

[Home](#) / [The Field Guide](#)

FREE READING — INANDA, SANDTON

The Inanda Paddock-Light Field Guide

One polo field, a ring of big stands, and some of the widest domestic glass in Sandton. How to shade it without losing the reason you bought here.

A NINE-MINUTE READ

RESEARCHED AUGUST 2026

NOTHING GATED, NO EMAIL

FOOTNOTES AT THE END

[Book a Free Measure](#)



✓ Read all of it — nothing behind a form

☆ Researched for one suburb only

IN THIS GUIDE

The lie of the land

The sun's working day

Six rooms, six briefs

The kit, with the catch

Rules & paperwork

The measure hour

Pick a way forward

01 — THE LIE OF THE LAND

Half a square kilometre with a polo field in the middle.

Stand at your lounge glass and the odds are decent that you're looking at grass — your own, a neighbour's paddock, or the polo ground the whole suburb wraps around. Inanda measures a

bare 0.55 km² and counted 842 residents at the last published census^[1]. The club at its centre has hosted equestrian sport since it opened on 27 April 1935^[4]; before Sandton grew up around it, all of this was farmland^{[2][3]}. To be precise about which Inanda we mean: the Sandton one, ringed by Atholl, Illovo and Parkmore^[2], about 1.5 km from Sandton City^[1] — not its KwaZulu-Natal namesake.

Two consequences follow, and both matter to a window.

First, your sun arrives unedited. With stands this large, streets this wide^[3] and open turf at the suburb's heart, no neighbouring building ever steps between the sun and your glazing. On a tighter street grid you inherit an hour of free shade at each end of the day; here you don't. Whatever the sun intends for your glass, it delivers in full.

Second, the houses are built to look at something. Glass follows a view the way a stable door follows the yard, and once a living wall runs four or five metres wide, the honest questions stop being about fabric swatches. They become questions of physics and machinery: how much heat, how much glare, and who exactly is going to haul the thing up and down twice a day.

The green both helps and complicates. Inanda sits in an established corridor of old trees^[2], part of a city carrying roughly six million of them, 4.8 million in private gardens^[6]. A deciduous canopy does serious shading work in January and none whatsoever in July, so the same window lives two different lives each year. And one note from our own fitters rather than from any source: where a stand has a working yard, fine arena sand finds its way onto every horizontal slat in the house.



Four o'clock, facing the grass. A mesh weave takes the sting out of the glare and leaves the horses where you can see them — the compromise most living rooms here turn out to want.

02 — THE SUN'S WORKING DAY

One summer day over an open stand, told by the clock.

Inanda lies near 26.12° south^[1] at highveld altitude — Johannesburg stands 1,753 m above the sea^[6]. The nearest published solar geometry was calculated for Pretoria, half a degree further north, and transfers here almost unchanged^[5]. So rather than talk about compass points in the abstract, run the published numbers through a single midsummer day and watch where they land.

First light — from 27° south of east

On 21 December the sun clears the horizon at an azimuth of 116.62° ^[5] and goes straight to work on east-facing glass. Bedrooms on that wall wake with it whether their owners intended to or not; a kitchen takes an hour of hard glare and is then left alone for the rest of the day.

Noon — 87.7° in December, 40.84° in June

At midsummer solar noon the sun stands nearly overhead^[5], so a north window under any sort of eave largely shades itself. Six months on, it hangs at barely 41° due north and reaches deep into the room — and with June nights around 4.1 °C^[6], that reach is heating you didn't pay for. Put nothing permanent on a north wall that throws it away.

Mid-afternoon — the low approach

By three the sun is committed to the west and dropping towards a sunset azimuth of 243.35°, about 27 degrees south of due west^[5]. For the last hours it arrives at the glass close to horizontally, and no overhang can block a horizontal ray — the study is explicit that horizontal projections suit high northern angles, not low western ones^[5]. The fix for a west room therefore sits at the pane, or outside it.

Late afternoon — storm season, November to March

Summer delivers most of Johannesburg's 713 mm of annual rain as afternoon thunderstorms^[6], and the Highveld is the country's hail belt — most active from mid-November through February, peaking in the afternoon^[7]. Anything cantilevered over a veranda must retract itself before the gust front arrives; the wind sensor belongs in the specification, not on the accessories list.

