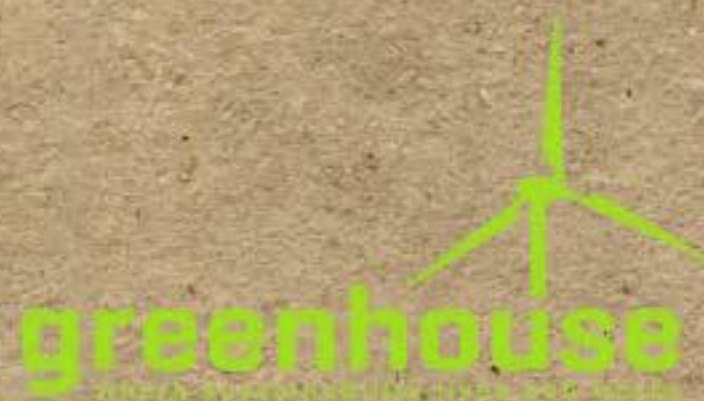


*eco-homes
that don't
cost the earth*



hello

we are Citu

Here at Citu we make award winning sustainable places to live and work; many of these places are old buildings and empty spaces which we turn into sustainable homes and offices.

We are a local company based in Leeds with a small personal team and big ideas about how to change the way our buildings are developed.

Buildings are the single biggest consumer of energy... we know there must be another way and our thinking is reflected in Greenhouse.

We hope you'll like Greenhouse and that you'll want to become a part of this exciting development in this exciting location in this exciting era for our future.





greenhouse may not change the world, but from small seeds, great ideas can grow...



*greenhouse is a place for people who want to
make a difference to the way they live,
to the way they work, to the way they
consume the earth's precious resources...*

introducing greenhouse

Greenhouse breathes new life into a 1930's building, combining original Art Deco features with striking modern architecture to create an inspirational place to live and work... the perfect blend of old and new.

Comprised of 172 studio, one, two and three bedroom homes, together with offices, gym, café and landscaped gardens, Greenhouse offers a better way to live.

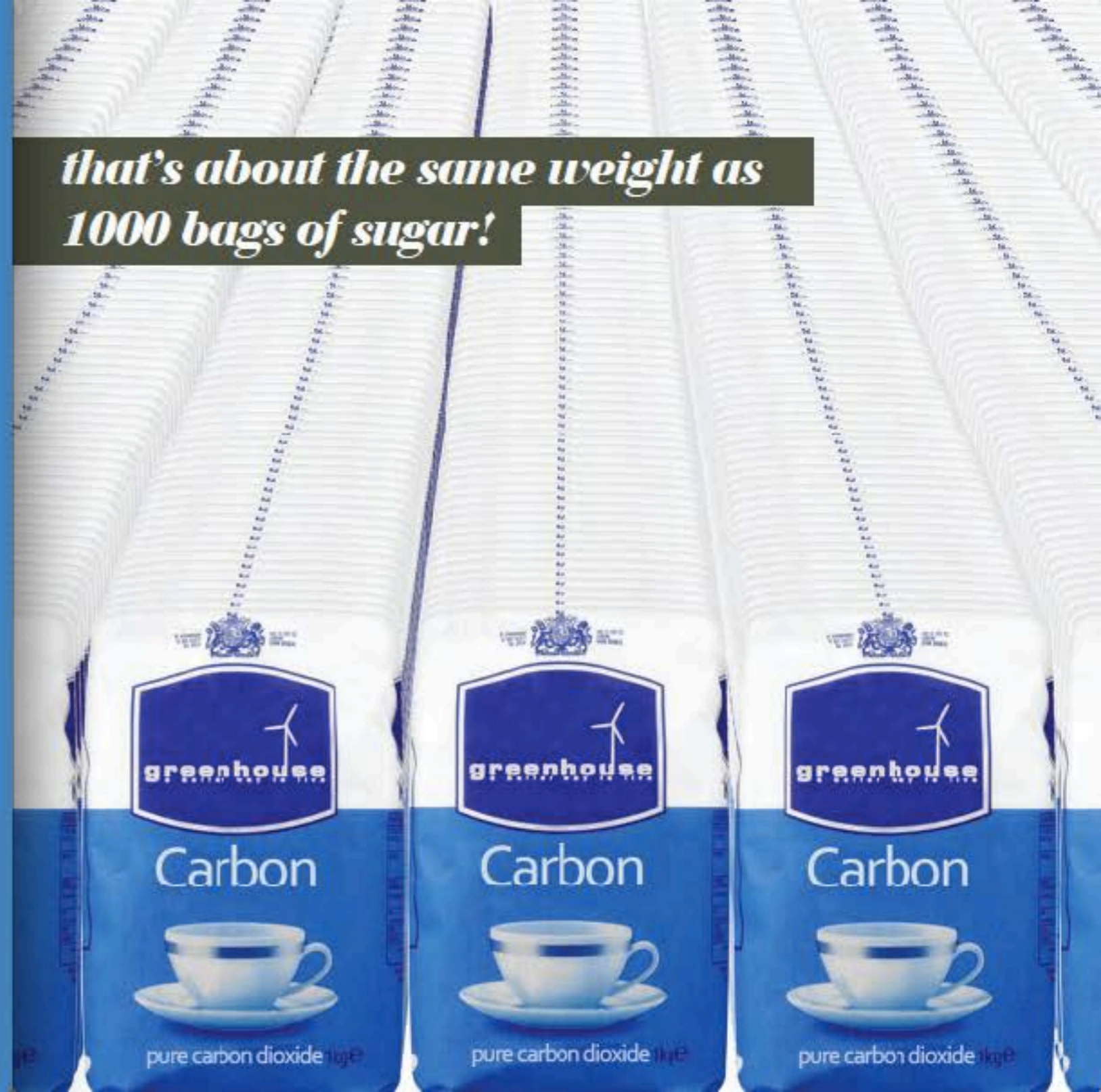


Environmental considerations are central to the design of Greenhouse. Each home will save over 1 tonne of CO₂ per year*,

that's a lot of gas...



