



LIAHONA SECURITY

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

SAFER By DESIGN

**PRESENTED BY GREG
PERKINS**

RELATIONSHIP BETWEEN PEOPLE & PLACES

- People live in the built environment, & the built environment influences how people behave...
- CPTED modifies the behaviour of people



CRIME BY DESIGN



- Inadvertently we have been creating nuisance and criminal behaviour by poorly planned & designed or controlled space.

CPTED' S GOAL

- Solve crime-related problems before they exist
- By planning & designing the physical environment to eliminate or reduce opportunities for crime.

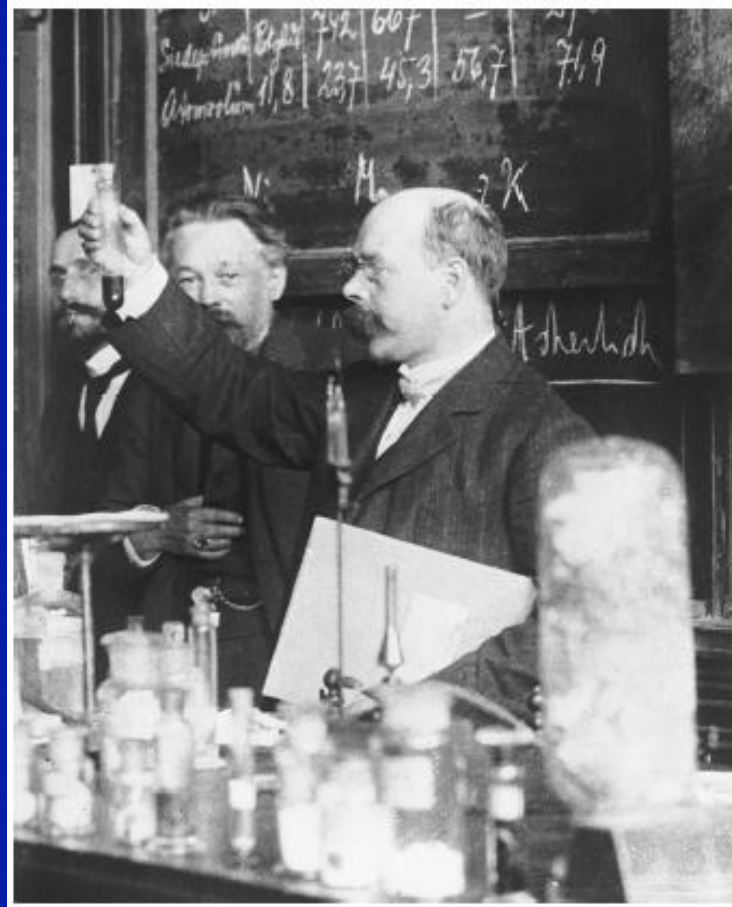


CPTED INGREDIENTS

Criminology

**Environmental
Criminology**

Policing



Architecture

**Behavioural
Science**

Urban Planning

CPTED DEFINED

- The proper design, effective use, maintenance and management of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.

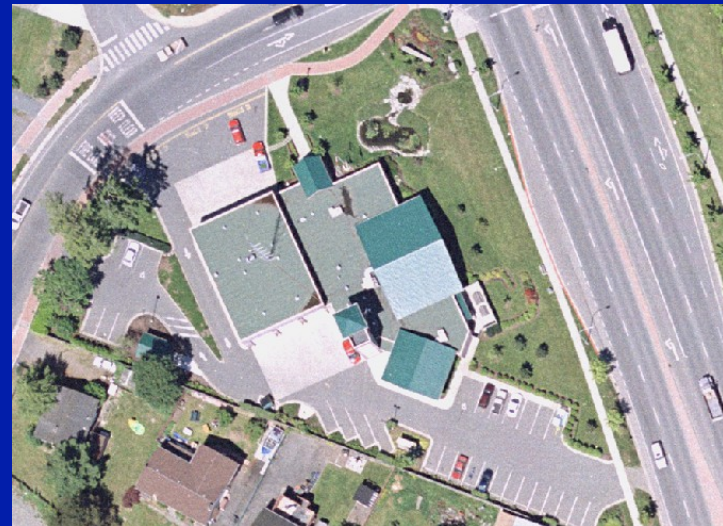


- CPTED is about Well-being
- It's about Safer Built Environments – Internal & External
- Creating Successful, Active Communities
- CPTED is the purest form of Crime Prevention



