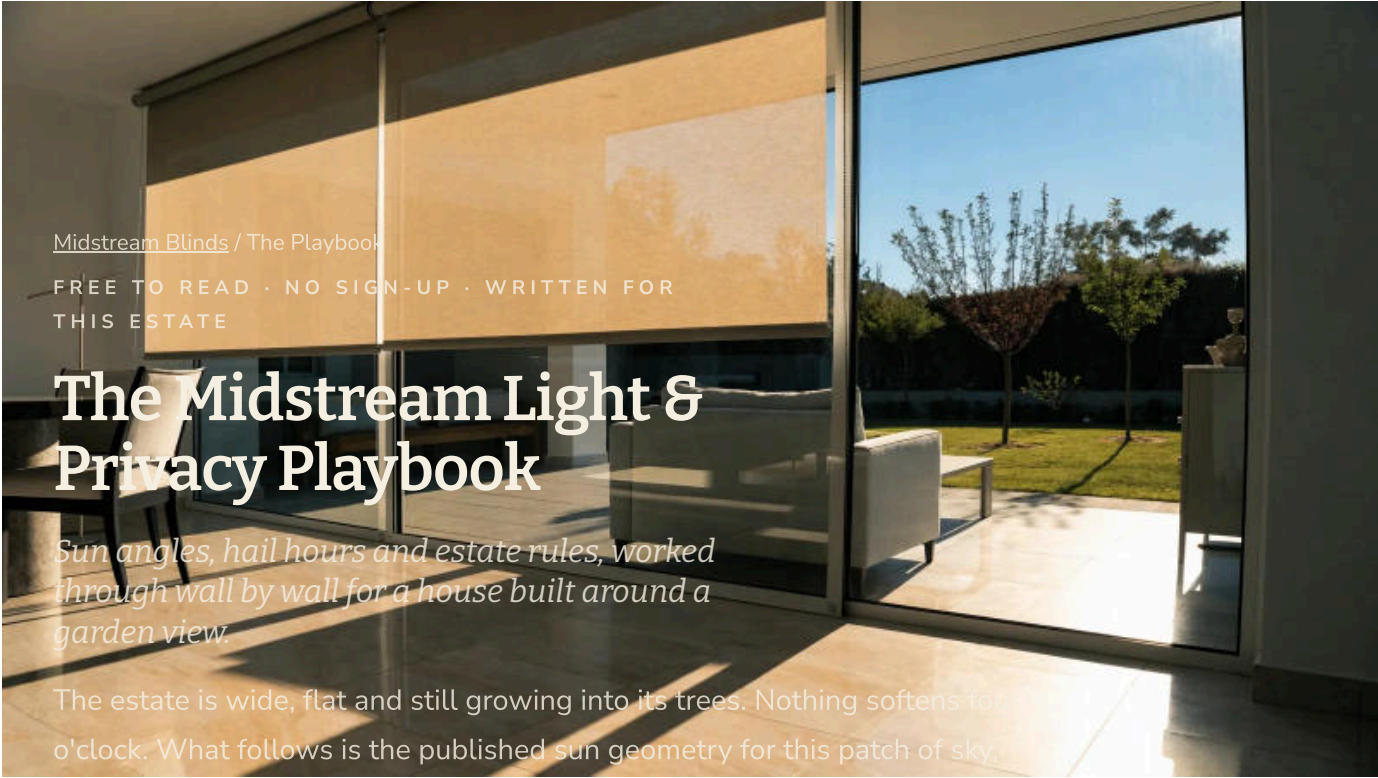




Midstream Blinds / The Playbook

FREE TO READ · NO SIGN-UP · WRITTEN FOR
THIS ESTATE

The Midstream Light & Privacy Playbook

Sun angles, hail hours and estate rules, worked through wall by wall for a house built around a garden view.

The estate is wide, flat and still growing into its trees. Nothing softens for hours of the day, not at 12 o'clock. What follows is the published sun geometry for this patch of sky, the sun angles, the four elevations and what each is really asking for, the thirteen products we fit, and the catch attached to every single one of them.

ROUGHLY EIGHT MINUTES

COMPILED AUGUST 2026

NOTHING GATED, NO EMAIL WALL

EIGHT SOURCES, LISTED AT THE END

[Book your free expert measure →](#)

01 — WHERE THIS STARTS

A house built around its view, on a stand with no shade yet

Seven precincts, one shared piece of sky. Midstream, Midstream Heights, Midfield, Midlands, Midstream Ridge, Midstream Hill and Midstream Meadows sit shoulder to shoulder south of Centurion, with the Retire@Midstream village folded in among them.^[1] The core estate has been filling in since about 2001 and runs to roughly 1,400 stands: freestanding houses,

clusters, townhouses, apartments.^[2] Different builders, different roof pitches, different price brackets. The shading problem underneath them is remarkably consistent.

Start with what the houses share. A double-volume entrance. Open-plan living running straight out onto a covered patio. Three or four panels of stacking glass facing the garden. That glass is the reason the plan works at all, and on most stands there is nothing standing between it and the sun. The estate leans on its "abundance of open green spaces and well-kept parks"^[1] and it is right to — but young parkland is young. A jacaranda that shades an old Pretoria window has had forty years to grow into the job. Midstream's street trees have had a fraction of that, so on the majority of stands the afternoon reaches the living-room glass undiluted.

Then there is the sheer size of the openings. Double-volume voids. Living walls of four and five blinds in a row. Stacking doors wide enough that a hand chain at one end is a long walk from the other. That is why so many jobs in this estate end up motorised, and it is a reach argument long before it is a luxury one. It also matters that Midstream is managed: every product that shows on the outside of the house involves somebody besides you. Section five deals with that properly.



TURNED AWAY BEFORE IT ARRIVES

Rigid slats run down guides on the outside of the pane, so the heat never gets into the room to begin with. Note the word shading: a security-rated shutter is a different product on a different spec sheet.

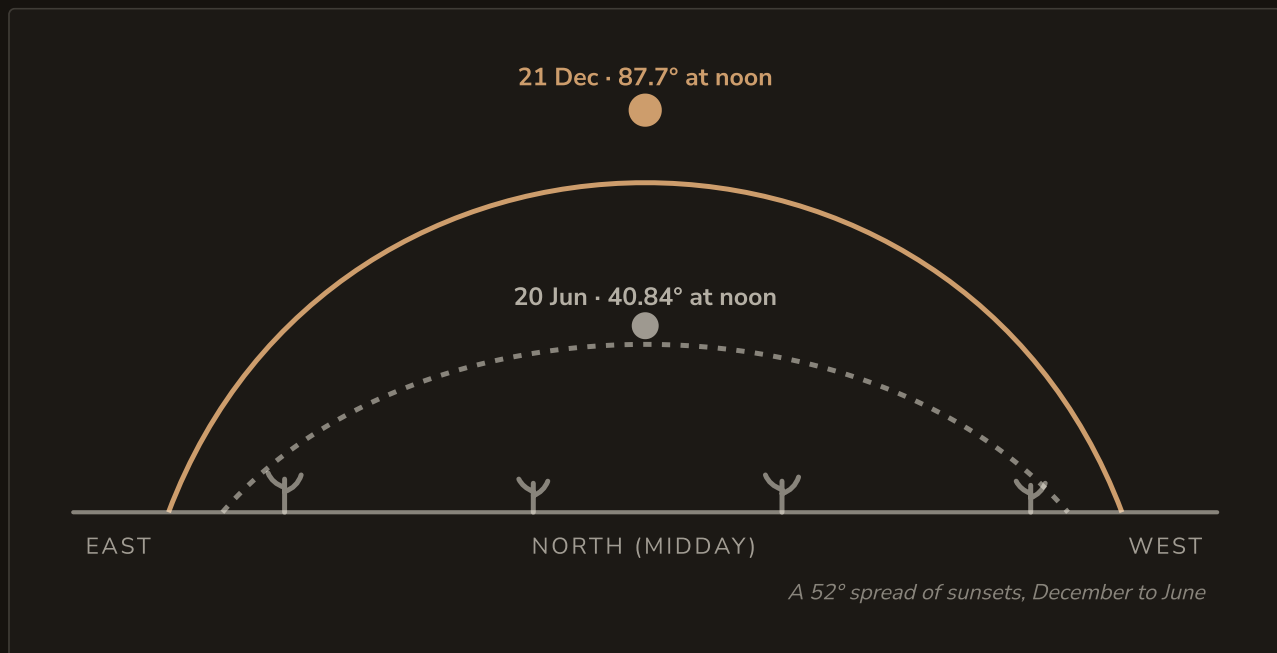
02 — THE SKY ABOVE IT

The published numbers behind a Midstream afternoon

The estate sits at about **25.9° south**. The most-cited South African work on sun, shade and daylight for town planning is calculated for Pretoria at **25.733°**.^[3] The gap between the two is roughly a sixth of a degree. For anything you would ever do to a window, those are this estate's numbers.

Take the two solstices. Noon on 21 December puts the sun at **87.7°**, about as close to vertical as it gets. Noon on 20 June puts it at **40.84°**.^[3] Forty-seven degrees apart. A blind that handles one of those is very often the wrong blind for the other, and that single fact is why this page spends four sections on walls before it spends a paragraph on fabric.

Sunset is the part most people underestimate. December's sun goes down at an azimuth of **243.35°** — twenty-seven degrees round to the *south* of due west. June's goes down at **295.76°**, twenty-six degrees to the *north*.^[3] Across a year your sunsets rake a **52° arc** along the western horizon, so a fixed overhang is built for one point in that arc and misses everything either side of it. The study is blunt about the consequences: western afternoons run significantly hotter than mornings, a horizontal overhang earns its keep on *north* glass, and low east or west sun wants vertical control or something outside the pane altogether.^[3]



Altitudes and sunset bearings as published for Pretoria at 25.733° S.^[3] Midstream lies a fraction of a degree further south.

Three local conditions worth pricing in

- **Thin air, fiercer UV.** Centurion sits about 1,453 m up.^[4] Every 1,000 m of altitude adds roughly 12% to the UV, because there is less atmosphere doing the filtering.^[5] West-facing fabric works harder here than the same fabric at the coast. On the sun side, pick for performance and let the colour follow.
- **November, four in the afternoon.** Nearly all of Centurion's 660–735 mm of annual rain arrives in summer,^[4] and the Highveld carries something like 180 hail events across 58 days a year, the Gauteng season peaking in the first half of November and the peak hour falling between **16:00 and 17:00**.^[6] Which is precisely when an awning is out over the braai.
- **Cold runs downhill and stops.** Winter nights up here are dry and clear. On a still one, cold air drains to the lowest ground it can find and settles there,^[7] so a stand beside a park detention area, in a dip or near the spruit carries a frost that a neighbour a few metres higher never sees.

03 — FOUR WALLS, FOUR ANSWERS

Find the wall before you choose the blind

Same house, four separate briefs. On a stand with nothing shading it, which elevation a room sits on decides more than fabric, more than colour and a good deal more than budget.



North — the wall you want two different things from

This is where the winter sun lives. December has it high enough that a decent eave carries most of the load; by June it has dropped to 40° and comes straight through the glass.^[3] That June sun is free heat on a cold Highveld morning. Hang a plain blackout roller here and you spend all winter choosing between glare and warmth, which is not a choice anybody should have to make.

Our call: something you can angle, not something you can only drop.



West — the room you stop using at four

From three o'clock the sun is low and close to horizontal, arriving anywhere across that 52-degree spread depending on the month.^[3] On most Midstream stands it is also the side facing the garden or the park you bought the stand for. When a lounge becomes unusable at four, the pane itself has gone hot and is radiating inward. An interior blind kills the glare instantly and only chips away at the heat.

Our call: outside the glass where the estate allows it, a serious sunscreen where it does not.



East — a cold house and an early sunrise

The west geometry mirrored, arriving at a house that has been shedding heat all night. A summer sunrise clears the low, open estate horizon early and lands on the bedroom window with nothing to slow it down. Two rooms on the same wall usually want opposite things: black in the one you sleep in, clear in the one where you drink your coffee.

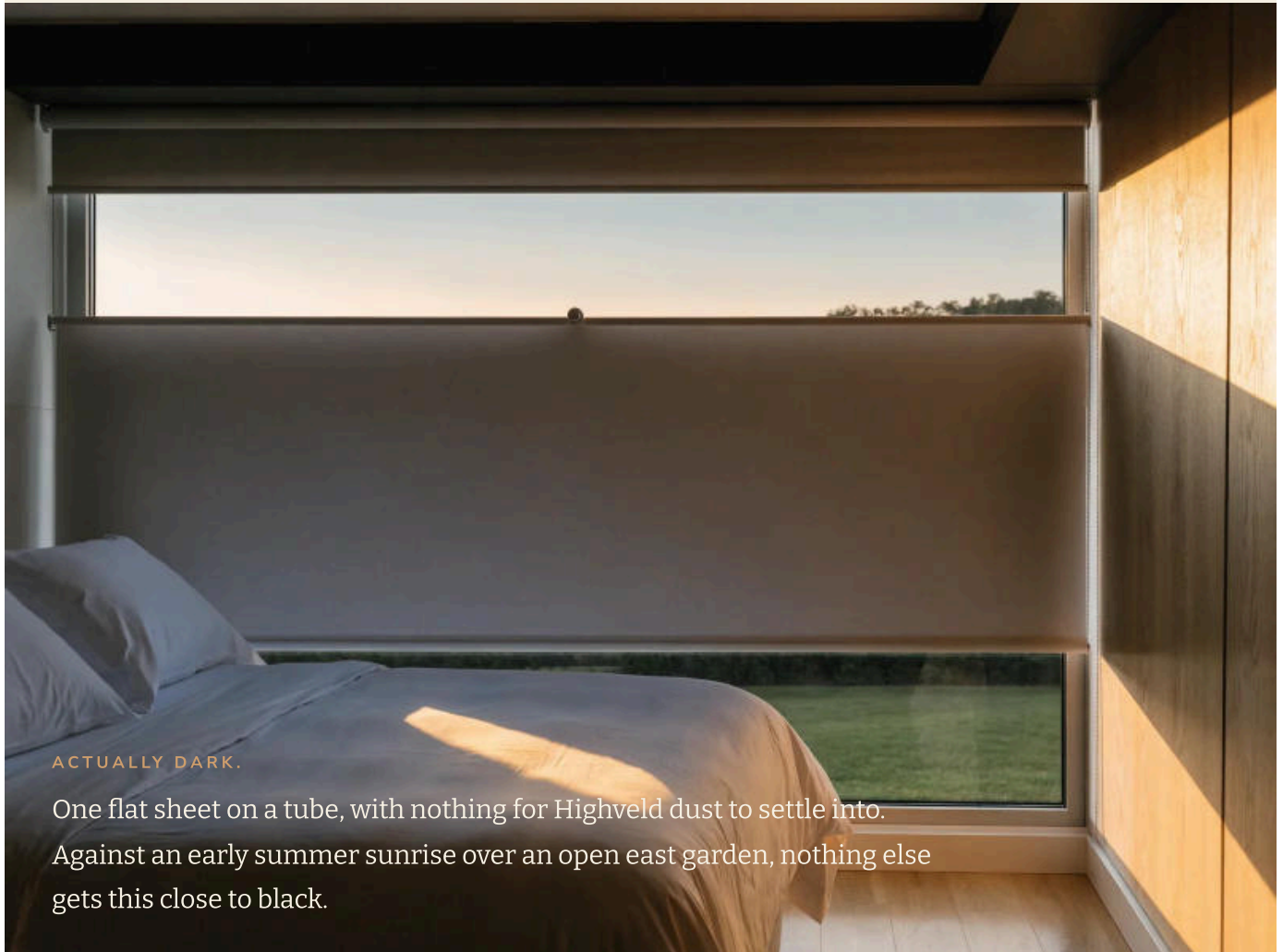


South — steady light, cold corner

Barely any direct sun for most of the year, which makes south rooms the most consistent light in the house and a gift to anyone working from home. They are also first to feel a clear winter night, and worse again on low ground where the cold settles.^[7] Shading is seldom the issue in here. Losing heat *out* through a big pane very often is.

Our call: this is a sleep-and-glare problem, not a heat problem.

Our call: insulate it, don't shade it.



ACTUALLY DARK.

One flat sheet on a tube, with nothing for Highveld dust to settle into.
Against an early summer sunrise over an open east garden, nothing else
gets this close to black.

NO VISIT REQUIRED

Want this marked up against your own plan?

Say which rooms are giving trouble and we'll send this Playbook back with your elevations written against it: which openings we'd treat first, and what we'd be weighing on each one. That is an email and nothing else. No visit gets booked and nobody rings you.

04 — THE SHORTLIST

Thirteen products, and where each one lets you down

Every one of these is the right answer somewhere in a Midstream house and the wrong answer two rooms away. The trade-off box is the bit a brochure leaves out, so it sits under each one. Tapping "Add to my list" carries the product into the window list and the measure form below.

Sunscreen roller blinds

WEST & NORTH LIVING GLASS

A single flat sheet of open-weave mesh on a slim tube. No folds, no gathers, nothing to collect dust. It knocks down glare and a worthwhile share of the solar gain while you carry on seeing the garden, which on these stands is the entire point of the window. A lined curtain also solves four o'clock — by deleting the view. Openness matters: 3–5% stops more heat and glare on hard west glass, higher keeps more of what you are looking at.

THE TRADE-OFF

After dark it works in reverse. Lights on inside, and you are the one on display. Where a boundary road or a close neighbour is in play, run a blackout on the same bracket.

Blockout roller blinds

BEDROOMS · EAST ELEVATIONS

One smooth sheet, no pleats for dust, and a real thermal layer on a cold night. Against a low December sunrise over an open east garden nothing gets nearer to true black. Main bedrooms, nurseries, and anybody doing shift work.

