



HOSPITALITY

DESIGN & DELIVERY EXPERIENCE



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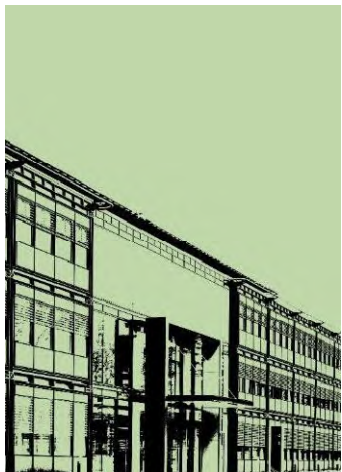
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Our details



CDA is an award-winning architecture and interior design practice creating carefully considered design solutions and providing reliable project delivery for major new-build and retrofit developments across the UK.

Founded in Edinburgh in 1980, CDA has grown into one of the UK's top-performing architecture practices working across a wide range of sectors including hospitality and leisure, workplace, living, retail, education, industrial and transport. Over the last four decades we have built a strong reputation for delivering complex projects and masterplans.

We work across every stage of the development process, from early concept design and planning – supported by our in-house 3D visualisation team – through to implementation, construction and handover. Collaboration is central to our approach, and we enjoy working closely with other designers, consultants and contractors as part of multidisciplinary teams.

We design buildings and places that deliver lasting value and meet our clients' aspirations.

Designing for Hospitality

The hospitality sector is a core part of CDA's work. We collaborate with owners, operators and investors to deliver hotel schemes that are commercially sound, operationally efficient and designed to create lasting value.

Our experience spans city centre hotels, branded and boutique offers, and resort and leisure destinations. Each project brings its own requirements, from brand standards and operational models to guest experience and placemaking. Our approach balances these considerations with thoughtful design to create environments that attract guests and support long-term performance.

Successful hospitality environments must do more than maximise occupancy. They need to respond to context, create a strong sense of identity, and deliver memorable experiences that encourage guests to return.

From early feasibility and concept design through planning, technical development and delivery, we bring commercial insight, design rigour and technical expertise to every stage of the process.

What can we do for you?

We understand the hospitality sector, and the pressures and priorities of owners, operators and investors.

Site appraisals

Assessing opportunities, constraints and development potential to support early decision-making.

Concept design & brand integration

Translating operator requirements and brand standards into clear, deliverable design concepts.

Design optimisation

Refining layouts, room mix and back of house planning to improve efficiency, viability and guest experience.

