

An architectural rendering of a modern urban development at dusk. The scene features a row of townhouses with dark, vertically-slatted facades and large windows. A person is riding a bicycle on a paved path in the foreground. To the right, a tall, dark building with a grid of windows stands. The sky is a mix of purple, orange, and blue. Trees with autumn foliage are scattered throughout the scene. People are walking and sitting at outdoor tables, suggesting a vibrant community atmosphere.

**CITU**

Climate Innovation District

# The Tree House

Updated 03/07/23



# 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

The Townhouses

2

The Place

3

Citu Manufacturing

4

Landing Place

5

Secret Garden

6

Solar Avenue

7

Aire Lofts

8

Wild Garden

9

Waterside Landing

10

The Tree House

11



# 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 recently 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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Department – 4 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

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Home Restaurant – 12 minutes

## Points of interest

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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 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.

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

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

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Air source heat pumps which use renewable energy to heat the homes.

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Built in our state of the art, on-site manufacturing facility.

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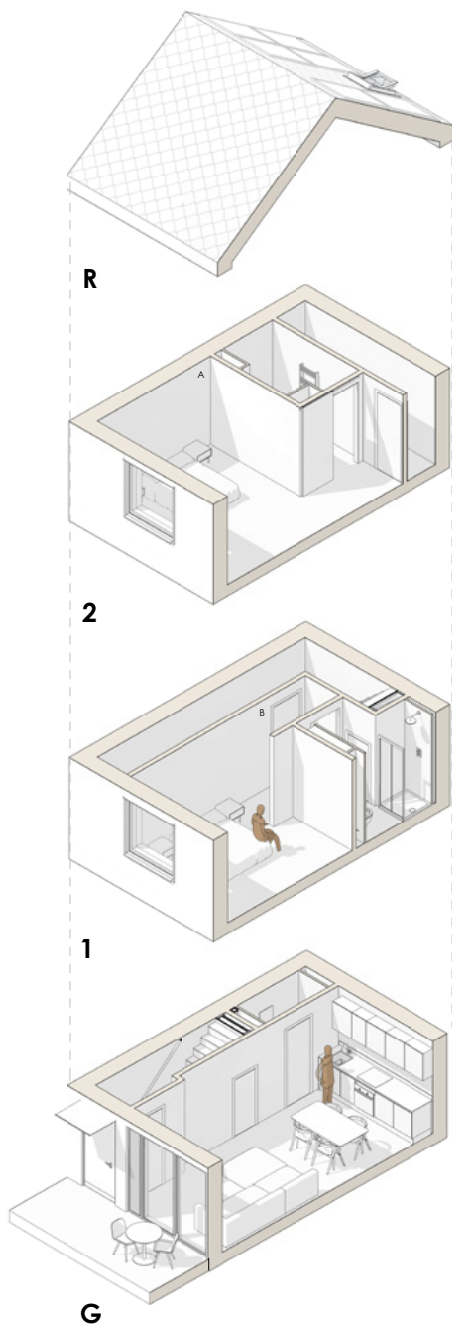
All timber used is from FSC certified forests which are sustainably managed so as many or more trees planted than are cut down.

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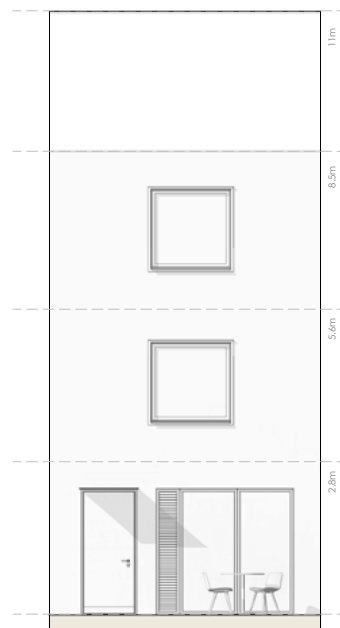
EPC rating B.

\*Homes Builders Federation Report February 2023.

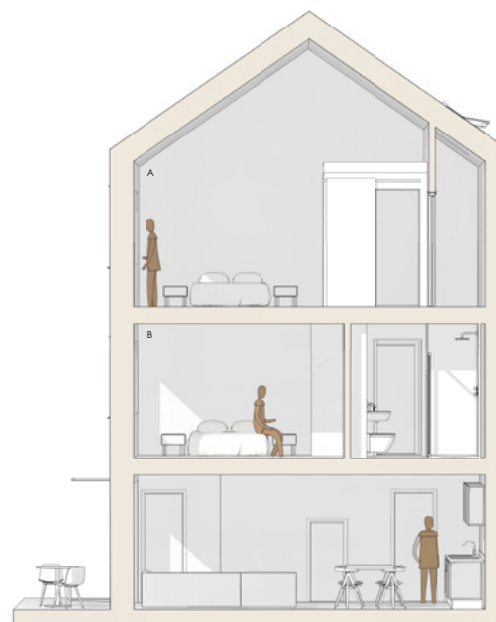
SUBJECT TO  
CHANGE



MODEL VIEWS



FRONT 1:50



SECTION 1:50

#### INFORMATION

Property type: terrace house

Total area: 810 sq. ft.

