

DESIGN GUIDELINES FOR PERSONAL SAFETY AND SECURITY

1 Introduction

- 1.1 Section 17 of the Crime and Disorder Act 1998 imposes a duty on a local planning authority to do all it reasonably can to prevent crime and disorder.
- 1.2 Department of the Environment Circular No.5/94: Planning Out Crime makes it clear that crime prevention is a material consideration in the determination of planning applications. It provides advice about planning considerations in crime prevention, particularly through urban design measures.
- 1.3 Five sources of advice have informed this guidance:
- ▶ *Secured By Design* - an award scheme promoted by the Association of Chief Police Officers.
 - ▶ *Places, Streets & Movement* - A companion guide to Design Bulletin 32 - Residential roads and footpaths. Department of the Environment, Transport and the Regions 1998.
 - ▶ *By Design - Urban Design in the Planning System: Towards Better Practice*. Department of the Environment, Transport and the Regions and the Commission for Architecture and the Built Environment 2000.
 - ▶ *Better Places to Live*. Department of the Environment, Transport and the Regions and the Commission for Architecture and the Built Environment 2001.
 - ▶ *Safer Places – The Planning System and Crime Prevention*. Office of the Deputy Prime Minister and The Home Office, April 2004.
- 1.4 Each of these documents has its own particular focus. For a synopsis, see the Appendix. The key to creating good quality environments is to achieve a balance between all the various objectives which buildings and the spaces around them should fulfil. '*Places Streets and Movement*', while noting the new and stronger obligation for planning authorities to consider crime and disorder issues imposed by the Crime and Disorder Act, points out (Chapter 2 - Achieving a Balanced Approach) that:

"This does not mean that security considerations will always take precedence."

Local Authorities, it says, will need to use their judgement in weighing security factors against other considerations, such as the desirability of promoting ease of movement. This means working to find suitable ways of achieving crime prevention objectives, allowing for flexibility of approach, and sensitivity to the particular local circumstances.

- 1.5 The Home Office in a briefing note has acknowledged that

"One of the Government's key objectives is that new housing and residential environments should be well designed and should make a

significant contribution to promoting urban renaissance and improving the quality of life. The key is good design, in both buildings and layout."

The role of the Secured By Design award scheme, the note says, is to encourage the building industry to adopt crime prevention measures. When considered alongside the guidance on urban design published by DETR (e.g. By Design and Places, Streets and Movement), it should provide a foundation from which to build secure, but at the same time, inclusive and sustainable communities.

(Home Office Head of Policing and Reducing Crime Unit, July 2000)

2 Wandsworth Crime and Disorder Reduction Strategy

- 2.1 The 1998 Crime and Disorder Act placed a responsibility on the Police and the Council, together with other key agencies and the community, to work together to develop and implement plans for reducing crime and disorder in the Borough. A Crime and Disorder Reduction Partnership has been established which published a Strategy in 2002. This guidance is in line with the objectives of the Strategy.

3 Council Planning Policy

- 3.1 The Council's planning policies are contained within the Revised Unitary Development Plan (UDP).
- 3.2 One of the objectives of the Plan is to ensure a safe and secure environment and reduce the opportunities for crime. The Townscape and Built Environment Chapter of the UDP sets out policies which are specifically designed to encourage all new development to meet this objective.

Policy TBE3 states:

Development will not be permitted if:

- (a) **it would create an unsafe or insecure environment; or**
- (b) **measures to maintain security or privacy prejudice the quality of public spaces.**

Other policies, which are relevant, are:

Policy TBE1 - New development will only be permitted when:

- (a) **it is physically integrated with its surroundings; and**
- (b) **it provides safe and convenient access for cyclists and pedestrians, within the development and to the surrounding area.**

Policy TBE2 - Development in existing streets will only be permitted where:

- (a) **it maintains the prevailing building line with building frontages; and**
- (b) **it incorporates doors and windows in frontages to streets and other public spaces.**

Discontinuities in the building line will only be permitted where benefits to the quality of public spaces can be demonstrated.

Where there is no established building line, streets and public spaces should be similarly defined by new building frontages.

