



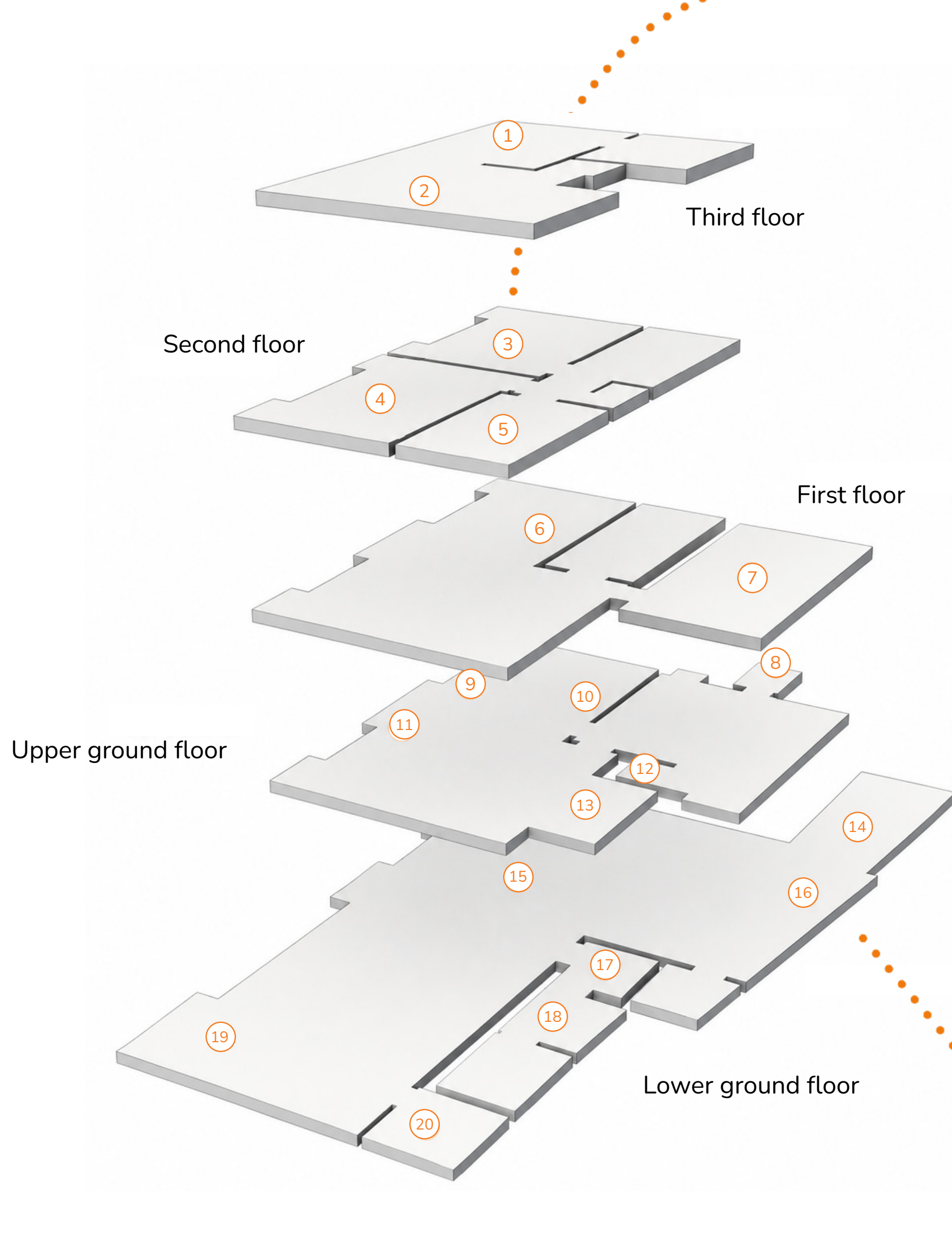
Regents Park Road.

Building the best team around the project, to achieve the best result.



Regent's Park Road began with a deliberate effort to assemble the right team around the project. From the earliest conversations, there was an understanding that achieving the best result would rely on everyone involved contributing towards the overall outcome rather than focusing solely on their individual scope.

Based on an understanding of what we do and how we work, the main contractor identified Constructive and Co. as a good fit for the project. We set out to demonstrate why they made the right choice.



