

shack. X SILVERLAKE

@shackcabins



The 2-bed Outland, now available at Silverlake.
Also available in 3 and 4-bed options.

Introducing... **THE OUTLAND².** by shack.

Architectural & avant-garde properties,
built sustainably, for home, country estate & resort.



shack.

The Shack OUTLAND is a proprietary, pitched roof design that comes in various size options:

‘hotel room’ (35m²)...

1-bed (84m²)...

2-bed (90m²)*...

3-bed (115.5m²)...

& 4-bed (138.5m²).

*The following information outlines the 2-Bed ‘midi’ (90m²), now available at Silverlake, Dorset.

Figure 1. Exterior A



ABOUT SHACK –

When we talk about being a “cabin company”, we mean cabins in the international, 21st Century sense. As in, amazing, luxury buildings made from timber, steel and glass. If you’ve ever visited California, British Columbia, New England, Norway or Sweden, then you probably know exactly what we mean.

Having scoured the globe and been inspired by the very latest in timber construction and materials innovation, we created Shack, and a series of bespoke building designs in service to helping make everyone's everyday lives just that little bit happier and healthier.

▶ CLADDING MATERIALS

Our three preferred timber cladding materials are:

- Accoya*
- Thermowood Redwood
- Western Red Cedar

*Please note that Accoya is an Optional Upgrade cladding (+£15,000).

▶ CLADDING DETAILS

To create a very crisp, very precise overall finish, our cladding features...

- 144mm widths
 - 6mm shadow gaps
 - only 2mm radius bevelling
- Rear elevation integrated bat and bird boxes optional at no extra cost.

