BROAD
BASED
DESIGN

ARCHITECTURE
AIMED AT ETERNITY



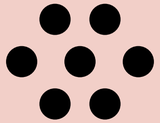
DIGNITY



INTEGRATION



SUSTAINABILITY



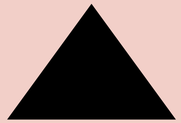
COMMUNITY



AFFORDABILITY



CULTURE



CREATIVITY

OUR PHILOSOPHY

Broad Based Design is an ideas company, connecting people through humane architectural solutions.

Built around dignity, integration, sustainability, community, affordability, culture and creativity. We aim to make our mark in the design and architectural industry through sustainable design, innovative urban design and project management utilising our combined skills and experience in residential to commercial environment.

View Portfolio

MEET OUR TEAM

A team of ambitious young professionals determined to make their mark in the design and built environment. Experienced across residential to commercial projects. Project managing sustainable, architectural & urban design.



DIRECTOR

Mlondolozi Hempe

BAS I Architectural Designer I Green Building Consultant

Mlondolozi is a a co-founder of Broad Based Design and is instrumental in the design direction of the company. He has a multi dimensional design background working in the disciplines of architecture, sustainable design consulting, furniture design and exhibition curator.

This gives a him a unique advantage in understanding design. In 2017 he presented his paper “Integrated living in a post apartheid state” at the World architects congress in Seoul South Korea. As a sustainable design consultant and also Director at PJC+Partners he has worked on Awards winning developments around the country, 140 West in Sandton, Sable Park in Century City and the two New Universities in Kimberley and Nelspruit to name a few.

He has exhibited his furniture and curated art exhibitions internationally and locally under his design company Umongo. He now sits on the editorial advisory board of Earthworks magazine one of South Africa biggest content producers in the building industry. Hempe has also been invited to be a Jury member on multiple international design awards, Dezeen Awards,World Interior News Awards, Female Frontier Design Awards, Saint Gobain Student Contest Architecture Awards and the re-thinking Architecture. Design Awards. This speaks to his insight on design theory and philosophy as a design lead.



DIRECTOR

Mfundo Magongo

BAS I M.Arch I Architect

Mfundo Magongo is a curious individual, based in Johannesburg, he completed his Masters in Architecture at the University of Johannesburg. Since his studies, he has built an understanding of the importance of art as a tool for dialogue is something that goes beyond aesthetics.

He has worked in the industry on a variety of shopping center developments - Palms Springs, Design Quarter and Circus Triangle in Johannesburg. He has additionally gained experience in residential and commercial projects as well.

As a Director at Broad Based Design he works on developing the companies design language and expertise in retail developments. He is enthusiastic about his development in general, currently co-working on a children’s book and developing his passion for photography.



DIRECTOR

Zuko Ngcizela

BAS I Architectural Designer

Zuko Ngcizela has gained experience in the industry working on residential developments of different scales.

Passionate about the creative industry, he co-founded Broad Based Design where he has since had the opportunity to work on health care , commercial and more complex residential. At BBD he has been instrumental at progressing the companies technical abilities through R&D of BIM software.

Zuko also runs a media company, Only by Audacity (OBA), which he founded in the efforts of creating an alternative entertainment medium and a bridge for the youth of the Eastern Cape to break into Media and Broadcasting, and as a platform to educate the masses about design.

MEET OUR TEAM

A team of ambitious young professionals determined to make their mark in the design and built environment. Experienced across residential to commercial projects. Project managing sustainable, architectural & urban design.



ASSOCIATE

Lynette Thabo

Btech: Arch I BTech: Project Management I MA: Urban Design

Lynette is a young designer, professionally a Senior Architectural Technologist who studied at Cape Peninsula University of Technology. She further worked in industry post her graduation, then fulfilled a journey in academia as a Junior Architectural Lecturer at Cape Peninsula University of Technology. Lynette has a passion for changing the perception of informality within the urban context.

And she believes in bringing change to how urban sprawls break-out could be avoided in future, this is aimed at finding ways of executing better living conditions in the cities to avoid urban poor. To pursue this narrative further Lynne has obtained her Master in Urban Design at Wits University.

She shares part of this process through her art collection called “in between the lines”, that aims to evoke a conversation through the greater masses from different places around South Africa and the world in a greater context about urban space planning.



ASSOCIATE

Andrew Melusi Mboyi

BAS I M.Arch I Architect

Andrew Melusi Nkosizile Mboyi is a multi-disciplinary award winning designer and 3D specialist. After completing his Masters in Architectural studies, he took to competitions to explore the many ideas he had for many fields in design.

Having worked as an architect and later architectural media specialist working on luxury projects spanning between residential and Commercial hospitality, Andrew saw it fit to spearhead black owned architectural software tech and media company, titled; Sthunzi Light.

This entity focuses on high-tech high-end architectural presentation media. As part of his endeavor to build himself Andrew has also taken part in a State of Art academy Masterclass on 3D visuals which was held in Venice Italy in 2018.

Joining Broad Based Design is part of a greater vision of creating a Design Hub where the ideas and executions by designers of all color and creed, may be heard, explored, exhausted and ultimately realized to their fullest potential.