From the outset, the project felt highly collaborative, with ongoing conversations between ourselves, the client, architect, and contractor shaping decisions as the work progressed. It never felt like a top-down structure; the whole project team worked closely together to resolve problems, coordinate the programme and refine the design as a collective effort.

As confidence grew, communication became more efficient and decisions easier to make, and the scope gradually expanded. Our focus is on presenting options rather than problems, resolving issues proactively while ensuring key decisions remain visible to the wider team.

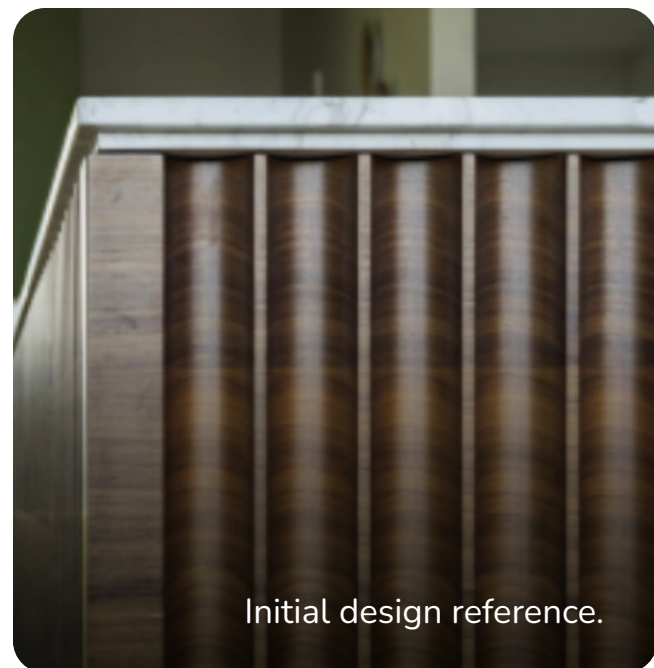
“We were all thinking as a collective, feeding into the same thing. That way it feels like everybody focuses on making sure the project itself is as successful as it can be.”

Tim Greany, **Constructive and Co.** Co-director

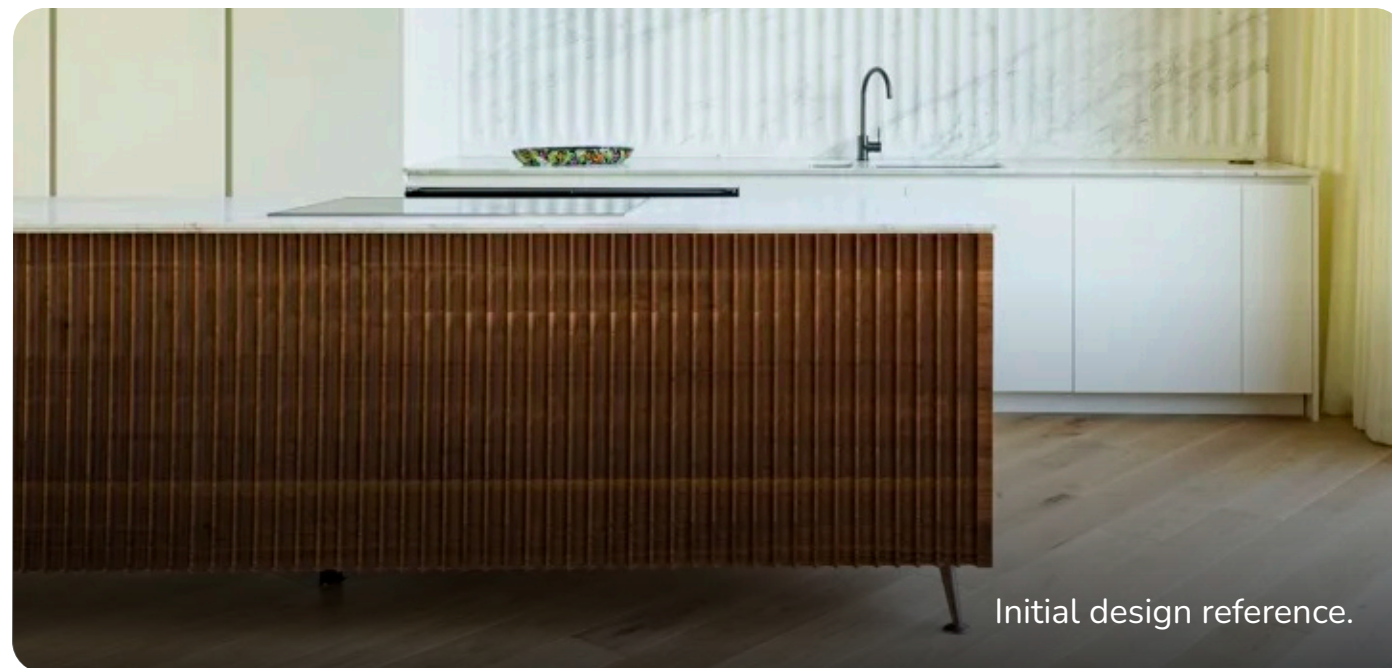
The first phase of work established a level of trust that carried through the rest of the project and led to a long term working relationship between us and the client, architect and main contractor that is still going strong close to a decade later.

