

## 参考資料

参考資料（２）：英国環境設計による犯罪防止プロジェクトビデオ解説英文

『SAFER NEIGHBOURHOODS』

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撮影協力：The Institute of Advanced Architectural Studies  
The Safe Neighbourhood Advisory Service

# **SAFER NEIGHBOURHOODS**

**A review and commentary by**

**John Onslow R.I.B.A. F.R.S.A**

**Of the video prepared by  
The Institute of Advanced Architectural Studies and  
The Safe Neighbourhood Advisory Service**

## **SAFER NEIGHBOURHOODS.**

35 minute Video, produced by CERCI, with the assistance of the Department of the Environment, as part of an educational package, prepared in 1989 by the Institute of Advanced Architectural Studies and the Safe Neighbourhood Advisory Service<sup>1</sup>.

Presented by Professor Patrick Nuttgens CBE. PhD. MA. DA (Edin.). RIBA.  
Architect and Broadcaster.

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The video opens with people telling of their experiences and fears of crime affecting their lives and homes, followed by views of rundown housing and neighbourhoods.

Patrick Nuttgens, in his introduction, points out that crime affects nearly all of us, although the effects are unevenly distributed across the country and population. Densely populated large housing schemes often suffer the most. In some, 1 in 5 of all households will be burgled and 1 in 10 assaulted. The criminal is likely to be young, a local resident, familiar with the neighbourhood and with all the opportunities available. Social problems such as high unemployment are unhelpful, as are inadequacies in the design of many housing schemes. Too easy access, badly defined boundaries, dark and unpleasant stairwells allow criminals to move freely, unnoticed and unchallenged - crime is encouraged and fear increased.

Although local residents will often call for total demolition, such drastic measures are neither practical nor necessary. Designers can do a great deal to alleviate the problems created by their predecessors. Safer neighbourhoods do not depend entirely on stronger doors, bigger locks or sophisticated security devices. These have their uses but they are not the total solution. Moreover, they can cause a siege mentality in the residents, who lock themselves up in isolation and suspicion, sometimes with catastrophic results. There is always the need to escape quickly in emergencies such as fire.

To create safer neighbourhoods a broad approach is required; one with an emphasis on the practicalities as much as the theory of designing to deter crime. Unfortunately there are no standard solutions. Proposals to remedy problems on one estate may be totally inappropriate for another. The key is to make sure that a full and comprehensive process is followed. Careful handling is required and it is not just about finding design solutions but tackling the broader issues including –

- Assessing problems and needs.
- Full consultation with residents and all those who have an interest.
- Good supervision to make sure that remedial work is properly executed.
- Adequate management and maintenance after work has been completed.

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<sup>1</sup> Safe Neighbourhoods Advisory Service, NACRO, 2<sup>nd</sup> Floor, Cranmer House, 39 Brixton road, London. SW9 6DZ, England.

And there are many more.

However before any of these things can start there has to be an effective project-steering committee. Usually this should include the architect, representatives from any residents' association and principal local authority departments. Also there will be other organisations such as the police. Some forces now have architectural advisory officers who can prove particularly helpful in both new and remedial projects.

Considering the first stage in the process of resolving the PROBLEM –

Assessment – This is to find out exactly what the problems of the neighbourhood are, e.g. maintenance, rubbish collection, letting policy, lighting, car parking or landscaping. It is also necessary to know how they interrelate and what combinations of improvements are required. Some of these are to do with the management of the community whilst others are to do with the design process. Assessment can be broken down into 5 phases.

#### **PROBLEM**

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Assessment  
Consultation  
Research  
Physical Survey  
Proposals  
Priorities

#### Assessment Case Studies.

Southwich House, Brixton, S. London - Soon after it was built problems of crime, vandalism, poor sanitation and unemployment began to develop. The local council asked the Safer Neighbourhoods Unit to carry out a survey of all tenants in the block. The Unit formed a steering group of tenants, council officers and its own staff to supervise and direct the consultation exercise. Small group meetings were held, at which issues needing further investigation were identified, and a comprehensive questionnaire produced. The Units trained interviewers, who visited every household in the block, administered the questionnaire. This survey revealed several problems - poor housing, vandalism, high crime levels, poor management and a major incidence of burglary. People commented about communal areas, rubbish chute areas, corridors, entrances and stairwells. Members of the unit and council architects inspected these. Information gathered from the surveys was compiled into a draft report 'Beyond the Barrier.'

