

[CPTED]

**Crime Prevention
Through
Environmental Design
(CPTED)**

**A Design and Security
Handbook**



Table of Contents

CPTED: What can it do for you?	1
Why does it work?.....	2
How does it work?	3
Natural Surveillance.....	3
Territorial Reinforcement	3
Access Control.....	3
Maintenance.....	4
How do I do it?	5
What am I trying to accomplish in this space?	5
Using the surveys	6
Residential Survey	8
Commercial Survey	10
CPTED Strategy Reference.....	11
Natural Surveillance.....	11
Territorial Reinforcement	11
Access Control.....	12
Maintenance.....	12
Lighting.....	13
Goals of lighting.....	13
Purposes of security lighting.....	13
Key Factors when evaluating lighting	14
Lighting terminology	14
Common Use of Various Lights and Comparison.....	15

CPTED: What can it do for you?

Physical environment has great influence on crime, fear of crime, and quality of life. That relationship has become more evident in recent decades. Locks, bars on windows, cameras, and alarm systems still have a legitimate role; however, a crime prevention strategy must be comprehensive.

The solution is an approach called “CPTED,” or “Crime Prevention Through Environmental Design.” As defined by the National Crime Prevention Institute, CPTED is:

...a crime prevention philosophy based on the theory that the proper design and effective use of the built environment can lead to a reduction in the fear of crime as well as an improvement in the quality of life.

CPTED works by decreasing a criminal’s ability to commit crime and increasing the chances that legitimate citizens will see the crime. CPTED goes beyond traditional security methods by naturally integrating security measures into the community. The goal of ALL CPTED applications is to:

**Increase the Quality of Life
Decrease Fear of Crime
Decrease Crime**

By following the strategies presented in this handbook, homeowners, apartment residents, and business owners can achieve each of these goals. On pages 2-5, you will find additional information about how CPTED works. On pages 6-10, there are special CPTED surveys meant specifically for single-family home residents, apartment residents, and business managers or owners. Following the surveys are two pages of examples and ideas on the four main CPTED strategies. The remaining pages on lighting describe the various lighting types available and their efficiency.

The surveys in this book are not intended to imply that the existing security measures, or proposed security measures, are absolute or perfect, and will prevent all crime. No prevention strategy is going to stop all crime, however the use of CPTED can have an impact on crime and related problems.

Why does it work?

CPTED is effective because of a concept called “defensible space.” This concept suggests all space in the human environment is defensible: someone may take responsibility for the space and take action to defend it from non-legitimate, criminal, or unintended use. Alternately, space can be undefended. When there is no identifiable person who is responsible for the space, it is left exposed to criminal use. Crime is more likely to happen at a location if it is not defended, and crime is less likely to occur if an area is defended. The person defending an area may be the owner of the property, but they may also be a tenant, a property manager, or an employee.

In order to defend a location, it must be clearly identified and delineated, it must be modified to prevent access of unauthorized persons, and it must provide good visibility for witnesses in the event of a crime. The purpose of CPTED is to allow these things to be accomplished in ways that do not interfere with non-criminal activities. Does this sound difficult? Surprisingly, it is not. Defending a location may be as simple as building a small fence, installing an address marker, or cutting back weeds.

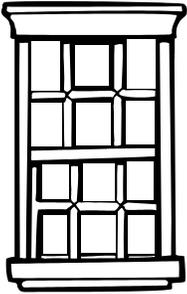
CPTED works because criminals avoid doing crime in the presence of legitimate citizens. Property that has been properly defended suggests to a criminal that a legitimate citizen may be near to witness the crime and call the police. Property that is not defended tells the criminal that no one is watching and they are safe to commit their crime. Like the table below shows, undefended places that are safe for criminals to commit their crimes are unsafe places for legitimate citizens... Alternately, places that are defended and safe for legitimate citizens cause the criminal to fear detection and arrest for their crimes. The CPTED goal is to make every location unsafe for criminal activity while also making the same locations safe and inviting for legitimate citizens.

Unsafe		Safe
Citizen	↔	Criminal
Criminal	↔	Citizen

How does it work?

CPTED is applied in the community through one of four overlapping strategies. Each strategy employs a slightly different method of sending a clear message to criminals that a responsible person is nearby and their activity is not welcome. This section of this handbook will tell you about each of the strategies, and you will learn how to begin applying them in the next section.

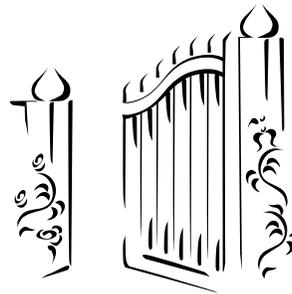
Natural Surveillance



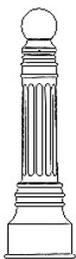
Natural Surveillance is the design of an area that places physical features, activities, and people in ways that maximize the ability to see what is occurring in a given space. This is often thought of as the only strategy of CPTED, but it is only a quarter of successful CPTED effort. An example of natural surveillance is a parking garage built with large panoramic windows facing a major street. This allows pedestrians and motorists to see into the parking area and detect criminal activity. This strategy works because criminals will not commit crimes in areas where they feel exposed to observers. In the event a crime does occur, there is a greater chance that it will be witnessed and reported to police.

Territorial Reinforcement

The use of buildings, fences, signs, pavement, or other objects to express ownership or to clearly delineate the transition from public space to private space. For example, a small decorative iron fence can be placed around a front yard. The fence separates the public roadway and sidewalk from the front yard and makes a clear statement that non-legitimate users are not welcome in the yard. This strategy works because it suggests there is someone present who has responsibility for the space and may observe criminal activity.



Access Control



Access control is the physical guidance of people coming and going from a space by the placement of entrances, exits, fencing, landscaping, locks, and other barriers. For example, walkway bollards may be placed near the entrance of a park to prevent vehicle entry but allow pedestrian entry. This strategy works because it creates a barrier against improper vehicle movement into the park. In the event vehicles do enter the park, the presence of the bollards makes the inappropriate behavior clear to citizens passing by and they can notify police.

A component of Access Control is called Target Hardening. This refers to:

- Deadbolt locks
- Window locks
- Sliding glass door locks
- Alarms

Maintenance

The upkeep of an area demonstrates that someone cares and is watching. For example, a business may be regularly painted to maintain a clean appearance. This strategy works because of what is known as the “Broken Windows Theory.” This theory suggests that a neglected space will elicit mistreatment by people, while a maintained space will elicit proper treatment. This strategy directly impacts the fear of crime in a community due to resident’s perceptions of responsibility and caring in neighborhoods.



How do I do it?

People wanting to protect their property with the use of CPTED must first ask themselves a question:

What am I trying to accomplish in this space?

Only after the true purpose of a space is recognized can CPTED be properly applied. The reason for this is that many times, a space is constructed to serve one purpose but is used for another. If CPTED strategies are used that seek to affect the intended purpose, the strategies may have little or no effect on the true use of the property.

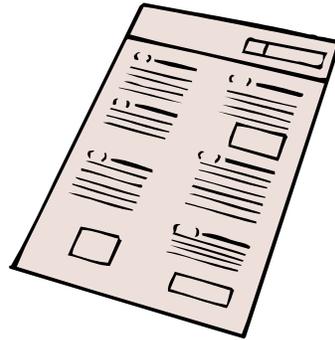
For example, a resident may have problems with people standing or sitting in his front yard while waiting at a nearby bus stop. The resident attempts to keep these people off his property by building a brick wall, but the wall only serves to create a bench for the people to sit on while they wait for the next bus! The resident must ask himself what he truly wants to do with the property. If he chooses to have a private front yard without the distraction of bus passengers, then the resident needs to consider removing the wall and replacing it with a short fence or short bushes; things that may not easily be used to sit upon.



Using the surveys

In order to help you best answer the question “What am I trying to accomplish in this space?” and properly apply the CPTED strategies to your property, the CPTED surveys in this book are separated into residential surveys and business surveys. To use them, select the one that is most appropriate for you and go to work! Each survey asks you questions about the property, and then directs you to another portion of this booklet for the applicable strategy.

While you are completing these surveys, please remember that the CPTED suggestions are made for the purpose of reducing the likelihood of criminal activity on your property. While no guarantee can be stated or implied, the concepts of CPTED have proven themselves internationally.



Residential Survey

Residents are the core of any community. Their well being directly impacts the health of the community and its ability to prosper. Residents who feel safe from crime in their homes and neighborhoods will be more willing to get involved in activities that strengthen and protect the community. Alternately, residents who don't feel safe often turn their homes into fortresses to protect themselves and they avoid contact with the community. This can contribute to the decline of the neighborhood and create a rise in crime!

Residents are urged to spend approximately an hour of their time to complete this residential CPTED survey. The survey will allow residents to locate problems on their property, identify possible strategies for fixing the problem, and ultimately affect crime and quality of life in their neighborhood.

