

HOME / THE CASEBOOK

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Behind the Wall

The Broadacres & Cedar Lakes Shading Casebook — how the sun crosses this suburb, what it does to each elevation of a cluster or estate home, and what we'd fit on each.

Written for Broadacres, Cedar Lakes, Fourways, Lonehill, Dainfern and Helderfontein · revised August 2026

WHY BROADACRES IS A DIFFERENT BRIEF

A suburb of walls, and a sun that ignores them.

Broadacres is small: about 1.41 square kilometres holding 2,598 people at the last census, roughly 1,840 to the square kilometre. Stand in a lounge here and what's outside the window is usually a boundary wall, a neighbouring roof or somebody's upstairs bedroom — close.

The housing follows that logic: over a thousand freehold homes, nearly all in gated communities, and roughly as many sectional-title units. Cedar Lakes sits alongside the Broadacres Lifestyle Centre on Cedar Road; Broadacres Country Estate, Stratford Gardens, Windsong and Cedarwood fill much of the rest. The suburb still calls itself country, between the Dainfern estates and the Chartwell smallholdings — but it is built at cluster density, behind walls.

So the brief has two halves pulling against each other. The glass is generous, because these plans were built around a stacking door onto a small garden. And almost nothing you fit *outside* that glass is yours alone to decide.

All of it free and ungated, with every figure sourced at the [foot of the page](#). Where we give an opinion rather than a fact, we say so.

OPTIONAL

**Want this casebook
marked up for your**

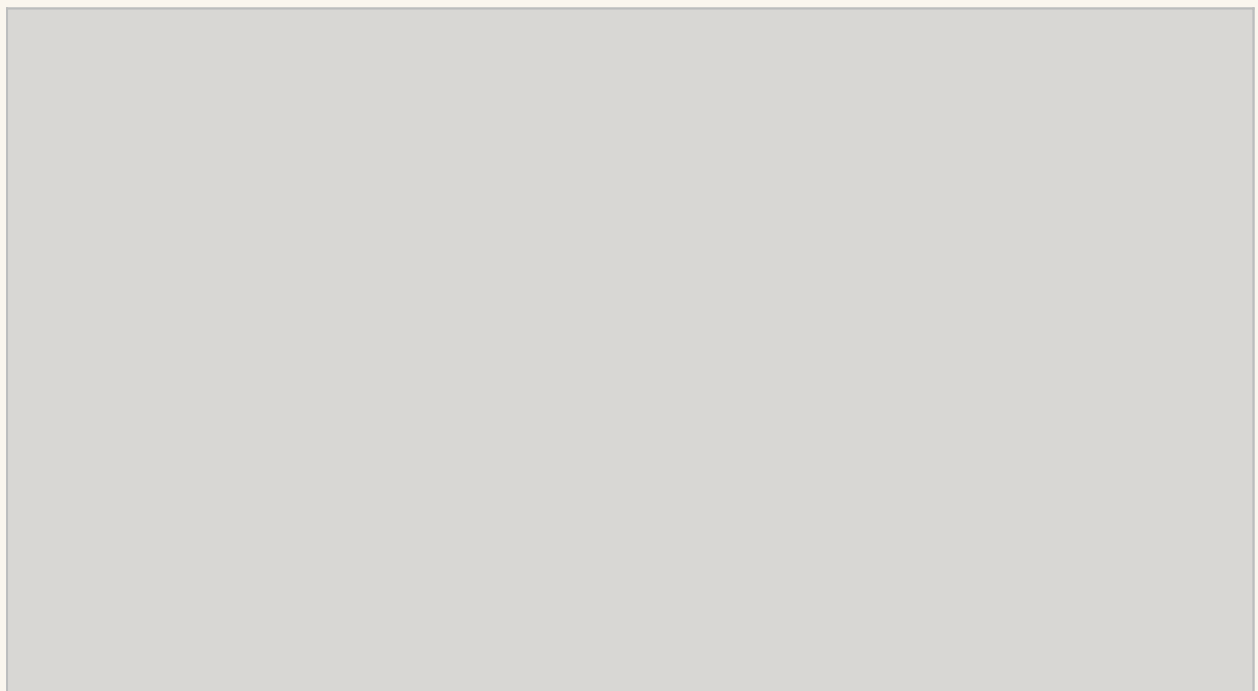
own house?

Tell us which rooms give you trouble and we'll email this casebook back with your elevations noted on it. No visit, no phone call.

WHAT WE'D FIT, AND WHY

Five answers for Broadacres glass, each with its catch.

Tap "add to my window schedule" and it waits, ticked, on the form below.





WEST LIVING GLASS

External venetian blinds

Aluminium blades in guide rails *outside* the glass, tilted through the afternoon and lifted clear when you want the view back. On a bad west elevation it beats an interior blackout for a plain physical reason: stop the sun before it reaches the pane and the room stays cooler than if you absorb it inside, where the glass radiates behind the blind.