4 Supplementary Planning Guidance

4.1 This guide is intended to:

- ▶ provide detailed guidance to supplement the policies in the UDP which are concerned to ensure public safety and security. It explains the significance of these policies and illustrates why it is important that they are adhered to.
- ▶ help architects, planners, engineers and other design professionals take full account of personal safety and security when considering proposals for development in Wandsworth; and
- ▶ promote a better awareness of safety and security issues within the community; neighbourhood watch groups; community groups; amenity societies; and schools.

4.2 The guidance contained within this document are Supplementary Planning Guidance supporting the Council's planning policies in the Unitary Development Plan (UDP).

4.3 The guide looks at how best to achieve the objectives of public safety and security within the broader principles of good urban design and the achievement of a better quality of life in the particular context of the Borough of Wandsworth. It expands, explains and illustrates the planning policies in the UDP with reference to specific design principles that relate to public safety and security. The guidelines contained in this document apply to new development but they can also be used to make existing buildings and places safer and more secure.

5 Design Principles

5.1 Criminal activity invariably focuses on easy targets. We must avoid providing the conditions that are known to increase the risk of crime.

- 5.2 Although statistics also show that few people are affected by serious crime, especially involving violence, many people fear becoming victims of crime. This fear is a serious phenomenon that can stop some people enjoying life to the full and develop within the community a siege mentality. As a result people introduce security measures that are out of proportion to the real risk of crime. Inappropriate and obtrusive security can lower the image of an environment and increase the perception of risk. This sets in motion a downward spiral of urban decay, that can be extremely counter productive and hard to reverse.
- 5.3 There are a number of design and land use planning principles that influence public safety and security and strongly influence the likelihood that an environment will be safe and secure for its users. These are:
1. WELL CONNECTED PUBLIC SPACE
 2. CLEAR DEFINITION OF PUBLIC AND PRIVATE SPACE WITH BUILDING FRONTS FACING PUBLIC SPACE
 3. GOOD NATURAL SURVEILLANCE
 4. ACTIVITY AND MIXED USE
 5. ATTRACTIVE PUBLIC SPACE

Policies in the UDP Townscape and Built Environment Chapter have been framed to take account of these principles.

6 1. WELL CONNECTED PUBLIC SPACE

6.1 UDP Policy requirements:

TBE1 New development will only be permitted when:

- (a) it is physically integrated with its surroundings; and**
- (b) it provides safe and convenient access for cyclists and pedestrians, within the development and to the surrounding area.**

6.2 The inherited, traditional pattern of urban environment in most of Wandsworth has a close-grained network of streets, providing a wide choice of routes for people walking in the area. It is an environment that is efficient, adaptable, rich in activity and sustainable. Its quality derives from its intelligibility, i.e. its easily recognisable pattern and its high level of connections. It is important that new developments are integrated into the grain of the surrounding area and that their layouts provide through routes which reflect and extend the existing patterns of public space. Development that is designed to be deliberately inward looking and disconnected from the surrounding area makes less of a contribution to the quality of the urban environment and can reduce safety and security within the wider community. Tortuous or restricted access can isolate a new development and discourage access by cycle or on foot.

GUIDELINE 1: EXTEND EXISTING ROUTES AND, WHERE POSSIBLE, PROVIDE NEW ROUTES IN LINE WITH THE GRAIN OF THE AREA.

6.3 People walking or cycling in the street play an important role in ensuring public safety and security. The presence of others in the street is almost always reassuring. Well-used urban streets with good natural surveillance from the surrounding buildings are more likely to be safe, as well as attractive places.

6.4 New routes should be direct with clear lines of visibility. Routes must be well lit and overlooked and there should be frequent access to and from adjoining buildings.

GUIDELINE 2: ENSURE ROUTES ARE DIRECT WITH CLEAR LINES OF VISIBILITY

6.5 Avoid layouts where through routes separate pedestrians from vehicles. Passing vehicles can provide an important additional level of surveillance to enhance safety and security. A short length of footpath or cycle path may be acceptable where there are clear lines of sight and good surveillance from buildings.

