



## Overview

**Completed for £10,730** (inc. VAT, delivery and installation)

A tree house with platform, scramble net, climbing wall, slide, monkey bars and hanging swing seat.

The treehouse is sited on a platform with two levels (4ft & 5ft).

The platforms can be accessed via a staircase to the right hand side, a climbing wall with knotted rope, monkey bars or a scramble net.

The playhouse is set on the lower platform and has a fireman's pole set to the left of the house. Underneath the platform is a hanging swing seat.

The front of the playhouse has a central door with diamond shape cut out and a rectangular glazed window either side of it. The back and left hand side both have another glazed rectangular window in them, whilst the right hand side has two glazed rectangular windows: All these windows give lots of light into the house.

Internally the house has a trap door with rope ladder access to the ground, a foldaway table and a fitted bench. A periscope is fitted to the balustrade so that the children can see any visitors approaching!

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

The area then had rubber bark laid underneath to give an all year round weather surface, this was at an additional cost but can be added if required.

## Dimensions

**Height to eaves:** 1.7m (5' 6")

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

**Footprint width:** 6.7m (22')

**Footprint depth:** 6.1m (20')

**Playhouse width:** 2.4m (8')

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

**Footprint note:** Including monkey bars & slide

## 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, Fascia, 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.

### 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 an 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.

## 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



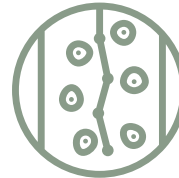
Fireman's Pole



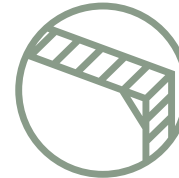
Slide - All Plastic



Scramble Net



Climbing Wall & Knotted Rope



Monkey Bars



Rope Ladder

### Internal Options



Trap Door

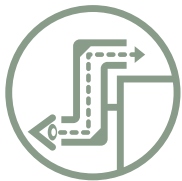


Internal Bench



Foldaway Table

### Outside Options



Periscope



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)               | £10,730           | £11,000            | £11,205             | £11,160           |
| Insulated and Plywood Lined Walls (option 3 build) | £11,635           | £11,905            | £12,110             | £12,060           |

## Further information

Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC090568" for the most up to date prices and information.