



## Overview

**Completed for £7,675** (inc. VAT, delivery and installation)

A corner of Camelot at the bottom of the garden; this central castle tower has walkways and a wobble bridge linking it to a castle tower on one side and a platform on the other.

The main castle is positioned in the corner, access to the inside is via an octagonal topped door with a matching window to the left. This area is enclosed and so is weatherproof.

To the right of the main castle is 4ft x 4ft platform with access via a staircase, this has a slide and steps up to a walkway which gives access to the roof top area of the main castle, this has two castle style windows in it.

From here you can then go across the wobble bridge to the castle platform which is also 4ft x 4ft. The front has a portcullis style window, whilst the left has a climbing wall with knotted rope.

Underneath the castle platform a hanging swing seat has been fitted, giving the children somewhere to sit and relax after running around their castle.

## Dimensions

**Height to eaves:** 2.5m (8' 2")

**Footprint width:** 4.5m (14' 9")

**Footprint depth:** 4.5m (14' 9")

**Playhouse width:** 1.5m (5')

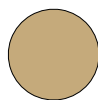
**Playhouse depth:** 1.2m (4')

**Internal height:** 1.40m (4' 7")

**Footprint note:** Plus the climbing wall

## 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)**

Doors, Doorways, 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

#### Bespoke Door

Still built to the same high standard and specification as our normal doors but custom built to fit in with your style of play structure

#### Open Doorways

Open doorways are normally used on our castles or open structures, providing a great access route to areas

- Made from good quality redwood, planned with swept edges
- Fits snugly within the wall of the structure to give a neat doorway/entrance
- Fully treated in your choice of colour from our standard range

### 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.

### Portcullis Window

The windows are built as separate units; once they have been sanded and treated they are fitted into the wall.

## Build Level

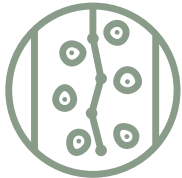
### Plywood Lined Walls (option 2 build)

- 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



Slide - All Plastic



Wobble Bridge

### Outside Options



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	Castle Roof
Plywood Lined Walls (option 2 build)	£7,675
Insulated and Plywood Lined Walls (option 3 build)	£8,030

## Further information

There are some variations of this project available to view on our website for extra inspiration. Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC140468" for the most up to date prices and information.