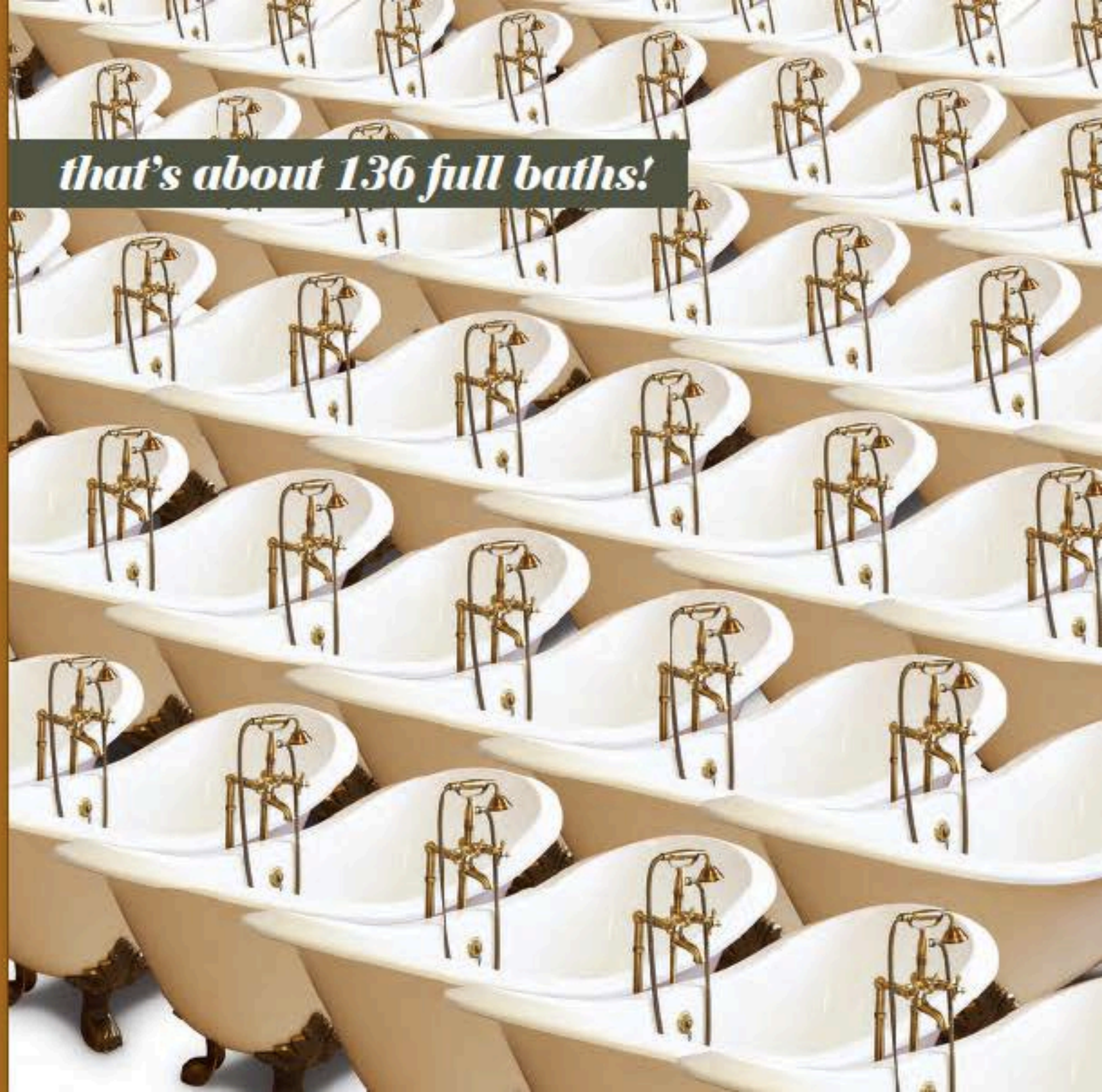
*that's about the same weight as
1000 bags of sugar!*



Each home will save over 25,000 litres of water per year*

that's a lot of water...

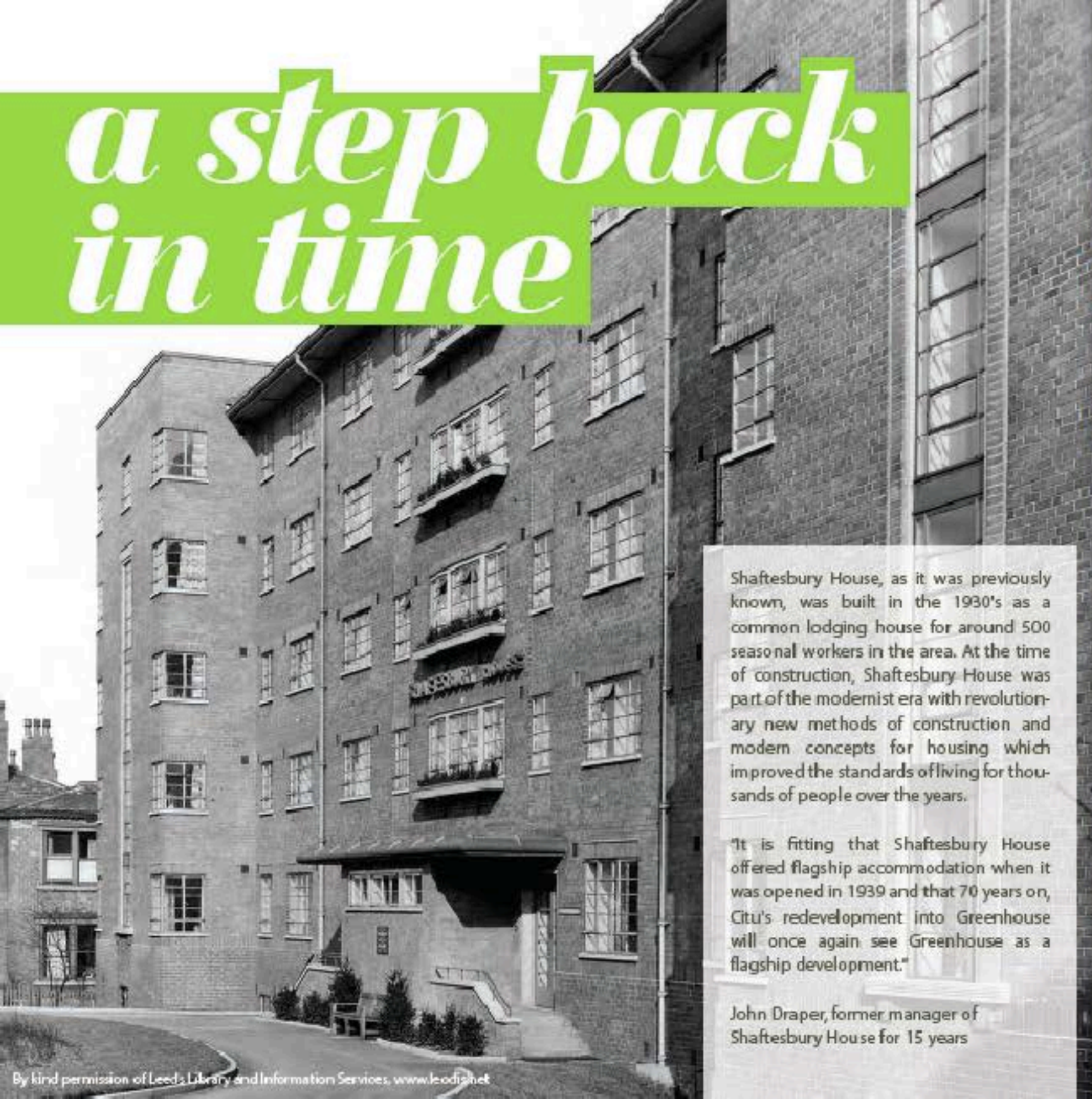
that's about 136 full baths!



Situated just 10 minutes walk from Leeds City Station, Greenhouse enjoys the buzz of the city with the regeneration benefits and the warmth of the existing community of South Leeds.



a step back in time



Shaftesbury House, as it was previously known, was built in the 1930's as a common lodging house for around 500 seasonal workers in the area. At the time of construction, Shaftesbury House was part of the modernist era with revolutionary new methods of construction and modern concepts for housing which improved the standards of living for thousands of people over the years.

"It is fitting that Shaftesbury House offered flagship accommodation when it was opened in 1939 and that 70 years on, Citi's redevelopment into Greenhouse will once again see Greenhouse as a flagship development."

John Draper, former manager of Shaftesbury House for 15 years



Shaftesbury House in 2007, 10 years after its closure.