Ground floor living space: 6.4m X 3m

A: Primary bedroom: 3.9m x 3m

B: Flexible use room: 4m x 3.5m

Number of bedrooms: up to 2

Number of bathrooms: 2½

Heating: electric

Hot water: cylinder

Ventilation: mechanical + heat recovery (MVHR)

Floor Finishes:

Ground Floor - concrete

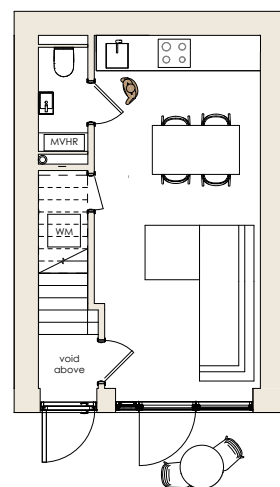
Upper Floors - carpet

Bathrooms - tile

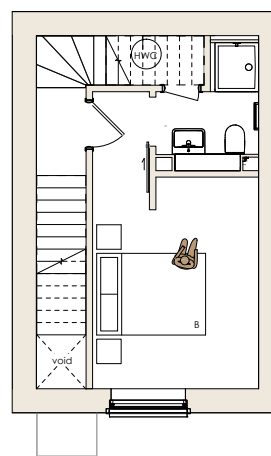
Predicted energy usage per annum: 2,625 kWh

Avg. 2/3 bed home usage per annum: 14,200 kWh

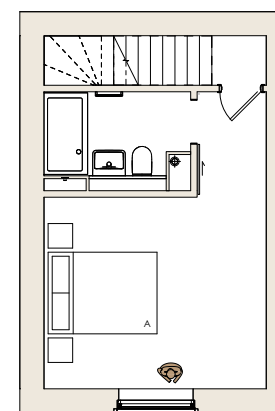
([www.ofgem.gov.uk/average-gas-and-electricity-usage](http://www.ofgem.gov.uk/average-gas-and-electricity-usage), 2024)