Figure 2. Exterior B

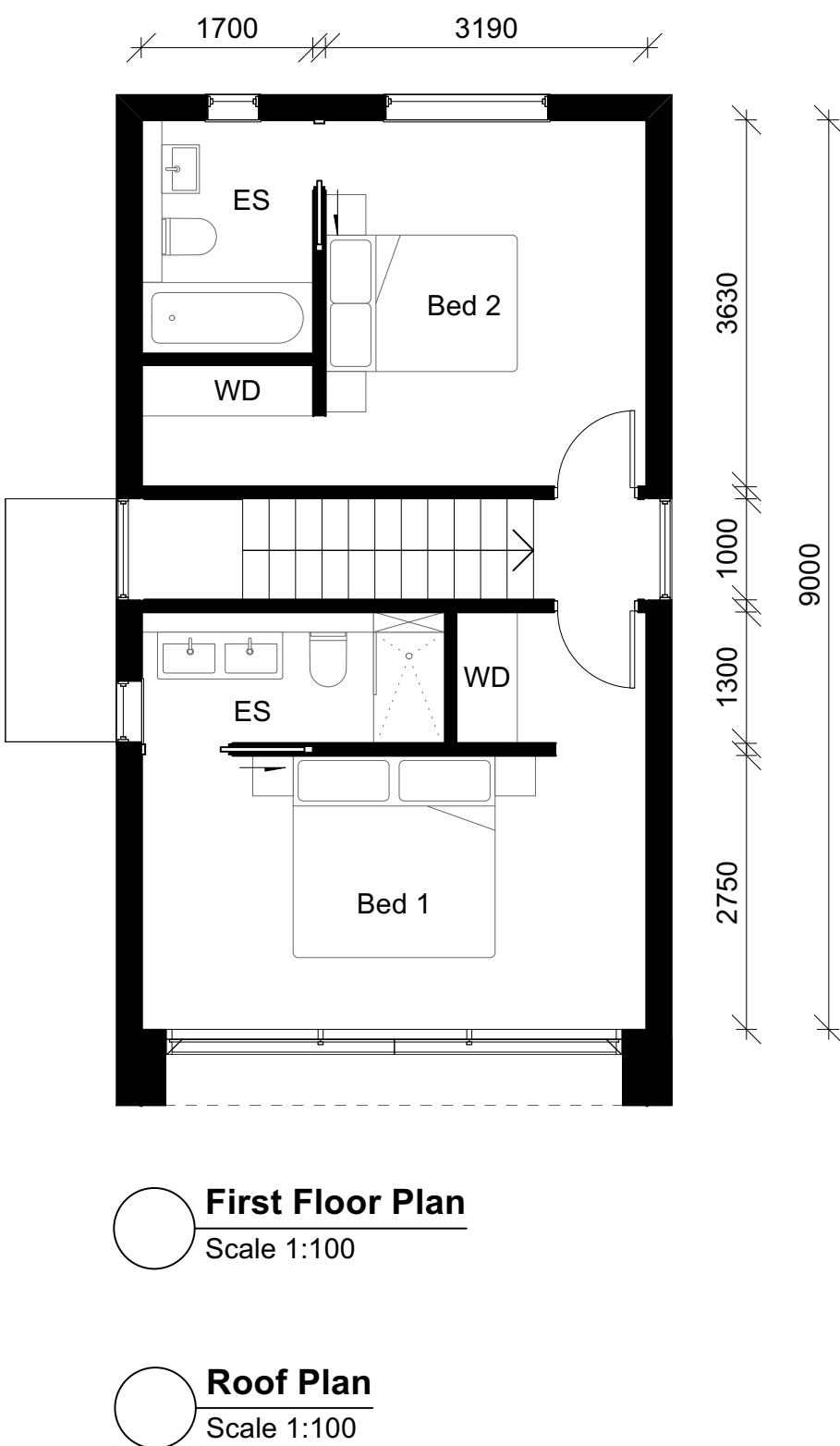
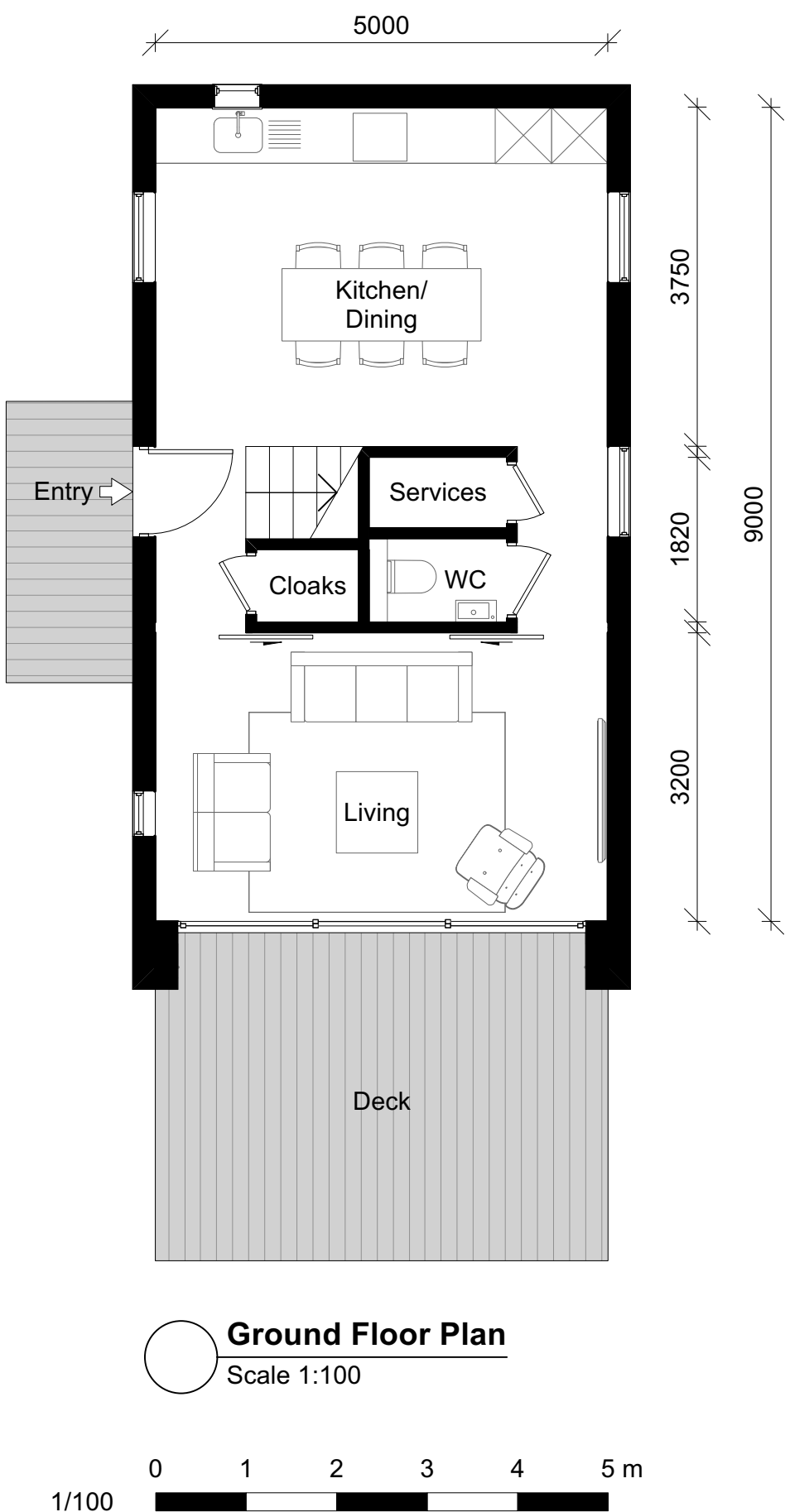


Figure 3. Exterior C



Figure 4. Plans 1 through 3.