SERVICES OFFERED

Project Liason

Formulating Client Briefs

Concept Development

Promotional / Presentation Material

Site Analysis

Discovery

Cost Estimates

Technical Documentation

Sanctury Requirements

Specifications

Submission to Local Authority

Pre-Design

Model Building

Sketch Planning

Detailed Drawing

3D Visualisation

Working Drawing

P R O J E C T S

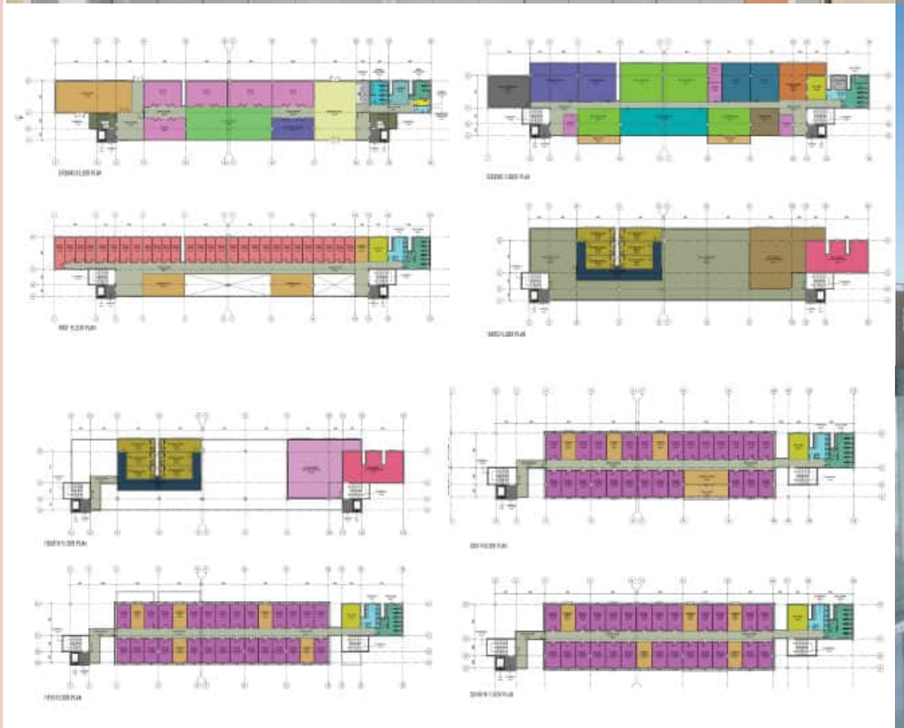




















LATHITHA JUNCTION

CENTRAL PORT ELIZABETH
Student Accommodation
Mixed Use

Feasibility
Concept
Design
3D-Modeling

Project Status: **Project Won**
Under Rezoning

This project was won through a tender BID from PRASA. The Broad-Based Design team put together a design that is contextually relevant which won the development rights for its client.

This project is in the Port Elizabeth Central Business District, it is situated next to one of the most historically important buildings, the Port Elizabeth train station.

It is also next to the harbour which is an important part of the city's economy. The location of the site unique because it is next to what can be considered a transport interchange in the city with buses, taxis and train station making it quite accessible.









C40 KAPTEINSKLIP

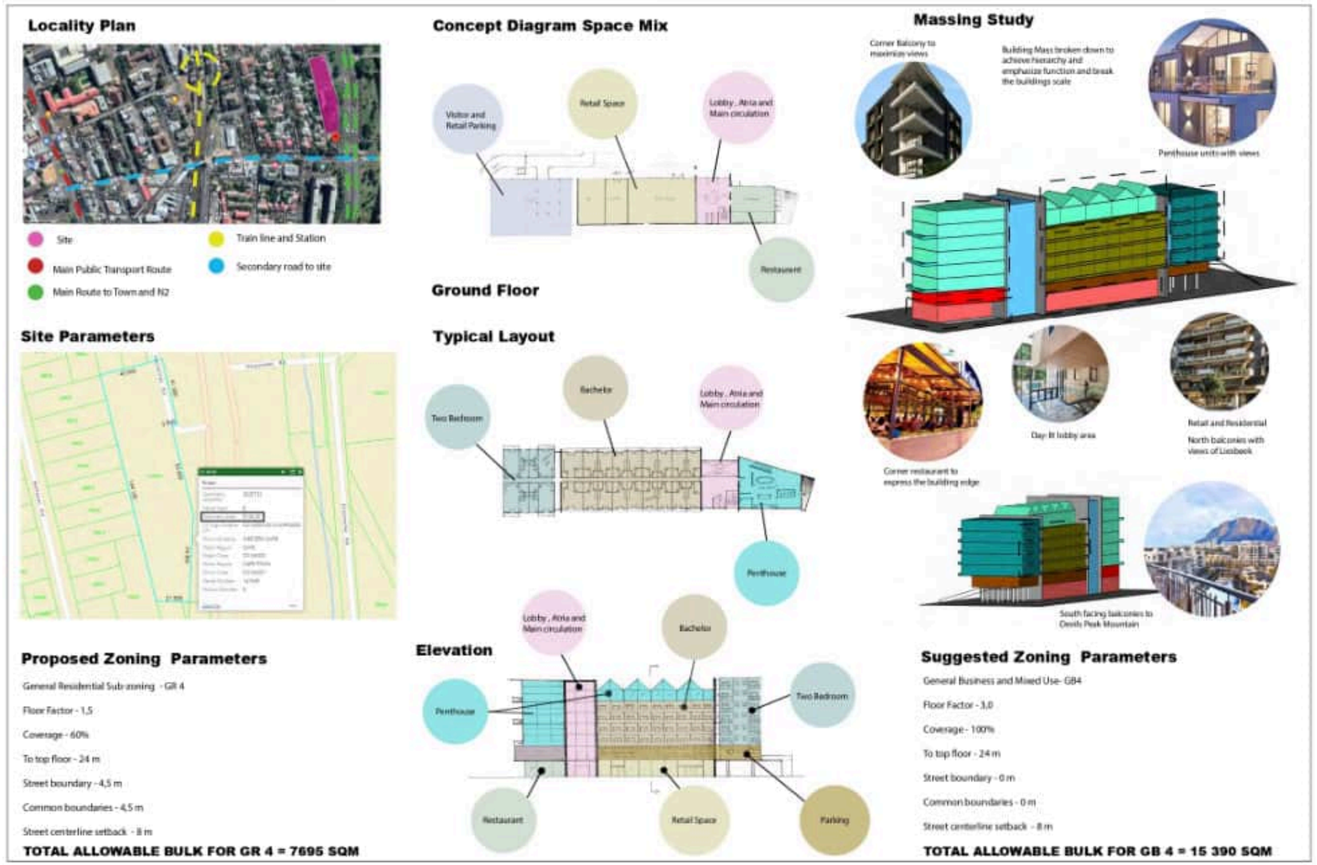
CAPE TOWN
Sustainable
Urban
Master Planning