◀ 436-452 ROOMS 421-435 ▶

Climate change is happening. With buildings responsible for more than 45% of carbon emissions in the UK, improving their carbon performance is important for us all. The current level of resource consumption can not be sustained.. It's eating into tomorrow's ecological overdraft.

Citu tries to ensure that each development is as eco-friendly as possible whilst still improving your standard of living.

This is achieved by increasing the energy efficiency of the building and then through the incorporation of various renewable energy technologies.

Combining this with the latest in modern technology brings real time energy usage information, high speed internet, modern IP telephony and cutting edge TV systems into your living room.

Citu incorporate all of this whilst maintaining the highest standards of design: from contemporary architecture to great living spaces and fantastic public areas.

Citu call this..

eco modern living



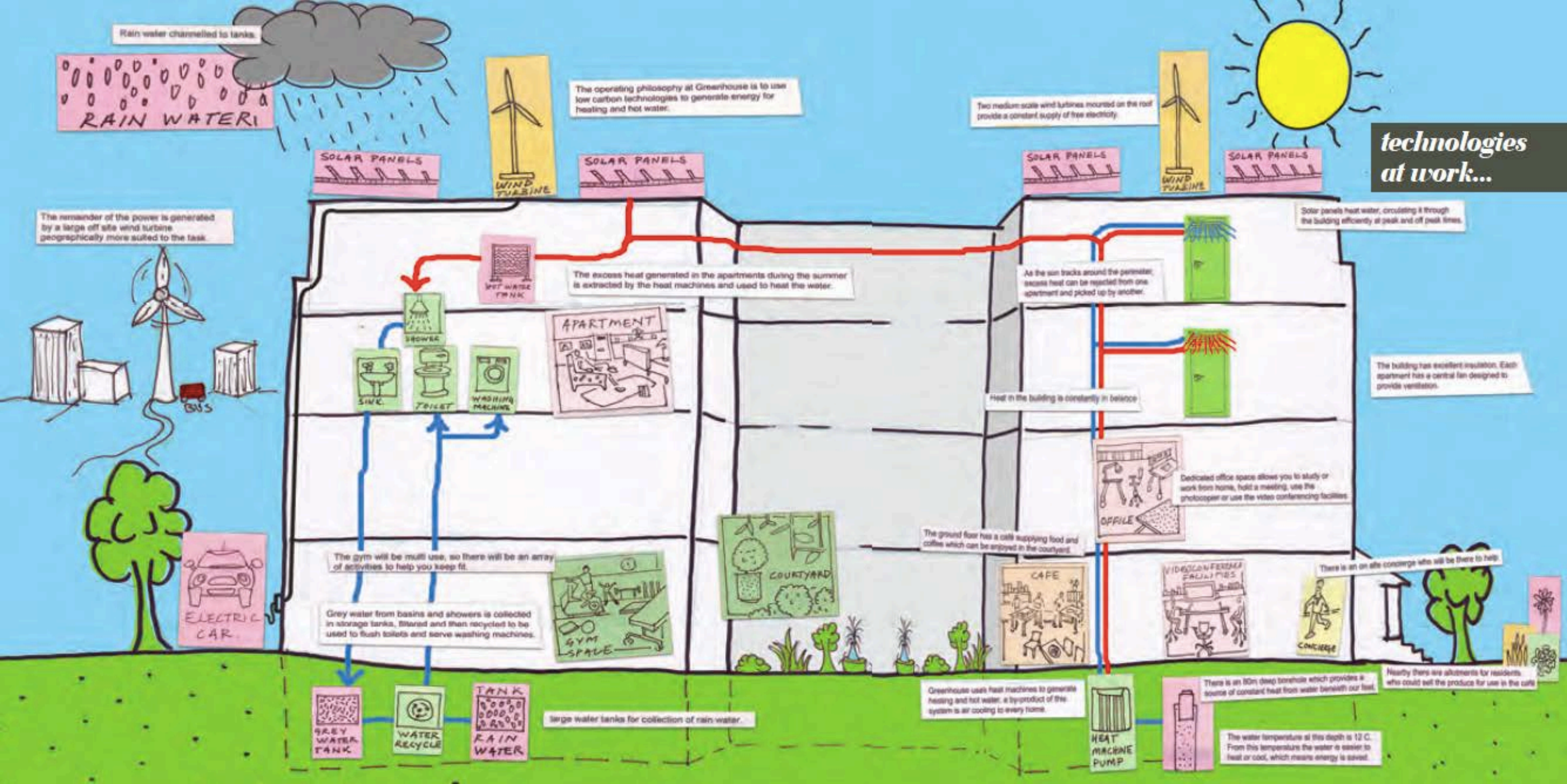
eco

Eco living, shouldn't just be a label,
we believe a truly sustainable place is
down to the people...a real community

Greenhouse is leading the way in sustainable design. With super insulation and modern materials, the amount of energy required to heat your home is vastly reduced.

The latest technologies are installed to make better use of the earth's ample renewable resources. Underground aquifers provide a source of energy to heat and cool your home; energy harnessed from the sun heats your hot water and wind generated electricity powers the communal lights and lifts. The waste water from your basin and rainwater collected from the roof is all recycled and used to flush toilets and supply washing machines.





Rain water channelled to tanks.

RAIN WATER

SOLAR PANELS

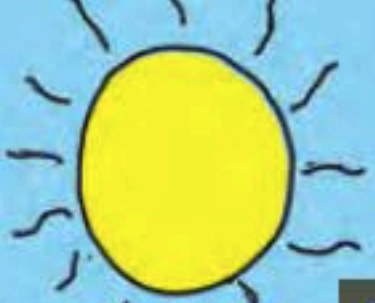
WIND TURBINE

SOLAR PANELS

SOLAR PANELS

WIND TURBINE

SOLAR PANELS



technologies at work...

The remainder of the power is generated by a large off site wind turbine geographically more suited to the task.



ELECTRIC CAR

The operating philosophy at Greenhouse is to use low carbon technologies to generate energy for heating and hot water.

Two medium scale wind turbines mounted on the roof provide a constant supply of free electricity.

Solar panels heat water, circulating it through the building efficiently at peak and off peak times.

The excess heat generated in the apartments during the summer is extracted by the heat machines and used to heat the water.

As the sun tracks around the perimeter, excess heat can be rejected from one apartment and picked up by another.

The building has excellent insulation. Each apartment has a central fan designed to provide ventilation.

The gym will be multi use, so there will be an array of activities to help you keep fit.

Grey water from basins and showers is collected in storage tanks, filtered and then recycled to be used to flush toilets and serve washing machines.



Heat in the building is constantly in balance

Dedicated office space allows you to study or work from home, hold a meeting, use the photocopier or use the video conferencing facilities.

The ground floor has a cafe supplying food and coffee which can be enjoyed in the courtyard.



There is an on site concierge who will be there to help.



Nearby there are allotments for residents who could sell the produce for use in the cafe.

GREY WATER TANK

WATER RECYCLE

TANK RAIN WATER

large water tanks for collection of rain water.

Greenhouse uses heat machines to generate heating and hot water, a by-product of this system is air cooling to every home.