Floorplan + Key Dimensions

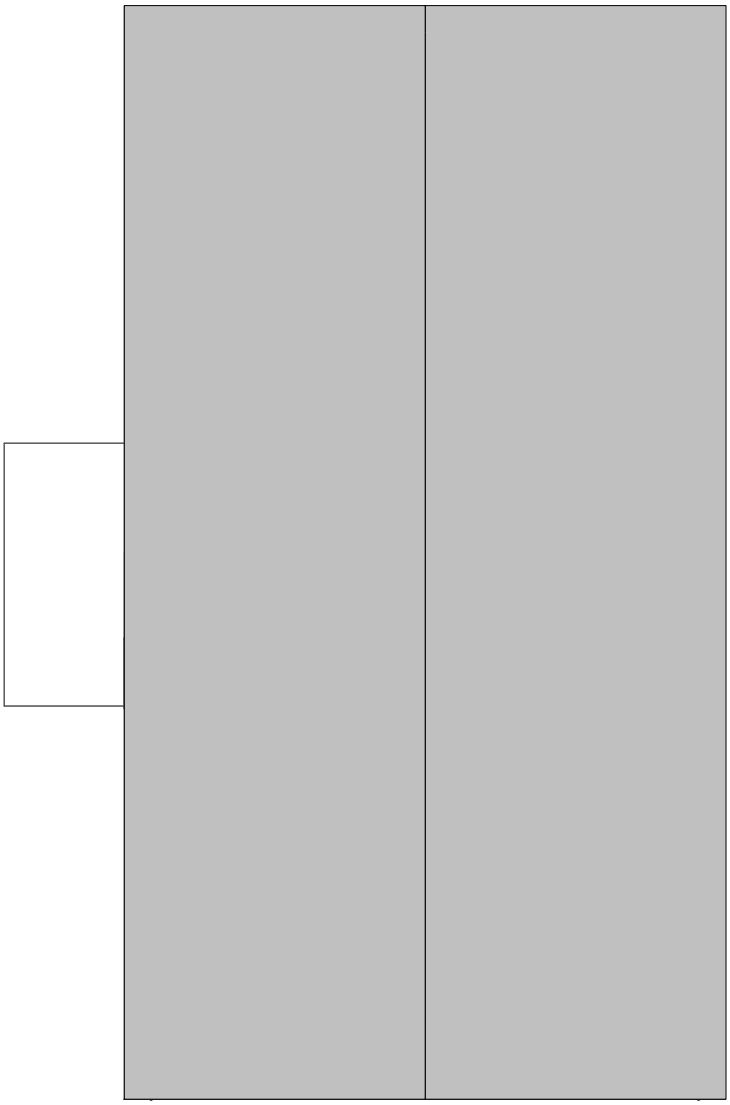


► FLOOR AREA

GF = 45m2 / 484 sf ft
1F = 45m2 / 484 sq ft

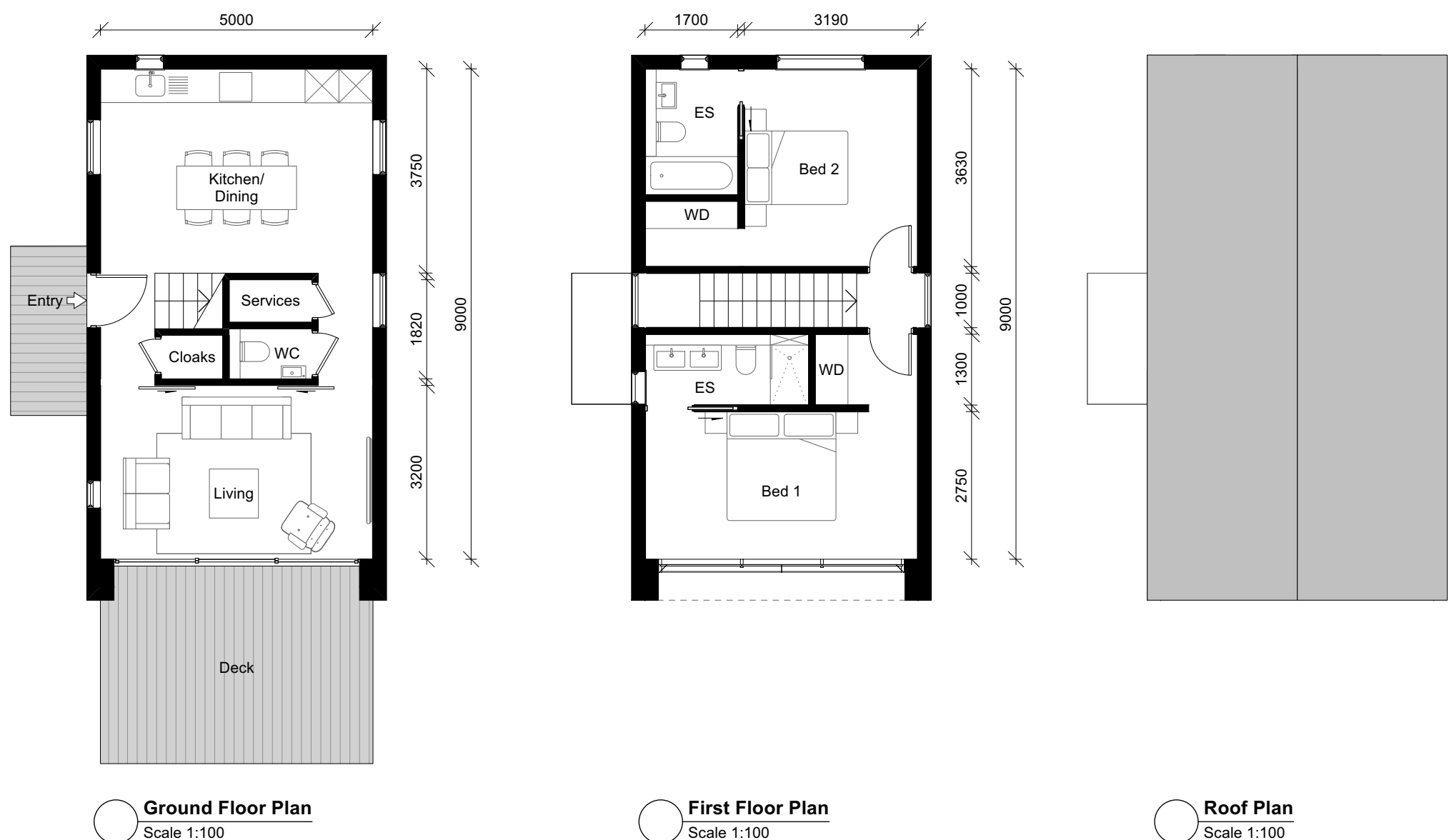
Total Floor Area = 90m2 / 968 sq ft

DECKING =
5.5m wide x 4m deep (main deck)
+
1.25m x 3m (entrance porch)



Floorplan + Key Dimensions

Figure 4. Ground, first floor floor plans & external aerial (as previous page).