The honest catch: it is the most visible thing you will ever put on your façade, so it is an HOA or trustee decision before it is yours — and it costs more.



OPEN-PLAN LIVING GLASS

Sunscreen roller blinds

One smooth flat sheet of open-weave fabric on a tube — no folds, no slats. It knocks down glare and much of the heat while you keep the daylight and the garden. On a stacking door we put it ahead of a blackout, which would turn your best room into a cupboard from four o'clock.

The honest catch: it is see-through by design, so after dark with the lights on anyone in the garden sees in — and here that garden is close. Living in that room at night means a double roller.



EAST BEDROOMS • MEDIA ROOMS

Blockout roller blinds

The same smooth sheet, in a fabric that stops light instead of filtering it. On an east bedroom taking a five-o'clock sunrise it is the honest answer — sunscreen and zebra blinds both leave a bright room at dawn. Side channels close the edges, which is where most so-called blockouts fail, as the photograph shows.

The honest catch: it is all or nothing — down, the room is dark and viewless; up, you get the whole sunrise. A bedroom that doubles as a study wants a second blind.



THE WALLED BRAAI PATIO

Folding-arm awnings

A fabric canopy on folding arms out of a wall cassette, nothing standing on the paving — which matters when the patio is four metres deep. We put it ahead of a fixed roof for one reason: hail peaks mid-afternoon and the Gauteng season peaks in early November, so an awning comes in before the weather while a fixed roof takes the hit.

The honest catch: it needs a sound wall with clear height above the door, and in this ultraviolet the fabric is a wearing part. It also shades the patio, not the glass.



ROOMS THAT BAKE • ROOMS THAT NEVER WARM

Cellular honeycomb blinds

Hexagonal cells trap still air against the glass, so it works both ways: it takes the edge off an upstairs bedroom in January and holds warmth in on a July morning at 8 °C. Where the complaint is temperature rather than glare — a south room, a west bedroom you cannot shade outside — we reach for this first.

The honest catch: it sits inside the glass, so the pane still heats and radiates — it manages heat, it does not stop it. Without side channels each edge leaks light.

Five more that earn their place here

Zebra blinds facing a neighbouring unit; venetians for slat-by-slat control; vertical or panel blinds on very wide sliders; concealed blinds on a new build; motorisation to take every cord off the façade.

HOAS, TRUSTEES AND ARCHITECTURAL COMMITTEES

Inside the reveal is your call. Outside it, almost never.

Roughly half of Broadacres is freehold in a gated community, half sectional title. Both end at somebody else's written consent for anything outside the glass — different rulebooks, same destination.

In a sectional-title complex, the prescribed conduct rules under the Sectional Titles Schemes Management Act are the starting point. Rule 5(1): no change to the external appearance of your section without the trustees' *written* consent, unless it is minor and doesn't detract from the section or the common property. Rule 4(1): no screws or nails into common-property structure without that same consent. An awning cassette is usually both at once.

In an HOA estate, the estate's own rules apply. Cedar Lakes is a useful example because its rules are published. Rule 16.1.2 says plainly that an architectural committee inspects and approves all plans submitted; 16.3.1 makes owners maintain the exterior to the association's satisfaction. Two more bite on motorised shading: 16.3.4 wants power cables built into walls or concealed in ducts on new work, and 16.3.5 says that where that's impractical on an existing wall they go into PVC trunking of the smallest practical size, run vertically and horizontally, painted the colour of the wall. Repainting needs prior colour approval (16.3.6), and the fee schedule has its own line for scrutinising ancillary installations.

None of that is an obstacle if you plan for it — only if you meet it after fabrication. So: choose colours with the submission in mind, and settle the cable route before anybody drills. Cedar Lakes keeps a separate architectural rules file that isn't public, and Dainfern's rules aren't published either — so we won't guess at them.

This is not legal advice. Your own scheme rules and architectural guidelines are the authority, and they differ street to street. What we can do is hand your consultant the spec sheets and colour references the submission will ask for.

THE LIMITS OF A WEB PAGE

Five things this casebook cannot tell you about your house.

Each changes the specification, and each needs somebody in the room.

01 The actual reveal depth

Whether a blind fits inside the opening — and whether a double roller, side channel or cassette fits with it — comes down to millimetres behind the plaster line. Cluster-home reveals are often just short, and that changes the product, not the price.

02 What is behind the wall you want to fix into

An awning or external venetian pulls hard on its fixings. Whether that lintel, bulkhead or face-brick skin will carry it — and, in a complex, whether the wall is yours to drill — is a look-and-tap job.

03 How exposed that particular corner is

Highveld storms throw gust fronts and microbursts with almost no warning, and two identical patios in one complex behave differently depending on how the walls funnel wind between them. That decides between an awning with a wind sensor and external venetians instead.

04 Where the power actually is

Battery motors retrofit cleanly; wired motors suit work with an electrician on site. Which you want depends on the nearest point, whether the route can be chased or must be trunked to estate specification, and how many blinds share one control.

05 What the room does at four o'clock

The sun-path figures above are the same suburb-wide. What they mean for *your* lounge depends on the neighbour's roofline, the boundary wall height, and whether that window looks at open ground or a garage.

TWO WAYS FORWARD

**Have a consultant
out, or start with a**

range.

Both start on the same short form below. Neither commits you.

RECOMMENDED

The free expert measure & written quote

A consultant comes to you with fabric samples, walks the elevations at the hour that matters, measures every opening, checks reveals, fixings and cable routes, and leaves a written quote itemised window by window. Free, no obligation.

[Book my free measure](#)

OPTIONAL

Want a ballpark first?

Drop in whatever sizes you have and we'll come back with a budget range the next working day. Not sure how to measure? Leave it — our consultant measures for free either way, and that visit is where exact per-window pricing comes from.

[Open the window schedule](#)

THE CLOSE

Book your free expert measure.

One short form. If you'd also like a budget range, add rough sizes underneath — entirely optional, and nobody chases you for it.

SOURCES

Where every figure on this page comes from.

Where a figure was disputed, or the source wouldn't open, we left it out.

- Broadacres' coordinates (25°59'38"S, 27°59'29"E), area of 1.41 km² and 2011 population of 2,598 — [Wikipedia, Broadacres, Gauteng](#). The density figure is our own arithmetic from those two numbers.
- Solar altitude at solar noon ($\approx 87^\circ$ in December, $\approx 41^\circ$ in June) — calculated from that latitude and the solstice solar declination of $\pm 23.44^\circ$; cross-checked against the published $\approx 87.2^\circ$ for Johannesburg at 26.19°S — [Time of Sunrise, Johannesburg solstice](#)

- December solstice day length (13 h 47 m, sunrise 05:13) — [Time of Sunrise, Johannesburg solstice](#)
- Solstice sunrise and sunset bearings (116° and 243° in December, 295° at sunset in June) and Johannesburg's coordinates and elevation — [Gaisma, Johannesburg](#)
- Local elevation of about 1,461 m, measured at Fourways next door (no published spot height exists for Broadacres itself) — [Maplogs, elevation of Fourways, Sandton](#)
- Monthly average maximum and minimum temperatures for Sandton (January ≈30 °C max, July ≈8 °C min) — [Weather and Climate, Sandton](#)
- Hail-producing storms peaking between 16:00 and 17:00, the December–January event maximum, and the Gauteng convective season peaking in the first half of November — [Nisi et al., Natural Hazards and Earth System Sciences 23, 1549 \(2023\)](#)
- Highveld thunderstorm season (October–March), gust fronts and microbursts arriving with little warning — [Flightline Weekly, Highveld thunderstorms](#); afternoon peak of warm-season supercells over Gauteng — [University of Pretoria research repository](#)
- Cloudless Highveld skies, altitude and high ambient ultraviolet — [Wright, Photochemistry & Photobiology \(2023\)](#); ultraviolet rising roughly 10% per 1,000 m — [Koolasun, South African UV index](#) and the [Hong Kong Observatory](#)
- How ultraviolet degrades textile dyes and yarns — [Trivantage, guide to UV-resistant fabrics](#)
- Broadacres' housing mix, estates and country character — [Seeff, Broadacres area profile](#) and [Private Property, all about the Broadacres area](#)
- Cedar Lakes' position alongside the Broadacres Lifestyle Centre on Cedar Road — [Estate Living, Cedar Lakes Residential Estate](#); the centre's location at Valley and Cedar Roads — [SA-Venues](#)
- Cedar Lakes rules 16.1.2, 16.3.1, 16.3.4, 16.3.5 and 16.3.6, and the ancillary–installations scrutiny line — [CLHOA Estate Rules, December 2022 \(PDF\)](#), listed on the estate's own [estate documents](#) page
- Prescribed conduct rules 5(1) and 4(1) on external appearance and fixings into common property — [GNR.1231 of 7 October 2016, prescribed conduct rules \(PDF\)](#) under the [Sectional Titles Schemes Management Act 8 of 2011](#); plain-English summary at [Stratafin](#)
- Dainfern's homeowners' association, memorandum of incorporation and estate rules exist but are not published — [Dainfern Homeowners Association, about us](#)

Reading this from a window nearby? The same sun-path reasoning applies across Fourways, Lonehill, Dainfern and Helderfontein Estate — it is the housing stock, the exposure and the estate rules that change.