HEAT MACHINE PUMP

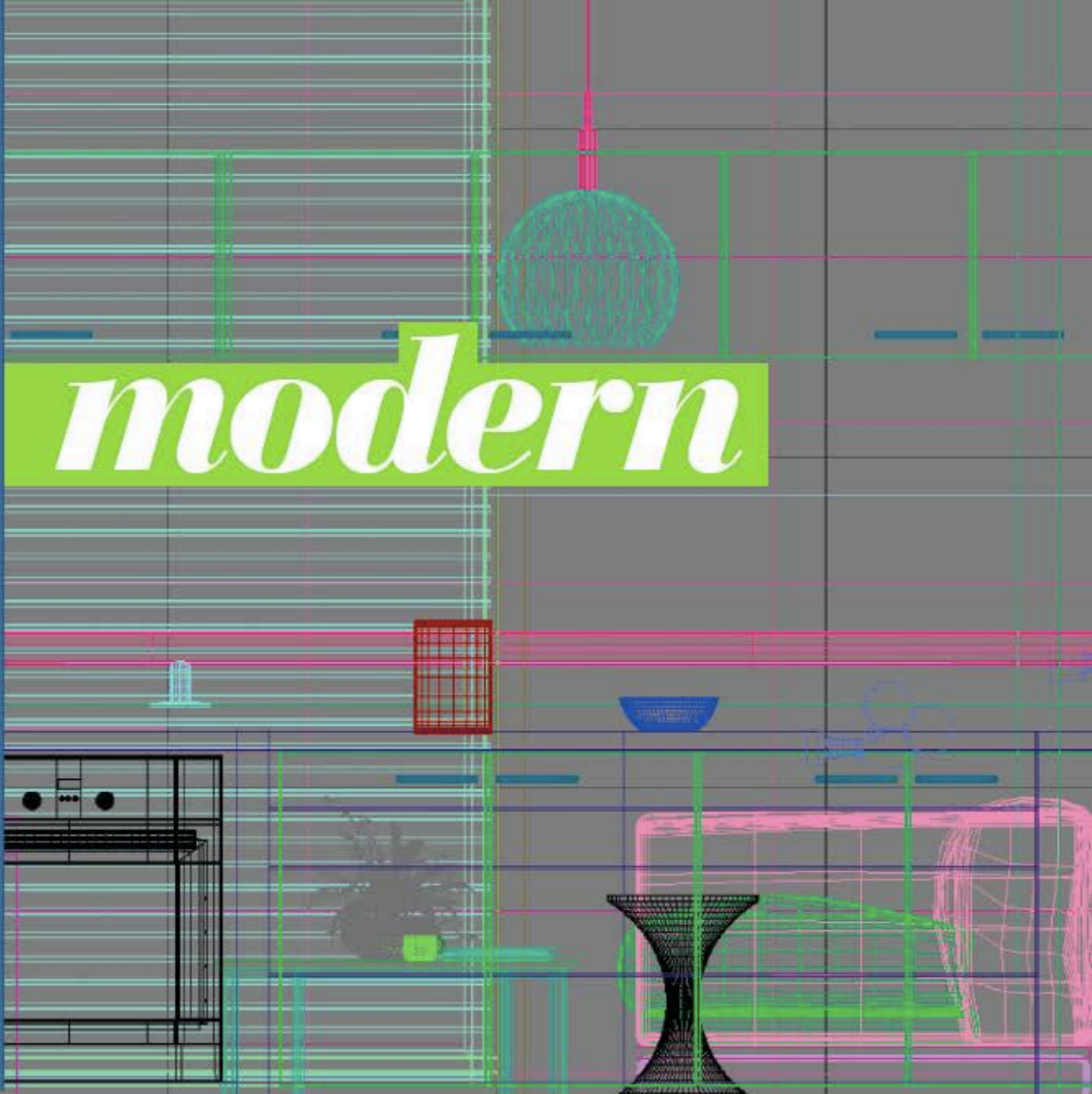
There is an 80m deep borehole which provides a source of constant heat from water beneath our feet.

The water temperature at this depth is 12 C. From this temperature the water is easier to heat or cool, which means energy is saved.



Greenhouse is pioneering in many ways. The fusion of the old and the new, the use of the latest construction techniques and the inclusion of revolutionary environmental and media technologies, has forged a development which is well ahead of its time.

modern



from the comfort of your sofa...

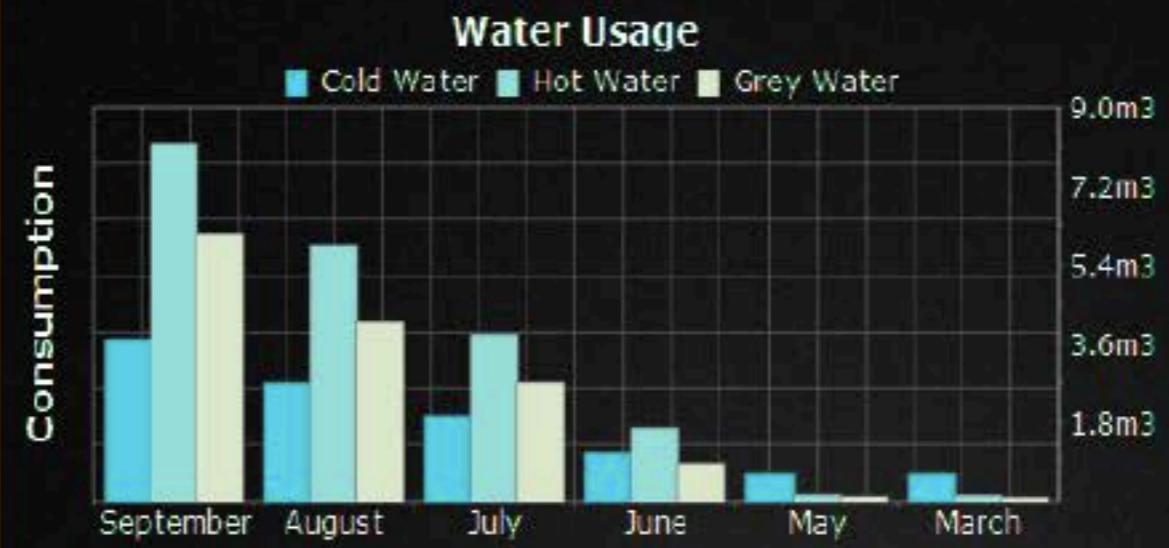
With a fully networked wireless home, next generation technology uniquely developed by Citu is available from the comfort of your sofa!

Here are just a few of the benefits:

- each apartment has a live energy monitoring feed detailing how much energy and carbon your home is using;
- find out local travel timetables with live departure information so you can time your short walk to the number one bus stop or to the train station!

Daily Weekly Month

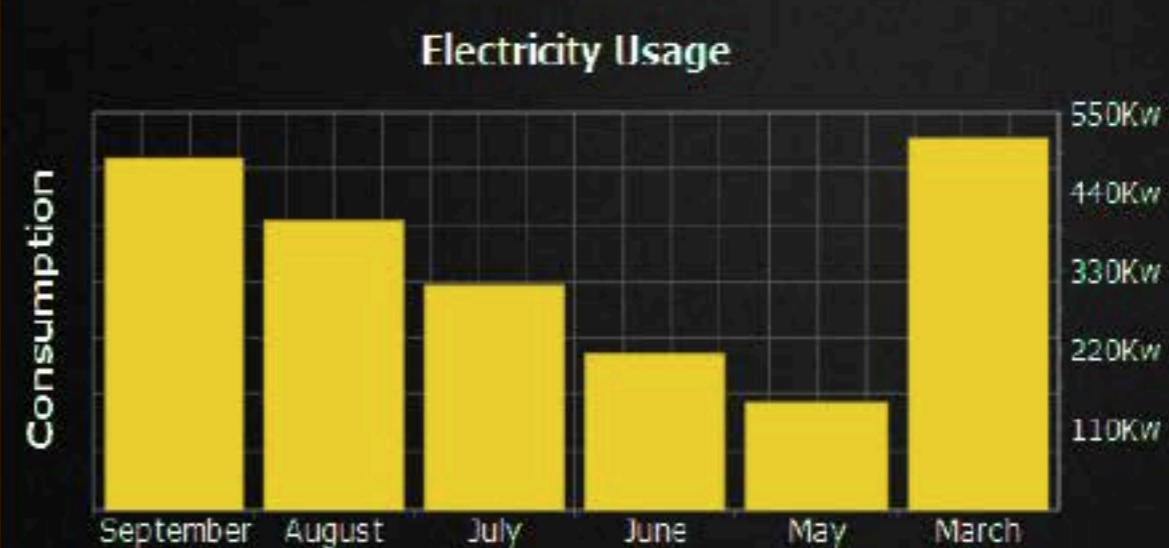
Summary Apartment: 213



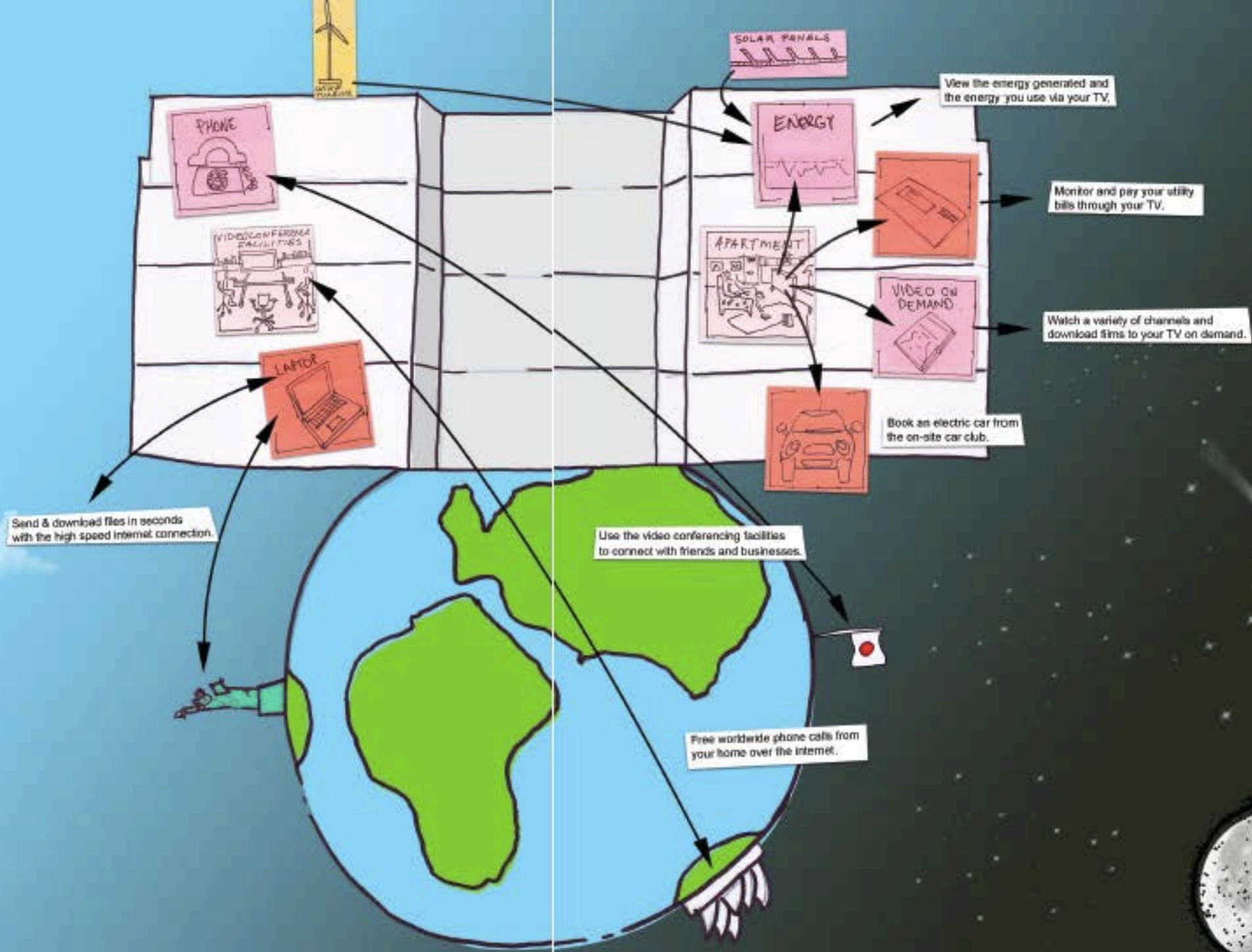
Fresh Water
Unit Type: Litres L
Average Unit Price: £ 0.01
Unit Consumption: 3.79
Total: £ 0.02

Hot Water
Unit Type: Litres L
Average Unit Price: £ 0.01
Unit Consumption: 3.79
Total: £ 0.02

Grey Water
Unit Type: Litres L
Average Unit Price: £ 0.01
Unit Consumption: 3.79
Total: £ 0.02



Refresh



*technologies
at work...*





living

Living responsibly doesn't end with the installation of a wind turbine.

To make a difference we all need to make small changes to the way we live.

The technology installed in Greenhouse allows you to make these small changes without reducing your quality of life.

Christmas ornament optional...

Great design extends throughout every element of Greenhouse. Using local architects, local interior designers and local furniture manufacturers, every surface, appliance and fitting has been carefully considered.





deli // café // shop...

Health and wellbeing is an important part of leading a sustainable lifestyle and that's why Greenhouse incorporates various on-site amenities.

A café/deli provides residents with locally grown produce, sandwiches, milk, bread & newspapers...

A multi-use gym with a variety of equipment helps you to keep fit and keep the belly at bay...



gym...



local allotments...

A beautifully landscaped courtyard garden where you can sit and ponder or meet and eat...

Local allotments are available for those who wish to grow their own produce... how green are your fingers?



landscaped courtyard...

meet the neighbours

The community around Greenhouse has been growing for many years. Sustainable development doesn't stop at the materials you use; it requires the new development and the existing community to work together and citu has been working hard to make sure that this happens.