All day — the altitude surcharge

Ultraviolet climbs roughly 12% for every 1,000 m of altitude, because thinner air filters less of it^[8]. At 1,753 m^[6] the surcharge is real: a west-facing fabric here either earns its keep or fades trying. Choose it on performance ratings first, colour second.

Twice a year — the trees rewrite the brief

The tree that blots out February sun is a bare skeleton by July. Any decision made in one season needs sanity-checking against the other — one of the reasons the measure visit walks the garden as well as the house.

03 — ROOM BY ROOM

Six rooms, six different briefs.

Forget the product names for a minute. Walk the house instead — each room states its own problem, and the product falls out of the problem.



The paddock-facing lounge

Usually the widest glass in the house, pointed at the reason you live here. By day the enemy is glare off pale grass; from mid-afternoon, if the wall leans west, it becomes heat^[5].

Mesh sunscreens hold the view. External slats stop the heat outright. And past roughly four metres of span, motorisation stops being a luxury and becomes the difference between a blind that gets used and one that doesn't.

THE BRIEF

Guard the view; stop heat before the glass.



The east bedroom

A December sunrise arrives before half past five, from just south of east^[5], and a curtain gap is all the invitation it needs.

A blackout roller made tight to the reveal — or run in side channels — is the plainest product in this guide and the correct one here. Nothing about it is clever. That is the point.

THE BRIEF

Dark, sealed edges, done.



The study

Odds are it faces north, because the good winter light does^[5]. That light is worth keeping — but from a screen's point of view it is pure glare.

A venetian earns its slats here: tip high summer sun onto the ceiling, open flat to the low winter beam, and adjust by the hour as the work moves around the desk.

THE BRIEF

Control the angle, not the amount.



The kitchen and scullery

These tend to face the working side of the stand — yard, stables, driveway — so the brief is privacy without gloom, in a room full of steam and splashes.

A day-and-night blind trades view for frost at one pull; aluminium venetians shrug off moisture where timber would sulk. Expect to wipe things down more often than a townhouse would — arena sand travels.

THE BRIEF

Washable, adjustable, nothing precious.

✱ The south side and the double volume

South glass sees almost no direct sun and sheds heat all winter; a double-volume space does both at scale, with June nights heading for 4 °C outside^[6].

Cellular honeycomb fabric stands a layer of trapped air against the pane — quiet thermal work no single-skin blind matches. Where the south face overlooks the yard, it doubles as the privacy answer.

THE BRIEF

Insulate and screen; sun isn't the issue.

☂ The veranda

Half the year this is the real living room. It is also the most exposed structure on the stand when a storm walks in off the highveld^{[6][7]}.

A folding-arm awning with a cassette and a wind sensor gives shade on demand and gets itself out of trouble; a zip screen keeps the space usable on the days when wind, not sun, is the problem.

THE BRIEF

Shade that retracts beats shade that stays.



The west fix, outside the pane. Slats in guide rails ahead of the glass turn the heat away before it gets in — and still let you check on the yard between them.

A SMALLER STEP

Prefer this guide annotated for your own floor plan?

Name the rooms that misbehave and we'll send this same guide back to you with notes in the margins — which of your windows we'd tackle first, and what we'd be weighing on each one.

It arrives by email. No one rings you afterwards.

Your name

Email

Suburb or area

How many windows are we talking about?

Which rooms or elevations are the problem?

Email Me The Marked-Up Guide

POPIA: your details are used only to send you this guide and, if you ask for it, to arrange your free in-home measure. They are never shared with anyone else.

04 — THE KIT

Eight products that do the heavy lifting here — and the catch with each.

For each one: what it actually is, where it wins in this suburb, and the part the showroom photograph doesn't show. Tap "Add to my list" on anything that sounds like your house — your picks ride along into the booking form further down.

Sunscreen roller blinds GLARE CONTROL WITH THE VIEW KEPT

A fine architectural mesh on a slim roller. Lowered, it knocks the glare down hard and shaves real heat off the glass, while the paddock still reads through it — like the same view, half a stop underexposed.

THE TRADE-OFF

After sunset the optics flip: the lit room becomes the display and you see only dark mesh. On glass near the gate or the road, plan a blackout behind it on a double bracket.

