

Section 4.0 Assessment and Summary of Heritage Impact

4.1 Assessment of Heritage Impact

The challenge of undertaking a project to convert the Grade II listed shippon 1 and adjacent curtilage buildings will necessitate change. The process had commenced prior to the purchase of the property by the current owners in February 2021 and since this time, their focus has been on stabilising, repairing and/or providing temporary support to the existing structures. Roof coverings have been progressed to reduce the risk of further damage or decay to the materials and details of greatest significance and of highest evidential value while the content of the originally approved design proposals have been reviewed.

The current project proposals seek to provide an approach that has less direct impact on the evidential, historical and aesthetic values of the property, by not demolishing any more of the farmyard grouping than had already been consented. It is proposed that shippon 3 will be retained and the integrity of the late C19 layout will be preserved.

The adaptive change of use will incur some negative impacts on the building interior and the finishes to the internal wall finishes, where most will be concealed (except for internal cross walls) in order that the buildings can be more energy efficient and ultimately more sustainable. This in turn will unlock the buildings from their current state of functional obsolescence and will enable building fabric repairs to be undertaken that will stabilise and preserve the timber frame and the building details of greatest evidential value and heritage significance. The subdivision of the former agricultural spaces will lose some of the 'openness' that might be attributed to agricultural buildings of this type, but where practicable, the full height volumes have been retained and expressed internally. Similarly, the positioning of internal partitions will be set out to best display the key historical details and components of the most historically significant timber frame of shippon 1, or for example the trusses and principal rafters within the later C19 buildings. Whilst most new window openings utilise previously modified openings and sections of construction, there are two ground floor window openings in the SW facing elevation and one first floor level opening in the NE to shippon 1 that will require the removal of two panels of infill brickwork. No alterations are proposed to the timber frame, but these interventions will allow the functional benefits of the current internal layout to function as intended. It should be noted that the fewer window and door openings will be necessary within shippon 1 and similarly, it is the preference of the new owner that smaller areas of glazing are to be used in the SW and NW facing elevations to Shippon 2 and Building 4. There will also be opportunities for sections of timber framing to be reintroduced into the wall frames shippon 1.

From the perspective of retaining the most amount of the earlier and historical building materials and details, there are minor benefits to the current scheme over that of the originally consented permissions. The current proposals are not without their minor adverse impacts, but within the scheme, much is being done to stabilise and to conserve the integrity of the historic timber frame of shippon 1 and by retaining shippon 3, the integrity of the late C19 farmyard layout is also being preserved. On balance, it is suggested that the re-development of these former agricultural outbuildings into a domestic/residential use will have a neutral impact on the property as a whole because it will safeguard the integrity of the most significant materials and details of greatest evidential value. Where localised negative impact might be incurred, these interventions could be offset by the programme of building recording being undertaken and archiving with the HER. The Level 2 Historic Building Study by Aeon Archaeology has enhanced the knowledge and understanding of these buildings and will contribute to ensure that future decisions can be made on an improved basis of 'informed understanding'.

