

Crime Prevention Through Environmental Design

**Chapter 2 in
Crime Prevention:
Theory & Practice**



Outline

- CPTED Overview
- Antecedents
- CPTED concepts/strategies
- Second generation CPTED
- Common CPTED Strategies
- Case studies

CPTED Overview

CPTED attempts to prevent crime in two basic ways:

- 1) *directly* to reduce crime by restricting access to property & removing criminal opportunities. (e.g., maximizing residents' opportunities for surveillance, restricting access to property, increasing security, removing valuables, etc.).
- 2) *indirectly* to reduce crime, fear, & related problems by influencing the behaviour of residents & other legitimate users of that space.

Antecedents

Jane Jacobs:

- lower neighborhood crime rates are a function of design that provides increased (natural) surveillance opportunities to legitimate residents & pedestrians
- Thus, safe design maximizes strategies that draw “eyes & ears” on the street

Antecedents

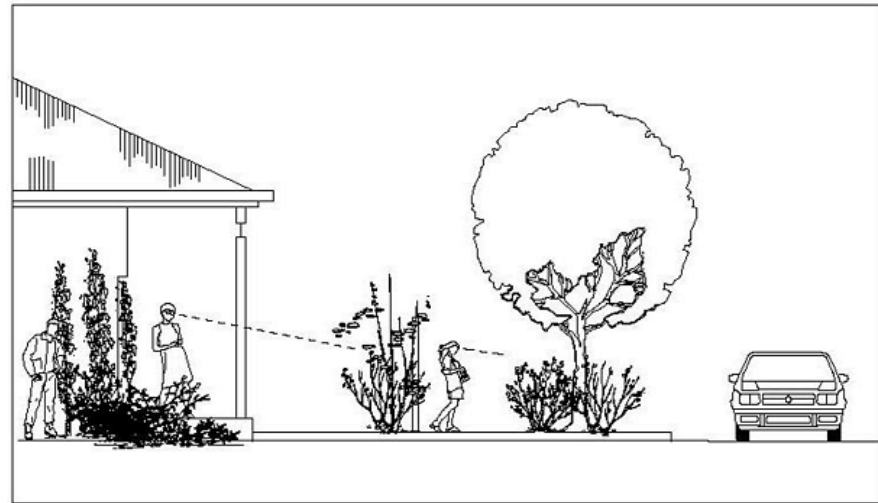
Oscar Newman's Defensible Space theory:

- physical environment could be designed to release the latent sense of “territoriality” among inhabitants
- this would translate into residents' responsibility for preserving a safe, clean, & well-maintained living environment

CPTED Concepts/Strategies

- **Natural Surveillance**
- **Access Control**
- **Target Hardening**
- **Spatial Hierarchy**
- **Territoriality/Defensible Space**
- **Activity Support**
- **Image**
- **Location/Surrounding Environment**

Natural Surveillance



- A safe design should maximize the ability of users to spot suspicious people & activities during their daily activities.
- Natural surveillance opportunities can be enhanced by:
 - ❖ orienting windows to entry ways, vulnerable points or public spaces
 - ❖ designing landscapes that allow unobstructed views of surrounding areas
 - ❖ improving visibility with lighting, transparent building materials, or white paint,
 - ❖ avoiding the creation of entrapment areas
- Artificial surveillance (e.g., CCTV)
- Intentional surveillance (security guards, citizen patrols)

Access Control



- A safe design should control access to a site, limiting unnecessary traffic & deterring offenders from entering
- Access control sends a message to potential offenders that they are at greater risk
- Access control can be achieved by:
 - ❖ ensuring entrances are clearly defined, well lit, & overlooked by windows,
 - ❖ installing security hardware
 - ❖ designing streets to prevent a quick & easy entry & exit.

Target Hardening



- The use of security devices & hardware to lessen the vulnerability of potential targets to crime & nuisance
- Targets can be made more impenetrable to offenders through:
 - ❖ security hardware
 - ❖ fortified doorframes
 - ❖ gates & fences

Hierarchy of Space (Spatial Hierarchy)



- The design of a residential environment should help identify ownership by delineating private space from public space through real or symbolic boundaries.
- A spatial hierarchy can be achieved by creating:
 - ❖ real boundaries through fencing
 - ❖ symbolic boundaries such as landscaping or differing the grade or paving stone colours of private space from that of public space.

Territoriality/ Defensible Space

Defensible Space



- Design should help foster people's vigilance & ownership over their homes, public space, & the neighbourhood as a whole
- Territoriality in public & semi-public areas can be enhanced by
 - ❖ providing a clear definition of "controlled" space
 - ❖ designing clearly-marked transitional zones for people moving from public to private spaces
 - ❖ attracting local residents to use public & semi-private spaces
- Providing common activity areas helps to stimulate social interaction, which may lead to greater social cohesion & informal social control.

Territoriality/ Defensible Space



Large windows promote casual supervision of sidewalk.

Porches and sidewalk encourage interaction between neighbors.

Paving and architectural treatments define public and private zones.

Good pedestrian-scaled lighting on street.

Low landscaping and fences define property lines without creating hiding places.

