

MCCAULEY DAYE O'CONNELL ARCHITECTS

# HOSPITALITY BROCHURE



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## AWARDS FOR CARTON HOUSE

Winner in '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 MUSE Hotel Awards

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

The Morrison Room - Listed in The Michelin Guide, 2023

## AWARDS FOR THE MARKER HOTEL

Voted 'Top Hotel in Ireland' - Condé Nast Traveller Readers' Choice Awards 2021

Voted one of 'The Best Hotels in the World' - Condé Nast Traveller Readers' Choice Awards 2021

Short-listed for Best New Hotel - European Hospitality Awards 2013

## AWARDS FOR PORTMARNOCK HOTEL & GOLF LINKS

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



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UNRIVALLED IRISH  
LUXURY EXPERIENCE.  
WE CURRENTLY WORK  
WITH 10% OF IRISH  
5-STAR HOTELS, WITH  
A DEEP KNOWLEDGE  
OF THE SECTOR.

GET TO  
KNOW US BETTER

# WHO WE ARE

MDO Architects have made a significant contribution to Ireland's luxury hospitality sector in iconic properties such as Carton House and The Marker Hotel. Current 5-star projects include The Shelbourne Hotel and Killarney Park Hotel.

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

MDO 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.

We design locally, and deliver locally, marrying our knowledge of the Irish construction industry with the experience of our directors and key personnel to deliver for our clients.



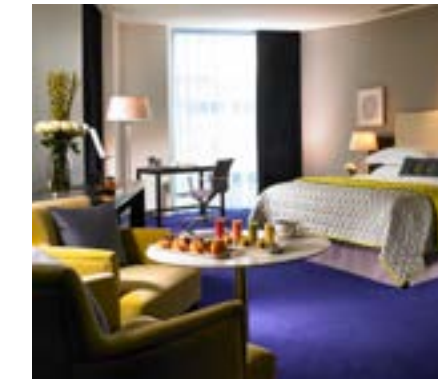
Our four directors each play an **active daily role** in projects, and **guide our team** of designers.



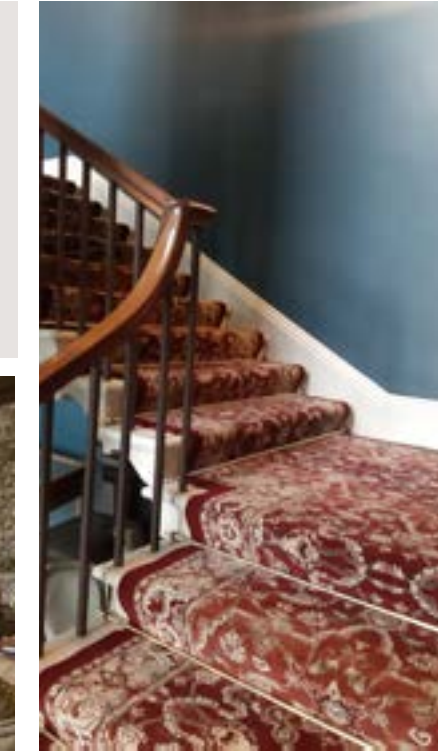
50  
EMPLOYEES



20  
YEARS IN  
BUSINESS



4  
WORKING  
DIRECTORS



We have the **scale and capacity** to deliver for our clients.



16  
AWARDS WON

27  
CATEGORY FINALISTS

We have delivered **over 100 fit-outs** across Ireland, UK and Europe.



# MEET THE TEAM



**DANIELLE  
DELANEY**

SENIOR INTERIOR  
ARCHITECT



**MARTIN  
SPILLANE**

DIRECTOR / ARCHITECT



**SANDRA  
ENKURNIECE**

INTERIOR DESIGNER



**ELIZABETE  
JAKOBSONE**

SENIOR ARCHITECTURAL  
TECHNOLOGIST



**CRAIG  
REYNOLDS**

ARCHITECTURAL  
TECHNOLOGIST



**PAUL  
MCGETTRICK**

ARCHITECTURAL  
TECHNOLOGIST



**WAYNE  
HOLMES**

ASSOCIATE /  
ARCHITECT



**ANDREA  
MAZUREK**

GRAPHIC DESIGNER



**DAVID  
HASLAM**

SENIOR ASSOCIATE /  
ARCHITECTURAL TECHNOLOGIST



**SOPHIE  
MCCAULEY**

ARCHITECT



20

OUR HOSPITALITY  
DESIGNS ARE ALWAYS  
**FIT FOR THE FUTURE,**  
MERCING TIMELESS,  
ELEGANT STYLE WITH  
SUSTAINABILITY AND  
TECHNOLOGY

HOW WE SEE THE  
**FUTURE OF HOSPITALITY**

THE FUTURE OF HOSPITALITY IS

# EXPERIENTIAL LUXURY



**The Whiskey Library**  
Behind a secret book-lined door in Carton, this hidden venue-in-venue, specialist whiskey bar creates a sense of discovery for exploring guests.



**The Duke's Rest**  
The wine cellar at Carton operates as an exclusive venue for private wine events amidst the elegant bespoke joinery, or can be open to the public.

**The hotels of the future need to offer guests bespoke, curated, luxury experiences. These create unique memories and cultivate stronger guest loyalty.**



