DESIGN FOR CRIME PREVENTION
A Kent Design Guide for Developers, Designers & Planners
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Introduction

Crime is the product of many factors. However, research has shown that design is one element that can influence the occurrence of crime - both positively and negatively. The aim of ‘Design for Crime Prevention’ is to take every opportunity to improve community safety and security in Kent, by using the planning and design process to design out crime, thereby enhancing the quality of life for residents and visitors alike.

Designing out crime is not simply about fitting security measures and a defensive approach, but is essentially about creating a quality development and a ‘good place’, where people want to live. Designing security into a project need not increase costs, and can be more economical in the long term. However, it does require some thought and imagination at the outset of the design process. The best solutions often result from a co-ordinated approach; bringing together the ideas and experience of the developer, the designer, the local authority, the police and the community.

Acknowledgements

This document has been produced under the umbrella of the Kent Design Initiative and is a result of a series of workshops with partners. It has been produced as part of a collaboration between Kent Police, planners and urban designers from Kent districts and Kent County Council. The final version takes into account the comments of all stakeholders consulted on the document and involved in the workshops.

This document

The purpose of this document is to provide summary guidance for developers, the police and planners to ensure that all development proposals incorporate the principles of designing out crime. It provides examples which illustrate the way in which crime prevention measures can be incorporated into a scheme and opportunities for crime can be designed out.

Furthermore, detailed guidance is available in a series of background documents included in Appendix 3.

The Kent Protocol

A draft protocol has also been developed which is intended to both promote greater consistency and to establish a stronger working relationship between Kent Police and the Local Planning Authorities in Kent. See Appendix 1.

Police Crime Prevention Design Advisors (CPDAs)

The police are able to assist the planning process by providing expert advice following consultation with planning officers and developers, agents and architects.

Contact details are included in Appendix 2.
Overview

This guide is based on the attributes of sustainable communities which are set out in *Safer Places: The Planning System and Crime Prevention* Home Office and Office of Deputy Prime Minister (Appendix 3). These attributes have been used in this document as they are viewed as a helpful way of looking at crime prevention and good urban design practice. These attributes are:

1. **Access and Movement**: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;
2. **Structure**: places that are structured so that different uses do not cause conflict;
3. **Surveillance**: places where all publicly accessible spaces are overlooked;
4. **Ownership**: places that promote a sense of ownership, respect, territorial responsibility and community;
5. **Physical Protection**: places that include necessary, well-designed security features;
6. **Activity**: places where the level of human activity is appropriate to the location and creates a sense of safety at all times;
7. **Management and Maintenance**: places that are designed with management and maintenance in mind, to discourage crime in the present and future.

The seven attributes in this guide are general and descriptive. They are not prescriptive. They are not a set of rules to be applied to all situations. Instead, they should be considered as prompts to thinking about crime prevention and promoting community safety through the planning system in the local context. Key concerns are developed under each of the attributes. Some of these concerns are closely related and are not unique to the attribute under which they appear.

These key concerns are followed by a range of illustrations demonstrating some of the issues as well as a checklist to assist the design process. The checklists are not exhaustive: evolving practice and local conditions will always give rise to new ways of preventing crime and promoting community safety, whilst at the same time securing quality in the local environment.
Using the attributes

Planning authorities’ contribution to crime prevention must be based upon analysis of the local situation. This would ideally be carried out by someone equipped with the relevant interpretation skills. Similar problems may lead to different responses in different places. Therefore thinking carefully about how each of the attributes relate to the specific local context will help to ensure that the response is appropriate.

Planning for safer places in which people live can present the need to deal with competing priorities. This will not always be the case but, for example, in-between the attributes themselves alongside other design intentions will need careful consideration and a balanced solution. Too easily, conflicts can arise between the desire, say, to create well-connected places and places where access is ‘restricted’ and ‘ownership’ increased. The aim is to consider all priorities and decisions that produce the appropriate outcomes for the place concerned.

When faced with competing priorities, planning decisions must therefore be made in full consultation with all partners and be based on policies for planning and crime prevention which reflect the local situation and the views of those who will manage and live with the outcome of those decisions. The priorities are decided in a way uniquely suited to the specific circumstances on the ground.

The examples illustrated throughout the document show how planning decisions have been made in a range of local situations and in response to particular local needs. These developments may have their weaknesses as well as strengths and do not detract from their intended role of stimulating thinking about better practice.

One way of envisaging how the particular configurations of existing and planned features in a location might affect crime is to ‘think criminal’ – or, more formally, to think how criminals might react to, or exploit, the use, layout and development of land.

Some questions you might want to consider:

- How might the environment, and what it contains, affect the criminals’ assessment of risk, effort and reward, and hence their decision to offend?
- How might it actually allow them to offend? How might offenders’ wider life circumstances (e.g. lack of leisure facilities) motivate them to offend?
Access and Movement
Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security

Natural access control utilises walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances.

Permeability must still be safe and avoid intimidating routes with no clear exit

Isolated and infrequently used alleys can provide an opportunity for anti-social behaviour and crime

Segregation of traffic and pedestrians can lead to isolated and unsafe environments

Malls could be threatening if scale is intimidating and density of trees obscures views

Blank walls and garage doors can create uncertain spaces
The clear layout of this mall allows pedestrians to cross the area in safety and enjoy the spaces.

A wide, clear and inviting pedestrian link.

Checklist: Access and Movement

- Have the consequences of the number and nature of all connections been considered?
- Do all routes lead to somewhere people want to go? Are all routes necessary?
- Do routes provide potential offenders with ready and unobserved access to potential targets?
- Are routes for different users segregated when they could be integrated?
- Will pedestrians, cyclists and drivers be able to understand which routes they should use?
- Is there a clear hierarchy of connected streets and is it easy to understand how to travel through an area?
Structure
Places that are structured so that different uses do not cause conflict

Proper allocation of space means a design or location decision that takes into account the surrounding environment and minimises the use of space by conflicting groups. In addition to creating an environment in which criminals feel uncomfortable, the goal of these design principles is also to foster an environment in which the community feel comfortable and secure.

Lack of a clear structure and ownership makes the intended purpose unclear and leads to under usage of the space

Windows allowing viewing into homes directly from the street and an easily climbed equipment cabinet are an open invitation for crime

Wastelands at the edge of this residential district create drab and unsafe environment

A poorly sited and unused bin store is a negative feature which invites anti social behaviour

Poorly integrated parking attracts criminal activity
The residential buildings combine with offices, shops and open space to create a lively square all through the week.

A layout with dwellings facing each other and also a mix of dwellings allows better natural surveillance and community interaction.

Clear layout with adequate space and passive surveillance.

Checklist: Structure

- Have the types of buildings been selected and designed with security in mind?
- Is the layout of the development appropriate for the identified crime risk, as well as to meet wider planning objectives?
- Will all uses in an area be compatible and have any potential conflicts been properly thought through?
- Does all public space serve a purpose and support an appropriate level of legitimate activity?
- Has the remodelling, removal or re-use of buildings and spaces that are vulnerable to crime been considered?
- Have the potential benefits for crime prevention of restoring historic environments been considered?
Surveillance
Places where all publicly accessible spaces are overlooked

A potential criminal is less likely to attempt a crime if he or she is at risk of being observed. Natural surveillance is the placement of physical features, activities & people in a way that maximizes visibility and the ability to identify suspicious people or activities. Clear sight lines and visible entranceways are helpful while dimly lit or isolated areas create a more comfortable location for criminals to act.

Inactive frontages with no surveillance contribute to anti-social behaviour

Lack of windows and doors is a missed opportunity for passive surveillance

Out of sight parking and garaging is an open invitation for crime to occur

Poorly lit areas even in daytime leaves users vulnerable

Signs (where absolutely necessary) should be positioned carefully letting people know that they are being watched

Cars parked alongside public areas and visible from dwellings

Balcony surveillance of street
Active frontages and inclusion of other uses such as corner shops substantially increase natural surveillance. Also balconies enable visibility.

Where communal parking is provided it should be placed adjacent to homes and be well overlooked. Grouping of entrances also encourages interaction.

Tightly knit development around shared space provides opportunities for natural surveillance.

Visibility and passive surveillance of play areas from passers by in the park and from overlooking flats.

Checklist: Surveillance

- Are opportunities for surveillance from the subject and adjacent buildings maximised, such as from windows to habitable rooms and from balconies?
- Is the above true at all times of the day, week and year?
- Have efforts been made to eliminate ‘inactive frontages and corners’?
- Where appropriate, such as in public buildings, does the design allow for high visibility into the building or site?
- Are entrances and circulation to communal buildings secure, open and transparent?
- Are parked cars highly visible but secure?
- Has lighting been a primary consideration in planning out crime?
- Is the standard of lighting and its maintenance regime adequate and is it resistant to vandalism and damage? Is it well-designed and well-sited?
- Is CCTV the best way to solve the particular problem and is it the most effective use of resources?
Ownership
Places that promote a sense of ownership, respect, territorial responsibility and community

A hierarchy of space establishes ownership of a space or area, by clearly delineating private from public space with boundaries such as decorative pathways, lawns, and hedges. Good use of defensible space such as defined property lines and clear distinctions between private & public spaces are effective applications of Crime Prevention through Environmental Design (CPTED).

Poorly used with no sense of ownership

Careful consideration should be given to parking courts to ensure they are not intimidating

Could better layout create a sense of ownership?

Low walls, or quality railings in front of houses, allows transparency but still defines ownership

Hedges in front gardens create an effective boundary as well as providing greenery. They do need to be managed to prevent opportunities for concealment.
Checklist: Ownership

- Will it be clear to users, including potential offenders and capable guardian, which space is public, communal, semi-private and private?
- Are the boundaries between public, communal and private space signified in the most appropriate manner, be it a physical barrier or a psychological barrier such as changes in paving, surface texture/colour, landscaping and signage?
- Will the place have an identity of its own?
- Are boundary treatments of a high quality of design in their detailing and appropriate to their local context?
Physical Protection
Places that include necessary, well-designed security features

Acknowledging territoriality allows for a sense of pride or ownership of a place, while also creating a welcoming environment. It is also the human motivation to control space. It is important to project the image that a property is well cared for and those responsible for it will protect it.

Although doors and windows may be adequate, this can potentially be compromised by design features which allow easier access.

Resorting to the fortress mentality should be avoided – it sends the wrong message.

CCTV can be designed to integrate with street furniture. Its presence acts as a deterrent.

Use of attractively designed perimeter fencing provides physical protection whilst maintaining visual transparency.

Discrete and secure parking can enhance development and reduce opportunities for crime to occur.
The lighting of this alley communicates a feeling of security and discourages antisocial and criminal acts. The discreet lighting also enhances the space at night time.

Good street lighting can be a deterrent, used sensitively so as not to conflict with environmental considerations.

The entrance to this social housing has been designed with access control in order to prevent vandalism, control access and to encourage residents to make use of the space.

Checklist: Physical Protection

- Have the ‘target hardening’ principles of Secured by Design been addressed?
- Has the potentially negative visual impact of crime prevention measures been addressed and, where these cannot be ameliorated by good design, have the advantages been weighed against their adverse impacts?
Activity
Places where the level of human activity is appropriate to the location and creates a sense of safety at all times

Activity encourages the intended use of public space by residents. It concerns the beneficial effect of having significant numbers of people in, or passing through, a particular place, who are doing routine, legitimate activities. The rationale is that by their presence and behaviour they will deny offenders some opportunities to commit crime. An unsafe area may see a loss of business or a lack of people on the street, for example. An area active with legitimate users deters criminal activity.

Unattractive and little used spaces are an invitation to anti-social behaviour and become more intimidating

Inappropriate use of boundary treatment can be an invitation for the wrong sort of activity

Connecting routes, although well landscaped require good maintenance as routes can be compromised by not being overlooked and the nearby woodland could be intimidating and deter use

Unwelcoming, unattractive and unoccupied spaces run the risk of attracting crime and anti-social behaviour
Checklist: Activity

- Will law abiding people be attracted to use the public realm?
- Is there a strategy for encouraging residential population in town centres?
- Should the evening economy be nurtured, and, if so, is it diverse and inclusive?
- Are mixed uses successfully integrated with one another?
- Are all uses in an area compatible and have potential conflicts been thoroughly addressed?
Management and Maintenance

Places that are designed with management and maintenance in mind discourage crime in the present and future.

Management maintenance ensure that a development is clean, well kept and free of graffiti or litter. If a place is untidy and littered with rubbish and graffiti, it suggests that no one cares for the area and undesirable behaviour may be tolerated.

Disorder and neglect can lead to general decline that fosters crime

Poor maintenance can prevent use and be an invitation to anti-social behaviour and crime

Overlooked and cared for spaces and play areas

This robust and well detailed space should stand up to vandalism as well as being a good example of design

Neighbourhood Watch contributes to the deterrent effect. Signs should be carefully integrated within the streetscape
Checklist: Management and Maintenance

- Has care been taken to create a good quality public realm?
- Are appropriate management and maintenance systems in place? Does the design and layout support these?
- Are users, businesses and residents involved in management?
Appendices

Appendix 1 – Kent Protocol
Protocol for Local Authority Planners and Crime Prevention Advisors (see separate document)

Appendix 2 – Contact details

Crime Prevention Design Advisors – Kent Police Authority
Partnership & Crime Reduction Command
Kent Police Headquarters
Sutton Road
Maidstone
Kent ME15 9BZ
Telephone: 01622 690690
p&cr@kent.pnn.police.uk

Local Authority Planning Contacts

Kent County Council
Planning Policy Manager
Planning and Environment, Kent County Council,
Invicta House, Maidstone, Kent ME14 1XX
08458 247247

Medway Council
Planning Policy and Design Manager
Council Offices, Gun Wharf, Dock Road, Chatham,
Kent ME4 4TR
01634 331700
info@medway.gov.uk

Ashford Borough Council
Head of Planning and Development
Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL
01233 331111
planningenquiries@ashford.gov.uk

Canterbury City Council
Head of Planning and Regeneration
Military Road, Canterbury, Kent CT1 1YW
development.control@canterbury.gov.uk

Dartford Borough Council
Planning Services Manager
Civic Centre, Home Gardens, Dartford, Kent DA1 1DR
01322 343434
planning.admin@dartford.gov.uk

Dover District Council
Director of Regeneration and Development
Council Offices, White Cliffs Business Park, Dover,
Kent CT16 3PJ
01304 821199
developmentcontrol@dover.gov.uk

Gravesham Borough Council
Development Management Manager
Civic Centre, Windmill Street, Gravesend,
Kent DA12 1AU
01474 3337000

Maidstone Borough Council
Head of Planning
Maidstone House, King Street, Maidstone,
Kent ME15 6JQ
01622 602000
developmentcontrol@maidstone.gov.uk

Sevenoaks District Council
Planning Services Manager
Council Offices, Argyle Road, Sevenoaks,
Kent TN13 1HG
01732 227000
planning.comments@sevenoaks.gov.uk

Shepway District Council
Head of Planning Services
Civic Centre, Castle Hill Avenue, Folkestone,
Kent TN13 1HG
01303 853278

Swale Borough Council
Head of Development Services
Swale House, East Street, Sittingbourne, Kent ME10 3HT
01795 417850
dutyplanner@swale.gov.uk

Thanet District Council
Planning Manager
PO Box 9, Cecil Street, Margate, Kent CT9 1XZ
01843 577000
planning.services@thanet.gov.uk

Tonbridge & Malling Borough Council
Director of Planning and Transport
Gibson Building, Gibson Drive, Kings Hill, West Malling,
Kent ME19 4LZ
01732 844522
planning.applications@tmbc.gov.uk

Tunbridge Wells Borough Council
Head of Planning Services
Town Hall, Royal Tunbridge Wells, Kent TN1 1RS
01892 526121
planningcomments@tunbridgewells.gov.uk
Appendix 3 – Further sources of guidance and advice

Guidance


Secured by Design
www.securedbydesign.com/index.aspx

www.designcouncil.org.uk/Documents/Documents/Publications/CABE/design-and-access-statements.pdf

This Way to Better Residential Streets, CABE (2009)
www.designcouncil.org.uk/Documents/Documents/Publications/CABE/this-way-to-better-residential-streets.pdf

Building for Life, CABE (2008)

Building for Life 12, Design Council, CABE (2012)

Planning for Places, Delivering Good Design through Core Strategies, CABE (2009)

The Urban Design Compendium, HCA
www.homesandcommunities.co.uk/urban-design-compendium?page_id=&page=1


www.homesandcommunities.co.uk/car-parking-what-works-where

Advice

The following organisations are useful sources of advice:

Design Council CABE
www.designcouncil.org.uk/our-work/cabe/

Design against Crime
National programme of research and policy initiatives supported by the Home Office, DTi and the Design Council
www.designagainstcrime.org/

Crime Stoppers
Advice on Crime Prevention through Environmental Design

Kent Fire & Rescue Service
Advice on security, access and fire prevention
www.kent.fire-uk.org/default.aspx?page=0