

CPTED PERSPECTIVE

Evolution of a Neighborhood...



Changes underway in Manjari's neighborhood in Delhi

Manjari Khanna Kapoor - Architect

India is a populous nation of diverse cultures, races, languages and foods. Delhi, is a cosmopolitan mix of all these, set in the context of a rich architectural tradition. This article traces the urban evolution of a typical mohalla in Delhi from the 1970s until now to understand the rise and fall of CPTED and its impact on a neighborhood in the city of Delhi.

'Mohalla', is a neighbourhood or cluster of houses organised around an open space known principally for its climatic benefits. Traditionally they were for homogenous communities thriving on socio-economic interdependence and a secure sustainability across age and genders.

In the 1970s, these neighbourhoods were mostly homogenous and the residents were interactive, united and territorial. Their central

CPTED on the beach! 2019 ICA CONFERENCE in Cancun, Mexico

Register early for the 2019 ICA bi-annual conference, August 28-30 in Cancun, Mexico. This year our new regional partner in Latin America is organizing this exciting event titled "CPTED: Urban Safety & Human Security" at the Hotel Iberostar Cancun. There are speakers from around the world presenting a wide range of CPTED topics. For more information, see the (www.icaconferencia2019.org.mx/en/)

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park was used extensively for play, social interaction and private functions like marriages. The homes were set back from the roads with wide front yards and low boundary walls. The sidewalks were lively with kids playing under the casual supervision of seniors.

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Evolution of a Neighborhood

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Families were big and extended with interdependence of the old and young allowing the working generation peace of mind. All aspects of 1st and 2nd Generation CPTED were active during this time.

From the 1970s onwards Delhi witnessed unprecedented growth of opportunities and employment. This made cities magnets of urbanization and with the exponential growth in population it necessitated radical changes in urban planning. Bylaws were amended to enable densification of the city and control its sprawl and vehicular congestion.



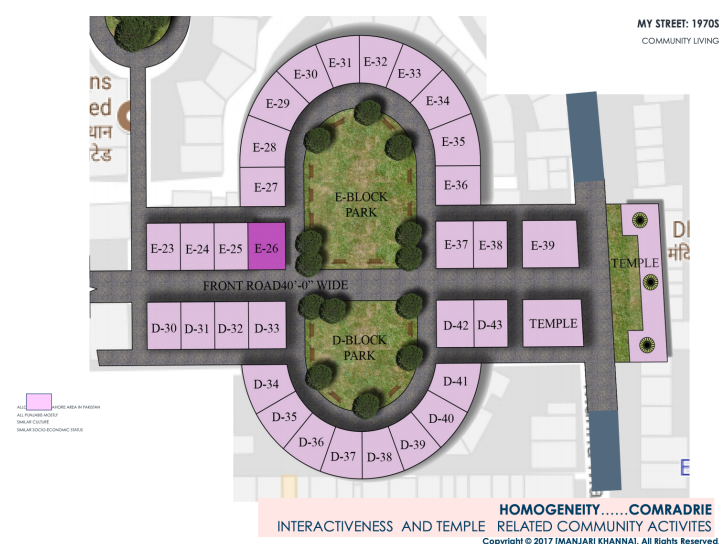
Properties began to use higher fencing and gates

CHANGES IN DELHI

Delhi was booming and bursting at its seams. Regulations permitted up to 3 dwellings per plot and this enhanced floor space index – a ratio of built-up space on an area plot – thereby triggering a real estate boom. Many original owners moved out while others diluted their holdings by selling or leasing. Socially too, the family structure was changing to smaller families, nuclear or even fragmented ones. All of these contributed to the anonymity and demographic heterogeneity typical in many cities.

What was the impact on CPTED? Were there any telltale signs on crime and security?

The new influx of heterogeneous demography, changed lifestyles and socio-economic anonymity thwarted any interdependence, interaction and community activities. The newcomers felt like outsiders while the natives were sceptical. Smaller, double income families resulted in lonely kids and seniors and severe shortage in the 'eyes on the street' and outdoor activities.



Site plan with central park & adjacent housing

The result was reduced community interaction, no camaraderie, no territoriality and hence no maintenance. The central park wasted, the landscaped wilted and most of the new residents preferred quiet and privacy to a bustling and noisy park. This is a sample of what was happening across the city, symbolic of a society in transition, foretelling the gruesome impact on a culture.

CRIME CAPITAL

Delhi was soon declared the 'crime capital' and a general fear for women's, kids' and senior's safety became the norm. There was no casual surveillance, no kids in the park, no sidewalk life and streets were hijacked by parking.

