

An architectural rendering of a modern multi-story residential building, 'The Aire Houses', at dusk. The building features a mix of grey and reddish-brown cladding and numerous windows, some of which are illuminated from within. People are visible on the rooftop terraces and in the ground-floor courtyards. A paved walkway runs alongside the building, with people walking and cycling. In the background, a river flows through a green landscape under a sunset sky.

CITU

The Aire Houses

Climate Innovation District, 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 and apartments are now fully occupied by around 400 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

Spring Walk

16

The Aire Houses

17



The Location

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.

Food & drink

Pig Love by the River - Over the river

Eat your Greens - Over the river

North Star Coffee - 6 minutes

Nova Bakehouse - 6 minutes

Brewery Wharf Tavern - 12 minutes

Sarto - 17 minutes

Points of interest

Sunken Studio - 14 minutes

The Corn Exchange - 15 minutes

Leeds Playhouse - 19 minutes

Leeds Train Station - 22 minutes

Shopping

Marks & Spencer - 14 minutes

Leeds Kirkgate Market - 17 minutes

Victoria Gate - 19 minutes

Trinity Leeds - 20 minutes

Approximate timings, by foot





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.

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

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

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

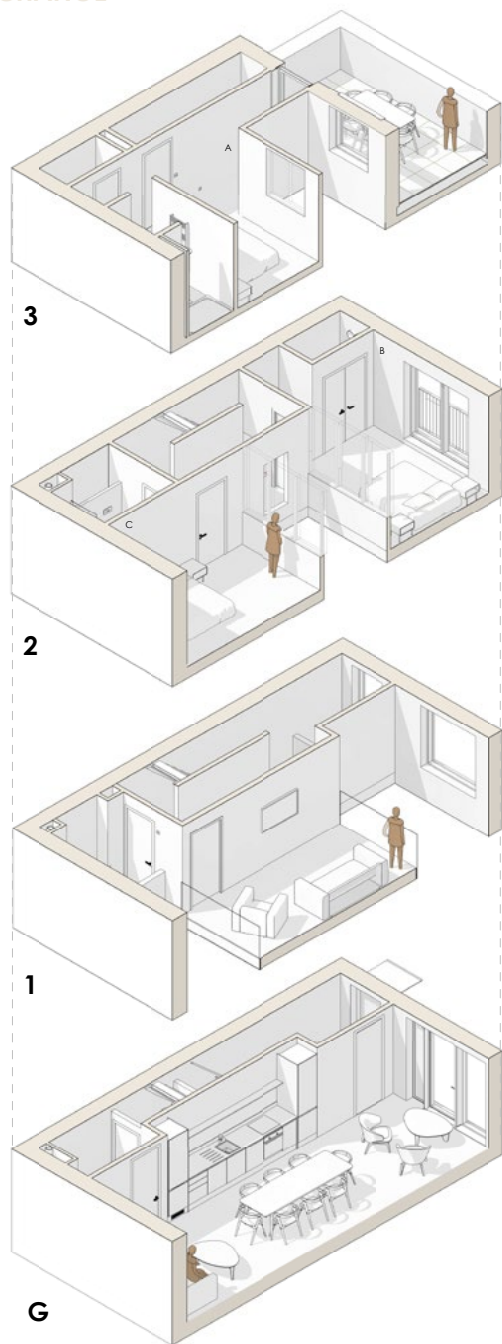
The Climate Innovation District houses a solar array which will be co-owned by all residents, to provide a source of clean, renewable energy.

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

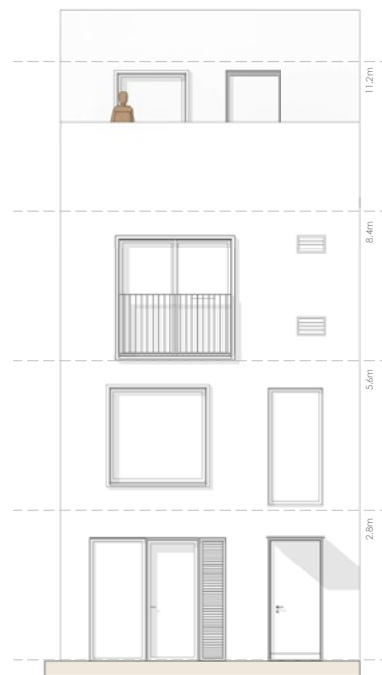
Any timber used is from FSC certified forests which are sustainably managed so as many or more trees planted than are cut down.

*Homes Builders Federation Report February 2023.