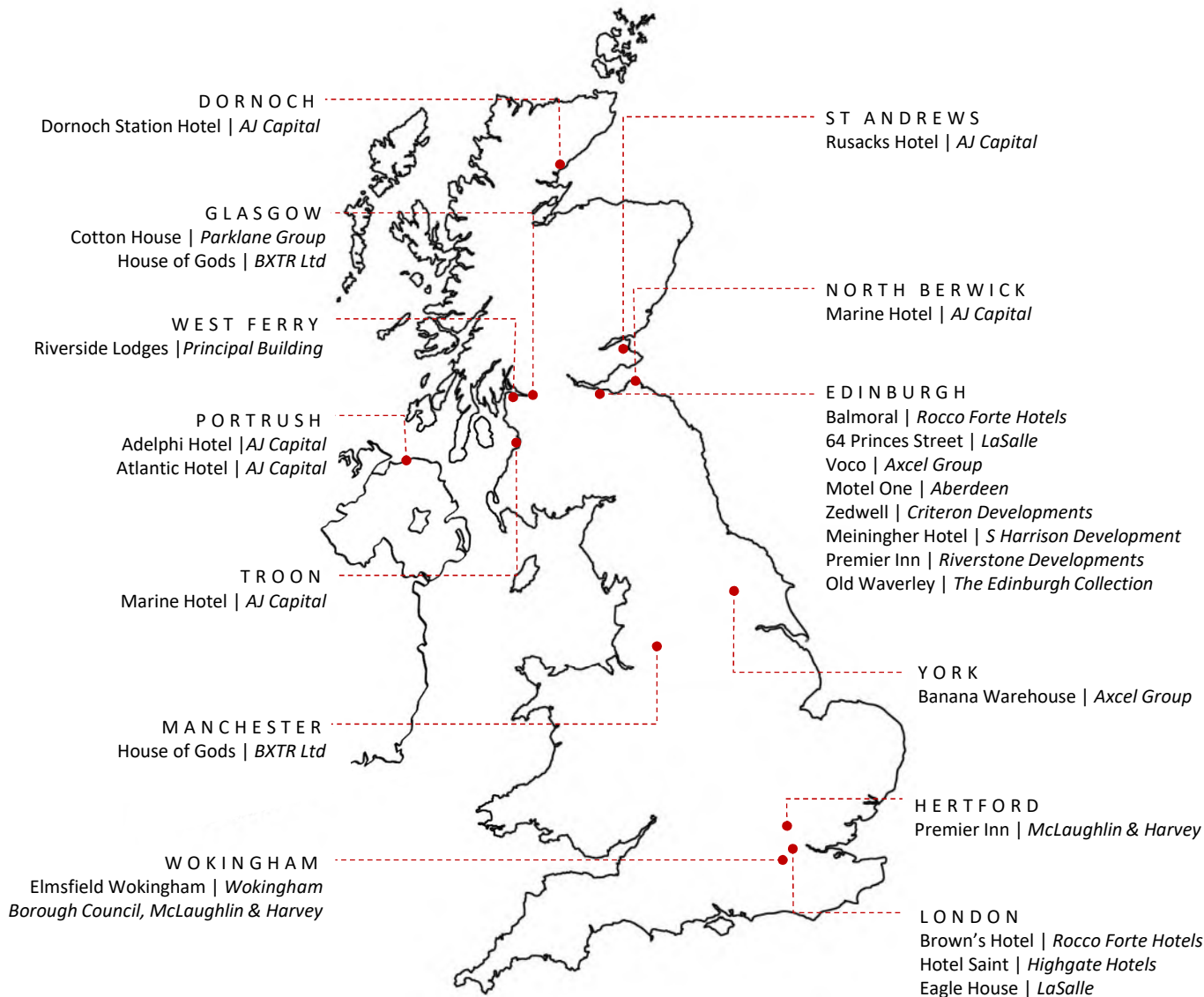
Refurbishment & repositioning

Upgrading existing hotels to enhance performance, refresh brand identity and extend asset life.

Sustainability

Embedding sustainable design principles to improve performance, meet regulatory requirements and future-proof assets.

Delivering across the UK



CDA is a Scottish-based architectural practice operating across the UK, with a project portfolio spanning the length of the country.

National reach with consistent quality

Projects are resourced from our Edinburgh and Glasgow studios, ensuring the same level of quality, rigour, and attention regardless of location.

Our dual office structure enables us to deploy senior expertise and fully integrated design teams across the UK, maintaining our reliable project delivery from inception to handover.

A proven track record across the UK

Whether creating a new luxury destination in Dornoch, delivering city hotels in Glasgow and Edinburgh, revitalising a luxury seaside offer in Portrush, or designing high quality hotels in London, CDA brings the same level of commercial insight and design quality to every project, wherever it is in the UK.

Designing sustainable buildings and places



Early design

The most effective sustainability strategies are established at the earliest stages of a project.

We consider site, orientation, massing and façade from the outset, applying passive design principles to reduce energy demand before technical systems are introduced. This approach creates buildings that are inherently efficient, comfortable and perform well over time.



Retrofit and reuse

A significant part of our work involves the transformation of existing buildings.

By retaining and repurposing structures, we extend building life and reduce embodied carbon while unlocking value in constrained or complex sites. Our experience in retrofit and repositioning allows us to deliver meaningful improvements in performance while working within existing fabric.



Delivery and performance

Our approach to sustainability is pragmatic and delivery-focussed.

We work closely with clients, consultants and contractors to ensure environmental ambitions are aligned with programme, budget and buildability. This maintains the balance between design quality and reliable project delivery that underpins our work.

Sustainability is embedded in our approach to design and delivery.

Across new build and retrofit projects we create buildings that are efficient, durable and adaptable — balancing environmental responsibility with commercial viability and long-term value.

HOTELS

Selected Hospitality experience

We design hotels with a clear understanding of guest experience, operational efficiency and long-term asset performance. Our approach balances brand identity, functionality and placemaking to create distinctive, high quality hospitality environments.



