



## Overview

**Completed for £5,650** (inc. VAT, delivery and installation)

A cottage style playhouse with fitted curtains, a chimney and a doorbell.

This pretty cottage playhouse has a central stable door, with diamond shape cut out and letterbox.

Next to the door is a battery operated doorbell so the children can answer the door to people visiting them in their space. There are two rectangular opening windows with window boxes underneath on the front which are a great way to encourage an interest in gardening.

There is a diamond shape window in the apex on each side, and a set of shutters with a diamond shape cut which are great for playing shops and other imaginative games.

The roof is finished with a slate effect and has a chimney which looks lovely on this style playhouse; The fascia and ridge board is scalloped which again enhances the pretty cottage style of this playhouse.

Internally the play house has a fitted blackboard so children can let their creative side out without defacing the walls; and 2 foldaway shelves, a portable bench and a table.

The front windows have been finished with fitted curtains which look fantastic in this style of cottage.

The inside was painted for an extra cost, this could be added if required.

## Dimensions

**Height to eaves:** 1.5m (5')

**Maximum height:** 2.1m (7')

**Footprint width:** 2.2m (7' 4")

**Footprint depth:** 1.6m (5' 4")

**Playhouse width:** 2.1m (7')

**Playhouse depth:** 1.5m (5')

**Footprint note:** Includes roof overhang

## Colours

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



**Superwhite (Sadolin Opaque)**

## 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

#### Slate Effect Roof

Giving a more contemporary feel these are artificial slate tiles made by cembrate. They are the same tiles as used on houses and look like natural slate. They are a little more uniform than the natural alternative

- 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 underfelt
- A layer of slate effect tiles are 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.

### 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. The opening window is hinged on either the right or left using a stainless steel piano hinge and our special non trap design. When the window is in the closed position there is a taper between the casement and frame so should any little fingers be in the way they will not get pinched. The casements are held using a brass handle and casement stay.

### 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



Chimney

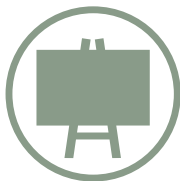


Letterbox

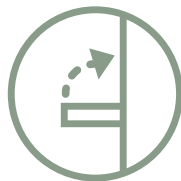
### Internal Options



Curtains (pair)



Blackboard



Foldaway Shelf



Removable Table



Internal Bench

## 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)               | £5,650            | £5,840             | £5,995              | £5,965            |
| Insulated and Plywood Lined Walls (option 3 build) | £6,340            | £6,530             | £61,060             | £6,645            |

## 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 "PHC100701" for the most up to date prices and information.