

ARCHITECTURAL CONSULTANCY — VALUE ENGINEERING & DETAILING

Cost saving & value engineering register

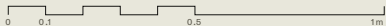
Sample project — a London refurbishment, extension & community build (anonymised)

A design-stage register prepared with the architect and contractor to hold the budget without diluting the design. Most of the value here is not in cutting scope but in intelligent moves — reusing what is already on site, substituting where a difference won't be seen, buying standard where bespoke adds nothing, reallocating budget to the elements that carry the scheme, and recovering cost through grants and the VAT position. Each measure is scored for the compromise involved, with an indicative saving; a number are already implemented. Phasing appears once, as a deliberate tool, not a default. Every measure that touches structure is subject to the structural engineer's review and approval and to the Building Regulations — the advice here is on cost and buildability, not structural design.

PREPARED WITH	CONSULTANT	BASIS	APPROACH
Architect & client	Elliot Lipley — E.L_B	Design-stage VE register	Reuse · substitute · reallocate

Illustrative extract. These three pages are an anonymised sample of how E.L_B works a live value-engineering register — the cover, the register itself, and the principles behind it. The measures are drawn from real projects but combined and generalised; the project, parties and figures are indicative only and do not describe any single real project or advice.

● Red — larger compromise to resolve ● Amber — moderate, needs sign-off ● Green — clever, low compromise



01 VALUE ENGINEERING REGISTER — EXTRACT

Ordered by type of move rather than by size. Each carries a rating for the compromise involved, an indicative saving and its status. A live register runs longer and is priced with the contractor; eleven representative measures are shown.

#	MEASURE	RATING	EST. SAVING	STATUS
1	Retain redundant foundations in situ Leave isolated, genuinely redundant strip/pad foundations where they don't clash with new works, rather than breaking out, disposing and reinstating. Retained only where the structural engineer confirms them redundant and isolated, and approves.	● Green	Demolition + disposal	Proposed
2	Crush & reuse demolition brickwork as sub-base Crush existing brickwork on site for sub-base in lieu of imported hardcore. Removes tipping cost and lorry movements; a sustainability gain that also reads well to funders.	● Green	Waste + materials	Implemented
3	Retain excavated spoil on site Keep excavated soil for later landscaping or rewilding rather than carting away. Cuts muck-away and vehicle movements; subject to contamination and volume checks.	● Green	Muck-away	Proposed
4	Reallocate the glazing budget Take secondary external doors to off-the-shelf timber glazed units (standard sizes, shorter lead-in) and spend the saving on the feature glazing that actually carries the design.	● Amber	Joinery + programme	Implemented
5	Non-exposed partition — masonry to metal stud Where a wall isn't seen (plant room to WCs), build in metal stud rather than brick. Cheaper, and more adaptable for future services; fire and acoustic ratings confirmed.	● Green	£3k – 6k	Proposed
6	Exposed joists — hardwood species change Keep the premium species where it reads; change ancillary exposed joists to a suitable alternative hardwood, stained to match so the visual stays consistent. Member sizes and species to be confirmed and approved by the structural engineer.	● Amber	≈ 17% of timber	Proposed
7	Roof covering — specification review A compliant alternative to the premium clay tile, compatible with planning and structural loading; quicker and cheaper to fix. A material-led saving with no change to the roof line.	● Green	£6k – 13.5k	Proposed
8	Rainwater goods — proprietary steel system Replace bespoke fabricated gutters with an off-the-shelf proprietary steel system on standard profiles. Reduced lead-in and cost; robust and easily repaired.	● Green	Fabrication	Proposed
9	Off-the-shelf galvanised sliding door to store An industrial sliding door in a galvanised finish for a store, in lieu of bespoke joinery. Robust, appropriate, and the finish sits comfortably with the aesthetic.	● Green	Joinery	Proposed
10	Grants & VAT position Pursue decarbonisation grant funding (≈ £7.5k against the heat pump) and confirm the zero-rated VAT position on qualifying insulation and energy measures. A saving found off the drawing.	● Green	£7.5k + VAT	Proposed
11	Phased handover of a secondary zone Where budget is genuinely tight, take one secondary zone to a weathered, insulated and first-fixed shell — structure completed and signed off by the engineer — and hand it over as a planned second phase, services capped and future-proofed. The single, deliberate use of phasing.	● Amber	Second-fix + finishes	Proposed

Structural & compliance note. Every measure touching structure — foundations, openings, member sizes, species and any load path — is subject to the appointed structural engineer's review and approval and to Building Regulations. E.L.B advises on cost and buildability only; it does not carry out or certify structural design, and no measure is implemented without the engineer's confirmation.

02 PRINCIPLES

The register is built on a consistent set of moves, applied in this order.

- **Protect what carries the scheme.** Structure, envelope, waterproofing, performance and the details that define the architecture are held; savings are found around them.
- **Reuse before disposal.** Redundant foundations, crushed brick, excavated spoil — kept and reused rather than broken out and carted away.
- **Substitute where it won't be seen.** Concealed partitions, ancillary joists, rainwater goods — standard or alternative specification where no one will read the difference.
- **Reallocate to what shows.** Buy standard on the secondary items and spend the saving on the feature glazing and finishes that matter.
- **Look off the drawing.** Grants, decarbonisation funding and the VAT position often recover more than a spec change, for administrative effort alone.
- **Phase deliberately, not by default.** A planned, future-proofed handover of one zone — used once, as a considered lever, never as a way to quietly drop scope.

03 HIGHEST-IMPACT ITEMS

Low risk, high certainty DO FIRST

Retain redundant foundations · crush & reuse brickwork (implemented) · stud partition to plant room · off-the-shelf doors and rainwater goods · grants & VAT review. Little or no compromise, and much of it recoverable immediately.

Medium risk, high value WITH SIGN-OFF

Hardwood species change · glazing reallocation · roof-covering substitution · a single deliberate phased handover. Each needs the engineer's or architect's agreement, and each returns more than the low-risk moves once confirmed.

Taken together, the intelligent moves protect the design and the performance strategy while still returning a material saving. Where a larger gap remains, one deliberate phased handover is the controlled lever — planned and future-proofed, rather than scope quietly lost. The register is offered as a working basis to price with the contractor and agree measure by measure with the client and design team.

