

13 St Austin's Lane, Harwich, Essex.

This is a multi-phase two bay timber-framed building aligned NE-SW with a 19th century brick frontage. The eastern bay originally of two storeys with a roof raise in softwood to create a fully floored attic storey that extends over a possibly rebuilt western bay.

It would appear that the building was formerly part of a range extending from 12A to 14 St Austin's Lane with the west bay possibly forming a hall/hall chamber function. The floor is formed of flat section joists that are housed into a chamfered axial beam.

The chamfers are continuous and not finished with stops and is supported against the central storey post with a moulded corbel bracket retaining evidence of an earlier paint scheme. The unstopped chamfer and corbel bracket pose the question was the floor inserted or reused? The joist joints are no longer visible but according to the list description have soffit shoulders with upper haunching. Could this mean shouldered soffit tenons with diminished haunch? Some scribed carpenter's assembly marks are visible in the present hallway and a framed stair trap is positioned against the rear wall in the NE corner. The central frame is now infilled with reused chamfered floor joists with scribed carpenter's marks. Against the rear wall to the soffit of the west face of the mid rail is a rebate for a former



doorway. Original peg holes appear to suggest possible openings either side of the central storey post. At some point the east section connected with 14 St Austin's Lane as evidenced by a doorway in the rear bay, contemporary to the crosswing.

At first floor level the top of the central oak storey post is visible. Other timber visible is the softwood wall plate with face halved scarf and softwood axial beam with pegged joints for the attic floor joists. The roof is divided into

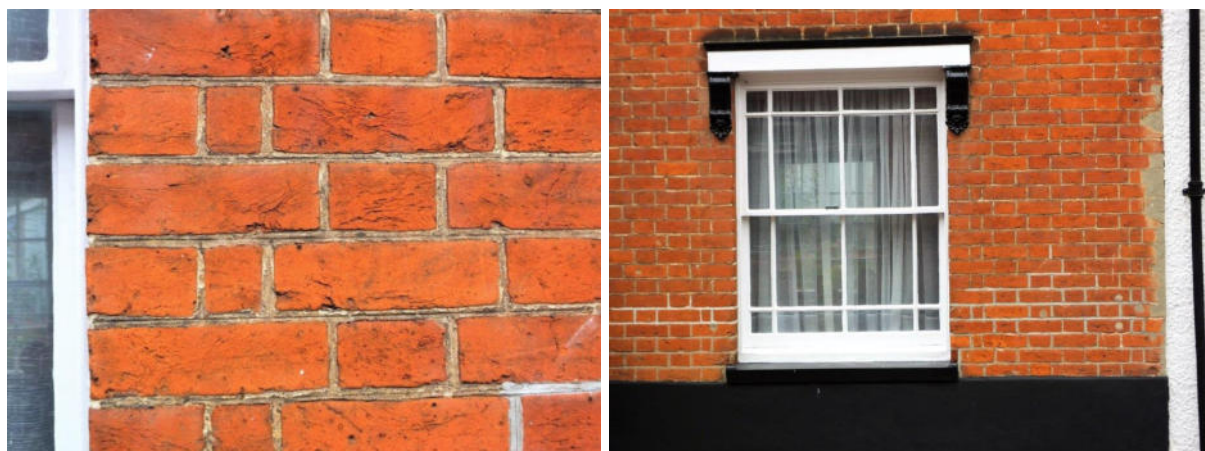
three bays by two principal rafters with framed side purlins. It is all painted black and assumed to be softwood.



Conclusion

Closer examination is required to ascertain if the floor relates to the central frame or if it is inserted.

Similarly the original peg holes to the central frame need to be plotted in order to fully understand the original pattern of framing. A suggested date on visible features is mid to late 16th century but the moulded corbel bracket could be early 17th century. The very rare and interesting feature of the later changes to this building and completely mis-understood on the list description are in the window detail. The sills are in cast iron, The console brackets are cast iron with very carefully detailed cast iron heads set on top, these being carefully painted to appear as stone. The window sills are cast iron, cast as a hollow section. The porch again not examined in detail but appears to be an all timber structure. Was someone in the iron industry owning the house when this brick façade and window details were added to the house?



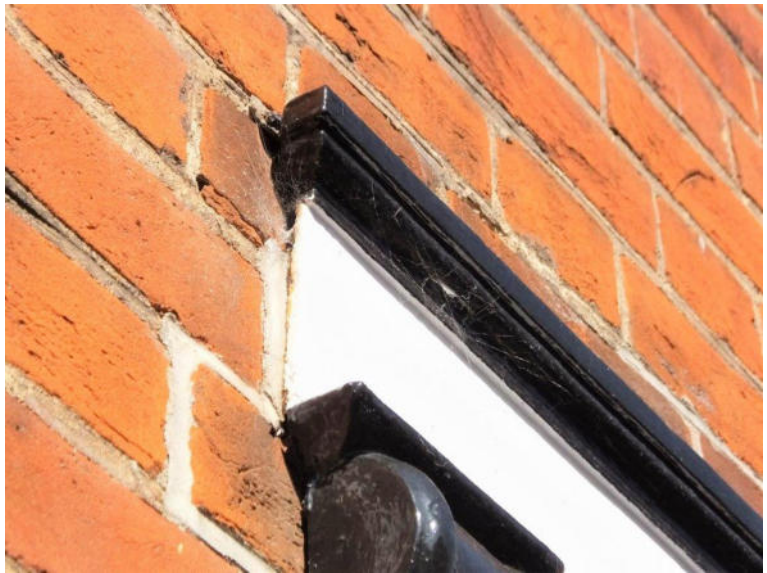
The front façade brick is good quality with inclusions suggesting in the region of 1830. It is finished with penny struck pointing.



