

An aerial architectural rendering of a modern residential development. The main building is a tall, dark grey structure with multiple floors of balconies, many of which have plants and outdoor furniture. To the right, there are several smaller, lighter-colored buildings with flat roofs and rooftop gardens. The central area is a landscaped courtyard with green lawns, trees, and colorful circular paths. A basketball court is visible in the middle ground. People are shown walking and sitting in various outdoor spaces, including a rooftop terrace in the foreground. The background shows a cityscape with other buildings and a body of water under a blue sky with scattered clouds.

CITU

# District Lofts — Type E

South Bank, Leeds

# The Climate Innovation District

We have a clear vision of the sort of place we wish to create. A place where people take precedence over cars and where community is at the forefront, within an easy walk of Leeds city centre.

Whilst our work at The Climate Innovation District is still underway, our first phase of homes is now fully occupied by around 120 people. When fully complete, 'CID' will consist of 955 houses and apartments, workplaces, leisure, retail, and a net-zero multigenerational building which will incorporate a primary school, a care home and apartments in one building.

We love the district so much, we've chosen it to be the location for our head office, 'The Place' which is Leeds' first zero-carbon office building, and our Citu Manufacturing facility where we make our timber-framed houses.

## Location Key

Multi-Generational —  
The School/Carehome

1

Central Place

2

The Place

3

Citu Manufacturing

4

Landing Place

5

Secret Garden

6

Solar Avenue

7

Aire Lofts

8

Wild Garden

9

Piglove By The River

10

The Boulevard

11

Waterside Landing

12

The Tree House

13

District Lofts

14



# Amenity

This is city centre living, but not as you know it. The Climate Innovation District's location puts it in a league of its own. With the riverside on your doorstep, it's easy to forget you're in the middle of the metropolis, but you'll always be in close proximity to all that Leeds has to offer.

We're pleased to work alongside independent brewery Pig Love Brewing to create a riverside bar and food venue for residents to get together and enjoy the warmer months of the year along the bank of the river.

We have installed a basketball court which is as much an art installation as it is a chance to shoot a few hoops and have some fun.

Just around the corner from CID is Leeds Dock where you'll find an award-winning bakery, brand new co-working space and bar, as well as outdoor swimming and paddle boarding all year round.

## Food and drink

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Piglove By The River – Just on the doorstep

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Greens Grocers – Just on the doorstep

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Department – 6 minutes

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North Star Coffee – 6 minutes

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Nova Bakehouse – 6 minutes

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## Points of interest

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City Bloc Climbing Wall – 12 minutes

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Sunken Studio – 14 minutes

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The Corn Exchange – 15 minutes

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Leeds Playhouse – 19 minutes

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Leeds Train station – 22 minutes

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## Shopping

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Tesco Express – 3 minutes

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Marks and Spencer – 14 minutes

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Leeds Kirkgate Market – 17 minutes

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Victoria Gate – 19 minutes

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Trinity Leeds – 20 minutes

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## Our future plans include

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Bikes

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Hard-standing football pitch

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Additional landscaped green space and pocket parks

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School and Care Home

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# Sustainability

**Bold & innovative, we don't just talk about being sustainable – we live and breathe it**

On average, buyers of new homes save over £2,000 on household bills per property each year\*. Our new build Citu homes and apartments are designed with beauty in mind and are built to tackle the biggest challenge of our generation - climate change. Whilst we consider carbon emissions during each step of the journey, the efficiencies in design and materials have a huge impact on the energy required to run your home.

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Designed using passive house principles and use Mechanical Heat Recovery Ventilation (MVHR) units to regulate the internal airflow and temperature.

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High levels of insulation, resulting in the energy required for heating is around 5 times lower than the average UK house and apartments.

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Off-site renewable electricity as opposed to gas to significantly reduce carbon footprint.

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The Climate Innovation District houses a solar array which will be co-owned by all residents, to provide a source of clean, renewable energy.

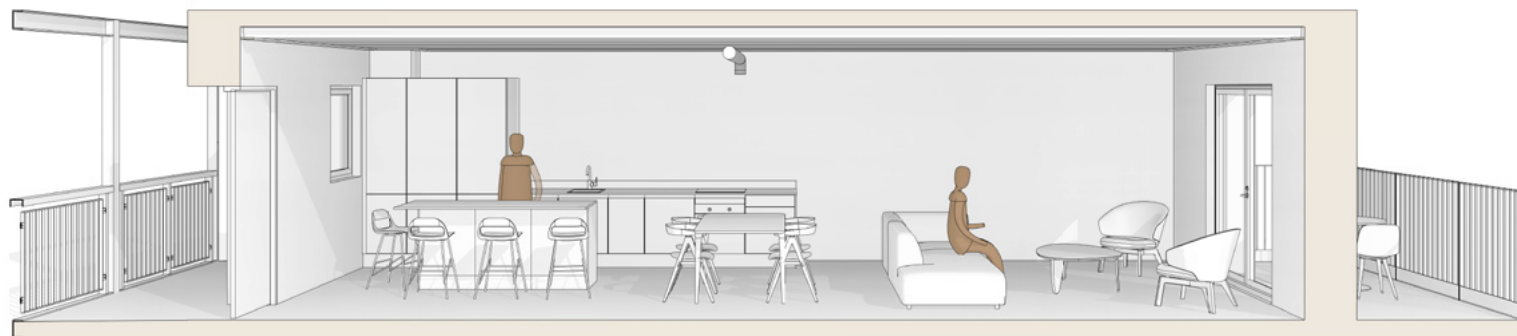
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Triple glazing is used to ensure higher levels of insulation and air-tightness.

