



Overview

Completed for £8,445 (inc. VAT, delivery and installation)

A playhouse with a high roof with false dormer windows and internal first floor gallery.

This playhouse has a central stable door with heart shape cut out and letterbox. A doorbell has been fitted to the door to enhance a feeling of ownership of the playhouse as visiting adults are required to announce their arrival and request permission to enter, or indeed deliver refreshments!

There are plenty of windows in this playhouse which ensures that lots of natural light can enter this tall structure.

Starting at the front of the playhouse, at ground level, either side of the door there is a rectangular window, each with false shutters, again with heart shape cut outs, and a window box.

On the lower left hand side there are two additional windows, both of which are opening and on the lower right hand side there is a larger shutter, again with heart shape cut outs. On the back wall there are another two non-opening rectangular windows.

Internally there is a fold away shelf fitted beneath the shutter set and a staircase that goes up at a dog leg from the back right hand corner, this is protected with balustrade rails, and leads to a first floor gallery.

On the first floor there are two windows, a rectangular window on the left hand side and a smaller diamond shaped window on the right hand side. The false dormer windows sit above the lower front windows.

The roof is finished with a slate effect tiles and a straight ridge and fascia boards have been fitted.

Guttering with run off to the ground has also been fitted at an extra cost.

Dimensions

Height to eaves: 1.5m (5')

Maximum height: 3.1m (10')

Footprint width: 2.6m (8' 4")

Footprint depth: 2.6m (8' 4")

Playhouse width: 2.4m (8')

Playhouse depth: 2.4m (8')

Footprint note: Includes roof overhang

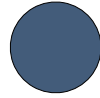
Colours

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



Burlesque (Sadolin Opaque)

Walls



Shaman (Sadolin Opaque)

Door, Windows, Window boxes, Shutters & 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

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

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

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



Doorbell

Internal Options



Foldaway Shelf

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)	£8,445	£8,830	£9,125	£9,060
Insulated and Plywood Lined Walls (option 3 build)	£9,625	£10,010	£10,300	£10,240

Further information

Go to www.theplayhousecompany.co.uk and search for code "PHC130108" for the most up to date prices and information.