

06 January 2026

Re: As requested, comments on [REDACTED], Zwaanswyk

Dear [REDACTED] and [REDACTED],

Thank you for giving us the opportunity to comment on your home plans. Seeing that we have not received an initial brief from you, neither have we seen the actual site, with our experience and studying the plans provided in depth, we feel we could still contribute with some advantageous comments. We have looked at the design as a whole as well focused onto each room/area, specifically with regard to factors such as planning, flow, practicality and aesthetics from inside as well as outside.

Herewith follows our comments. Feel free to implement whichever points you agree with.

General Comments

- No garage storage. No place for trailer, bikes or similar.
- No garden store.
- No gardener's toilet.
- There are only 2 arched windows, which does not correspond to any other arches. Hence we propose a double-volume focal arched feature window on the staircase as a primary feature.
- In some of the bedrooms BIC's and bed pedestals conflicted.
- Master Bedroom 1 lacked sufficient cupboard space.
- Staircase is disjointed and isolated from a practical flow perspective.

Architectural Drawing Comments

- Garden steps outside laundry: The arrow is pointing in the wrong direction. Staircase arrows point up the stairs.
- Roof plan does not show slab heights
- Guest W/C and Bedroom 5 internal walls: we would make 230mm thick to support slab height difference above, but Engineer could spec otherwise.
- Are all retaining walls spec'd by Engineer because we noticed they haven't been shown thick enough below ground level on the architectural drawings.?
- Elevation views are not showing all the walls. In some places, the elevation views are incorrectly showing windows. For example, Master Bedroom 1 outside shower showing a window not a sliding door. Master Bedroom 1 showing a window on the elevation where there is no window. There is a fireplace in that position.

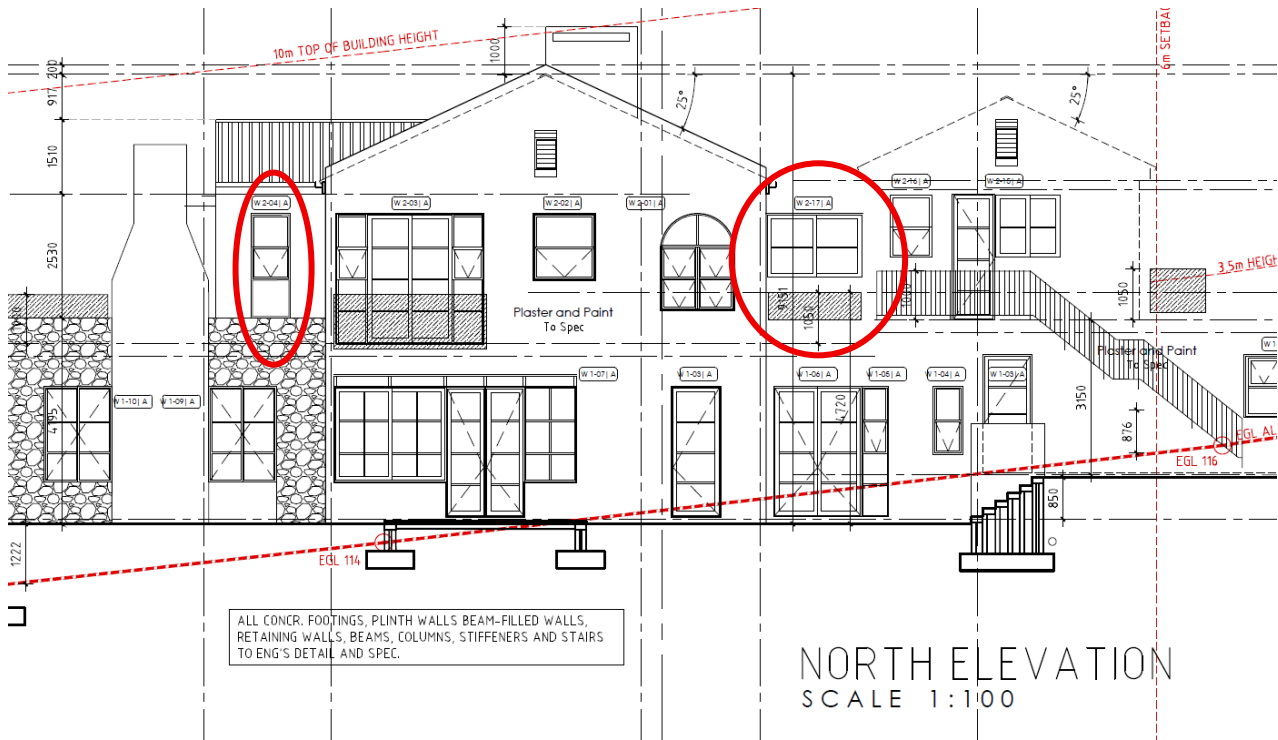
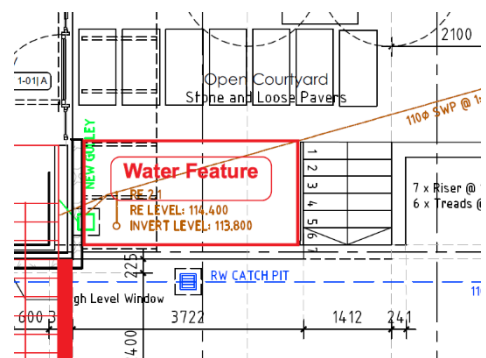