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Any timber used is from FSC certified forests which are sustainably managed so as many or more trees planted than are cut down.

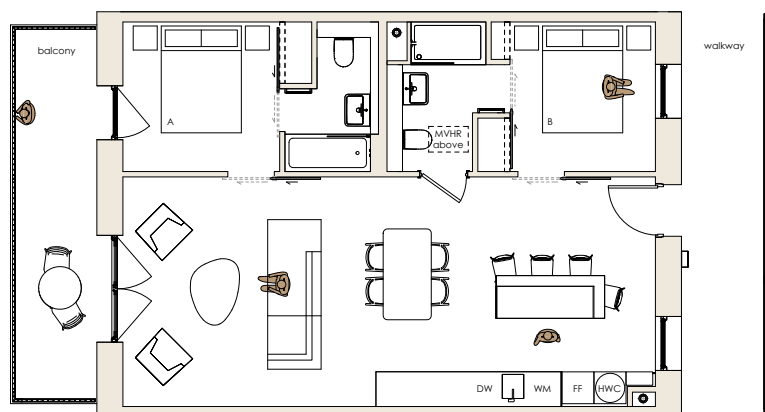
\*Homes Builders Federation Report February 2023.



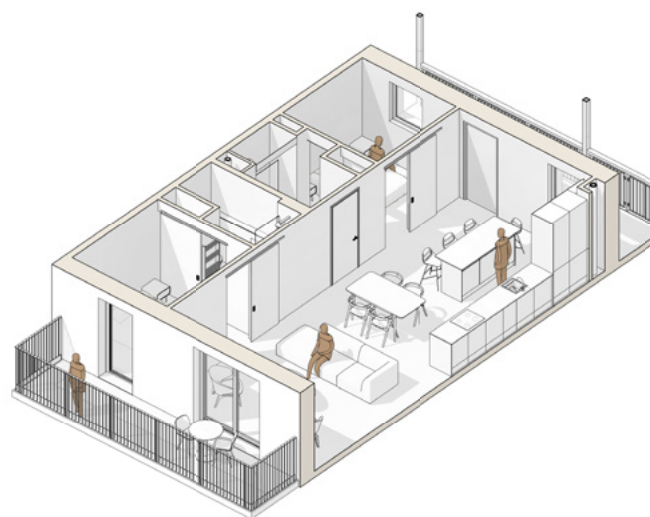
SECTION LIVING 1:25



SECTION BEDROOMS 1:25



PLAN 1:50



MODEL VIEW

## INFORMATION

Property type: apartment  
Located on Levels: 2, 3, 4, 5, 6, 7

Total area: 772 sq ft.  
Living space: 10m x 4.3m  
A: Bedroom: 2.8m x 2.7m  
B: Bedroom: 2.9m x 2.8m  
Balcony: 7m x 1.5m

Number of bedrooms: 2  
Number of bathrooms: 2

Heating: electric  
Hot water: electric  
Ventilation: mechanical + heat recovery (MVHR)

Finishes:  
Internal floor - concrete  
Balcony floor - aluminium deck  
Walkway floor - concrete  
Ceiling (living room)- profile steel  
Ceiling (bed + bathrooms)- white paint  
Living + bedroom walls - white paint  
Bathroom walls - tile

(Window size & location vary per plot)  
(Layout may be mirrored)

SUBJECT TO CHANGE

# District Lofts Specification

		Included
Home	Painted white throughout	•
	Smart technology installed	•
Bathrooms	Ceramic tiles <small>matte white</small>	•
	Fitted mirrors with plywood reveal	•
	Ceramic basin <small>white</small>	•
	Wall-mounted ceramic WC	•
	Bath <small>white</small>	•
	Contemporary shower controls	•
	Bath screen with easy clean coating	•
	Toughened glass shower screen with easy clean coating	•
	Contemporary mixer tap <small>black</small>	•
	Heated towel rail	•
Electrical	Electrical Socket <small>metal clad</small>	•
	White wall lights	•

		Included
Kitchen	Corian worktops <small>white</small>	•
	Unit doors <small>matte finish in white</small>	•
	Mixer tap <small>chrome</small>	•
	Stainless steel sink	•
Appliances	Bosch induction hob	•
	Bosch fan assisted oven	•
	CDA Dishwasher	•
	CDA Fridge freezer	•
	Kitchen island	•
Flooring	Natural concrete finish <small>all apartments/duplex ground floor only</small>	•
	50/50 diamond bay wool blend <small>textured carpet, in duplex bedrooms only</small>	•
	Multi-ply oak flooring <small>duplex stairs only</small>	•

# Get in touch

For more information or to book a viewing please get in touch with the Citu Sales Team:



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[citu.co.uk](https://citu.co.uk)



[@cituuk](https://www.instagram.com/cituuk)

**PLEASE NOTE:** Floorplans in this brochure represent typical layouts of this house design. They may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur.

**CITU**

Climate Innovation District

Leeds



As seen in:

**The Guardian**



**YORKSHIRE POST**

**BBC RADIO**

**THE TIMES**