

# The Wine Centre - Coggeshall Essex

## The Blog



Scheduled for construction by Hanse Haus in October 2011, this highly contemporary wine centre situated in Coggeshall, Essex is set to become *the* place to socialise and relax while sampling the very best in UK wines.

Please follow our blog to read all the latest reports on this exciting project as well as thoughts from owners Mr & Mrs Mohan as they set about realising their dream.

### **April 2011**

'The idea to open England's only specialist wine centre on a vineyard, was conceived on a family holiday in New Zealand. The kiwis had perfected the idea of having a relaxed lunch amongst the vines – an idea they in turn had copied from Napa, California. In various wineries across the South Island we tasted beautiful Pinots and refreshing Sauvignons followed by lunch and a coffee while watching our children play. That is how it all began. Let's do the same thing in England; build a purpose built wine centre, which will not only sell our wines but showcase the best that English viticulture can offer. The idea was partly to take advantage of the growing reputation of English viticulture since over the last ten years several English wineries had begun to make wines that were world class.

Our vision has always been to keep it simple; a modern contemporary building which fits in with its setting, where local wines are accompanied by a light lunch composed of local seasonal ingredients, followed by a coffee. Perhaps afternoon tea will be served with local sparkling wine to celebrate a special occasion. The experience is to be both local and low key. All guests would be welcome just to sit and take in the beautiful views across the vines to the River Blackwater, and relax.



An old neglected vineyard with about another five acres attached, (which we could expand) came onto the market and we decided to go for it. Not far from our house, the plot was on the edge of the historic village of Coggeshall - the perfect location. Fifty minutes from the City of London but yet in a rural idyll, which we plan to make into East Anglia's very own destination vineyard. The last two years since we purchased the vineyard, in 2009, have been spent learning about wine and vines covering everything from soils and trellis methods to wine production through to the best way to build and how to turn a dream into a reality.

This is how we came across Hanse Haus. We looked at a traditional build but couldn't get anyone to give us a fixed price. We're investing everything that we have into this project, and we're building a new 5 bedroom family home on the land as well as the wine centre, so we needed to know exactly what we were getting ourselves into from the start.

Hanse Haus, as well as a German manufacturer of basements, Glatthaar, employ not only precision manufacturing processes but also the can-do attitude for our contemporary design. The two companies work together in the UK, and in the end, were an obvious choice for our project.

The Glatthaar basement will be a tasting room and cellar, whilst Hanse Haus are building the shop and restaurant with terrace, which will overlook the vineyard and upstairs, a state-of-the-art training facility.

The two companies offered a fixed price contract along with an incredibly efficient service, ensuring that not only will our house and wine centre be built on budget but also on schedule.

With so much to focus on, including preparing the vineyard – we're planting 2700 new vines in May – and all of the business arrangements ready for our launch at the end of the year, we're delighted to know that the German Hanse Haus & Glatthaar partnership can offer us a start-to-finish service", says Jane Mohan.

## **Mohan Blog Post 2**

**May 2011**

It's all go for Jane & Stephen Mohan who have the go-ahead for the construction (by HANSE HAUS and basement manufacturer, Glatthaar) of the first New World style wine centre (to be known as West Street Vineyard) to showcase East Anglian Wine.

"We recently planted almost 3000 vines to add to the existing vineyard, and we're now delighted to have been given the green light for the new building", comments Jane Mohan. "We had this vision about how we wanted to retail English wines in a beautiful setting and we believe that we will achieve it through the concept of a barn constructed for the 21<sup>st</sup> century with all the eco-features that you would expect".

The Wine centre will retail several local wines and provide educational facilities so that visitors can learn about the range of fabulous wines that are produced in the region and from across England and Wales.

In addition, there will be a tasting room, conferencing facilities, shop, and cafe serving the best local produce. Inspiration for the wine centre has come from the New World where destination vineyards are commonplace. Visitors come with their families and friends to taste some wine and learn more about viticulture in a relaxed setting.

The new building in Coggeshall will be very contemporary and open plan and will feature a dedicated 'wine wall' so that visitors can help themselves to a tasting sample of various local wines. In addition, there will be a broad range of English wines available from other regions so that visitors can sample the variety and complexity that the best of English wines now offer.

"What's more, consumers are increasingly concerned about their food miles and this is also true with wine – a good Bacchus grown in England can give some New World Sauvignon Blancs a run for their money", adds Jane.

**August 2011**



16<sup>th</sup> Aug 2011

Last week, Jane and Stephen Mohan, spent 5 full days at the Hanse Haus sample centre in Germany, choosing all the fixtures and fittings for their new home and wine centre.

“The process was shattering”, says Jane, “we started every day at 9am and finished at 7pm, but, it was fantastic to get a real sense of what we’re creating. After the drudgery of the planning applications and the numerous archaeological conditions which had to be fulfilled before we could get the final report (we’re located just outside of a conservation area), last week, we were focusing on the more exciting, finer details like the lighting and the atmosphere that we want to create both in the wine centre and in our new home.

I did a lot of research before going to Germany, including sourcing tiles, bathrooms, kitchens (including the commercial kitchen), etc, but Hanse Haus have so many beautiful products to choose from. The staff were excellent and not only did they make the whole process fun but they were able to advise us on various brands and products and help us achieve the contemporary, natural look we’re going for. It was also great to be able to see all the fixtures and fittings in one place, rather than having to traipse around from one supplier to another. I’ve never done a conventional build so don’t have anything to compare with although, I can see that this is one of the benefits of the pre-manufactured process. We also had to choose the exact number and location of all electrical sockets for example, which really makes you think about the positioning of furniture in a room and how it’ll look, and feel. Whilst in Germany we realised that we had a wall in completely the wrong place, so we were able to change that.

Having chosen everything – from door handles to tap fittings - we’re now waiting for the final cost calculation, which is a bit nerve wracking. Chances are we’ll have to compromise our choices somewhere along the line!

Our ground workers are starting at the end of September, and the cellars are going in during October. The wine centre is then due for delivery in November.

Until then, we’re hoping for some sunshine to help our vines along. We’ve done the summer pruning, and lots of weeding, and all the new vines (we planted 3000 new vines in June) are doing really well. Next we have to start leaf stripping. We should be harvesting in 6-8 weeks which will be very exciting. We won a bronze medal from the United Kingdom Vineyard Association for our 2010 Vintage.....and so far, 2011 is looking good!