Figure 1 Elevation provided by original designer (not Ivory Plum)

- As a general rule, we allow 100mm around all internal doors for architraves.
- Staircase outside Bedroom 6 is very narrow for practicality.
- Our Note "A" on the Floor Plan shows a discrepancy of wall distance on the South Elevation, between the garage door and laundry sliding door.

Exterior

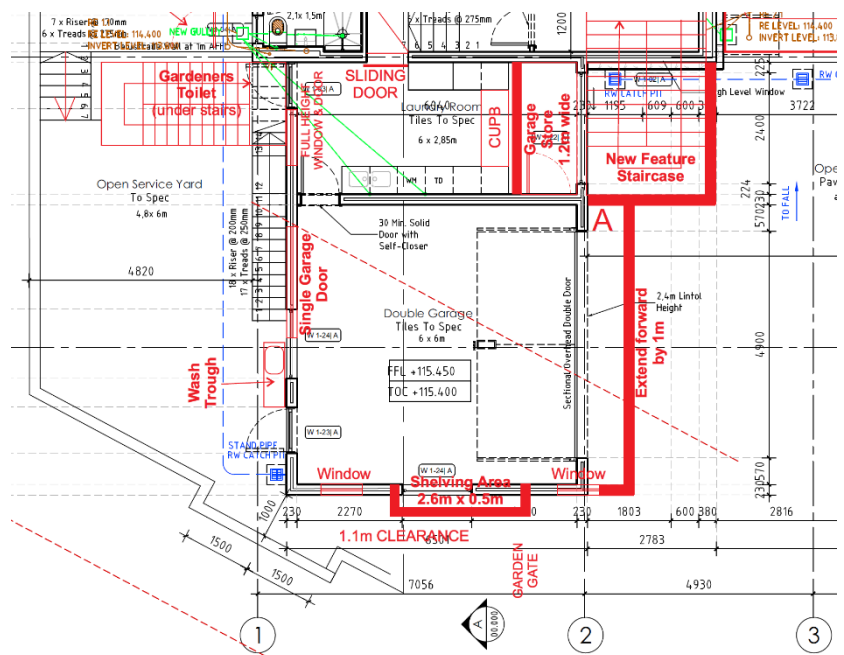
- Add garden gates to side of Garage and Bedroom 4. This will separate the driveway area from the back yard, practical if pets, etc.
- Add water feature on retaining wall outside front door.
- Gardeners Toilet with basin under (new) stairs to Bedroom 6 (from lower garden level).
- Open Courtyard: Add counter with prep bowl next to braai. Shift table to accommodate this.
- Pool needs an additional step from outside to Martini seat level. We propose an extra step for easy entry/exit from pool.