Beeston Festival 2009

John & Kirsty

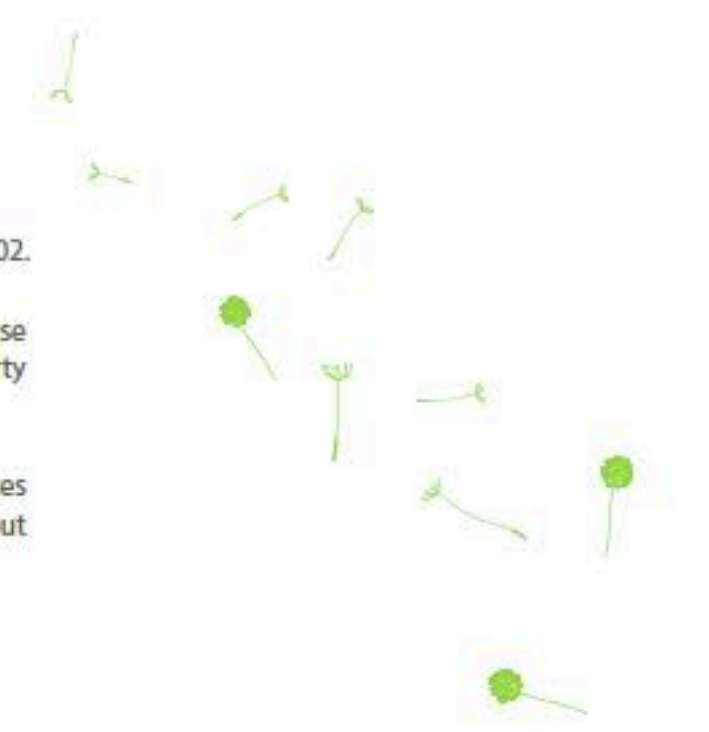


John and Kirsty

John and Kirsty bought their first property in South Leeds in 2002.

"Since we bought our first house we've really noticed an increase of young people moving in to get their foot on the property ladder.

It makes a lot of sense; getting to the station only takes 10 minutes and the same to Elland Road... but we'd better not talk about Leeds United at the moment!"



Ted

Ted looks after the allotments at Lady Pit Lane.

"I've lived in the area for 45 years. I used to live in the terrace next to the gate to the allotments. Now I live in Crescent Towers on the top floor and I have great views of the city. I've had an allotment for 12 years and I love it.

This is a really peaceful part of the city and it's good to see more young people using the allotments. It's important and great that people that are new to the area become involved in the community."



Vivienne...



Vivienne

Vivienne is Secretary & Treasurer of Beeston in Bloom and has lived in Beeston since she was a child.

"Beeston in Bloom has been running since 1998. We put hanging baskets up around the community during the spring and summer. We also garden in Cross Flatts Park and other public areas. This year at the Beeston Festival we made £360. This money goes straight back into buying more plants.

In 2007 we were awarded the Silver Gilt for the Urban Community category at Britain in Bloom, this was exciting as we were up against some big names!"



Haji

Haji has lived in South Leeds all his life.

"I work voluntarily for a small community organisation where we offer free services including after school classes, language and religious education, community forums, sports activities, youth activities and much more.

One of my favourite things about the area is the beautiful colours of different races and religions. It's a very multicultural and diverse community that works in peace and harmony together."



