



Overview

Completed for £7,205 (inc. VAT, delivery and installation)

A castle themed playhouse incorporating a roof top play area and an additional raised decked play area

This play castle and platform incorporates existing trees within a garden making it a good use of space as well as it looking great.

The castle style playhouse has a stable door at the front with a diamond shape cut out and a non opening window to the right. On the left hand side there is a set of shutter windows which are great for imaginative play.

The top of the castle is accessed via a climbing wall with knotted rope at the back and leads up to a gate guarding the platform from unwanted visitors.

To add to the castle appearance there are 4 castle style windows around the top of the castle.

The platform to the right of the castle wraps around existing trees and gives the opportunity to walk within and around the main tree trunks.

The platform is accessed via a staircase to the back of the platform and it is protected with balustrade rails.



Dimensions

Maximum height: 2.5m (8' 2")

Footprint width: 3.8m (12' 6")

Footprint depth: 2.4m (8')

Playhouse width: 1.5m (5')

Playhouse depth: 1.5m (5')

Internal height: 1.43m (4' 8")

Colours

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



Woodruff (Sadolin Classic)

Walls & Balustrade Rails



Smoky Blue (Sadolin Classic)

Door, Windows & shutters

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.

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.

Shutters with Cut Out

Shuttered windows are built to the same high specification as our doors. All are a non-trap design, using a piano hinge down the whole length of the shutter, and then a rebate on the inside down the hinged side. When the shutter is in the closed position there is a taper between the shutter and the frame, so should little fingers be left in the way they will not be pinched. The shutters are held shut from the inside using brass bolts. Our shutters have a knob both inside and out, and can have a shape cut out in them, this shape is glazed with 2mm polycarbonate sheet.

Build Level

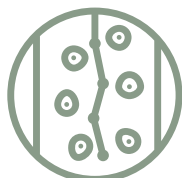
Plywood Lined Walls (option 2 build)

- 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



Climbing Wall & Knotted Rope

Outside Options



Gate

Internal Options



Internal Painting

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)	£7,205
Insulated and Plywood Lined Walls (option 3 build)	£7,695

Further information

Go to www.theplayhousecompany.co.uk and search for code "PHC110764" for the most up to date prices and information.