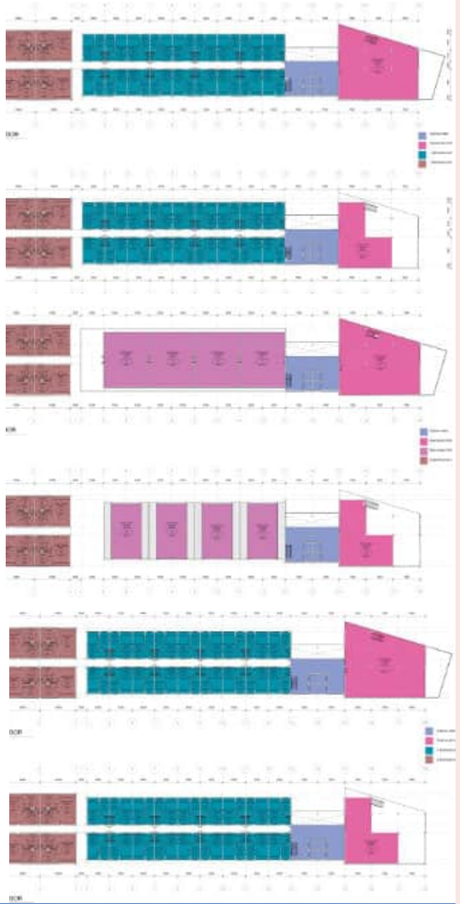
Feasibility
Concept
Design
3D-Modeling

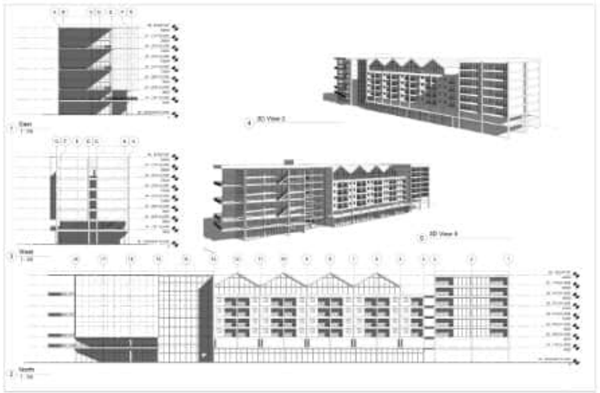
Project Status: **Shortlisted**
Final bidding stage 2024

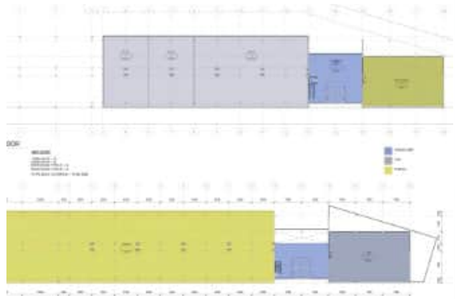
Located at the end of the Mitchell's Plain railway line, and next to Mnandi Beach resort on the False Bay coastline, this unique opportunity site is found at the southern end of Mitchell's Plain, a suburb forming part of the greater Cape Flats area in Cape Town.

The site forms a collection of undeveloped land parcels, underutilized and obsolete road and parking infrastructure around Kapteinsklip railway station, some undeveloped open spaces and naturally vegetated areas. Roughly 25 km south-east of central Cape Town, this locality on the False Bay coastline is earmarked to develop into a new local coastal node of mixed nature and special significance.











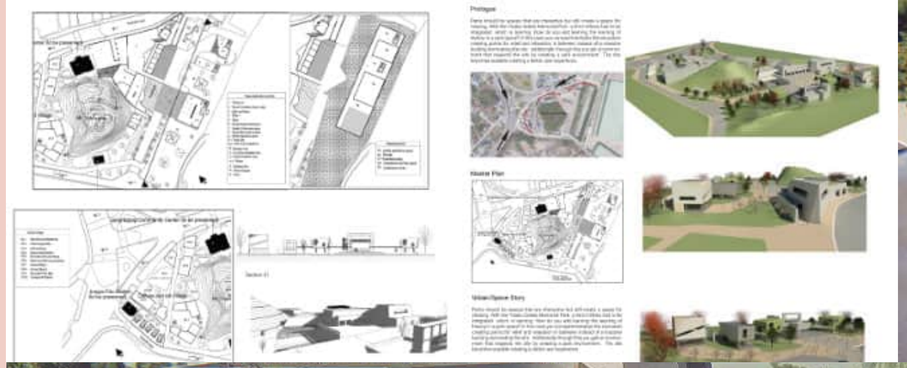
LIESBEEK HEIGHTS

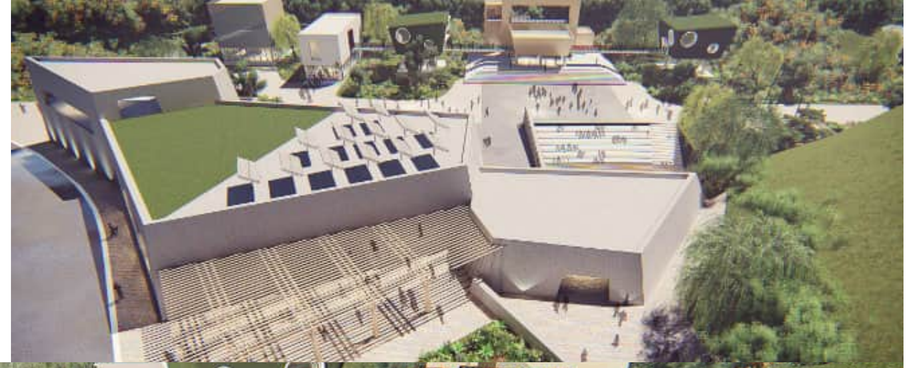
SOUTH AFRICA

Feasibility
Concept
Design
3D-Modeling

A proposed high-end mixed-use development on the existing site of the Damelin College in Mowbray Cape Town , the site is close to the Liesbeek river in from of an active motorway connecting Mowbray to the Cape Town , City Bowl. The client came to us for concept design feasibility to ensure the intended programme is suitable. Broad Based Design came up with a concept that allows the client maximise building efficiencies for residential , take full advantage of the Ground floor retail and still comply to the cities parking requirements.

The building mass is designed according to the programme and intends to the break the scale and volume of the building to be inviting from the street edge. It also takes advantage of the views in the area and views of Table Mountain.







YISABU DOKDA MEMORIAL

SAMCHUCK CITY
Memorial Park

Feasibility
Concept
Design
3D-Modeling

Samcheok city has established a project to celebrate Yisabu as a representative figure of Samcheok city.

As part of this initiative, it has been suggested that information related to Yisabu should be conveyed through the creative and specialized space so that people can experience its symbolic meaning.









ERF 1450 SUMMERSTRAND

Summerstrand — Gqeberha
Nelson Mandela Bay
EASTERN CAPE

Feasibility
Concept
Design
3D-Modeling

The site consists of vacant land approximately 35 000 m2 in size. The proposed buildings will take the form of 4 storey and will be utilised for student accommodation and social housing.

The is situated close to the Nelson Mandela University at 4km which is ideal for student accommodation. The site is close amenities with Pick and Pay Summerstrand 1,7km away also the Boardwalk is being redeveloped to feature more amenities and it also approx.1.9km away.