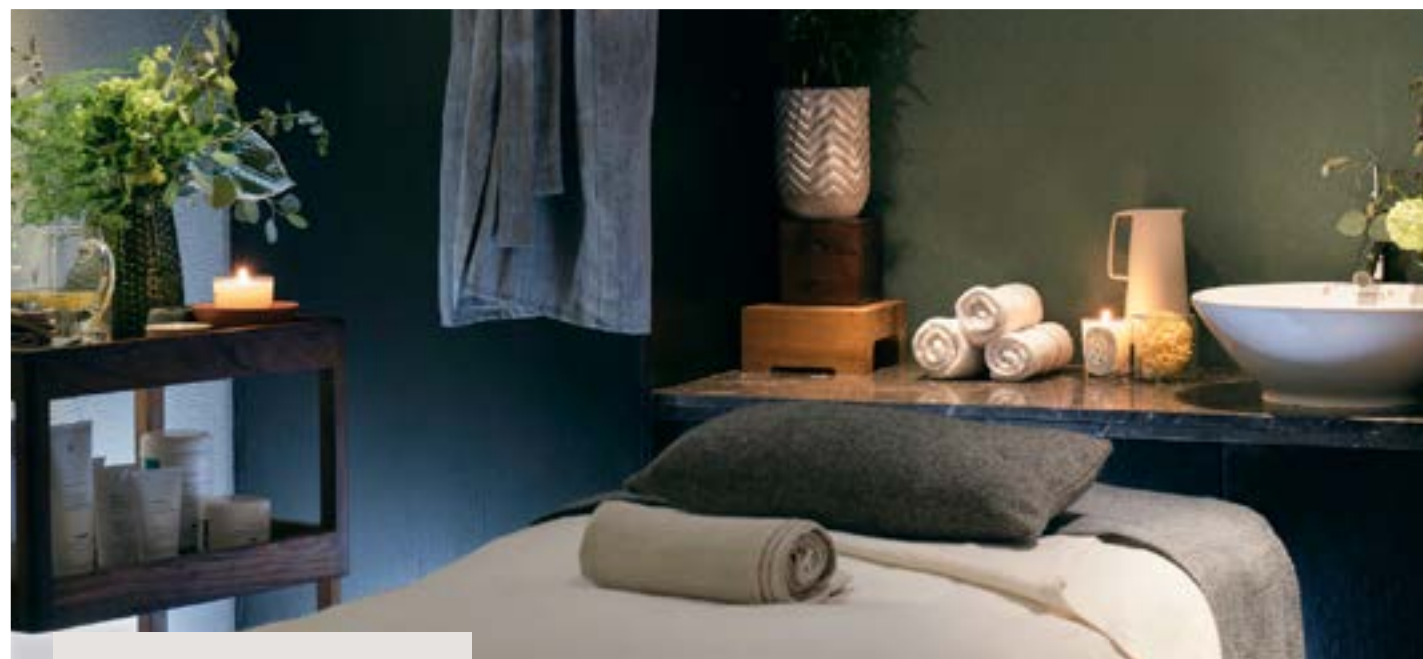
**Kathleen's Kitchen**  
The all-day bistro at Carton allows guests to sit beside the chefs as they prepare their food. The venue offers guests the opportunity to connect with experts and learn about the food provenance in an immersive environment, all set within the historic estate kitchen.

THE FUTURE OF HOSPITALITY IS

# VISUALLY STRIKING SPAS

Wellness Retreats and a visually-striking, well-designed spa creates opportunities for guests to relax while creating a strong brand identity for our client's hotels.

Spa Pool  
The Marker Hotel



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

Spa Reception  
The Portmarnock Hotel



**Portmarnock Hotel**  
Our design for the new spa took inspiration from the sea and coastline. The material palette reflects the nearby beaches and dunes.





THE FUTURE OF HOSPITALITY IS

# STRATEGIC & EFFECTIVE INTERVENTIONS



Big change is expensive. We carefully analyse our client's property from the front gate to the guest bedroom. This allows us to focus on where interventions will achieve maximum guest impact and return on investment



New lobby and glazed courtyard  
Carton House



At Carton we diagnosed a very poor entry sequence severely impacting on the guest arrival experience, with car/pedestrian crossovers and poor visual connection to outside. Through carefully inserting a new entrance and rebuilding, we created a new glazed lobby, bar and courtyard with transformative impact.

THE FUTURE OF HOSPITALITY IS

# SMART SUSTAINABILITY



**Carton House**  
We assess our client's existing inventory to ascertain value and potential for re-use. The red sofas above were period, sound of frame, but in poor repair. They were refurbished and re-upholstered in a more appropriate fabric as shown.



Furniture lifespan is maximised through using classic William Morris fabrics on outsides of armchairs for visual impact, while robust, hard-wearing velvets are used on the inner sides to minimise wear.

Specialist decorative painters were brought in to simulate marble surfaces in lieu of expensive natural stone.

**The Mallaghan Room**  
Carton House

Sustainability is a necessity for our shared future, and smart sustainability involves researching, assessing and incorporating pragmatic, viable solutions into our client's projects. The most sustainable design is a long-lasting one, both environmentally and financially.



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



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



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



LEED Green Associates make up 5% of our staff.

THE FUTURE OF HOSPITALITY IS

# DESIGN LOCAL, DELIVER LOCAL

We believe in the power of local suppliers to give great service to our clients. Shorter supply chain allows for speedy delivery and is better for sustainability.



Ballroom Pre-Function Bar  
Carton House



**Carpet woven in Ireland**  
This project had a 3 week window between bookings. A bespoke design for a large ballroom and pre-function area could be fitted due to it coming straight to site from the weaving looms in Ulster Carpets.



**Hand Printed Wallpaper**  
Historic wallpaper fragments from Carton were recreated. These were hand-printed in Leitrim by local craftsmen, reducing travel miles and bringing historic local designs back to life for a new era.