Drawing key

- | | |
|--|---|
| ① Bedroom wardrobe and desk | ⑪ Alcove cupboards (freestanding) |
| ② Eaves storage | ⑫ Cloak cupboard |
| ③ Bedroom wardrobes and bedside cabinets | ⑬ Walnut burr side table |
| ④ Guest bedroom wardrobes and dressing table | ⑭ Study joinery |
| ⑤ Family bathroom vanity | ⑮ 'Suspension bridge' freestanding AV cabinet |
| ⑥ Master ensuite vanity | ⑯ Freestanding sideboard - curved bronze |
| ⑦ Master dressing room | ⑰ Cloakroom joinery |
| ⑧ 'Priest hole' storage cupboard | ⑱ Utility room |
| ⑨ Alcove shelving | ⑲ Music room storage |
| ⑩ Freestanding AV cabinet - gold | ⑳ Pantry |



Initial design reference.



Initial design reference.

The dressing room became a strong example of how to resolve complexity through collaboration. Formed from two existing rooms, the space came with irregular geometry and unfinished conditions that posed several challenging questions.

Rather than expecting a fixed outcome, the clients actively encouraged creative input from everyone involved, providing space for us to contribute our experience and push ideas further.

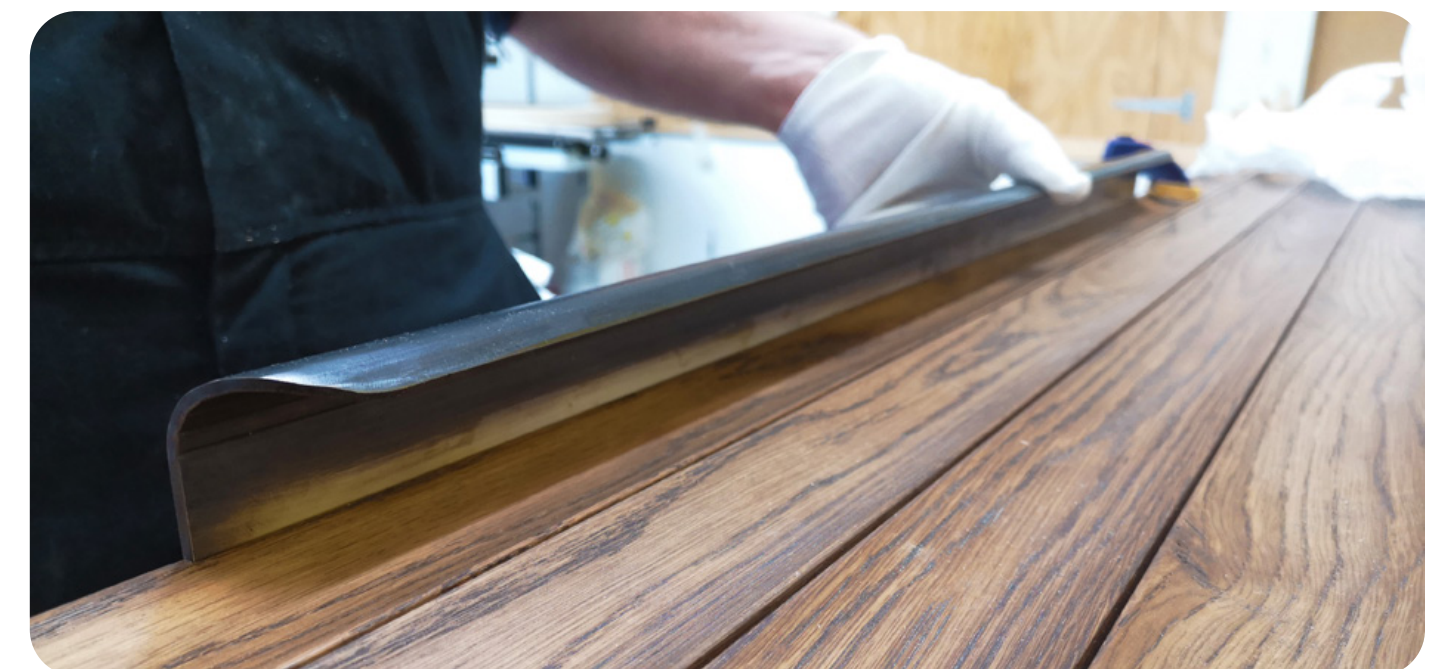
“It was an opportunity to exchange ideas and build on them to create something genuinely special.”

