



## Overview

**Completed for £6,020** (inc. VAT, delivery and installation)

A two storey childrens castle playhouse with the roof doubling up as the first floor play area.

This two storey castle playhouse has an external staircase on the left hand side that leads up to the 1st floor play area. This area can also be accessed via a ramp to the back of the castle and has 2 glazed rectangular windows in it.

There is a static flag pole with flag fitted to the back of the castle. The ground floor has an octagonal topped door with a cross cut out in it and 2 opening glazed windows.

The staircase and ramp are protected by balustrade rails and made from pressure treated timber decking.

Internally there is a foldaway table and a toy box bench.

## Dimensions

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

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

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

**Playhouse width:** 1.2m (4')

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

**Internal height:** 1.52m (5')

**Footprint note:** + ramp at back

## Colours

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



**Dover Grey (Sadolin Classic)**

Walls



**Celery Leaf (Sadolin Classic)**

Door & balustrade rails



**Opal White (Sadolin Classic)**

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 Floor

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.

### 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.

### 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. The opening window is hinged on either the right or left using a stainless steel piano hinge and our special non trap design. When the window is in the closed position there is a taper between the casement and frame so should any little fingers be in the way they will not get pinched. The casements are held using a brass handle and casement stay.

### 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.

### Internal Options



Toy Box



Foldaway Table

### Outside Options



Flag Pole - Static with Flag



## 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)	£6,020
Insulated and Plywood Lined Walls (option 3 build)	£6,605

## Further information

Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC070621" for the most up to date prices and information.