ON THE DECK OPTIONAL EXTRAS (AT TIME OF PURCHASE)

- Recessed fire pit (1m x 1m).
- Integrated, sunken plunge pool.
- Integrated, part-recessed hot tub.

BEYOND THE DECK OPTIONAL EXTRAS

- 'HOT SHACK' sauna unit (+£6,500).
- 'YOGA SHACK' outbuilding (+£22,000).
- Can be ordered at a later date.

ROOFING MATERIALS

- GreenCoat PLX colour coated steel system (entry-level option).
- Various colour options available. Final colour tbc. colour does not affect price. Materials include 50-year technical guarantee.
- Gutters and drainpipes internalised.
- Timber-clad roof option (as an extra, starting from +£15,000).

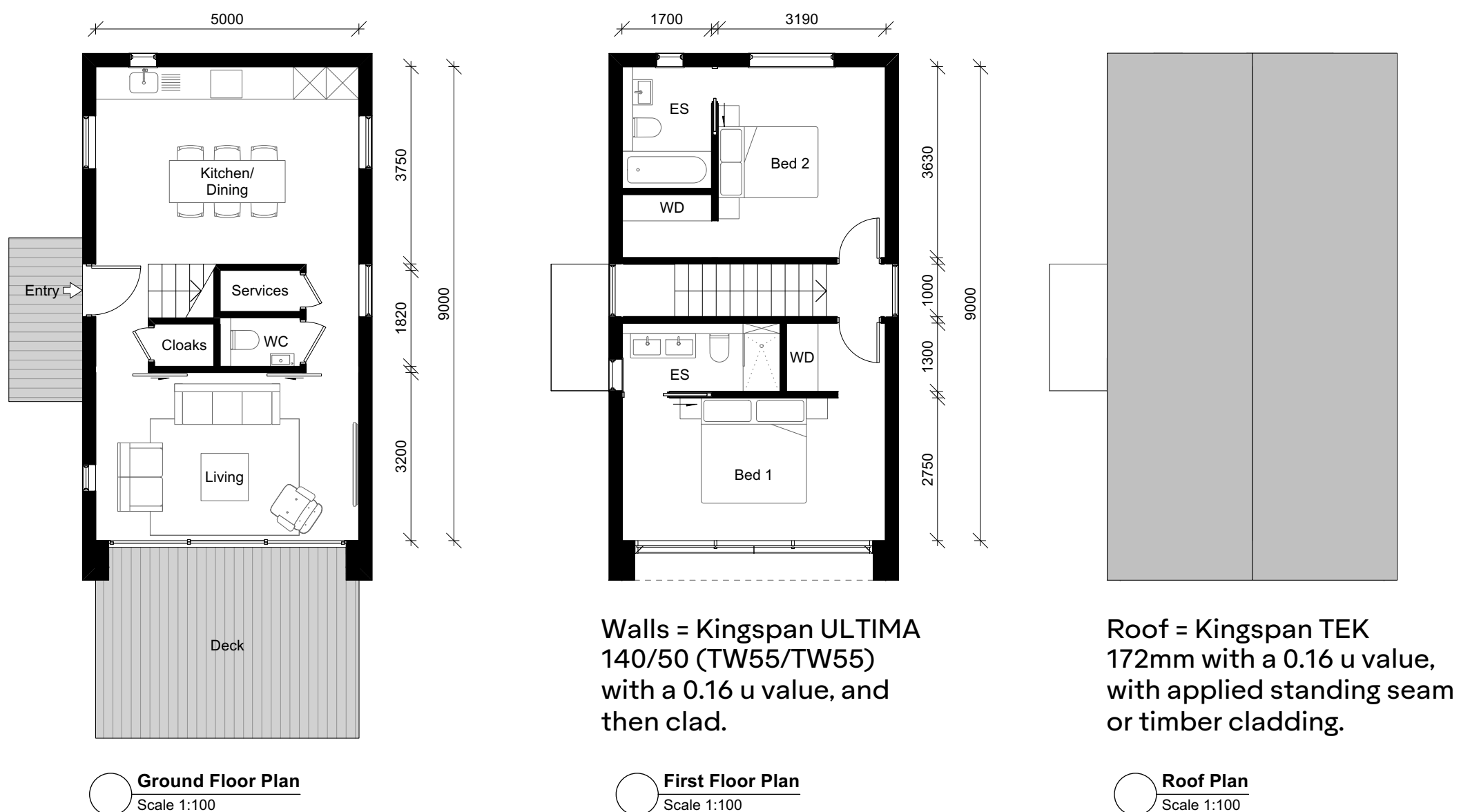
SHACK INTERIORS

- Please note we also offer an interiors consultancy and product sourcing service and have curated a number of interior and garden furniture pieces to complete 'the Shack look'.

BUILD TIME: 6-TO-9 MONTHS.

Floorplan + Key Dimensions

Figure 4. Ground, first floor floor plans & external aerial (as previous page).



PRICING & WHAT'S INCLUDED

INSIDE -

- Wooden flooring (living space + ensuites + WC).
- Carpets in bedrooms.
- Kitchen (dishwasher, fridge, single hob oven, integrated washer/dryer).
- Ceramics, fixtures, showers in all ensuites.
- Wall and ceiling paints colour-matched to Farrow & Ball and Zophany ranges.