GROUND FLOOR

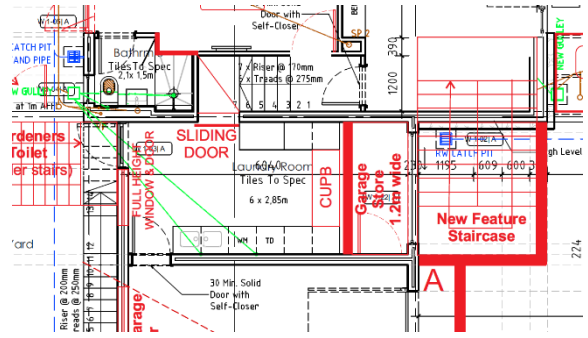
Garage

- Garage corner onto driveway boundary wall: It is important to ensure minimum of 1m is maintained during construction. 1m is already not practical for carrying larger items around, and could get smaller during initial building layout on site, so this should be checked.
- Garage size is 6m x 6m. This is the minimum size we would design for this spec of home, because it does not really allow comfortable space for larger cars and storage. The garage could be brought forward to increase the length, allowing for longer vehicles. This would also improve the building aesthetically since it would break the flat façade with the laundry.
- The garage door is a standard 4.9m wide. Might want to reconsider this with larger cars.
- See Note "A": Wall between garage door and laundry sliding door on Plan does not match South Elevation?
- Proposed Amendments:
 - Add Shelving Area: Step out on the West side of the garage with a cupboard niche. This adds unobstructive additional storage. The exterior can be clad with stone adding additional interest to the existing flat wall. Add windows to both sides of this area.
 - Add single garage door to rear of garage. This allows for a drive-through for storage of trailers, bikes or other larger items in the Open Service Yard. This makes the Open Service Yard more usable and flexible. It still allows plenty of space for a washing line. Would require rotation of staircase to Bedroom 6 (See note on Bedroom 6). The window is replaced with the two windows either side of the new storage cupboard jut-out.
 - Add counter and wash trough outside rear of garage (for washing of braai grids, shoes, bikes, etc.)
 - Shorten lengthy Laundry to add needed small Garage Store (household items, paint, tiles, also Tech Room)



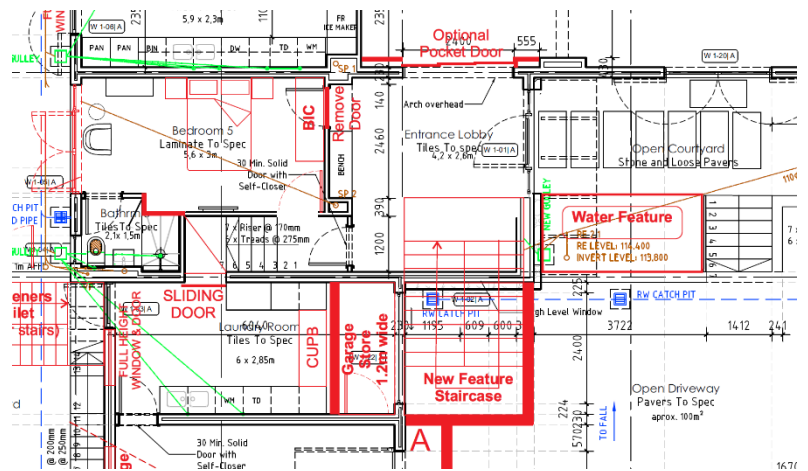
Laundry

- Take some of laundry space to create Garage Store. Laundry cupboards will still be u-shaped and sufficient.
- To ensure proper laundry ventilation, we propose a full height wide opening window next to the swing stable door leading out onto the Open Service Yard.
- The laundry door will still be sheltered undercover provided by the repositioned Bedroom 6 staircase. Note: Gardeners toilet and small basin underneath staircase (access door from lower garden level for better height clearance)
- Would you need 2x WM and TD in the Laundry, because we noted WM and TD in the Scullery? Positioning of appliances correctly now affects placement of electrical and water points during construction.



