

2.9.2 Masterplan

Masterplans typically include a series of themed drawings which together define the principal elements of a proposed development. These may include land use, built form, roads, communications, surface drainage, open space/landscape structure and construction phasing. The level of detail will depend on the purpose of the plan. Some are intended to stimulate development by presenting a vision; others are working documents that will guide successive stages of a commitment to development already made. Some masterplans are diagrams, explaining key development principles; others are illustrative plans, as below, portraying the indicative layout of built forms and open space. Such masterplans are typically drawn on a scaled base-plan and then rendered to make them easier to interpret.



What it shows:

- indicative built form and blocking
- landscape structure
- urban grain and orientation
- overall character.

Why it is good graphically:

- proposed buildings are rendered with shadow
- all extraneous detail removed
- grid lines drawn as a device for checking scale
- existing trees distinguished by darker green
- drawn to a level of accuracy that is measurable.

2.9.3 Eye-level perspective

The hand-drawn perspective remains a very effective way of conveying the intended character and feel of places, yet to be designed in detail, as they might be experienced at street level. This can help convey the vision of what is to be achieved. It is familiar to most audiences, giving an understandable impression of what is intended without having to resolve the architectural and landscape detail. Computer generated wire-frames or photographs are often used as bases for the drawings.



What it shows:

- intended character of places
- indicative building form without detail
- atmosphere instead of architecture
- sense of scale between buildings.

Why it is good graphically:

- bright colours enhance the energy and positive atmosphere of the image
- a mix of people and uses emphasise the importance of activity to the success of the new place
- strong shadows and a blue sky giving a positive impression of a bright sunny day
- user-friendly and accessible view.