GUIDELINE 3: AVOID ROUTES WHICH SEPARATE PEDESTRIANS FROM VEHICLES

7 2. CLEAR DEFINITION OF PUBLIC AND PRIVATE SPACE WITH BUILDING FRONTS FACING PUBLIC SPACE

7.1 UDP Policy requirements:

TBE3 - Development will not be permitted if:

(a) it would create an unsafe or insecure environment; or

(b) measures to maintain security or privacy prejudice the quality of public spaces.

TBE2 - Development in existing streets will only be permitted where:

(a) it maintains the prevailing building line with building frontages; and

(b) it incorporates doors and windows in frontages to streets and other public spaces.

Discontinuities in the building line will only be permitted where benefits to the quality of public spaces can be demonstrated.

Where there is no established building line, streets and public spaces should be similarly defined by new building frontages.

7.2 The typical arrangement in most of Wandsworth is for buildings to be set close to and parallel with the footway, enclosing and defining streets and other public spaces. Buildings follow a continuous building line around the perimeter of a street block where the private space is contained within the centre of the block. There is traditionally a clear definition between public and private space. Problems occur where the distinction is blurred or where the traditional pattern is ignored.

GUIDELINE 4: BUILDING FRONTS SHOULD FACE PUBLIC SPACE AND BACKS SHOULD FACE PRIVATE SPACE

7.3 New buildings should respect the historic or traditional building line. Generally, frontages with minimal gaps define public space most effectively. Any setbacks should be carefully designed to avoid providing places of concealment.

GUIDELINE 5: MAINTAIN THE TRADITIONAL BUILDING LINE AND AVOID RECESSES OR SET BACKS THAT COULD BE PLACES OF CONCEALMENT

7.4 High walls designed to protect the privacy and security of private space can have a deadening effect on any adjacent public areas that may then become unsafe and unused. They should therefore be avoided.

7.5 Defining and enclosing private space at the back of buildings not only provides for better privacy but also offers significantly improved security for

the building. Private access alleys or passages between buildings should be securely gated. Doors should not compromise the security of the building and should allow access for occupiers and their visitors only. Doors should not provide a through route to anywhere else.

GUIDELINE 6: AVOID PRIVATE SPACE NEXT TO PUBLIC SPACE WHEREVER POSSIBLE

- 7.6 Where this is absolutely unavoidable, potentially vulnerable boundaries must be made secure with appropriate security measures.

Corners can be difficult in the perimeter block layout of most traditional housing in Wandsworth, because the gardens of corner buildings break the continuity of the building line and can be exposed and therefore vulnerable. Blank flank walls can sometimes attract graffiti. It may be appropriate for new buildings to be designed which turn the corner, provide a continuity of frontage and better visual surveillance of the street.

GUIDELINE 7: PERIMETER BLOCK LAYOUTS OFFER THE BEST SECURITY BUT CONSIDER THE TREATMENT OF CORNERS CAREFULLY

- 7.7 The boundary between the footway and the front of the building - traditionally a low wall, fence, railing or hedge - clearly defines the limits of ownership and the limits of public space. Front boundaries to thresholds, forecourts or gardens should be kept low to allow views in to the area in front of the building and to allow views out from the building to the street. The potential for front gardens in promoting a positive, well cared-for image of residential streets is considerable.

GUIDELINE 8: FRONT BOUNDARIES SHOULD BE LOW ENOUGH TO ALLOW SURVEILLANCE

- 7.8 Avoid layouts which result in areas around buildings that serve no useful purpose or whose ownership is ambiguous. Spaces which are apparently "left over" with no useful function or which do not obviously "belong" to anyone can quickly be neglected and vandalised. Where these areas are unavoidable, consider how their treatment will endure over time and who will be responsible for maintenance. Consider a management regime that will ensure a high standard of maintenance for all communal areas.

GUIDELINE 9: AVOID LAYOUTS WHICH LEAVE "LEFT OVER" AREAS

8 3. GOOD NATURAL SURVEILLANCE

8.1 UDP Policy requirement:

TBE2 Development in existing streets will only be permitted where:

(a) it maintains the prevailing building line with building frontages; and

(b) it incorporates doors and windows in frontages to streets and other public spaces.

Discontinuities in the building line will only be permitted where benefits to the quality of public spaces can be demonstrated.

Where there is no established building line, streets and public spaces should be similarly defined by new building frontages.

