Urbanest King’s Cross

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<th>Complete</th>
<th>Area</th>
<th>Client</th>
<th>Architect</th>
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<td>2013</td>
<td>UK England</td>
<td>Mansell</td>
<td>Glenn Howells Architects</td>
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Urbanest King’s Cross is student accommodation that raises the bar. In a sector not previously renowned for offering quality housing, the 669 student bedrooms in the scheme offer a unique blend of design and functionality.

The 27-storey tower covers nearly 20,000 sq. meters and includes communal areas, roof terraces and a café as well as the student dwellings.

In 2014 the development was named as the winner of a Value Excellence Award at the AJ100 Awards.
Services provided

Sandy Brown was employed by the contractor to develop the design and monitor acoustic detailing through the building’s construction. Key issues were:

• noise ingress to habitable rooms
• internal sound insulation
• building services noise and vibration control.

Special acoustic features

Situated in the heart of the King’s Cross regeneration zone, the development’s busy urban location meant environmental noise ingress was a major consideration of our acoustic design. Nearby rail lines further increased the potential for the effects of noise and vibration on the building. A high building envelope performance was used to secure the acoustic environment within.

To gain credits under the Code for Sustainable Homes, the development was seeking to achieve an enhanced sound insulation performance over and above that required under Building Regulations. This required not only increased sound insulation of party walls and floors but careful attention to detailing in relation to flanking sound transmission.