Niall Mills, Client

Rather than working directly from the existing walls, the setting out was driven by how the space would ultimately be experienced. The slatted detail became the main driver of the design, informing junctions, alignments and even the final positioning of the steps.

“Creating something that’s really beautiful but also solves all these technical problems is really satisfying.”

Tim Greany, **Constructive and Co.** Co-director

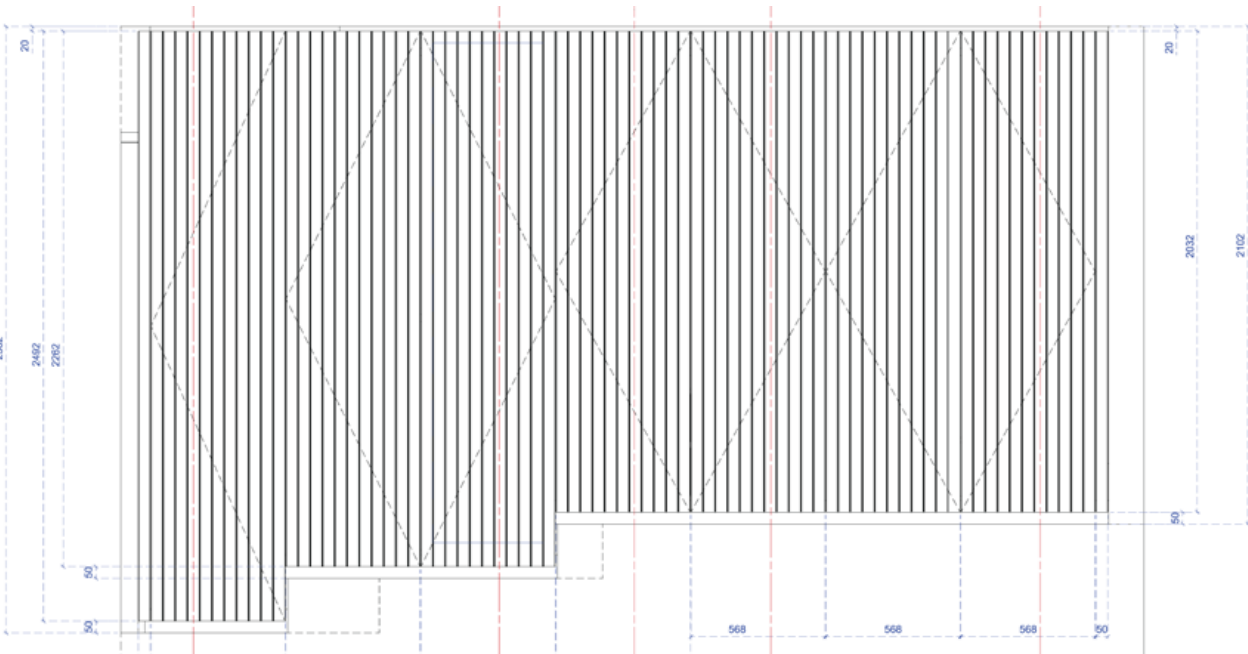


While surveying the space, we identified an issue with the position of the existing skylight that would have left the completed room out of alignment with the joinery.