OUTSIDE -

- Bodpave with gravel driveway (up to 10m) from boundary to side of property/back of house.
- Services connection from house to boundary.
- Landscaping of whole plot (grass, plants, shrubbery and small trees).

THE 2-BED OUTLAND.

TOTAL: 90 M2 (968 FT2)

From £225,000

Also including:

LANDSCAPING & EXTERNAL WORKS:

= Plot foul & storm drainage

= Plot services

= Foundations & Footings

(concrete piles down to between 10m-20m)

By separate agreement:

+ HFG LAND PURCHASE: Starting from £150,000, with prices varying subject to plot.

Nb:

(1) New build properties are zero rated for VAT.

(2) This building meets energy efficiency requirements as per Part L and Part O building regulations.

Elevations + Key Dimensions

Figure 5a. Elevations & Dimensions (Timber Clad roof version)

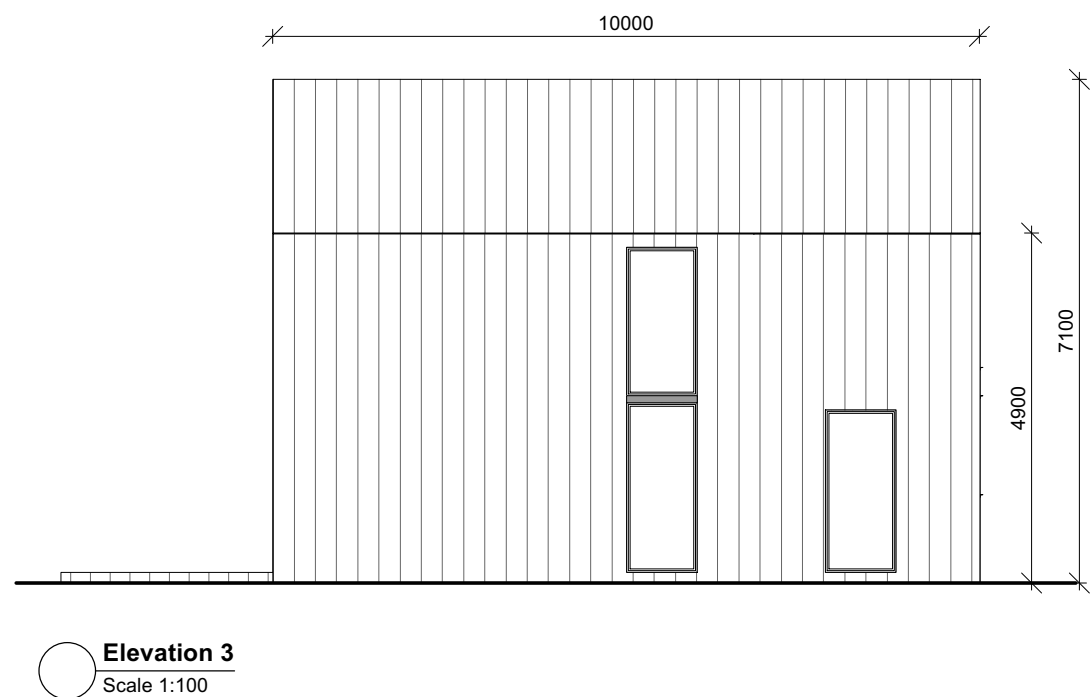
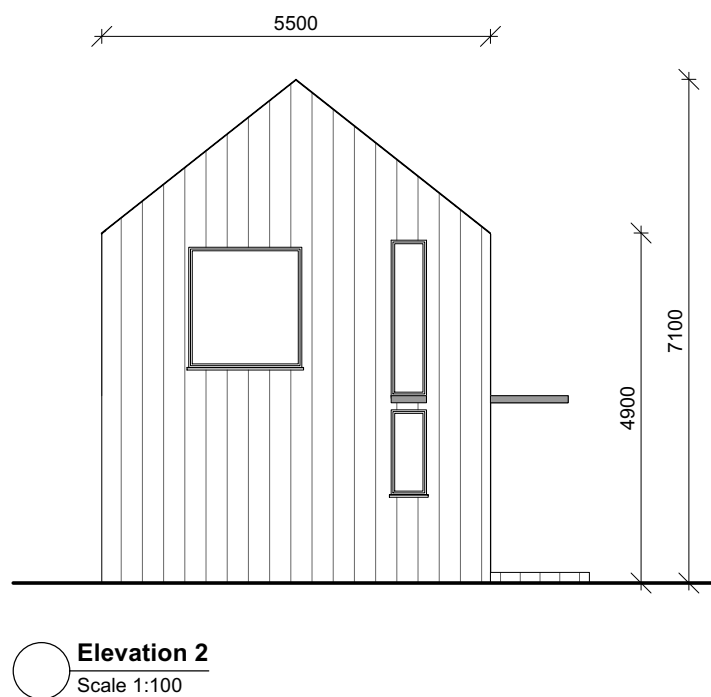
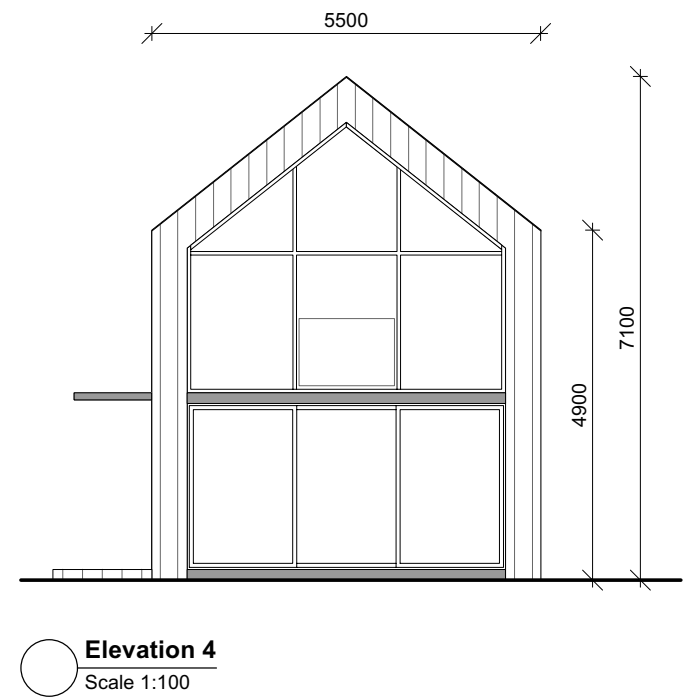
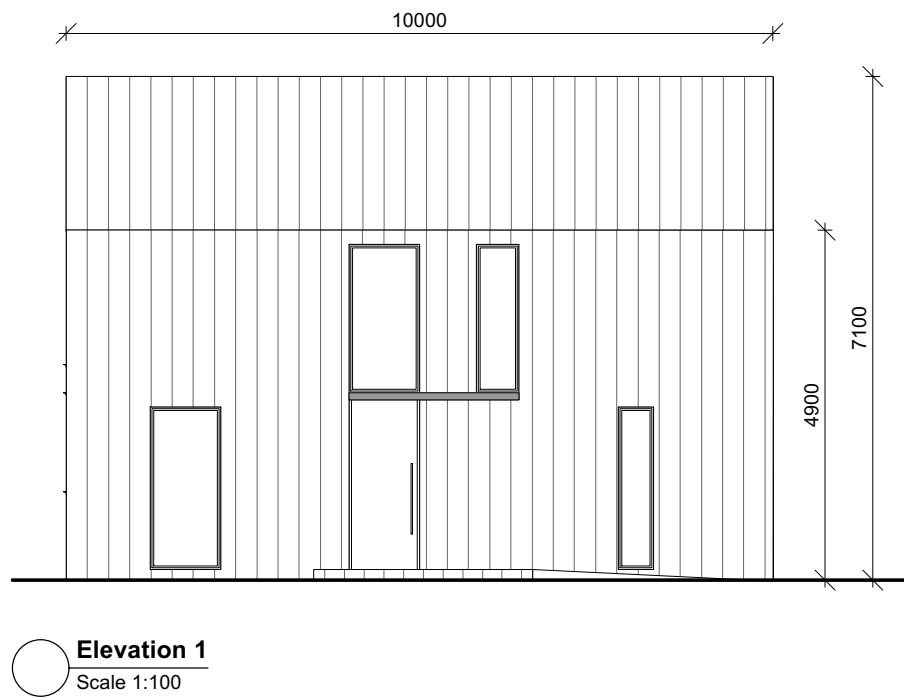
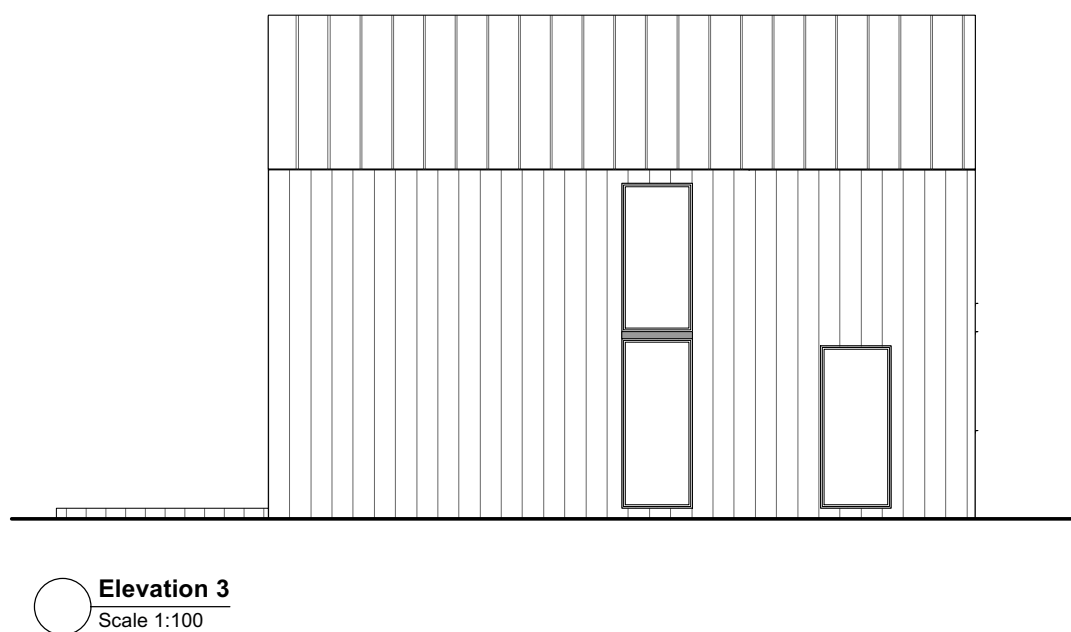
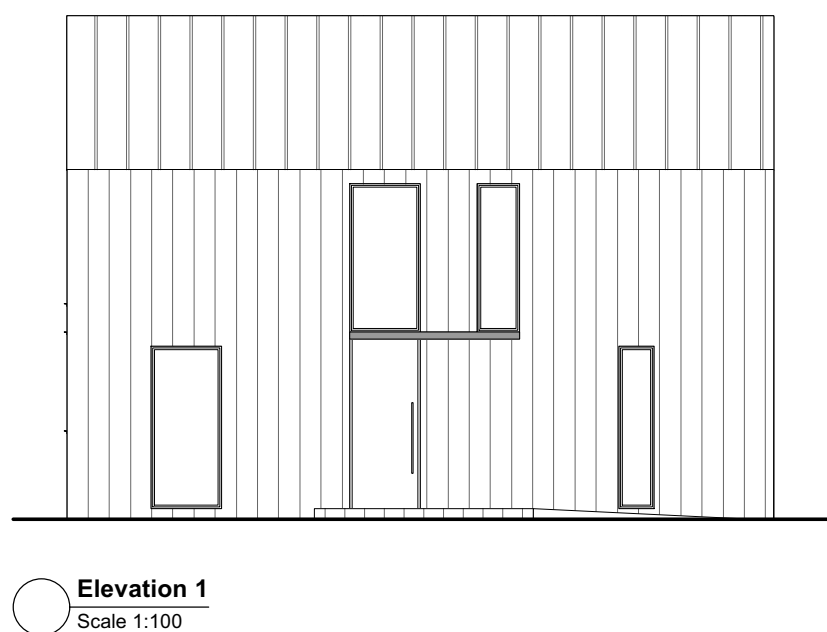


