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English Version

**Prevention of crime - Urban planning and building design - Part
3: Dwellings**

Prévention de la malveillance - Urbanisme et conception
des bâtiments - Partie 3 : Logements

Vorbeugende Kriminalitätsbekämpfung - Stadt- und
Gebäudeplanung - Teil 3: Wohnungen

This Technical Specification (CEN/TS) was approved by CEN on 24 April 2005 for provisional application.

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Foreword

This CEN Technical Specification (CEN/TS 14383-3:2005) has been prepared by Technical Committee CEN/TC 325 "Prevention of crime by urban planning design", the secretariat of which is held by SNV.

The status of Technical Specification was proposed to give all countries the opportunity to compare experiences and to harmonise procedures. In particular, the guidance given in the Annexes needs to be tested in use to establish realistic security levels.

This Technical Specification is one of a series for "The prevention of crime by urban planning and building design", that consists of the following parts:

Part 1 – Definitions of specific terms

Part 2 – Urban planning

Part 3 – Dwellings

Part 4 – Shops and offices

According to the CEN/CENELEC Internal Regulations, the national standards organizations of the following countries are bound to announce this CEN Technical Specification: Austria, Belgium, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Slovakia, Slovenia, Spain, Sweden, Switzerland and United Kingdom.

Introduction

In considering security measures aimed at preventing crime and antisocial behaviour and the fear of crime in residential areas, one of the most difficult tasks is determining the type and level of the threat (e.g. vandalism, burglary, aggression) and the scope of measures to be taken in order to reduce it.

The causes of crime have been researched for many years. There are many factors that can influence the possibility of an offence being committed or not. Certain factors, for example socio-economic conditions are beyond the remit of this standard. Other factors such as neighbourhood layout and building design can be considered along with more specific reference to target-hardening measures.

Three basic criminological approaches have been adopted: Rational Choice, Routine Activities and Defensible Space.

- a) Rational Choice states that potential offenders will normally undertake their own risk assessment before deciding to commit a crime. They will consider the chances of being seen, the ease of entry and the chance of escape without detection.
- b) The Routine Activities theory assumes that for an offence to take place there need to be three factors present: a motivated offender, a suitable target or victim and a lack of capable guardian. To prevent a crime it is necessary to alter the influence of one of these factors. For example, an offender can be demotivated by increasing the level of surveillance or by making access more difficult. A target can also be made less attractive by increasing security or removing escape routes. Similarly, the presence or influence of a capable guardian, either real or implied, can assist in creating a sense of neighbourliness.
- c) The Defensible Space theory applies to the different levels of acceptance that exist for people to legitimately be in different types of space. Everyone has a right to be in a public space, such as a street, but they do not have the right to be in the garden of another person's dwelling, which is a private space. It is equally important to differentiate and distinguish public space from semi-public and semi-private space, to make it possible to use either formal or informal social control over those spaces in ways that prevent crime and antisocial behaviour developing or progressing unhindered.

Most offences are committed because perpetrators enjoy opportunities: easy access, hiding places, absence of demarcation between public and private space, poor lighting and/or favourable landscaping. By understanding the motivation of potential offenders and counterbalancing it by specific physical security measures combined with real or symbolic design elements, this Technical Specification aims to assist designers, planners, estate managers and stakeholders in the area of crime prevention to:

- a) Define the protection measures most appropriate to the site.
- b) Influence decisions relating to building design, the layout of the site, landscaping, and other related details in order to make dwellings attractive and safe for inhabitants and unattractive targets for potential offenders.

In residential areas with either individual dwellings and/or residential blocks, the purpose is not only to protect properties against burglary but also to prevent access by unwanted visitors, the illegal appropriation of space, degradation of the environment and to fight fear of crime.

The design of the built environment can also influence individual perceptions of fear of crime (e.g. in dark footpaths), as perceptions of crime often exceed the reality.

Recommendations relating to the planning of new and existing urban areas, ranging from a few streets to a city centre, an industrial estate, or a large open space for public use, are given in ENV 14383-2.

1 Scope

This Technical Specification gives guidance and recommendations for reducing the risk of crimes against people and property in dwellings and their immediate surroundings through planning and design. It covers new and existing dwellings, in single or multiple units.

2 Normative references

The following referenced documents are indispensable for the application of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

prEN 14383-1, *Prevention of crime - Urban planning and building design - Part 1: Definitions of specific terms*

3 Terms and definitions

For the purposes of this Technical Specification, the terms and definitions given in prEN 14383-1 apply.

4 Objectives and methodology

4.1 General

While it is important to consider individual buildings in detail, it is also essential to be aware of the influence exerted by the design and layout of the neighbourhood. This is sometimes referred to as the 'Meso' level and includes road layout, infrastructure and location of facilities. Town planners, designers, developers and professionals with crime prevention expertise should be involved as a design team, to ensure that designing out crime factors are taken into account in the early stages of the planning process.

The joint approach should consider the various factors that can reduce the opportunity to commit crime. Some of the most important factors are ownership, human presence and conflict minimisation.

The design and layout of public space in the neighbourhood should encourage local residents to regard it as their own and take responsibility for it. If this can be achieved, crime and antisocial behaviour are less likely to occur, or continue without local people reacting to it.

NOTE One of the strongest prevention factors for potential offenders is the risk of being seen and identified, which is why human presence and natural surveillance are so important. These factors are easier to achieve with mixed usage as this can prolong liveliness and movement throughout an extended period of the day. Street furniture should be designed to enable good sight lines and provide wide natural surveillance. Equally access to buildings should front onto public space for the same reason.

Fear of crime, whether justified or perceived, should be considered and the design of the environment should take this into account. Any design feature that could possibly give rise to a potential conflict situation should be avoided. Safe and integrated options for pedestrians and/or cyclists should be included and give a feeling of safety that will encourage their use.

Buildings meant for residential purposes can be split into two categories:

- a) Individual dwellings, detached or in groups;
- b) Residential blocks with apartments.

In the area of crime prevention, three objective criteria have been taken into account: