# CPTED:

## (Crime Prevention Through Environmental Design)

## Security Narrative Plan

CPTED is a crime prevention method which has been shown to reduce opportunities for crime and incivility. It provides positive community safety benefits by improving planning and design decisions in ways that provide organizations, communities and businesses with practical crime prevention tools. This implementation guide was developed to incorporate the principles of CPTED in the preparation, review and implementation of planning schemes and policies.

The CPTED principles outlined and discussed in these guidelines cannot be rules or universal solutions for every situation. Instead they focus attention on key issues to consider in relation to the needs of each local setting.  For further information on the key principles of CPTED and specific examples of CPTED approaches in particular areas, please refer to: CPTED Security Drawing Plan (A901).

**Outcome/Objective**
Incidents, opportunities, and fear of crime are prevented or reduced by ensuring that Crime Prevention Through Environmental Design (CPTED) principles are understood and integrated into the project. The goal is to use design, planning, management and use of space to incorporate CPTED throughout.

## Surveillance: Natural (SN)

Natural surveillance in the project would be present throughout. By implementing a wide variety of windows and openings, the occupants have viewpoints and site lines overlooking the key areas of the building. Key points include, but are not limited to pathways, stairs, entrances, exits, and exterior/interior parking areas. Light discourages criminal activity, enhances natural surveillance opportunities, and reduces fear. Along with natural/artificial lighting, the transparent nature of the project allows for the users to easily monitor activities within and around the building, while minimizing blind spots.

## Surveillance: Electronic (SE)

Electronic surveillance is a key strategy that would be implemented in this project. With the use of CCTV cameras placed in strategic positions, the ability to monitor activities in the facility will give a greater sense of security. These cameras may be accessed remotely, but will also have a location on site in order to observe the interior and exterior spaces throughout. Whether it is employees, customers, or criminals, this strategy would ultimately deter theft, vandalism, and other unlawful activity.

## Access Control: Natural (ACN)

Natural Access control can be seen in various forms and the goal is to clearly differentiate between public spaces and private spaces. Points that reinforce natural access control include the surface treatment and location of grass, pavement, and sidewalk which define the public from the private spaces. Also the design implements a strategic location of entrances (primary/secondary), exits, fencing, landscaping and lighting would subtly direct both foot and vehicular traffic in ways that decreases criminal opportunities. With features that include adequate locks, window barriers, and a natural boundary, the control of access is defined.

## Access Control: Physical (ACP)

Physical access control is one of the most crucial points in creating a safe environment for this project. Examples that include physical access control elements include bollards, gates, ramps, traffic spikes. Bollards will be placed throughout the facility in order to keep vehicles from entering or exiting without permission. Gates and ramps will be placed at entry points and exits in order to control the circulation and access of people and vehicles. Traffic spikes will be placed at vehicular entry/exit points in order to deter theft by preventing vehicles from leaving the facility (parking control). Doors, fences, and other physical elements in key locations are also implemented in order to keep unauthorized persons out of a particular place if they do not have a legitimate reason for being there.

## Access Control: Electronic (ACE)

Electronic access control would include systems that would increase the security of particular spaces that require authorization. A building security system will be used when the facility is not in the hours of operation. This alarm system will include monitoring, motion detection, and immediate notification to the local authorities should a problem arise. Secondary systems include access codes/cards in order for employees to enter particular spaces (private) that are not intended for public use.

## Territorial Reinforcement (TR)

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. The implementation of signage at key points will address this principle. Examples may include "No Trespassing" signs along with security system signage near access zones. The security cameras will also function as territorial reinforcement elements by deterring criminal activity. Territorial reinforcement is also expressed from previous principles by using buildings, fences, pavement, signs, lighting and landscape to express ownership and define the public, semi-public and private spaces.

### Maintenance (M)

Maintenance will be handled by personnel (janitor, landscape company, etc) appointed by the owner to carry out relative tasks. Maintenance and management have been considered throughout the design phase with the careful selection of building materials and finishes. There are also rooms for the janitor, back-up power generators as well as storage areas in order to enable functionality and efficiency for the facility. Ultimately, the principal of having good maintenance portrays a greater sense of ownership and image.

### Activity Support (AS)

Activity support increases the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable events. Activity support will be present in particular areas of the facility as designated public areas for seating, waiting, etc. will be provided. Appropriately located near the main entrance of the building, there are benches and seats for customers and employees alike. There will also be a vehicle display near the front entry to further emphasize activity in this space. To allow for public outdoor spaces intended for the use of the customers, this principle reinforces the natural surveillance (SN) as well as the territorial reinforcement (TR) of the building.