- 8.2 The importance of natural surveillance cannot be over stressed. Criminals - including those indulging in anti social activities such as vandalism and graffiti painting - usually like to operate where they cannot be seen, identified or interrupted. They quickly get to know those areas that give them the best opportunity and these are the areas where people and property are most vulnerable. Buildings with doors and windows fronting public spaces, paths and other routes (often called "active" building fronts) allow physical and visual interaction to maximise public safety and security. Streets that are well overlooked from buildings, not only feel safer to use, they are safer to use. Fear of crime is reduced.
- 8.3 Buildings should be designed to maximise the opportunity for natural surveillance of public space without compromising the privacy of occupants. Activity within the public space can be monitored and informally policed by the occupiers of buildings. Living rooms and kitchens at the front of the house are best. Bedrooms and bathrooms are more private and offer less potential for surveillance of the street.

<p>GUIDELINE 10: PUT WINDOWS TO LIVING ROOMS AND KITCHENS ON BUILDING FRONTS TO OVERLOOK PUBLIC SPACE</p>
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- 8.4 Sometimes the street is regarded as a hostile environment and buildings are designed to ignore or turn their backs on the street frontage. This only reinforces the feeling of hostility and compromises the quality of public safety and security.
- 8.5 Undercroft or semi basement parking fronting the street is particularly harmful to the quality of the public space. It creates a 'dead' frontage at ground floor level and denies any opportunity for surveillance and interaction.
- 8.6 Doors as well as windows are very important. Doors giving frequent, easy access from the building to the street make the street a safer place. Crime is less likely where there is a combination of surveillance and access. There is a fair chance that when you are walking down a street someone will be watching

you from a building and when you see doors there is always the chance that someone could appear at any time.

- 8.7 Front entrance doors should be clearly visible from the street and should not be deeply recessed or hidden from view in side passages.

GUIDELINE 11: PUT DOORS ON BUILDING FRONTS TO GIVE EASY ACCESS TO PUBLIC SPACE

- 8.8 Play areas, communal spaces and car parking areas must be secure and well overlooked and easily accessible from the buildings they serve. People and property will be vulnerable where they cannot be easily monitored from adjoining buildings. Consider how surveillance and supervision of these areas can be maximised. This will include an assessment of the entire area's visibility and the need for good lighting after dark. Do not fall back on CCTV to cover blind spots. These should be addressed in the layout design.

GUIDELINE 12: ENSURE THAT ALL AREAS ARE WELL LIT TO MAINTAIN SUPERVISION AFTER DARK

GUIDELINE 13: PLAY AREAS, COMMUNAL SPACES AND CAR PARKS MUST BE WELL OVERLOOKED

- 8.9 Planting is attractive but should not give criminals a screen or diminish the effectiveness of street lighting or provide hazards for disabled people.

GUIDELINE 14: PLANTING SHOULD NOT BE ALLOWED TO REDUCE SURVEILLANCE OR CREATE HIDING PLACES

- 8.10 CCTV and good lighting can help reinforce natural surveillance.

9 4. ACTIVITY AND MIXED USE

9.1 UDP Policy requirements:

RDP4 - Outside Industrial Employment Areas mixed use developments will be permitted...

R1 - Within the Thames Policy Area... development of sites of 0.5ha and over will only be permitted if it includes a mix of uses...

TCS1 - Within the Town Centres development will only be permitted if it includes an appropriate mix of uses...

9.2 A variety of uses and activities can make streets more interesting, more attractive and better used. The activity generated by different uses is a vital ingredient in making streets safer, especially in town centres. By encouraging coming and going, mixtures of different uses bring vitality to the best urban environments. The mix must be carefully balanced to ensure combinations of uses that are compatible with one another and that the interaction is always a positive one. Mixtures of different uses encourage occupancy throughout the day and night. In wholly residential locations, where non-residential uses may not be appropriate, the provision of a mix of different housing types can encourage people of different ages, economic status and lifestyles to live in the area. This will help to generate activity and natural surveillance with people coming and going throughout the day and evening. Activity on the street is a natural deterrent to much anti-social behaviour.

The use of space above shops for residential accommodation is particularly beneficial to vitality and security by providing life to the street when the shops are closed. Mix uses within the building or within the street to encourage occupancy and improve security.