Entrance Lobby/Visitor WC/Staircase

- Bedroom 5 entrance door to be moved out of sight from the Entrance Lobby. This provides the Entrance Lobby with an unbroken feature wall/bench design and gives better privacy to Bedroom 5. (See also Bedroom 5 note)
- Staircase is disjointed from the Entrance Lobby and at the far end of the house. It is far from the laundry, the front door and garage. Currently, it seems the staircase is not a feature, possibly cast in-situ? The wine store underneath looks like it will be more of a closet than a feature. Normally, in our designs, we make use of the opportunity to create a feature of the staircase.



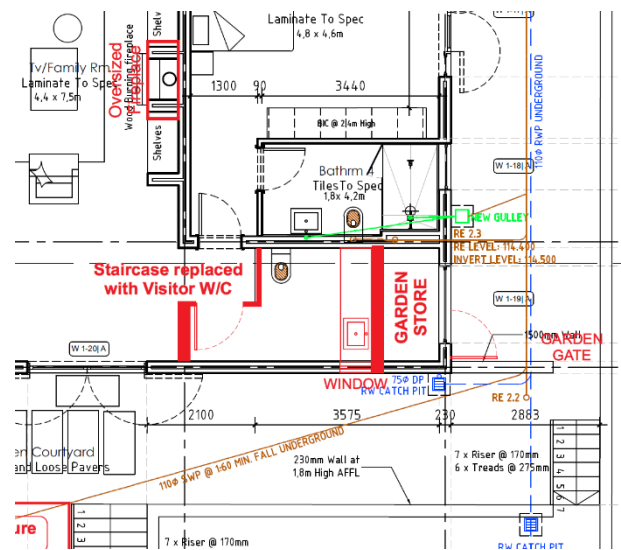
- Proposed Amendments:

- Swap staircase and visitor W/C. This allows for a “floating” feature staircase with feature corner window facing the driveway. It is better placed, more in the center of the house. This also reduces the passage length on the FF.
- FF landing of the proposed staircase will be a bridge, which allows for double volume space for a feature front door entrance. Double volume height means the front door can be a non-standard height to make a more impressive entrance to the home.
- OPTIONAL: Pocket sliding door into the Dining Room. This will provide some closure in winter for the Lounge fireplace to avoid heat loss. It will also create a visibly thicker arch into the Dining Area.



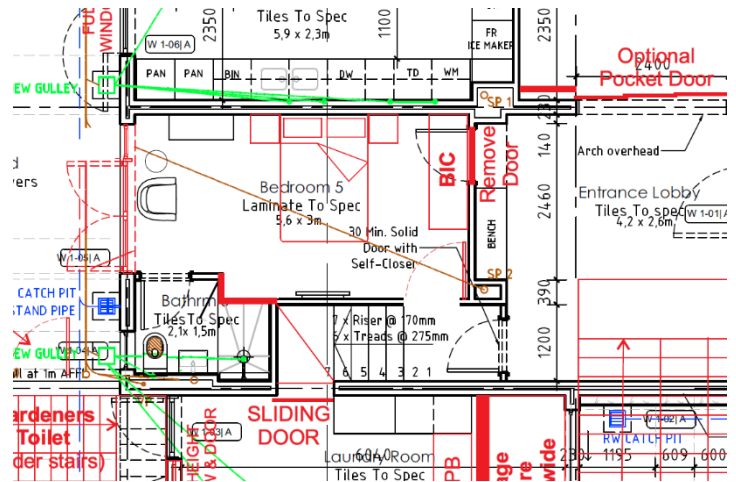
Guest WC

- Visitors toilet is proposed in place of the existing staircase so that it is practically off the open plan, yet still discreetly private with the door coming off from a screened lobby. We’ve still kept a long uninterrupted vanity with a prominent feature wall and placed a side window for ventilation while still ensuring privacy.
- In addition, in place of the existing stairs there is also a Garden Store accessible from the exterior. Useful for lawnmower, weedeater, etc. so that the gardener does not have to move past cars in the garage.