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*Macarena Rau V.
ICA International President*

Over the past few years, CPTED, also known in Latin America as The CPTED Methodology, has expanded around the world, particularly in highly violent regions such as Latin America, the Caribbean, and others.

This expansion is due to several factors such as success reducing crime and the fear of crime through CPTED strategies, greater number of courses and training in CPTED to professionals, greater numbers of systematic CPTED projects, and the strengthening of the international ICA network around the world.

In a world that is constantly changing, CPTED faces great challenges to remain effective and flexible while still responding to the culture of each community.

As the worldwide umbrella of CPTED, the International CPTED Association is ideally positioned to help CPTED practitioners worldwide in different contexts. This worldwide network of professionals and CPTED practitioners is fundamental to

the permanent exchange of new practices and findings.

It is this richness within the ICA network where CPTED will flourish in the years ahead, especially with the experience and diversity of its professionals. As a result, in this new period of global interconnectedness and expanding CPTED work, the ICA has embarked on a new Strategic Plan up to the year 2022. This plan will include CPTED in schools and communities, personal CPTED certification, training course accreditation, responses to homelessness, and standardization of CPTED processes, among others.

ICA has the potential as a global organization to influence and guide public policies and private actions around the world in the years ahead. This is reflected in the Strategic Plan and in the coordinated efforts of ICA members as they continue improving the quality of life in the diverse communities of the world.



Evolution of a Neighborhood

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STREET FREE OF PARKING, STILTS-BAY PUBLIC OF BALCONY MORE INTERACTIVE WITH STREET LARGER WINDOWS/GLAZING-TIGHTENED GLASS NO GRATES HERE-GLASS & STEEL FINISHES-MORE TRANSPARENCY

GF COMMERCIALS W/OUT BOUNDARY WALLS

MODERN MATERIALS ENHANCE CPTED MORE PEDESTRIAN AND OPENNESS
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Enhancing natural surveillance by using transparent architectural materials

The citizens 'secured' themselves with higher boundary walls, armoured balconies and more solid gates. The streets were even more isolated and it was a vicious cycle heading steadily into an abyss of fear and crime.

The government had to step in. To address rising crime rates and terror concerns, they made further adjustments to the urban codes. They instituted 4 dwellings per plot on the precondition of providing stilted car parks at the street level as a measure to reign in the vehicular congestion and allow for densification. This single move is freeing up the sidewalks and clearing sightlines. The fearsome boundary walls are making way for transparent gates and raised front yards enhancing the interaction with the sidewalk.

On wider and main streets within residences, retail activity is allowed to enliven and decongest. To encourage community interaction, the government gave more political and legal teeth to the Resident Welfare Associations (RWAs) with funds at their disposal through collective decision-making. The government also initiated a neighbourhood watch scheme to discourage anonymity.

These efforts brought heterogeneous communities into an interactive mode to enhance their living standards and gain a better handle on their life essentials. A suitable example is the neighbourhood park which was taken over by the residents for design and maintenance. They installed a high mast light for security and swings and playground equipment for use of local children. Today it is the pulsating heart of this neighbourhood.

Some of these key efforts reinstated CPTED values and our neighbourhoods are gradually becoming safer every day. It may be difficult to directly relate the fall in crime levels specifically to CPTED alone, especially when India is not very familiar with CPTED. There have been innumerable initiatives for crime reduction from social upheaval and legal amendments to infrastructure reinforcements. Yet, the reality of our urbanscapes and the result of this revitalisation still provides testimony to the simplicity and universality of CPTED concepts.



Dongpil Son
CPTED Research Center, Korea
Architecture and Urban Research Institute

In Korea, CPTED strategies have been limited to troubled communities in urban areas and they rely primarily on 1st generation principles. However, the expansion of CPTED to rural regions has uncovered the limits of relying solely on physical design in complex regions that demand both physical and social strategies to encourage safety. Recent work has focused on using 2nd generation CPTED and other similar innovative social strategies to strengthen the community and reducing anxieties from crime, especially in regions undergoing rapid urbanization.



Night lighting was poor or absent along some pathways

The CPTED Research Center at the Architecture and Urban Research Institute in Korea has developed four priority areas to build safety and perception of safety in rural settings: 1) Local community revitalization, 2) Strengthening local image and clear territorial definition between public and private space, 3) Safe pedestrian environment taking into account the growth of crop, 4) CPTED strategies considering changes to urban structure.



