

Home / Light Journal

— FREE · UN-GATED · SPECIFIC TO THESE HOLDINGS

Nothing in the Way

The Chartwell Open-Stand Light Journal — sun, hail and wide glass on the smallholdings between Fourways and Lanseria

On a stand this size no neighbour's wall is shading you. Here is where the sun actually lands through the year, which rooms suffer, what we'd fit on each elevation — and honestly, what each of those choices costs you in return.

About 8 minutes to read

Written August 2026

No email needed

Sources at the foot

[Book your free expert measure](#)

[Start with the sun](#)

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— 01 — THE STARTING POINT

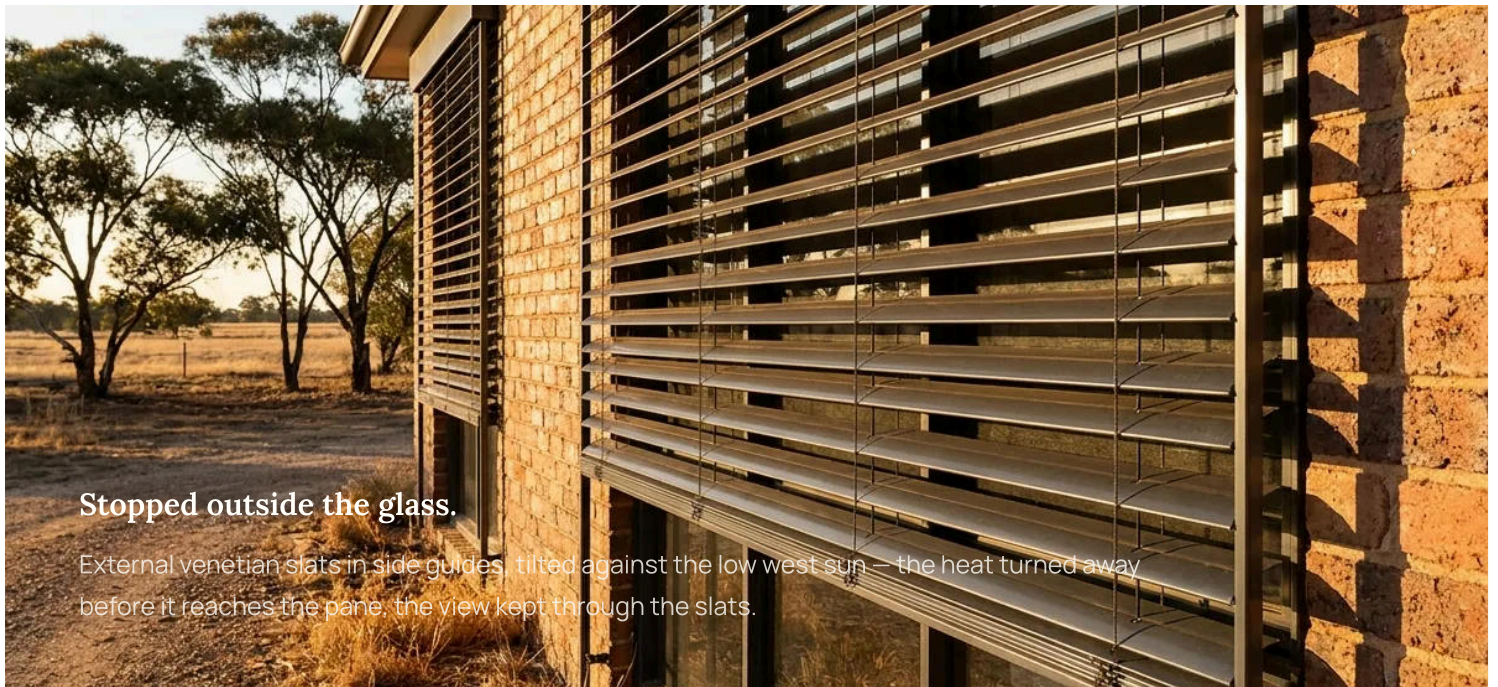
Why an agricultural holding gets its own shading brief

Chartwell isn't a suburb of streets. It is agricultural holdings — 9.07 km² of smallholding land in Region A of the City of Johannesburg, with a 2011 population of 1,728.^[1] Cedar Avenue splits it into Chartwell North Estates and Chartwell Country Estates, with Steyn City on one boundary and Farmall — Chartwell West — beyond the other.^[1] In the Country Estates section, stands start upwards of 8,000 m².^[2]

Nothing else out here is shading you. In a cluster suburb half the sun problem is solved by the neighbour's wall and a hedge four metres from the glass. On an eight-thousand-square-metre holding there is no neighbour's wall: the living room looks straight out over grazing, and what arrives at four o'clock arrives in full.

