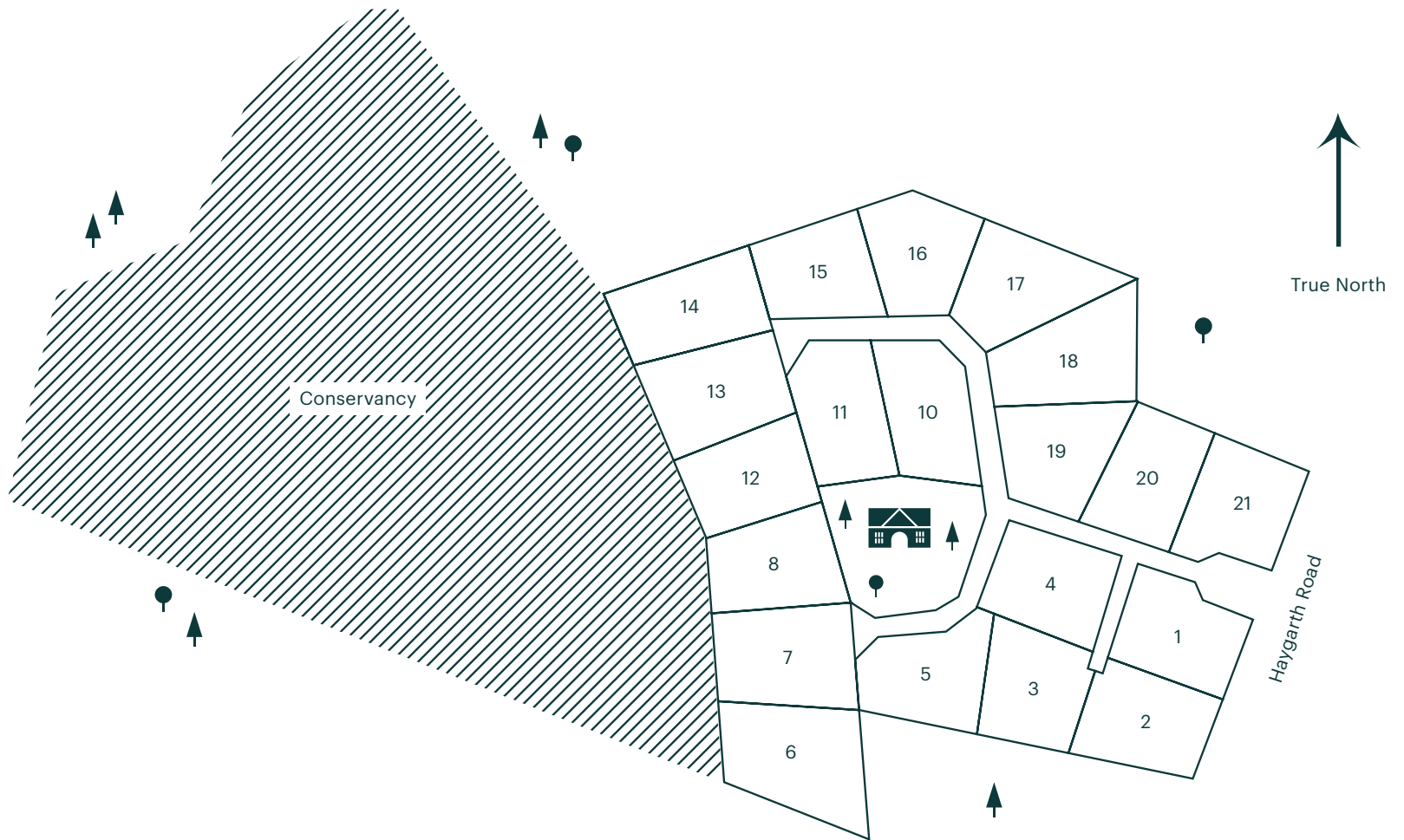


BROADMEAD



40 HAYGARTH ROAD

A FULFILLED LIFE IS ONE LIVED IN HARMONY
WITH NATURE AND OTHER PEOPLE. IT REQUIRES US
TO BALANCE THE UNIVERSAL NEEDS OF FAMILY,
COMMUNITY AND CONNECTION TO THE NATURAL
WORLD TO FIND A UNIQUE EXPRESSION THAT
IS TRUE TO WHO WE EACH ARE.





