



## Overview

**Completed for £20,870** (inc. VAT, delivery and installation)

A raised treehouse, platform, tunnel, rope bridge, covered shelter, slide and climbing wall.

An amazing play structure that will keep the children amused for hours.

Starting on the left hand side there is a raised platform with a 6ft square pyramid treehouse, this is accessed via two sets of stairs, one at the front and one to the front of the right hand side. The playhouse has a central door with a diamond shape cut out and six non-opening glazed windows.

To the right hand side of the playhouse the platform rises up to 4ft to a platform that wraps around the tree, this platform has a hanging swing seat underneath and a slide to the right hand side. This then continues along down a set of steps to a walk way and back up through a tunnel, this tunnel has three un-glazed castle style windows .

Exiting the tunnel you go down and then back up again, this time to a rope bridge that leads to the covered shelter, which is sited in the back right hand corner. The walkway then continues along to the right where there a climbing wall with knotted rope at the end.

## Dimensions

**Height to eaves:** 1.5m (5')

**Maximum height:** 2.7m (9')

**Footprint width:** 20.0m (65' 7")

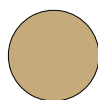
**Footprint depth:** 5.0m (16' 4")

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

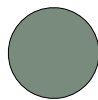
**Playhouse depth:** 1.8m (6')

## 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)**  
Door, 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

#### 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

#### Raised 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

### 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.

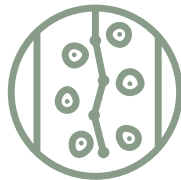
### Active Fun



Slide - All Plastic



Rope Bridge



Climbing Wall & Knotted Rope

### Outside Options



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)	£20,870	£21,330	£21,685	£21,605
Insulated and Plywood Lined Walls (option 3 build)	£21,465	£21,920	£22,270	£22,195

## Further information

Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC140548" for the most up to date prices and information.