The roads are gravel, and they are staying gravel. In July 2026 the Johannesburg Roads Agency confirmed there is "no planned upgrading of gravel roads to surfaced roads due to the unavailability of funds" across the Farmall and Chartwell holdings, with grading twice a quarter and residents themselves split on tarring.^[3] So fabric and hardware here live with more airborne dust than the same products four kilometres away in Fourways.

And the view is the reason the house is here. Chartwell Country Estates holds Gauteng Conservancy status, with two wetlands and five kilometres of the Klein Jukskei River along its western edge.^[2] West is where the evening light and the ridge line are — which is awkward, because west is also the elevation that cooks the room.



Stopped outside the glass.

External venetian slats in side guides, tilted against the low west sun — the heat turned away before it reaches the pane, the view kept through the slats.

— 02 — THE LIGHT HERE

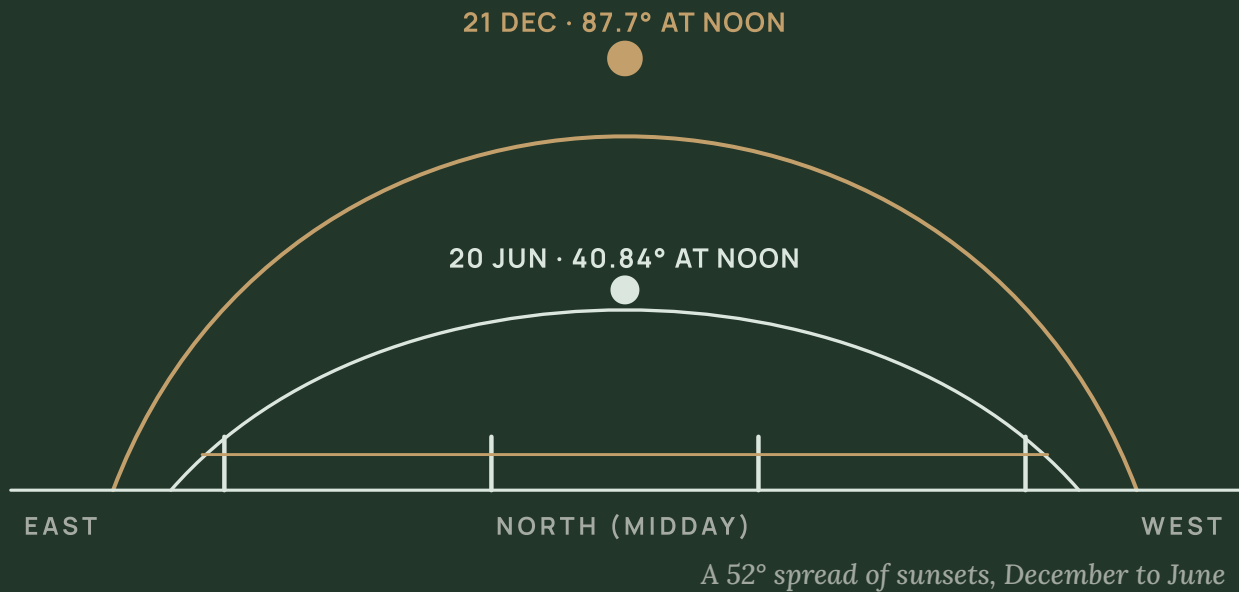
What the highveld sun actually does over these holdings

Chartwell sits at 25.98° south.^[1] The most-cited South African study of sun, shade and daylight in town planning is calculated for latitude 25.733°^[4] — a quarter of a degree away, so its numbers are effectively Chartwell's.