ADELPHI HOTEL | PORTRUSH

ACCOMMODATION

Reconfiguration of 89 bedrooms
Refurbishment of all public spaces
New back of house facilities and servicing

CDA undertook a full refurbishment of the Adelphi Hotel, Portrush, for luxury operator, Marine & Lawn. Working alongside the client's interior design team to implement their concept design, we upgraded the existing hotel to the 5-star standard of the operator's other existing properties.

CLIENT

AJ Capital / Marine & Lawn

The capacity of the hotel was increased to 34 bedrooms, with a comprehensive refurbishment of all guestrooms and en-suites.

Structural alterations allowed new layouts to be created for the front of house areas at ground floor, creating improved reception, bar and restaurant areas, in addition to new lavatories and a snooker room.

Photo credits: AJ Capital / Marine & Lawn



BROWN'S HOTEL | LONDON

ACCOMMODATION

Refurbishment of Executive Suite, and 14 guest bathrooms

CDA was appointed to deliver the refurbishment of 14 guest bathrooms at the iconic Brown's Hotel in the heart of Mayfair, London.

CLIENT

Rocco Forte Hotels

Working in close collaboration with the interior designer, our team developed and coordinated the bathroom designs, resolving complex detailing through a proactive on-site presence and close coordination with both client and contractor. The project was completed to an exceptionally high standard, with a strong emphasis on craftsmanship, quality and guest experience, enhancing the luxury offer of one of London's most prestigious hotels.

CDA has also been responsible for the development of two large executive suites within the hotel, working alongside interior designer Paolo Moschino to realise the design vision while carefully navigating technical compliance, heritage sensitivities and site constraints.



DORNOCH STATION HOTEL | DORNOCH

ACCOMMODATION

Reconfiguration of 89 bedrooms
Refurbishment of all public spaces
New back of house facilities and servicing

CLIENT

AJ Capital / Marine & Lawn

CDA undertook the comprehensive refurbishment of Dornoch Station Hotel for luxury operator Marine & Lawn, delivering a significant upgrade to both guest accommodation and public spaces.

The project included a full refurbishment of all front of house areas, including bar, restaurant, snooker room and reception areas, together with the reconfiguration of existing guest rooms to create 89 bedrooms, including high-quality suites.

The client's interior design concept was carefully implemented by CDA, with bespoke fittings and a high quality finish that aligns with the standards of Marine & Lawn's wider hotel collection, including properties in St Andrews and Portrush.

Photo credits: AJ Capital / Marine & Lawn



BALMORAL HOTEL | EDINBURGH

ACCOMMODATION

Refurbishment of bedrooms,
restaurant and bar
Bespoke interior fittings
Spa refurbishment

CLIENT

Rocco Forte Hotels

CDA acted as lead consultant and architect for the phased refurbishment and alteration of The Balmoral Hotel, one of Edinburgh's most prestigious five-star hotels.

The works included guest bedrooms, restaurants and bar, all delivered with bespoke detailing and finishes appropriate to the hotel's luxury positioning. From initial surveys through to completion, CDA worked closely with the hotel team to ensure that the logistics and phasing of the works minimised disruption to day-to-day operations.

More recently, our team completed the Irene Forte Spa, involving the reconfiguration of the existing basement spa to create new treatment rooms and a new gym, further enhancing the guest wellness offer.



ZEDWELL HOTEL 109-112 PRINCES STREET | EDINBURGH

ACCOMMODATION

Planning approved March 2025

Rooftop extension
Complete fit-out and conversion
New entrance to Princes St

CLIENT

Criterion Capital / Zedwell Hotels

The first Zedwell Hotel in Scotland brings a high-quality, mid-market lifestyle hotel to Edinburgh's prestigious Princes Street.

CDA is working with Criterion Capital, as Architect and Lead Consultant for the conversion of the late 1970's former Debenhams department store to hotel use. Extending across multiple connected buildings from Princes Street through to Rose Street, the project presents a significant opportunity to repurpose a prominent city centre asset.

Located directly opposite Edinburgh Castle, the building offers the potential to create a landmark hospitality destination with a distinct identity, addressing a gap in Edinburgh's hotel market at this scale.