Although outside our immediate scope, flagging the issue early allowed it to be resolved while there was still flexibility to make changes, avoiding a compromise that would have been difficult to correct later. As we were still at an early stage, the client chose to have the skylight moved and centred within the room, making for a much better end result.

“You’re not just going to site and doing your thing – you’re part of the team.”

Dom Shanks, **Constructive and Co.** Co-director



“Handling complexity without compromising on aesthetics or quality – that’s where we can bring real value.”

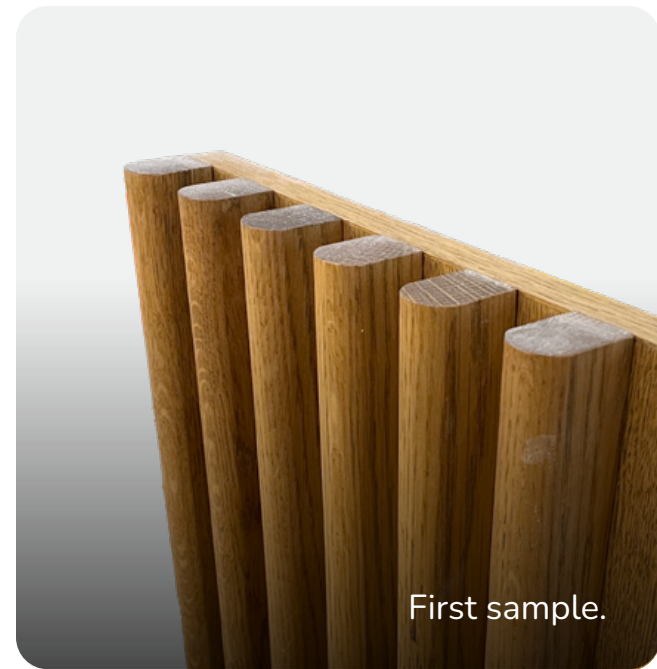
Tim Greany, **Constructive and Co.** Co-director

The dressing room was developed through a series of coordinated stages on site. Steel supports for the cantilevered bench had to be installed before the surrounding walls were finished, while details such as the step positions and final alignments continued to evolve as the space took shape.

For a space this complex and challenging, clear communication between everyone involved made the process feel easy.

Issues could be addressed quickly and confidently, with ongoing coordination allowing us to stay one step ahead – anticipating what the architect or builders would need before it became critical, and keeping the project moving.





“Nothing was rushed. Giving things time meant we could come back, question decisions, and make them better.”

Niall Mills, Client

Time was used deliberately – allowing ideas to settle, be tested, and revisited with clarity. Sampling became a key part of the process as a way of making decisions tangible. Materials were adjusted and understood over multiple iterations, leading to outcomes that felt properly considered.





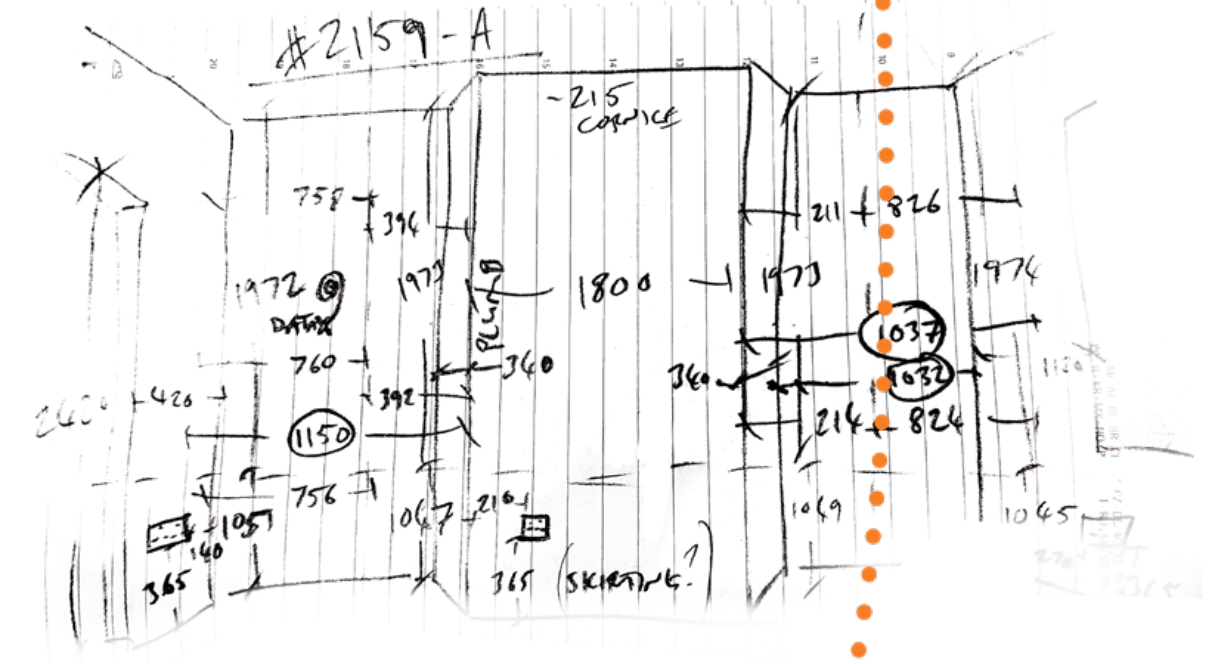
The close working relationship we developed through the course of the initial phase of this project has formed the basis of very satisfying long term collaborations with all those involved. The trust that was built between us and the clients led to them inviting us to design and make a number of free-standing pieces for their home, as well as continuing with further phases of fitted joinery work as their overall refurbishment project developed.