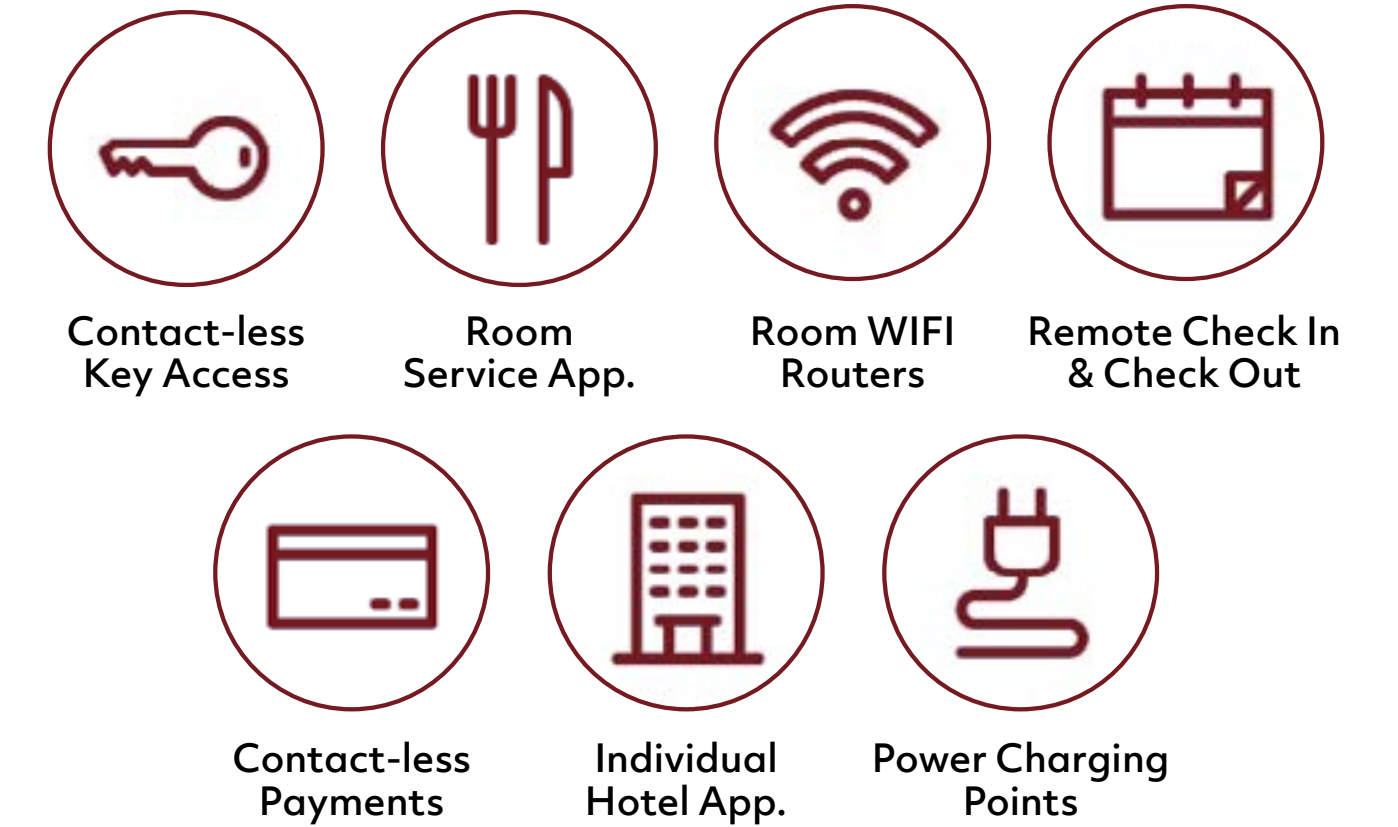
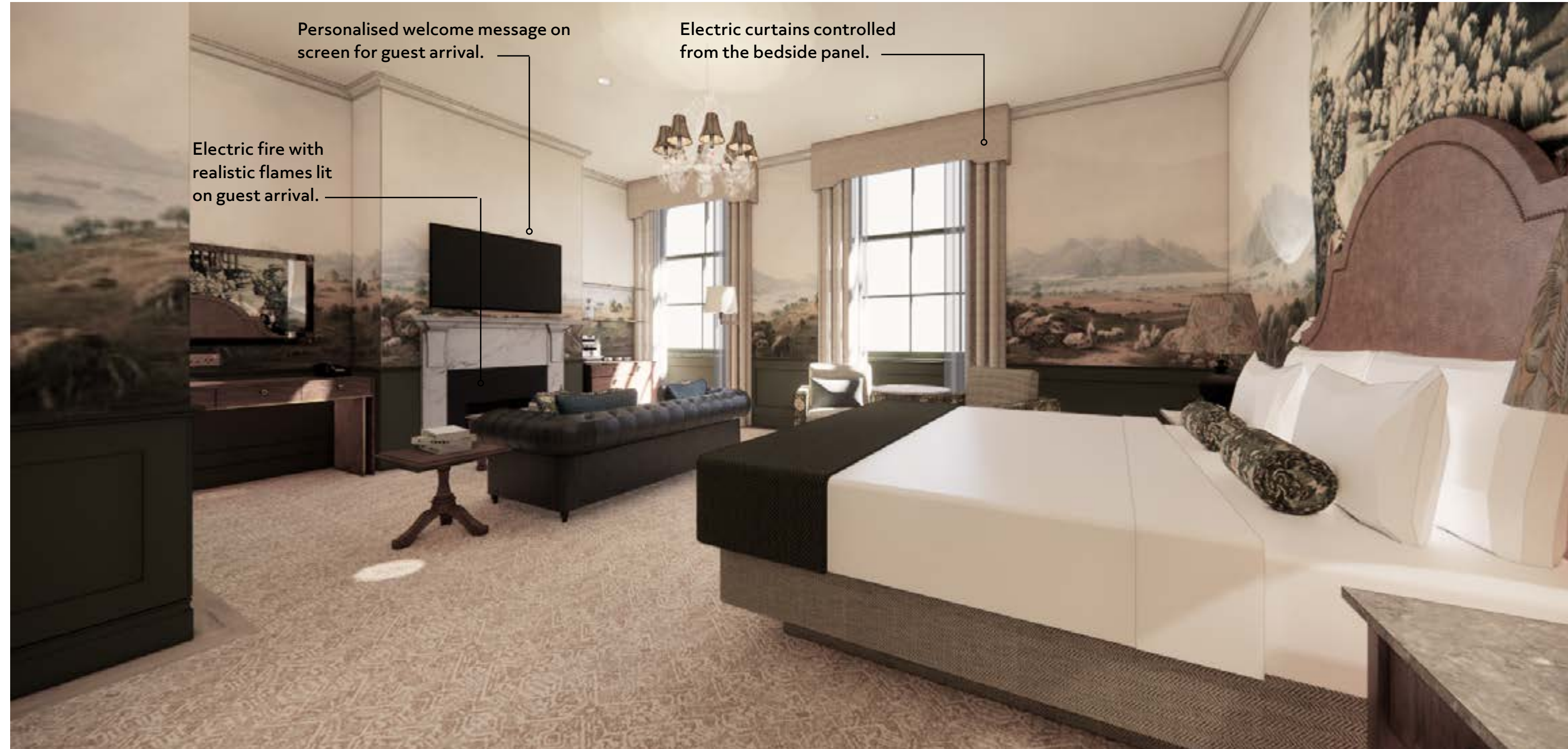


In an era where so many luxury hotels look the same, global guests appreciate being surrounded by design that is characteristic, bespoke and particular to a place.