Figure 5b. Elevations 1 & 3 (Standing seam roof version)



MATERIALS

Figure 6. External Cladding, Decking & Glazing Frames.



Figure 7. 30 colour treatment wood coating options for Accoya decking & cladding.



shack.^x SILVERLAKE

MATERIALS

Figure 8. External Cladding & Decking Alternatives.

THERMOWOOD REDWOOD



WESTERN RED CEDAR



PLEASE NOTE:

Our short-listed timber cladding options are all premium options, with 10-to-50-year warranties. These images are merely illustrative. Cladding and decking can be coloured and treated in ways that accelerates or slows aging and bleaching, subject to desired preference.

Figure 9. Screw & Baton System

The screw and baton system we use is very deliberate, with products that have been carefully sourced and tested, and all for one simple reason – these fastenings bring together form and function. The integrity of the materials used, and how well they're all put together, is part of the design and overall finish.

The Shack Outland, in all iterations, features a premium quality exterior stainless-steel deck/cladding screw, manufactured from 316 grade stainless steel. Incorporating the all-positive No. 2 square drive, the head of the deck screw, with a 6mm head diameter. With 6 colour ways, this system can either create a near invisible fastening, or be a conspicuously celebrated part of the design.



shack. X SILVERLAKE

MATERIALS

Figure 10a. Bathrooms

We source of our bathroom furniture and fixtures from our good friends at West One Bathrooms. As part of our 'Shack look', we include the 'Fifth Avenue' range, which is available in multiple shower heads, mixer handles and 4 finishes (satin, chrome, brass and matt black).



MATERIALS

Figure 10b. Bathrooms

5th Avenue Wall Mounted Basin Mixer

Inspired by the industrial era, the 5th Avenue collection is hand cast, hand forged, hand polished and hand assembled from solid brass. This collection comprises of SEVEN different handles, all of which are compatible with the body for any configurations within the 5th Avenue Collection.

Handle options:

Classic 5th Avenue

Soho

Geom, available with optional 'H' and 'C' engraved

West, available with optional 'H' and 'C' engraved

Vegas, available with optional 'HOT' and 'COLD' engraved

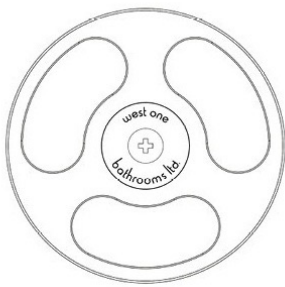
Florence

Tube

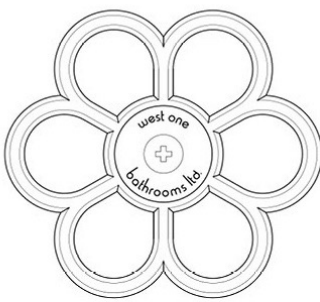
Colour(s)

20 Coloured Handle Finishes and 4 Brassware Body Finishes

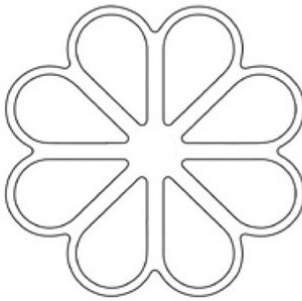
HANDLE TYPES | THE 5th AVENUE COLLECTION