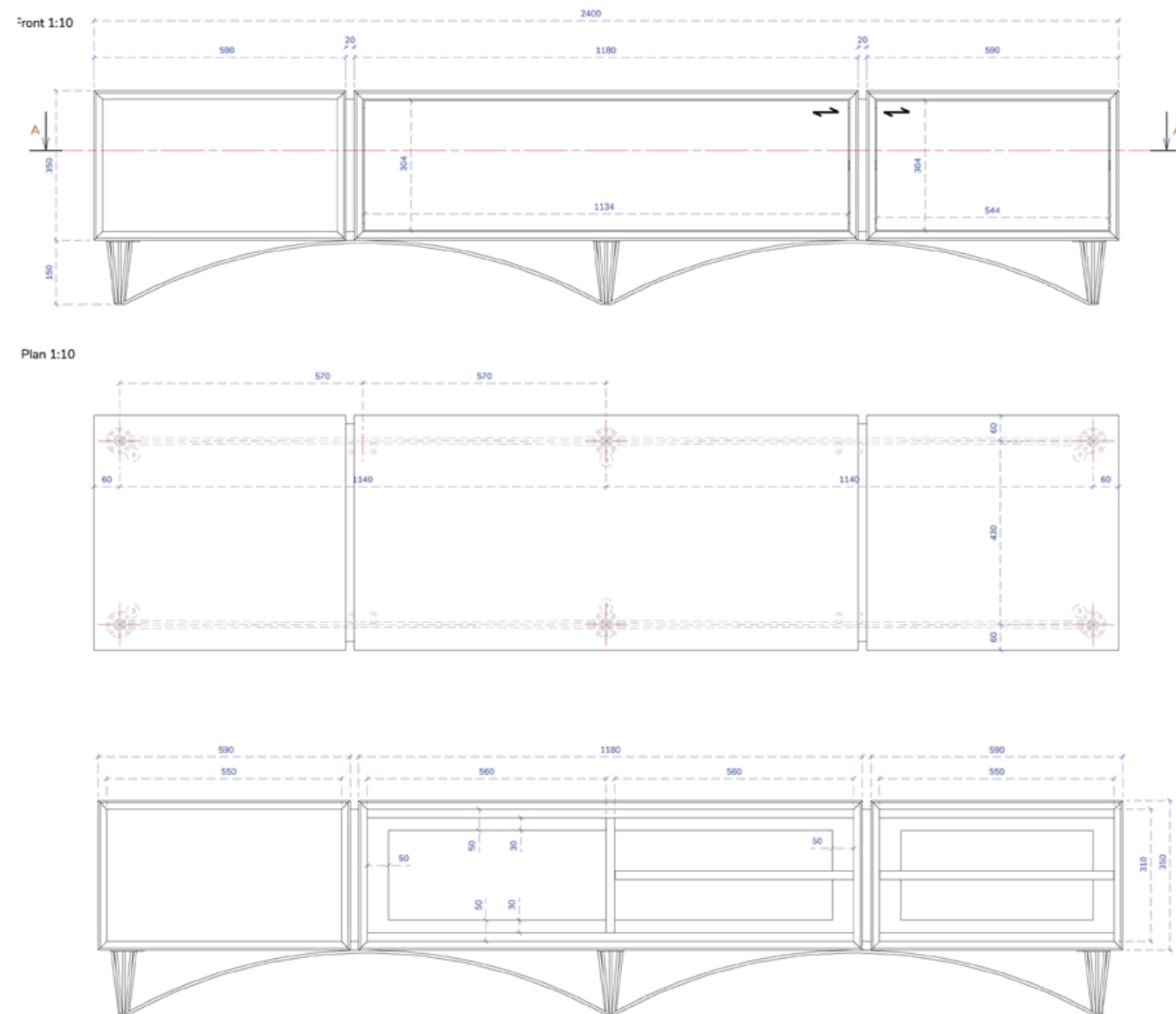
We've also worked with SpaceA and Sygnet Style on a number of other very successful projects. It's always a pleasure for us to work alongside likeminded teams who share an understanding of what really makes a project work best.