Summary of Heritage Impact for Brunett Barns, Ty Broughton

Summary of Heritage Impact to Brunett Barns, Ty Broughton						
Ref.	Location of the Works	Your Objective	Significance of the affected building element, component, or detail	Assessing Beneficial Impact	Assessing Harmful Impact	Proposed Solution
External & Internal Details to all Buildings						
1	Retention of Shippon 3 (proposal not to demolish as previous permission)	To provide bedroom accommodation and a bathroom within the footprint of the original building envelope.	A building at the SW corner of the farmyard grouping that is part of the curtilage listing to the primary Grade II designation of high heritage values and of National Significance (the timber framed shippon 1), shippon 3 contributes to the overall group value and to the late C19 expansion that took place at Brunett Farm.	Retaining shippon 3 as part of the current design proposals, protects the evidential, aesthetic and the historical values of the building group value and the integrity of the farmyard layout within its farmyard setting. The incremental development of the buildings in line with changes to agricultural practices will be retained for others in the future.	There are no harmful impacts associated with the retention of the building.	No further actions are required.
2	Installation of below ground building and drainage services across the site, but mainly to the west of shippon 1	Installation of foul drainage, rainwater and surface water drainage for the main buildings and to avoid damaging known remains of a ‘pitched’ or cobbled yard surface beyond the NE elevation to shippon 1	The surface is of considerable significance and is associated with the primary Grade II listing of shippon 1. The surface is visible to the NE of shippon 1 and beyond the NW facing elevation of the stable block.	The introduction of drainage and services will be avoided from this area to ensure that the integrity of the surfacing is retained. All drainage will be directed to the west of the farmyard buildings.	There will be no harmful impacts if excavations of all types can be avoided from this area of the site. Services will be directed through and beneath an existing concrete surfaced yard beyond the NW elevation to shippon 1. There are no known indications of earlier, intact yard surfaces beyond this elevation.	No further actions are required, however, should evidence of earlier ‘pitched’ or cobbled surfaces be identified, it is advisable that they are recorded, prior to backfilling by the project Archaeologist and details submitted to the HER.
3	Installation of a new concrete plinth detail to support the insulated timber wall panels at the building perimeter of shippon 1.	To provide sufficient structural support for the construction of a structural wall lining on inner face of the external walls. To provide additional structural support to carry some of the first floor and roof structure loads. To tie back specific parts of the original timber frame to stiffen the overall structure. To provide a void in which insulation can be introduced and building services can be distributed without impacting further on the historic building fabric.	Grade II listed designation. The base of the timber frame and the structural timber frame details as a whole are of high heritage value and of National Significance. The internal floors have been removed in previous years therefore some evidential value has been lost/displaced.	The detail will limit the depth and extent of the interventions that would otherwise be necessary (subject to clarification of the structural performance/design and calculations). The proposal will have less of an adverse impact than previously proposed underpinning and foundation details, involves less excavation and will enable the best of the brick plinth detail to remain unaltered. The introduction of the timber framed lining provides a zone for the coordination and distribution of services and a zone to improve thermal performance without damaging further the external wall constructions. It can provide additional structural support where required locally by the structural engineer and is a reversible solution that can be modified and adjusted in the future if required.	It is unlikely that existing details will be undermined, it is proposed that the new will be isolated by a membrane from the existing/historical. Review to be undertaken to ensure that condensation checks are undertaken, and that the risk of interstitial condensation behind the line of the existing timber frame is mitigated. It is imperative that the dew point does not occur within the depth of the original timber frame to protect the long-term integrity of the historical building fabric. Ensure that the interface of joints and connections ir properly sealed to remove the risk of water vapour entering the voids between construction zones. The visual connection with the internal face of the external walls will be lost (though the evidential values will be concealed and not removed).	Plinth/foundation designs to be verified by a structural engineer. Insulation materials and associated, dynamic condensation calculation checks to be undertaken prior to the installation of the wall constructions in key locations (particularly adjacent to wet areas such as kitchens, bathrooms, or utility spaces). MEP design proposals to be fully coordinated prior to installation to minimise, remove impact of losing more of the historic building fabric.
4	Installation of a new insulated ground floor construction.	To construct a new insulated ground floor where a reduced dig has already taken place. To avoid undermining the perimeter structural details and to manage ground water and a high water table.	Grade II listed designation associated with shippon 1 and an area of high heritage value of National Significance. Most internal floors finishes/constructions have been removed in previous years therefore some evidential value has been lost/displaced.	The construction details at the perimeter walls will coordinate, if properly executed to manage the risks associated with the existing ground conditions and the high water table. Perforated drainage runs, wrapped in clean stone and a geotextile membrane are to be installed beneath the floor slab to remove water away from the NW facing elevation and to the west of the existing yard. The owners wish to use a slab construction that is similar to that of the originally consented design utilises a shallow concrete slab depth and closed cell PIR insulation batt. The overall depth will be relatively shallow and will not exceed nor undermine existing perimeter or cross wall details. Basic radon protection requirements for a domestic property can be accommodated in accordance with current Building Regulations requirements.	The overall construction is not ‘breathable’, vapour permeable and at this stage is no envisaged that the construction will have a negative impact on the performance and condition of the perimeter walls which are of high significance and heritage value. Whilst a ‘breathable’ construction would always be preferable, the increased excavation depths, or the corresponding adjustments necessary to provide a thermal performance that would be practicable and sustainable for a building work which has a high surface are to volume ratio, would have a detrimental impact on other areas of the detailed proposals. The current proposal responds to the excavations that have already taken place and represents a pragmatic solution that will not impact further on the historic building fabric, whilst managing the movement of ground water/the water table across the site.	No further action is required but checks to be undertaken that the below ground slab drainage is sufficient to avoid/mitigate any possible movement of water to the perimeter of floor slab and to the perimeter walls.
5	Brickworks repairs to the plinth at a level beneath that of the sill beam.	To reduce the risk of rising water penetration within the plinth brickwork and to protect the cill beam and jointed ends to the vertical timbers within the wall frames.	Grade II listed designation associated with shippon 1 and an area at of high heritage value and of National Significance. Whilst extensive brickwork repairs are necessary, there are lengths where the detail is relatively unaltered.	Some need to lift and replace plinth brickwork to undertake basic masonry repairs, but also to better protect the condition, and longevity of the original structural timbers. Where a DPC can be introduced, this to occur a minimum of two brick courses beneath the position of the beam to reduce the risk trapped moisture and rot. Bedding mixes to be hot-mixed lime in the vicinity of the repairs.	The condition of the plinth brickwork to the NE elevation is generally poor, therefore the risk or further damage to the building fabric is low. It is important that no membranes or impermeable materials are placed immediately below or behind the existing sill beam as the risk of timber decay will be increased.	No further action is necessary at this time.