At solar noon on 21 December the sun reaches **87.7°**: near enough straight overhead. On 20 June it reaches **40.84°**.^[4] That 47-degree swing is why one blind rarely answers a whole room.

The sunset bearings matter even more out here. On 21 December the sun sets at an azimuth of **243.35°** — twenty-seven degrees *south* of due west; on 20 June at **295.76°**, twenty-six degrees *north* of it.^[4] The setting sun sweeps a fifty-two-degree arc along your western horizon through the year, so a pergola built for one of those positions is wrong for the other.

The consequence, in the study's own terms: western afternoons run far hotter than mornings, horizontal overhangs suit "altitude-dominated" angles on northern facades, and low, azimuth-dominated sun east and west wants vertical control instead.^[4] Plainly — an eave earns its keep on north glass and does almost nothing against four o'clock on the west.



Sun altitudes and sunset bearings from the published Pretoria figures at 25.733° S^[4] – Chartwell is a quarter of a degree away.

Four more facts that change what we'd specify

- **Lower than "Johannesburg", still high enough for UV to matter.** Lanseria, five kilometres west, sits at 1,377 m;^[5] the figure usually quoted for Johannesburg is 1,753 m.^[6] UV rises about 12% per 1,000 m because thinner air filters less of it,^[7] so west-facing fabric ages faster here than at the coast: choose it on performance first, colour second.
- **Storms come in the afternoon, and this is the hail belt.** October to April brings hot days followed by afternoon thundershowers on 713 mm of annual rain.^[6] Satellite study of convective storms counted 58 days a year carrying hail events in the Highveld, a Gauteng season peaking in the first half of November, and a peak time of day between **16:00 and 17:00 South African time.**^[8] That is the hour an awning is out.
- **Winter nights are cold, and low ground is colder.** June and July minima sit near 4.1 °C, occasionally below freezing.^[6] Cold air drains downhill on a clear night and pools in low ground,^[9] so a house near a dam or the river line can frost while ground a few metres higher does not.
- **Your trees do part of the job, and half of them resign in July.** Johannesburg carries roughly six million trees, 4.8 million in private gardens.^[6] A deciduous tree shading the west window in January is bare by winter, so the room's light budget swings twice a year: once with the sun's angle, once with the leaves.

Elevation by elevation, and which rooms suffer

One house, four different problems. Before fabric, before motors, work out which wall the room sits on — it decides more than anything else here.

North — protect it in summer, open it in winter

Where the sun lives all winter: high enough in December that a decent eave does much of the work, then at 40° and pouring straight in by June.^[4] On a holding with cold mornings that winter sun is worth money, so a blackout roller is a blunt instrument here — down costs you the warmth you were entitled to.

Verdict: adjustable beats absolute.

West — the elevation that costs you the room

Low, almost horizontal sun from three o'clock, arriving anywhere across a 52-degree spread depending on the month^[4] — and out here it is also the elevation with the view worth keeping. If the lounge is unbearable at four, the glass itself is heating and radiating inwards: an interior blind fixes the glare at once and the heat only partly.

Verdict: stop it outside the glass if you can; a proper sunscreen if you can't.

East — first light, over an open paddock

The same geometry mirrored, into a house that has cooled all night. In December the sun clears a flat horizon early and nothing stands between it and the bedroom window — while two rooms on one wall want opposite things: properly dark where you sleep, still see-through where you check the yard.

Verdict: solve for sleep and glare, not for heat.

South — even light, and the cold corner of the house

Almost no direct sun most of the year, so south rooms hold the steadiest light you have — and are first to feel a 4 °C night.^[6] Shading is rarely the issue; heat loss through a big pane usually is, especially in low ground where cold air collects.^[9]

Verdict: think warmth, not sun.

— OPTIONAL

Want this Journal marked up for your own house?

Tell us which rooms are giving trouble and we'll email you this same Journal with your elevations noted against it — which windows we'd treat first, and what we'd be weighing up on each one.

It's an email, not a visit. Nobody phones you about it.

YOUR NAME

EMAIL

SUBURB OR HOLDING

ROUGHLY HOW MANY WINDOWS?

▼

WHICH ROOMS OR ELEVATIONS ARE THE PROBLEM?

Email me the marked-up Journal

POPIA: your details are used only to send you this Journal and, if you ask for it, to arrange your free in-home measure. They are never shared or sold.