+ Add to my list

Blockout roller blinds BEDROOMS, AND ANYWHERE DARK MATTERS

One opaque sheet, zero theatrics. Against a December five-o'clock sunrise on an east bedroom window there is no better instrument, and its flat face gives dust off the yard nothing to settle into.

THE TRADE-OFF

Two states, nothing between — so it squanders a north window's winter sun. And unless it runs in side channels or sits deep in the reveal, dawn will trace its outline for you.

+ Add to my list

Day & night blinds YARD- AND DRIVEWAY-FACING ROOMS

Two layers of banded fabric sliding past each other. Line the sheer bands up and the room looks out; offset them and it goes private while staying daylit — a venetian's adjustability in a softer, quicker form.

THE TRADE-OFF

Private is not dark: a light sleeper will still greet the sunrise. And the horizontal banding is a strong visual note you need to actually like.

+ Add to my list

Venetian blinds (timber or aluminium) STUDIES · NORTH ROOMS · BATHROOMS

Tilt is the one control a roller cannot offer, and on north glass whose noon sun swings through 47 degrees between solstices^[5], tilt is exactly the control worth paying for. Timber warms a homestead study; aluminium takes bathroom steam without complaint.

THE TRADE-OFF

Every slat is a small shelf for dust — a genuine consideration beside an arena. Spans much past three metres split across two headrails, and timber over a bath is a slow mistake.

+ Add to my list

External venetian blinds THE HARD WEST WALL

The venetian idea moved outside the building: aluminium slats in guide rails, tilting the sun away before it touches the pane. Interior blinds manage heat that has already arrived; this refuses it entry — on a west wall, the difference between a warm evening room and a cool one, with the view kept between the slats.

THE TRADE-OFF

Costs more than anything interior, changes the facade (estate committees notice), and lives outdoors in hail country^[7]. Motorised with a wind sensor is the only version we'd put our name to.

+ Add to my list

Cellular honeycomb blinds SOUTH ROOMS · DOUBLE VOLUMES

A concertina of air pockets standing against the glass. In winter it is the closest thing to double glazing a blind can offer — the trapped air does the insulating while the thermometer outside heads for 4 °C^[6].

THE TRADE-OFF

Its argument is thermal, not solar: the wrong tool on a blazing west window. And the soft cells don't love greasy kitchen air or small sticky hands.

+ Add to my list

Roller shutters (shading) WEST WALLS · LARGE OPENINGS

Interlocking aluminium slats rolling down over the whole opening from an external box: total coverage, the deepest darkness on this list, and the sun dealt with before the glass. To be plain about what these are: shading shutters, not security-rated barriers — the rated product is a separate conversation we're happy to have.

THE TRADE-OFF

Closed means closed — no tilt, no half measures — and the headbox is a visible architectural element to decide at design stage, not to discover at installation.

+ Add to my list

Folding-arm awnings VERANDAS & TERRACES

The largest single piece of shade money buys, and it vanishes when unwanted. Over the entertaining paving it converts an unusable January afternoon into the best room on the property, then folds flat to let the winter sun