GUIDELINE 15: MIX USES TO MAXIMISE OCCUPANCY OF BUILDINGS AND PLACES

GUIDELINE 16: PUT ACTIVITY GENERATING USES AT GROUND FLOOR LEVEL

10 5. ATTRACTIVE PUBLIC SPACE

10.1 UDP Policy requirements:

TBE3 - Development will not be permitted if:

...(b) measures to maintain security or privacy prejudice the quality of public spaces.

TBE5 - Development will only be permitted if:

...(e) landscaping reflects and enhances the character of the area and surrounding buildings, and takes into account the way in which the area is likely to be used; and

(f) the layout, design, paving and furnishing of public spaces reflects the character and appearance of surrounding buildings, and is designed so as to minimise clutter, obstruction and visual intrusion.

TCS10 - Proposals for new shopfronts and signs will be permitted provided that:

...(m) solid security shutters and intrusive shutter box housings are avoided and alternative security measures employed where possible.

10.2 Public areas that are attractive and well cared for are more likely to be used by pedestrians, which in turn makes these areas safer. If we want to encourage walking we must make conditions attractive for pedestrians. A number of factors combine to influence the quality of public space. These include: buildings, paving, planting, lighting, shelter, signage and street furniture.

GUIDELINE 17: BUILDINGS SHOULD BE DESIGNED TO ENRICH THE PEDESTRIAN ENVIRONMENT BY PROVIDING LANDMARKS TO GUIDE AND SIGNPOST FROM A DISTANCE AND PROVIDE TEXTURE AND DETAIL TO APPRECIATE AT CLOSE RANGE.

10.3 If a place is attractive and well cared for there is likely to be a greater sense of civic pride. This sends out positive signals and engenders a feeling of safety in the community.

10.4 Streets should be attractive and pleasant to use. Solid security shutters, graffiti and litter signal neglect and insecurity to passers-by.

10.5 If necessary, additional shopfront security should be achieved by fitting a see-through security grille behind the main shop window. This type of security grille allows light from the shop window display to spill out, helping to make the street brighter and safer at night.

10.6 For more guidance on security for shops see the checklist on page 16 and the detailed advice in Security for Shops Design Guidelines published by the Borough Planner's Service.

GUIDELINE 18: AVOID SOLID EXTERNAL ROLLER SHUTTERS FOR SHOPFRONT SECURITY

10.7 Clear signage and signposting can enhance identity and legibility. People who are lost or confused by a location can be vulnerable and criminals can exploit a potentially confusing environment to gain unauthorised access. Naming and numbering of buildings should be considered as part of the design process. It must be clear and should enable visitors to find their destination easily. Way markers help those unfamiliar with a district to find their way around. Well-designed and thoughtfully sited signage can enhance the public realm and engender civic pride.

GUIDELINE 19: NAMING AND NUMBERING OF BUILDINGS SHOULD BE CLEAR AND UNAMBIGUOUS

10.8 Poorly sited cash dispensers can place users at risk.

GUIDELINE 20: ALWAYS SITE CASH DISPENSERS WHERE CUSTOMERS WILL BE CLEARLY VISIBLE AND ENSURE THAT THE FACILITY IS WELL LIT AT NIGHT

10.9 Street furniture must be well designed and carefully sited to avoid prejudicing public safety and security. Bus shelters on the footway can obstruct and obscure clear lines of sight for pedestrians. Thought must always be given to ensure that potentially vulnerable users will be clearly visible. Telephone boxes should be grouped and located in well-lit and overlooked locations.

GUIDELINE 21: STREET FURNITURE SHOULD BE CAREFULLY SELECTED AND SITED WITH PUBLIC SAFETY IN MIND

10.10 Cycle racks will only be used if people feel confident about the security of their property. Assess locations carefully to consider the amount of surveillance available and only site cycle racks in prominent, busy locations that are well overlooked.