Patrick Nuttgens commented that a prepared strategy must be presented for endorsement by residents, at meetings or exhibitions. It must also be submitted to the project steering group for approval and decision about priorities. The proposal for Southwich House was to make it more secure and, once the large block had been divided into two parts, to

improve management by including receptionist points at two restricted entrances. A balance had to be found between the various tolerances of residents whose movement would be limited by any imposed security system. Without residents agreement the whole project could crumble.

In designing safer neighbourhoods, solutions offered must not only be effective in their scope but should take account of much broader considerations –

- What impact will the work have on residents while it is being carried out?
- When completed can it be maintained and managed?
- Who will cut and weed the lawns and planted areas?
- Are there funds from which to pay the receptionists or concierge?

Several other upgraded estates were also shown in the video demonstrating how many solutions could be applied and also some of the difficulties. There are a number of design considerations -

#### **DESIGN**

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Circulation  
Lighting  
Landscaping  
Car Parking  
Access

Locks & Bolts (physical security measures)

Meadow Lane Estate, Camden, N. London, was built in the 1970's with fulsome praise and publicity describing it as "..... the very best in British housing here and as civilised as any European solution seen.....". It was the low-rise answer to the tower blocks of the 60's. Ten years later, in anticipation of difficulties arising from a high population of young people, the local council commissioned community architects to assess the neighbourhood's problems. They came to the conclusion that there were a mixture of inherent design faults, some very expensive to modify, and also intractable social problems on the estate, which needed to be tackled.

- Resolve refuse problems because of poor vehicle access by providing proper refuse storage in dustbin enclosures.
- Increase the amount of secure car parking because cars were often vandalised in un-enclosed parking spaces.
- Carry out improvements to external lighting to provide the moral boost of a well-lit estate, which tends to reduce crime.
- Close off little-used pedestrian alleys.
- Design of the estate encouraged negative social behaviour because children's play spaces could not be seen from dwellings. There were many places where young people could congregate without adult supervision.
- There was a need for a balanced community.

Ashwood Estate, Stockport built in the 1930's became an area with a high crime rate where no one wished to live. After refurbishment it was a different story. The crime rate dropped dramatically and there became a waiting list of people who wished to move into the estate. The most important things which were changed included –

- Substantial improvements to the estate environment and individual properties, to make them both warm and secure.
- Cul-de-sacs were created so that children could play safely and burglars had no easy escape routes.
- Walled gardens with car hardstandings and gates to provide residents with defensible areas.
- Porches with attractive doorways to give privacy and improve dwellings visually.
- Double-glazed upvc windows and hardwood doors provide added security to dwellings.
- Throughout, the aim was that, once the initial investment had been made, the cost would be more than recouped through the revenue account in future years. All the measures required little continuing maintenance.

In themselves, measures such as these appear simple but they result in secure housing in which people are happy to live.

At a nearby estate, Brinnington, Stockport, with three-storey houses and flats, good landscaping and improvements to doors and stairwells has enhanced neighbourhood security as well as providing pleasant amenity for the community. New attractive landscaping included enclosed well-planted secure areas in which children can play. Throughout, low maintenance was the key to future upkeep.

Front gates to houses form a psychological barrier to intruders. Strangers must have a good reason to cross the barrier otherwise they become conspicuous. Flats do not often enjoy such barriers. At Fulham Court, London, anyone had access through the walkouts to flats in the block but this has been changed by new security measures.

- The block has been fitted with an entry-phone system to ensure that only those with legitimate reasons can enter.
- Residents have been given a wider choice of accommodation.
- First and second floor flats have been converted to maisonettes.
- An untidy communal space has been divided into private gardens for each dwelling.
- External lighting has been extensively improved. A well-lit street boosts the confidence of pedestrians and deters potential offenders.
- Provision for car parking, which used to be located a considerable distance from residents, is now within the boundary of each flat.

Unrestricted access was also a problem at Chalk Hill, Brent, N.W. London, which was built in the late 1960's. This is a multi-block development in which, at third floor level, each block was connected to its neighbours. There were many miles of walkways that contributed to the crime rate. The first phase of improvements was carried out with little consultation. This attempted to limit access between blocks by security doors at strategic points in the walkways.