Regeneration in South Leeds

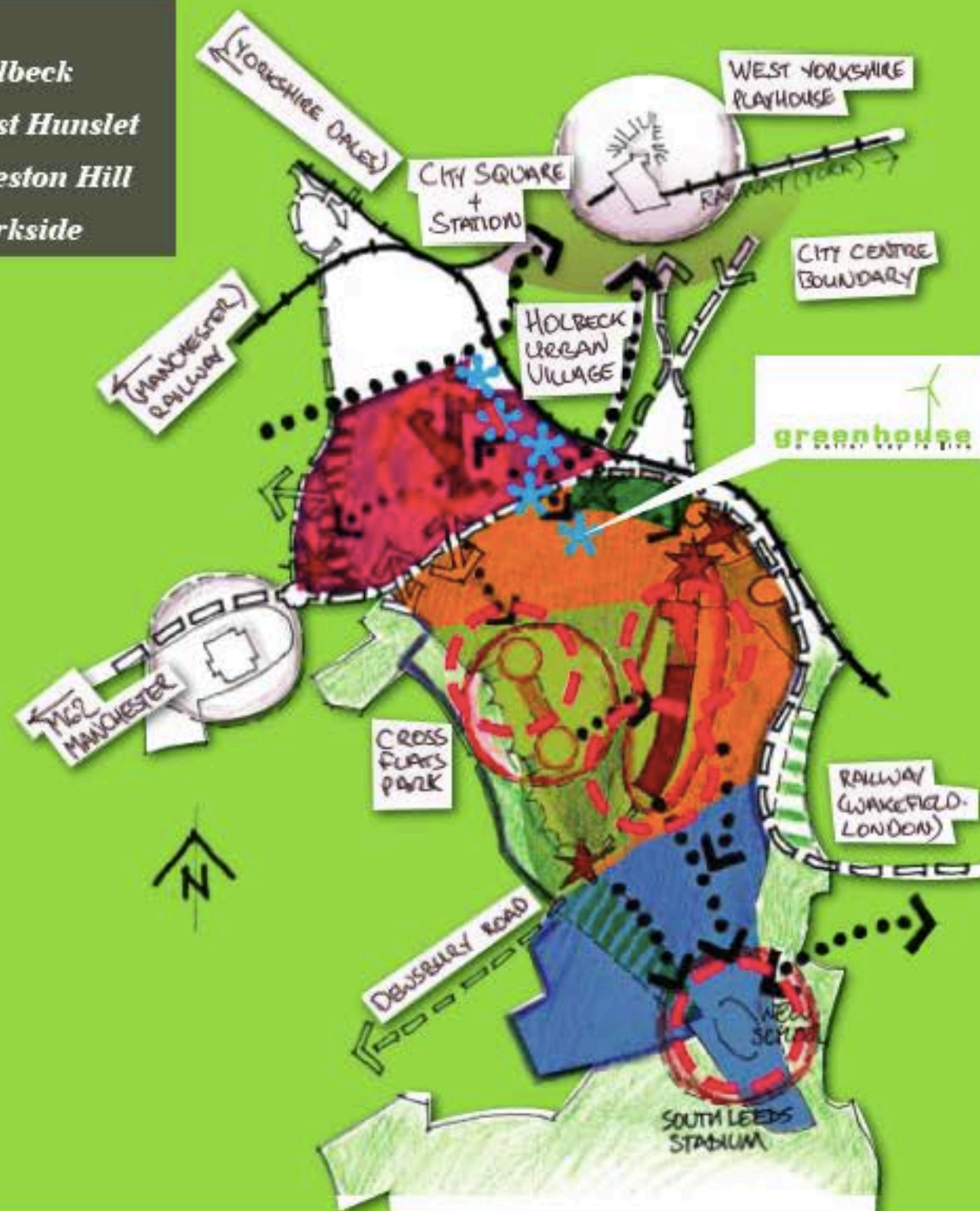


the city-wide perspective

other regeneration areas around Greenhouse

Key

- Holbeck
- West Hunslet
- Beeston Hill
- Parkside





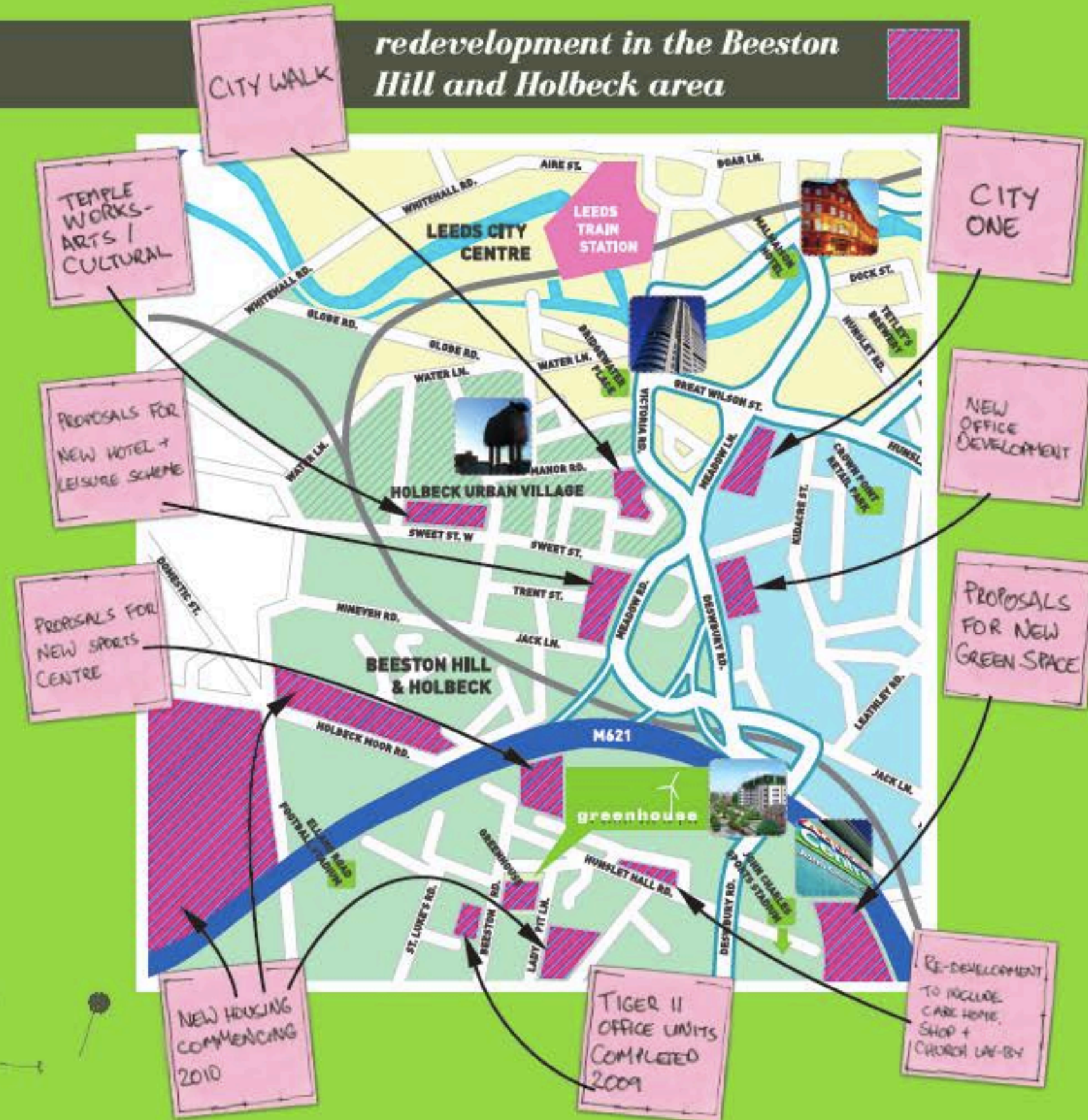
Ian Mackay

“Greenhouse is central to the transformational change that is taking place in the Beeston Hill and Holbeck area. This change is focussed on making the area a better place to live, work, invest

and do business by ensuring that community engagement, placemaking and sustainability are at the heart of decision making. To help achieve this, a series of neighbourhood regeneration plans have been agreed and these set out the priorities and the timetable for the wider area.”

Ian Mackay, Leeds Council Principal Planner

redevelopment in the Beeston Hill and Holbeck area

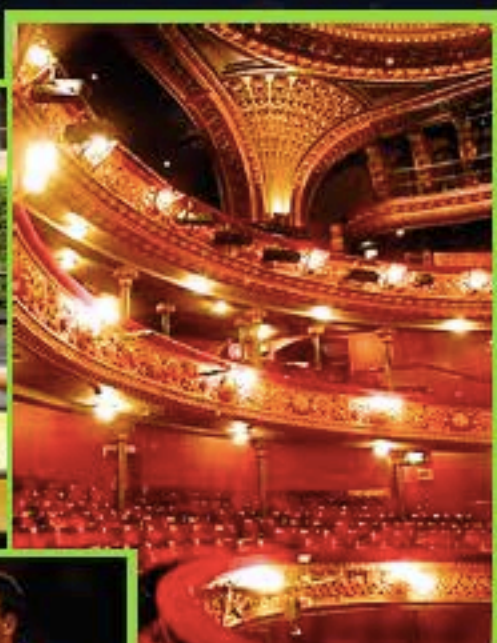
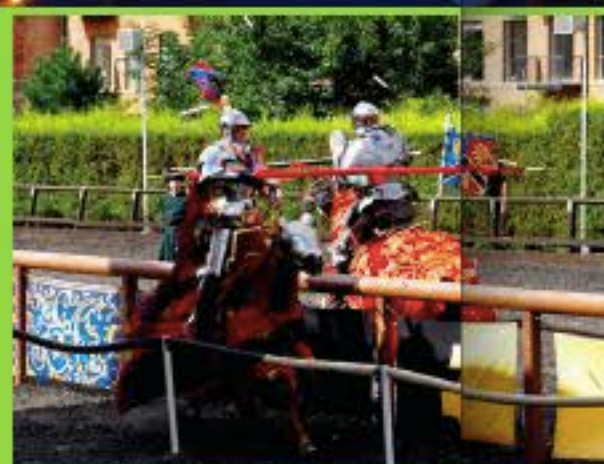


we like Leeds



The victorian arcades, the landmark Corn Exchange, the boutiques, the designer shops, the legendary nightlife, the restaurants, the pubs, the clubs, the bars, the stars, the playhouse, the royal armories, the grand opera house, the sculpture park, the festivals, the art gallery, the museums, the cricket, the rugby, the football, the golf courses, the parks, the canal, the skyline, the city square, the river, the countryside, the abbey, the transport, the calls, the walks, the history, the mills, the grade one listed market, the companies, the business, the leading universities...

and why wouldn't we?



a stone's throw away...



Roundhay Park, Leeds



Swaledale, Yorkshire

Yorkshire

Yorkshire is the largest county in Great Britain. Offering unspoilt countryside, amazing architecture, a wealth of heritage there's lots to see and do. From the historical city of York to the cultural diversity of Bradford, there's plenty of other cities to experience within an hour of Leeds.