What we'd fit in Chartwell, and the catch with each

Each of these is right somewhere on a holding and wrong somewhere else.

The trade-off box is the part a brochure leaves out. Tap "Add to my list" and it carries into the forms below.

Sunscreen roller blinds

Paddock-facing living glass

One flat sheet of open-weave fabric on a slim tube — no folds, no gathers. It cuts glare and a useful share of the solar gain while leaving the paddock visible, which out here is the point of the window. Better than a lined curtain, which solves four o'clock by deleting the view you bought.

THE TRADE-OFF

It reverses after dark: lights on inside, and you are the visible one. Where a boundary or stable yard is close, pair it with a blackout on the same bracket.

+ Add to my list

Blockout roller blinds

Bedrooms · East elevations

A single smooth sheet with no folds for dust to settle into, which matters on a gravel road.^[3] Against a December sunrise over an open paddock nothing else comes close.

THE TRADE-OFF

Binary — down is dark, up is everything — so it is the wrong tool on a north living room where you want the June sun. Without side channels, light finds the edge of the reveal.

+ Add to my list

Venetian blinds (aluminium or timber)

North rooms · Studies

On a north elevation the useful control is *angle*, not coverage: a venetian throws high December sun onto the ceiling and opens flat in June, so one product handles both ends of the 47-degree swing a roller cannot.^[4]

THE TRADE-OFF

Slats collect dust, and off a graded gravel road^[3] that is a real maintenance item — aluminium wipes down far more easily than timber.

+ Add to my list

External venetian blinds

HARD WEST GLAZING

Aluminium slats in side guides, mounted *outside* the glass. We'd specify these over an interior blackout roller on a hard west wall for a physical reason: turning the heat away outside the pane keeps a room cooler than absorbing it inside, where the glass warms and radiates at you all evening. Tilted, they still keep the ridge-line view.

THE TRADE-OFF

Dearer, visible on the facade, and living outdoors in a hail belt that peaks in the late afternoon.^[8] We'd motorise with a wind sensor; inside a gated estate it needs architectural approval first.

+ Add to my list

Roller shutters (shading)

WEST WALLS · GUEST WINGS

Rigid aluminium slats rolling down from a headbox outside the building, covering the whole opening — heat and glare stopped before the glass. **Shading, not security:** these are not security-rated shutters, which are a different product, built and certified differently, and quoted on request.

THE TRADE-OFF

The most visible exterior change on this list, and the headbox has to live somewhere — a design decision, not a measurement. Closed is closed: coverage, not adjustable light.

+ Add to my list

Folding-arm awnings

THE STOEP

Where the outdoors is the extra room — and on a holding it always is — an awning buys more usable house than anything you could do to a window, then folds away and gives back the low June sun on the paving.

THE TRADE-OFF

It lives out in the weather: summer afternoons bring thundershowers,^[6] and Highveld hail peaks between four and five.^[8] We'd specify a full cassette and a wind sensor that retracts it whether or not you are home.

+ Add to my list

Cellular honeycomb blinds

SOUTH ROOMS · LOW GROUND

The fabric cells hold still air against the glass. In a south room, or a house in low ground where cold air pools on a clear night,^[9] it is the cheapest thermal improvement short of replacing the window.

THE TRADE-OFF

The gain sits on the winter side of the ledger — not a heat-rejection answer for a hot west wall, and a soft pleated product, so wrong in a dusty kitchen.