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External & Internal Details to all Buildings - Continued.						
6	Introduction of timber framed wall panels and insulation to the NE elevation of shippon 1 and as linings to the internal brick walls elsewhere.	To provide support and restraint to the existing timber frame, to provide a zone for MEP services and to insulate the building interior.	Grade II listed designation associated with shippon 1 and an area at of high heritage value of National Significance.	The introduction of the timber framed lining provides a zone for the coordination and distribution of services and a zone to improve thermal performance without damaging further the external wall constructions. It can provide additional structural support where required locally by the structural engineer and is a reversible solution that can be modified and adjusted in the future if required.	Review to be undertaken to ensure that condensation checks are undertaken, and that the risk of interstitial condensation behind the line of the existing timber frame is mitigated. It is imperative that the dew point does not occur within the depth of the original timber frame to protect the long-term integrity of the historical building fabric. Ensure that the interface of joints and connections is properly sealed to remove the risk of water vapour entering the voids between construction zones. The visual connection with the internal face of the external walls will be lost (though the evidential values will be concealed and not removed).	Timber framed lining panel designs to be verified by a structural engineer. Insulation materials and associated, dynamic condensation calculation checks to be undertaken prior to the installation of the wall constructions in key locations (particularly adjacent to wet areas such as kitchens, bathrooms or utility spaces). MEP design proposals to be fully coordinated prior to installation to minimise, remove impact of losing more of the historic building fabric.
7	Insertion of windows and doors into the timber framed locations of shippon 1 on the NE and SW elevations	To provide additional sources of daylight and ventilation to suite the new internal layout. Doors to be reintroduced into existing openings.	Grade II listed designation associated with shippon 1 and an area at of high heritage value of National Significance.	The introduction of the windows and doors will mainly be undertaken within existing openings. The windows and doors will facilitate the adaptive reuse of the buildings. The number of proposed window and door openings is less than previously approved in the earlier full planning and LBC permissions and with the establishment of a new domestic/residential use and stable ownership, the future of this building is more likely to be safeguarded.	Whilst the existing condition of the brick infill panels is very poor to the NE facing elevation and has been removed to allow for the timber repairs to be undertaken, it will be necessary for the brickwork to be permanently removed in 3No locations on the SW elevation and 1No location of the NE facing elevation.	No further action is required at this time as the infill brickwork has been removed to facilitate the repairs and there isn’t an opportunity for these areas of the building to be recorded in detail prior to commencement.
8	Reintroduction of lost timber framing components where evidence permits.	To reinstate lost sections of timber frame that will assist to stabilise the overall design and performance of the timber frame.	Grade II listed designation associated with shippon 1 and an area at of high heritage value of National Significance.	The opportunity to reinstate the timbers within panels of modified brickwork infill will return some of the known evidential value without conjecture as sufficient detail and information about adjacent connections/joints remain. The opportunity will assist with the overall stabilisation of the frame and enable some bays to be reconnected with the frame to the walls.	The works will require the localised dismantling of some brickwork on the NW facing elevation where further brick infill has taken place historically. The repairs will interfere with this timeline of events and details, but will prevent the timber frame details, which are of greater heritage value from being lost. The bricks can be reused between/within the panels on completion.	Where evidential material is being lost, this damage can be offset by a programme of building recording and the depositing of these records with the Historic Environment Record (HER) on completion.
9	Ensuring that the timber frame bays/trusses in shippon 1 remain visible.	To ensure that new partition walls are placed to one side of the historic timber frame bay and truss structures and ensuring that the details of highest heritage value are not concealed or damaged in any way by the conversion of the barns into domestic/residential use.	Grade II listed designation associated with shippon 1 and an area at of high heritage value of National Significance.	Ensuring that future partitions and cross walls allow the evidential value of the historical timber frame to be visible and to be appreciated into the future. Avoiding key details of considerable significance from being concealed.	There are no harmful impacts to the actual timber frame, but it is possible that some finer details such as carpenters marks, apotropaic marks and graffiti might be concealed in some locations.	A record of known marks and timber details has already been included in the Level 2 Historic Building Study prepared by Aeon Archaeology. The record will be deposited with the Historic Environment Record on completions.
10	First floor construction upgrades within shippon 1	To provide the necessary fire performance and acoustic separation that is required between ground and first floor areas of shippon 1 and to pursue keeping the current first floor timber beam, joist and floorboard construction visible to its underside, when viewed at ground floor level, particularly areas towards the north end of the building.	Grade II listed designation associated with shippon 1 and an area at of high heritage value of National Significance.	The proposal would allow the hierarchy of the timber floor structure to remain visible at ground floor level and for the evidential to be appreciated into the future. Head heights at ground floor level would be optimised. Undertaking the necessary upgrades above the current floor would ensure that the risk of further damage to the existing building fabric would be reduced. The raised floor zone would also provide space for the distribution of MEP services in designated routes that would reduce the risk of further damaging the timber frame and the details of highest heritage value.	There is no harmful impact to the timber frame and to the building details of greatest significance as head heights appear to be sufficient at first floor level. Structural checks to be undertaken to ensure that the upgrade can be accommodated by the first floor structure. Ensure that the routing of MEP services is clearly coordinated and agreed prior to commencement, to ensure that the risk of damaging the historic building fabric is minimised.	No further action is required as long as details at the interfaces of materials and surfaces are agreed between all parties beforehand.
11	Installation of MEP services within all 4No shippon and barn buildings.	To undertake a full installation of mechanical, electrical, and plumbing services in all four buildings. To ensure that the installation is energy efficient, is sustainable.	Grade II designation of high heritage values and of National Significance (the timber framed shippon 1), shippons 2 + 3, together with barn building 4 contribute to the overall group value and to the late C19 expansion that took place at Brunett Farm.	The MEP services will allow all spaces to be properly used for their new intended purpose. It will allow the interior qualities of the spaces to be better appreciated. It will improve thermal comfort in conjunction with the insulation that is proposed to align with current legislative guidance, good practice, and environmental performance. There is an opportunity to properly coordinate the routing of services, so that damage to the existing building fabric of high significance is minimised or	Damage to the existing building fabric and the loss of evidential value is possible if not coordinated beforehand and distribution routes are not properly defined in advance. Without monitoring and controls, there is a risk that the timber frame and particularly any recent repairs could shrink if the relative humidity (RH) levels are not managed and controls available to mitigate these situations.	Designs to be fully developed and detailing to be coordinated and agreed with all parties prior to installation on site including builders works associated with the installations.