This is making the site suitable for objective of social housing, which is getting disadvantaged people closet to work opportunities, need amenities, and change the apartheid spatial planning conditions.





ALGOA SOCIAL HOUSING

ALGOA PARK, PE
Social Housing

Feasibility
Concept
Design
3D-Modeling

The development is proposed for Algoa Park in Port Elizabeth an area that is underdeveloped but also consisting of a lot of industrial area.

The department of Human Settlement and Public works have worked to address this need of housing in South Africa in the National Development plan.

Broad Based Design was part of a tender a consortium and they presented the following scheme to bring across housing that is dignified and sustainable to the people.













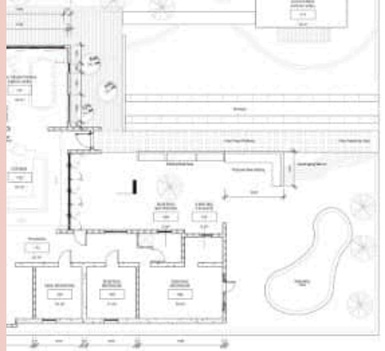
DWESA COASTAL RETREAT

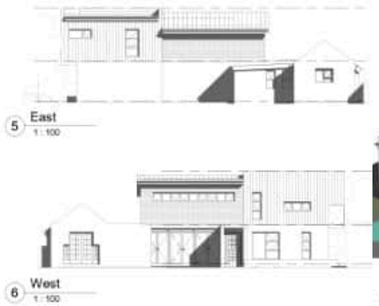
WILLOWVALE
Cottages
Cabins

Feasibility
Concept
Design
3D-Modeling

Being tied to the small footprint allowed for a strict planning exercise that enabled to only provide the essentials. The design of the container is kept exceptionally clean and simple with external wood cladding to make it blend in better to its environment. The restaurant sits on the highest part of the site taking advantage of the expensive ocean views.

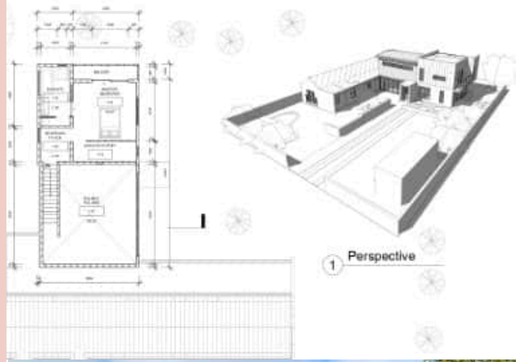
Dwesa Cottages Retreat A 3200 sqm site situated in Willowvale a village called Ntubeni. The site has clear views of the sea next to the Dwesa nature reserve. The client wanted to explore the idea of building retreat cottages in the area to rent to holiday makers. We came up with simple concept of using container structures to be used as cabins and minimize the footprint.

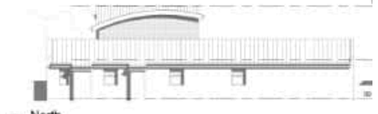






















MILNERTON HOUSE

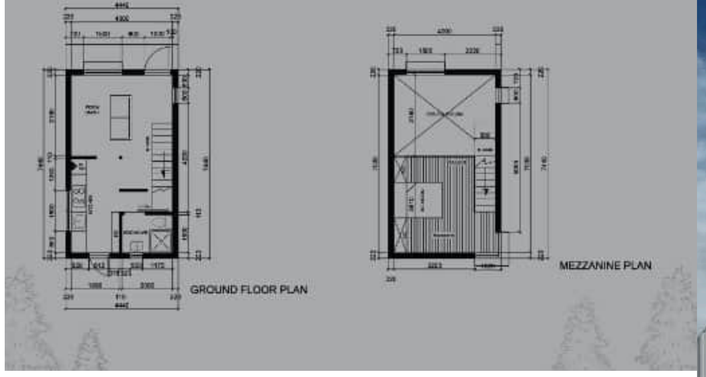
SOUTH AFRICA

Feasibility
Concept
Design
3D-Modeling

A quaint traditional house situated in the Milnerton area of Cape Town, the client was looking to renovate and extend the property to be a larger modern looking family home.

Broad-Based Design found a unique way to keep the existing and create a link between the old garage cottage and existing house with a Living room common area that acts as a bridge. We also provided some external spaces around the dining and gathering space.

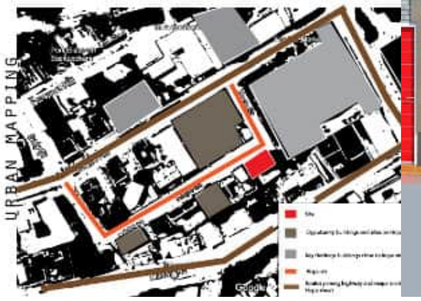
The master bedroom overlooks the garden areas with a balcony for relaxation. We believe we have brought this house back into the 21st century while retaining its old character.













