



Overview

Completed for £8,420 (inc. VAT, delivery and installation)

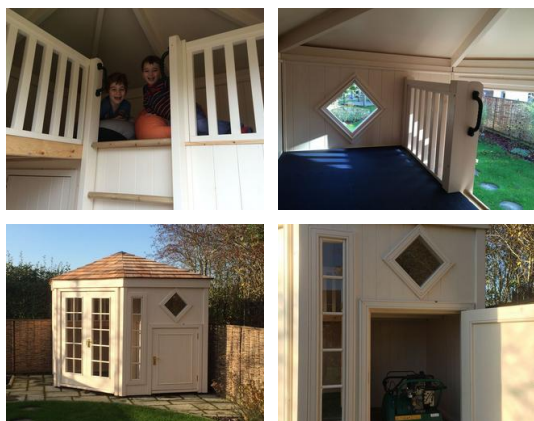
A Playhouse for the 21st Century, this bespoke playhouse was built to fit into a corner of a patio area and makes wonderful use of the space available.

A modern look was essential for this playhouse which is to become a summerhouse once the children tire of having their own outdoor play space. We suspect this may take some time!

The double doors to the front and roof with centre apex create a stunning look for this playhouse which is further enhanced by a long rectangular and small diamond window on each side of the central doors.

Internally there is ladder access to a platform running along the back of the playhouse. Storage space, accessed independently from the outside is provided underneath that part of the platform.

The playhouse is fully insulated, lined with TGV and then painted; soft flooring and balustrade rails define the internal raised platform.



Dimensions

Height to eaves: 2.0m (6' 6")

Maximum height: 2.5m (8' 2")

Playhouse width: 2.6m (8' 6")

Playhouse depth: 2.6m (8' 6")

Colours

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



Burlesque (Sadolin Opaque)

Walls, Doors, Windows & 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

Bespoke Door

Still built to the same high standard and specification as our normal doors but custom built to fit in with your style of play structure

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

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.

Internal Options



Internal Painting

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
Plywood Lined Walls (option 2 build)	£8,420	£10,170	£11,330
Insulated and Plywood Lined Walls (option 3 build)	£9,730	£11,480	£12,635

Further information

Go to www.theplayhousecompany.co.uk and search for code "PHC141093" for the most up to date prices and information.