Unfortunately, everything went wrong. Residents accustomed to familiar routes resented attempts to redirect them. They jammed the doors open or, in extreme cases, destroyed them until few doors remained. In 1986, following the murder of a woman on the estate, a pilot scheme of further improvements to two of the blocks was started. This time there was adequate consultation. The improvements were comprehensive but also expensive.

- By removal of walkways, each pair of blocks was isolated and given their own access.
- New lifts and staircases were installed.
- Reception lobbies were provided in each entrance hall.
- Staircases were made to an open design that offered no concealment to potential intruders.
- Security measures, including entry phones, magnetic key passes and CCTV surveillance to internal and external communal areas were installed.

The crime rate in the two pairs of blocks dropped sharply. Residents supported these measures and were the envy of the rest of the estate. This might have turned to resentment if similar schemes had not then been implemented in the remaining blocks.

The long-term success of this type of scheme depends entirely upon the quality of management introduced after improvements have been made. With reliance on surveillance and control, receptionists become key figures. If the receptionist is missing residents will start propping open doors to gain easy readmittance. Unwanted visitors will then be able to slip in behind legitimate users.

Pendragon House, Barbot Street Estate, Enfield, is one of a number of 22 storey high rise blocks. Vandalism, fires and muggings were a problem, 65% of reported attacks taking place within blocks. Residents' fear was considerably reduced by the installation of CCTV in communal areas with a system of controlled access. This also gave a psychological boost to the whole neighbourhood. Receptionists, recruited locally, help to maintain a general feeling of wellbeing.

These case studies have illustrated a number of design solutions involved in different housing types from low rise to tower blocks, in city centres and suburban neighbourhoods. Solutions, like the problems, were often different, but common to all is that a successful scheme depends on the groundwork at the assessment, consultation and design stages. The next and last element in the process is the contract arrangements.

Having builders in is always traumatic, no matter how dedicated or thoughtful the contractor may be. Of all the ingredients which make for a successful contract there are five of the utmost importance.

## **CONSTRUCTION**

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 Planning and Programming the work.  
 Site Security.  
 Modifications.  
 Quality.  
 Hand-over.

If thorough consideration is not given to planning and programming improvements, contracts will be an uphill struggle. It is vital that work is realistically programmed and appropriate time allocated. Quality can be assured by good working drawings and specifications, which tell the builder exactly what is expected. A Clerk of Works on the site is vital, since he can make regular inspections to ensure that high standards of work are maintained and materials are as specified. There are two aspects of refurbishment where problems can be limited.

- Production of a mock-up of a single dwelling can ensure that initial snags can be overcome to prevent them occurring throughout the estate. The time taken in producing the mock-up will be amply rewarded later in the project.
- Site security depends on whether tenants will still remain in occupation while work goes on. If they do the problem is not great. If tenants are relocated they should be warned beforehand to take valued possessions with them.

If preparation and work have been properly organised, hand-over should be relatively straightforward. Architect and Clerk of Works can prepare preliminary checklists of small items which need attention. On the day of hand-over, meters can be read, keys checked against locks and arrangements made for tenants to move back into their homes. It is important that properties are not left empty and tenants should be encouraged to move back as soon as possible after completion of work

The video showed the total process of assessment, design and construction.

<b>PROBLEM</b>	<b>DESIGN</b>	<b>SOLUTION</b>
<b>ASSESSMENT</b>		<b>CONSTRUCTION</b>
Consultation	Circulation	Planning & Programming
Research	Lighting	Site Security
Physical Survey	Landscaping	Modifications
Proposals	Car Parking	Quality
Priorities	Controlled access	Hand-over
	Locks & Bolts	



Summing up, Professor Nuttgens said that the video shows many options open to improve the security of neighbourhoods. A good quality of life and freedom from fear is surely the right of everybody. Where they are lacking, there must be the will and the resources to provide solutions.

**Commentary by John Onslow R.I.B.A. F.R.S.A.**

Although the video is now rather dated, the principles of improving security in existing housing estates, which are well explained and illustrated, remain true. They need no amendment or addition. With a growing number of Architectural Liaison Officers based in local Police Forces, there is little excuse now for new housing areas to be designed with the inherent problems built into earlier schemes.