



## Overview

**Completed for £8,060** (inc. VAT, delivery and installation)

**This fully insulated play castle provides a cosy play space all year round whatever the weather may bring.**

The decked area adds character and definition to this castle playhouse and adjacent platforms.

The playcastle sits in back right hand corner of the decking and is accessed via a stable door with "long cross" cut out.

There is a rectangular non-opening window on each side of the door and an opening window on both the right hand and left hand side of the castle: These allow plenty of light into the play castle

Internally the walls are fully insulated; a blackboard, portable table and two benches are supplied - all the essentials for planning campaigns!

An external staircase at the rear of the castle leads onto the roof which in turn leads to the platforms built around an existing tree..

The castle roof is an open air castellated area with "tower" walls and two unglazed castle style slit windows to the front.

The rear platform is 4ft x 3ft and the front on is 3ft square, both are set at a height of 4ft from ground level, these are linked via a walkway set at 5ft. The platform to the rear accommodates a slide and a climbing wall with knotted rope.

The decking area could be added to the project if required , this would incur an extra cost.

## Dimensions

**Height to eaves:** 1.5m (5')

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

**Footprint width:** 4.0m (13')

**Footprint depth:** 3.7m (12')

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

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

## Colours

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



**Speculum (Sadolin Opaque)**

Walls



**Asteroid (Sadolin Opaque)**

Door, Windows & 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

#### Stable Door with Cut Out

All our doors are built with safety as a paramount concern. All are special a 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.
- Doors are held closed with heavy duty magnets on both sections of the door; this prevents a child getting locked in accidentally, and has a special flange on the bottom half to prevent little fingers being caught when the top door is slammed against it.
- The top section opens independently of the bottom section.
- Both sections of the door have a knob inside and out
- The window on the door 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.

### 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

### Insulated and Plywood Lined Walls (option 3 build)

- The top of the range specification incorporating insulation and plywood lining, it is ideal if the building is to be heated and used extensively in the colder weather.
- The framework is built using 38mm x 50mm profile redwood timber planned and sanded with swept edges.
- The framework is fixed using zinc yellow screws
- A breathable waterproof membrane is fitted on top of the framework this is BBA approved
- Waterproof tape is fitted at the base of each panel
- 12 mm Redwood cladding is fitted to the outside of the framework, it is pinned with galvanised pins 38mm
- 20mm insulation panels are fitted within the frame work
- 6mm external grade WBP far eastern plywood is fitted to the inside face with skirting and architrave fitted around the windows and doors
- 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



Blackboard



Removable Table



Internal Bench

### Active Fun



Slide Body - All Plastic



Climbing Wall & Knotted Rope

## 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)	£8,060
Insulated and Plywood Lined Walls (option 3 build)	£8,600

## Further information

Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC150524" for the most up to date prices and information.