PE CENTRAL

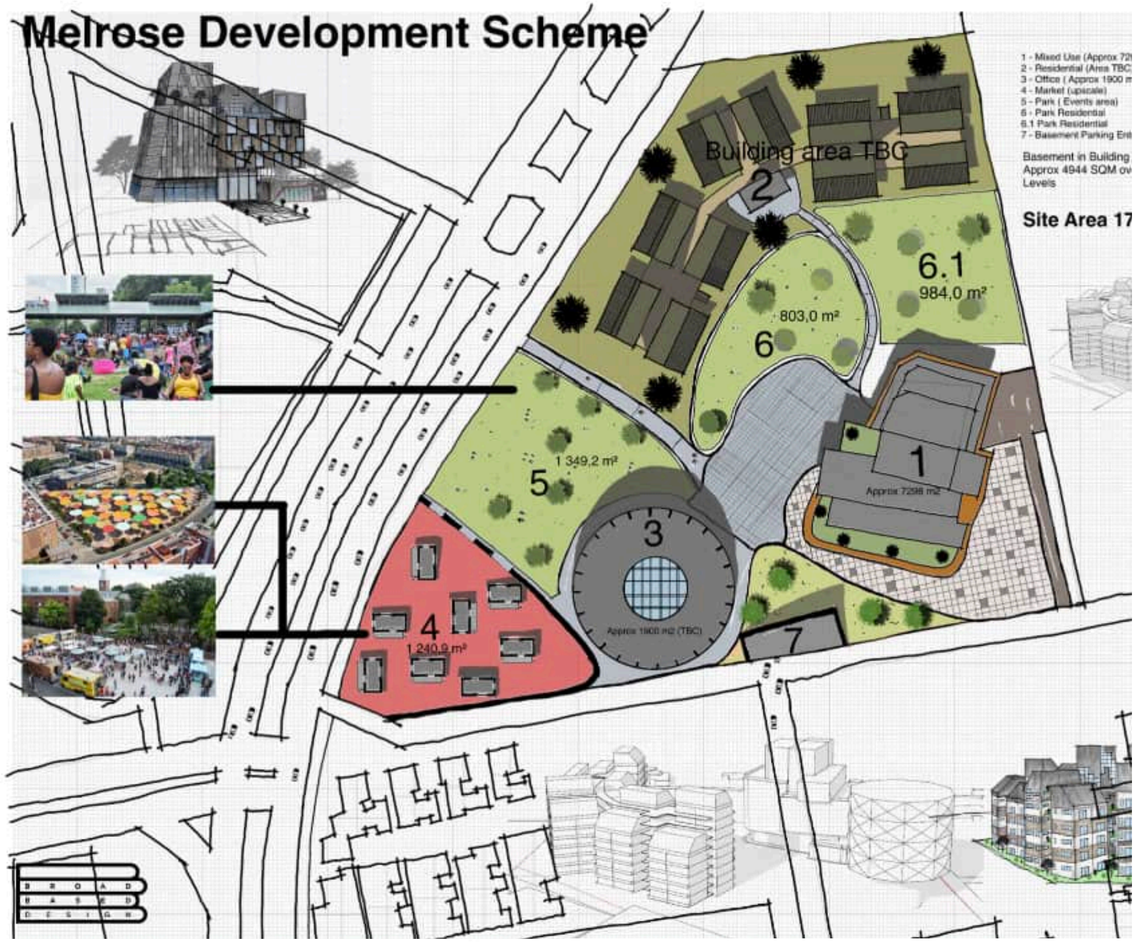
CENTRAL PORT ELIZABETH
Rental Units

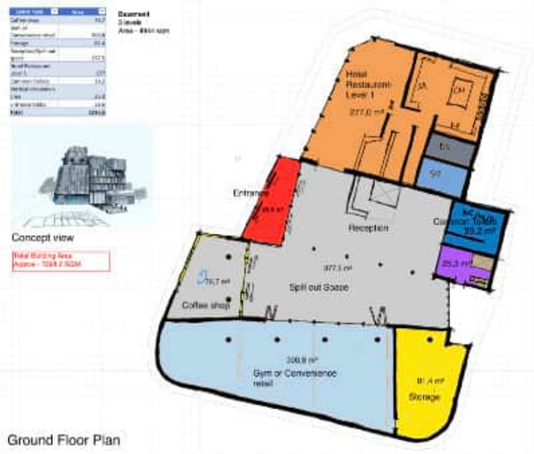
Feasibility
Concept
Design
3D-Modeling

We came with these loft style apartments using grey stock brink and kilp lock roof sheeting as a feature. Windows are placed strategically to allow maximum day daylight. This was a very simple functional structure which is also aesthetically pleasing.

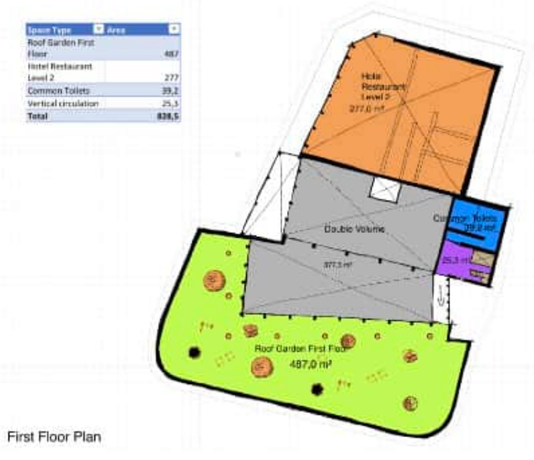
The client wanted to develop 3 units on site for rental purposes. Broad Based Design was tasked to come up wit a scheme that is easy to construct and maintain.

I D E A S

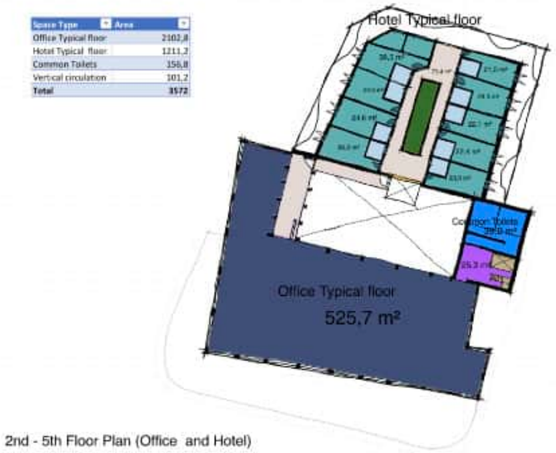




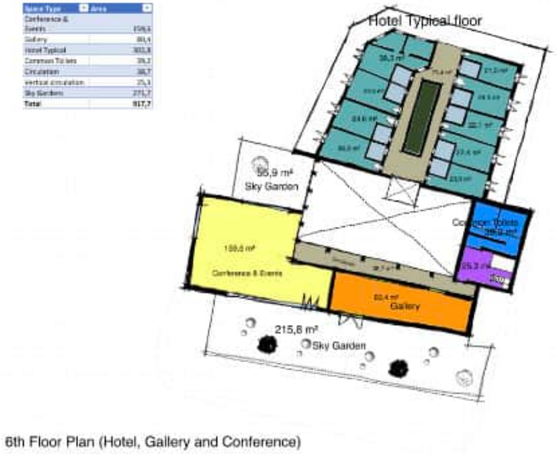
Ground Floor Plan



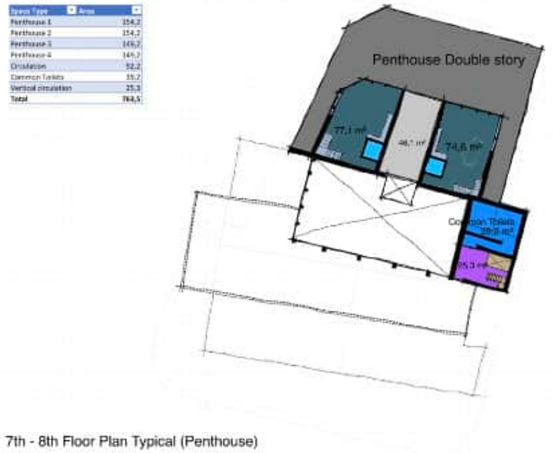
First Floor Plan



2nd - 5th Floor Plan (Office and Hotel)



