

Introduction:

The aim of my project is to look at similarities and differences between Victoria Street and Torbay Road in Paignton, trying to locate the old CBD by identifying features in and around the two streets. For example, the material the buildings were made from was one of the things I looked at, as well as looking for dates on any of them.

Torbay, and more precisely, Paignton, is located in the South West of England in Devon along the coast from Plymouth. See the map over the page for a precise location in Devon. Paignton is an attractive seaside town with hot summers and warm winters. It has many nice beaches, Goodrington, Preston, Paignton beach and Broadsands (these are the well-known ones). It also has a pier on the main Paignton beach, which is very close to a relatively new nine-screen cinema, this is perfect for tourists as well as the locals. Paignton is between two other towns, Brixham and Torquay, these are both major centres for tourists. Brixham is well known for its' fishing harbour, while Torquay is known for its' shopping streets and its' very attractive marina. All these three towns together are known as Torbay. See map of Torbay after map of Devon.

The History: Now a bustling seaside resort town and home to a steam railway, its' history takes it back to the time of the Saxons. About 13 centuries ago, a Saxon called 'Peaga' came to Torbay. He was a religious leader of a small group looking to settle somewhere where he could set up his farm and start up his community. He set up his farm (named 'ton') and it is now Paignton, it generated from 'Peaga's ton'. In Norman times a manor was built and so Paignton developed. One of the oldest parts of Paignton is around Church and Winner Street. Up until Victorian times Paignton kept on expanding in the town, on the coast and on the quay. In the late 19th century Church Street and Winner Street were not big enough to hold all the incoming traders. So the main part of the town moved into Victoria Street and Palace Avenue Road in the early 20th century.

History of the Railway: By the late 18th century, public transport had been established, omnibuses ran from Dartmouth and Brixham to Torquay.

Continued: Winner Street now boasted pavements, and a water cart helped to lay the summer dust. Although the railway system served between Dartmouth and Torquay from 1848, Paignton had to wait until 1859 before they were put on the map. Some say, while others disagree that the official adoption of the spelling PAIGNTON came about because it was misspelt on one of the platform signs. Railway communication brought growth and had more influence on the development of the town than any other event in its history.

I located the old CBD around the Palace Avenue Gardens. By looking at buildings surrounding this area I found dates on some of the buildings. On the theatre nearby the date read 1890. Also the material used to make the buildings is different to that used in the present CBD, the stone in the old CBD looks a lot like Sandstone whereas the buildings in the present CBD in Victoria Street are made from Limestone. The present CBD is Victoria Street, I found this out by looking at the characteristics of a CBD:

- 1.** Big brand name shops.
- 2.** Pedestrian zone.
- 3.** Tall buildings, rather than wide ones as it is cheaper to build up because the land is expensive.
- 4.** Car park nearby for easy access.
- 5.** Lots of people.
- 6.** Street Furniture.
- 7.** Lack of housing.
- 8.** Near to, frequent Public transport.

Data collection methods:

Several Different types of data were collected all using different methods on 17th of September 2001. I have listed them all in the table below:

| Name of technique. | What was done to collect the data? | Why was the data collected? |
|-----------------------------|---|---|
| Shoppers perception survey. | Ask 10 different people if they knew where 10 shops were around Paignton. | Knowing where they all were would be a good indication of accessibility. |
| Land-use survey | Marking on a blank map all the shops on each story using a key. | What the land is used for primarily is a good indication of where the CBD is located. |
| Measuring shop fronts. | Using one step as 50cm and measuring the shop front with paces. | This indicates how much money the shop has. |
| Pedestrian count | Counting the number of pedestrians who walked by, going both ways from a certain place. With one person on each side of the road. At 3 different times during the day. Different groups did this all over Paignton. | This indicates how busy the town is at particular points and times in the day. |

Individual Street sections over the page with photos and annotation.