Unsightly fencing and litter contributes to negative images of the area

These priority areas guided the analysis of the Bugang-ri area in Sejong Metropolitan City, an area with a mix of urban and rural topography. The Center first conducted an analysis to identify conditions that make this area vulnerable to crime. The next step was to identify issues such as ambiguous boundaries between fallow land and farm land, poor maintenance of vegetation such as bushes and trees, deserted houses and containers, and issues with ensuring safety at night. The final step was to develop a CPTED master plan for this targeted area and divide the region into three districts with the following priorities:

- District 1 focused on activating the local community using fallow land and a deserted house;
- District 2 focused on strengthening territorial definition between farmland, fallow land, the public street and residential areas, and on improving the image of the area;
- District 3 focused on improving spaces vulnerable to crime and improving safety infrastructure while taking into account the crop growth.

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The Urban & Rural City...

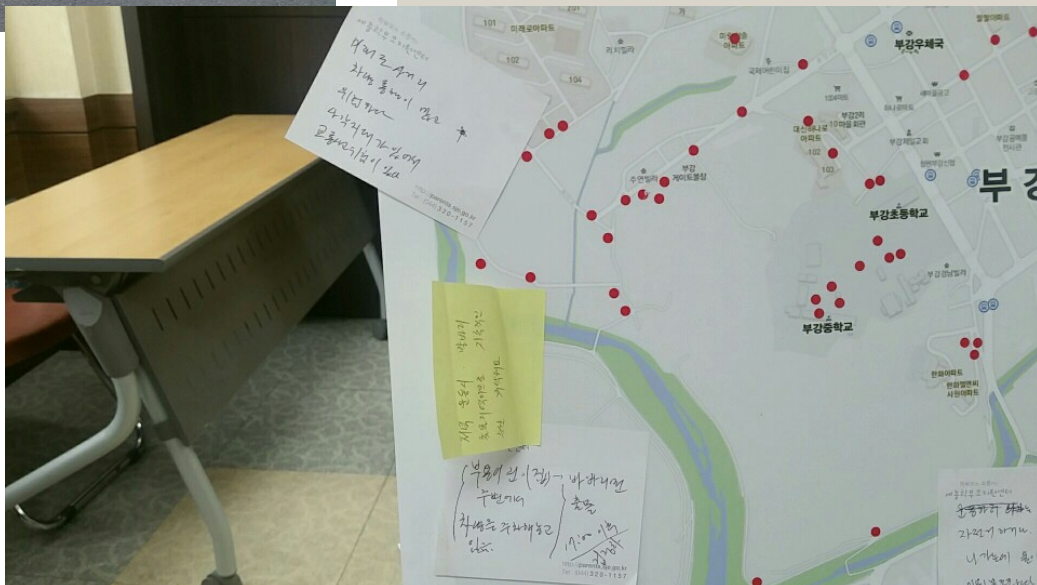
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Adding to these physical CPTED strategies, the Center also incorporated 2nd generation CPTED strategies such as social programs that help lead community participation and strengthen local involvement in supporting physical changes. Some of these social strategies included community patrols during harvesting season, landscape management, a gardening program, a garden rental and sales program, and a bicycle patrol program.

One result from these efforts was increasing satisfaction of living conditions by Bugang-ri residents from 55% to 80%. At the same time safety from crime increased from 61% to 81%. Daytime fears of victimization decreased by 22% and at night there was a 28% decline in fear.

These results point to the importance of educating the community, promoting CPTED measures through public relations programs and, crucially, involving them in the CPTED process to increase ownership and maximize the impact of strategies. Finally, this work once again emphasizes the importance of analyzing the outcome of CPTED strategies to continually monitor their effect.



CPTED in Hammarby Sjöstad, Sweden



Anna Yates,
Graduate program in Geography,
University of Cambridge

'It was like a slum when I grew up...That is why the area was targeted and converted from an industrial to residential area, they wanted a safe area'. (Hammarby Sjöstad resident)

In the quote above, an individual describes how a brownfield site in Stockholm was cleared and rebuilt to become a residential area. The resulting neighbourhood, known as Hammarby Sjöstad, has since gained a reputation as one of Sweden's largest regeneration projects where 80% of the area was redesigned with the aim to foster eco-sustainability and also, social sustainability using second-generation CPTED principles.



Hammarby Sjöstad, Sweden

Crime statistics from Hammarby Sjöstad have since illustrated that the neighbourhood is safe and perceived by its residents as such. My research aimed to investigate the extent to which this low fear of crime, specifically female fear of crime was the direct result of the implementation of CPTED principles.