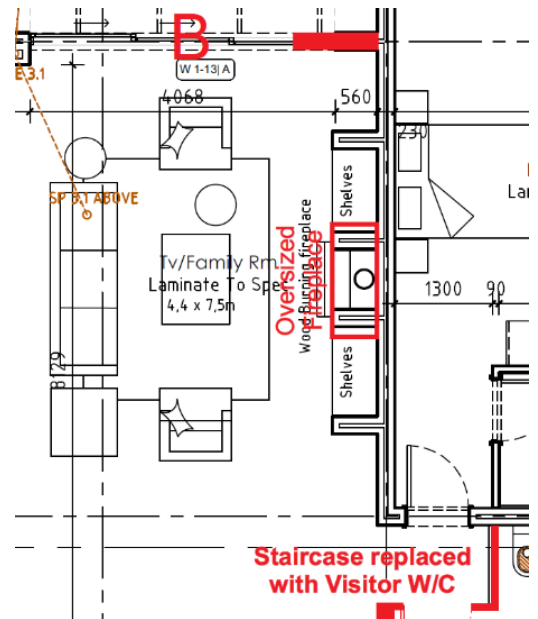
Bedroom 5

- It's not ideal to have this bedroom door directly off the Entrance Lobby, even if Bedroom 5 is a Study.
- Proposed Amendments:
 - Amend the steps to the laundry (with an additional winder) to allow Bedroom 5 door to be on the side next to the steps to the laundry. This change would allow for a better unbroken feature wall in the Entrance Lobby and gives better privacy to Bedroom 5.
 - Place BIC along length of room, not width.
 - OPTIONAL: Adjust the step in the shower wall to accommodate the bed in different position.
 - Swap the toilet and basin for better access into the shower.
 - Mirror exterior door/window to accommodate for more practical walking space.



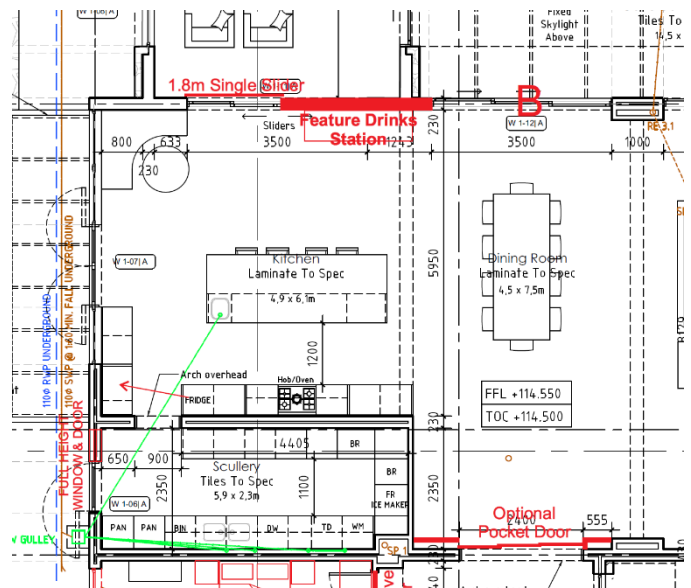
TV/Family Room

- Super-size the fireplace width and add thicker side nibs. It will look better aesthetically and also provide more heating for the open-plan.
- Are the additional side walls around the shelving (fireplace) required? It limits what you can do with cabinetry. It will look more modern without the side walls.
- Make the TV/Family Room door to the Covered Terrace the same size as the door from the Dining Room to the Covered Terrace (3.5m). It is important from the interior visual aspect that in the open space, these two sliding openings are the same in size. To do this, increase the length of the wall on the side of the fireplace, reducing the size of the TV Room slider. (On plan: B=B) Also take note of the open direction these sliding doors as it will impact on curtain stacking.
- Is there a plan for the TV position? Is it above the fireplace or next to it?



Sun Room

- Make the entrance to the Sun Room slightly narrower (still 1.8m wide). Use a large single sliding door. Possible use panelled glazing instead of a solid wood door.
- The distance between the fireplace and edge of the windows could be a hazard for window treatment (curtains, blinds). There should be more space between the fireplace and windows by making windows slightly smaller or moving them up.
- Is there a plan for TV position? Is it above the fireplace?