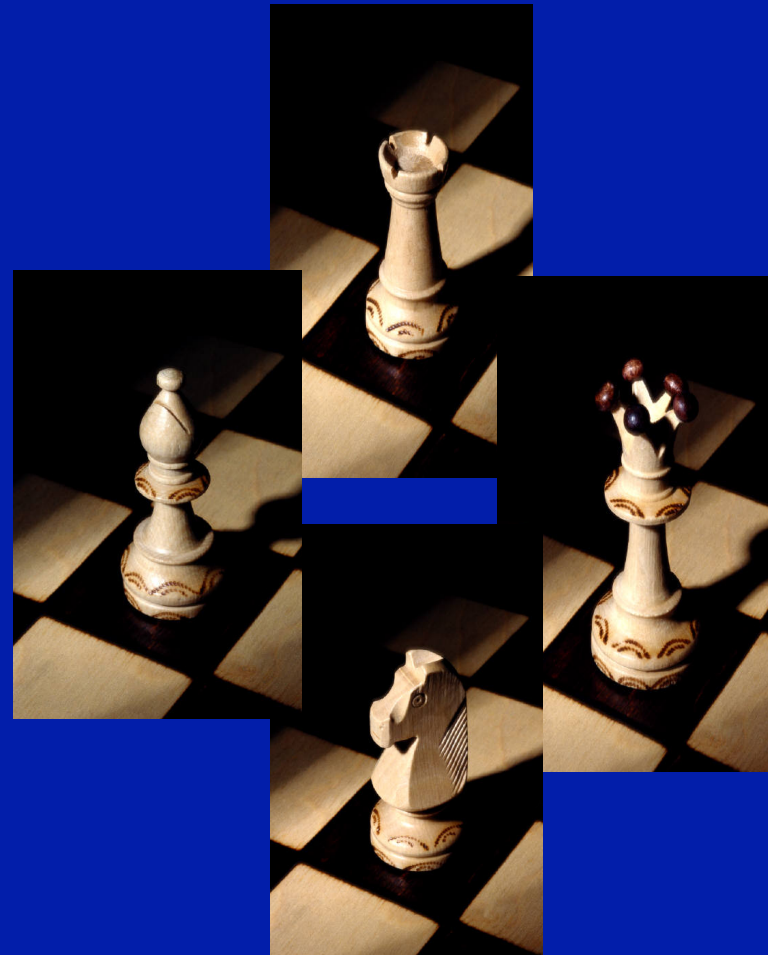
AREA OF INFLUENCE

- The surrounding physical environment (.25 km radius) plays a role in the safety and sustainability of an existing or proposed development site...
- And the existing or proposed development site will have an impact on the surrounding physical environment (.25 km radius)



CPTED PRINCIPLES

- Four Key Principles
- Conceptually Distinct
- Overlap in Practice
- Mutually Supportive



KEY CPTED PRINCIPLES

- Natural Access Control
- Natural Surveillance
- Territoriality
- Maintenance & Management

NATURAL ACCESS CONTROL

- Physical guidance of people coming and going from a space by the judicious placement of real and psychological barriers
- Natural & Mechanical Strategies that project a sense of access control
- Remove excuses for wandering & loitering
- Create a perception that someone is active & passively in control of the space
- The resulting environmental cue is a perception of risk to potential offenders

NATURAL SURVEILLANCE

- The placement of physical features, land uses, amenities, activities and people in such a way as to maximize visibility during hours of operation or 24/7 where possible
- Provide unimpeded sightlines, particularly along pedestrian pathways/routes & building entrances
- “Eyes on the Street”...
- The projected environmental cue of observation creates a perception of risk to offenders that they could be observed, identified & apprehended