THE TRADE-OFF

There is no middle setting. Down is dark, up is everything, which makes it a poor tenant on a north living room where the June sun is worth having. And without side channels the light finds the reveal edge, so ask for channels if you mean properly dark.

Day & night (zebra) blinds

OPEN-PLAN LIVING

Two fabrics on one tube — sheer bands and solid bands sliding past each other — so a single blind gets re-tuned through the day instead of being simply up or down. Sheer while you are looking at the garden in the morning, closed against glare and the neighbours by evening. It is the default answer for a Midstream open-plan living room.

THE TRADE-OFF

It is a compromise product and honest about it: never as dark as a blockout, and the banding stays faintly readable. On a hard west wall it handles glare well and heat poorly next to a proper sunscreen or anything exterior.

Cellular / honeycomb blinds

DOUBLE-VOLUME · SOUTH · LOW GROUND

Air trapped inside fabric cells, held against the glass. It is the best-insulating blind we fit and the obvious pick for a south room, a double-volume void that cooks and then freezes, or a stand on low ground where cold air settles overnight.^[7] Cheaper than reglazing by a wide margin, and cordless as standard, which matters on a landing with small children.

THE TRADE-OFF

The benefit lands mostly on the winter side. It is not a heat-rejection product for a west wall. It is also soft pleated fabric, so keep it out of a dusty scullery.

Aluminium & timber venetian blinds

NORTH ROOMS · STUDIES · SCULLERIES

North elevations want *angle*, not coverage. A venetian bounces high December sun onto the ceiling and opens flat for June, so one product covers both ends of that forty-seven-degree swing^[3] in a way a roller never will. Aluminium for kitchens, sculleries and bathrooms; timber where the room is a study or a formal lounge and the warmth reads.

THE TRADE-OFF

Slats hold dust and take longer to wipe than one flat sheet, and aluminium is far quicker to do than timber. Timber in a steamy bathroom will warp eventually — that is an aluminium job.

Roller shutters (shading)

HARD WEST WALLS · HAIL-EXPOSED GLASS

Rigid aluminium slats running down guides on the outside of the building, covering the opening completely. Heat and glare stopped before the glass, total blackout closed, and the November hail season covered while you are at it. **These are shading shutters.** Security-rated shutters are a separate product, built and certified differently, quoted on request.

THE TRADE-OFF

This is the most visible thing on the list from the street, and the headbox has to sit somewhere — a design decision as much as a measurement. Closed means closed; there is no adjusting the light. Expect the estate's aesthetics process to have a view.

Folding-arm awnings

THE COVERED PATIO & BRAAI

On a Midstream stand the patio is the extra room, and an awning buys more usable square metres than anything you can do to a window. Made to the width of the opening, no posts in the paving, and folded away it gives you back the low winter sun you actually want on a July lunch.

THE TRADE-OFF

It lives outdoors in a hail belt that peaks between four and five in the afternoon.^[6] Full cassette and a wind sensor that pulls it in whether you are home or not. We spec it that way as standard, because the alternative is an insurance claim.