GUIDELINE 22: CYCLE RACKS SHOULD BE LOCATED WHERE THEY WILL BE WELL OVERLOOKED AND NOT PROVIDE OBSTRUCTIONS FOR VISUALLY IMPAIRED PEOPLE

10.11 Planting can be a very positive feature in the attractiveness of public space but it must be well maintained and never allowed to create hiding places or reduce the effectiveness of lighting. Hard and soft landscaping generally should be designed so that it can be easily maintained and must be resistant to vandalism

10.12 The work of artists can contribute to a sense of place and engender civic pride.

Putting it All Together

WELL CONNECTED PUBLIC SPACES

- extend existing routes and where possible, provide new routes in line with the grain of the area
- ensure routes are direct with clear lines of visibility
- avoid routes which separate pedestrians from vehicles

CLEAR DEFINITION OF PUBLIC AND PRIVATE SPACE

- building fronts should face public space and backs should face private space
- maintain the traditional building line and avoid recesses or set backs
- always avoid private space next to public space
- adopt perimeter block layouts which offer the best security but consider corner treatment
- front garden boundaries should normally be kept low
- avoid left over areas

GOOD NATURAL SURVEILLANCE

- put windows on building fronts overlooking public space
- put doors on building fronts giving access to public space
- ensure good lighting
- play areas, communal space and car parks must be well overlooked
- planting should not reduce surveillance or create hiding places

ACTIVITY AND MIXED USE

- mix uses to maximise occupancy of buildings and places
- activity generating uses at ground floor level

ATTRACTIVE PUBLIC SPACE

- buildings should enrich the pedestrian environment
- avoid external roller shutters for shop security
- naming and numbering should be clear and unambiguous

- site cash dispensers to be clearly visible and ensure good lighting
- street furniture should be carefully selected and sited with public safety in mind, especially the special needs of visually impaired people
- cycle racks should be located where they will be well overlooked

In addition to the guidelines above, the following checklists have been compiled to provide a quick guide to safety and security in certain specific locations.

Design for a Secure Home

- Make sure all doors and windows are secure. Fit external doors with locks that conform to BS 3621/80 or PAS 23/24 standard and windows with key controlled locks to BS 7950.
- Keep the front boundary and any planting in the front garden low to maintain visibility.
- Vulnerable side and rear gardens need more defensive wall or fencing at least 1.8m high. Consider a trellis top and or thorny shrubs for added protection.
- Boundary walls should not provide climbing aids to gain access to windows or balconies.
- Site bin stores and sheds away from the house so that these cannot be used to gain access to a window.
- Avoid side extensions or porches with flat roofs that could allow access to a window.
- Front doors should be visible from the street and lit by an external light after dark. A deeply recessed front door could be vulnerable if hidden from view.
- Clear naming and numbering is helpful.
- Side access should be securely gated and fenced to prevent climbing.
- Ledges and down pipes should not give easy access to the house.
- Garages and store sheds should be securely locked.
- Consider security lighting around the house but avoid unnecessary light pollution and nuisance to neighbours.

Safe and Secure Parking

Surface level (outdoor) parking

- Surface car parks should be overlooked by adjoining buildings which should ideally contain a mix of uses to maximise the duration of surveillance.
- Ensure a consistently good level of lighting to BS5489 standard - low level lighting columns are better because they light the interior of cars.
- Ensure that planting does not obscure visibility or provide opportunities for concealment.
- Provide clear signage for all exits and main routes.
- Provide CCTV coverage for the whole area and especially more vulnerable, isolated areas.

Underground and multi-storey parking

- Undercroft or semi basement fronting the street or any other public place should be avoided.
- If possible have an attendant and regular patrols by staff.
- Consider providing an escort service for vulnerable users.
- Ensure CCTV coverage of all areas.
- Install emergency telephones.
- Ensure that the layout allows for clear sight lines for users.
- Locate lifts and stairs where they can be clearly seen by the maximum number of people.
- Avoid creating entrapment areas.
- Provide clear signage for all exits and main routes. Distinctive colours and symbols for each zone or level can facilitate orientation and help users to relocate their vehicles quickly.
- Fit high quality, vandal resistant light fittings, which conform to BS 5489, that will provide consistent high standard lighting.
- Select a light colour scheme to increase the efficiency of the lighting.
- Designate spaces for disabled users close to an exit and preferably close to an attendant.
- High vehicles can obstruct views and provide hiding places. Consider prohibiting high vehicles altogether or restrict parking to locations where any obstruction caused can be monitored or minimised.