6th Floor Plan (Hotel, Gallery and Conference)



7th - 8th Floor Plan Typical (Penthouse)

MELROSE

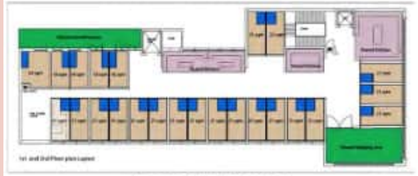
SOUTH AFRICA

Mixed Use Development Scheme

Concept
Design

The Melrose development scheme sits on an existing site on the Corner Tottenham Avenue & Jellicoe. The site is currently occupied by St Vincent School of the Deaf.

The client came to Broad Based Design to get assistance on how best to maximize the site for future development. Broad Based Design proposed a mixed-use scheme consisting of Residential, a Mixed use Building Commercial office, outdoor gardens, and marketplace. The concept is inspired by activation of space and creating a destination. The site sits on an awkward corner inaccessible by vehicle. We wanted to break the edge of the site and make it accessible by foot without garden spaces.



ECOMONY RENTAL



MEDIUM RENTAL

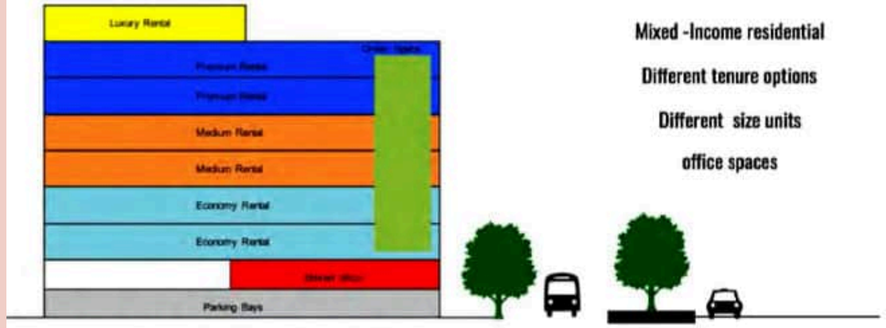


PREMIUM RENTAL





116 BUITENGRACHT STREET CAPE TOWN



ONE OF THE OBJECTIVES OF BROAD BASED LIVING IS TO CREATE A HYBRID RESIDENTIAL UNIT THAT INTENDS TO INTERGRADE MAJORITY OF THE PROPERTY NEEDS WITHIN THE CBD AND CREATE A WELL-ROUNDED RENTAL MODEL.

BUITENGRACHT

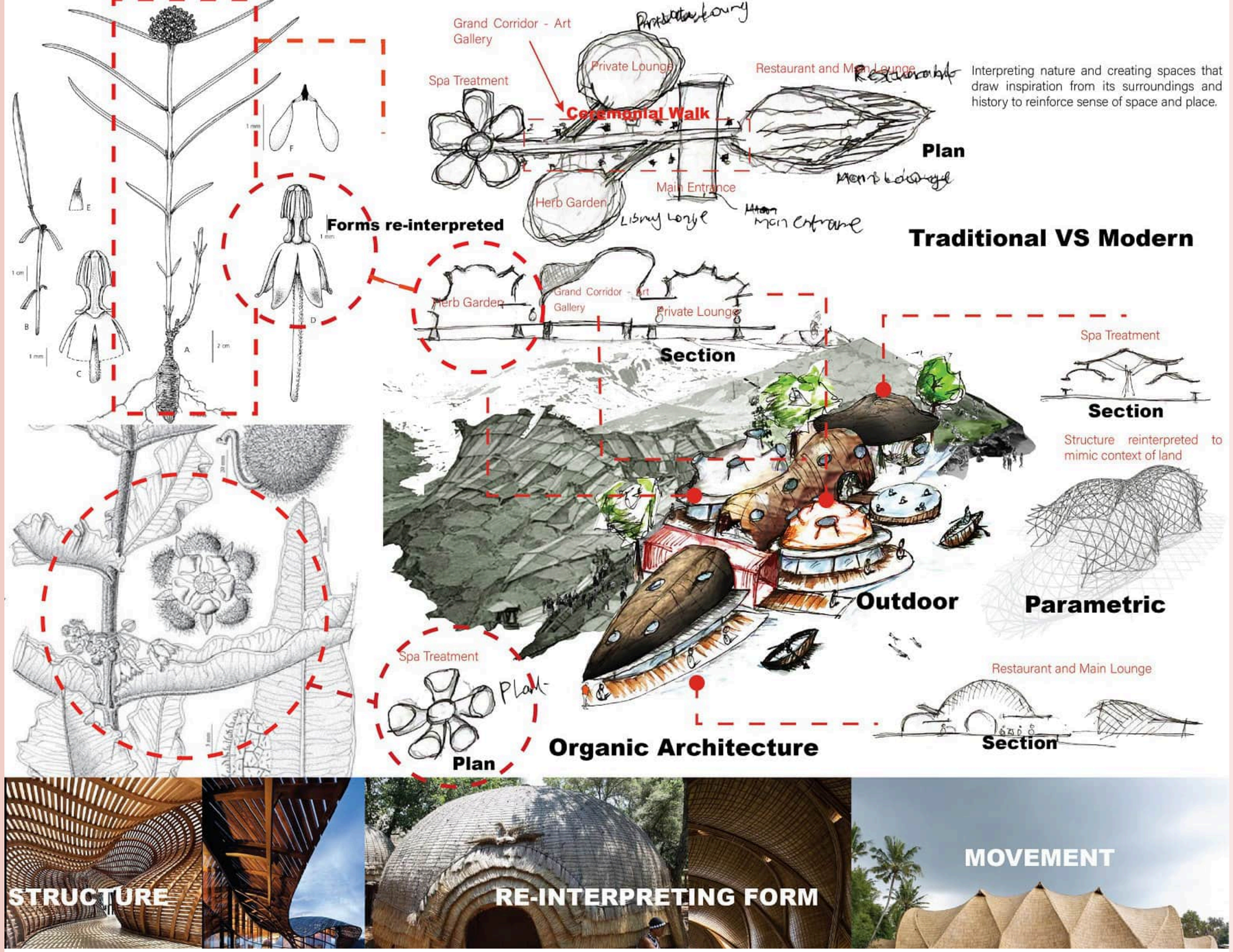
SOUTH AFRICA

Concept
Design

Broad Based living is an an exploration of a concept of bringing sustainable inclusive growth. One of the objectives of Broad Based Living is to create a hybrid residential unit that intends to integrate majority of the property needs within the CBD and create a well-rounded rental model.

