

Ipswich Local Plan

District and Local Centres September 2013



IPSWICH
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Section A – Monitoring District and Local Centres

The Policy Context

The key determinant of planning applications in Ipswich is currently the Ipswich Borough Council Core Strategy and Policies development plan document which was adopted in December 2011. The National Planning Policy Framework (March 2012) is also a material consideration.

Part of the Vision for Ipswich in the Core Strategy is to ensure that outside of central Ipswich, thriving district and local centres will provide local shopping and services close to where people live. A key objective of the Core Strategy is to focus development within the Ipswich 'IP-One' area and within and adjacent to identified district centres. A number of Ipswich's new homes will be provided to be readily accessible to existing local and district centres. Policy CS14 of the Core Strategy states that 'the Council will permit retail development of a scale appropriate to their size, function and catchment.'

It is considered that enhancing the facilities available in district centres can help to provide more choice for local residents within walking distance of their homes. The approach to district and local centres is to strengthen their role and function and seek to retain shops and community facilities. Policy DM21 seeks to retain a balance between A1 retail shops and non-A1 retail uses by setting threshold levels for each use class. The policy also helps focus community development in the local and district centres.

Ipswich has 48 district and local (shopping) centres, containing around 805 individual shop units. These have been monitored on an annual basis since 1992. The 2013 survey results can be found in Section C, which include the new district centre (partially occupied) at Duke Street.

District centres are essentially larger versions of local centres, and tend to serve wider catchment areas. Please note that, with regard to the policy context discussed in this section, district centres have the same status as local centres.

Although the larger district and local centres often provide a wider range of facilities than the very small centres, the need to protect Class A1 shop premises remains important. Many of the larger centres have a supermarket acting as an anchor store and may also support a post office, newsagent, greengrocer, butcher, baker and a chemist. The Council will seek to encourage and retain local shops within district and local centres to ensure as far as possible all residential and large employment centres are within walking distance of day-to-day convenience goods shopping.

Whilst district and local centres can provide essential shopping facilities, they may additionally accommodate other service uses falling within class A2 financial and professional services and class A3-A5 food and drink uses. Any proposals for A2 or A3-A5 shops in district and local centres will be considered against policies CS14 and DM21. In addition community facilities such as doctors' and dentists' surgeries may also be provided in suitable premises within or close to district and local shopping centres. The Council wishes to support the vitality and viability of district and local centres and will, therefore, have a flexible approach to the mix of uses, particularly

within those underperforming centres identified through monitoring work, which have suffered from high rates of long-term vacancies.

Proposals to introduce community facilities within district and local centres should try to avoid the most prominent shop units within a frontage and in the interest of the vitality and shopping character of the centre should also include and maintain a shop front display in order to minimise the creation of dead space caused by bland frontages.

Relevant Plan Policies

POLICY CS14: RETAIL DEVELOPMENT

The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role.

Through the IP-One Area Action Plan, the Council will extend the Central Shopping Area to include the Westgate quarter and the land south of Crown Street and Old Foundry Road and allocate sites for retail development within it. This will enable the delivery of at least 35,000 sq m net of additional floorspace to diversify and improve the retail offer.

Major retail development in edge of centre or out of centre locations will be considered in light of national policy and the Council's aim to enhance the role, vitality and viability of Ipswich Central Shopping Area.

The Council will direct other town centre uses including offices, leisure and hotel developments into an extended town centre area, in recognition of the area's good accessibility by public transport, cycle and foot.

The Council will also promote environmental enhancements to the town centre and improved public transport accessibility.

In the district centres and local centres, the Council will permit retail development of a scale appropriate to their size, function and catchment.

DM21: DISTRICT AND LOCAL CENTRES

The Council will support the retention and provision of local shops and community facilities within defined District and Local Centres.