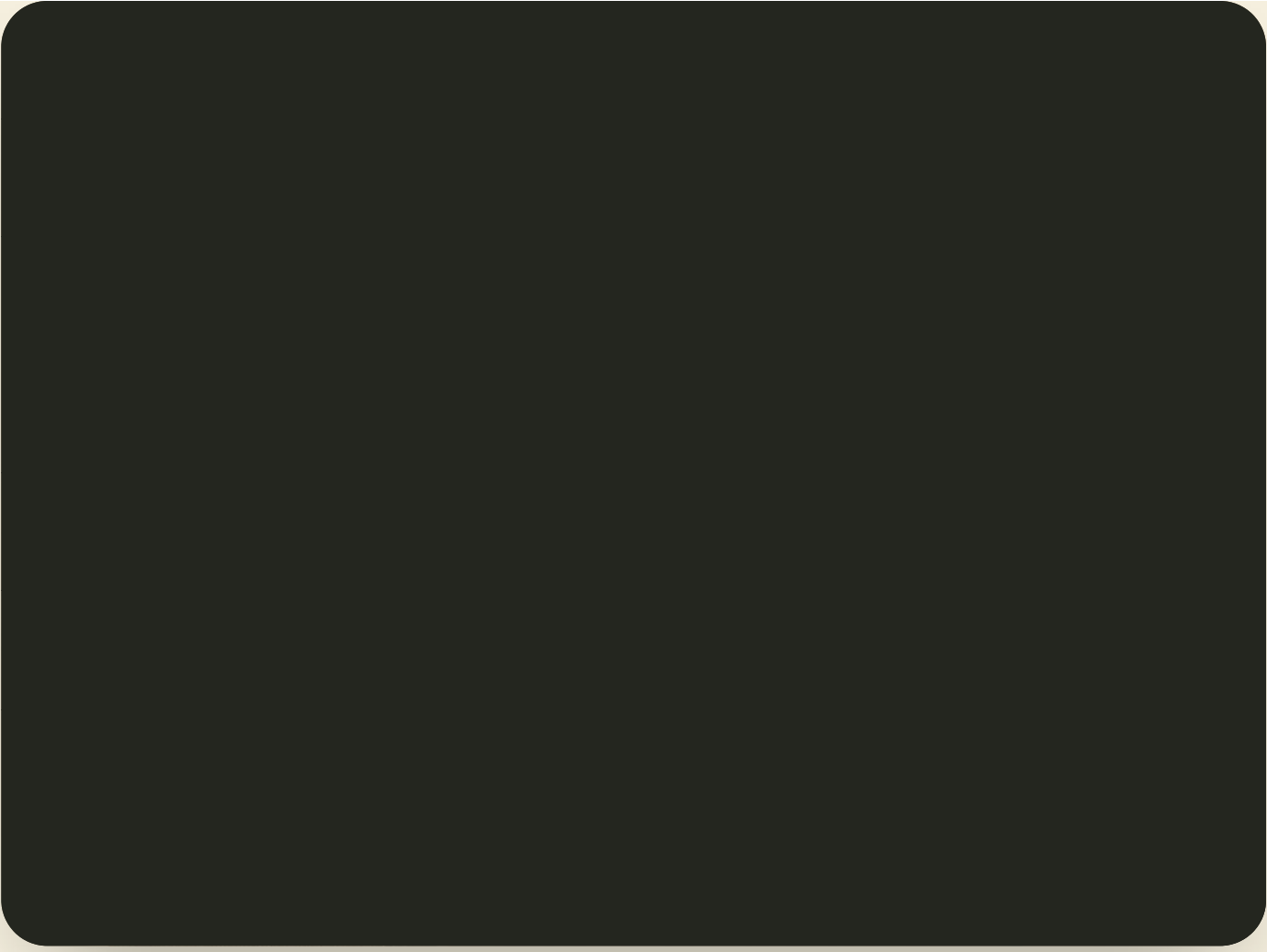
through.

THE TRADE-OFF

Cantilevered fabric and highveld storm season^{[6][7]} are natural enemies. The cassette that seals over the folded fabric and the sensor that retracts it ahead of the wind aren't extras — they're the difference between a ten-year awning and a two-season one.

+ Add to my list

The rest of the range earns its place in narrower briefs: **vertical & panel blinds** where stacking doors want edge-to-edge cover, **zip screens** to keep a windy patio in service, **skylight & shaped blinds** for gables and roof glass, **concealed / recessed blinds** for ceilings still at drawing stage, **motorised curtain tracks** for full-height drapery — and **motorisation** across all of it, which on wide spans decides whether the shading gets used at all. Every one of them is tickable on the form below.



Sunrise, held at the fabric. The wall beside the window takes the first light while the room stays black — what a properly fitted blackout looks like from inside at ten past five.

05 — RULES & PAPERWORK

Freehold, sectional title, and the building plans.

Most of Inanda is large freehold stands^[2]. On one of those, the only approvals an awning or an external blind needs are yours — and, where an estate or homeowners' association keeps design rules, its committee's. We prepare finish and colour spec sheets willingly for exactly that file.

Sectional title runs on different law. The prescribed conduct rules under the Sectional Titles Schemes Management Act bar an owner from changing the external appearance of a section or its exclusive-use area without the trustees' written consent, minor changes excepted^[10]. In practice:

- **Inside the reveal is your business** — an interior blind changes nothing a neighbour can see, so no consent question arises.
- **Anything visible from the garden is a trustee letter first, quote second** — awnings, external venetians, roller shutters, zip-screen channels all qualify. At the measure we say plainly which options cross that line.