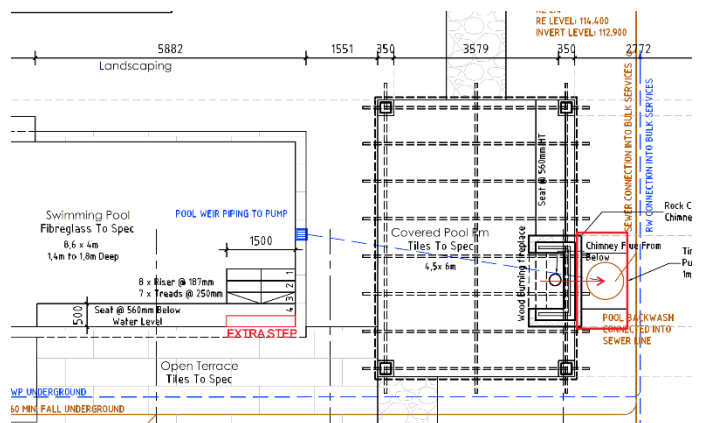


Scullery

- The Scullery has an additional WM and TD. Is this in addition to the Laundry appliances?
- There are dead spaces in the corner cabinets. Take note to avoid this when the cabinetry is designed.
- Positioning of appliances affects placement of electrical and water points.
- There are no windows in the Scullery. Suggestion is to add a full height window onto the door.

Pool Room

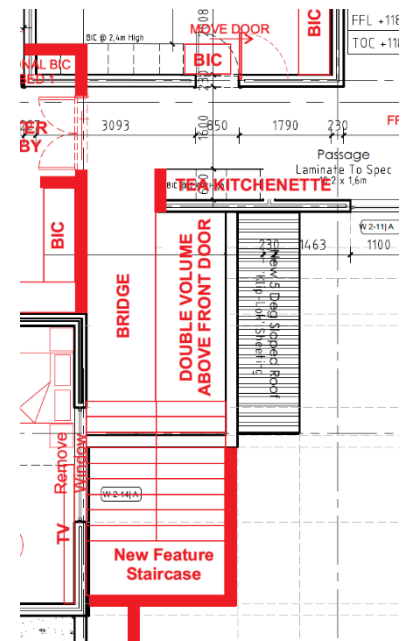
- Can the fireplace be placed on the outside of the floor area? This increases the usable floor area and makes furniture positioning unobstructed.
- There is no bar area, counter or prep bowl?
- There is no storage for sun lounge cushions, covers, pool equipment, etc? This could be stored in the Garden Store on shelves.
- An exterior Pool shower would be practical and a nice feature.



FIRST FLOOR

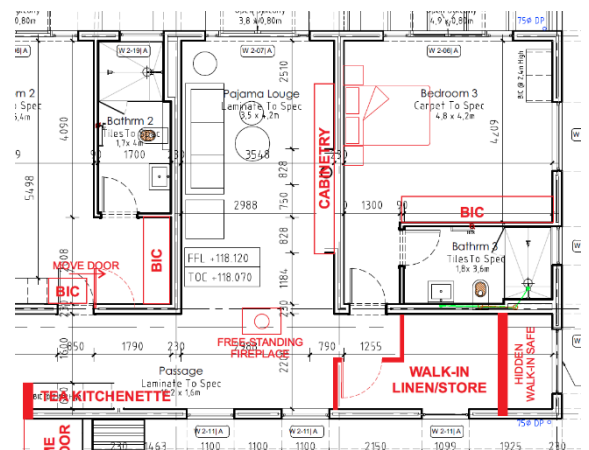
New FF Staircase Landing

- The proposed new staircase has a bridge with balustrade on the FF. This allows the front door to have a double volume area, creating a welcoming and more grand entrance.
- The feature staircase treads can be “floating” and visible from the driveway (see top image with Entrance Lobby note).
- To incorporate the aesthetics of arched windows, the proposed corner arch window with butt-jointed glass detail is a focal entrance feature visible from the driveway (see lower image with Entrance Lobby note).
- A striking chandelier can be placed above the landing of the new staircase which would be noted on arrival.