Within the defined District and Local Centres:

- a. proposals for the provision of additional shops or extensions to existing shops will be permitted provided they are of a scale appropriate to the centre. The requirements of Planning Policy Statement 4 (PPS4) should be satisfied;**

- b. proposals for change of use from A1 to A2- A5 retail uses will be permitted where they will not exceed 40% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished. Of this 40%, no more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses;**
- c. proposals for the change of use of ground floor units to community facilities will be permitted provided that:**
 - i. the unit does not occupy a prominent position in the Centre;**
 - ii. satisfactory vehicular access and car parking can be provided;**
 - iii. the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months; and**
 - iv. the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.**

Outside District Centres but within a 400m straight line distance of the centre the provision of community facilities will be permitted provided the facility:

- d. is appropriate in scale and supports the needs of the adjacent residential area;**
- e. is accessible to all sectors of the community; and**
- f. offers satisfactory vehicular access and car parking space in accordance with the Council's standards.**

Two new District Centres are proposed within the plan period, 1) Sproughton Road and 2) Duke Street. These centres will provide retail units and community facilities of a scale appropriate to serve their catchment area. Development of the Northern Fringe in accordance with Policy CS10 will require the provision of a new District Centre.

Section B - District and Local Centres Index

District Centres

<i>Centre No</i>	<i>Local Centre Name/ Location</i>	<i>Total Units</i>
3	Meredith Road	17
7	Norwich Road (1-91, 2-110)	73
9	Hawthorn Drive	17
11	The Centre, Stoke Park Drive	27
17	Woodbridge Road East	12
18	Woodbridge Road (418-524, 501-785)	37
23	Felixstowe Road (55-201, 120-190)	53
28	Nacton Road (270-374)	43
47	Ravenswood	13
48	Duke Street	27

Local Centres

<i>Centre No</i>	<i>Local Centre Name/ Location</i>	<i>Total Units</i>
1	Fircroft Road	9
2	Garrick Way	12
4	Dale Hall Lane/ Dales Road	9
5	Ulster Avenue	8
6	Norwich Road (197-307a)	19
8	Dickens Road	6
10	Cambridge Drive	4
12	Maidenhall Green	5
13	Wherstead Road/ Austin Street	23
14	Ellenbrook Green	12
15	Colchester Road (61-65)	3
16	Brunswick Road	6
19	Cauldwell Hall Road/ Spring Road	21
20	Cauldwell Hall Road/ St John's Road	11
21	Foxhall Road (25-97, 34-124)	27
22	Bixley Road/ Foxhall Road	13
24	Selkirk Road	9
25	Clapgate Lane (207-221)/ Landseer Road (325-327a)	9
26	Reynolds Road	13
27	Clapgate Lane (251-259)	7
29	Queen's Way	24
30	Felixstowe Road (474-486)	7
31	Penshurst Road	8
32	Cliff Lane	12
33	St Helen's Street	32
34	Bramford Lane	12
35	Bramford Road	29
36	Spring Road	10
37	Albion Hill, Woodbridge Road	12
38	Lavender Hill	3
39	Prince of Wales Drive	3
40	Bramford Road (560 and 651-677)	6
41	Grove Lane/ St Helen's Street	4
42	Bramford Lane (483 – 487)	3
43	Norfolk Rd/ Suffolk Rd/ Tuddenham Avenue	7
44	St Matthew's Street	26
45	Grimwade Street	9
46	Woodbridge Road	16

Section C – District and Local Centres Survey

Local Centre 1 - Fircroft Road

Unit	Address	Occupant	Occupant Type	Use Class
001A	86 Palmcroft Road	The Man on the Moon	Public House	A4
001B	139 Fircroft Road	Residential Development	Residential Development	C3
001C	145 Fircroft Road	Co-op Pharmacy	Chemist	A1
001D	147 Fircroft Road	Co-op Foodstore	Foodstore	A1
001E	149 Fircroft Road	The Croft's Bakery	Bakery	A1
001F	151 Fircroft Road	Just Hair Studio	Hairdresser	A1
001G	153 Fircroft Road	Fircroft Laundrette	Laundrette	A1
001H	155 Fircroft Road	Fircroft Fish & Chips	Takeaway	A5
001I	157 Fircroft Road	Fircroft Road Post Office	Post Office	A1
<i>Total stores</i>	9	<i>No. of residential conversions</i>	1 (11%)	
<i>Total Vacant</i>	0	<i>No. of A1 retail</i>	6	

Local Centre 2 - Garrick Way

Unit	Address	Occupant	Occupant Type	Use Class
002A	15 Garrick Way	Co-op Foodstore	Foodstore	A1
002B	19 Garrick Way	P. A. Collings	Greengrocers/Florist	A1
002C	25 Garrick Way	Diamonds	Hairdresser	A1
002D	27 Garrick Way	Marmaris	Takeaway	A5
002E	31 Garrick Way	Get Fresh	Flooring	A1
002F	35-39 Garrick Way	Bee Tanned	Tanning Salon	Sui Generis
002G	43 Garrick Way	Richardson's Hardware	Hardware	A1
002H	47 Garrick Way	Fishers the Butcher	Butcher/Fishmonger	A1
002I	51 Garrick Way	New China	Takeaway	A5
002J	55-57a Garrick Way	William Hill	Bookmaker	A2
002K	97 Cedarcroft Road	Housing	Housing under construction	C3
002L	39 Garrick Way	Bee Tanned	Tanning Salon	Sui Generis
002M	41 Garrick Way	JK Stores	Newsagent	A1
<i>Total stores</i>	13	<i>No. of residential conversions</i>	1 (8%)	
<i>Total Vacant</i>	0	<i>No. of A1 retail</i>	7	

District Centre 3 - Meredith Road

Unit	Address	Occupant	Occupant Type	Use Class
003A	1 Meredith Road	Whitton Stores	Newsagent	A1
003B	3-5 Meredith Road	St Elizabeth Hospice	Charity Shop	A1
003C	4 Meredith Road	Quality Kebab	Takeaway	A5
003D	6 Meredith Road	McColls/Post Office	Post Office/Newsagents	A1
003E	7 Meredith Road	Vanity Hair	Hairdresser/Beauty	A1
003F	8 Meredith Road	Al's Cafe	Café	A3
003G	10 Meredith Road	Bekash Tandoori	Takeaway	A5
003H	11 Meredith Road	Palmer's Bakery	Bakery	A1
003I	12 Meredith Road	Sense	Charity Shop	A1
003J	13 Meredith Road	Little India	Takeaway	A5
003K	14 Meredith Road	Aldi	Supermarket	A1
003L	15-25 Meredith Road	Co-op Foodstore	Supermarket	A1
003M	27 Meredith Road	Fridays	Takeaway	A5

				continued
003N	31 Meredith Road	Kay's -33 vacant	Greengrocer/Florist	A1
003O	35 Meredith Road	Hammonds Video	Video Rental/Baby Clothes	A1
003P	39 Meredith Road	Jade House	Takeaway	A5
003Q	125 Shakespeare Road	Ladbrokes	Bookmakers	A2
<i>Total stores</i>	<i>17</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>0</i>	<i>No. of A1 retail</i>	<i>10</i>	

Local Centre 4 - Dales Road

Unit	Address	Occupant	Occupant Type	Use Class
004A	123 Dale Hall Lane	Vacant (Britannia)	Vacant (Building Society)	V (A2)
004B	125 Dale Hall Lane	Paul West Sales and Lettings	Estate agent	A2
004C	214 Dales Road	Co-op	Foodstore	A1
004D	216 Dales Road	The Dales	Public house	A4
004E	239 Dales Road	Green Ace Garage	Mechanics	B1
004F	241 Dales Road	Impressions	Hairdresser	A1
004G	243 Dales Road	Penny Lane Computers Ltd	Computer	A1
004H	249 Dales Road	Dales Road Post Office	Post Office	A1
004I	251 Dales Road	Krustys Bakery	Bakery	A1
<i>Total stores</i>	<i>9</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>1 (11%)</i>	<i>No. of A1 retail</i>	<i>5</i>	

