



SPRINGBOURNE HOMES LOOKS BEYOND HEATING AS DEMAND FOR COOLING CHANGES THE HVAC APPROACH

Introduction

With increasingly hot summers, tighter building regulations and more attention on how to combat home overheating, developers are turning to HVAC systems that deliver comfortable indoor conditions throughout the year.

For Springbourne Homes Limited, this challenge was particularly relevant at The Dell, a 2026 landscaped exclusive development

in Burbage, Leicestershire. The development includes six detached homes and two bungalows priced around £925,000 to £1.25 million, offering expansive open-plan living, high-quality fittings and Springbourne's renowned attention to detail.

"There is more demand from homebuyers for combined heating and cooling. We wanted to incorporate an unobtrusive high-

performance energy efficient renewable HVAC solution to complement the design and high specification of each property and create the perfect living space," says Adrian Burr, Chairman of Springbourne Homes.

Strategy

Lavoro Heating of Hinckley was brought in to develop the HVAC strategy for the six houses. Owner Kurt Andrews' experience as a Unico Specialist Installer Partner (USP) proved instrumental in the eventual solution.

Working with Springbourne from the design stage and alongside Unico System's Renewable Energy Warehouse design team, Lavoro proposed the Unico Small Duct High Velocity (SDHV) system operating with a Vaillant heat pump. Ground-floor underfloor heating provides low-temperature heat distribution, while upstairs Unico SDHV delivers heating, cooling, ventilation and air filtration.

The system features a Vaillant aroTHERM plus 7kW air-to-water monobloc heat pump and a compact Unico M2430 EC/EC3 air handling unit in the loft. Flexible small-diameter ducting can be routed through the loft space,

working around the structure and architecture of the new homes.

Results

The combination provides year-round temperature control through one distribution system, rather than treating heating and cooling as separate problems. In summer, it can counteract solar gains and help address overheating, while in winter it provides warm air to the upper floors.



Almost indiscernible ceiling outlets and ultra-quiet running minimise visual encroachment and noise disruption, with no unsightly upstairs radiators and greater freedom for occupants when creating individual room layouts. The external Vaillant

heat pump's dark anthracite finish also blends discreetly with the properties' brickwork and matching window frames.



Lavoro found the Unico/Vaillant combination easy to work with. The system integrates with Vaillant's sensoCOMFORT smart control system and myVAILLANT Connect internet gateway for app control, with straightforward electrical wiring, zone configuration, weather and load compensation. Occupants can manage heating, cooling and hot water from a phone app, and the Unico installation can be upgraded in the future with UV light air purification.

"It is a quality installation by Lavoro and we have been particularly impressed with how discreet and quiet the performance of the Unico System had been in the really high

temperatures of this summer," says Adrian Burr. "The project also demonstrates the value of specialist HVAC expertise at the specification stage to look at the whole-year performance of the homes, rather than simply the winter heating requirement."

Installation Date
2026

Property Type
Six detached homes and two bungalows at an exclusive new-build development

Location
The Dell, Burbage, Leicestershire

System Specification

- Unico Small Duct High Velocity (SDHV) system
- Unico M2430 EC/EC3 air handling unit
- Vaillant aroTHERM plus 7kW air-to-water monobloc heat pump
- Ground-floor underfloor heating