The design takes a carbon-conscious approach, maximising reuse of the existing structure while introducing a mix of traditional guestrooms, windowless rooms and hostel-style accommodation, delivering an efficient and sustainable redevelopment within a constrained urban site.



64 PRINCES STREET | EDINBURGH

ACCOMMODATION

Mixed Use

136 key Premier Inn Hotel Unit 1

Uniqlo, Retail - 2930m²

Unit A Retail/Restaurant - 650m²

Unit C Retail - 1890m²

Rooftop Restaurant- 900m²

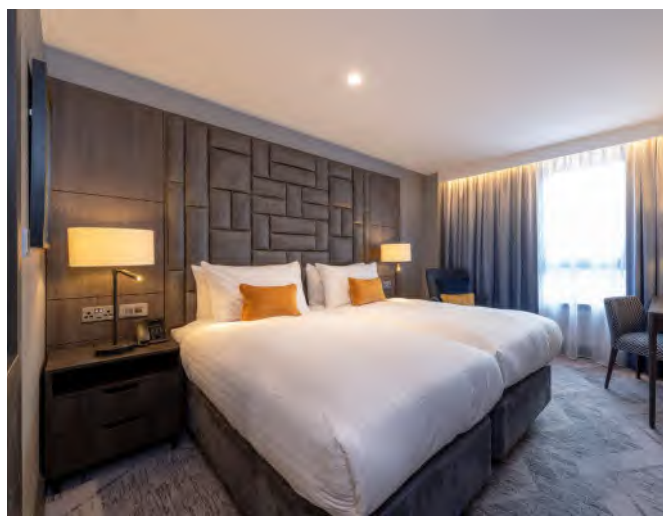
CLIENT

LaSalle Investment Management

This mixed-use redevelopment transforms former BHS building on Princes Street into a landmark hospitality-led destination in Edinburgh city centre.

The scheme retains prime retail space at basement, ground and upper ground floor levels, while introducing a 136-bedroom hotel across upper floors. A new Rose Street building provides additional restaurant and retail uses at lower levels, together with the principal hotel entrance.

A rooftop office and hotel accommodation span both buildings, connected by a new bridge link over Rose Street South lane. The design capitalises on the site's exceptional location, creating hospitality spaces with expansive views over Princes Street Gardens, the Royal Mile and Edinburgh Castle.



VOCO HOTEL TORPHICHEN STREET | EDINBURGH

ACCOMMODATION
£20 million 150 bedroom hotel
Bar and restaurant
for both guests and visitors

CDA was appointed by Axcel Group as architect and lead consultant for the delivery of this new 150-bedroom hotel on Torphichen Street in Edinburgh, taking the project from concept design and planning through technical development and delivery.

CLIENT
Axcel Group

Occupying a previously vacant brownfield site, the building is designed to form a strong corner presence at the junction of Torphichen Street and Dewar Place. The curved façade, expressed in high-quality stone and zinc cladding, creates a distinctive architectural identity within the West End context.

At street level, extensive full-height glazing activates the frontage with a bar and restaurant open to both hotel guests and the public, contributing positively to the wider streetscape



