



## Project Details

Coffee Shop Franchise

## Client

Esquires Coffee

## Location

National

## Our Role

Cost Management  
Measured Surveys  
Project Management  
Statutory Approvals

Our Mike Larkin worked with Esquires Coffee on the design and implementation of new franchises throughout the UK.

The process began with an initial site visit, to meet and discuss the project with the proposed Franchisee, and carry out a full measured survey of the premises if necessary. A preliminary proposed layout was then prepared for detailed discussion and initial costings.

Following agreement of the final scheme with Esquires management and the Franchisee, detailed drawings were prepared, which would be used for final costings and statutory approvals.



While quotations and negotiations for the best project price were taking place, we prepared and submitted official applications for Building Regulations, Town Planning, Display of Advertisements and Landlords approval on behalf of the Clients.



Fyne also have the in-house skills for all the associated compliances required, such as CDM Coordination, Health and Safety manuals, Disabled access, etc.

Fyne finally Project and Cost manage the installation works through to site completion.

Whether on a local High street or within a major shopping centre, Fyne have extensive experience in delivering Clients' business premises and corporate image to any location



## Project Details

Eight Store Roll-Out for GIVE

## Client

Vizona Ltd

## Location

Bluewater, Glasgow, Liverpool, Harrogate, Cribbs Causeway, Kingston upon Thames, Meadowhall & Regents Street

## Our Role

Quantity Surveying  
Statutory approvals  
Design Management  
Safety Management

The Client (Vizona) who are shop equipment specialists, had been tasked in this instance with the management of the complete store fitting out process from vacant shell to handover, of 8 new ventures GIVE outlets, in various UK locations within a three month period.

In order to enable the client to concentrate on the sales and retail strategy within the stores, the Fyne team took responsibility for the practical issues required for the physical delivery of the stores.

They surveyed each site, and prepared exact drawings onto which they added all necessary details and notes necessary for statutory approvals. They submitted (and obtained) Planning approvals, Building Regulations approvals and Landlords' approvals, all within the limited time frame, as well as assisting the client with practical specification and design assistance.

Throughout this process, from initial brief to final contractor payment, Fyne also provided Cost Management and Quantity Surveying expertise, allowing the client constant control of the overall project costs, as well as ensuring best value for money. They prepared initial costings for budgetary analysis, a detailed quantified specification for competitive contractor tender and continuous ongoing financial reports.







## Project Details

Eight Store Roll-Out for L’Oreal

## Client

Oracle Interiors Ltd

## Location

Standalone Store Bluewater,  
Debenhams Belfast, Cardiff  
Gateshead, & Milton Keynes  
Selfridges Oxford Street,  
Harvey Nichols Knightsbridge  
Fenwicks Newcastle

## Our Role

Cost Management  
Measured Surveys  
Project Management

Following the success of Biotherm in the Far East and Europe L’Oreal took the decision to launch their products in the UK with a boutique store at Bluewater, and following its success, 7 more concession counter stores across the country within 5 month.

Oracle Interiors (our client) were commissioned by L’Oreal to undertake the management of the complete store fitting out process from vacant shell to handover of the boutique, and subsequently, the concession counters stores.



In order to enable the client to concentrate on the fit out, and following a recommendation, Oracle approached the FYNE team, tasking them with making the concept work from a standard Biotherm worldwide catalogue of concept designs.



FYNE surveyed the stores at an early stage and by taking note of existing services and potential site problems ensured a practical approach when it came to modelling the space. They also provided 3D CAD models to allow the retailers to visualise the finished layouts. FYNE re-designed and value engineered some of the equipment within the standard concept catalogue to meet UK standards, thus enabling Oracle to manufacture in the UK rather than purchase it from Paris, allowing cost savings and project time for the client.

Throughout the development of the boutique and the later rollout process, FYNE provided advice on manufacturing and installation costs, providing ongoing options, and thus allowing decisions to be taken quickly, and more importantly with confidence by Oracle and their client L’Oreal.