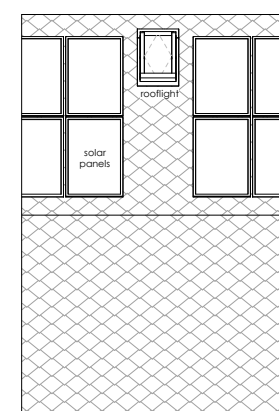
PLANS: G 1:50



1 1:50



2 1:50

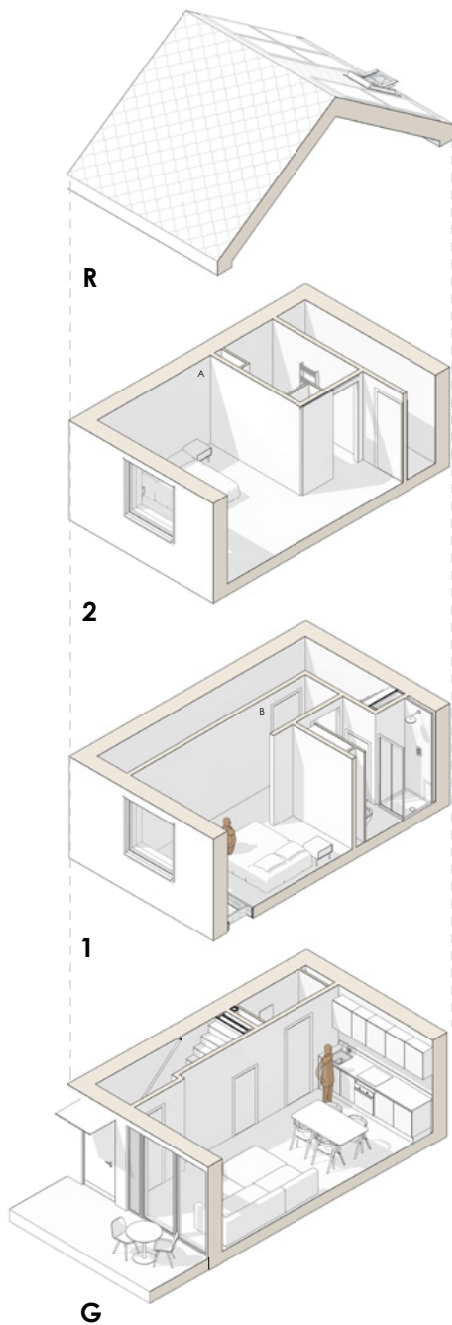


R 1:50

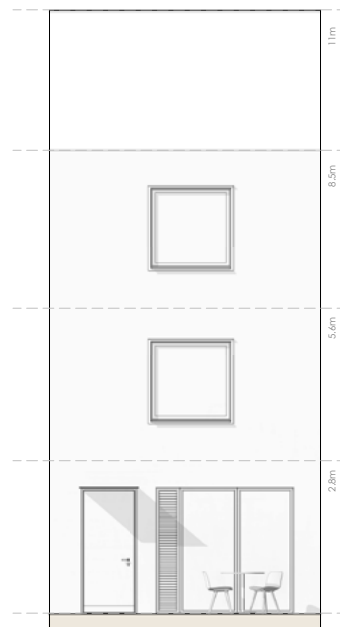
TREEHOUSE

CITU

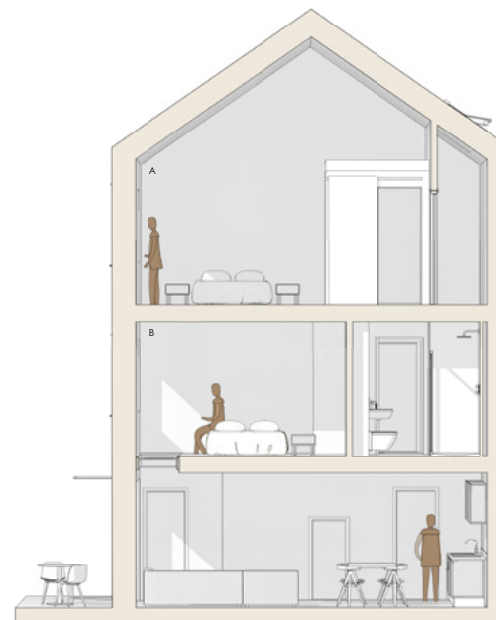
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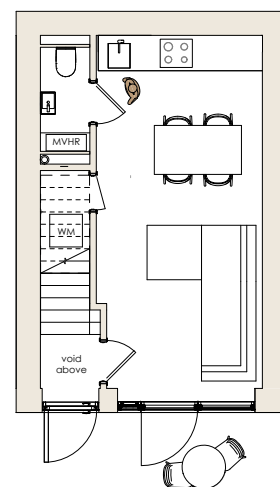
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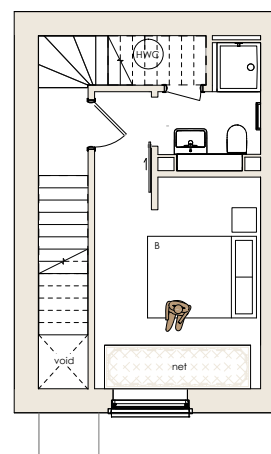
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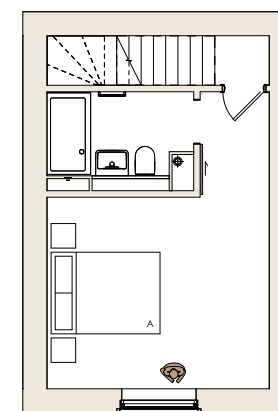
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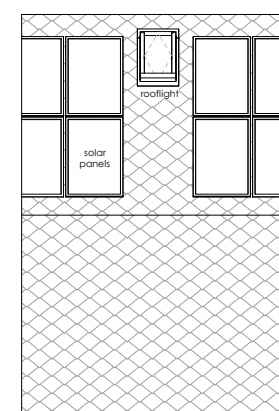
PLANS: G 1:50



1 1:50



2 1:50



R 1:50

TREEHOUSE  
with net





# The Tree House

## Specifications & options

		Included	Optional Extra			Included	Optional Extra
Home	Painted white throughout	•		Kitchen	Corian worktops white	•	
	Smart technology installed	•			Unit doors matte finish white	•	
Bathrooms	Porcelain tiles light grey	•		Appliances	Mixer tap chrome	•	
	Fitted mirrors with plywood shelf	•			Stainless steel sink	•	
	Sink white porcelain	•			Induction hob	•	
	Wall-mounted ceramic WC white	•			Canopy hood extractor	•	
	Bath white	•			Fan assisted oven	•	
	Contemporary shower controls	•			Kitchen island	•	
	Bath screen with easy clean coating	•			Dishwasher	•	
	Toughened glass shower screen with easy clean coating	•			Fridge freezer	•	
	Contemporary mixer tap	•			50/50 diamond bay wool blend textured carpet, in bedroom and stairs	•	
				Flooring	Multi-ply oak flooring in living space	•	
Electrical	Heated towel rail	•					
	White electrical sockets plastic	•					
	White wall lights	•					

Specifications and option choices are dependant on the time between reservation and completion. Where a reservation is made close to completion of a plot then it is not possible to make specification and option choices.

Any specification and option choices that are made need to be guaranteed with an exchange of contracts or a non-refundable deposit. Please speak to your sales specialist for more information.



# Get in touch

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

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- ✉ sales@citu.co.uk
- 🖱 citu.co.uk
- 📷 @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.



As seen in: