



Overview

Completed for £11,470 (inc. VAT, delivery and installation)

A playhouse set on a platform with a 'look out' shelter and activities

Starting on the right hand side there is a platform, 11ft wide x 6ft deep, set at 2ft high which has the playhouse on it. A walkway extends to the front of the house and along the left hand side.

At the back to the left of the playhouse is another staircase giving access to the ground and a staircase going up to platform 2, 4ft wide x 4ft deep, This is set at 5ft high and has a firemans pole coming off from it and a tyre swing underneath.

The route to the sheltered platform, 5ft wide x 5ft deep and set at 4ft from the ground, is via a walkway from platform 2 or via the monkey bars. The shelter has a roof over it that has been finished using man-made slate and then a straight trim.

Guttering has been fitted but not included in the price, this could be added if required.

Dimensions

Height to eaves: 1.5m (5')

Height to eaves (back): 2.1m (7')

Footprint width: 8.8m (29')

Footprint depth: 1.8m (6')

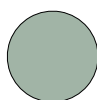
Playhouse width: 2.1m (7')

Playhouse depth: 1.2m (4')

Footprint note: plus the monkey bars

Colours

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



Clover Leaf (Sadolin Opaque)
Walls



Superwhite (Sadolin Opaque)
Door, Windows and 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.

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

Slate Effect Roof

Giving a more contemporary feel these are artificial slate tiles made by cemcrete. They are the same tiles as used on houses and look like natural slate. They are a little more uniform than the natural alternative

- 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 underfelt
- A layer of slate effect tiles are 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

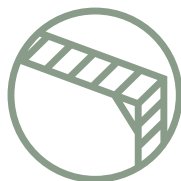
Included Accessories

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.

Active Fun



Fireman's Pole



Monkey Bars



Tyre Swing

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)	£11,470	£11,785	£12,025	£11,975
Insulated and Plywood Lined Walls (option 3 build)	£12,130	£12,450	£12,695	£12,580

Further information

Go to www.theplayhousecompany.co.uk and search for code "PHC161123" for the most up to date prices and information.