PJ Lounge

- The PJ Lounge is long and narrow. It can be widened by removing the fireplace from the width of the room and moving it to the length of the room.
- The kitchenette is moved out of the room.
- Proposed Amendments:
 - Tea Kitchenette moved out of PJ Lounge to the passage area. It will be larger and more practical than the existing coffee station, as well as use up some of the passage space. To include a small prep bowl and undercounter fridge.
 - Move the fireplace to be a free-standing “Morso” fireplace in the passage, thus it will still be a focal feature but give the room better special use. Use cabinetry for a narrower (but long) TV unit ensuring that the flue (from the Family/TV Lounge below) is bricked behind the cabinetry. The cabinetry will be narrower than brick walls, as well as more flexibility to be creative with cabinetry design. More space for TV on focal wall.

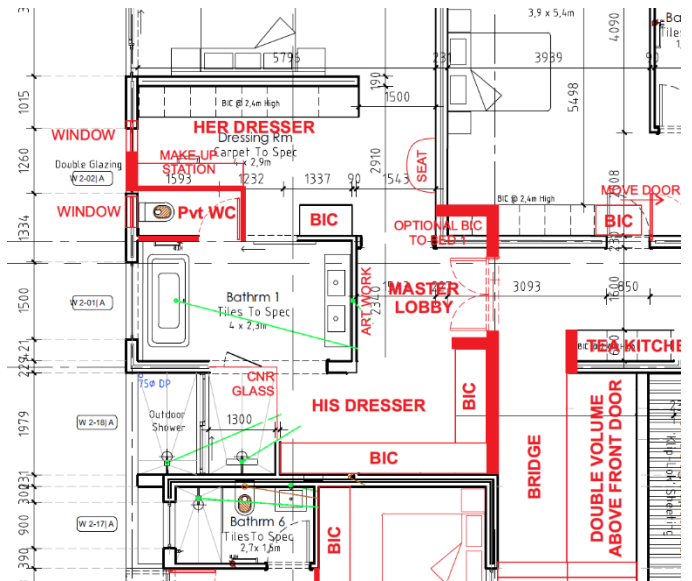


Walk-in Linen/Store

- Large walk-in store created above location of previous staircase.
- Storage for linen, travel luggage, additional toiletries for FF bedrooms, cleaning equipment for FF (vacuum, bucket and cleaning liquids), ladder, etc.
- OPTIONAL: include a hidden walk-in safe.

Master Bedroom 1

- Insufficient dressing cupboards for this standard of home.
- Proposed Amendments:
 - With the new staircase and bridge, entrance to the Master Bedroom 1 is moved to create a bedroom lobby for privacy.
 - Take some space from the existing open roof slab to create "His Dresser." This adds approximately 5.2m of additional cupboards.
 - Move WC (900mm wide with window) next to the bath to allow for "His Dresser" to have access into the bathroom. This creates a walk-around "floating" vanity feature.
 - Change enclosed shower to include corner glass next to "His Dresser" to create a beautiful feature and let natural light into "His Dresser."
 - Move ottoman seat to blank wall with full length mirror behind, thereby extending "Her" length of cupboard space.
 - OPTIONAL: Take some space from Bedroom 2 for additional BIC in Master Bedroom 1 (since Bedroom 2 moved over and extra cupboards extended.)