Motorised blinds & automation

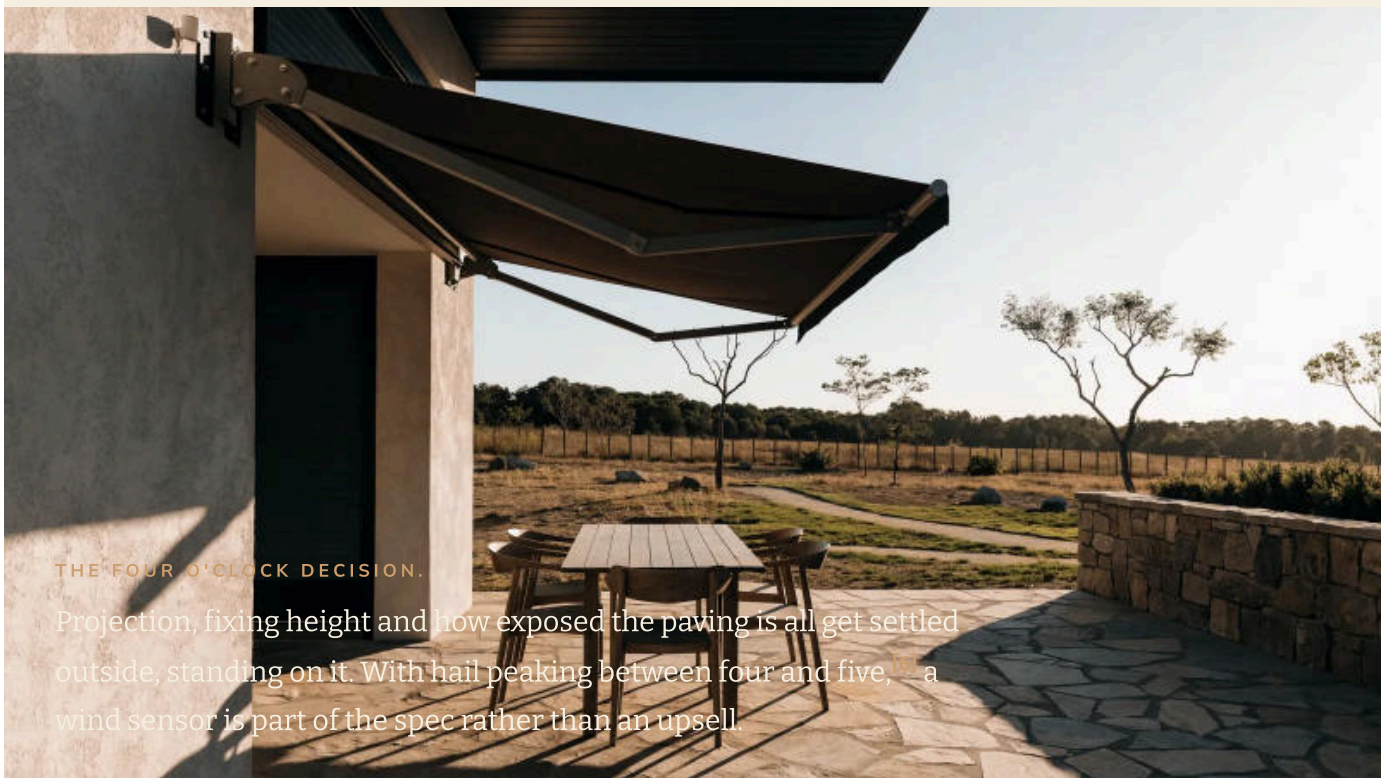
DOUBLE-VOLUME · WIDE GLASS · ANYTHING EXTERIOR

Out here it is reach and reaction long before it is luxury. A four-panel stacking-door blind is heavy on a chain, a double-volume blind you need a pole for gets used precisely never, and any exterior product wants a wind sensor watching a November sky.^[6] One app or one sun sensor runs a whole living wall together. Rechargeable battery motors cover retrofits without chasing walls.

THE TRADE-OFF

It needs power at the head of the opening — battery, wired or solar — and on a closed ceiling the cable route is the real constraint, not the motor. Retrofits work but are rarely invisible, which is why we would rather see a plan than a finished house.

The list below carries a few more, aimed squarely at openings this estate is full of. A **double roller (day/night combo)** puts blackout and sunscreen on one bracket for a bedroom that also has a view worth keeping. **Vertical & panel blinds** draw fully clear of a wide stacking door rather than sitting over the glass. **Concealed / recessed blind boxes** get built into the ceiling of a double-volume window before the plasterers ever arrive. **Zip screens** close an open patio against wind and dust without closing the view. And **blind repairs & re-cording** — cords, chains, tilt mechanisms — regardless of who fitted the blind in the first place.



THE FOUR O'CLOCK DECISION.

Projection, fixing height and how exposed the paving is all get settled outside, standing on it. With hail peaking between four and five, ¹⁰ a wind sensor is part of the spec rather than an upsell.

