CPTED Residential Survey

Crime Prevention Through Environmental Design (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 crime.

Crime occurs when a motivated offender and a suitable target converge in space and time in the absence of a capable guardian. CPTED aims to prevent crime through environmental means by reducing the motivation of offenders, decreasing the suitability of targets, and increasing the presence and capability of guardians.



CPTED primarily accomplishes these ends through a concept called "defensible space" which suggests that unclaimed space is an easy target for criminals, and when people demonstrate ownership and consequently defense of a space, the target becomes less suitable for criminal acts. Effective designation of defensible space additionally welcomes guardianship from visitors, neighbors, and passersby, thus increasing the involvement and capability of guardians.

A defensible space has three key components: (1) it must be clearly identified and delineated, (2) it must be modified to prevent access of unauthorized persons, and (3) it must provide visibility for witnesses in the event of a crime. CPTED aims to make spaces less safe for criminal activity and more safe and inviting for the people who belong there through natural surveillance, access control, territorial reinforcement, and target hardening/maintenance.

I have compiled the following checklists from some of the most recent empirical data in crime prevention studies, which I've listed at the end of this packet. You can find additional tips by simply searching for "CPTED residential" in your preferred search engine.

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Natural Surveillance

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Involves the location and use of physical features, electrical and mechanical devices,				
activities, and especially people to maximize visibility. Creates a risk of detection for				
intruders and offenders, and a perception of safety for residents and visito				
	Yes	No		
Address visible from street day and night, numbers 5"+ in height				
Front door visible from the street, unobstructed by foliage				
Full visibility of property from windows.				
Walkways lit, parties able to be seen at 25 feet				
Shrubs under 3' tall				
Full coverage of outside lighting				
Trees/foliage trimmed to allow natural/ambient light on property				
Surveillance cameras present				
Cameras angled to view ¼ screen size face of all people entering home				
Timed lighting inside the home				
Dusk to dawn lighting outside the home				
Motion lighting in high risk/concealed areas				
Landscaping does not create blind spots/hiding spots				
Window treatments on second story open to front of property				
Recommendations:				

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Access Control

100000 Control		
Employs people, electrical and mechanical devices, and natural measures	to creat	te a
perception of risk to offenders and deny them access to targets. Also guide	s wante	d
visitors safely through the environment.		
	Yes	No
Directed paths for foot traffic to the home/away from private areas		
High-visibility fencing		
Trees, foliage, equipment clear from upper stories		
190 degree peephole		
Thorny plants/shrubs under windows and vulnerable spots		
Full coverage of outside lighting		
Locking gates/transition areas		
Detached sheds/buildings equipped with locks on doors and windows		
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Recommendations:		

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Territorial Reinforcement

Territorial itemiorcement			
Uses physical features and activities to express ownership and control of the			
environment. Promotes neighborhood pride. Discourages presence of outs			
delineating private and semi-private spaces, controlling the movement of p	reople a	nd	
vehicles, and making known someone is watching and will not permit the a	decline c	of the	
neighborhood.			
	Yes	No	
Property boundaries marked by low fences, gates, or shrubs			
Established active use of open yard/patio areas			
Yard and shrubs well-maintained, patio free of clutter			
Mailbox is as close as possible to and visible from the front of the house			
Property design encourages interaction with neighbors			
Recommendations:			

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Target Hardening and Maintenance *Uses locks and barriers. It allows the continued use of space for its intended purposes.* It maintains the effectiveness of measures employed for surveillance, access control, and territoriality. Yes No Exterior door(s) hinged on inside Exterior door(s) 1+ Grade 1 single cylinder deadbolt lock with 1"+ throw Exterior door jamb plate(s) use 3"+ screws Door locks located >40" from adjacent windows Interior garage doors secured with 1+ single cylinder deadbolt lock Windows equipped with locks Sliding windows equipped with lock bar Sliding glass door(s) equipped with permanent outside door Sliding glass door(s) equipped with lock Sliding glass door(s) equipped with lock bar Garage door equipped with lock House in good repair and painted Recommendations:

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and Resources

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- Garland, D. (2001). *The culture of control: Crime and social order in contemporary society*. Chicago, IL: University of Chicago Press.

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