



## Overview

**Completed for £2,270** (inc. VAT, delivery and installation)

A playhouse with a doorbell fitted gives a real sense of ownership and pride in this lovely little playhouse.

This lovely garden cottage playhouse has a central stable door with a star shape window cut out in the top section and a letterbox in the bottom section.

There is a window either side of the door, both are glazed with polycarbonate sheet and have a window box underneath, which adds to the cottage like appearance, especially when full of home grown flowers.

A doorbell is fitted to the front of the playhouse ensuring that visitors must request permission to enter.

Internally there is a fitted foldaway table and an internal bench.

## Dimensions

**Height to eaves:** 1.1m (3' 6")

**Maximum height:** 1.5m (5')

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

**Footprint depth:** 1.0m (3' 4")

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

**Playhouse depth:** 0.9m (3')

**Footprint note:** Includes roof overhang

## Colours

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



**Alumina (Sadolin Classic)**

Walls



**Opal White (Sadolin Classic)**

Door, Windows, Window boxes & 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

#### 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

### 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



Doorbell

### Internal Options



Foldaway 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)	£2,270	£2,355	£2,420	£2,410
Insulated and Plywood Lined Walls (option 3 build)	£2,620	£2,705	£2,770	£2,755

## 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 "PHC101162" for the most up to date prices and information.