



Overview

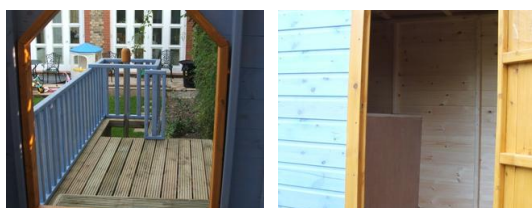
Completed for £9,475 (inc. VAT, delivery and installation)

A children's playhouse incorporating a dog run & kennel plus a storage area.

A children's play castle with dog run, kennel and storage shed below. The dog run has a ceiling height of 5ft, the kennel area is 2ft wide x 4ft deep and has a ceiling height of 3ft 6in.

Whilst the storage area is 4ft wide x 4ft deep with a ceiling height of 6ft. This storage area has a door with a diamond shaped cut out in it and a glazed rectangular window. The whole structure has a solid back.

The castle play area is above the shed, kennel and dog run, this is reached via ladder, and there is a firemans pole coming down from it. The play area is at 5ft above the dog run and then steps up to 6ft above the shed. The castle area has 2 unglazed rectangular windows and an octagonal topped doorway with balustrade rails in it, there is a fitted bench with a small roof covering it..



Dimensions

Maximum height: 3.1m (10')

Footprint width: 5.0m (16' 6")

Footprint depth: 1.2m (4')

Colours

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



Satin Lilac (Sadolin Classic)

Walls



Mais (Sadolin Classic)

Door & 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.

Floor

Ground Level Decking

Decking can be laid at ground level either as a floor for a play-frame, a sub base for a play structure or to give an additional play area.

- The decking boards are good quality 35mm x 125mm grooved redwood boards that are pressure treated.
- The deck boards are screwed to the pressure treated 50mm x 100mm timber bearers
- A weed prevention membrane is fitted below the decking to ensure that there is no plant growth up through the boards.
- If it is being used as a sub-base or play area a skirt is fitted to match to deck.

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

Roof

Castle Roof

This is a style of roof that is fitted where there is a requirement to walk on top of the roof. Rain will flow through the decking boards and then travel off the roof to the back leaving the internal area dry.

- Appropriate size roof bearers (minimum of 75mm x 50mm) with angle cut go front to back, these would be from a good quality redwood timber that is planned with swept edges
- 12mm external grade plywood fitted
- 2 layers of underfelt
- Tanolised bearers fitted with same angle as the base bearers but reversed to bring the roof back to a flat surface
- Tanolised decking boards fitted

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



Fireman's Pole

Outside Options



External Seating

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	Castle Roof
Plywood Lined Walls (option 2 build)	£9,475
Insulated and Plywood Lined Walls (option 3 build)	£10,190

Further information

Go to www.theplayhousecompany.co.uk and search for code "PHC050940" for the most up to date prices and information.