

Cafe / Restaurant Wine Tasting Bar & Visitors Centre.

West Street Vineyard is The New World Wine experience in Coggeshall, Essex. On the edge of the Conservation Area this project brings a modern timber clad SIPS construction and basement set within the vines, to form the first centre for English Wine in Essex and the UK. The utilisation of the SIPS panels construction allowed the shell for this building to rise out of the vineyard in a matter of days.

West Street Vineyard is a purpose built centre for English Wine in Coggeshall, Essex. The project was inspired by Mr and Mrs Mohan's dream of a New World Wine Experience in the UK. The building is set on the edge of the Coggeshall Conservation Area within the historic vineyard. The building takes the concept of a wine barn but with a modern twist. Using SIPS panels supplied by the German manufactures Hanse Haus, the building shell was constructed on a cast insitu basement, constructed by Principle Contractor Seamans Building in four days; with the fit out works being completed by Seamans. The pre-manufactured panels are the first commercial building in the UK for Hanse Haus and through a detailed planning and coordination process, the shell arrived on site in two hour shifts over a period of three days. The SIPS panels not only have superior thermal qualities, but the manufacturing process with the internal and external finishes integral to the panel allows the shell to achieve an airtightness of 1.5m3/hr/m2@50pa, exceeding the requirements of the Building Regulations.

A principle of the design and position of the building enables the users to be amongst the vines. The deep terrace, glazed balcony and large glazed windows brings vineyard vistas to the customer and into the building. Achieving this need came with its own challenges, not only from working with the local authority to ensure the character of the Conservation

Area was maintained but also some challenging ground conditions. The light sandy soil and the micro climate of the area that suits the grapes, brings with it issues associated with the water table. The project team worked for 12 months to ensure that the layout and design met all the business requirements and the

flexibility to ensure the long term success of the project. The SIPS construction meant that there was limited scope for alterations once the system went

- into manufacture or the building was being erected.
- This meant that the needs of the business and the client had to be fully understood by the entire team.
- The building is designed to be flexible; over the three storeys there is a basement bar and kitchen, café area, retail space, private dining and conference facilities. This allows the building to perform as a retail space attracting tourism as well as a community hub.
- The use of the space has considered every detail, including things like designing the basement bar for dining and wine tasting but ensuring that there is adequate space to accommodate a coach full of visitors.



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Design, Building Regulations & Project Management



Value 1.5 Million
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