



Alliance Leisure



Major Leisure Refurbishment



January 2025



16 months

Project Overview

The major refurbishment of the Pool Lagoons at Doncaster Dome delivered a complete transformation of one of the UK's most recognisable leisure water attractions. The project involved extensive structural interventions, complete replacement of critical infrastructure systems and significant enhancements to the visitor experience whilst carefully preserving the character of the listed building.

Delivered within a live operational environment and under close scrutiny from Building Control and heritage stakeholders, the project successfully modernised aging facilities whilst safeguarding the long-term future of this landmark leisure destination.

The completed development now provides visitors with a modern, energy efficient and accessible leisure water environment whilst maintaining the distinctive architectural identity of the original facility.

The Challenge

The existing facility required substantial investment to address:

- Aging building fabric and roof structures
- Life expired mechanical and electrical systems
- Deteriorating pool finishes and infrastructure
- Outdated customer facilities and accessibility limitations
- Significant maintenance requirements
- Compliance challenges associated with modern building standards
- Delivering major refurbishment works within a listed building environment

The complex nature of the project required careful coordination between designers, specialist pool contractors, Building Control, conservation stakeholders and statutory authorities.



Universal Group

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Scope of Works

Structural & Building Fabric

- Complete reroofing works
- Major structural repairs and strengthening works
- Refurbishment of existing pool hall structures
- Repair works to flume structures and supporting elements
- Building envelope improvements

Pool Refurbishment & Water Treatment

- Complete refurbishment and relining of all pools
- Replacement filtration equipment and water treatment systems
- New circulation pipework and associated infrastructure
- Installation of new interactive water features
- Upgraded pool plant systems and controls

Mechanical & Electrical Services

- Complete replacement ventilation systems
- New boiler plant and associated pipework
- Full electrical replacement and distribution upgrades
- New fire detection and life safety systems
- Integrated controls and building management systems

Customer Experience Improvements

- New flumes and themed attractions
- Complete new changing village
- New shower and toilet facilities
- Installation of new accessible lift
- New flooring throughout
- New entrance foyer and reception facilities



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Heritage & Compliance

Working within a listed building environment presented unique challenges throughout design and construction.

The project required:

- Close liaison with Building Control
- Extensive engagement with heritage stakeholders
- Careful preservation of architectural features
- Detailed coordination with specialist consultants
- Sensitive integration of modern systems within existing structures

The successful delivery demonstrates how large-scale modernisation can be achieved whilst respecting the architectural significance of an important leisure building.

Key Challenges

Programme Delivery

- Delivering £15m of works within a 16-month programme
- Managing multiple specialist contractors simultaneously
- Coordinating complex structural and services installations

Technical Complexity

- Large-scale M&E replacement works
- Complex pool refurbishment interfaces
- Working within existing structural constraints
- Significant temporary works requirements

Operational & Safety Requirements

- Working within a complex leisure environment
- Maintaining rigorous health and safety standards
- Managing high-risk wet environment construction activities



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Project Outcomes

Infrastructure Renewal

Complete replacement of critical building services and plant infrastructure providing long-term operational resilience.

Enhanced Visitor Experience

Modern attractions, improved facilities and enhanced customer flow have significantly improved the user experience.

Improved Accessibility

New lifts, changing facilities and customer areas have improved accessibility throughout the facility.

Futureproofed Asset

The project has secured the long-term future of an iconic leisure destination through extensive modernisation and investment.

Project Results

- £15M Investment Delivered
- 16 Month Programme Completed
- Complete Renewal of Critical Infrastructure
- Modern Leisure Experience Created
- Listed Building Preserved
- Futureproofed for Long-Term Operation

Client Benefits

- Increased operational efficiency
- Reduced maintenance burden
- Improved energy performance
- Enhanced customer experience
- Increased asset lifespan
- Preservation of an important leisure landmark



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