Local Centre 5 - Ulster Avenue

Unit	Address	Occupant	Occupant Type	Use Class
005A	13 Ulster Avenue	Vacant (Rozezy)	Vacant (Sandwich Shop)	V (A1)
005B	15-23 Ulster Avenue	Co-op Foodstore	Foodstore	A1
005C	27 Ulster Avenue	G. M. Taylor	Funeral Directors	A1
005D	33 Ulster Avenue	White House Takeaway	Takeaway	A5
005E	35 Ulster Avenue	Silver Service Takeaway	Takeaway	A5
005F	41 Ulster Avenue	Labrokes	Bookmaker	A2
005G	43 Ulster Avenue	Ulster News	Newsagent/Off License	A1
005H	49 Ulster Avenue	Vincenzo	Hairdresser	A1
<i>Total stores</i>	<i>8</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>1(13%)</i>	<i>No. of A1 retail</i>	<i>5 Includes vacancies</i>	

Local Centre 6 - Norwich Road (197-307a)

Unit	Address	Occupant	Occupant Type	Use Class
006A	245 Norwich Road	Hunterskill Recruitment	Employment Agency	A2
006B	265 Norwich Road	Chop Suey House	Takeaway	A5
006C	267 Norwich Road	Domestic Appliance Centre	Electrical	A1
006D	269 Norwich Road	Joined with 271	Joined with 271	Joined with 271
006E	271 Norwich Road	Quality Dry Cleaners	Dry Cleaners	A1
006F	273 Norwich Road	Robinsons Hair and Beauty	Hairdresser/Beauty	A1
006G	275 Norwich Road	Victor Doe	Hairdresser	A1
006H	277 Norwich Road	Victoria's Bakery	Bakery	A1
006I	279 Norwich Road	CK Food and Wine	Newsagent	A1
006J	281 Norwich Road	Michael's	Takeaway	A5
006K	283 Norwich Road	Co-op Foodstore	Foodstore	A1
006L	285 Norwich Road	Fry-days	Takeaway	A5

				continued
006M	287 Norwich Road	Tan-Fast	Beauty	A1
006N	289 Norwich Road	Rainbow Pharmacy	Chemist	A1
006O	291 Norwich Road	Hunnaball of Ipswich	Funeral Directors	A1
006P	293-299 Norwich Road	The Emperor Inn	Public House	A4
006Q	301 Norwich Road	Nissan	Car Sales	Sui Generis
006R	307 Norwich Road	Hicks Carpet Remnants	Flooring	A1
006S	307a Norwich Road	Pram shop	Household	A1
<i>Total stores</i>	<i>19</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>0</i>	<i>No. of A1 retail</i>	<i>13</i>	

District Centre 7 - Norwich Road (1-91, 2-110)

Unit	Address	Occupant	Occupant Type	Use Class
007A	1 Norwich Road	Beautiful Designs	Bridal Wear	A1
007B	1a Norwich Road	Cut It Style It	Hairdresser	A1
007C	2-4 Norwich Road	Anglian Windows	Window Showroom	A1
007D	3-3a Norwich Road	Halal Connection	Grocer	A1
007E	3b Norwich Road	Lawrence	Windows/conservatories	A1
007F	5a Norwich Road	Palmer's Bakery	Bakery	A1
007G	5 Norwich Road	Ink Tattoos	Tattoo Parlour	Sui Generis
007H	6 Norwich Road	Antonio Giovanni	Hairdresser	A1
007I	7 Norwich Road	Ipswich Dancewear	Clothing	A1
007J	8 Norwich Road	Star Clothing	Alterations and design	A1
007K	9 Norwich Road	Coral	Bookmaker	A2
007L	10 Norwich Road	(joined with 8 Norwich Road) Just-a-day Prom and Mother-of-the-Bride wear DejaVu Boutique	Joined	Joined
007M	11-13 Norwich Road	Lakha Stores	Post Office/Newsagents	A1
007N	12 Norwich Road	Jamaican Snack Shop	Snack shop	A1
007O	15 Norwich Road	Cleopatra's	Massage Parlour	A1
007P	14-16 Norwich Road	Co-op Foodstore	Supermarket	A1
007Q	17 Norwich Road	Second hand	Household	A1
007R	18 Norwich Road	Vacant (Vantage)	Vacant (Chemist) (relocation to 46/48 Westgate St 16/9/10)	V (A1)
007S	18a Norwich Road	Joined with 16	Joined with 16	Joined
007T	19 Norwich Road	JPA Hairstylists	Hairdresser/Beauty	A1
007U	20 Norwich Road	(joined with 20a-28)	Joined	Joined
007V	20a-28 Norwich Road	Coe's	Clothes shop	A1
007W	21 Norwich Road	Magic Touch	Dry Cleaners	A1
007X	23 Norwich Road	Vacant (Bahar Restaurant – fire damaged)	Vacant (Indian Restaurant)	V (A3)
007Y	25 Norwich Road	Ipswich Halal	Butcher	A1
007Z	27-29 Norwich Road	West End Music	Music	A1
007AA	30 Norwich Road	Just a Day	Bridle wear	A1
007AB	31 Norwich Road	Brewers Barn	Brew shop	A1
007AC	32-36 Norwich Road	O Portugues	Deli/foodstore and coffee shop	A1
007AD	33 Norwich Road	Vacant (Touch of Class)	Vacant (Beauty)	V (A1)
007AE	35 Norwich Road	Vacant (Town Domestic Appliance Centre)	Vacant (Domestic Appliances)	V (A1)
007AF	37 Norwich Road	Mamoudou and Co.	Grocers	A1
007AG	38 Norwich Road	Ocean Fish & Chips	Takeaway/chinese	A5
007AH	39 Norwich Road	Iras Patisserie	Patisserie	A1

