



## Overview

**Completed for £4,030** (inc. VAT, delivery and installation)

A cottage style playhouse with a central stable door that has a diamond shape cut out and a letterbox in it.

The playhouse has two rectangular windows with window boxes underneath on the front, these window boxes look lovely planted out with summer flowers.

Both sides have a diamond shape window in the apex and the right hand side also has a set of shutters with a diamond shape cut out, these have been set low to provide and encourage imagination play.

Internally the playhouse has two pairs of curtains fitted.

## Dimensions

**Height to eaves:** 1.4m (4' 5")

**Maximum height:** 1.8m (6')

**Footprint width:** 1.9m (6' 3")

**Footprint depth:** 1.3m (4' 3")

**Playhouse width:** 1.8m (6')

**Playhouse depth:** 1.2m (4')

**Footprint note:** Includes roof overhang

## Colours

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



**Burlesque (Sadolin Opaque)**  
Walls



**Clover Leaf (Sadolin Opaque)**  
Door, Windows, Shutters and fascia

## 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

#### Stable Door with Cut Out

All our doors are built with safety as a paramount concern. All are special a 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.
- Doors are held closed with heavy duty magnets on both sections of the door; this prevents a child getting locked in accidentally, and has a special flange on the bottom half to prevent little fingers being caught when the top door is slammed against it.
- The top section opens independently of the bottom section.
- Both sections of the door have a knob inside and out
- The window on the door 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

#### Cedar Shingled Roof

Natural Canadian cedar shingles fitted give a beautiful natural finish. The shingles are initially a reddish brown colour, but within a year will naturally go a silver grey colour. It is recommended that the roof pitch is at least 30degrees to avoid the shingles becoming waterlogged during wet periods of weather.

- 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
- Two layers of BBA approved breathable membrane is fitted as an under felt
- A layer of cedar shingles will be fitted as the top surface, this will be secured using galvanised staples
- The roof edges will be secured with a fascia board, the top finished with a ridge board and trim fitted to 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.

### Shutters with Cut Out

Shuttered windows are built to the same high specification as our doors. All are a non-trap design, using a piano hinge down the whole length of the shutter, and then a rebate on the inside down the hinged side. When the shutter is in the closed position there is a taper between the shutter and the frame, so should little fingers be left in the way they will not be pinched. The shutters are held shut from the inside using brass bolts. Our shutters have a knob both inside and out, and can have a shape cut out in them, this shape is glazed with 2mm polycarbonate sheet.

## Build Level

### Plywood Lined Walls (option 2 build)

- A good quality wall build incorporating plywood lining and a waterproof breathable membrane.
- The framework is built using a good quality 38mm x 50mm profile redwood timber, planned and sanded with swept edges.
- The framework is fixed using zinc yellow screws
- External grade WBP far eastern 6mm plywood is fitted to the outside face of the framework
- A breathable waterproof membrane is fitted on top of the plywood, this is BBA approved
- Waterproof tape is fitted at base of each panel
- 12 mm Redwood cladding is fitted to the outside of the framework (over the plywood and waterproof membrane), it is pinned with galvanised pins 38mm
- The outside face is finished with a paint/stain to suit

## Included Accessories

These accessories are included in the featured build. You can customise your playhouse by adding more accessories. Please visit our website to see all the options.

### Outside Options



Window Boxes



Letterbox

### Internal Options



Curtains (pair)

## 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)	£4,030	£4,175	£4,285	£4,260
Insulated and Plywood Lined Walls (option 3 build)	£4,565	£4,710	£4,820	£4,800

## Further information

There are some variations of this project available to view on our website for extra inspiration. Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC090673" for the most up to date prices and information.