When asked to outline factors that could explain

their low fear of crime, 33% of female residents emphasised aspects of the CPTED design. Their comments were confined to remarks on the prevalence of open space and lighting as these were understood to improve natural surveillance that enabled them to survey the environment for potential threats.



Housing was initially designed for natural surveillance, but may have contributed to negative impacts

However, the most common reason invoked was the 'presence of like-minded people'. This later proved to serve as a pretext for Hammarby Sjöstad's homogenous white, middle-class population. What was of particular significance was the way in which this homogeneity led some women to liken Hammarby Sjöstad to a gated community. Whilst large windows, balconies, lighting, and open space, coupled with clear physical barriers were initially designed using CPTED principles to improve natural surveillance to monitor neighbours, they were used for a different purpose. They became a means to monitor the presence of those who they deemed to be unsafe - immigrants and youths.

Hammarby Sjöstad provides a learning lesson for future planning projects. Whilst to a certain extent, CPTED was successful, one must always be aware of how carefully-designed architecture may interact with the existing social order and prevent a diverse CPTED environment.



THE FINAL STORY

Avoiding a Bladerunner Future ...The Philadelphia Story

Gregory Saville
AlterNation LLC Consulting

Everywhere you looked, there was floating LED billboards in Anglo-Chinese. Pollution and environmental collapse led to constant clouds and pelting rain. The affluent traveled to off-world colonies, leaving the rest of us behind. Bio-engineered, human-like robots called Replicants used their artificial intelligence and rebelled.



A cleaned-up roadway overpass repainted by residents working with HACE

That was the horrific world described in Philip K. Dick's book that became the 1982 science fiction film classic, Bladerunner. The Bladerunner future of the 1980s seemed like an impossible future. It was set for such a long way ahead – 2019!

UNFOLDING AS WE SPEAK

It doesn't take much imagination to see Phillip K. Dick's vision unfolding. True, we are nowhere near the Bladerunner dystopia; we still don't have flying cars! But we have self-driving ones! And there are incredible advances in artificial intelligence and bio-engineering, including thinking and speaking robots. There is also the environmental mess from increased hurricanes, wildfires, species extinction and climate chaos.

Philip K. Dick, it seems, was on track. So how might we derail a Bladerunner future? One way is to help local groups self-initiate 1st and 2nd Generation CPTED within their own neighborhoods. Take, for example, Philadelphia!

ONE NEIGHBORHOOD'S STORY

The neighborhood planning and CPTED system called SafeGrowth has been underway for awhile. Over the past few years, a network of SafeGrowth practitioners brought SafeGrowth to HACE - a Philadelphia neighborhood association in the El Centro area. After training and project work, they decided to incorporate SafeGrowth into their 2025 Neighborhood Plan. Last year they began implementing that plan.

For years HACE has been diligently working to transform the blight, drugs and crime in their neighborhood into a greener, socially connected, economically vibrant neighborhood.

THE FINAL STORY

Avoiding a Bladerunner Future ...The Philadelphia Story

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They installed new, clean walking trails where garbage was once strewn. They instituted Philadelphia's first SafeGrowth Livability Academy, a collaborative on-going workshop where neighbors and police develop plans and CPTED strategies every few months for their neighborhood.

The HACE plan envisions greener areas, community gardens, better resourced neighborhood hubs, safe intergenerational and affordable housing (HACE has already leveraged over \$100 million in redevelopment improvements). For example, they, and their partners, shut down



a drug infested, homeless camp along a railway that displaced drug addicts to street level, resulting in a public outcry, after decades of inaction. Finally, a more coordinated city response is now evolving to treat drug users, expand homeless beds and increase shelters, resulting in city-financed beds for many of those homeless.

That is the hard community-building work that cuts crime, improves livability, and gets neighbors engaged in shaping their own future.

HACE has built 200 units of affordable housing

BEYOND SECURITY

Today, too many city officials are caught in a fear-based conversation that makes them vulnerable to simple solutions like high-tech security technology. Too many city leaders embrace the promise of hostile architecture, public CCTV, automated security robots, predictive crime algorithms, and software to detect gang gunshot locations (obviously, after the gunfire happens).

They do this in the hope that technology will prevail. In doing so, they snatch defeat from the hands of successful action-based community projects and they invite a Bladerunner future. The HACE CPTED work and the SafeGrowth model offers another way forward.



For 22 years, CPTED Perspective has been the newsletter of the INTERNATIONAL CPTED ASSOCIATION.

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