Cast iron window sill.



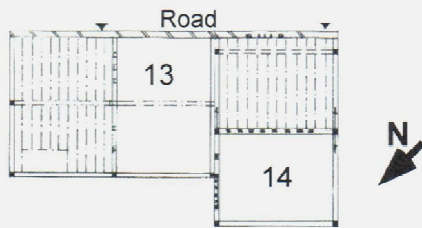
View up under sill to show hollow casting.



Console bracket in cast iron supporting a cast iron head to the window plate.

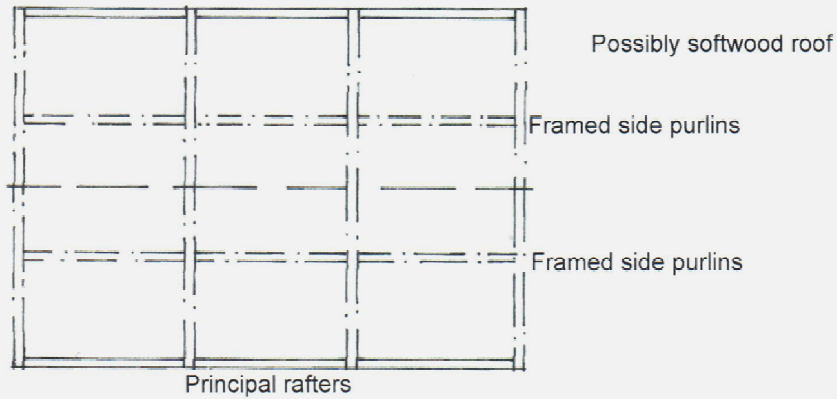


The cast iron head has a return under the brickwork to act as a lintel within the mortar thickness enabling the brickwork to be run as continuous courses.

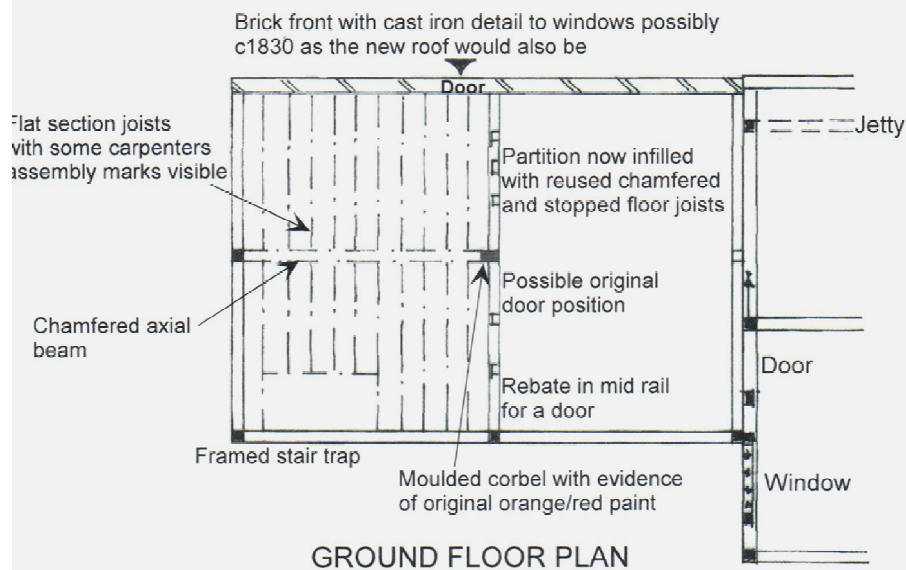
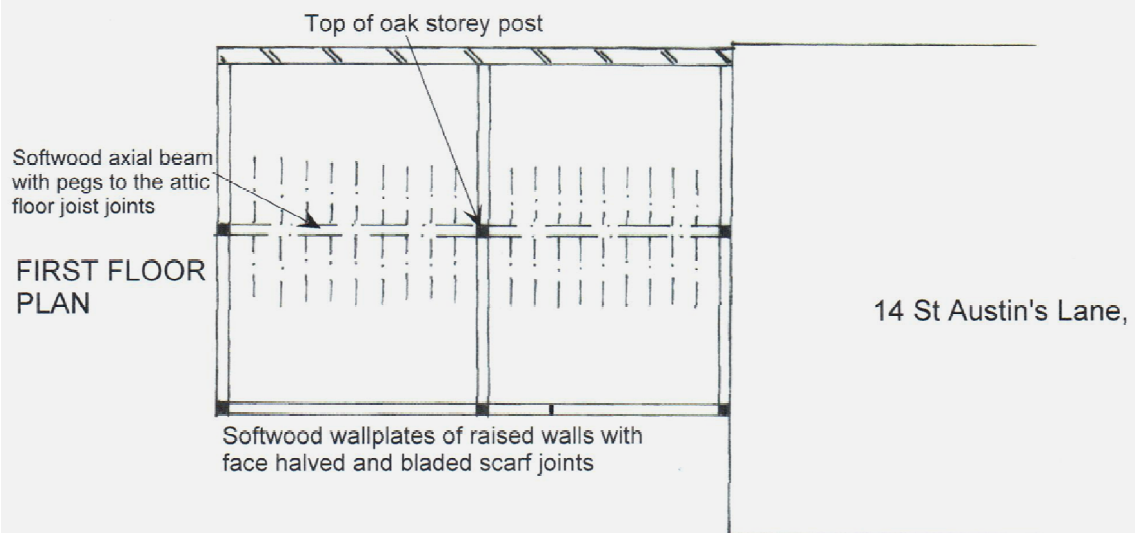


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ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN