

# **Crime Prevention Through Environmental Design CPTED**

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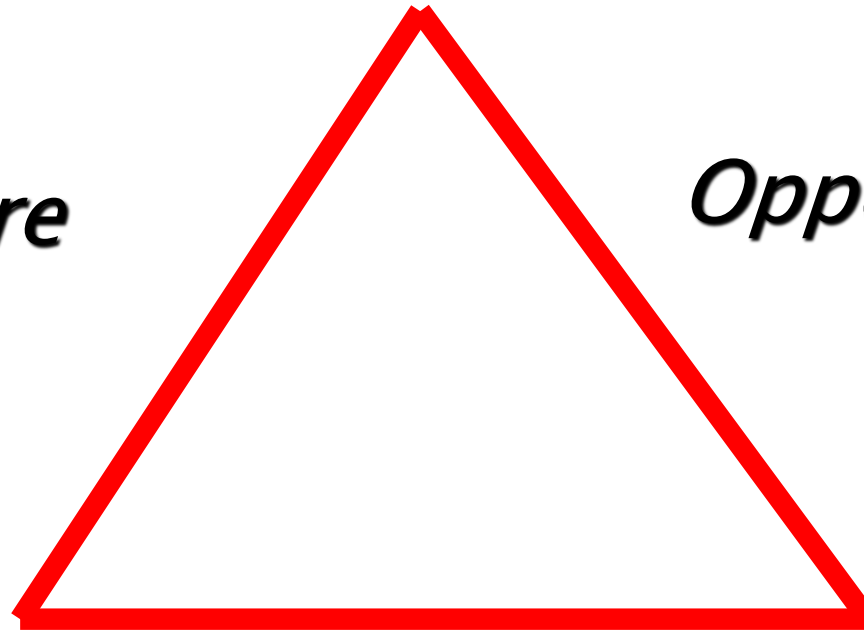


- It is a concept that the **built environment** can have a **psychologically deterrent** effect on **criminal behavior**.
- CPTED principles are **scalable**. They can be applied to cities, neighborhoods, commercial property, schools, parks, and individual residences.

# *Crime Prevention Triangle*

*Desire*

*Opportunity*



*Ability*

# 3 Basic CPTED Principles

1. Surveillance

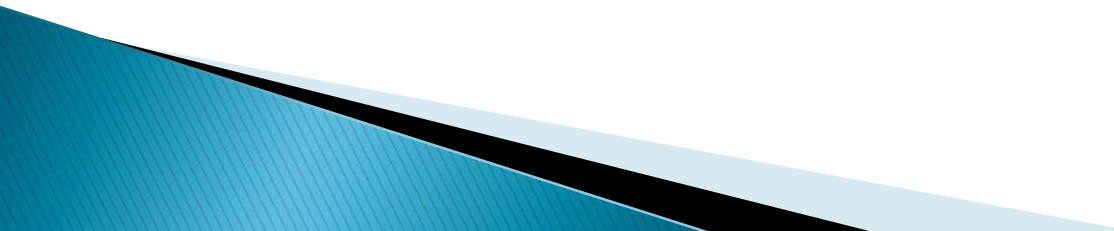
2. Access Control

3. Territoriality

4. Maintenance (Broken Windows)

All principles must work together to have a deterrence effect.

# 3 Basic Concepts of CPTED

1. Surveillance (Can someone be seen?)
  2. Access Control (Can someone get in and out?)
  3. Territoriality (Does anyone care what happens?  
Is there a sense of ownership?)
  4. Maintenance
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# Surveillance

- ▶ The ability to see and to be seen.
- ▶ People must be able to see illegal acts taking place to take action to defend property or to prevent crime .
- ▶ Surveillance puts the offender under threat of being observed, and therefore identified and apprehended.



# Surveillance

- ▶ lighting
- ▶ windows facing streets and alleys
- ▶ staff to monitor high risk areas
- ▶ electronic surveillance
- ▶ window clutter / visual obstructions
- ▶ see through gates and fences

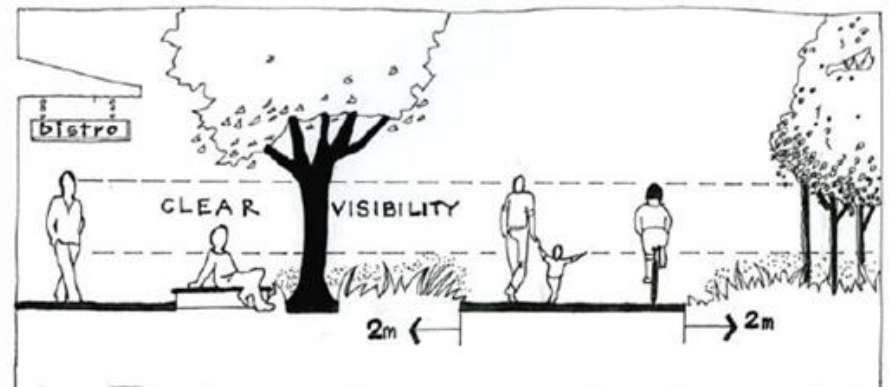
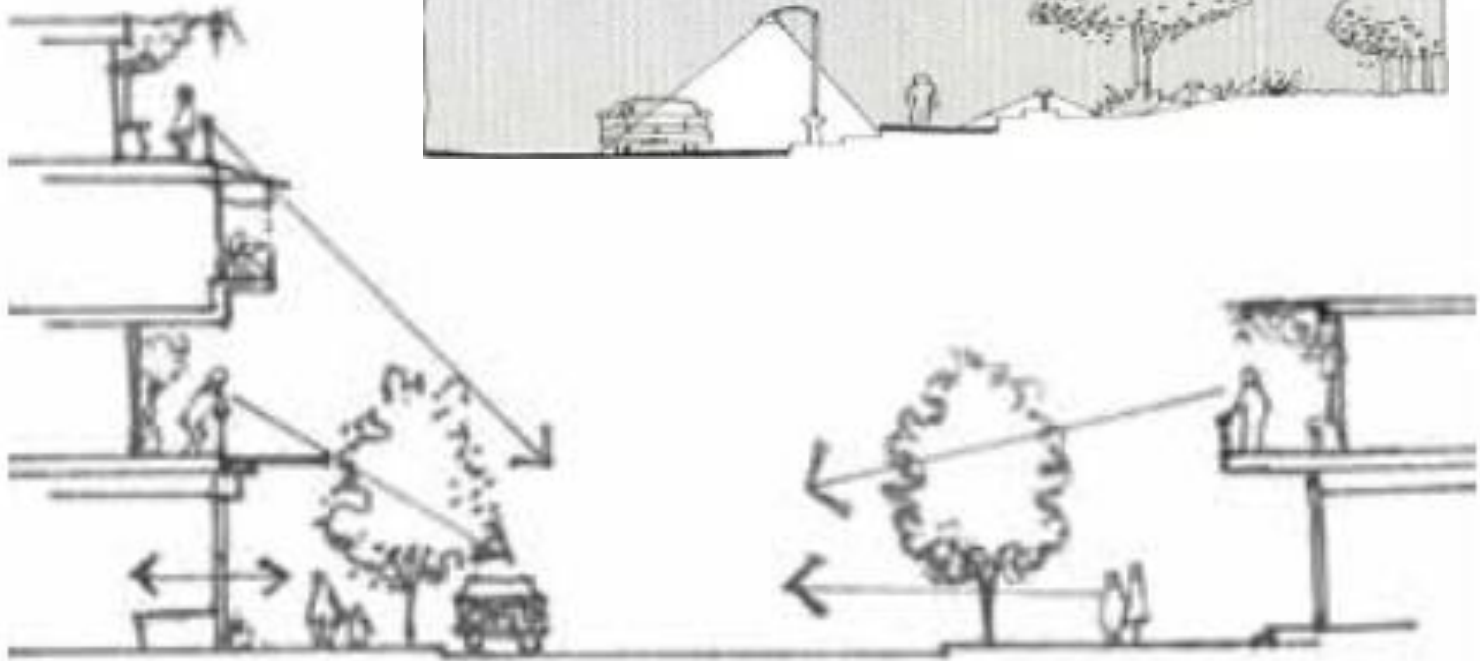
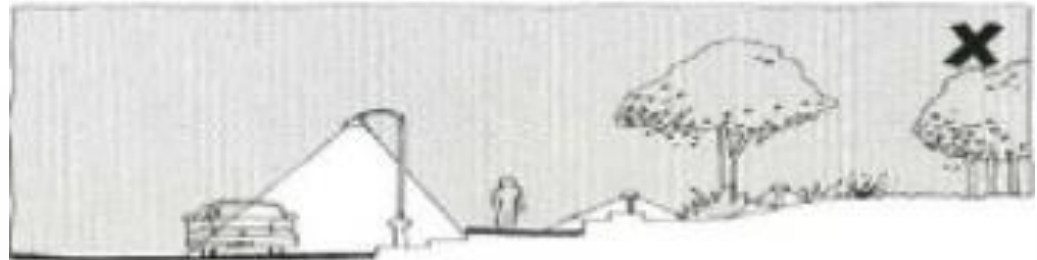
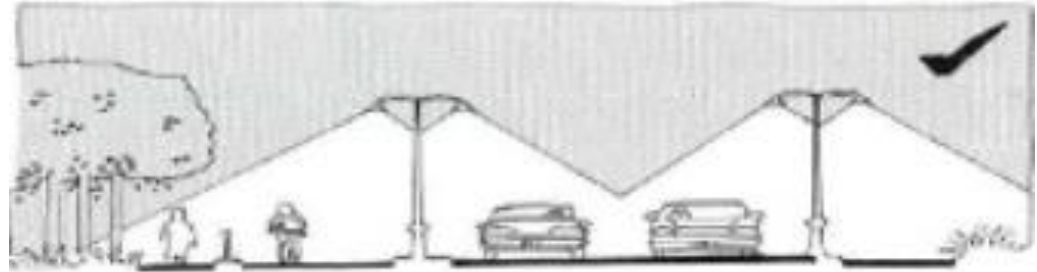


Figure 3. Vegetation should not obscure sight lines and movement

# Design to maximize Natural Surveillance.





# Access Control

- ▶ Denies or restricts access to targets.
- ▶ Directs people into specific points that can be more easily watched.
- ▶ Enhances the ability to be seen.
- ▶ Increases risks perceived by offenders by controlling or restricting their movement.



# Territoriality Creative Strategies

A clean, organized, well lit area clearly defines a space of ownership and encourages positive social behavior.

- People Protect or Defend Space which they occupy







