

# **Crime Prevention Through Environmental Design**

# THE PRINCIPLES OF CPTED

## A New Approach to Security

In contrast to the approach of addressing crime concerns by implementing visually affronting security or target hardening measures such as locks, hard barriers, security gates, security patrols, etc., CPTED promotes quality and visually pleasing solutions that aim to enhance the legitimate use of space.

CPTED can be applied without interfering with the normal use of the space. It is easy to apply and can be economical to implement, especially if it is done early at the planning and design stages of a project.

## Why is CPTED Important?

CPTED is an internationally recognized tool to help promote growth in communities and encourage safe activities throughout. When implemented, CPTED will increase revenue, help you take ownership of your property, deter criminal activity, reduce the fear of crime, and increase the perception and reality of safety.

## Simple & Affordable

Rebates and Incentives are also available when improvements include energy savings, facade improvements, or historic preservation.

# THE FOUR PRINCIPLES OF CPTED EXPLAINED

## The Four Principles of CPTED:

- ▶ Natural Surveillance
- ▶ Natural Access Control
- ▶ Territorial Reinforcement
- ▶ Maintenance and Management

There are strong overlaps and synergies among the four CPTED principles.

It may be useful to see all four principles as different facets of a single technique for dealing with the security of the physical environment



**SAFETY BY DESIGN** Downtown Spokane Partnership and Business Improvement District CPTED Rebate Application

# NATURAL SURVEILLANCE

- ▶ The fundamental premise is that criminals do not wish to be observed.
- ▶ Surveillance or the placing of legitimate 'eyes on the street' increases the perceived risk to offenders.
- ▶ This may also increase the actual risk to offenders if those observing are willing to act when potentially threatening situations develop.
- ▶ The primary aim of surveillance is not to keep intruders out (although it may have that effect) but rather, to keep intruders under observation. This results in discouragement for negative activities.
- ▶ Natural surveillance can be achieved by a number of techniques. Windows, lighting and the removal of obstructions can be altered to improve sight lines and visibility.



# TERRITORIAL REINFORCEMENT

- People naturally protect a territory that they feel is their own.
- Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and landscaping are ways to express ownership.
- Identifying intruders is much easier in such well-defined spaces.
- Intruders are discouraged by visible ownership and acknowledgement of pride in your space.



# NATURAL ACCESS CONTROL

- ▶ Natural access control relies on doors, fences, shrubs, and other physical elements to keep unauthorized persons out of a particular place if they do not have a legitimate reason for being there.
- ▶ Properly located entrances, exits, fencing, landscaping and lighting can subtly direct both foot and vehicular traffic in ways that decreases criminal opportunities.
- ▶ Psychological barriers can be used to achieve the objective of access control. These barriers may appear in the form of signs, paving textures, nature strips or anything that announces the integrity and uniqueness of an area.



# MAINTENANCE & MANAGEMENT

- This is related to the neighborhood's sense of 'Pride of Place' and territorial reinforcement. The more dilapidated an area, the more likely it is to attract unwanted activities.
- The maintenance and the 'image' of an area can have a major impact on whether it will become targeted.
- Maintenance and management need to be considered at the design stage, as the selection of materials and finishes will impact on the types of maintenance regimes that can be sustained over time. For example, plant material should be selected for its size at maturity to avoid blocking of sight lines.



**Before CPTED  
Improvements**



**After CPTED  
Improvements**

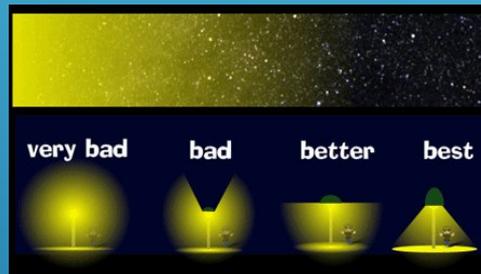


**Before**

**After**

# LIGHTING

- Lighting helps an individual observe their surroundings and respond to a potential threat.
- Fixtures should be "cutoff" or "full cutoff" to limit glare and light trespass.
- Incorrect lighting options can cause glare that reduces visibility or encourages negative activities.



The photos below illustrate a typical, ineffective and wasteful, security lighting installation which creates a deeper contrast of shadows in which people can hide.



# PUBLIC ART

- Public Art can be used to deter negative activities.
- Statistics show that graffiti happens far less on murals than blank wall spaces.
- Public Art can also help generate natural surveillance by encouraging positive activities in the space.
- Public Art helps to show ownership and pride in your space.



THANK YOU