THE FUTURE OF HOSPITALITY IS

# MARRY TECHNOLOGY TO TRADITION

In an increasingly technological age, room tech can attract guests. We see integration as key, making it more than just a fancy interface on room temp sensors. Guests experience delight when they can control the electric curtains or the electric fire is already lit when they arrive.



3

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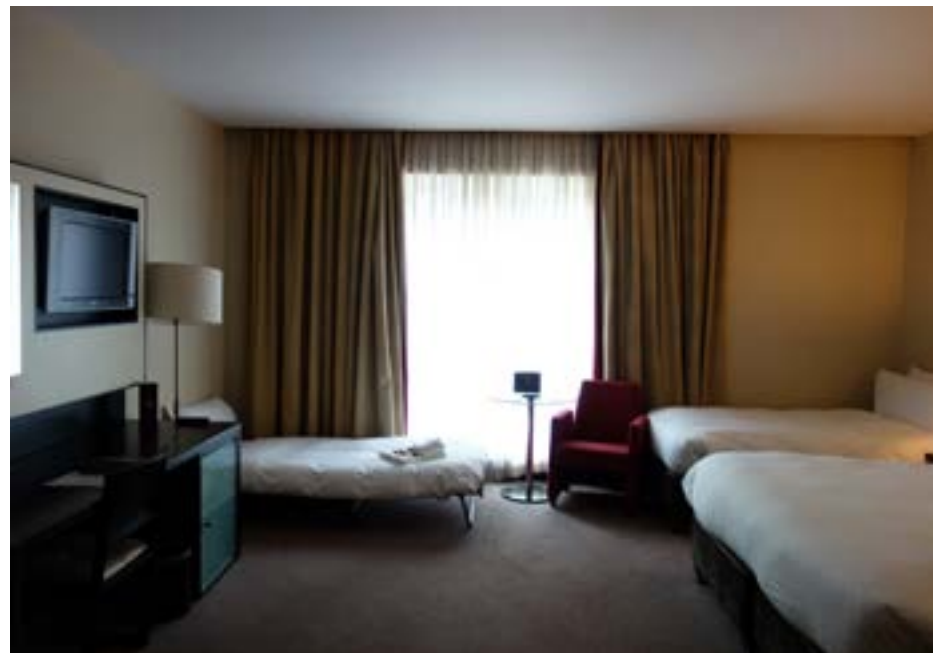
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WE CAN PREPARE  
FEASIBILITY DESIGNS  
FOR BEDROOMS, EN-  
SUITES, F&B VENUES  
THAT **WORK FOR YOU,**  
OPERATIONALLY  
TECHNICALLY, AND  
FINANCIALLY.

WHAT WE CAN  
DO FOR YOU

# BEDROOM REFURBISHMENT

This 147 bedroom refurbishment set out to create **the relaxed character of a Country House Estate**. Richly patterned carpet options were developed with period shapes used for headboards and loose furniture, and Irish suppliers used throughout. Subtle cornices, picture rails and historic prints were layered onto the walls to complete an harmonious and relaxing bedroom.



**STAGE 1 - CONCEPT STAGE**  
*Site Review & Initial Ideas*

Survey existing bedrooms, absorb the guest profile and develop our initial design concepts.

**STEP 2 - SCHEME DESIGN**  
*Translate Concepts Into A Design*

Develop the concepts into a design specific to your project with sketches and 3D BIM modelling.

**STEP 3 - DETAILED DESIGN**  
*Design Development*

Create mood boards with physical material samples, develop coordinated drawings, refine details.

**STEP 4 - TENDER STAGE**  
*Contractor Procurement*

Assemble a complete pack of 2D and 3D imagery and issue it to the market for pricing. Final samples are agreed with the client. Orders are placed for all items.

**STEP 5 - CONSTRUCTION**  
*Sample Room and/or Full Roll-Out*

We can build a sample room and integrate feedback into the tender package, or proceed to the full bedroom roll-out

# EN-SUITE REFURBISHMENT

Stage 1 - Concept Stage with initial site review



The existing en-suite was outdated with poor lighting for guests and housekeeping difficulties with the counter-top sink. We fixed the functionality issues with multi-point lighting at the mirror, and designed the distinctive vanity to appear like an antique washstand with **simple panelling, marble and brass** for period character.

Stage 2 & 3 - Scheme Design & Detailed Design Stage



Stage 4 - Full-size sample En-suite prior to issuing tender documents



FEASIBILITY STUDIES

# FOOD & BEVERAGE REFURBISHMENT

Step 1 - Site Review & Surveying



In this golf club we faced a bland, barn-like space with poor flexibility for larger group dining. In our design **we moved to a rich, dark palette with luxurious detailing**. Dark walls make the greenery outside pop as a contrast to the red and brown leathers. A sophisticated lighting scheme is also introduced.