Safe and Secure Town Centres

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- Good lighting and overt CCTV can deter crime and anti social behaviour.
 - Encourage residential accommodation above shops and business premises to promote activity and provide informal surveillance of the street.
 - Maintain the continuity of frontages and avoid deep recesses or set backs that can encourage loitering or facilitate entrapment.
 - Avoid deeply recessed doorways that prejudice public safety and the security of the premises.
 - Encourage cafés and restaurants to provide forecourt seating, where amenity is not prejudiced and shops to use forecourts to display goods, but care is necessary to avoid causing obstructions, especially for visually impaired people.
 - Avoid permanent structures on forecourts where these create recesses, obscure visibility or cause obstructions.
 - Side passages and rear service yards must be properly secured.
 - Ensure that planting maintains visibility and in shopping areas trees are better than shrubs.
 - Provide clear signage and way marking so that people can find their way around easily.
 - Cash dispensers must be sited in locations that are open and not recessed. They must be well lit and not isolated. It is a good idea to avoid locations too close to bus stops where criminals can loiter, pretending to wait for a bus.
 - Public facilities such as telephone kiosks should be carefully sited in open, visible locations and ideally should be grouped together where they are most needed.
 - Information and advertising panels on bus shelters should not block sightlines and free-standing advertising panels should be avoided where these obscure views for the pedestrian.

Secure Shops

- Avoid solid roller shutters that attract graffiti and offer a "dead" fortress-like frontage.
- Achieve security by fitting open grille shutters behind the shop window which allow for light spillage from illuminated shop displays and create more interest for pedestrians at night.
- Allow views in and leave lights on when the shop is closed to deter would-be thieves.
- Ensure vulnerable side passages and service yards are securely locked at night.
- A good alarm system can be reinforced with security lighting and CCTV

Appendix

References

- ▶ *'Places, Streets and Movement'* is a good practice guide to Design Bulletin 32, the Government's advice to local authorities and developers on what should be taken into account when planning layouts for residential housing development. The guide responds to the growing recognition of the need to design with more priority for the needs of the pedestrian rather than the car. The guide promotes design with more responsiveness to the context in order to engender a sense of place and community. It also endorses new development that is well connected, based on networks of streets, squares and courtyards and not cul-de-sacs in order to encourage walking, cycling and use of public transport.
- ▶ *'By Design - Urban Design in the Planning System - Towards Better Practice'* is a guide which aims to promote higher standards in urban design. It is a companion to Planning Policy Guidance Note 1 *General Policy and Principles* (PPG1). It is concerned to promote urban design as the art of making places for people. It includes advice on the way places work and matters such as community safety. It stresses the importance of connections between people and places, movement and urban form. It sets out principles of urban design, which show how to create lively places with distinctive character and streets and public spaces that are safe, accessible and pleasant to use.
- ▶ *'Better Places to Live'* is a companion guide to Planning Policy Guidance Note 3: Housing (PPG3). It complements 'By Design' and 'Places, Streets and Movement' by drawing together the principles of good urban design as they relate to the residential environment. It focuses on the urban design principles that underpin successful housing. It acknowledges that a safe and secure environment is one of the fundamental attributes of successful housing. Public safety and security is one of the over-arching concerns throughout the guide.
- ▶ *'Safer Places – the Planning System and Crime Prevention'* is a companion to the policy in Planning Policy Statement 1 – General Policy and Principles (PPS1). It provides advice on how safety and security contribute to achieving sustainable development. The guide focuses on seven attributes of sustainable places that are particularly relevant to crime prevention. It also provides advice on how the planning system may be used to secure crime prevention and promote community safety.

'Secured by Design' (SBD) is endorsed by the Association of Chief Police Officers and has the backing of the Home Office Crime Reduction Unit. It is an initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime creating a safer more secure environment. SBD is based largely on the following: the importance of target hardening - achieving high standards of physical security; maximising opportunities for natural surveillance; minimising the number of access points to an area - reducing the likelihood of entry by potential offenders and; the importance of establishing territoriality - based on Newman's 'Defensible Space' 1972 - the theory that, by clearly defining the ownership, purpose and role of an area, it becomes evident to residents who should and who should not be in the area.