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Continued.... 11				mitigated altogether. Damaged surfaces or materials can be repaired. The careful introduction of building services and controls should assist to stabilise the condition of the existing building fabric (RH to be carefully monitored to ensure that the existing historic timber frame and more significantly the new replacement timbers do not dry and shrink excessively over a short period of time.		
12	Reinstatement of curved corrugated metal roof to building 4	To replace the existing roof covering and supporting structure with a new insulated construction with a profiled, corrugated metal finish to resemble the existing. Structural improvements to be undertaken to ensure that current building regulations and structural performance standards are met.	As a curtilage structure to the main building listing associated with shippon 1, the building is Grade II listed but is of a lower heritage value. Whilst modifications have taken place to the structure, it appears to have been constructed between 1878 and 1897.	The proposals will allow the roof structure to be strengthened and to comply with the standards for residential use. The building will be adapted and changed to a new beneficial use. The profile, material finish and impact of change on the overall massing and composition of the roof coverings to this grouping of former agricultural buildings will largely remain unaltered.	The original roof covering, and the curved metal truss structure will be removed and replaced with new, that will perform to the necessary structural standards. There will be a loss of evidential value, though of lower heritage value to that of the historic timber frame of shippon 1.	A record of the building can be included in the Level 2 Historic Building Study prepared by Aeon Archaeology. The record will be deposited with the Historic Environment Record on completions.
13	Construction of brickwork to building 4.	To replace the vertical timber cladding and concrete blockwork of building 4 with the curved, corrugated metal roof covering with brickwork and the introduction of new window openings into the future kitchen.	As a curtilage structure to the main building listing associated with shippon 1, the building is Grade II listed but is of a lower heritage value. Whilst modifications have taken place to the structure, it appears to have been constructed between 1878 and 1897.	The proposals will allow the wall constructions to be upgraded to align with current building construction standards and will facilitate the adaptive re-use of the building. The current building materials are of low heritage value and of low heritage significance.	There are no harmful impacts associated with the replacement of these materials in this location.	No further actions are necessary unless a record of the building can be included in the Level 2 Historic Building Study prepared by Aeon Archaeology. The record will be deposited with the Historic Environment Record on completions.
14	Insertion of new window and door opening into the elevations of shippons 2 + 3 and barn building 4	To provide additional sources of daylight, ventilation and access to suite the new internal layout.	Shippons 2 + 3 and barn building 4 are curtilage structures to the main building listing associated with shippon 1, the buildings are Grade II listed but their heritage vales differ from that of shippon 1. Whilst significant modifications have taken place to the buildings, they appear to have been constructed between 1878 and 1897.	The introduction of the windows and doors will mainly be undertaken within existing openings, where it is evident that modifications have taken place historically or in locations where larger openings are being built up. The windows and doors will facilitate the adaptive reuse of the buildings. The number of openings and the extent of the glazed surfaces is significantly less than the previously approved designs of the earlier full planning and LBC permissions. Very little alteration, or the loss of the original building fabric is anticipated with these revised design proposals.	The new window and door openings are to be introduced in locations where modifications to the buildings have already taken place, or where larger openings are to be built up. With this in mind, the risk of encountering harmful impacts with the formation of these new openings will be low. Changes to the aesthetic values will occur with the permissions associated with the change of use.	No further actions are necessary unless a record of the building can be included in the Level 2 Historic Building Study prepared by Aeon Archaeology. The record will be deposited with the Historic Environment Record on completions
15	Installation of a new insulated ground floor construction in shippons 2 + 3 and barn building 4	To construct a new insulated ground floor where a reduced dig has already taken place in some buildings. To avoid undermining the perimeter structural details to the existing walls and to manage ground water and a high water table.	Shippons 2 + 3 and barn building 4 are curtilage structures to the main building listing associated with shippon 1, the buildings are Grade II listed but their heritage vales differ from that of shippon 1. Whilst significant modifications have taken place to the buildings, they appear to have been constructed between 1878 and 1897.	The owners wish to use a slab construction that is similar to that of the originally consented design utilises a shallow concrete slab depth and closed cell PIR insulation batt. The overall depth will be relatively shallow and will not exceed nor undermine existing perimeter wall details. Basic radon protection requirements for a domestic property can be accommodated in accordance with current Building Regulations requirements.	The overall construction is not ‘breathable’, vapour permeable and at this stage it is not envisaged that the construction will have a negative impact on the performance and condition of the perimeter walls. Whilst a ‘breathable’ construction would always be preferable, the increased excavation depths, or the corresponding adjustments necessary to provide a thermal performance that would be practicable and sustainable.	No further action is required but checks to be undertaken that the below ground slab drainage is sufficient to avoid/mitigate any possible movement of water to the perimeter of floor slab and to the perimeter walls. Some record of the building can be included in the Level 2 Historic Building Study prepared by Aeon Archaeology. The record will be deposited with the Historic Environment Record on completions
16	Introduction of new partition walls and linings in shippons 2 + 3 and barn building 4	To sub-divide and to form the new room layouts within each of these buildings.	Shippons 2 + 3 and barn building 4 are curtilage structures to the main building listing associated with shippon 1, the buildings are Grade II listed but their heritage vales differ from that of shippon 1. Whilst significant modifications have taken place to the buildings, they appear to have been constructed between 1878 and 1897.	The introduction of the timber framed partitions and wall lining provide a zone for the coordination and distribution of services and a zone to improve thermal performance without damaging further the external wall constructions. The partitions and cross walls should be positioned to allow the evidential value of the historical timber trusses be visible and to be appreciated into the future. Avoiding key details of character and significance from being concealed.	Review to be undertaken to ensure that condensation checks are undertaken, and that the risk of interstitial condensation behind the line of the existing timber frame is mitigated. It is imperative that the dew point does not occur within the depth of the original timber frame to protect the long-term integrity of the historical building fabric. Ensure that the interface of joints and connections is properly sealed to remove the risk of water vapour entering the voids between construction zones.	Insulation materials and associated, dynamic condensation calculation checks to be undertaken prior to the installation of the wall constructions in key locations (particularly adjacent to wet areas such as kitchens, bathrooms or utility spaces). MEP design proposals to be fully coordinated prior to installation to minimise, remove impact of losing more of the historic building fabric.

