

14 St Austin's Lane, Harwich, Essex.

A two bay timber-framed crosswing with 19th century brick frontage forming part of the range 12A – 14.

The ground floor formally jettied with evidence for a studded central partition. A cut back in the soffit of the transverse beam has destroyed evidence for possible door or full studding. The side walls to the front bay are open framed with straight braces from central storey posts to mid rail. In the rear bay the western wall is similarly



open framed whilst the eastern wall has evidence for a door opening against the central storey post and window with four

heavy diamond mullions. A surviving panel of infill shows mainly vertical riven staves with daub infill.



The top plate to the wall of the under built jetty has mortises for an off-set window consisting of three no. sets of small square double mortises typical of housings for moulded mullions. The fact that the window is off-set implies an intruded cross-passage within the cross wing. The floor joists to the front bay are of flat section and

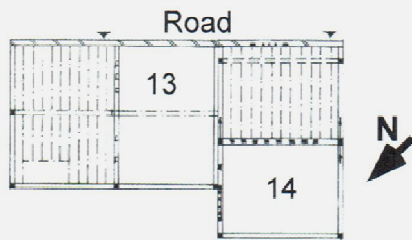
mainly from halved oak timbers housed into a chamfered transverse beam with central tenon soffit shouldered joints. Floor joists not visible in the rear bay so position of stair trap to first floor not known. At first floor there is evidence for the western wall being fully studded whilst the eastern and rear walls have had more repairs destroying evidence of the pattern for the original framing.



The first floor contained a single chamber with heavy braces from unjowled storey posts of the central truss. Traces of green paint were detected in the front bay. The roof structure has been completely rebuilt to accommodate an attic.

Conclusion

The listing description suggests that the crosswing probably performed a service function to the hall house situated to the SW. However a framed door opening also connects it to the range to the NE. Unfortunately later cutting back of the soffit of the transverse beam has destroyed evidence for either a fully studded partition creating two separate rooms or access between front and rear bays. Auger marks to the top mullion housings in the diamond mullion window appear to be 20th century and also appear across a joist in the present hallway of no.13 St Austin's Lane. The given date of late 15th century or early 16th century appears to be late given the wide stud spacing and floor joist joints. Suggested date more likely earlier in the 15th century. With a further study of 12A this might well be shown to be the high end of the original build.



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