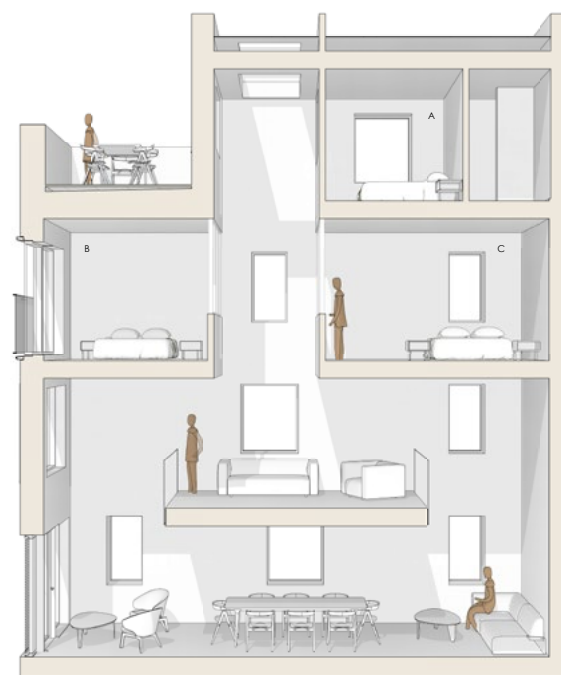
SUBJECT TO
CHANGE



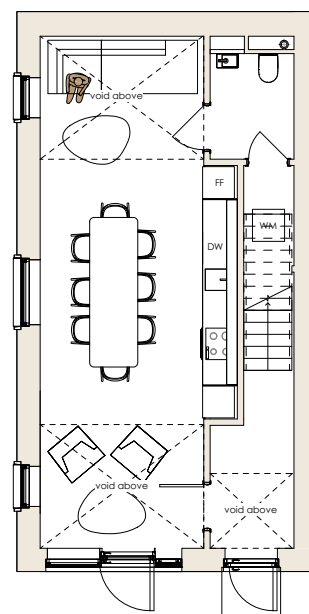
MODEL VIEWS



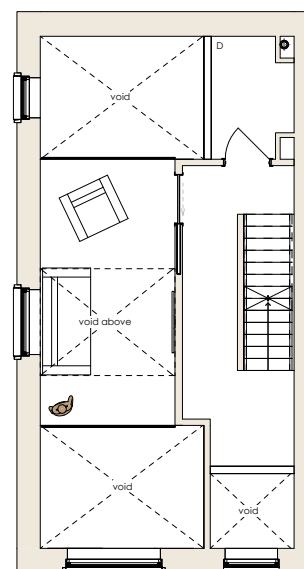
FRONT 1:50



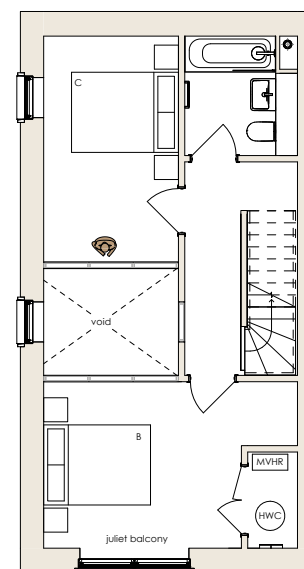
SECTION 1:50



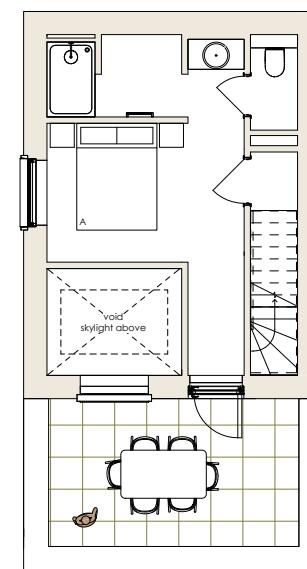
PLANS: G 1:50



1 1:50



2 1:50



3 1:50

INFORMATION

Property type: terrace house

SQ FT: 1496

Ground floor living space: 9.6m x 3.7m

Mezzanine living space: 5.0m x 2.5m

A: Primary room: 3.7m x 2.6m

B: Multifunction room: 4.7m x 3.1m

C: Multifunction room: 4.2m x 2.5m

D: Multifunction room: 2.3m x 1.5m

Roof terrace: 4.7m x 2.7m

(see plans for room shape and other measurements)

Number of bedrooms: up to 3

Number of bathrooms: 2 1/2

Heating: electric

Hot water: air source heat pump (ASHP)

Ventilation: mechanical + heat recovery (MVHR)

Solar panels

Floor Finishes:

Ground Floor - Concrete First Floor - Timber

Bathrooms - Tile Second Floor - Timber

Predicted energy usage per annum: 4,850 kWh

Avg. 3 bed home usage per annum: 14,200 kWh

(www.ofgem.gov.uk/average-gas-and-electricity-usage-2024/)

AIRE HOUSE

CITU

The Aire Houses

Specifications

		Included
Home	Painted white throughout	•
	Smart technology installed	•
	Air source heat pump	•
	Mechanical ventilation heat recovery unit	•
Bathrooms	Porcelain tiles <small>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	•
Electrical	Contemporary mixer tap	•
	Heated towel rail	•
	White electrical sockets <small>plastic</small>	•
	White wall lights	•

		Included
Kitchen	Corian worktops <small>white</small>	•
	Unit doors <small>matte finish white</small>	•
	Mixer tap	•
	Stainless steel sink	•
Appliances	Induction hob	•
	Fan assisted oven	•
	Kitchen island	•
	Dishwasher	•
	Fridge freezer	•
Flooring	Wool Blend Carpet <small>textured carpet, in bedroom and stairs</small>	•
	Multi-ply oak flooring <small>in living room and entrance</small>	•

Get in touch

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



0113 320 2357



sales@citu.co.uk



citu.co.uk



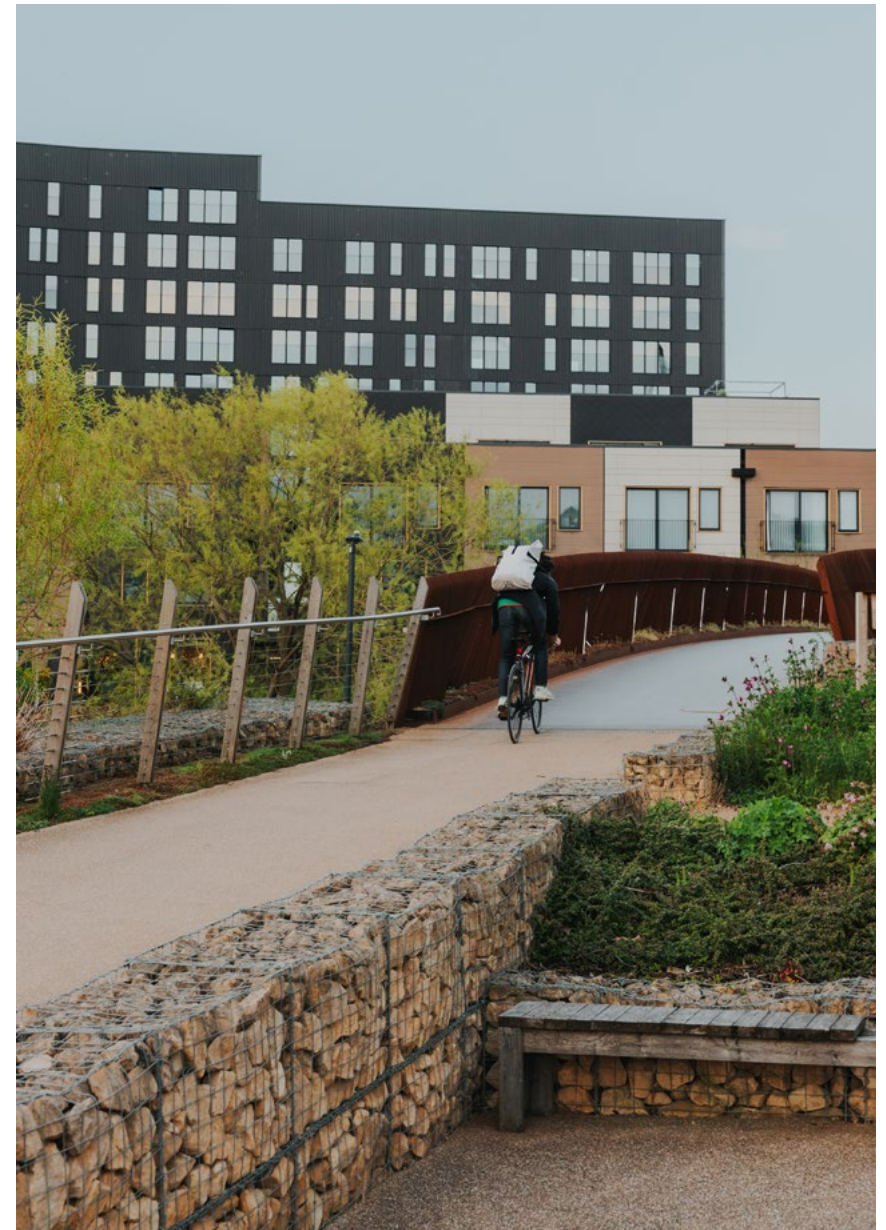
[@cituuk](https://www.instagram.com/cituuk)

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