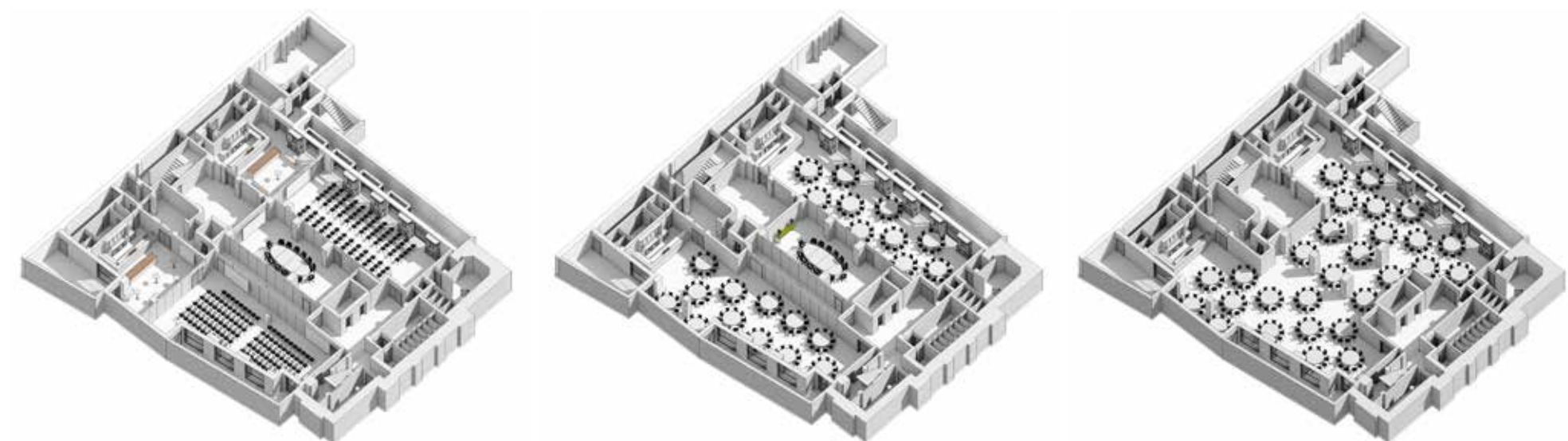
STAGE Completed 2018

TEAM

| | |
|--------------------|--------------------|
| Client: | O'Callaghan Hotels |
| M&E Engineers: | ISD Engineers |
| Contractor: | Parsons |
| Quantity Surveyor: | Rogerson Reddan |



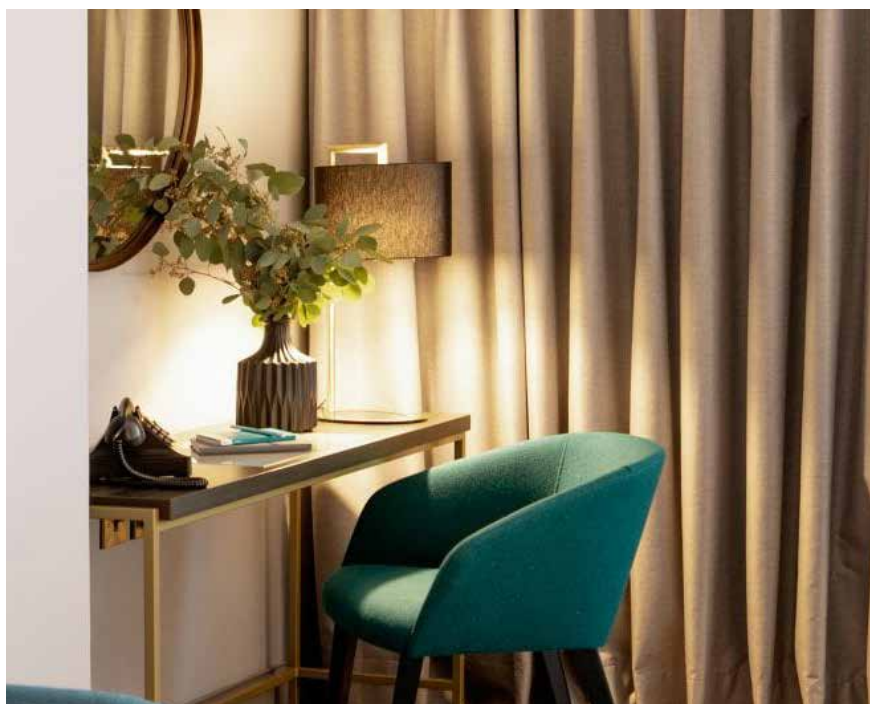
Axo Design Development - Layout Options



MDO's design fuses traditional features such as wall panelling **with contemporary elements** of lighting, joinery and furniture to update this classic Dublin property.



The **colour palette** and finishes are **rich in tone and texture** with all lighting provided in the bedroom area from lamps.



THE EXTRA MILE
Irish Made
We sourced Irish made pieces for each room, ranging from custom joinery & carpets, to Irish made bed throws by McNutt of Donegal



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Tel: 020 7060 0539 | www.mdoarchitects.co.uk