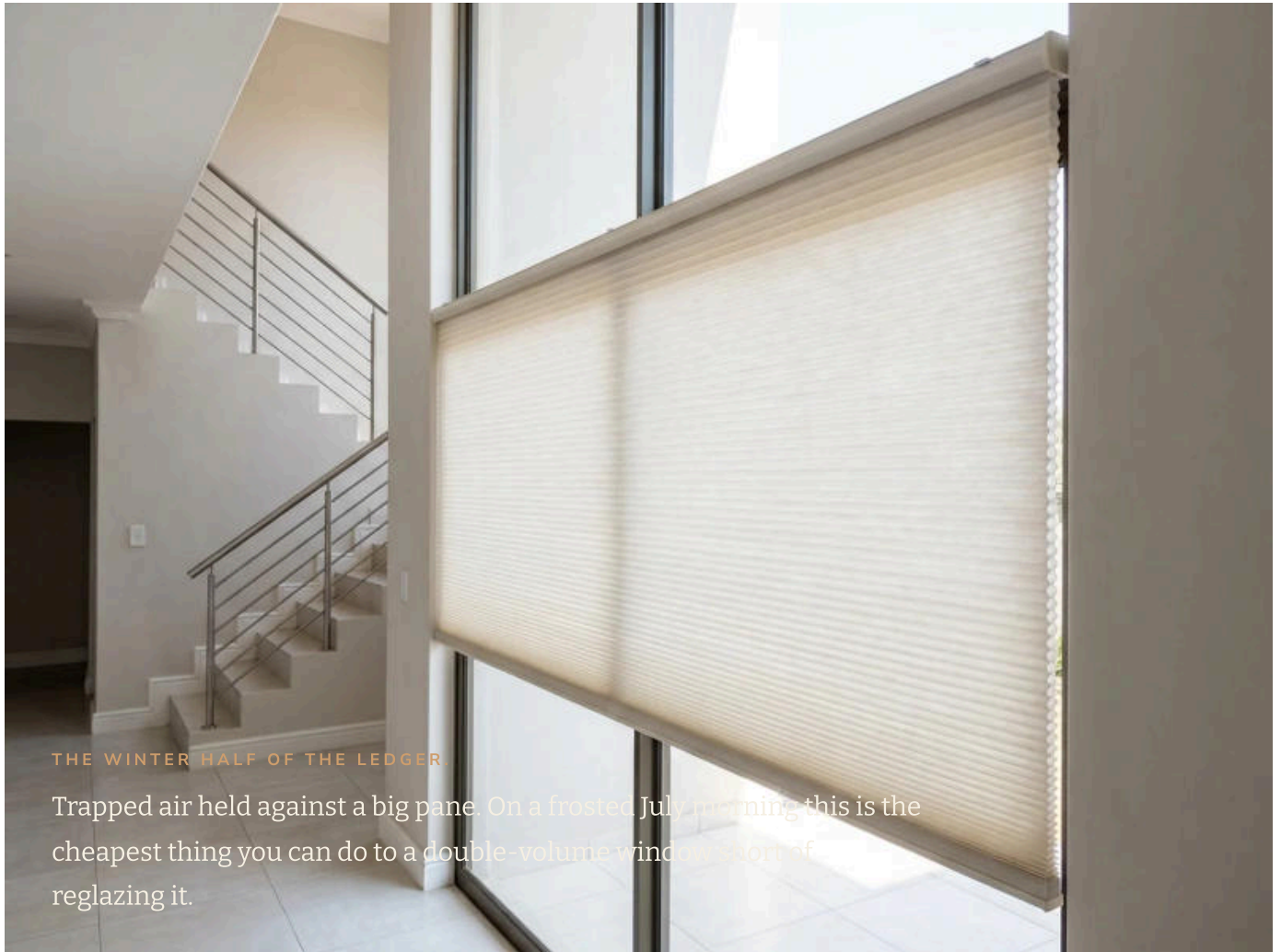
05 — ESTATE APPROVAL

Which of these needs somebody else's signature

Managed estate, clean line. Anything fitted inside an existing reveal changes nothing visible from the road or the stand next door, so nobody needs to be asked: a roller, a venetian, a cellular blind is entirely your call. Anything that reads on the outside does get looked at — awnings, external screens, roller shutters, zip-screen channels — and an aesthetic-approval process has a fair claim on colour and finish.

Plan around that rather than away from it. Exterior products come in powder-coated finishes across a wide colour range, we talk facade-matching through before anything is ordered, and we can hand over the product documentation owners usually attach to a submission. We fit blinds; we do not speak for your HOA. What we will do at the measure is say plainly which options touch the outside, so the right question gets to the right desk before anything is manufactured.

Mid-build, or renovating? Call us early. A concealed recess has to exist before the ceiling goes on, and motor cabling costs almost nothing in an open wall and a great deal in a finished one. One question worth putting to your architect while you are at it: **SANS 10400-XA:2021** lifted the fenestration-calculation threshold from 15% to 20% of floor area and stopped distinguishing between the solar-heat-gain requirements of west-, north- and east-facing glass,^[8] so find out how the shading on those big estate windows is being counted.



THE WINTER HALF OF THE LEDGER

Trapped air held against a big pane. On a frosted July morning this is the cheapest thing you can do to a double-volume window short of reglazing it.

06 — WHAT A WEB PAGE CANNOT KNOW

Five things we only learn standing in your lounge

Everything up to here is what we know about the estate. None of it is your house. Five things settle the actual specification, and all five take about an hour, a tape, a compass and a torch.

Which way the wall really faces

"West-ish" is not a specification when the sunsets themselves are spread over fifty-two degrees.^[3] Twenty degrees of rotation can move the answer from an interior sunscreen to something outside the glass, so we take a compass reading at every elevation and write it down.

