



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN



CPTED is based on the theory that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and in an improvement in the quality of life.

Concept	Strategies
<p>Natural Surveillance <u>DEFINITION:</u> The placement of physical features, activities and people in such a way as to maximize visibility.</p>	<p>This strategy utilizes design features to increase the visibility of a property or building. Keep intruders under observation thereby making them less likely to commit offenses. Greater visibility makes legitimate users feel safer.</p> <ul style="list-style-type: none"> Use open style designs that maximize visibility. Illuminate building entrances, pedestrian paths and parking areas. Watch for landscaping and lighting conflicts. Orient building entrances toward high-traffic (pedestrian and vehicular) areas. Use internal and external windows, as well as activity areas, to increase passive surveillance.
<p>Natural Access Control <u>DEFINITION:</u> The physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping and lighting.</p>	<p>This strategy aims to decrease the opportunity for criminal activity by denying access to crime targets and creating the perception of risk in offenders.</p> <ul style="list-style-type: none"> Clearly mark public entrances with architectural features, landscaping and signs. Use signage, plants and fencing to control and direct pedestrian movement. Minimize or eliminate openings in recessed and below grade areas, or in areas with limited visibility. Bolster natural strategies with exterior and interior target hardening measures.
<p>Territoriality <u>DEFINITION:</u> The use of physical attributes that express ownership such as fencing, pavement treatments, signage and landscaping.</p>	<p>This strategy aims to extend a sphere of influence over a property whereby the owners, employees, members and users will take a greater interest in the events occurring in their environment.</p> <ul style="list-style-type: none"> Define property lines with fencing, plantings or elevation changes. Use signs to specify approved or prohibited behaviors. Design prominent building entrances. Create a unique environment / a 'sense of place' through the use of pavement treatments, artwork, lighting and architectural designs. Maintain all features of the property.

Supporting Strategies:	Defined
Maintenance	Allows for the continued use of a space for its intended purpose. Serves as an additional expression of ownership.
Activity Support	Encourages interaction, furthers natural surveillance by putting activities and people in places to offer 'eyes on the street'.
Context	All recommendations must be viewed in relation to how the built or natural environment is used. What cultural definitions are brought to the space? If it is not clear how a space should be used, it may not function well or the intended users may bypass security measures.
Design Conflict	Occurs when two incompatible activities are located next to one another and are forced to compete for the same space.
Unassigned Space	Occurs when a site is built with spaces that have no assigned purpose and no one to exercise control over them. Such space lacks environmental cues that suggest how the space is to be used or who should control it.
Crime Generators	Locations that have a propensity to generate crime in the surrounding area.
Target Hardening	A basic tool for providing safety and security. It involves making targets resistant to criminal attack through the installation of locks, alarms or lighting

Other ways of implementing CPTED principles is by using the Three D's approach:

Designation:

What is the designated purpose of the space?
 What is the intended use of the area? What behavior is allowed?

Definition:

How is the space defined?
 Are there physical limitations to the area or site?
 Are borders between the area and public spaces defined?
 Is it clear which activities are allowed where?

Design:

Does the physical design safely and efficiently support the intended use?

