

A modern, minimalist living and dining area. The room features light-colored walls, a light wood floor, and a large, light-colored rug. In the foreground, there is a round, light-colored coffee table with three legs, holding two small white vases. To the right, a light-colored sectional sofa is partially visible. In the background, a dining table with four light-colored chairs is set with a bowl of fruit. A large potted plant stands to the left of the dining table. A kitchen area with white cabinetry and a built-in oven is visible in the background. The ceiling has several recessed lights and a large, cylindrical pendant light hangs over the dining area.

**citu**

# Orchard Lofts — Type A

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

Orchard Lofts

15



# 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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Greens Grocers – Just on the doorstep

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Piglove By The River – 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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Canary Bar – 7 minutes

## 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

## 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



## 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







# 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.

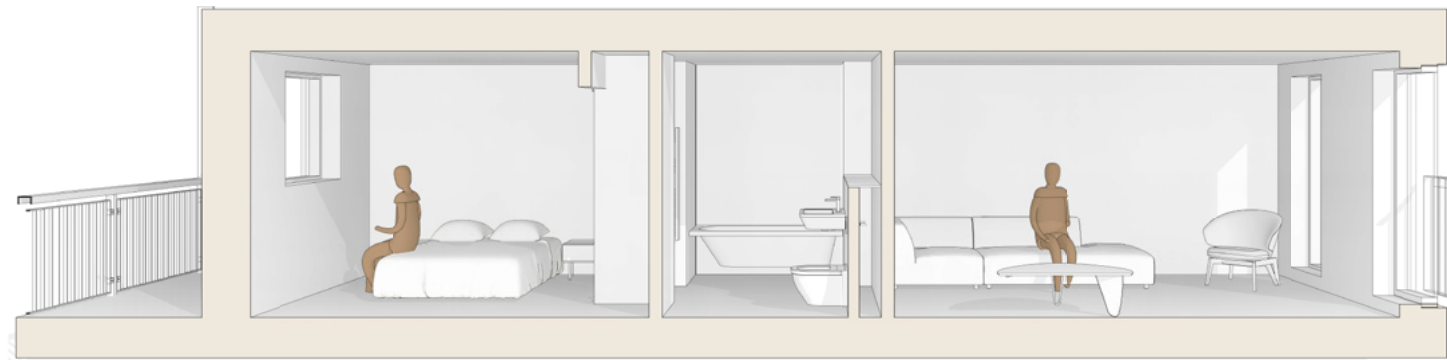
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Any timber used is from FSC certified forests which are sustainably managed so as many or more trees planted than are cut down.

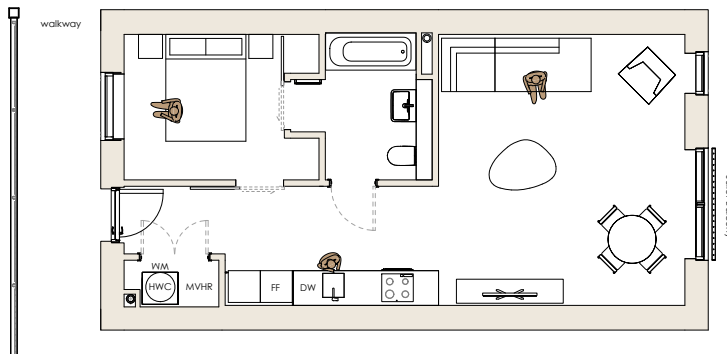
\*Homes Builders Federation Report February 2023.



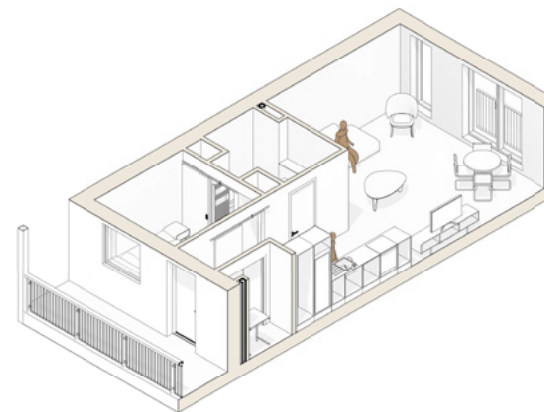
**SECTION** Kitchen / Living 1:25



**SECTION** Bedrooms / Bathroom / Ensuite 1:25



**PLAN** 1:50



**MODEL VIEW**

## INFORMATION

Property type: apartment  
Located on Levels: 2 & 3

Total area: 574 sq ft.  
Living space: 5.0m x 4.6m  
Bedroom: 3.6m x 2.7m

Number of bedrooms: 1  
Number of bathrooms: 1

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

Living + bedroom walls - white paint  
Bathroom walls - tile

(Window size & location vary per plot)  
(Drawings to scale at A1)

**SUBJECT TO CHANGE**

# Orchard lofts

## Specifications

		Included
Home	Painted white throughout	•
	Smart technology installed	•
Bathrooms	Porcelain tiles <small>white</small>	•
	Fitted mirrors with plywood shelf	•
	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	•
	Heated towel rail	•
Electrical	White electrical sockets <small>plastic</small>	•
	White wall lights	•

		Included
Kitchen	Corian Worktop <small>white</small>	•
	Unit doors <small>matte finish white</small>	•
	Mixer tap <small>chrome</small>	•
	Stainless steel sink	•
Appliances	Kitchen island <small>duplex plots only</small>	•
	Induction hob	•
	Fan assisted oven	•
	Dishwasher	•
	Fridge freezer	•
Flooring	Light, Engineered Oak flooring <small>hall, Kitchen, Living, Stairs</small>	•
	Concrete Finish <small>ground floor plots 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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[@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**