References

Documents and guidance referenced during the preparation of this assessment include –

- Aeon Archaeology, Historic Building Record Level 2, (Report No.0304), Outbuildings at Brunett Farm, Lower Wych Road, Ty Broughton, Wrexham (HER deposited)
- Clwyd and Powys Archaeological Trust (1999), The Settlement Landscape, Maelor Saesneg, Historic Landscape Characterisation. Website available at: <https://www.cpat.org.uk/projects/longer/histland/maelor/mssettle.htm>
- Heritage Impact Assessment in Wales – Welsh Government, Cadw 2017
- Guidance on Heritage Impact Assessments for Cultural World Heritage Properties – ICOMOS 2011
- How to Improve Energy Efficiency in Historic Buildings – Welsh Government, Cadw 2022
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales - Welsh Assembly Government, Cadw 2011
- Technical Advice Note 24: The Historic Environment – Welsh Government, Cadw 2017
- Managing Change to Listed Buildings in Wales, Welsh Government Cadw 2017
- Managing Listed Buildings at Risk in Wales, Welsh Government, Cadw 2017
- Planning Policy Wales, 11th Edition, Welsh Government, 2021
- Setting of Historic Assets in Wales – Welsh Government, Cadw 2017
- Informed Conservation – English Heritage 2001
- Local Planning Guidance, Design (formerly Sustainable Development) Note 30, WCBC (updated 2009)
- William, E. Traditional Farm Buildings in North-East Wales 1550-1900, National Museum of Wales, 1982