Activity Support



- The design of public space should encourage the intended use of this space by residents and legitimate users
- This can be achieved by designing public or semi-public spaces to include parks, playgrounds, benches, lighting, or promenade-style sidewalks
- Activity support is important for increasing the surveillance opportunities of & fostering territoriality among local residents

Image



- Ensuring that a building or area is clean, well-maintained, & graffiti-free prevents a perception of neglect & vulnerability by potential offenders
- It can also instil in residents a greater pride in their neighbourhood, thereby promoting community ownership & territoriality

CPTED Strategies, Concepts, Principles

Location/Surrounding Environment

- A design or location decision should take into consideration the surrounding environment & user groups.
- The potential negative impact on a site by the surrounding environment should be considered, primarily by avoiding the use of the site by incompatible groups (e.g., don't locate tavern or seniors home next to high school)

Second Generation CPTED

- Critics charge that CPTED proponents give too much weight to the role of the environment in influencing crime & criminal behavior; social & demographic variables are critical in maximizing efficacy of safe design
- 2nd Gen CPTED focuses on building local social capital by fostering:
 - local social cohesion
 - connectivity among neighborhood residents
 - unique local community culture
 - “social stabilizers” that promote all of the above while minimizing destabilizing activities that can promote crime & disorder (e.g., bars, pawn shops, etc)

Common CPTED Strategies

- maximize residents' opportunities for surveillance of dwellings & public spaces
- clearly define the boundaries between public & private space
- encourage a sense of ownership, responsibility & territoriality among residents
- limit the number of access & exit points & routes through a neighbourhood
- provide adequate interior & exterior lighting, stressing bright white lights
- avoid any building design or ground-level planting that may provide concealment
- keep the surrounding area clean, well-maintained, graffiti-free & attractive
- consider the security implications of a site before locating there
- stress a partnership approach to CPTED
- incorporate CPTED into a comprehensive crime prevention program.



CPTED Case Studies:

Collingwood Village (Burnaby, BC)



Collingwood Village (Burnaby, BC)



Collingwood Village (Burnaby, BC)



Dan Harrison Community Complex (Toronto, ON)

Before:

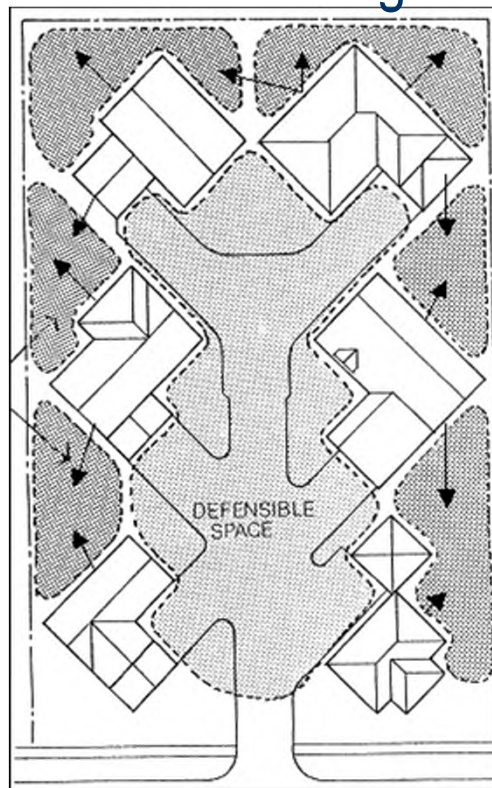


After:



Trelawney (Mississauga, Ontario)

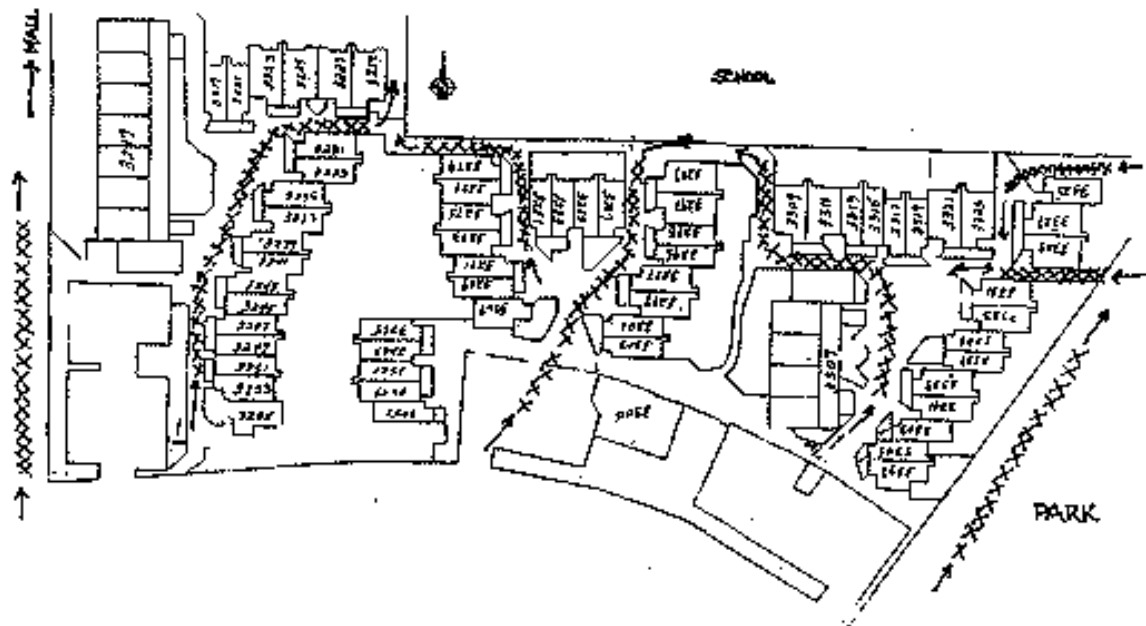
Modular Lotting:



Trelawney:



Champlain Place (Vancouver)



Champlain Place (Vancouver)