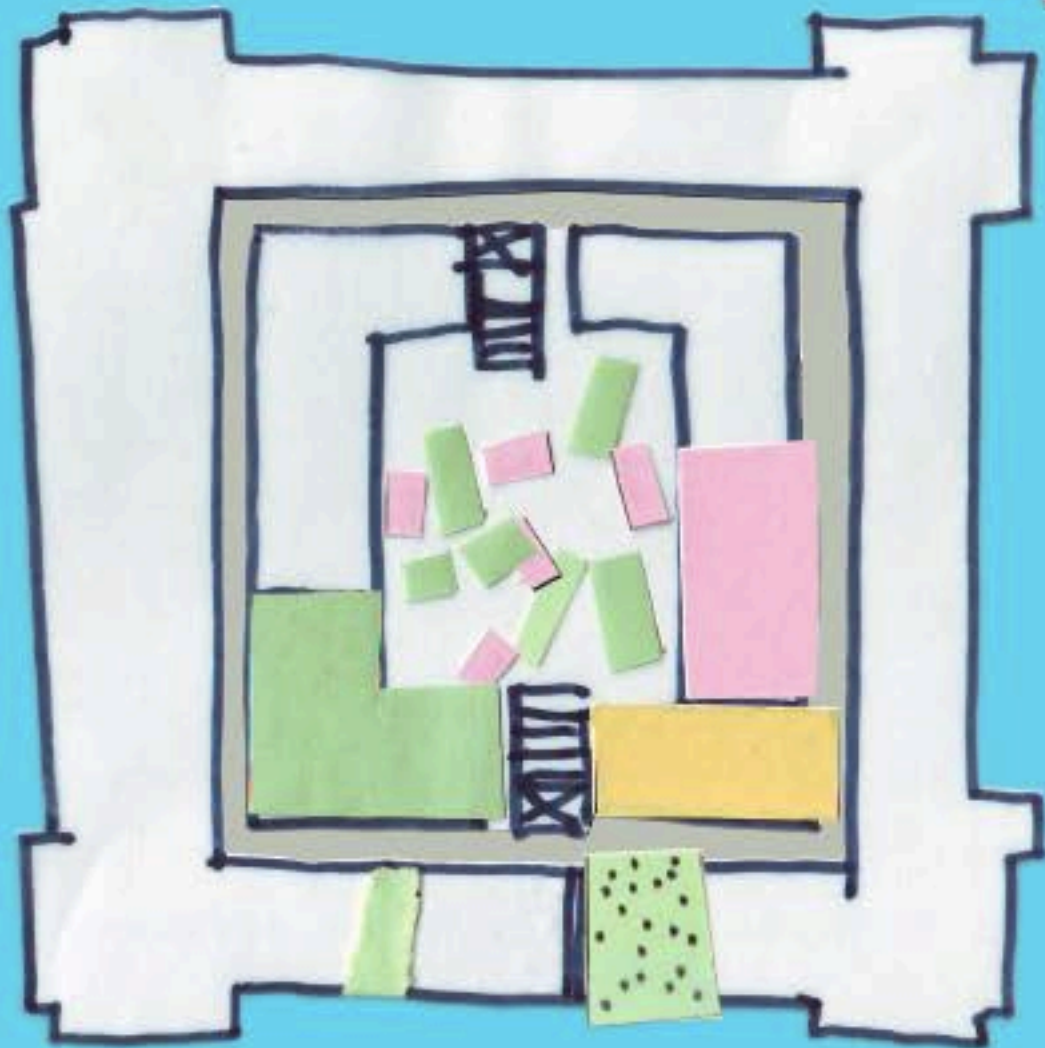
Yorkshire has 80 miles of stunning coastline, so if it's Whitby fish & chips, windsurfing or sea kayaking you're after, you'll find it all only a stone's throw away.

Home to the Yorkshire Dales and the North York Moors there is plenty to keep you entertained. Extensive walks, rock climbing, potholing, caving, paragliding... all in a National Park on your doorstep.



site plan

- Work facility space to be used for video conferencing, meetings and appointments.
- Gym space that can be used with equipment or without. A free health space to help you keep fit.
- Cafe facilities, for all residents and offices. From parties to meetings. Good food and a place to meet.
- A concierge on site to help when you need it.
- A beautiful courtyard full of plants, calm and in the heart of Greenhouse. A place to sit and ponder or to meet and eat.



specification

did you know...

57% less carbon emitted at Greenhouse*

50% lower heating bills per year*

46% less water used*

90% of construction waste recycled

gadgets, dials and switches

- Heating and cooling to each apartment (via ground source heat pumps),
- Bright eml system, providing the following through your TV:
 - IPTV broadcast,
 - video on demand,
 - energy usage information,
 - payment of utility bills,
 - booking of car club vehicle,
 - viewing of community notice board,
 - access to latest news and messages,
 - keeping up to date with friends on social networking sites,
- High speed WI-FI internet access throughout,
- VOIP telephony from your home.

behind closed doors

- Contemporary Porcelanosa tiling to walls and floor,
- Villeroy & Boch white basin and W.C. fittings,
- Generous sized wet rooms / shower rooms,
- Rainhead showers with contemporary glass shower screens,
- Latest water efficient fittings from Hansgrohe,
- Dual flush W.C. with concealed cistern using recycled grey water,
- Re-use and recycling of waste water from basins and showers.

rooms with a view

- Latest thermally efficient GRP double glazing throughout,
- Large Art Deco window openings with deep feature window sills to apartments in the existing building ,
- Floor to ceiling windows to new build apartments.

[†]subject to the usual monthly subscriptions

a culinary delight

- Contemporary white kitchen with 'cushion-close' doors & stainless steel handles,
- Responsibly sourced solid bamboo work tops with feature chopping board,
- Touch control 'A' rated ceramic hob,
- 'A' rated electric fan-assisted oven,
- Integrated 'A+' rated fridge,
- Integrated 'A+' rated freezer*
- Modern water efficient mono bloc mixer tap,
- Under-mounted stainless steel sink,
- Integrated compartments for recycling,
- Under-counter LED feature lighting.

apartments

- Premier Guarantee warranty,
- Sustainably sourced solid bamboo flooring throughout all living spaces,
- Natural wool carpet with recycled underlay to bedrooms,
- Stainless steel ironmongery throughout,
- Solid entrance door with multi-point security deadlock.

common areas

- Access via secure entrance and dedicated lift.
- Secure underground carparking available (at an extra cost),
- Secure cycle storage,
- Recycling facilities provided in basement,
- Private residents courtyard,
- Private residents gym,
- On-site residents café / deli,
- Office, conference, meeting & support facilities available to residents.

services

- Heating & cooling system fed via ground source heat pumps,
- Ether socket linking to IP network for IPTV, VOIP & data,
- District hot water system served from solar thermal panels,
- Central rain & grey water tanks providing recycled water for toilet flushing & washing machines,
- Door entry security via VOIP phone and IPTV system.

*selected one beds have integrated 'A+' rated fridge with freezer compartment.

There are a number of ways you can buy a home at Greenhouse, including shared ownership, first time buyer initiatives & pre-arranged green mortgages.

For the latest information or to arrange to visit Greenhouse and view the show home...

call us on 0113 320 2351
visit us at www.citu.co.uk
follow us on Twitter at twitter.com/CITUcouk

For directions to Greenhouse visit us at www.greenhouseleeds.co.uk

Greenhouse,
Beeston Road,
Leeds,
LS11 6AD

CITU



*this brochure has been made with 100% recycled paper.
please recycle it when you have finished with it...*

**when compared to an equivalent new build home.*

Disclaimer;

The information contained within this brochure is for guidance only. These particulars are set out as an outline for the guidance of intending purchasers and do not constitute any part of an offer or contract. Wind turbine detailed in brochure subject to planning permission. All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but should not be relied upon as statement or representation of fact. No person employed by Citu ltd. has any authority to make or give any representation or warranty in relation to any property. All details correct as above at time of going to press. It should be noted that the representations of Greenhouse whilst similar to the development, may not necessarily be accurate in every aspect.