Appendix A – Selection of Existing and Proposed Drawings

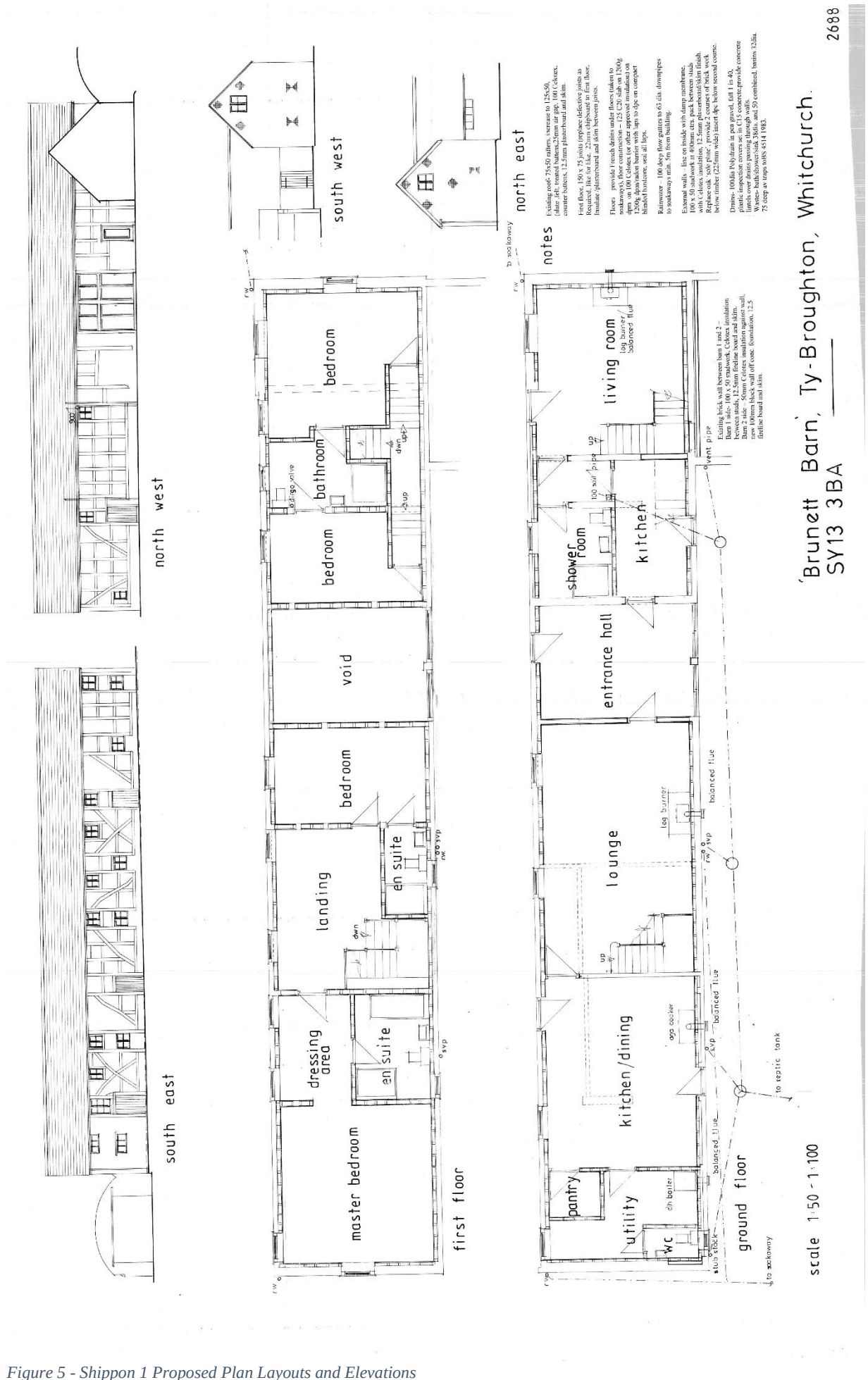


Figure 5 - Shippon 1 Proposed Plan Layouts and Elevations

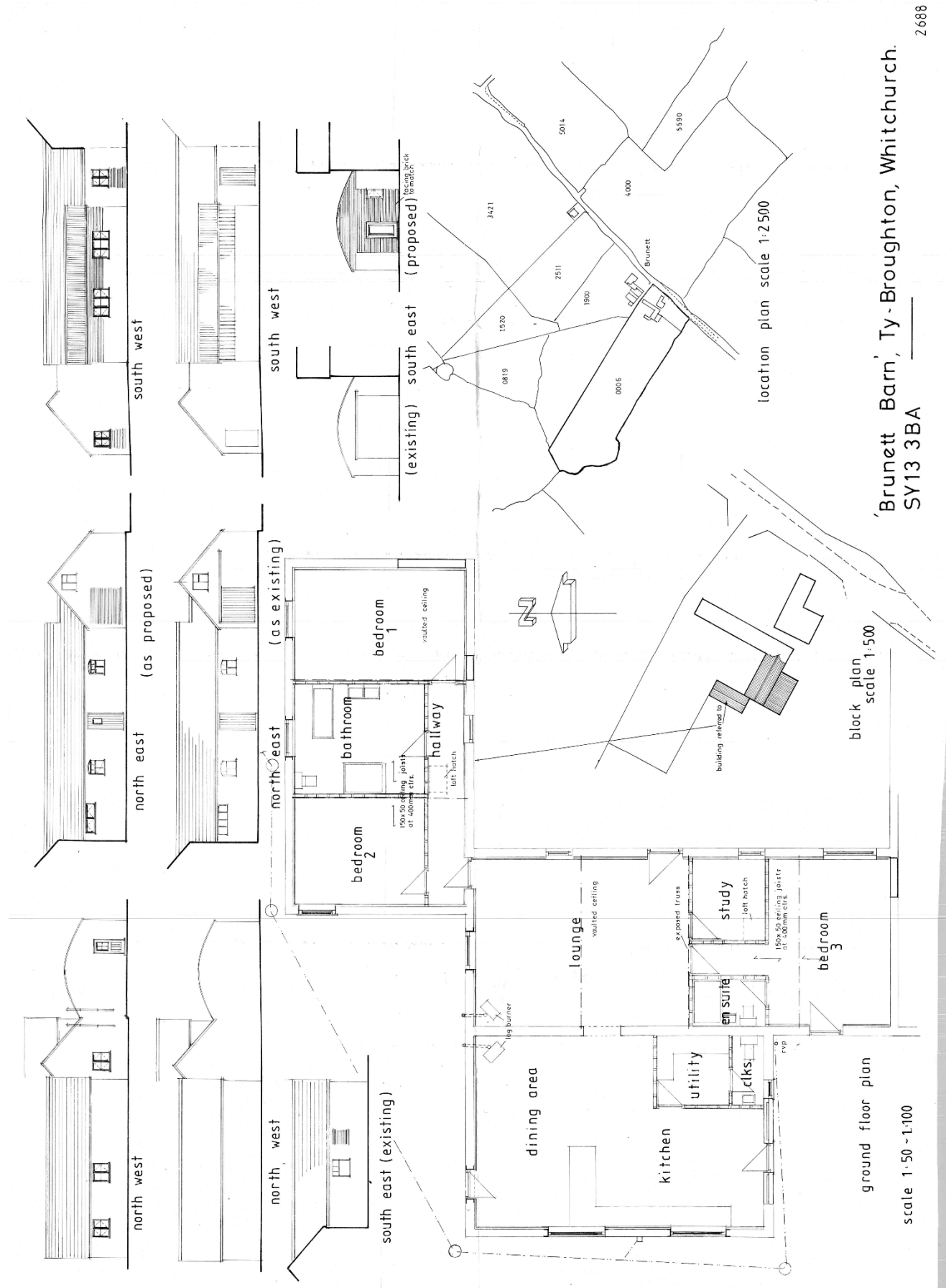


Figure 6 - Shippon 2 + 3, together with building 4, proposed plans, elevations and site plans

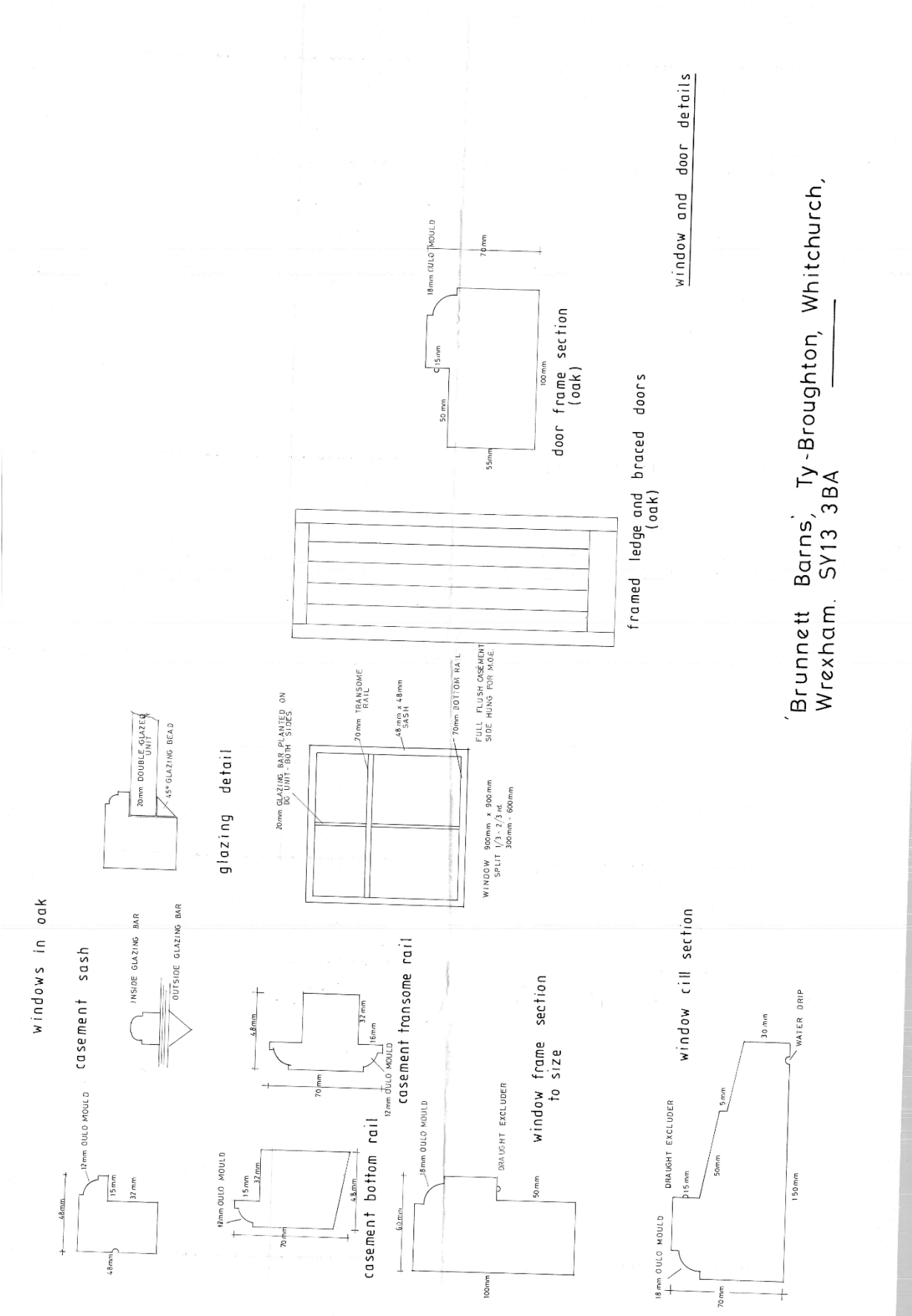


Figure 7 - Proposed window and door profile sections

Appendix B – Record Photographs



Figure 9 - Shippon 1: NE & NW facing Elevations



Figure 8 - Shippon 1: NW & SW facing elevations



Figure 10 - Shippon 1, Shippon 2 & Building 4 SE facing Elevations



Figure 11 - Shippens 2, 3 and Building 04: Existing SW and NW elevations



Figure 12 - Shippon 3: NE and NW facing elevations



Figure 13 - Shippon 2 existing NW facing elevation



Figure 14 – Shippon 1: Existing brick plinth and the adjacent 'pitched' cobbled yard surface to the NE elevation