And if plans are open on the table, so is the best opportunity of all: a concealed blind recess has to exist before the ceiling closes over it. Note SANS 10400-XA:2021 while you're there — once glazing exceeds 20% of floor area (the threshold rose from 15%), a fenestration calculation is required, and west, north and east glazing are now treated alike for solar heat gain^[9]. A living wall aimed at a paddock reaches 20% faster than most owners guess.

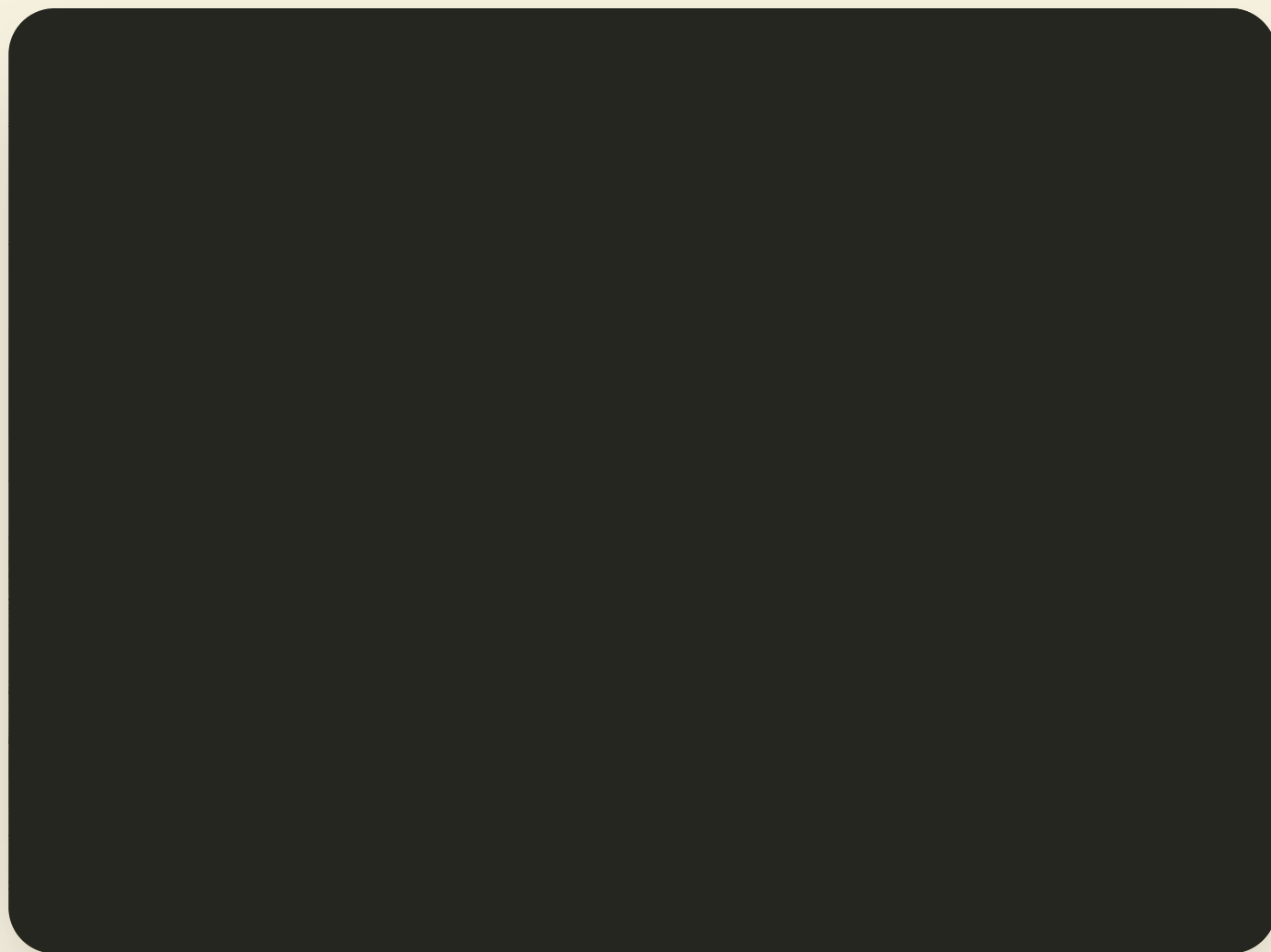
06 — THE MEASURE HOUR

Sixty minutes with a tape, a compass and a torch.