TERRITORIALITY

- Physical Design projects a sense of Territory
- Create/Extend sphere of influence beyond the front door
- Promote ownership of space & proper relationship between new design & adjacent land uses
- “Defensible Space”
- Sense of community ownership & shared responsibility - taking control of what they perceive as theirs
- Resulting environmental cue is a perception of risk to offenders that this space is owned, controlled and defended
- Unwelcome behaviour will stand out and be responded to by property owners or community

DEFENDABLE DESIGNS



- Allow people to take responsibility of what they perceive is theirs

MAINTENANCE & MANAGEMENT

- “Pride of Place”
- Continued use of space for its intended purpose
- Projects a sense of ownership, access control & surveillance
- Defended Space
- Aids in sustainability
- Someone cares what happens & is watching out
- Includes effective programs



MAINTENANCE & MANAGEMENT



- Effective Management – someone actively watching over & supervising
- Management also includes Programming
- Crime Free Multi-housing, Park Watch, Graffiti Abatement, Community & Neighbourhood Partnerships, Support & Outreach Programs

Positive changes to built environment remove opportunity to offend, reduce victimization; create socially active space.



Social interventions to reduce victimization & offenders.

CPTED' S INFLUENCE

- Assists in creating safer built environments (Opportunity)
- Eliminate and/or reduce criminal acts (Offender)
- Improve quality of life (Victim/Offender).



CPTED DOESN'T COST



IT PAYS

- In Reduced Nuisance Behaviour
- Reduction & Elimination of Opportunity for Crime
- Reduce Liability Concerns
- Create a Safer More Productive Environment for People to Live, Work Learn and Social in
- CPTED is about Well-Being

RESEARCH DEMONSTRATES

- CPTED works
- Proven to reduce and/or eliminate crime & nuisance behaviour
- Cost effective especially when applied at concept stage of development
- Has immediate and long term sustainable benefits
- Reduce Carbon Footprint of police & enforcement responders

COST TO DEVELOPMENT

- Adds slightly to the cost of development
- Should not interfere or slow the approval process
- It's just Good Design
- The return:
 - Faster track development
 - Safer, more profitable environments
 - Reduced policing and enforcement costs
 - Enhance property value
 - P3 Development benefits



DRIVER'S SEAT

- Municipalities have total control over how the Physical Environment is Planned, Designed & Built
- Hand out Development Permits (DP's) & Business Licences
- The Municipal DP or Your Internal Approval process is the critical time to ensure CPTED is actively applied and incorporated into the concept and final design plans



MANDATORY CPTED REVIEW REPORTS

accompany all DP applications for new development or significant renovation of:

- Mixed Use;
- Medium & High Density;
- Schools;
- Commercial, Industrial, Institutional;
- Correctional;
- Parkades and Parking Lots;
- The design & planning of parks, trail systems and recreational facilities.

CPTED REPORT QUALIFIER

When a CPTED Review Report is requested:

- CPTED Practitioner – Level I Trained
- CPTED Consultant – Level I & II Trained
- In British Columbia anyone calling themselves a CPTED Consultant must be licensed & regulated through the Ministry of Justice
- The report should not be written by a member of the design team unless they have been trained in CPTED (Level I and/or II)

DESIGN OUT CRIME

- CPTED should be planned for and designed into all appropriate Development or Renovation.
- Create specific CPTED Design Guidelines in your own Corporate Culture, Best Practices or Loss Prevention Strategies.
- Ensure CPTED is applied & tracked from Concept through Construction phases.
- CPTED education throughout your organization.
- Utilize CPTED Consultant.

WHY WOULDN'T WE?

- Designing in CPTED will help eliminate & reduce crime and the fear of crime
- Enhance the safety & livability of our built environments
- Improve the quality of life and well being
- Reducing Crime – Simply by Design



QUESTIONS & CONTACTS

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