				continued
007AI	40-42 Norwich Road	Taj Mahal	Restaurant	A3
007AJ	41 Norwich Road	Pasqual's	Hairdresser	A1
007AK	43 Norwich Road	Vacant (Diamond Shield)	Vacant (Window showroom)	V (A1)
007AL	44 Norwich Road	Alexander European Food	European food	A1
007AM	45 Norwich Road	Fortune Cookie	Takeaway	A5
007AN	46 Norwich Road	Maharani	Restaurant	A3
007AO	46a Norwich Road	Romanos Pizza	Takeaway	A5
007AP	47 Norwich Road	Vacant (Windows showroom)	Vacant (Windows)	V (A1)
007AQ	48-54 Norwich Road	Bathstore	Bathroom	A1
007AR	49 Norwich Road	Pizza Hut Delivery	Takeaway	A5
007AS	51 Norwich Road	Choice Cuts	Hairdresser	A1
007AT	53 Norwich Road	Kombat UK	Sports Equipment	A1
007AU	55 Norwich Road	Vacant (Advantage Healthcare)	Vacant (Healthcare)	V (D1)
007AV	61 Norwich Road	Anglian Shop	European Food Store	A1
	63 Norwich Road	Vacant		V (A1)
007AW	62 Norwich Road	Soul Scissors & Barbers	Hairdresser	A1
007AX	64 Norwich Road	Bodrum Kebab House	Takeaway	A5
007AY	66 Norwich Road	Batam Snack Shop	Food Store	A1
007AZ	68 Norwich Road	ConetSat	TV	A1
007BA	69 Norwich Road	Vacant (Reliance Employment)	Vacant (Employment Agency)	V (A2)
007BB	71 Norwich Road	Private Adult Shop	Adult Fashion	A1
007BC	70-72 Norwich Road	Julie's Afro Hair Supply	Hairdressing Suppliers	A1
007BD	73-75 Norwich Road	Asian Food store	Food Store	A1
007BE	74-78 Norwich Road	Demolished	Demolished	Demolished
007BF	79-81 Norwich Road	Eastravel	Travel Agent	A1
007BF	80 Norwich Road	Vacant (Nu Roots)	Vacant (Hairdresser)	V (A1)
007BG	82 Norwich Road	Vacant (appliances)	Vacant (Fridges)	V (A1)
007BH	83 Norwich Road	Residential	Residential	C3
007BI	84 Norwich Road	Rainbow shop	Newsagents	A1
007BJ	85-87 Norwich Road	Residential	Residential	C3
007BK	86 Norwich Road	Vacant (Shelly's)	Vacant (Hairdresser)	V (A1)
007BL	88 Norwich Road	Appliances R Us	Electrical Appliances	A1
007BM	89-91 Norwich Road	Alexander Maguire	Employment Agency	A2
007BN	90-92 Norwich Road	The Edge	Food Retailer	A1
007BO	94 Norwich Road	Vacant (Eastenders) see app 11/416	Vacant (Secondhand)	V (A1)
007BP	96 Norwich Road	(joined with 94 Norwich Road)	Joined	Joined
007BQ	106 Norwich Road	Residential	Residential	C3
007BR	108 Norwich Road	Residential	Residential	C3
007BS	110 Norwich Road	Residential	Residential	C3
007BT	77 Norwich Road	Residential (Rose & Crown)	Residential (Public House)	C3 (A4)
Total stores	80	No. of residential conversions	6 (8%)	
Total Vacant	13 (16%)	No. of A1 retail	50 Includes vacancies	