Stage 2 - Scheme Design sketches



Step 6 - Handover of final product

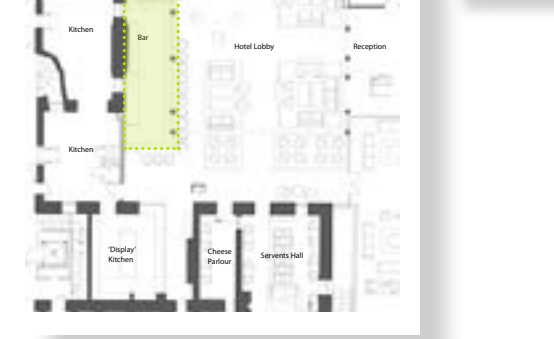
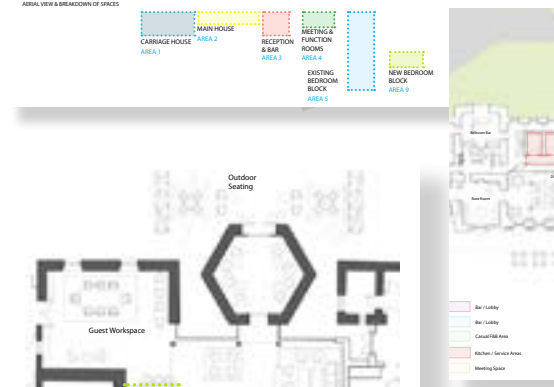


THIS IS WHAT WE CAN DO FOR YOU

# DESIGN PROCESS &

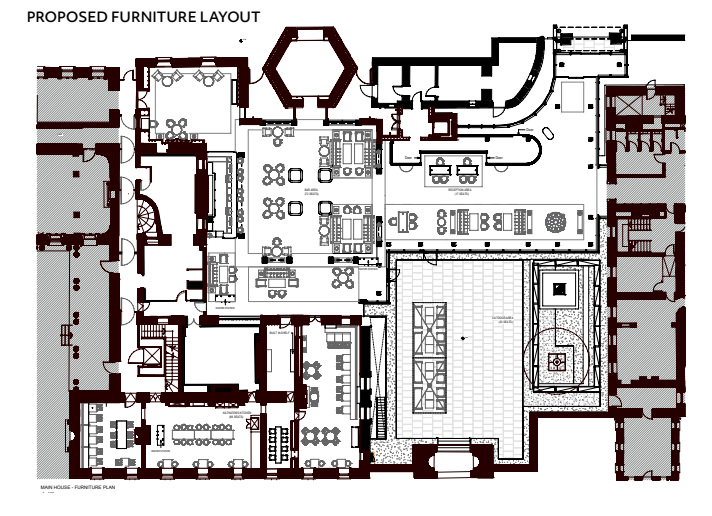
# BIM INNOVATION

## 1 STRATEGY & TEST FITTING



BIM model of core & shell and existing conditions.

## 2 CONCEPT & SPACE PLANNING



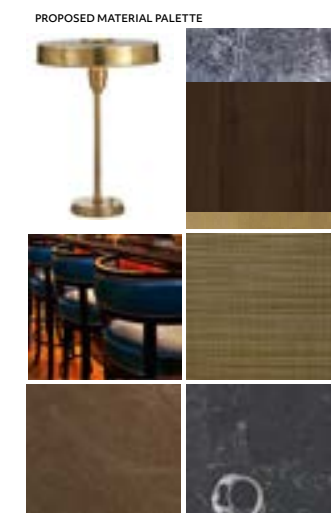
Test fits dropped into BIM model to analyse functionality and workability.

## 3 LOOK & FEEL



Early CGI perspectives testing spatial proportions and sight lines.

## 4 DETAILED DESIGN

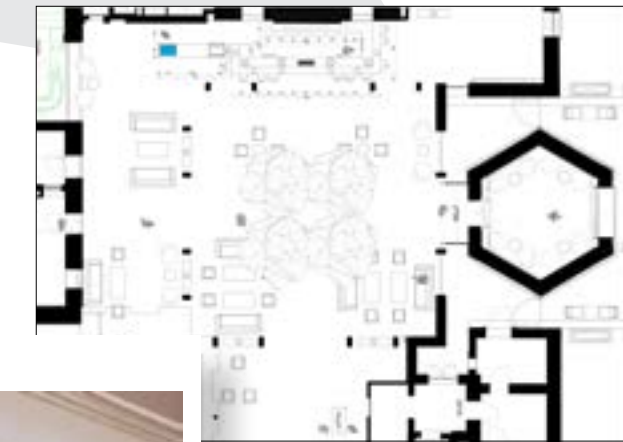


1.3. | LOBBY BAR - CGI VIEWS



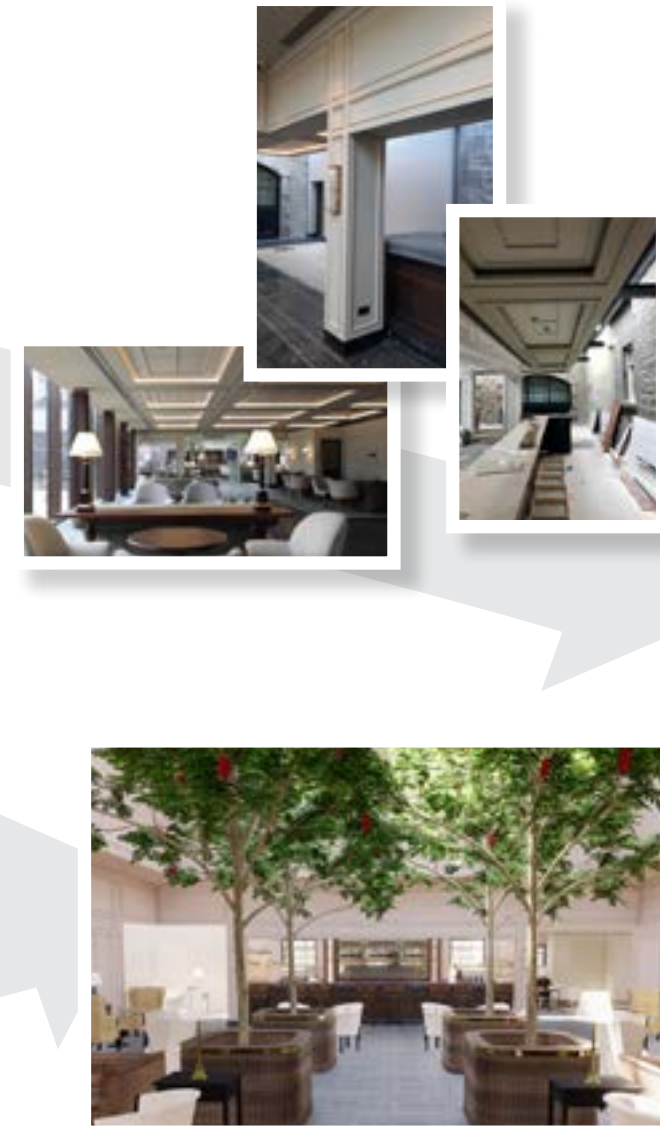
Finish materials applied. Selected furniture added from manufacturers BIM library.

