



a world class African city

Prevent crime through clever design
Practical measures for developers and homeowners

PREVENTING CRIME THROUGH CLEVER DESIGN

Crime is a major risk everywhere in today's world but there are simple, practical steps you can take as a developer or homeowner to design your surroundings to deter criminals – while presenting an attractive face to the world.

For a crime to occur there must be three elements present – someone *willing* to commit an offence, someone *vulnerable* to the offence and an *environment* that enables the offence to occur.

CRIME PREVENTION MODEL



Through smart design you can reduce the opportunities for crime. The City of Johannesburg has compiled this guide in consultation with its Urban Planning safety experts and an analysis of leading practices around the world. It highlights some key principles to consider when building or renovating on your property and will be useful to property developers and individual homeowners.

It must be noted that the design principles are interrelated and the impact of applying one principle on other principles must be carefully considered. The principles may also apply differently depending on the property.

VISIBILITY

A visible property is a safe property. Global experience has shown that visibility is one of the most effective deterrents to opportunistic crime. One of the easiest ways to achieve this is making the street visible from your home and vice versa. Keeping your property visible makes it more secure because passers-by and neighbours provide extra protection.

The following will be discussed in this section:

- Fencing and gates
- Landscaping
- Lighting
- House numbers
- Location and design of buildings on your property



FENCING AND GATES

Fencing and gates on the front of your property should not restrict your view of the public environment.

- Use lower walls or open structures such as palisade fencing, or a combination of the two.

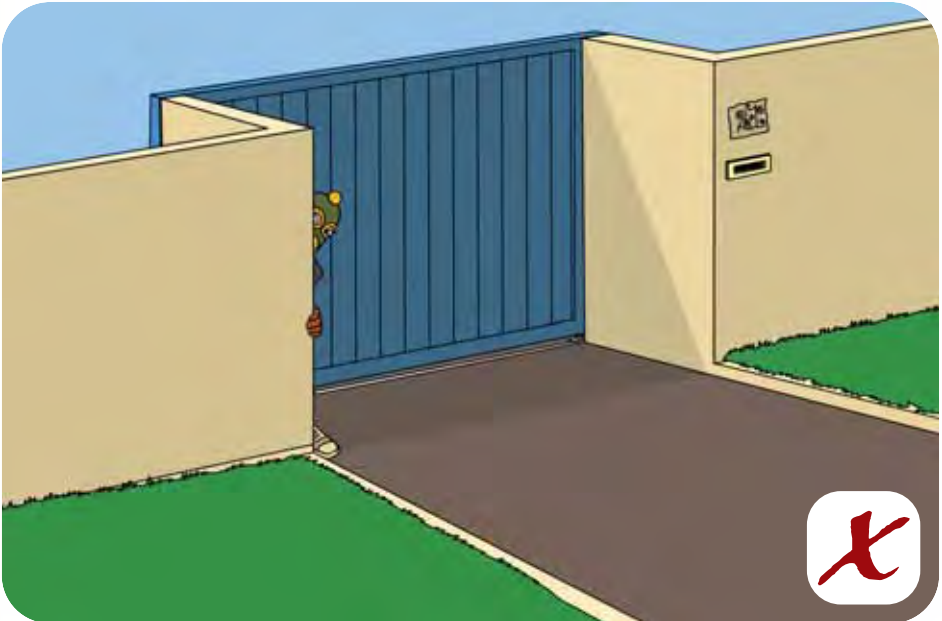


- Gaps between the slats of picket or palisade fencing should be at least as wide as the slats themselves to ensure 50% visibility.
- The gaps should obviously not be so wide as to allow someone to pass through them.

Solid walls should ideally only be used between private properties. Remember that once criminals have gained access to a property with a solid front wall, it is impossible for a passer-by or someone arriving home to see them.

FENCING AND GATES (CONTINUED)

- Gates should not be recessed from the fence or wall to avoid creating possible hiding spaces.



LANDSCAPING

Ensure that landscaping does not create hiding spaces.