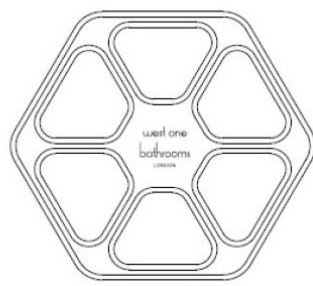
1. Classic 5th Avenue Handle



2. Soho Handle



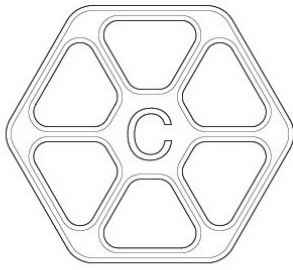
3. Florence Handle



4. Geom Handle



5. Geom Handle with H engraved



6. Geom Handle with C engraved



7. West Handle



8. West Handle with H engraved



9. West Handle with C engraved



10. Vegas Handle



11. Vegas Handle HOT engraved



12. Vegas Handle COLD engraved

shack. X SILVERLAKE

MATERIALS

Figure 10c. Bathrooms



Figure 11. Current **ORANGE ZONE** phase plots at Silverlake



www.silverlakedorset.com

DISCLAIMERS

- Please note that all cabin images within this brochure are computer generated images for illustrative purposes only and should be treated as general guidance only.
- The entry-level 3-bed Outland features a standing seam roof, and fully wooden clad roof is available within the upgrade package.
- The quoted figure of £225,000 is for the entry level 2-bed Outland and is correct at time of publication. Product prices are subject to future changes, based on materials costs and supply chain performance.

shack.

Part L & Part O Compliance & Building Performance

The Shack 3-bed Outland is fully compliant with the very latest Part L and Part O requirements, as pertain to residential new build developments.

The Outland features a MVHR (Mechanical Ventilation Heat Recovery) system with cooling module, and an air source heat pump. The Outland in consequence surpasses Part L requirements by 40%. To learn more about the MVHR products used, please click: [HERE](#).

Additionally, the glazing systems throughout incorporate UV filters and achieve a G-value of only 0.4. (G-values are the industry standard measurement for solar transference.)

The entire building carries a U-value of 1.2 – as relates to heat loss through any element of the building. In total, the Shack 3-bed Outland is accredited with a EPC B-rating.

Please note a 4 Kilowatts solar pack upgrade is available at a cost of £9,800. With this further addition, the Outland then surpasses Part L requirements by 60%.

More information on Part L is detailed on the following page.

shack.

Appendix: Part L compliance

The new Part L building regulations in the UK, which took effect from 15 June 2022, bring several important changes aimed at improving energy efficiency and reducing carbon emissions in both new and existing homes.

Reduced Carbon Emissions

All new homes must now produce 31% less carbon emissions compared to the previous Part L regulations. By adhering to these guidelines, buildings significantly reduce energy consumption through efficient heating, lighting, insulation, and ventilation systems, directly contributing to lower carbon emissions.

Standard Assessment Procedure (SAP) Test

New dwellings undergo a SAP test, which assesses overall energy efficiency. The SAP10 calculation replaces the previous SAP 2012 methodology, setting greater insulation requirements and introducing a new target primary energy rate expressed as kWhPE/(m² per year).

Emphasis on Low Carbon Heating Systems

The updated regulations place a strong focus on low carbon heating systems. By promoting sustainable and environmentally friendly heating solutions, the regulations aim to reduce reliance on fossil fuels and enhance overall energy efficiency.

Improved Energy Efficiency

The regulations aim to lower the energy demand of buildings by imposing higher standards for insulation, heating, lighting, and ventilation systems. As a result, buildings become more energy-efficient, leading to decreased utility costs over time.

In summary, the new Part L regulations prioritize energy efficiency, reduce carbon emissions, and encourage the adoption of sustainable technologies. Please see the full FAQs in the following pages of this Appendix on the separate, supporting document, which relate to and further detail compliance on the above points.

shack.

Appendix: About us

Shack is a turnkey architecture and construction company, championing sustainable innovation in design, materials choices, building and recruitment practices.

When we talk about being a “cabin company”, we mean cabins in the most expansive, 21st Century sense. As in, amazing, luxury buildings made from timber, steel and glass. If you’ve ever visited California, British Columbia, New England, Norway or Sweden, then you probably know exactly what we mean. Having scoured the globe and been inspired by the very latest in timber construction and materials innovation, we have created a series of 5 core range proprietary designs in support of helping make everyone's everyday lives just that little bit happier and healthier. Because we recognise that people, place and space are symbiotic and interconnecting. The spaces we live in, how they are made, and how they relate to their context, all contribute (positively or negatively) to how we feel and enjoy each and every day.

Structural insulated panels (SIPs), ground-screws, next-generation heated glazing systems and Accoya cladding systems are just some of the materials choices that remain uncommon in UK (and indeed worldwide) construction, but that have significant positive impact on the carbon footprints of a buildings and are made possible and affordable through our cherry-picked supply chain partners.

Shack was conceived as a ‘sustainable-by-design’ business, and unencumbered by inherited, straight-jacketed conventions felt and upheld within the construction industry. With this said, Shack’s commercial efficacy lies in blending ‘outside-category thinking’ with best-in-class craft expertise. This is why Shack’s strategic partners consist of global construction powerhouses such as Kingspan, Westfraser, National Timber Group and Tvitec.

To us, *how* we build is just as important as *what* we build. We believe the traditional construction industry could be considerably more enlightened and needs reform. It is crying out for progressive, healthy disruption. Greater diversity and inclusivity in gender, colour and creed is a must. This starts with undermining negative stereotypes and usurping outdated conventions, and it quickly extends to a different approach to hiring, training, upskilling, apprenticeship programmes, and how subcontracting partners operate with one another.

shack.

@shackcabins



Cabin class just got upgraded.

shack.

Architectural &
avant-garde properties,
built sustainably,
for home, country estate & resort.

shackcabins.com