Local Centre 8 - Dickens Road

Unit	Address	Occupant	Occupant Type	Use Class
008A	34 Dickens Road	Vacant (Our Space)	Vacant (Community Shop/Centre)	V (D2)
008B	36 Dickens Road	Yummy Express	Takeaway	A5
008C	38 Dickens Road	Living Water	Charity Shop	A1
008D	40 Dickens Road	Cards and Gifts 4 U	Cards/Gifts	A1
008E	42 Dickens Road	Dickens News & Off Licence	Newsagent/Off License	A1
008F	44 Dickens Road	Lucky House	Takeaway	A5
Total stores	6	No. of residential conversions	0	
Total Vacant	1 (17%)	No. of A1 retail	3	

District Centre 9 - Hawthorn Drive

Unit	Address	Occupant	Occupant Type	Use Class
009A	206 Hawthorn Drive	Hawthorn Drive Surgery	Surgery	D1
009B	245-253 Hawthorn Drive	Co-op Foodstore	Supermarket	A1
009C	259 Hawthorn Drive	Chantry Fish & Chips	Takeaway	A5
009D	263 Hawthorn Drive	Simply Flowers	Florist	A1
009E	267 Hawthorn Drive	Scotts Hardware	Hardware	A1
009F	271-275 Hawthorn Drive	Chantry News	Newsagents	A1
009G	279 Hawthorn Drive	Chantry Butchers	Butcher	A1
009H	281a Hawthorn Drive	Chantry Post Office	Post Office	A1
009I	283 Hawthorn Drive	Top Shop	Hairdresser/Beauty	A1
009J	287 Hawthorn Drive	St Elizabeth's Hospice	Charity Shop	A1
009K	291 Hawthorn Drive	Chantry Grill	Takeaway	A5
009L	295 Hawthorn Drive	Victoria's Bakery	Bakers	A1
009M	295a Hawthorn Drive	Vacant (Coral Bookmaker)	Vacant (Bookmaker)	V (A2)
009N	299 Hawthorn Drive	Coral	Bookmaker	A2
009O	299a Hawthorn Drive	Betting Shop	Bookmaker	A2
009P	301 Hawthorn Drive	The Kingfisher	Public House	A4
009Q	204 Hawthorn Drive	Lloyds Pharmacy	Pharmacy	A1
Total stores	17	No. of residential conversions	0	
Total Vacant	1 (6%)	No. of A1 retail	10	

Local Centre 10 - Cambridge Drive

Unit	Address	Occupant	Occupant Type	Use Class
010A	9 Cambridge Drive	Frank and Lee	Men's Hairdressers	A1
010B	11 Cambridge Drive	Peters Fish and Chips	Takeaway	A5
010C	15-23 Cambridge Drive	One Stop	Newsagent/Off License	A1
010D	27 Cambridge Drive	Jade Village	Takeaway	A5
Total stores	4	No. of residential conversions	0	
Total Vacant	0	No. of A1 retail	2	