+ Add to my list

Motorised blinds & automation

WIDE GLASS · ANYTHING EXTERIOR

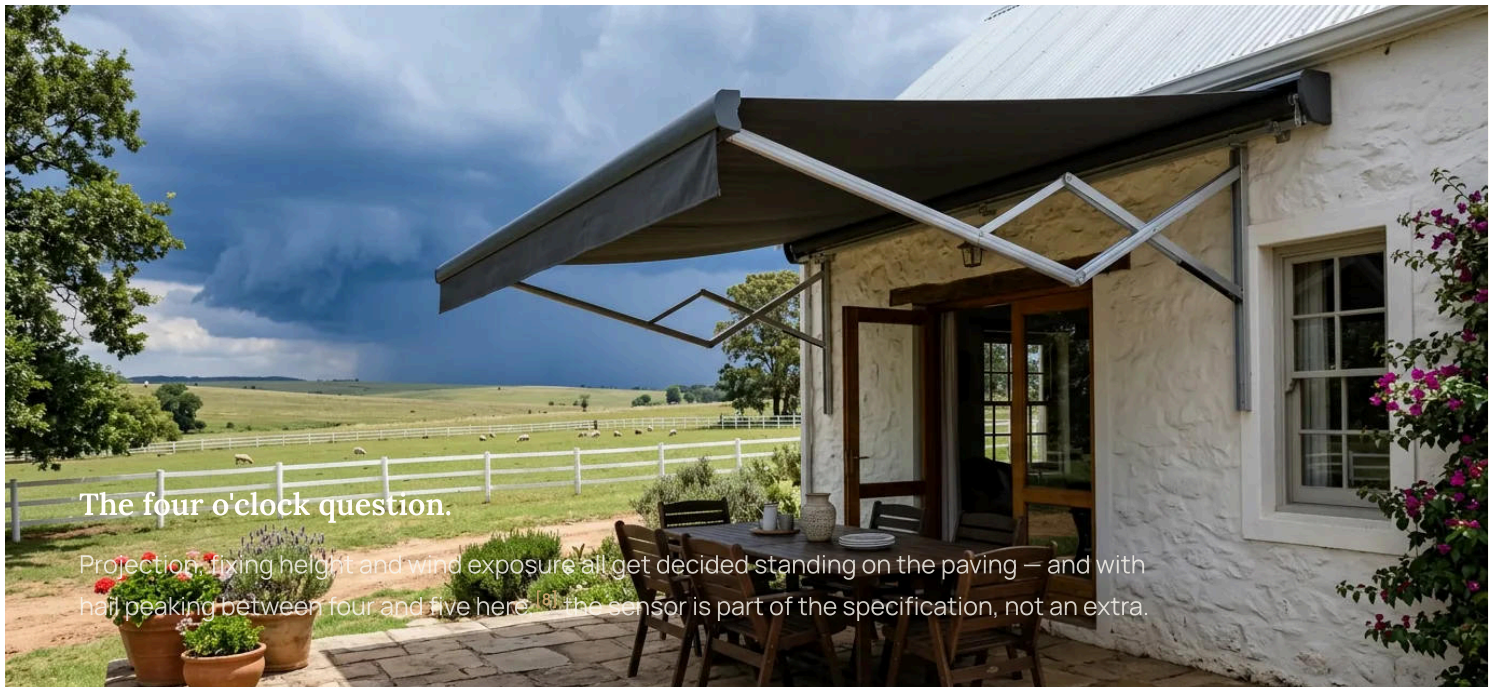
Less about luxury here than reach and reaction: glass walls three or four panels wide are heavy by hand, a stairwell blind gets used exactly never if you need a pole, and any exterior product wants a wind sensor to save itself in a November storm.^[8]

THE TRADE-OFF

It needs power at the head of the opening — battery, wired or solar — and on long homestead buildings that route is the real constraint. Retrofitting into a finished ceiling is possible but rarely invisible.

+ Add to my list

Also on the list below: **day & night blinds**, **vertical & panel blinds** for wide stacking doors, **zip screens** to close an open stoep against wind and dust, **concealed blinds** on a new build, and **skylight & shaped blinds** for the gables homestead conversions are full of.



The four o'clock question.

Projection, fixing height and wind exposure all get decided standing on the paving – and with hail peaking between four and five here – the sensor is part of the specification, not an extra.

— 05 — THE LOCAL CONSTRAINT

Holdings, estates, and who actually has to say yes

Chartwell is freehold agricultural-holding land.^[1] No body corporate has to give written consent before an awning, an external venetian or a roller shutter goes up – a real freedom, and one reason exterior shading is far more common here than in the complexes down the road. If your holding sits inside one of Chartwell's own estate associations, a courtesy call before anything large and visible goes up is still worth making.

The estates we also cover work differently. **Dainfern**, **Cedar Lakes** and **Helderfontein** run their own architectural approval. Interior blinds inside an existing reveal change nothing outside, so the question doesn't arise; awnings, external venetians, roller shutters and zip-screen channels do. We fit blinds and won't speak for your HOA – but at the measure we say plainly which options touch the outside, so the right question reaches the right person before anything is made.