## 5 DOCUMENTATION & CONSTRUCTION



Tender drawings and CGIs pulled from BIM model.

## 6 PROJECT DELIVERY



Delivered project matches BIM model CGI.

40

IF YOU HAVE THE TIME,  
**ENJOY SOME OF OUR  
AWARD-WINNING  
DESIGNS.** WE ARE  
HAPPY TO ARRANGE  
TOURS ON ANY OF  
OUR PROJECTS.

EXPLORE  
**OUR WORK**

# 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

“ 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



## AWARDS

Winner in '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 MUSE Hotel Awards

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

The Morrison Room, Listed by Michelin Guide, 2023



DUKE'S REST



THE WHISKEY LIBRARY



COURTYARD BAR



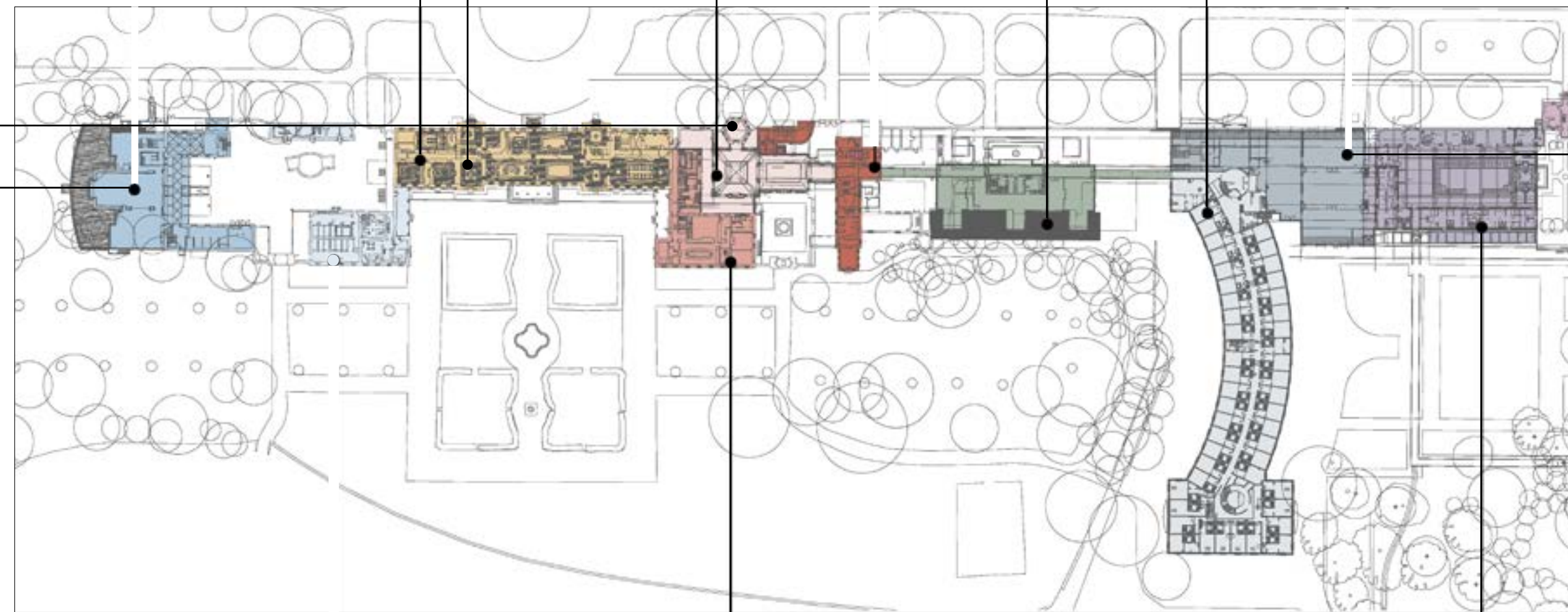
FUNCTION / MEETING ROOMS



BEDROOM BLOCK



CARRIAGE HOUSE & GOLF CLUB



THE MAIN HOUSE

FUNCTION SUITE



KATHLEEN'S KITCHEN



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.

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 re-imagined** in a contemporary luxury hotel setting.