Figure 15 - Shippon 1: Location of proposed new window in the brickwork in-fill on the SW facing elevation

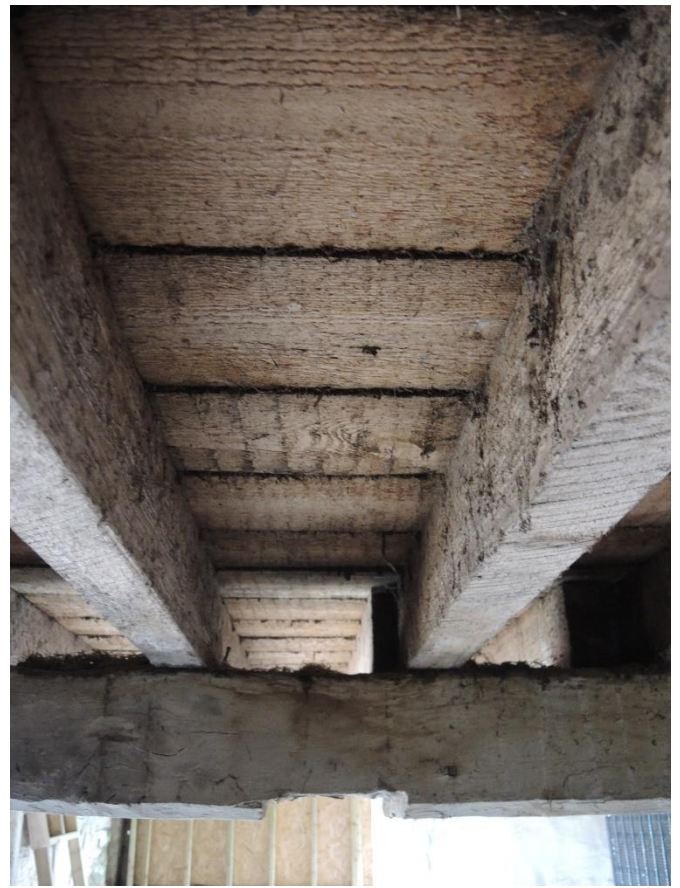


Figure 16 + 17 - Shippon 1: Ground floor image of the floor, the timer lining and the existing first floor joists and boards



Figure 18 - Shippon 1 First Floor image towards the NW gable

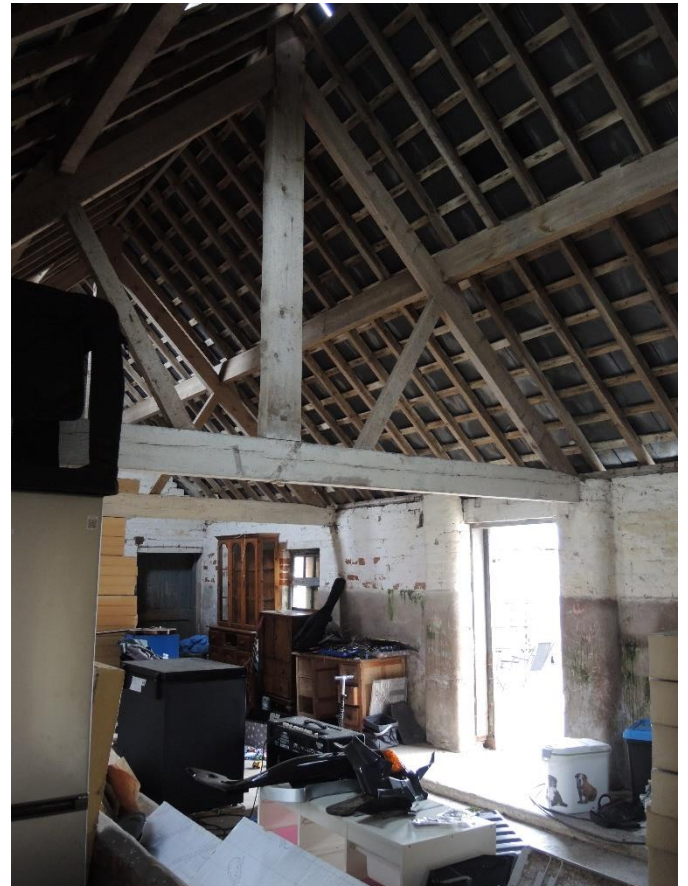


Figure 19 - Shippon 2: Existing C19 roof structure



Figure 20 - Shippon 3: Existing internal image



Figure 21 - Building 4 - Existing corrugated metal roof covering and structure, together with the SE + SW facing walls