Building or renovating? Get us in early: a concealed recess has to exist before the ceiling closes, and motor cabling is trivial in an open wall and awkward in a finished one – which is why the architect-designed builds on Helderfontein end up with the tidiest installations. SANS 10400-XA:2021 also raised the fenestration-calculation threshold from 15% to 20% of floor area and no

longer distinguishes west, north and east glass for solar heat gain,^[10] so ask your architect how your shading is counted.

The other half of the year.

Honeycomb cells holding still air against the pane. On a frosted morning in low ground it is the cheapest thermal upgrade a window can be given.

— 06 — THE HONEST LIMIT OF A GUIDE

What we'd still need to check on site

Everything above is what we know about Chartwell. What no page can know is your house — and five things decide the actual specification, all settled in about an hour with a tape, a compass and a torch.

The true bearing of each wall

"West-ish" is not good enough when the sunsets are themselves spread across fifty-two degrees.^[4] Twenty degrees of wall rotation moves the answer between an interior sunscreen and something outside the glass, so we take a compass reading at every elevation.

Reveal depth, square-ness, and what the wall is made of

Depth decides whether a blind can sit inside the opening at all, and how much light creeps round the edge. Openings are rarely square — and plastered brick, a later drywall addition and a steel glazing bar are three different fixings.

Wind exposure across an open stand

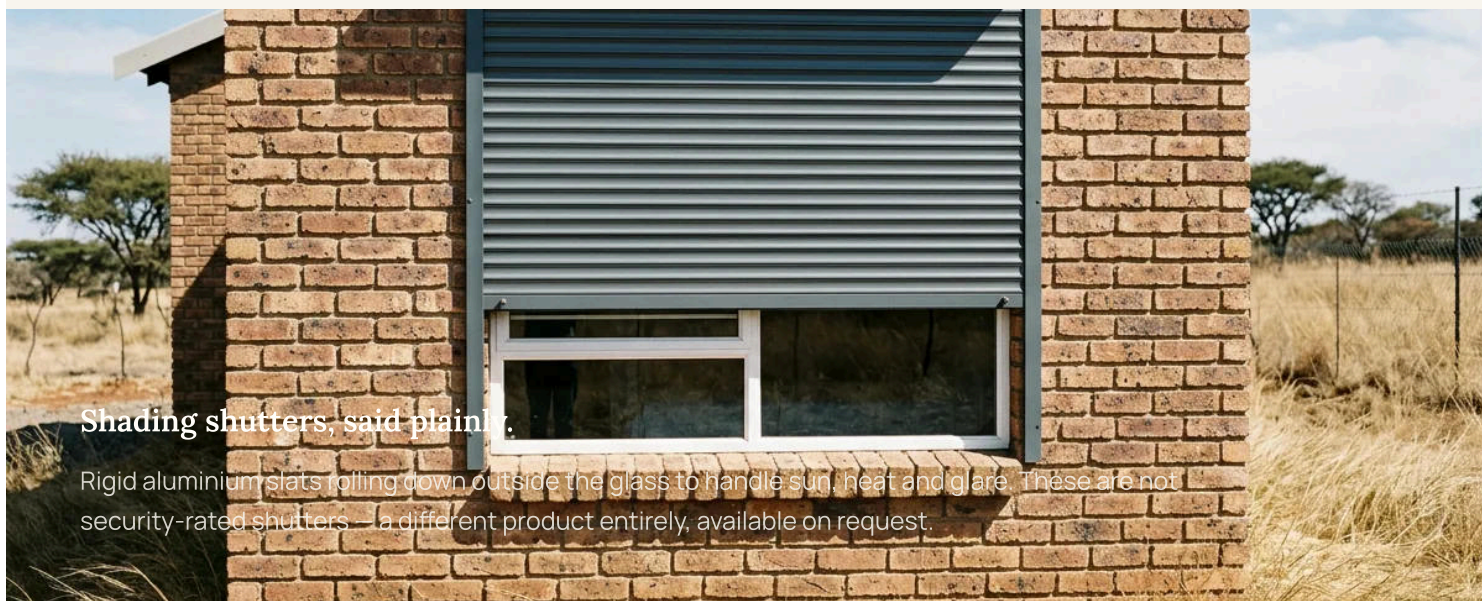
This is the Chartwell one. With no neighbouring buildings to break it, a stoep on the open side of the house sees wind a walled suburban patio never does. Awnings and zip screens live or die on it — obvious in two minutes on the paving, impossible to judge from a plan.