Using the Residential Survey

In the survey below, you will find each of the four CPTED strategies listed with their proper application. Survey your property and compare it to each of these design elements, then rate the results in the space provided. A "NO" answer suggests that your property may not be "CPTED-safe". In this case, consider modifying your property to satisfy the design element, or seek more direction from the CPTED Strategy Reference portion of this handbook.

Notes:

Residential Survey

Natural Surveillance	Present?		Not Applicable
	YES	NO	N/A
All doorways that open to the outside should be well lit.			
The front door should be visible from the street.			
Windows on all sides of the house provide full visibility of the property.			
The driveway, or where you usually park your car, should be visible from either the front or back door and at least one window.			
Landscaping should not create blind spots or hiding spots.			
Front facing balcony railings, fences, or walls should never be constructed of solid material or be higher than 36".			
Window treatments on 2 nd story, front-facing windows should be kept open and provide a view to the front of the property.			
Lighting			
Are entryways, sidewalks and driveways sufficiently illuminated at night?			
Do trees or landscaping obscure any lighting?			
Do light fixture positions prevent glare and light trespass?			
Is lighting controlled by either timer, photo-cell, or day/night activation?			
Are all light fixtures working?			

Territorial Reinforcement	Present?		Not Applicable
	YES	N/A	N/A
Property lines and private areas should be defined with plantings, pavement treatments, short walls, or fences.			
The street address should be clearly visible from the street with numbers a minimum of 4" high that are made of non-reflective material. The numbers should also be clearly lighted at night.			
The property should encourage interaction between neighbors with low property-division fences, bushes, or landscaping transitions.			
The mailbox should be clearly marked with the street address. It should also be as close as possible to the front of the house and visible from the house.			

Access Control	Present?		Not Applicable
	YES	NO	N/A
Walkways and landscaping should direct visitors to the proper entrance and away from private areas.			
Door locks should be located a minimum of 40 inches from adjacent windows.			
Exterior doors should be solid core, metal, or metal clad, hinged on the inside and should have a single cylinder dead bolt lock with a minimum one-inch throw.			
All windows should have locks and secondary locks if opened for ventilation.			
Sliding glass doors should have a locking device or locking pin on the movable portion of the door.			
Detached storage sheds or other buildings should be equipped with lockable windows and doors.			

Maintenance	Present?		Not Applicable
	YES	NO	N/A
Trim bushes to 36" high and tree canopies 7' up from the ground.			
If ladders, landscaping equipment, and other tools are kept outside, are they locked and secured?			
Keep landscaping neat and maintained and structure painted.			

Commercial Survey

For a neighborhood to remain healthy, its local businesses must flourish; and for businesses to do well, they must be safe places to frequent. Perceptions of the safety of business areas directly impact the health of the community and its ability to prosper. Patrons who feel safe from crime in business areas will be more willing to return. .

Business owners are urged to spend approximately an hour of their time to complete this business CPTED survey. The survey will allow owners to locate problems on their property, identify possible strategies for fixing the problem, and ultimately effect crime and quality of life in their neighborhood.

Using the Commercial Survey

In this survey, you will find each of the four CPTED strategies listed with their proper application. Survey your property and compare it to each of these design elements, then rate the results in the space. A “no” answer suggests that your property may not be “CPTED-safe”. In this case, consider modifying your property to satisfy the design element, or seek more direction from the CPTED Strategy Reference portion of this book.

Notes:

Commercial Survey

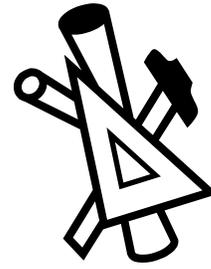
Natural Surveillance	Present?		Not Applicable
	YES	NO	N/A
Windows should face all parking lots for increased visibility.			
Window signs should cover no more than 10% of window space.			
Interior shelving and displays should be no higher than five feet for increased visibility.			
Loading areas should be clearly visible and not contain hiding places.			
Clear visibility should be maintained from inside the business, allowing employees and customers to observe the street, sidewalk and parking areas.			
Employees should be able to observe all entrances into the business.			
Garbage bin areas should not create hiding spots.			
Lighting			
Exterior lighting is sufficient and uniform around the building, sidewalks, and parking lots.			
Do trees or landscaping obscure any lighting?			
Do light fixture positions prevent glare and light trespass?			
Is lighting controlled by either timer, photo-cell, or day/night activation?			
Mechanical Surveillance			
If cameras are being used, are there sufficient cameras and is coverage adequate?			