Design went as far as writing a paper on the subject and presented in Seoul South Korea at the Worlds Architectural congress in 2017.

As part of an on going study to develop ourselves and thinking as Architects we at times take exploratory exercises. This study was to look at Cape towns affordable housing scenarios. This has been a contentions issue.



ESHOWE LODGE

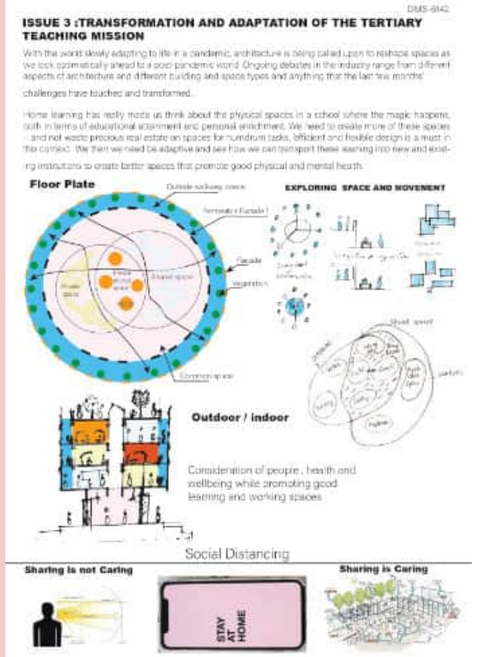
SOUTH AFRICA

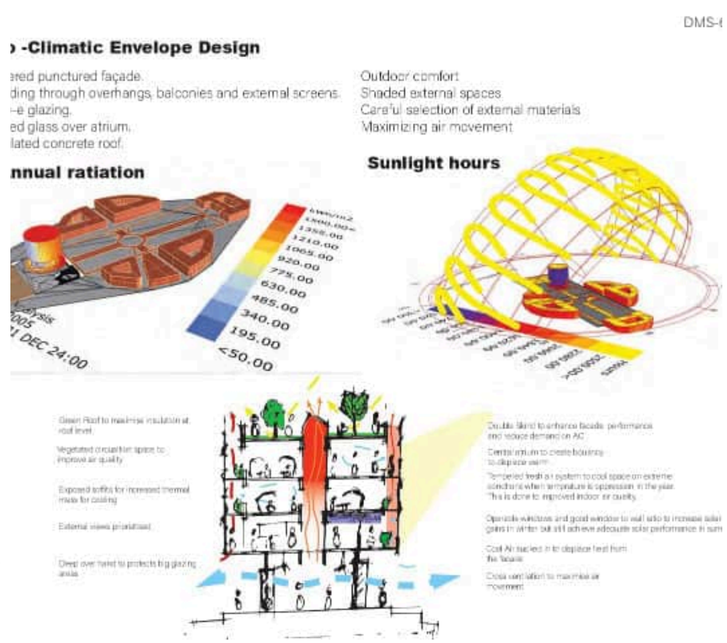
Concept
Design

A client requested Broad Based Design to conceptualize a place specific design for their main lodge area in a Luxury Getaway development scheme in Eshowe, KwaZulu Natal Eshowe is the oldest town of European settlement in Zululand.

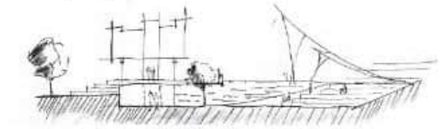
Eshowe's name is said to be inspired by the sound of the wind blowing through the more than 4km2 of the indigenous Dlinza forest. the most important and striking feature of the town.

Although the name is most likely to be derived from the Zulu word for the Xysmalobium shrubs, Showe or Shongwe.

















SOL PLAATJIE

SOUTH AFRICA

Concept
Design

A competition challenge by Sol Plaatjie University , the competition required the design teams to consider a comprehensive and sensitive approach to place making a university campus, as well as the integration within the city of Kimberley in SA.

The Broad-Based Design teams' approach was to propose a building as beacon that connects building and space by being circular and approachable all around.

See how we addressed all the 5 issues raised with the competition brief;

1. Memory as a spatial informant,
2. Establishing a handshake with the community,
3. Transformation and adaptation, of the tertiary teaching mission
4. Understanding of environmental consciousness,
5. Enabling Celebrations and gatherings.

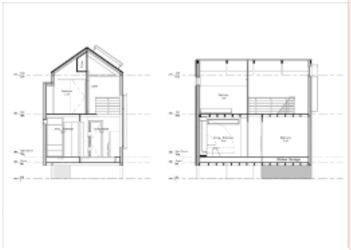


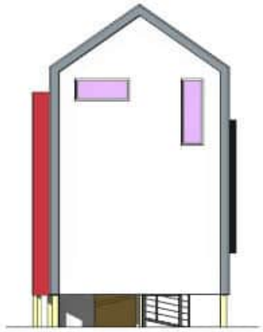












TINY HOUSE

SOUTH AFRICA

Concept
Design

One of the last projects we worked this year as Broad Based Design was an architectural design competition calling for a tiny house for Volume Zero.

We brought the concept home as we felt that the tiny house has been in our contextual DNA in the way of informal settlements, unfortunate as their history may be.