OSBORNE HOUSE | EDINBURGH

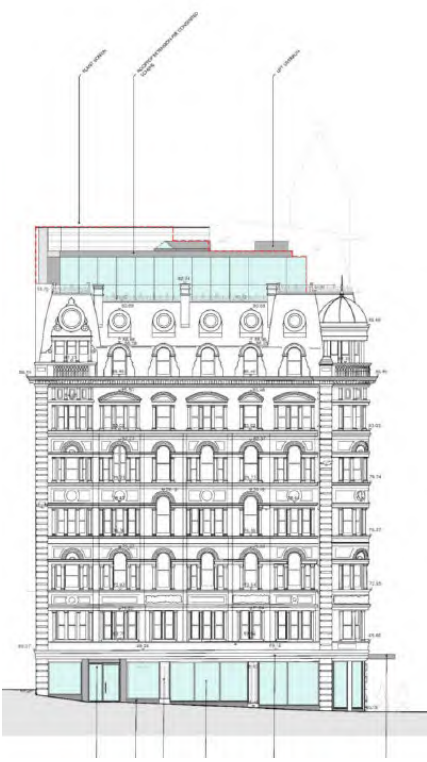
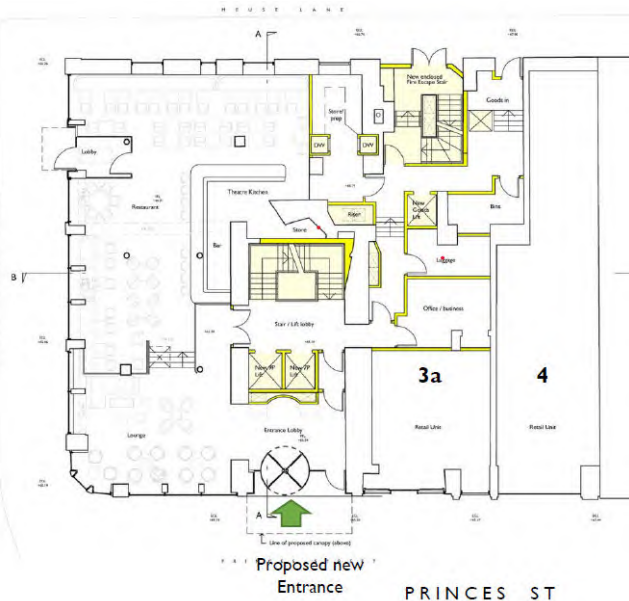
ACCOMMODATION
157 bedrooms
Existing building alterations

Osborne House is a 157-bedroom hotel development in Edinburgh's West End, combining the sensitive adaptation of an existing 1970s modernist office building with carefully considered new extensions.

CLIENT
S. Harrison Developments

The design retains the majority of the original concrete structure and façade panels, preserving the character of the building while introducing a new glazed top storey that enhances the proportions onto West Coates. At ground floor, the long glazed frontage is activated by public spaces, opening onto a new external restaurant terrace and strengthening the relationship with the street.

Along Devon Place, the façade continues the rhythm and proportions of the existing fenestration through the use of concrete and aluminium cladding to match the quality of the original building. The extensions and courtyard landscaping have been carefully designed to respond to the surrounding residential context.



OLD WAVERLEY HOTEL | EDINBURGH

ACCOMMODATION

Rooftop extension
Internal upgrades
New reception and ground floor units

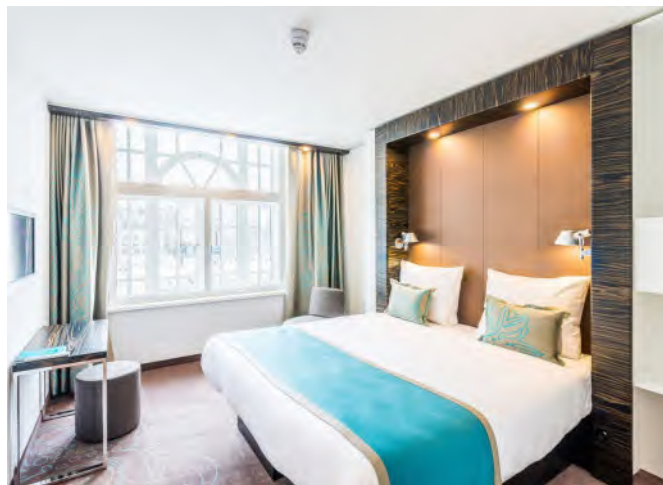
CLIENT

Palm Holdings /
The Edinburgh Collection

The Old Waverley Hotel occupies a prominent corner site at the junction of Princes Street and South St David Street in Edinburgh's New Town.

CDA are appointed as architect and lead consultant from concept stage for The Edinburgh Collection, developing proposals to significantly enhance the guest experience and street presence of the hotel. Works include the reconfiguration of basement and ground floor retail units to create a new reception and restaurant, improved shopfronts and canopies, and the retention of a smaller retail unit for hotel or third-party use.

The consented design also includes new lifts, an escape stair, a rooftop extension and internal reconfiguration of guestrooms, increasing capacity from 88 to 104 rooms. The proposals were positively received by planners and heritage groups, with consent secured within three months of submission.



MOTEL ONE 10-15 PRINCES STREET | EDINBURGH

ACCOMMODATION
£20 million 142 bedroom Motel
One hotel
High quality retailers to lower
floors.

