



# CPTED

## Crime Prevention Through Environmental Design



Do you ever wonder how you could make your home or business less appealing to criminals? By practicing the strategies outlined here, you can reduce the risk of being victimized.

CPTED provides a way to improve the safety of your living environment. It is a crime prevention approach based on the theory that the built environment influences the behaviour of people. The proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, thereby improving quality of life.

CPTED involves the design of the physical space relative to:

- the need of the users;
- the normal use of the space; and
- the predictable behaviour of the users of the space

Crime decreases if the opportunity to commit crime is reduced or eliminated. CPTED works by eliminating criminal opportunities in and around your property.

## CPTED Concepts

### Natural Surveillance

A design concept directed at keeping places under observation and creating an increased preception by potential offenders that they will be seen.

If you answer **yes** to any of the questions below, your property's natural surveillance needs to be improved by adding motion sensitive lights, reducing/pruning trees and shrubs, and/or altering fencing.

- Does landscaping/fencing obscure the view to my property from neighbours?
- Are there any areas around my doors or windows where a person could hide?
- Are there areas of contrast or shadow where intruders can loiter without being seen?



## Natural Access Control

A design concept directed at decreasing crime by denying access to a crime target and creating a perception of risk to the offender.

If you answer **yes** to any of the questions below, your property's access control needs to be improved by moving furniture away from windows and doors and by installing landscaping or barriers (consider maintenance requirements and future impacts on vision lines).

- Do people routinely trespass on my property and/or fence line?
- Can people trespass on my property without being seen by others?
- Do people access my property in ways other than intended?
- Do any existing access routes lack natural surveillance?



## Territorial Reinforcement

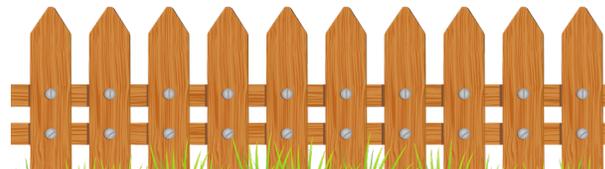
Encourages and promotes activity that instills a sense of ownership and expands the sphere of influence over a space.

If you answer **yes** to any of the questions below, your property's territoriality needs to be improved.

- Do strangers regularly trespass on my property?
- Is my property being used as a short cut?
- Does my property ever have an uninvited appearance?
- Are there seldom-used sections of my property where people loiter or hang out?

To address these concerns, incorporate design elements that help distinguish between different types of property. This can be done through well placed markers, flowerbeds, low fences, walls, hedges, signage, and regular maintenance.

Create an "illusion of occupancy" at home. This can be accomplished by making sure your lawn is maintained, your driveway is shovelled, and your newspapers/mail is collected. Use timers to control your lights and have someone check your property when you are away.



## CPTED Strategies

- Provide clear borders for controlled spaces.
- Provide clearly marked transitional zones which indicate movement from public to semi-private to private spaces.
- Create gathering areas at locations with natural surveillance and access control.
- Redesignate the use of space to provide natural barriers.
- Improve scheduling of spaces to allow for effective use (e.g. parking for nightshift workers should be closest to the building).
- Redesign/revamp space to increase the perception and reality of natural surveillance.
- Place safe activities in vulnerable areas (e.g. community garden in vacant land).
- Place vulnerable activities in a safe place (e.g. kindergarten play area in school courtyard).
- Increase the perception of natural surveillance especially around access control points.

### Guelph Police Service

Emergency Number: 9-1-1

Non-Emergency Number: 519-824-1212

Visit our website: [www.guelphpolice.ca](http://www.guelphpolice.ca)