- On pavements and front fences, keep shrubs below 700mm and trim all tree branches below 2m.



LIGHTING

Ensure that entrances – driveways, gates, doors and pathways – are well lit.

- Security lighting should always be directed downwards and ideally should be movement activated and if using an electric gate, lights should be linked to the gate.
- Always use lighting that is strong enough to enhance visibility but avoid using high wattage bulbs as they create deep shadows.



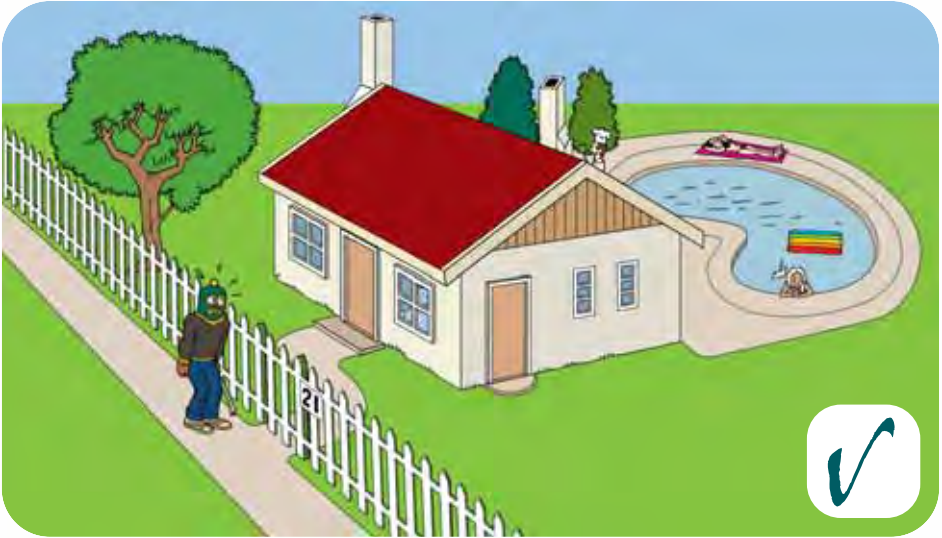
HOUSE NUMBERS

- House numbers should be clearly visible from the street. This helps police and emergency services to easily identify your property when responding to an emergency.

LOCATION AND DESIGN OF BUILDINGS ON YOUR PROPERTY

While visibility between the property and the street is desirable, you don't necessarily want the most private areas visible.

- Locate the most public areas near the street and your more private spaces (such as entertainment areas and pools) at the back of your property.
- Gates and entrances should be visible from front windows.



SECURING YOUR PROPERTY

There are a number of steps you can take to make it more difficult for people to gain access to your property or home.

The following will be discussed in this section:

- Securing the outer perimeter
- Securing the building



SECURING THE OUTER PERIMETER

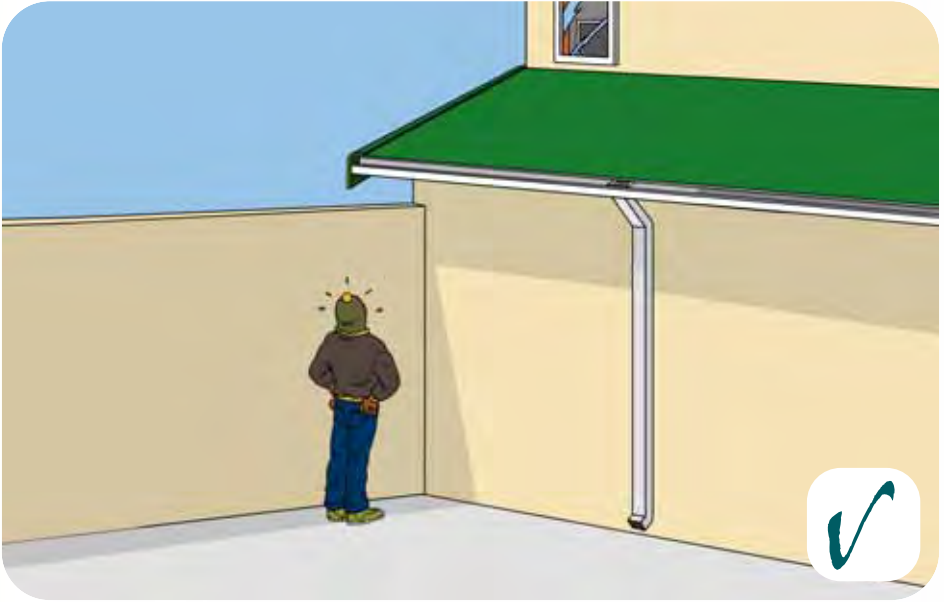
One of the most common steps taken to protect a property is to erect a wall or fence around the perimeter, incorporating the basic points on visibility noted above.