Where the power is, and how it reaches the opening

For anything motorised the whole constraint is the route from a power point to the head of the window. On long homestead buildings and converted outbuildings, that walk-around is the difference between a clean install and a compromise.

What is actually outside the glass

How far the graded gravel road^[3] or the stable yard sits from that window changes the fabric we'd choose — as does the tree doing half your shading, and whether it will still be there in July.



Shading shutters, said plainly.

Rigid aluminium slats rolling down outside the glass to handle sun, heat and glare. These are not security-rated shutters — a different product entirely, available on request.

— 07 — TWO WAYS FORWARD

Book the free expert measure

A consultant comes out to the holding with fabric and slat samples, measures every window properly, and leaves a written quote itemised per window. There is no charge for it, and no commitment attached. If you'd rather have a rough number first, the window list sits inside the same form — no obligation either way.

- ✓ Free in-home measure and a written quote, itemised per window
- ✓ No call centre — a real consultant comes to you, however far back the gate is
- ✓ Nothing is made until you've approved the quote
- ✓ Still deciding? Say so on the form and we'll leave you in peace

Anything you added to your list while reading is already ticked below.

FULL NAME

PHONE NUMBER

EMAIL (optional)

SUBURB OR HOLDING

WHEN WOULD YOU LIKE THIS DONE?

WHAT ARE YOU INTERESTED IN? (TICK ANY)

- | | |
|--|--|
| ☐ SUNSCREEN ROLLER BLINDS | ☐ BLOCKOUT ROLLER BLINDS |
| ☐ DAY & NIGHT BLINDS | ☐ VENETIAN BLINDS (ALUMINIUM OR TIMBER) |
| ☐ CELLULAR HONEYCOMB BLINDS | ☐ VERTICAL & PANEL BLINDS |
| ☐ CONCEALED BLINDS | ☐ SKYLIGHT & SHAPED BLINDS |
| ☐ EXTERNAL VENETIAN BLINDS | ☐ ROLLER SHUTTERS (SHADING) |
| ☐ ZIP SCREENS | ☐ FOLDING-ARM AWNINGS |
| ☐ MOTORISED BLINDS & AUTOMATION | ☐ BLIND REPAIRS & SERVICING |

ANYTHING ELSE WE SHOULD KNOW?

Want a ballpark first? Open the window list — about two minutes.



Chartwell Blinds — window list

Walk the house, fill this in by hand, then type it into the form on chartwellblinds.co.za when you get back. Width first, then the drop, and write both in millimetres.

Rough sizes are enough for a budget range, and it comes back to you the next working day. Not sure how to measure? Leave it blank. The consultant measures at no charge, and the exact per-window pricing reaches you either way. It's optional from start to finish, and nothing on it binds you.

ROOM	WIDTH (MM)	DROP (MM)	INSIDE OR OUTSIDE THE REVEAL	PRODUCT
------	------------	-----------	------------------------------	---------

+ Add another window

Print a blank list

Nothing on the list yet — and it stays entirely optional.

Whatever you type in goes along with your enquiry as plain text. There is nothing to upload, no outside service involved, and no copy kept anywhere else. Should a photo or two help, the consultant will ask for them when they reply.

Book my free expert measure

POPIA: your details are used only to arrange your free in-home measure and consultation call-back, and are never shared or sold. If your answer is that you're still researching, no call follows.

— NEITHER, FOR NOW

Just take the Journal, marked up

Not ready for a visit or a number? Tell us which rooms are the problem and we'll email you this Journal with your own elevations noted against it. Nothing is booked and nobody phones.

YOUR NAME

EMAIL

WHICH ROOMS OR ELEVATIONS?

ROUGHLY HOW MANY WINDOWS?