District Centre 11 - Stoke Park Drive

Unit	Address	Occupant	Occupant Type	Use Class
011A to W	1-3 to 40 The Centre, Stoke Park Drive	Demolished 2008	Demolished	Demolished 2008
011X	51 Stoke Park Drive	Stoke Pharmacy	Pharmacy	A1
011Y	53 Stoke Park Drive	McColls	Convenience store	A1
011Z	55-57 Stoke Park Drive	Stoke Park Dental Care	Dentist	D1
011AA	76 Lanercost Way	Stoke Park Surgery	Surgery	D1
011AB	Stoke Park Drive	Asda	Food store	A1
<i>Total stores</i>	6	<i>No. of residential conversions</i>	0	
<i>Total Vacant</i>	0	<i>No. of A1 retail</i>	3	

Local Centre 12 - Maidenhall Approach

Unit	Address	Occupant	Occupant Type	Use Class
012A	9 Maidenhall Green	Martins	Post Office/Newsagents	A1
012B	13 Maidenhall Green	Maidenhall Fish and Chip Shop	Takeaway	A5
012C	17 Maidenhall Green	Procter's	Butcher	A1
012D	21 Maidenhall Green	Maidenhall residents association	Community Centre	D1
012E	69 Maidenhall Approach	The Smock	Public House	A4
<i>Total stores</i>	5	<i>No. of residential conversions</i>	0	
<i>Total Vacant</i>	0	<i>No. of A1 retail</i>	2	

Local Centre 13 - Wherstead Road

Unit	Address	Occupant	Occupant Type	Use Class
013A	1 Purplett Street/ 19 Wherstead Road	Vacant (Truly Scrumptious)	Vacant (Takeaway)	V (A5)
013B	11 Wherstead Road	Residential	Dwelling house	C3
013C	17 Wherstead Road	Vacant (Premiere Stores)	Vacant (Foodstore)	V (A1)
013D	21-23 Wherstead Road	Premier Store	Food store	A1
013E	25 Wherstead Road	G. Davey	Butcher	A1
013F	27 Wherstead Road	Star Fish	Takeaway	A5
013G	29 Wherstead Road	Jorna Indian	Takeaway	A5
013H	31 Wherstead Road	Choice Oriental	Takeaway	A5
013I	35 Wherstead Road	Salon 35	Hairdresser	A1
013J	37 Wherstead Road	Vacant (Antiques)	Vacant (Antiques)	V (A1)
013K	39 Wherstead Road	Vacant (Travel Agent)	Vacant (Travel Agent)	V (A1)
013L	47 Wherstead Road	Demolished 2008	Demolished 2008	Demolished
013M	49 Wherstead Road	Vacant (Shoe Repairs)	Vacant (Cobbler)	V (A1)
013N	53 Wherstead Road	Demolished 2009	Demolished 2009	Demolished
013O	53A,55-61 Wherstead Rd	Shipwright's Arms	Public House	A4
013P	57 Austin Street	Ladbrokes	Bookmaker	A2
013Q	59 Austin Street	Foodstore	Independent store	A1
013R	61 Austin Street	Ipswich and Suffolk Credit Union	Office	A2
013S	63 Austin Street	Ipswich and Suffolk Credit Union	Office	A2
013T	65 Austin Street	M.R.S Food Store and Off Licence	Newsagent/Off License	A1

				continued
013U	65-67 Wherstead Road	Megabyte Café	B&B/Café/Internet	A1
013V	196 Vernon Street	Co-op Foodstore	Foodstore	A1
013W	198 Vernon Street	Uncle Toms Cabin	Public House	A4
<i>Total stores</i>	<i>23</i>	<i>No. of residential conversions</i>	<i>1 (4%)</i>	
<i>Total Vacant</i>	<i>5 (22%)</i>	<i>No. of A1 retail</i>	<i>11</i>	

