

12a St Austin's Lane.

This is a single bay of a 1½ storey timber-framed building aligned NE-SW. It now has a shop front of 19th century origin having console brackets at each end supporting a dentiled head to the window. The front is now finished in coated pebble dash render and the roof, now inline, is set behind a parapet. The front has 19th century windows to the road face and a dormer set behind the parapet.



It is constructed of oak in the close studded style of the region using some reused timbers. One is notable in that it has a 13th century notched lap mortice while other studs have trenches for former braces. The building has been raised to two storeys later with an attic in pine timber.

At ground floor the only visible timbers are a chamfered axial beam with run out stops that spans from the NE wall to a free standing modern timber post and supports the first floor. The remainder of the beam from the post to the SW wall is a modern. A slight shadow in the ceiling suggests a former partition running from front to rear but the slight evidence for a cross passage is inconclusive. A truncated cooking hearth has a section of cambered mantel beam pegged into a wall post at the NE end. At the N end of the SW flank wall is a narrow arch headed door. Set at a slight angle, it appears to be an insertion although it is said to have been the access door to the stair trap in No. 13 St Austin's Lane.



At first floor level the NE flank wall is visible showing a jowled corner post and the remains of a three light diamond mullion window of an external wall. The raised upper part of the timber frame is in pine with narrow chamfers and extended lamb's tongue stops. The roof structure is a fully framed side purlin style very similar to that at No. 13 St Austin's Lane and is lit by a front dormer also similar to those at No. 13. The ridges appear to be in line suggesting that the



whole roof was reconstructed across the properties.

Conclusion.

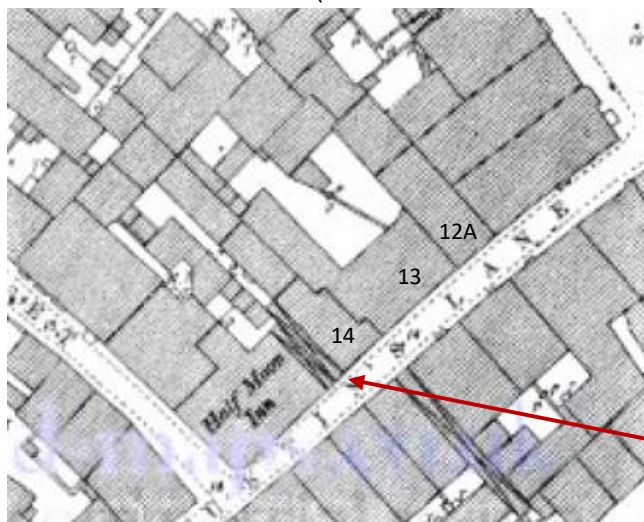
With the limited dating features visible it can only be interpreted as a heated bay of a 1½ storey building extending along St. Austin's Lane to incorporate Nos. 13&14.



An article in the Ipswich Journal of Saturday 28 August 1813 could refer to this property:

HARWICH. To be SOLD by AUCTION, By ABRAHAM HINDES,: On Thursday, September the 9th, 1813, At the Swan Inn, at Seven o'clock in the evening, In One or more Lots, TWO substantial Brick-built FREEHOLD TENEMENTS situate in St. Austin's Lane, one in the occupation of Mr. James Hart, the other unoccupied; comprising one lower room, chamber, and one garret each, and Two substantial brick-built Freehold Tenements adjoining, in the occupation of Mr. Samuel Jacobs and Mr. James Sawyer; comprising one lower room and chamber each. These premises are in excellent repair, and early possession, may be had. For further particulars enquire of A. Hindes, Auctioneer, Harwich.

The attached section of the 1:500 town plan of 1877 shows a distinct break for passages between the Half Moon (now the Thai restaurant on the corner) and number 14.



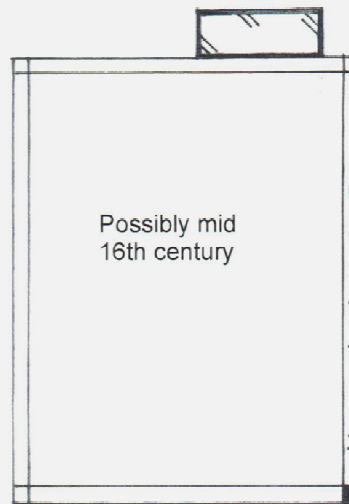
St Austin's Lane possible position of passageways

Elphin & Brenda Watkin. September 2019

12A St Austin's Lane, Harwich, Essex

Roof raise in pine with wall plate chamfered with lamb's tongue stops. Roof construction is framed side purlin.

13 & 14 St Austin's Lane most likely all one building originally

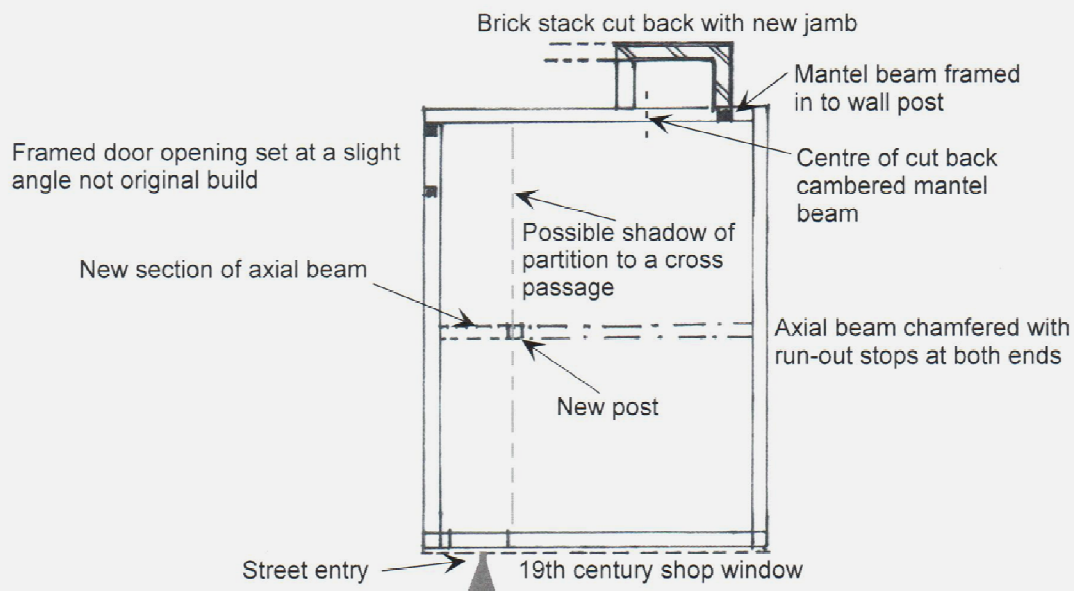


Window with 2 diamond mullions

Reused timbers with trenched brace housings framed in typical close studded style

Jowled corner post

FIRST FLOOR



GROUND FLOOR

St Austin's Lane