

Site/Block Plan – Existing

The site is located at **31 Towngate, Marsden**, within a residential area characterized by historic stone-built properties and traditional streetscape consistent with the Marsden Conservation Area. The property sits on the south side of Towngate, a historic route forming part of the former Huddersfield to Manchester turnpike.

The existing site includes:

- The **main two-storey detached dwelling** constructed of hammer-dressed stone with stone slate roofing.
- A modest **curtilage** around the building, bounded by adjacent residential properties and the public highway.
- The **building footprint** aligns parallel with Towngate, with its principal elevations facing the street.
- The ground floor internal layout includes partition walls, including the **non-original internal stone wall proposed for removal**, which bisects one of the main rooms on the ground floor.
- Original external stone walls and features, including mullioned windows and stone flag paving, are intact.
- Vehicular access and parking arrangements remain unchanged.

The plan highlights the context of the building within its site and its relationship with adjacent properties, confirming no external alterations or extensions are proposed.