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

2023 MICHELIN GUIDE ”

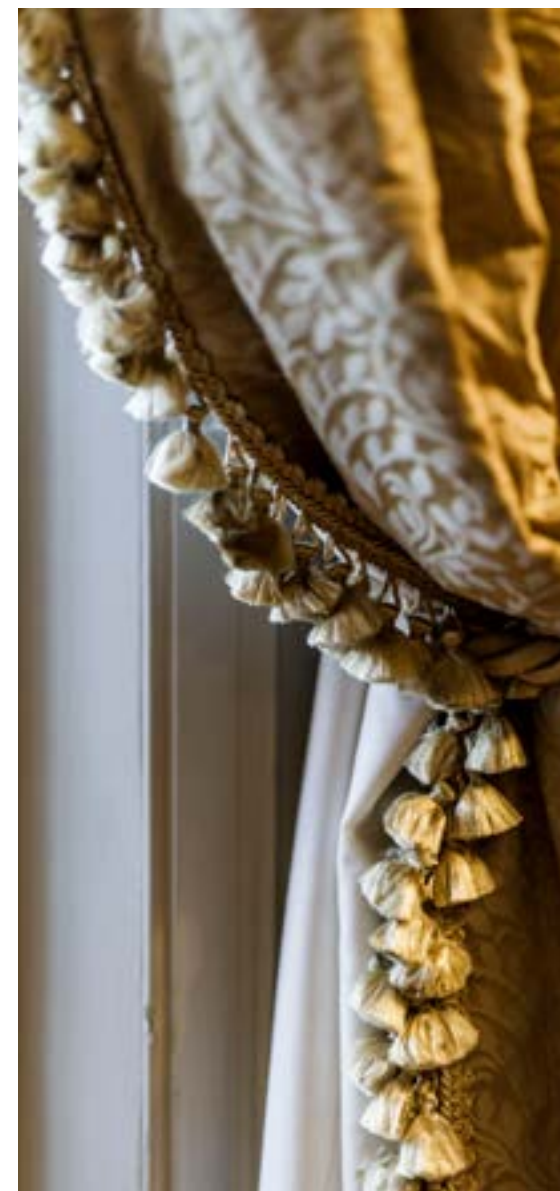


Attention to detail is evident in the **preservation of original architectural features, bespoke furnishings, handmade wallpapers,** and sumptuous interiors that exude elegance and opulence.





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 together an **elegant, dark and timeless design**.



**THE EXTRA MILE**  
With the success of the open kitchen, we are now working on the design for a chef's table to elevate the guest experience.

Kathleen's 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 the **historic courtyard** 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.

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



The suites offer large living spaces with open fireplaces, alongside new and **original eighteenth century furniture**.

**THE EXTRA MILE**

Existing wardrobes and armchairs were assessed and re-polished, with new stone tops added to bedside tables for sustainability and cost savings.



Scenic views of the American Woods were maximized with outdoor furniture to allow for up-selling of new 'Garden Room' room category.





The ground floor bedrooms were upgraded to a new room category with specially designed landscaping to create green patios. This allows for an up-sell opportunity.

THE EXTRA MILE

**Impactful Period Shapes,** featuring an ornate headboard with stud detail and a colour palette inspired by the Irish landscape.



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



**The Carriage House** is detailed right down to the artwork, a showcase of golfing memorabilia. Bespoke joinery evokes a traditional Irish pub to one side of the central bar, while on the other side an all day restaurant can flex the layout from intimate booths to a full captains dinner.



The former restaurant block was converted into a **new state-of-the-art meeting room suite**, with linked outdoor spaces. Careful design allows them flex from meeting use to small weddings and wellness retreats.



THE EXTRA MILE

A bespoke design based on Irish native flowers was developed with Ulster Carpets for the ballroom carpet rather than use a standard catalogue design.



Introducing **rich oak-panelling, leather chairs, velvet curtains and gas fire** in the Member's Lounge creates a quiet oasis in the club house. The air of exclusivity helps attract new members.

The **Pro Shop** retail design allows new purpose for the former stables.