Everything to this point is the suburb's half of the answer. The house's half can't be researched from a desk — it gets settled on site, in about an hour. This is the list our measurers actually work through:

- **The opening, honestly measured.** Width and drop taken at three heights, because plastered reveals are rarely square — and depth, which alone decides whether a blind can live inside the recess or must sit proud of it.
- **The wall behind the paint.** Brick takes any fixing; drywall additions and aluminium sections take particular ones, or none. On the outside of the building, this is the difference between yes and no.
- **The true bearing, and what grows outside.** A compass reading, because "west-ish" spans two different specifications — then a look at the tree doing half the shading, and whether it drops its leaves^[6].
- **The route to power.** Motors need feeding: battery, or a wired run from the nearest point to the head of the opening, chased in or surface-run. We walk that route with a torch rather than promise it from a brochure.

- **The wind picture on the open side.** A veranda staring down a paddock and a walled courtyard are different worlds for an awning — projection, fixings and sensor threshold all shift with the exposure.
- **The estate file.** Where a committee signs off finishes, we note the palette on site and prepare the spec sheet there and then, so approval never becomes the bottleneck.



Twenty minutes before the rain. This is the sky the wind sensor exists for. By the time that cloud arrives, a properly specified awning has already put itself away.

07 — TWO WAYS FORWARD

Have the windows measured properly — it costs nothing.

One visit: samples in hand, every window measured, and a written per-window quote left with you. No commitment attaches to any of it. If you'd rather see a rough number before anyone visits, the ballpark list is folded into the form.

- ✓ A written per-window quote from a free in-home measure
- ✓ Samples and a consultant at your door — not a call-centre script
- ✓ Manufacture starts only once you've approved the quote
- ✓ Mark yourself "still researching" and the phone stays silent

Anything you added to your list while reading is already ticked on the form.

Full name

Phone number

Email (optional)

Suburb

When would you like this done?

What are you interested in? (tick any)

- | | |
|--|--|
| ☐ Sunscreen roller blinds | ☐ Blockout roller blinds |
| ☐ Day & night blinds | ☐ Venetian blinds (timber or aluminium) |
| ☐ Cellular honeycomb blinds | ☐ Vertical & panel blinds |
| ☐ Concealed / recessed blinds | ☐ Skylight & shaped blinds |
| ☐ External venetian blinds | ☐ Roller shutters (shading) |
| ☐ Zip screens | ☐ Folding-arm awnings |
| ☐ Motorised blinds & automation | ☐ Motorised curtain tracks |

Anything else we should know?

Rooms, awkward windows, when suits you for a visit.

Want a ballpark figure first? Open this — about two minutes. 

Inanda Blinds — window list

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

Rough sizes in, a budget range back the next working day. Not sure how to measure? Leave it blank. The consultant measures free of charge, and the exact per-window pricing comes out of that visit whichever way you go. This part is entirely optional, and nothing here is binding.

ROOM	WIDTH (MM)	DROP (MM)	INSIDE / OUTSIDE REVEAL	PRODUCT
------	------------	-----------	-------------------------	---------

+ Add another window

 Print a blank list

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

Whatever you type here rides along with your enquiry as plain text. Nothing is uploaded, no outside service touches it, and it is kept nowhere else. Where a photograph would help, the consultant asks for one when they reply.

Book My Free Expert Measure

POPIA: your details do nothing but set up the free in-home measure and the call-back that follows it. They reach nobody else. Say you're still only researching, and nobody phones you.

OR NEITHER, YET

Take the annotated guide and go

No visit, no number — just this guide emailed back with your problem rooms noted against it. Nobody calls.

Your name

Email

Which rooms or elevations?

e.g. west lounge, east bedrooms

How many windows are we talking about?

Select...

Email Me The Guide

POPIA: used only to send you this guide. Never shared with anyone else.

WORKING OUT

Sources.

Every claim above about geography, climate or law points to one of these. Where a line is our own trade observation instead, the text says so on the spot.