Territorial Reinforcement	Present?		Not Applicable
	YES	NO	N/A
Property lines and private areas should be appropriately defined with either signage, plantings, pavement treatments, short walls, or fences to indicate the transition between properties.			
Wall signs should identify businesses for those customers parking in the rear.			
Reception/cash register area should be positioned so employees can observe all people entering the business.			
For larger properties, there is a directory map.			
Address numbers should be clearly marked and visible from the street.			

Access Control	Present?		Not Applicable
	YES	NO	N/A
Walkways and landscaping should direct visitors to the proper entrance and away from private areas.			
Access to the roof should be secure.			
Exterior doors should be hinged on the inside and should have a single cylinder dead bolt lock with a minimum one-inch throw.			
All windows should have locks.			
Detached storage sheds or other buildings should have lockable windows and doors.			
Alarms			
Does business have an intrusion alarm?			
Is it monitored by a professional company?			
If so, are employees properly trained, to avoid false alarms?			

Maintenance	Present?		Not Applicable
	YES	NO	N/A
Structure is painted and in good repair.			
Bushes are trimmed to 3' high and tree canopies up 7' from the ground. Weeds are abated.			
Lighting fixtures are in good operating condition.			
Graffiti is removed immediately.			
If ladders and tools are kept outside, they are locked and secured.			

CPTED Strategy Reference



Natural Surveillance

- Place lighting in such a way that it allows people to be recognized from 25' away. Avoid directing the lighting so that it glares into your eyes or into the eyes of persons passing by on the sidewalk or street. Glare may prevent you or passersby from seeing and identifying visitors to your door. Try to keep the light a white color to allow visitors to be better seen.
- Prune shrubs to no more than 36" high and trees up 7' from the ground. This allows you to maintain the shade provided by trees and the curb appeal of shrubbery, but it also provides a clear, unobstructed view. It also prevents criminals from easily hiding on your property.
- Leaving the window coverings open on at least a few front-facing windows creates the perception with people passing by that you are watching and will witness any crime that occurs there.
- Consider removing fences or walls that obstruct your view of the street. If you can't see out, then these areas may also provide a criminal a good place to hide near your house, lay in wait for you, or conceal their efforts to break into your home or business.
- In a business, maximize natural surveillance by keeping windows clear of posters, signs and other obstacles. Promote "eyes on the street" concept.
- By elevating the front counter/cash register area in a store; the clerks will have greater natural surveillance capability throughout the store.

Territorial Reinforcement

- Plant grass, flowers, or other shrubbery, or install short walls, fences, or other delineators to clearly show the line between your property and public property such as the roadway, sidewalk, or other easement. This demonstrates that you are responsible for your property, unwanted visitors are not welcome there, and you may call the police if a trespass occurs.
- A clearly defined street address allows police and fire services to find you easily in an emergency. It also sends a message to people on the street that you are taking responsibility for the property and have marked it as your own.
- Particularly in the front yard area, maintaining your landscaping to provide good access and visibility with your neighbors creates the image of a close-knit community. It suggests neighbors will protect each other if threatened by a criminal. This can be done by removing tall fences or bushes and replacing them with a low property line fence in the front yard, a strip of landscape edging, a planting of flowers, or even a path that connects the properties.
- Address numbers on your mailbox not only assist the mail carrier, they show that you are responsible for the box and the mail contained inside. Your mailbox should also be as close to your home as possible in order to reinforce it as being your property and your responsibility. However, do not move your mailbox from its current position without first consulting with the local postmaster.
- In offices, locate the reception area so that people have to pass through that area to gain access to other areas of the building.
- Proper signage on business property helps send a clear message. Examples such as Private Property – No Trespassing, Hours of Usage, Residents Only, and No Vehicle Traffic tell a person that someone is managing the property.

Access Control

- Make certain the path to your front door is clearly identifiable. It must leave no question about the proper way to approach your home. This allows potential criminals who don't approach properly to be more easily noticed.
- Make sure all exterior doors are solid-core and are secured by at least one deadbolt with a minimum 1" throw. This helps to keep the door from being pried or kicked open. This is especially important with interior garage doors or other doors where the criminal is hidden from view.
- Keeping the door locks at least 40" from windows prevents criminals from breaking the window, reaching through the hole, and unlocking the door to get inside your home.
- All windows and sliding doors in your home should have locks to keep them from being pushed open from the outside.
- In stores, entrances for the public should be limited and visible to employees. They should also be well marked and have appropriate lighting.
- Directional signage, roadway or parking lot markings and use of other devices give guidance to people using the location. These devices allow employees at the property to observe those people who are not obeying the rules, which might prevent criminal activity.