## Project Details

M&S Store of the future two

## Client

Vizona Ltd

## Location

Westfield White city

## Our Role

Cost Management  
Integration Management  
Project Management

Following on the very successful sales increases in store where the new Woman's segmentation equipment was installed and with Marks and Spencer's move into one of the anchor store at Westfield they commissioned Vizona (our client) to build on that success by producing further new equipment from conceptual designs by Caulder Moore.

This time the FYNE team were tasked with addressing the commercial challenges of the project, whilst helping Vizona to sharpen its focus on delivering the project with a clear and systemic approach to driving value across the project operation. We were also asked to 'lead' their own internal teams, in terms of project programming and integration management.

Our early engagement with Vizona's design team and later with the delivery team, allowed us to define a structure for targeting value improvement opportunities within the project.



As part of those early stage activities, FYNE's value improvement check process was implemented to help identify potential areas on which to focus, before final delivery plans were developed. The result, was the formation of initiatives within the project and allowed our client to maximise a profitable return.



## Project Details

M&S Women's Segmentation

## Client

Vizona Ltd

## Location

White City

## Our Role

Project Management  
Cost Management  
Production Design Management

As part of Marks and Spencer's store redevelopment programme, Vizona (our client) was tasked with the design, development and installation of a new store equipment range from initial concepts by Calder Moore and The Knack.

In order to enable the client to concentrate on design and development, the FYNE team took responsibility for the practical issues required for the implementation and delivery of the prototype equipment into Marks and Spencer's test and development centre in West London. The system would then be rolled out to selective stores nationwide.



Using innovative project management techniques, a large number of design changes and improvements were incorporated into the initial prototyping, without the need for any radical redesign of the equipment. This, along with still delivering the project within the programmed development time, produced a very profitable project for our client.



Throughout the development and later rollout process, FYNE provided advice on manufacturing and installation costs, thus providing ongoing options, allowing decisions to be taken quickly, and more importantly with confidence by both our client and their client Marks and Spencer's.



## Change of use of Vehicle Workshop to Office and extension and alterations

The client proposed reusing an existing vehicle workshop building on an industrial estate as an office. This would involve two aspects:

1. Change of use
2. Physical interventions (internal mezzanine, extension to create toilets, replacement roller shutter doors)

Fyne's expert planning team researched the history of the site to ensure no restrictive conditions and confirmed the nature of the development and use with the client. The local authority had previously advised that they wanted to impose conditions on this proposal effectively to regroup ground lost on previous applications on this site, yet were only marginally related to the development in hand. There would either be a considerable round of negotiations or another way to be found of delivering the clients needs for their business.

The alternative route was found to be in the deemed or prior permissions already granted in the Town and Country Planning General Permitted Development Order as amended.

The research found that the use could change within the tolerances of 'permitted development' of the GPDO (amended) and Part 3, to ratchet through the Use Classes from B2 down to an office within B1. The building could be extended within the tolerances of 'permitted development' of the GPDO (amended) and Part 41, Offices.



### Outcome

Fyne submitted a simple legal determination request to the Council, called a Certificate of Proposed Lawful Use or Development, CLOPUD, for which a local authority fee and plans are required to establish the facts.

### Benefits of this approach

A CLOPUD seeks a determination of fact. It differs from a planning application in this key respect. Planning applications will require a judgement of policy and effect from the local authority with attendant neighbour consultation and sometimes protracted delays. The CLOPUD process is a lighter touch and seeks a 'determination' rather than 'approval' which can eliminate unwieldy conditions imposed by local authorities necessary interventions by local authority departments

### Background

Two main types of planning permission exist: 'deemed' and 'express.' Most people are familiar with the need to apply for planning permission to develop which is the 'express' version and is provided from local authorities. However, fewer are aware of the existence and usefulness of prior or 'deemed' permissions which grant a blanket permission directly from the government for certain types of minor or essential development subject to certain criteria. The 'deemed' permissions and conditions of application are given in the General Permitted Development Order 1995 and later amendments. This case study shows how useful and wide ranging the deemed permissions can be for a commercial development.