- [1] Inanda, Gauteng — suburb coordinates 26°07'16"S 28°03'25"E, an area of 0.55 km², a 2011 census population of 842, its position in Region E of Sandton about 1.5 km from Sandton City, and the Inanda Club described as an elite equestrian and polo establishment. en.wikipedia.org/wiki/Inanda,_Gauteng
- [2] SA-Venues — About Inanda, Sandton: "a peaceful and secure suburb, mostly due to the relatively large size of the properties here", a suburb that "lies in a corridor of green, accentuated by the lush gardens and the presence of ancient trees", "synonymous with the Inanda Club, a premier polo ground", bordered by Atholl, Illovo and Parkmore, and originally a farming community. [sa-venues.com — about Inanda](https://sa-venues.com/about-inanda)
- [3] Harcourts — Inanda area profile: the suburb's shift from a farming community to upmarket residential during Sandton's expansion, its "luxurious homes, beautiful gardens" and "wide streets", and Sandton CBD roughly 3 km away. harcourts.co.za/area-profiles/sandton/inanda
- [4] The Inanda Club — About: founded in 1934 and "officially opened on 27 April 1935 to provide a home for equestrian sports", originally "located in what was then the countryside north of Rosebank". inandaclub.co.za/about
- [5] Conradie, D. (2018) "Sun, shade and natural daylight in South African town planning, with emphasis on Pretoria", *Town and Regional Planning* 73:47–67 — solar noon elevations of 87.7° on 21 December and 40.84° on 20 June, a December sunrise azimuth of 116.62° and sunset azimuth of 243.35°, the observation of "how much hotter the afternoons (western exposure) are in comparison with the mornings", and the guidance that a horizontal overhang is "mostly suitable for altitude-/elevation- ... dominated solar angles, typically on northern (or near northern) facades". [scielo.org.za — S2415-04952018000200005](https://scielo.org.za/S2415-04952018000200005)
- [6] Johannesburg — elevation of 1,753 m, subtropical highland (Köppen Cwb) climate, afternoon thundershowers from November to March, annual rainfall of 713 mm concentrated in summer, June and July night minima around 4.1 °C with

occasional sub-zero nights, and roughly six million trees of which 4.8 million are in private gardens.

en.wikipedia.org/wiki/Johannesburg

- [7] Punge, H. J. 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 — hail events concentrating along the Highveld, most frequent from mid-November through February, and peaking in the afternoon.
nhess.copernicus.org/articles/23/1549/2023
- [8] Hong Kong Observatory — ultraviolet radiation at high altitude: "For every 1000 m increase in altitude, the UV radiation level will increase about 12%", because thinner air filters out less of it. hko.gov.hk — [UV radiation at high altitude](#)
- [9] Roos Architects — a summary of the revised SANS 10400-XA standard (2021 edition): the fenestration threshold rising from 15% to 20% of floor area, and the removal of any distinction between the solar heat gain coefficient requirements of glazing facing west, north or east. roosarchitects.co.za — [revised SANS 10400-XA](#)
- [10] Prescribed Conduct Rule 5(1) under the Sectional Titles Schemes Management Act 8 of 2011 — trustees' written consent required before changing the external appearance of a section or exclusive-use area, unless the change is minor and does not detract from the appearance. stratafin.co.za — [sectional title appearance rules](#) · gov.za — [Sectional Titles Schemes Management Act 8 of 2011](#)

Three caveats, stated rather than buried. The solar figures in source 5 were computed for Pretoria at about 25.7° south; Inanda's own angles, at roughly 26.12° south, differ by well under half a degree, and we quote the published numbers rather than invent adjusted ones. The 1,753 m elevation in source 6 belongs to Johannesburg as a city, not to a survey point in Inanda — we use it for what it is good for, describing highveld conditions in general. And the figures that circulate online for the polo field's dimensions and the number of horses stabled at the club could not be traced to a first-hand source, so they appear nowhere above.

GET STARTED

Now point us at the actual windows.

One visit, a tape measure, and a written per-window number — with no obligation attached to any of it.

Book Your Free Measure



Inanda Blinds

Made-to-measure blinds, roller shutters and motorised shading for Inanda's equestrian-estate homes.

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POPIA: enquiries and any recorded consultation calls are processed only to arrange and deliver your quote, and are never shared with third parties.

