



Overview

Completed for £8,870 (inc. VAT, delivery and installation)

A combination of raised platforms and a playhouse of 9ft high, allowing for an internal minstrels gallery, give this unique play structure plenty of scope for imaginative play.

The ground floor of this 2 storey playhouse has a stable door with two non-opening rectangular windows and shutters on the left hand side. There are another three non-opening rectangular windows on the front upper level and a door on the right hand side.

To the right of the playhouse there is a small staircase leading up to a raised walkway set at 3ft, this staircase has a gate which can be closed to stop little ones climbing on to the walkway. From the walkway there is access via the side door and a step to the internal minstrels gallery.

The walkway also leads to a platform at 4ft high that accommodates a slide and then to a 5ft raised platform that runs along the front of the house. This has a static flag pole and a telescope fitted to it.

To the left hand side is another platform set at 4ft which accommodates a climbing wall with knotted rope.

Underneath the 5ft platform decking has been fitted to the front of the playhouse. (The wider area was covered with bark by the customer).

The roof has felt shingles on it and is finished off with a straight fascia and ridge board.

Internally the house is plywood lined and has a blackboard fitted, and not to be forgotten, a minstrels gallery.

Dimensions

Height to eaves: 1.4m (4' 6")

Maximum height: 2.8m (9')

Footprint width: 4.9m (16')

Footprint depth: 3.4m (11')

Playhouse width: 2.4m (8')

Playhouse depth: 1.2m (4')

Colours

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



Limestone (Sadolin Opaque)
Walls



Superwhite (Sadolin Opaque)

Doors, Windows, Facia & balustrade rails

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

Standard Door No Cut Out

All our doors are built with safety as a paramount concern. All are a special 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.
- The doors are held closed with heavy duty magnets; this prevents a child getting locked in accidentally.
- The doors have a knob inside and out.

Stable Door No Cut Out

All our doors are built with safety as a paramount concern. All are a special 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.
- The 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

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

Felt Shingled Roof

A similar product to mineral felt, with the same durability but a more attractive finish which resembles individual house tiles

- 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 under felt
- A layer of felt 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

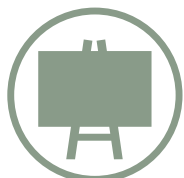
Plywood Lined Walls (option 2 build)

- 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.

Internal Options



Blackboard

Outside Options



Telescope



Flag Pole - Static with Flag



Gate

Active Fun



Climbing Wall & Knotted Rope



Slide - All Plastic

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)	£8,870	£9,200	£9,440	£9,390
Insulated and Plywood Lined Walls (option 3 build)	£9,940	£10,270	£10,510	£10,460

Further information

Go to www.theplayhousecompany.co.uk and search for code "PHC090787" for the most up to date prices and information.