A PLACE TO LIVE AUTHENTICALLY

The concept for Broadmead is one of authentic living. It is a place that gives people the freedom to experience both community identity and individual expression. It's about being connected to your neighbours, surroundings and natural world. Where you can live in a grounded and real way. It's a real part of the lived heritage of this site too. The Harburn family grew up in this way in the original manor house and, now with twin brother siblings Chris and Steve as the current custodians of the property, the vision is to recreate that ethos for a new generation.

Broadmead draws on what came before – on the site, in the landscape and in the area – because that context is what gives any community a sense of place. But it is also inspired by the way we live today, whether in terms of lifestyle, society or resource realities. It takes a craftsman's approach to all things, ensuring consideration of all the details and a seamless integration of the components that make up a fulfilled life.



“Nature does not hurry,
yet everything is accomplished.”

Lao Tzu



A CRAFTSMAN'S APPROACH

The concept for Broadmead's architectural style takes the original manor house as its starting point. The home was built in the Arts and Crafts style – a movement popular around the turn of the 20th century as people were seeking meaning in heritage design as their world became increasingly mechanised. Even though we're nearly a century on, this spirit is as relevant today as ever.

The intention is not to replicate the style of the existing home, however, but rather to take principles from its design to inform a contemporary concept for the estate. Arts and Crafts design prizes an artisanal approach – with materials carefully selected for their innate qualities. The homes are also designed to live sensitively in nature, with landscaping and architecture working together to create outdoor rooms and carefully considered thresholds between built and natural spaces.

Building on this spirit, the concept for the estate combines principles from the mid-century Prairie School, as well as from agricultural architecture. Though these are each from different periods, the overall intention is the same: to create spaces that respond sensitively to their context. Spaces whose functions are their expression, and where people can live in a meaningful engagement with their families, community and world.

Buying into Broadmead gives residents in this founding phase the chance to craft their own homes according to these principles. Overall architectural guidelines have been developed, and working with either the estate's development architect or their own professionals, owners are able to interpret what this way of life means for their families as they create a home that is uniquely theirs.



“No house should ever be on a hill...
it should be of the hill. Belonging to it.
Hill and house should live together
each the happier for the other.”

Frank Lloyd Wright



NATURE AND NURTURE

The natural heritage of the site is one of the qualities that makes it so unique. Around half of the estate is dedicated to an accessible conservancy, where a significant example of the Sandstone Sourveld Grassland indigenous to the Kloof area will be rehabilitated and preserved. This will also be extended out into the estate itself, with common areas, infrastructure and intersections landscaped to blur the boundary between the natural and developed elements.

The landscaping plan at Broadmead supports this with an emphasis on indigenous, natural gardens and property boundaries that blend into their surroundings. Living close to the natural world is also considered in a very modern context too. The estate has considerations for shared resource economies built into the infrastructure. Elements like solar panels can feed back into the grid for energy-neutral living and other models of collective consumption are being explored as the development progresses.



“Nature, too, shall have its own
life. Yet we should attempt to bring
nature, houses, and human beings
together into a higher unity.”

Ludwig Mies Van Der Rohe



CREATING COMMUNITY

The desire for families to come together and live in communities with shared mindsets and beliefs springs from a deep drive within us. It's something that has happened throughout time and which is being rediscovered in Broadmead. The scale of the estate balances the intimacy and individuality on the one hand and the ability to access shared services and resources on the other.

The concept of the site layout enhances this further. Plots are considered so they knit together in a way that leaves no land wasted, but at the same time means each home can create a sense of privacy and containment. Each site is also connected to its surroundings, whether it engages directly with the conservancy edge, or visually with the landscape around it.



THE PAST IS PRESENT

This area of Kloof is a desirable and established location, much-prized for being both quiet and peaceful but at the same time well-connected to the rest of the Highway area and beyond. It represents a type of old Kloof living that originally attracted wealthy Durbanites into the area at the turn of the 20th century as they escaped the heat and humidity of the city to their country homes. The area is also secure and safe, with a sense of community often missing in modern suburbs. This is further

enhanced by the additional security of the estate itself, giving residents the ability to truly live freely within Broadmead.

By taking principles from the original manor house, Broadmead will be grounded in a deep sense of place. Giving each homeowner the ability to express these in a way that is true to their own style, as well as the way we live today, creates the sense of community and consideration that will characterise the experience here.



Broadmead Homestead, circa 1957



Concept and design by International Trend Institute
Architecture and placemaking concept by XO Consultancy
Photography by Clinton Friedman