“They’ve just been perfect working relationships.”

Sam Scott,
Constructive and Co. Co-director





“That little detail... it makes you smile.”

Niall Mills, Client

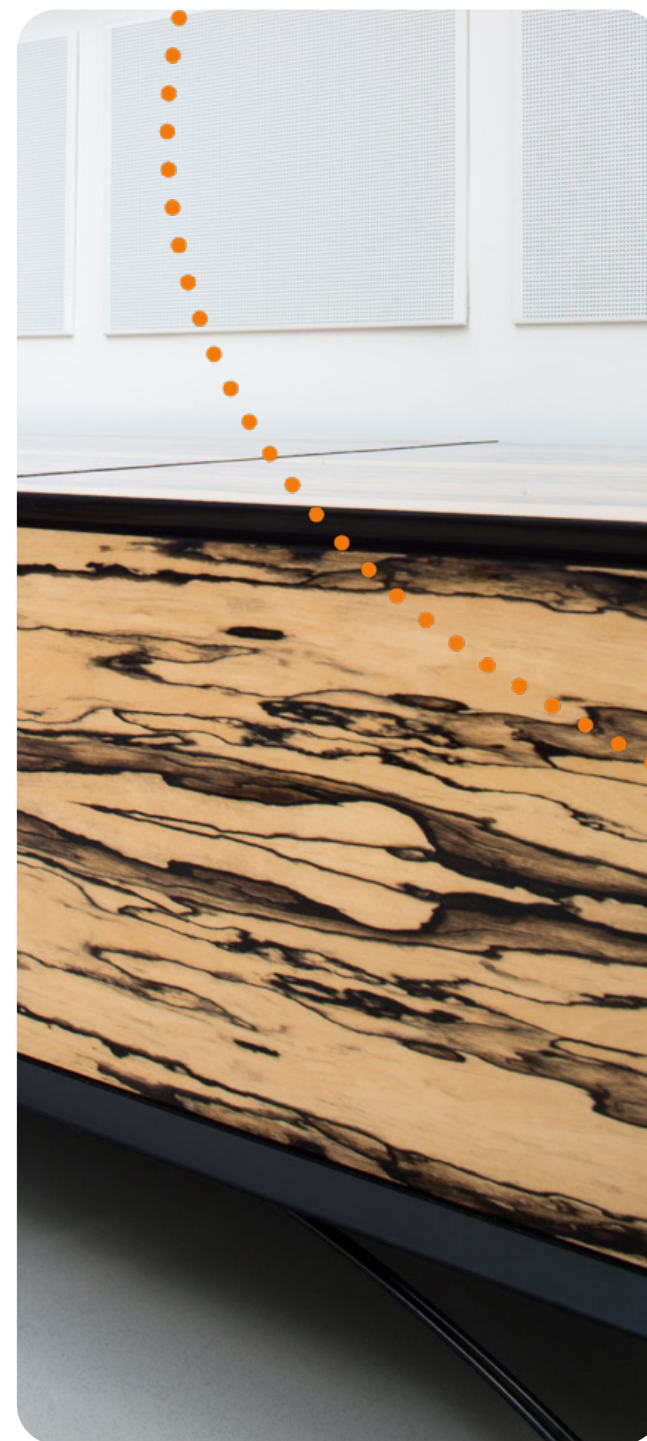


Through experience, we’ve found that understanding the client beyond the brief often leads to the most meaningful ideas.