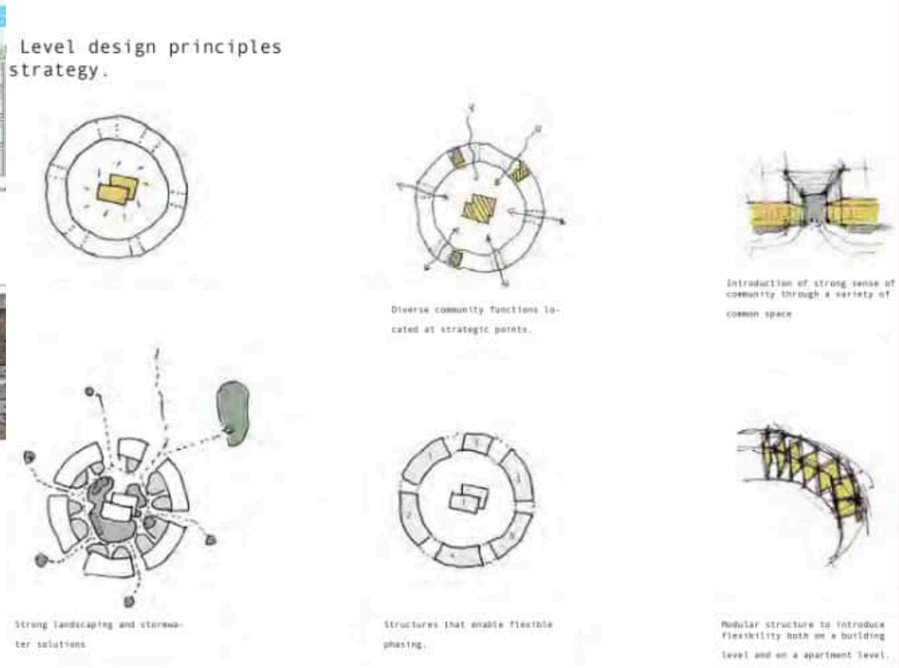
We use used Maslow's Hierarchy of needs as the foundation of our concept to create space that caters to a variety on needs in a 27 sqm meter foot print . We hope one day we can find some smart people who can perhaps help us realize this concept in the real world.

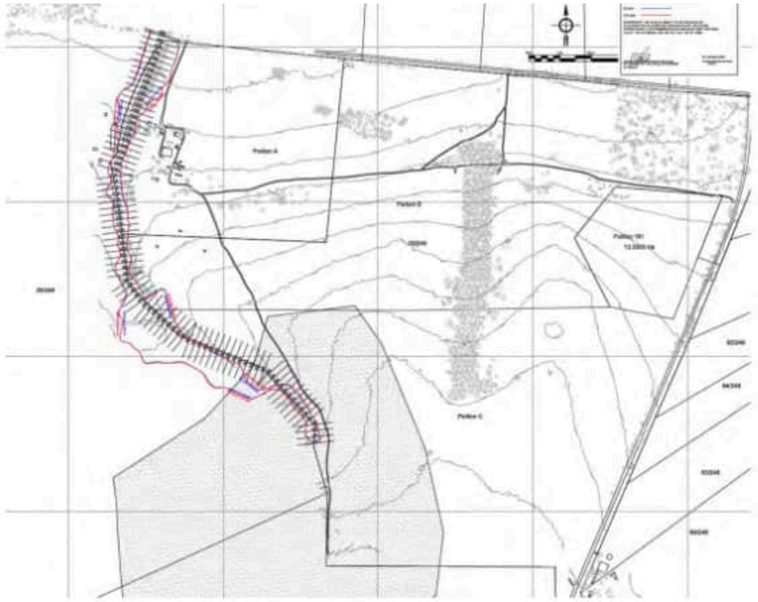


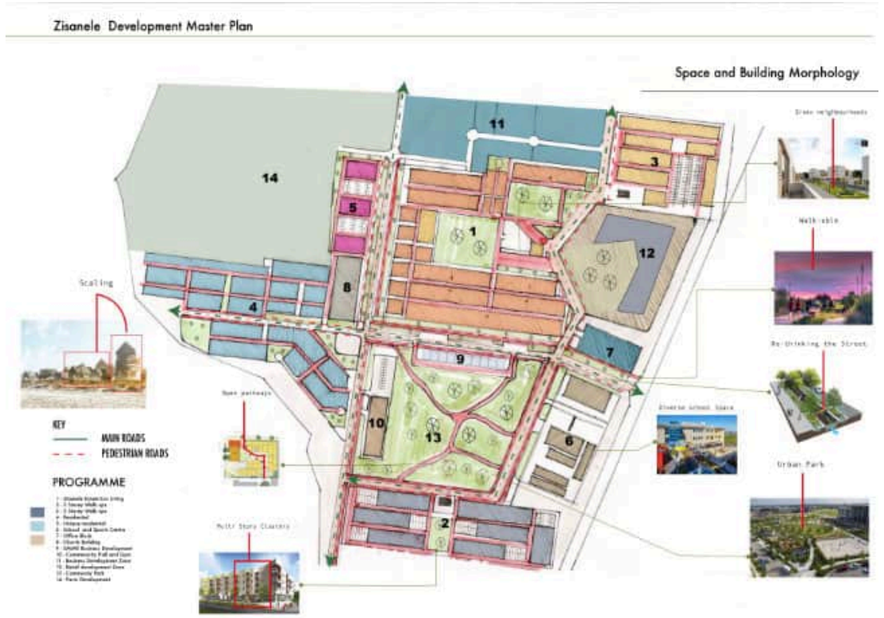




Social Level







ZISANELE

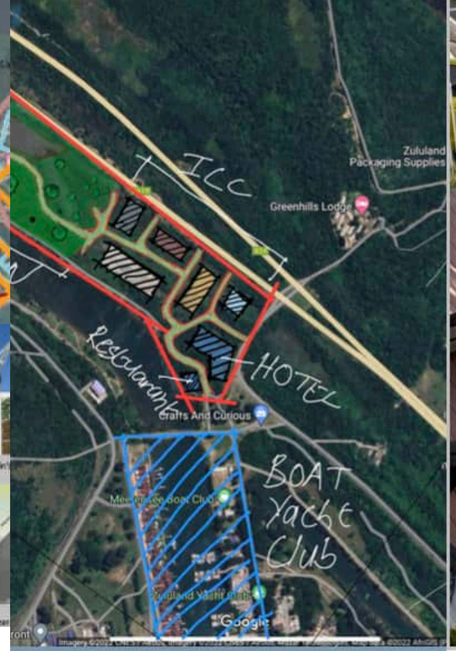
SOUTH AFRICA

Feasibility
Master Planning

A masterplan concept design located in Randfontein Johannesburg . The client wanted to explore a new development in the area where the community would have access to services.

We explored how to create the most liveable and community driven design possible in terms of master planning and introducing green spaces. The development would consist of multi storey housing, retail , middle income housing and community facilities.



























ISIBUKO ICC

SOUTH AFRICA

Concept
Design

Isibuko ICC is part of the future development for the Richards Bay Waterfront Area.

The client wants a span shot of how this development can be envisioned.

Broad Based Design provided a very high level massing breakdown of such a space can be envisioned using hierarchy of space, place and buildings.



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