



Overview

Completed for £14,140 (inc. VAT, delivery and installation)

A playhouse with storage area below and raised side platform

The playhouse is raised above the ground by 3ft and has a storage area underneath.

The storage area, accessed by a set of small double doors to the side, is ideal for storing all those garden toys and bikes.

The playhouse itself has a front door with diamond shape cut out and two rectangular windows. The right hand side has one rectangular window and another door with a diamond shape cut out. The left hand side has 1 octagonal window in the apex.

The raised area is accessed by a central staircase, this is all protected with balustrade rails.

Internally the playhouse is insulated and plywood lined and has a small platform on the left hand side to add an additional play space: there is also step up to the side entrance of the playhouse

The external platform on right hand side of the playhouse is accessed by a couple of steps and provides a covered space to access the storage area beneath. Access to the side entrance door to the playhouse is from this platform, this adds interest and fun to the playhouse and an additional external space for children to play or even just sit and picnic.

Dimensions

Height to eaves: 2.4m (8')

Height to eaves (back): 1.7m (5' 6")

Maximum height: 2.8m (9')

Footprint width: 4.6m (15')

Footprint depth: 3.4m (11')

Playhouse width: 3.1m (10')

Playhouse depth: 2.4m (8')

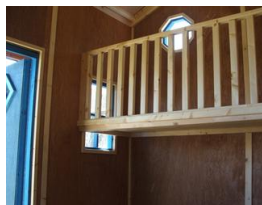
Footprint note: The height doesnt include the 3ft storage area underneath

Colours

Finished with Sadolin Classic Timber Protection. There are many more colour options available on our website.



Teak (Sadolin Classic)
Walls & Balustrade Rails



Lancelot (Sadolin Classic)

Doors, Windows, Facia

Build Specification

The following specification reflects that of the featured build with the price shown at the top of this document. Please refer to our website for details on other build options.

Doors

Standard Door with Cut Out

All our doors are built with safety as a paramount concern. All are a special non-trap design, using a piano hinge down the whole length of the door, and then a rebate on the inside of the hinged side.

- When the door is in the closed position there is a taper between the door and frame, so should little fingers be left in the way they will not be pinched.
- The doors are held closed with heavy duty magnets; this prevents a child getting locked in accidentally.
- The doors have a knob inside and out
- The cut out window is glazed with unbreakable 2mm polycarbonate sheet.

Floor

Ground Floor

A good quality wooden floor with the added benefit of having a waterproof membrane

- 25mm x 50mm pressure treated timber bearers are fitted at ground level
- BBA approved waterproof membrane fitted, this membrane flaps around the edge and fits under the wall panels
- Top surface of 18mm exterior grade plywood

A soft floor is fitted to the ground floor of the playhouse once finished - this floor can be removed easily for cleaning.

Roof

Mineral Felt Roof

A standard finish, which is good at keeping out the weather but is not particularly the most attractive roof option. Ideal if the roof is not seen

- The roof bearers are fitted to span across the apex: the size would depend on the span but it would be a minimum of 75mm x 50mm, the timber would be good quality redwood, planned with swept edges
- 12mm wbp external grade plywood is fitted to the top surface
- A layer of BBA approved breathable membrane is fitted as an underfelt
- A layer of 38kg mineral felt will be fitted as the top surface, this will be secured using galvanised staples.
- In the case of a large roof, pressure treated batons are fitted perpendicular to the roof felt
- The roof edges will be secured with a fascia board, the top finished with a ridge board and trim is fitted along the bottom.
- Guttering is always recommended and can either be fitted by us or retrospectively by you once installed.

Windows

Non-opening Glazed

The windows are built as separate units; once they have been sanded and treated they are glazed with 2mm polycarbonate sheet. They are then fitted and sealed using clear silicon into the wall. The polycarbonate used is completely clear and will not fade or become brittle with time; it is 200 times the strength of glass making it virtually shatter proof.

Build Level

Insulated and Plywood Lined Walls (option 3 build)

- The top of the range specification incorporating insulation and plywood lining, it is ideal if the building is to be heated and used extensively in the colder weather.
- The framework is built using 38mm x 50mm profile redwood timber planned and sanded with swept edges.
- The framework is fixed using zinc yellow screws
- A breathable waterproof membrane is fitted on top of the framework this is BBA approved
- Waterproof tape is fitted at the base of each panel
- 12 mm Redwood cladding is fitted to the outside of the framework, it is pinned with galvanised pins 38mm
- 20mm insulation panels are fitted within the frame work
- 6mm external grade WBP far eastern plywood is fitted to the inside face with skirting and architrave fitted around the windows and doors
- The outside face is finished with a paint/stain to suit

Accessories

You can customise your playhouse by adding accessories. Please visit our website to see all the options.

Other Options

This playhouse can be customised to your preference by changing the build specification. The different build levels are explained in detail on our website.

This table shows the cost of the different build levels that are available.

Build option	Mineral Felt Roof	Felt Shingled Roof	Cedar Shingled Roof	Slate Effect Roof
Plywood Lined Walls (option 2 build)	£14,140	£14,790	£15,295	£15,185
Insulated and Plywood Lined Walls (option 3 build)	£16,170	£16,825	£17,330	£17,220

Further information

There are some variations of this project available to view on our website for extra inspiration. Go to www.theplayhousecompany.co.uk and search for code "PHC060579" for the most up to date prices and information.