In response to the Niall’s engineering background, Sam designed the freestanding AV unit around the form and structure of a suspension bridge. This piece became a standout of the project.

“You’re not just makers that needed to be handed a drawing and told what to do.”

Mark Skehill, Sygnet Style

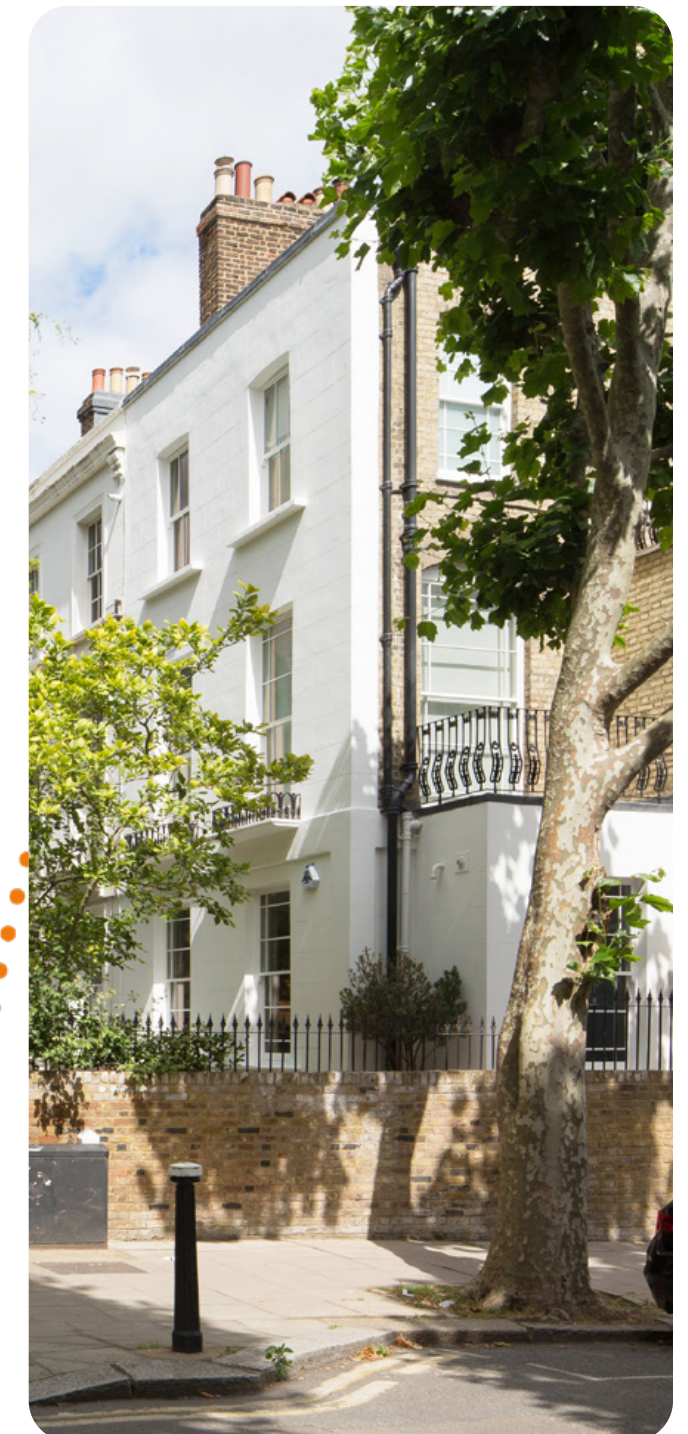


Regent's Park Road reflects the value of a team working towards the same outcome from the very beginning.

Our role within that process was not only to provide a collection of beautifully made elements, but to anticipate the needs of the entire team, in order to ensure the project as a whole was as good as it could possibly be.

“Take advantage of the design stage and get it right – it’s entirely worth it.”

Niall Mills, Client





Detailed design and build:
Constructive and Co.

Architect:
SPACE A.

Contractor:
Sygnnet Style

Photographer:
Agnese Sanvito

Got an idea for a project?
**We're always up
for a chat.**



020 8532 8484
hello@constructiveandco.com

 **Constructive and Co.**