

## Overview

**Completed for £9,895** (inc. VAT, delivery and installation)

There are three main elements to this fantastic play structure; a platform with activity accessories, a treehouse platform and a platform with castellated walls.

This treehouse and play area surely provides something for children of all ages.

Starting on the left hand side, a staircase from the ground leads to an activity platform set at 4ft high. This platform accommodates a slide to the left hand side and a climbing wall to the back. Steps lead up to a small bridge, set at 6ft, and then down again to the playhouse platform set at 3ft high.

The playhouse itself is a cottage design with a stable door with heart shape cut out and letter box and two opening windows to the front. There is another window on the right hand side which overlooks the third platform with castellated walls.

This third platform is set at 5ft high and each castellated wall has two look out windows; a telescope attached to one of the walls ensures that anyone daring to approach is spotted immediately.

All staircases and raised platform areas are protected with balustrade rails.

Finally, underneath the castellated platform there is a hanging swing seat which provides an ideal spot for some rest and relaxation.

## Dimensions

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

**Maximum height:** 2.1m (7')

**Footprint width:** 7.6m (25')

**Footprint depth:** 4.4m (14' 6")

**Playhouse width:** 2.1m (7')

**Playhouse depth:** 1.2m (4')

## Colours

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



**Woodruff (Sadolin Classic)**

Walls



**Smoky Blue (Sadolin Classic)**

Doors, Windows & 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

#### 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. .

#### Open Doorways

Open doorways are normally used on our castles or open structures, providing a great access route to areas

- Made from good quality redwood, planned with swept edges
- Fits snugly within the wall of the structure to give a neat doorway/entrance
- Fully treated in your choice of colour from our standard range

### Floor

#### Playhouse Floor on a Platform

##### Playhouse -

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.

##### Platform -

A standard platform construction for all raised projects, this can either be used as on open platform or have a building installed directly onto it.

- Posts 100mm x 100mm pressure treated redwood planned with swept edges
- Spacing as appropriate but a minimum of 1.8m centres
- Bearers to be 100mm x 50mm pressure treated bearers
- The structure is fitted together using 150mm, 100mm and 80mm screws, zinc yellow
- Braces are fitted at the top of each post
- Posts fitted into ground as appropriate
- If required concrete is used to secure posts in to the ground

- 125mm x 35mm good quality pressure treated grooved decking boards are fitted to the bearers using decking screws
- A skirt is fitted around outside edge of platform

For an additional cost the decking can be painted with an anti-slip paint, please ask for details.

## 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.

### 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 of 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.

### Open Unglazed Window

These windows are built as a separate unit; once finished they are sanded and treated prior to being fitted in the sides.

## 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

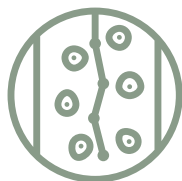
## Included Accessories

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.

### Active Fun



Slide - All Plastic



Climbing Wall & Knotted Rope

### Outside Options



Letterbox



Telescope



Hanging Swing Seat (3ft)

## 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)	£9,895	£10,050	£10,175	£10,150
Insulated and Plywood Lined Walls (option 3 build)	£10,585	£10,740	£10,865	£10,840

## Further information

Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC110987" for the most up to date prices and information.