**Design & Access statement**

The area that we are proposing to erect the new garden room is at the end of our garden and currently home to our garden shed. The shed is currently used for storage but is not particularly attractive and not well used. As the pictures attached show, the additional space that the room will occupy is home to a combination of astro-turf, a tree fern & an evergreen shrub. The fern & shrub will be moved and re-positioned in front of the new garden room so that there is no loss of habitat and a balanced aspect from the house of room & planting. Our intention is to extend the area covered by the shed with a garden room that can still provide storage for garden tools etc but also allow a small room for a desk/relax area which we do not have space for currently in the flat.

The footprint of the garden room will be 3.79m (w) x 5.05m (d) 2.5m (h). Whilst the room will encroach on a small piece of soil, the new area covered is mainly astro-turf. We intend to remove the astro-turf and replicate the loss of soil area to the front of the room. In addition, we intend to create a biodiverse roof to create further habitat for wildlife and to enable the room to blend into the garden dynamic if viewed from above. The materials used for the structure of the room will be a combination of European Oak from sustainable sources & glass combined with the biodiverse roof, to ensure the room blends into its surroundings of mature plants & trees.