Maintenance

- Keeping your home or business painted, clean, and repaired sends the message that you are taking responsibility for your property and will call the police in the event of suspicious or criminal activity.
- The storage of vehicles in your front yard for long periods of time creates several problems. It presents a target for potential car thieves or vehicle burglars. It creates places for trespassers or criminals to hide. It may also create the image that the vehicles are abandoned and uncared-for, and no responsible person is present to call police.
- Keeping outdoor lighting in good working condition allows for better natural surveillance and helps prevent criminal activity on your property.

Lighting

Lighting by itself does not prevent crime. Instead, it increases natural surveillance and the potential for detection of crime. Lighting provides the opportunity for “choice”; the choice to walk forward because you can see clearly that the path is clear and free of danger. If the user can see a potential danger (a person hiding, a group of misbehaving kids at the corner), they may choose to walk a different way.

Lighting can also illuminate a target for a criminal as easily as it allows a legitimate user to see a potential threat or criminal. For this reason, lighting must be applied properly. Unless you have natural surveillance of an area, lighting may not always prevent crime. In fact, good lighting without surveillance may actually encourage criminal activity. Lighting is a powerful tool that management and residents can use to control and reduce the “fear” and opportunity of crime.

Purposes of Security Lighting

- Reduce crimes
- Reduce trespassers
- Reduce concealment
- Increases security
- Increases confidence
- Increase territoriality
- Increase surveillance

Goals of lighting

Security lighting should be

- Energy efficient
- Non-tamperable
- Break-resistant lens

Building lighting should

- Illuminate building numbers
- Illuminate building accesses
- Illuminate front and back areas
- Illuminate the corners as well as walls.

Grounds lighting should

- Provide a cone of light downward to walkways, preferably from the side.
- Provide a level of lighting between buildings to distinguish forms and movement.

Key Factors when Evaluating Lighting

- **Light Source**

While many lamps will offer varying degrees of efficiency and effectiveness, this is a general guide to discuss advantages and disadvantages with certain lamps. It is recommended you contact a lighting consultant for questions.

- **Color Rendering**

Another key performance characteristic, *color rendering*, is the ability of a light source to represent colors in objects. This is important for natural surveillance considerations, because different types of lighting cause colors to appear differently at night. For example, a criminal wearing a white sweater and gray sweatpants under a high-pressure sodium light would look like he was wearing a tan sweatsuit. Color rendering and the planned location for security lighting must always be considered before the final installation of a light fixture.

- **Uniformity**

Lighting should be uniform in spacing and type, to prevent shadows. Reflection also affects uniformity. Darker surfaces reflect lesser light than lighter color surfaces.

- **Glare**

Glare occurs when lighting is projected at the wrong angle and interferes with the ability to see. This can occur with poorly mounted roof or wall mount type lights.

- **Light Trespass**

Light Trespass is stray light spilling over onto another person's property. Using the wrong type of light in a location or a poorly positions light can cause light trespass.

Lighting Terminology

- Foot Candle: Equals light from one candle at one foot away
- Lux: European scale for foot candle
- Lumen: Quantity of light from source
- Watt: Amount of energy consumed
- Life: Number of hours bulb will last

Common Use of Various Lights and Comparison

Types	Description	Common Use
Incandescent	High operating cost Short bulb life Low efficiency	Porch lights Inside lights Being phased out
Fluorescent	Moderate operating costs Moderate bulb life Moderated efficiency	Covered parking stalls Porch lights Warehouses/Garages
Metal Halide	High initial cost High efficiency Low operating costs Excellent color rendering	Car lots Parking lots
High Pressure Sodium	High initial cost High efficiency Low operating costs Good color rendering (light yellow)	Parking lots Common areas
Low Pressure Sodium	Efficient bulb life Low operating cost Very poor color rendering	Alleys Parking Lots
Mercury Vapor	Moderate operating costs Long bulb life Poor color rendering - (Blue/green)	Warehouses Auditoriums Older School gyms
Light Emitting Diode - LED	High initial cost Low operating cost Very high efficiency Long bulb life Moderate color rendering	Common in Commercial and Residential Uses Traffic Signals Parking lots and garages Signage