



## Overview

**Completed for £3,040** (inc. VAT, delivery and installation)

A deceptively large playhouse designed to go up against a wall whilst still giving the appearance of a pretty playhouse.

The front of this half style playhouse has a central stable door with a letterbox in it, a door bell and then a non-opening rectangular window either side of the door.

Both windows have window boxes underneath them, these boxes can be used to grow flowers and plants and further enhance the appearance of the playhouse.

The roof has cedar shingles and is finished off with a scalloped fascia and ridge board.

Internally curtains are fitted to both windows.

## Dimensions

**Height to eaves:** 1.2m (4')

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

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

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

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

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

**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)**  
Walls



**Rose Smoke (Sadolin Opaque)**  
Door



**Burlesque (Sadolin Opaque)**  
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.

### 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.

### 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



Letterbox



Window Boxes

### 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)               | £3,040            | £3,150             | £3,225              | £3,205            |
| Insulated and Plywood Lined Walls (option 3 build) | £3,545            | £3,655             | £3,730              | £3,710            |

## 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 "PHC121212" for the most up to date prices and information.