— WORKING OUT

Sources

Every geography, climate and regulation claim above traces to one of these. Where we've reasoned from them rather than quoted, we've said so in the text.

1. Chartwell, Gauteng — "a rural settlement... mainly an agricultural suburb made up of small holdings", coordinates 25°58'57"S 27°58'09"E, area 9.07 km², 2011 population 1,728, and the division by Cedar Avenue into Chartwell North Estates and Chartwell Country Estates with Steyn City and Farmall on the boundaries.
en.wikipedia.org/wiki/Chartwell,_Gauteng
2. Chartwell Country Estates — stand sizes "upwards of 8,000m²", horse riding schools and stabling, "a coveted Gauteng Conservancy status", and "two delineated Wetlands and 5kms of the Klein Jukskei River".
chartwellcountrystates.co.za/about
3. Fourways Review, 23 July 2026 — the Johannesburg Roads Agency on the Farmall and Chartwell agricultural holdings: "There is no planned upgrading of gravel roads to surfaced roads due to the unavailability of funds", grading twice a quarter, and the ward councillor's note that "some residents support tarring while others want to maintain the rural character of the area". citizen.co.za — [no funding to tar Farmall roads](https://citizen.co.za)
4. Conradie, D. (2018) "Sun, shade and natural daylight in South African town planning, with emphasis on Pretoria", *Town and Regional Planning* 73:47–67 — latitude 25.733°, noon solar elevation 87.7° on 21 December and 40.84° on 20 June, sunset azimuths of 243.35° and 295.76°, the finding that western-exposure afternoons run far hotter than mornings, and the guidance that horizontal overhangs suit altitude-dominated angles on northern facades while low azimuth-dominated sun wants vertical control. scielo.org.za — [S2415-04952018000200005](https://scielo.org.za) · journals.ufs.ac.za/mirror
5. Lanseria International Airport — elevation 1,377 m (4,518 ft) at 25°56'19"S 27°55'34"E, roughly five kilometres west of Chartwell. en.wikipedia.org/wiki/Lanseria_International_Airport
6. Johannesburg — elevation 1,753 m, subtropical highland (Köppen Cwb) climate, "summer months (October to April) characterised by hot days followed by afternoon thundershowers", annual rainfall 713 mm, June/July minima around 4.1 °C with occasional frost, and roughly six million trees of which 4.8 million are in private gardens.
en.wikipedia.org/wiki/Johannesburg

7. Hong Kong Observatory — ultraviolet radiation at high altitude: "For every 1000 m increase in altitude, the UV radiation level will increase about 12%." hko.gov.hk — [UV radiation at high altitude](#)
8. Punge et al. (2023) "Characteristics of hail hazard in South Africa based on satellite detection of convective storms", *Natural Hazards and Earth System Sciences* 23:1549–1576 — 58 days a year carrying hail events in the Highveld region, a convective season peaking in the first half of November over Gauteng, and "The peak time of day is between 14:00 to 15:00 UTC or 16:00 to 17:00 South African standard time." nhess.copernicus.org/articles/23/1549/2023
9. FAO, *Frost protection: fundamentals, practice and economics* — cold air is denser than warm air, drains downhill on clear, calm nights and pools in low-lying ground, so a hollow can carry frost while higher ground nearby does not. [fao.org — frost protection \(PDF\)](#)
10. Roos Architects — summary of the revised SANS 10400-XA standard (2021 edition): the fenestration threshold rising from 15% to 20% of floor area, and no distinction now drawn between the solar heat gain coefficient requirements of glazing facing west, north or east. roosarchitects.co.za — [revised SANS 10400-XA](#)

Two honest caveats. The solar figures in source 4 are calculated for Pretoria at 25.733° south; Chartwell sits at 25.98°, so its own angles differ by a fraction of a degree — we quote the published numbers rather than invent our own. And the hail and frost material is regional and physical, not a Chartwell measurement: there is no published frost or hail record for these holdings specifically, which is one more reason we look at your particular stand in person rather than at a map.

— READY WHEN YOU ARE

Now let's look at your actual windows.

One visit, real measurements, a written quote per window — and no obligation to go ahead.

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Made-to-measure blinds, motorised shading and awnings for Chartwell's smallholdings and estate homes — fitted after a free in-home measure.

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