

## Overview

**Completed for £18,690** (inc. VAT, delivery and installation)

A central raised treehouse with connecting platforms to a castle area and a shelter.

A central staircase gives access to the treehouse, which is set at 2ft off the ground.

The playhouse is 6ft square with a high pyramid roof and false small dormer windows, this adds to the appearance. It has a door with a cross shape cut out in it and six non opening castle style glazed windows.

Internally a magnetic white board is fitted as well as having a table and bench.

To either side of the play house the platform rises up to 4ft with a single open platform and then carries on to an end platform which on the left is a covered shelter and the right a castellated castle with six unglazed castle windows.

There is a slide, tyre swing, hanging swing seat, double swing gantry with two swings, a telescope, a periscope and a pulley with basket included giving the children endless opportunities for play, as well as providing places to sit and relax.

A name plaque is also fitted to give the children that sense of ownership.

## Dimensions

**Height to eaves:** 1.4m (4' 5")

**Maximum height:** 2.4m (8')

**Footprint width:** 7.3m (24')

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

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

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

## Colours

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



**Volcanic Ash (Sadolin Opaque)**

Walls



**Jungle Green (Sadolin Opaque)**

Door, Balustrade rails, Windows

## 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 with 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
- The cut out window 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.

### 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

### 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.

### Active Fun



Tyre Swing



Slide - All Plastic



Pulley with Basket



Double Swing Gantry



Plastic Swing Seat

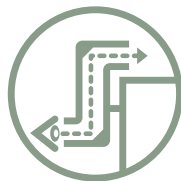
### Outside Options



Hanging Swing Seat (3ft)



Telescope



Periscope



Name Plaque

### Internal Options



Magnetic Board



Removable Table



Internal Benches

## 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)	£18,690	£19,040	£19,310	£19,250
Insulated and Plywood Lined Walls (option 3 build)	£19,335	£19,685	£19,945	£19,890

## Further information

Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC130847" for the most up to date prices and information.