- Walls and fences erected for security should be at least two meters high to make scaling more difficult. (All walls higher than 1.8 meters must have a building plan approved by the city council.)
- If you have a solid wall, you can make it more difficult to scale by angling the base and top of the wall.
- You can also plant thorny creepers to make walls harder to scale, but ensure this does not reduce visibility.



SECURING THE OUTER PERIMETER (CONTINUED)

- Avoid installing or placing features such as drainpipes, bins or benches near perimeter walls as these could be used as ladders for criminals.



SECURING THE BUILDING

Where possible, security features should be incorporated into the design rather than added as an afterthought. Big, bulky (and unsightly) security features may even attract criminals.



SECURING THE BUILDING (CONTINUED)

- Burglar bars and security gates should be installed on all ground floor windows and exterior doors, or other entrances that may be accessed via decks, drainpipes or flat roofs.
- Exterior doors should be solid and at least 40mm thick
- If you have security gates on your doors, they should open outwards to ensure that they cannot be kicked in.
- Exterior doors should all have glazed panels or spy-holes to allow you to identify a person outside.
- Glazed panels that offer access to an inside lock should be at least 7.5mm thick, laminated, and beaded on the inside to prevent them being removed from the outside.
- The connecting door from a garage to the house should be of the same standard as other exterior doors.
- To improve security you can also install door chains or limiting devices.
- Sliding doors should be fitted with laminated safety glass, an anti-lifting device and at least three-point locking.
- Pet doors should be big enough for pets only and properly installed to avoid weakening the structure of the main door.
- If you have a tiled roof, ensure that you also secure your ceiling trapdoors.
- Secure all outbuildings where tools are kept, as these could be used to gain access to your house.
- Please remember that security features such as locks may affect your ability to get out of a building in an emergency such as a fire. You should always have a plan for emergencies.

WHAT CAN YOU DO?

The City cannot achieve the vision of a safer, secure and clean city without the involvement of the residents of Joburg. Individuals and community organisations and institutions need to participate in making our neighbourhoods safer and clean – a place where we are proud to live and work. We can achieve this vision, but only if we work together. We need your help and want your ideas on how we can build a better city. Here are some of the things you can do right away:

- Support and join your local Community Police Forum.
- Report any criminal activity – the more information the police have, the more they can help you.
- Report any by-law infringements – looking after your neighbourhood saves you, the taxpayer, and the City money!



USEFUL NUMBERS TO HAVE

Crime Stop

0860 010111

SAPS

10111

Ambulance, Fire, Life threatening

011 375 5911

JHB Metro Police

011 375 5911

Joburg Connect

011 375 5555

24 hours 7 days a week

Fax: 011 375 6555

for all Municipal complaints

joburgconnect@joburg.org.za

and enquiries

www.joburg.org.za

Joburg City Safety Programme

011 758 9299

Report illegal connections, meter

vandalism or cable/pipe theft

(Toll free anonymous tip-off):

City Power

0800 00 32 51

Johannesburg Water

0800 15 00 00

**Development Planning
and Urban Management**

Metropolitan Centre
158 Loveday Street
Braamfontein
2017

Tel: 011 407 6693

Fax: 011 339 1118

www.joburg.org.za



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