How deep the reveal is, and what sits behind the plaster

Depth decides whether the blind can go inside the opening at all, and how much light gets round the edge of it. Openings are hardly ever square. And plastered brick, a drywall bulkhead and an aluminium glazing bar each want a different fixing.

How hard the wind hits this particular stand

The Midstream one. With no mature canopy and no neighbouring building to break it, a patio on the open side of the house takes wind that a walled, leafy older suburb never delivers. Awnings and zip screens live or die on this. Two minutes on the paving tells us; a floor plan never will.

Where the nearest power point actually is

For anything motorised the entire constraint is the route from a plug to the head of the opening. On a double-volume void or a five-blind living wall, that walk-around is the difference between a clean install and a visible compromise.

What is on the other side of the glass

How close the internal road, the park or a neighbour's window sits changes the fabric we would put up. So does the young tree doing a bit of your shading today, and how much more of it will be doing in six years.

07 — YOUR MOVE

Book the free expert measure

A consultant drives to you inside the estate with fabric and slat samples, measures every opening properly, and leaves a written quote itemised window by window. It costs nothing and it commits you to nothing. Would rather have a rough number before anyone visits? The window list is folded into the same form.

- ✓ A written quote, itemised per window, free of charge
- ✓ The consultant comes to you inside the estate — no showroom trip

✓ Nothing gets manufactured until you've signed the quote off

✓ Tell us you're only researching and we leave you alone

Whatever you ticked while reading is already selected below.

NOT YET, THEN

Take the marked-up version and go

Not ready for a visit or a number? Say which rooms are the problem and we'll email this Playbook back with your own elevations noted on it. Nothing gets booked and nobody phones.

WORKING OUT

Sources

Every geographic, climate and regulatory claim on this page comes out of one of the following. Where we have reasoned from a source rather than quoted it, the text says so.

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1. Midstream — the estate's own site, which names the residential precincts (Midstream, Midstream Heights, Midfield, Midlands, Midstream Ridge, Midstream Hill, Midstream Meadows) alongside the Retire@Midstream village, and describes the estate's "abundance of open green spaces and well-kept parks". midstream.co.za
 2. Midstream Estate area profile — the core estate given as roughly 1,400 stands of about 800–3,000 m², established around 2001, mixing freestanding houses, cluster homes, townhouses and apartments. century21.co.za — [Midstream Estate](#)
 3. Conradie, D. (2018) "Sun, shade and natural daylight in South African town planning, with emphasis on Pretoria", *Town and Regional Planning* 73:47–67 — the source of the 25.733° latitude, the noon solar elevations of 87.7° (21 December) and 40.84° (20 June), the sunset azimuths of 243.35° and 295.76°, the finding that western-exposure afternoons run significantly hotter than mornings, and the guidance that horizontal overhangs suit high-altitude sun on northern facades while low east/west sun needs vertical control. scielo.org.za — [S2415-04952018000200005](#)
 4. Centurion, Gauteng — an elevation of roughly 1,453 m, a subtropical highland (Köppen Cwb) climate, and annual rainfall of about 660–735 mm falling almost entirely between October and March, with warm afternoons and cold, clear winter nights. weatherandclimate.com — [Centurion](#)

5. 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](#)
 6. 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 — the figures behind our hail paragraph: roughly 180 hail events across 58 days a year on the Highveld, a convective season peaking in the first half of November over Gauteng, and a daily peak between 16:00 and 17:00 South African standard time. nheiss.copernicus.org/articles/23/1549/2023
 7. FAO, *Frost protection: fundamentals, practice and economics* — the physics behind the cold-corner point: cold air is denser, drains downhill on clear, still nights and pools in low ground, so a hollow can carry frost while ground a few metres higher does not. fao.org — [frost protection \(PDF\)](#).
 8. Roos Architects — a summary of the 2021 edition of SANS 10400-XA: the fenestration threshold moving from 15% to 20% of floor area, and the removal of any distinction between the solar-heat-gain requirements of glazing facing west, north or east. roosarchitects.co.za — [revised SANS 10400-XA](#)
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Two caveats we would rather state than bury. The solar figures in source 3 are computed for Pretoria at 25.733° south; Midstream lies a fraction of a degree further down, so its own angles are marginally different, and we quote the published numbers rather than make up our own. The hail and frost material is regional physics, not a Midstream measurement — no published hail or frost record exists for this estate on its own. Which is one more reason we come and look at your stand instead of at a map.

READY WHEN YOU ARE

Right. Let's go and measure
your glass.

One visit, real measurements, a quote written per window — and no obligation once you have it.

Book your free expert measure →