# THE SHELBOURNE

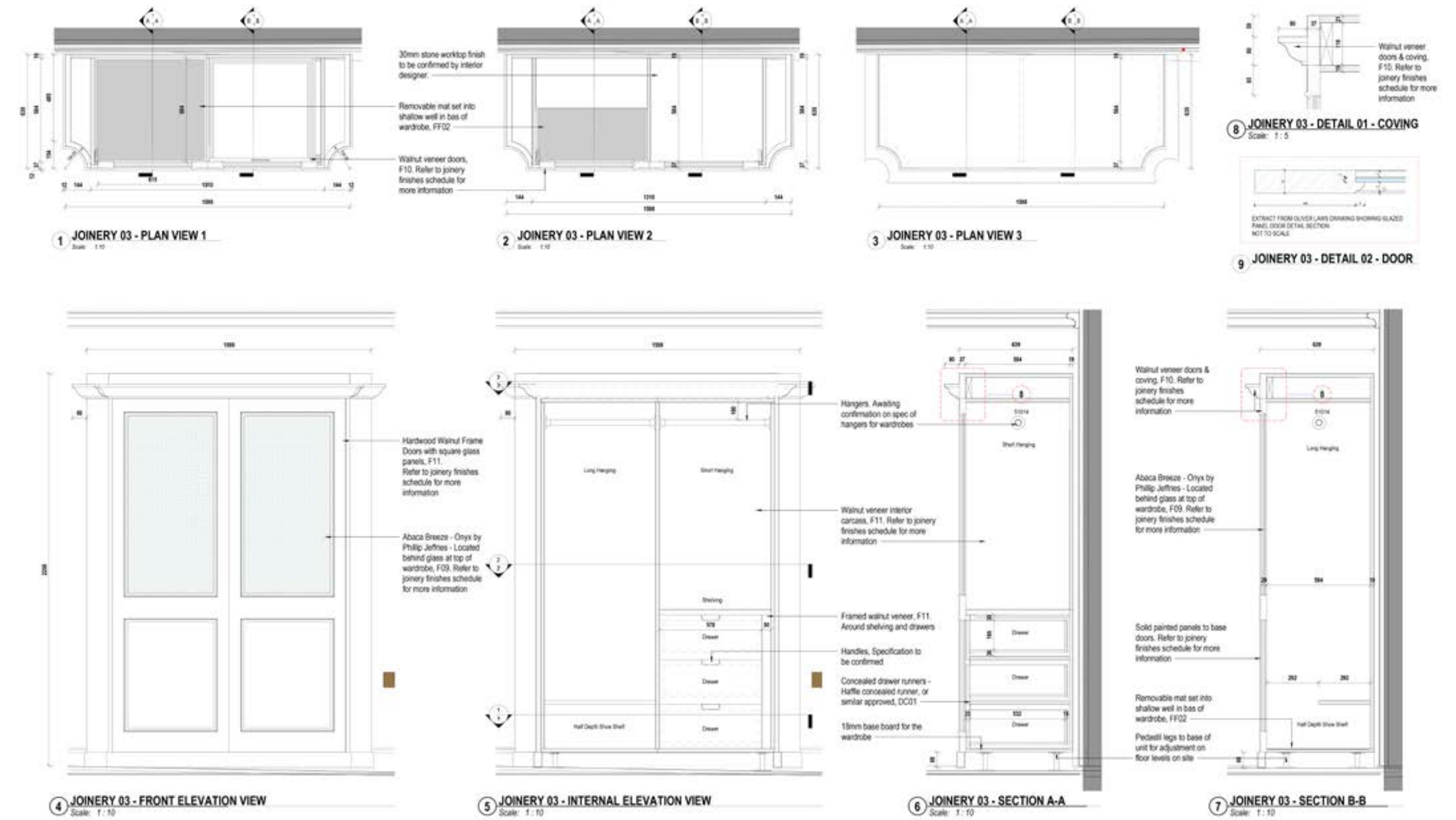
HOTEL, DUBLIN

**ROOMS** 265 Guest Bedrooms  
Including 19 Suites

**FACILITIES** The Spa,  
Gym & Sauna

**FOOD & BEVERAGE** The Saddle Room

For each room type we have worked on completing a **sample bedroom**, to test out the design before a full roll-out. BIM modelling of fitted furniture such as wardrobes allows **analysis of functionality** by the hotel operator team. CGIs and walk-through videos of spa and restaurant allow for similar analysis.



REV	DATE	DESCRIPTION	BY	CHK
1	2023-01-26	Issued for Construction		

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/ENGINEER.  
REFER TO SEPARATE M&E CONSULTANT & STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL M&E & STRUCTURAL WORKS, AND BUILDING WORKS REQUIRED FOR SAME.

**JOINERY FINISHES**  
FOR SPECIFICATION OF FINISHES PLEASE REFER TO MDO JOINERY FINISHES SCHEDULE (FILE REFERENCE - F011 MDO-AX-XX-03-A-51014)

**CONSTRUCTION**

Client: KENNEDY WILSON  
Project: SHELBOURNE HOTEL  
Title: ROOM 304 - JGD - FREE STANDING WARDROBE 01

Drawn by: **1311-MDO-XX-03-DR-A-51014**  
Scale: As Indicated @ A1

APPROVED BY:

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www.mcdoa.com

# DAWSON STREET

HOTEL, DUBLIN

**ROOMS** 117 Guest Bedrooms

**FACILITIES** Public Bar & Restaurant  
RIAC Member's Lounge

Our design aims to **retain the historic character of the Royal Irish Automobile Club**, which evokes the golden age of motoring, whilst pairing this with **contemporary amenities** for the guests.



**Sketches and CGIs** are a vital tool. They help us **communicate ideas succinctly**, and allows projects to run smoothly by clearly demonstrating the design at an early stage.



# 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

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



## AWARDS

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

Shortlisted for 'Best New Hotel' by European Hospitality Awards, 2013





CGI Visual

Finished Project



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



The palette for the suites are **plum, ochre and moss colours layering the spaces**, and creating a contemporary but luxurious interior.



We created a **signature rooftop venue** within the hotel where contemporary design elements contribute to an atmosphere of effortless sophistication.



**THE EXTRA MILE**  
The spa is home to bespoke art developed with Irish artist Peter Monaghan. The art is waterproof and creates a unique focal point.

**The rich interior of the spa** creates a luxurious escape from the city and a strong contrast to the bright public areas.



# 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

**AWARDS** Winner in 'Golf Resort of the Year' Category at the Irish Golf Tour Operators Award 2017

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



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



The original house had many additions over time to create the current hotel. MDO designed a new **high-quality contemporary glazed entrance** with upgraded landscape, paving, signage and lighting, to create a clear guest arrival sequence.



# THE DAVENPORT

DUBLIN

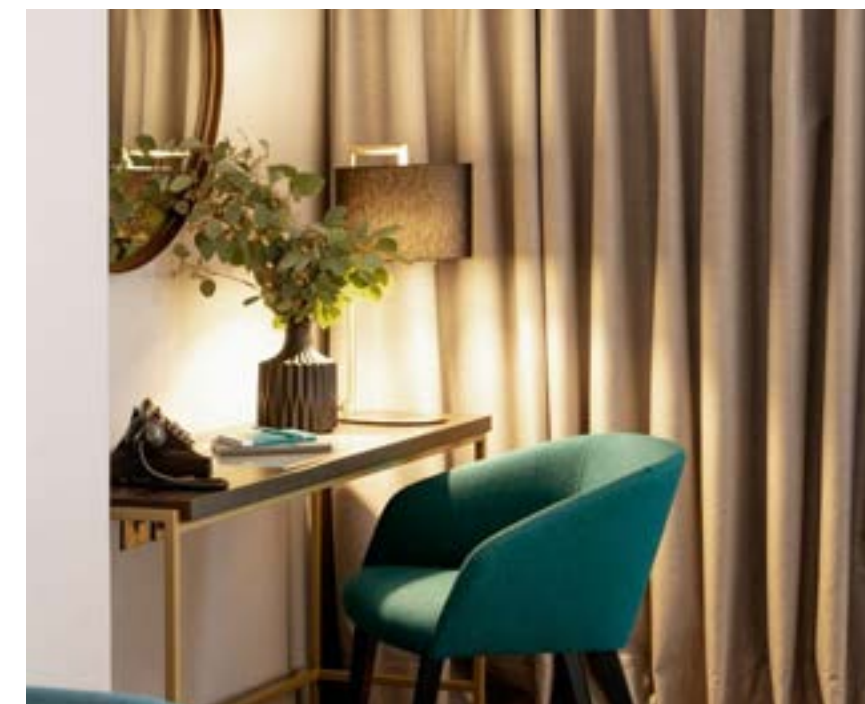
**ROOMS** 115 Guest Bedrooms

**FACILITIES** Wedding & Events Centre

**FOOD & BEVERAGE** The 1863 Lounge  
The Lady Jane Restaurant



Our design **fuses traditional panelling with contemporary lighting, joinery and furniture** to update this classic Dublin property.



**THE EXTRA MILE**

We sourced unusual telephones and radios along with Irish-made bed throws by McNutt of Donegal.

Our **BIM models** showing potential ballroom configurations allowed for **advanced events bookings** with the marketing team.



**MCCAULEY DAYE O'CONNELL ARCHITECTS**

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