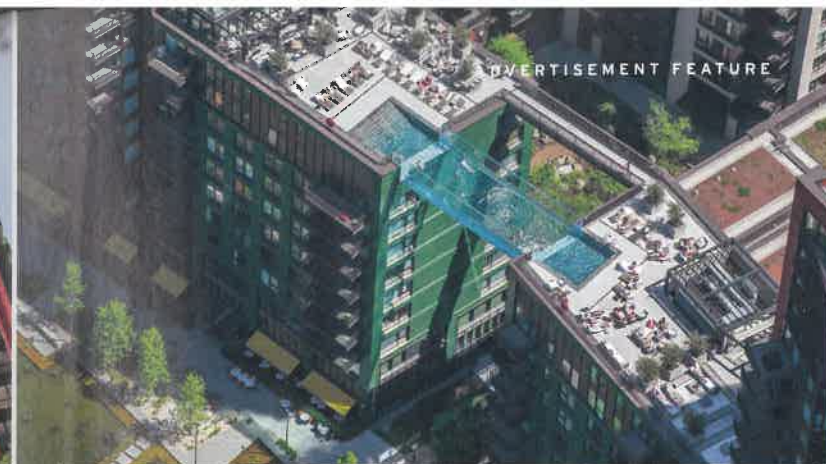




Clockwise from opposite page, top: view of the London skyline from The Capston; brickwork in warm hues; the Legacy Buildings in gardens surround the new US Embassy with the Sky Pool; Ballymore CEO Sean Mulryan; The Capston's interiors are a repository of art, craft and design



A LEGACY LANDSCAPE

The launch of The Capston within Embassy Gardens marks the culmination of Ballymore Group's regeneration of London's Nine Elms. Visionary Chairman and CEO Sean Mulryan talks about his 'magnum opus'

A giant marrow, a large foot, a lightning bolt... It is a decade since three bold and thought-provoking new public sculptures were unveiled in Embassy Gardens, in Nine Elms on the South Bank, adding a cultural talking point to the new linear park linking Battersea Power Station to Vauxhall. Launched as part of Frieze Art Fair and still in situ today, these striking pieces mark the love of creating a sense of place through art that has been a hallmark of Sean Mulryan's pioneering Ballymore developments.

This autumn sees the launch of The Capston,

a landmark pinnacle that will offer 247 magnificently crafted residences, set across two buildings connected by a ground-floor pavilion and Japanese-inspired private garden. Residents will have fabulous sweeping views of the London skyline.

"With the final, and most desired location at Embassy Gardens, comes the crowning glory, with art, design and exceptional service at the core, and destined to take its place among the landscaped public squares and tranquil gardens bordering the great River Thames," says Mulryan, adding that it seemed to be "the

perfect project to draw inspiration from the great pioneers of the Art Deco movement, and to craft something truly special".

The founder, chair and chief executive of Ballymore, who started as a bricklayer before establishing the company over 40 years ago, has always talked of his desire to create new districts that will stand the test of time. "When the US government was seeking a new location for its embassy, they could see the potential in Nine Elms and we persuaded them to share in our vision for the regeneration of the area," he says.

From the outset, Mulryan wanted Embassy

Gardens to have simple but beautiful "old buildings" with traditional brickwork. He brought in the celebrated urban designer, Sir Terry Farrell, to work on Ballymore's masterplan for this new riverside cultural district and collaborated with the local council and the Mayor of London in conceiving what Boris Johnson hailed as "possibly the most important regeneration story in London and the UK over the next 20 years".

The development of the site for the new US Embassy acted as a catalyst for the entire area, stretching between Battersea Power Station and Vauxhall Station on the South Bank in London's Zone 1. Today, Embassy Gardens stands as a landmark development that has established a vibrant new community within central London. Wrapped around the US Embassy, it comprises more than 1,500 homes set amid green spaces, bars and restaurants, a flagship commercial building, with another

talking point in the world-famous Sky Pool.

The Capston, Mulryan's passion and legacy project, certainly exudes timeless grandeur with its warm shades and textures of the brickwork inspired by the Meatpacking District in New York. Its eclectic interiors also owe their Art Deco feel to Mulryan's love of the style, notably his appreciation of the pioneering Irish designer Eileen Gray, and a vision brought to life by a multitude of artisans and designers, including a specialist ceramicist and stained-glass muralist.

"As a lasting legacy at Nine Elms, I wanted to create a building that will push us to new heights in our ambition," Mulryan says. "We have designed interiors that are works of extraordinary beauty and prioritised contemporary art and sculpture, commissioning leading international artists to ensure The Capston will become a repository of all that is excellent in the world of art, craft and design."

Bespoke works in a wide range of mediums will

be displayed throughout the building. Art also flows through each of The Capston's unique amenity spaces. The artist's parlour, library and drawing room provide residents with spaces in which they can immerse themselves in the building's collection; a private lounge and dining space features bespoke furniture and pieces created by artisans and makers.

The Capston and Embassy Gardens are an embodiment of Ballymore's commitment to championing the enduring spirit of art, design and craftsmanship. As Mulryan says, "I have been enjoying and collecting art for the greater part of my life. Over time it has proved to be a great source of inspiration and joy, and I have always wanted the residents at our developments to be able to experience the benefits that art brings. Now, at The Capston, we are proud to be placing today's leading artists, artisans and designers unreservedly at centre stage."

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