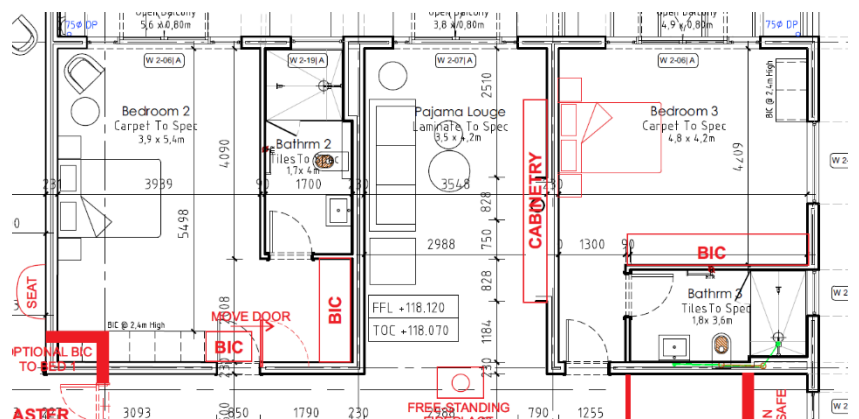


Bedroom 2

- Add BIC into unused space next to bathroom. Could also be used as study desk or extra cupboards.
- Move bedroom door over and extend length of existing BIC's. This replaces the optional cupboards taken for Bedroom 1.

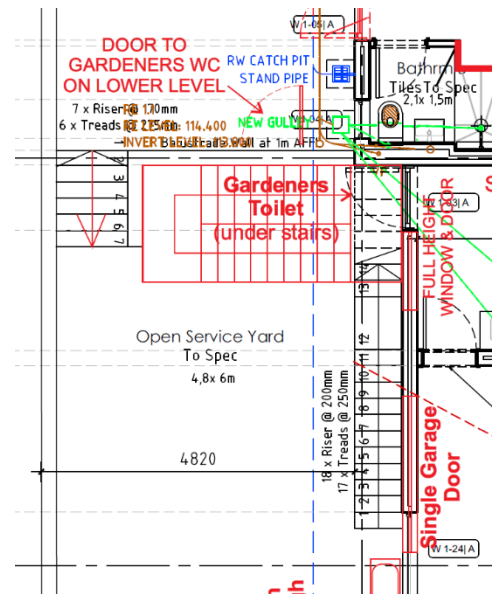
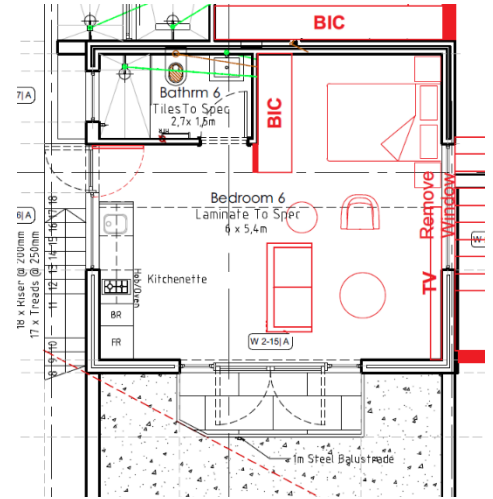
Bedroom 3

- There is a conflict with the BIC and bed pedestal.
- Not enough cupboard space.
- Proposed Amendments:
 - Rearrange bed layout to avoid conflict.
 - Allows for extended BIC's along bathroom wall, still keeping the cabinetry (BIC or desk) left of the East window.



Bedroom 6

- External staircase too narrow. Existing staircase is only 730mm wide.
- Entrance door too narrow.
- Conflict with BIC and bed pedestal.
- Too little cupboard space.
- Proposed Amendments:
 - Proposed to rotate the staircase to cater for single garage door at rear of garage (gardeners toilet below, from lower garden level). New staircase 900mm wide. May allow for slightly shorter, more comfortable riser (to be calculated). Laundry door will still have cover from staircase.
 - Rearrange sleeping area to East wall so that the bed pedestal and BIC's do not conflict. Allows for large BIC on bathroom wall. BIC now screens bed from entrance door.
 - Rearrange lounge area furniture layout to still "separate" the sleeping and lounge areas. TV and desk on East wall (window removed).
 - Make entrance door standard 900mm, to swing inwards for better weather-proofing, safety and practicality.



Certain changes might appear as "big" changes, however if the reasonings and understanding behind the proposals are considered, the advantages will be seen. Note is to be made that it is better to implement these changes now during initial construction as they cannot be done at a later stage.

We look forward to discussing these proposals with you in person as a verbal explanation will clarify much more detail.

Thanking you.

Sincerely Yours,


 Edith Goddard