CLIENT
Aberdeen

CDA secured planning consent for the refurbishment and extension a Category C-listed building in a highly sensitive position within Edinburgh's World Heritage Site, immediately adjacent to Register House.

The project introduces a new hotel across the upper four floors through the addition of two extra storeys, while the lower levels are substantially reworked to accommodate high-profile retail tenants.

Given the complexity of the existing structure – with elements dating from the 1820s through to the 1990s – all interventions were carefully considered to ensure the new additions respond appropriately to the existing architectural rhythm, detailing and heritage significance.



PREMIER INN | WOKINGHAM

ACCOMMODATION
95 bedrooms Premier Inn

CLIENT
Wokingham Borough Council
Wilson Bowden Developments
McLaughlin & Harvey

Elmsfield is a major mixed-use town centre redevelopment in Wokingham, incorporating hotel accommodation alongside retail, leisure, commercial and residential uses.

The wider scheme includes a new food store, cinema, car parking, retail units and significant public realm improvements centred around a new park.

CDA became involved post-tender, working closely with the design and build contractor and client team to identify and develop cost-saving opportunities that enabled the project to be brought back within budget, while maintaining design quality and fulfilling key pre-let commitments.



COTTON HOUSE | GLASGOW

ACCOMMODATION

143 bedrooms created
Commercial unit
Extensive amenity

CLIENT

The Parklane Group

CDA was appointed by The Parklane Group to convert an existing 1990's office building to a Roomzzz aparthotel.

The existing office building no longer met contemporary workplace requirements, while its concrete frame, regular window spacing and floor to floor heights made it highly suited to hotel conversion.

The project creates 143 bedrooms alongside substantial ground floor amenity space, including co-working areas, gym and spa facilities, as well as a new commercial unit at street level.



BANANA WAREHOUSE | YORK

ACCOMMODATION

Planning submission late 2019

Listed B façade retention
New 4th storey building
New Garden looking at the Rifer Foss

CLIENT

Axcel Group.

Banana Warehouse is a new hotel development for Axcel Group, located within York city centre.

The scheme delivers 168 guestrooms over four floors, alongside restaurant, bar and garden amenities. Positioned in a highly sensitive location opposite Clifford's Tower and within the Central Historic Core Conservation Area, the project required a carefully considered design response.

CDA has played a key role in addressing the challenges of the site, including planning constraints, archaeological requirements and flood risk. External materials have been selected to reflect the local conservation context, while modern construction methods, including modular solutions, are being explored to support delivery.





PREMIER INN | HERTFORD

ACCOMMODATION
£8 million hotel development
86 keys branded restaurant

CLIENT
McLaughlin & Harvey
Wrenbridge

CDA was engaged by McLaughlin & Harvey as implementation architect for a Premier Inn hotel as the first phase of the wider Bircherley Green redevelopment.

The role involved developing contractor's proposals and revised planning applications to simplify the consented design and improve value. Working closely with the contractor, client and hotel design team, CDA helped resolve neighbour issues, improve accessibility, increase floor area and enhance buildability through changes to structure and cladding systems.

An amended planning application was successfully submitted and approved, supporting the delivery of the wider regeneration project



EAGLE HOUSE | SOUTH RUISLIP

ACCOMMODATION

79 bedroom Travelodge hotel. Car Park with landscaping.

Bar and restaurant for both guests and visitors.

CLIENT

LaSalle

This project proposes the demolition of the existing vacant Eagle House office building to create a new four-storey hotel in South Ruislip for Travelodge.

Located adjacent to Odyssey Business Park and close to key transport connections into central London, the scheme addresses a recognised shortage of high-quality budget hotel accommodation for business and leisure visitors in the area.

CDA has been instrumental in resolving the complex site constraints, including height restrictions associated with nearby RAF Northolt and security considerations relating to the adjacent Transport for London railway line, ensuring the proposals remain commercially viable and technically deliverable.



HOSPITALITY | BROWN'S HOTEL



WORKPLACE | 3-8 ST ANDREW'S SQUARE



RETAIL | MULTREES WALK



INDUSTRIAL | BILLINGHAM



LIVING | THE MCEWAN



MIXED USE | PRINTWORKS

CDA EXPERIENCE

Selected experience from other sectors

For details of the other sectors in which we work in please visit
www.CDA-Group.co.uk

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