Local Centre 14 - Ellenbrook Green

Unit	Address	Occupant	Occupant Type	Use Class
014A	1 Ellenbrook Green	Mc Colls	Post Office/Newsagents	A1
014B	2 Ellenbrook Green	Ladbroke's	Bookmaker	A2
014C	3 Ellenbrook Green	Highcliff Veterinary Practice	Vets	D1
014D	4 Ellenbrook Green	Kew Pharmacy	Chemist	A1
014E	13 Ellenbrook Green	Fish & Chips	Takeaway	A5
014F	14 Ellenbrook Green	Bar B Q House	Takeaway	A5
014G	15 Ellenbrook Green	Penalty 2	Newsagent/Off License	A1
014H	16 Ellenbrook Green	Carly and Co	Hairdresser	A1
014I	112 Bridgwater Road	Belstead Arms	Public House	A4
014J	308 Sheldrake Drive	Lennox's	Dry Cleaners	A1
014K	310 Sheldrake Drive	Co-op Foodstore	Foodstore	A1
014L	Ellenbrook Road	BP and Everyday	Petrol Station	Sui Generis
<i>Total stores</i>	<i>12</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>0</i>	<i>No. of A1 retail</i>	<i>6</i>	

Local Centre 15 - Colchester Road

Unit	Address	Occupant	Occupant Type	Use Class
015A	61 Colchester Road	Ace hair and beauty	Beautician	A1
015B	63 Colchester Road	MDE Electrical Supplies	Lighting	A1
015C	65-67 Colchester Road	Co-op	Foodstore	A1
<i>Total stores</i>	<i>3</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>0</i>	<i>No. of A1 retail</i>	<i>3</i>	

Local Centre 16 - Brunswick Road

Unit	Address	Occupant	Occupant Type	Use Class
016A	169 Brunswick Road	Shadows	Hairdresser	A1
016B	171 Brunswick Road	J&P Richardson Post Office	Post Office	A1
016C	173 Brunswick Road	Brunswick Road Electrical Services	Electrical	A1
016D	175 Brunswick Road	Munchy	Takeaway	A5
016E	177 Brunswick Road	Mace	Newsagent/Off License	A1
016F	179 Brunswick Road	Jarolds	Windows/conservatories	A1
<i>Total stores</i>	<i>6</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>0</i>	<i>No. of A1 retail</i>	<i>5</i>	

District Centre 17 - Woodbridge Road East

Unit	Address	Occupant	Occupant Type	Use Class
017A	27 Woodbridge Road East	Garage	Petrol Station	Sui Generis
017B	29 Woodbridge Road East	Specs Factory	Opticians	A1
017C	31 Woodbridge Road East	Hair Ministry	Hairdresser	A1
017D	33 Woodbridge Road East	Britannia	Building Society	A2
017E	35 Woodbridge Road East	Martin's Bakery	Bakery	A1

				continued
017F	37 Woodbridge Road East	Boots	Chemist	A1
017G	39 Woodbridge Road East	Michael Morgan Interiors	Interiors	A1
017H	41 Woodbridge Road East	HSBC	Bank	A2
017I	43 Woodbridge Road East	Wongs	Takeaway	A5
017J	45 Woodbridge Road East	Connells-Kitchens, Bathrooms, Bedrooms	Interiors	A1
017K	47 Woodbridge Road East	Murtons	Florist	A1
017L	51-53 Woodbridge Road East	Co-op & Rushmere Post Office	Supermarket/Post Office	A1
Total stores	12	No. of residential conversions	0	
Total Vacant	0	No. of A1 retail	8	

District Centre 18 - Woodbridge Road

Unit	Address	Occupant	Occupant Type	Use Class
018A	440 Woodbridge Road	Residential	Residential	C3
018AA	719 Woodbridge Road	Scograil	Model Railways	A1
018AB	721 Woodbridge Road	Scograil	Model Railways	A1
018AC	723-725 Woodbridge Rd	Shirley Shelley	Cleaning Company	B1
018AD	729 Woodbridge Road	Residential	Residential	C3
018AE	757 Woodbridge Road	AA Abbotts Antiques	Secondhand Goods	A1
018AF	763 Woodbridge Road	Mark's	Hairdresser	A1
018AG	767 Woodbridge Road	Allen Stanley	Hairdresser	A1
018AH	769 Woodbridge Road	Sarnivores	Sandwich Shop	A1
018AI	771 Woodbridge Road	Oriental Gourmet	Takeaway	A5
018AJ	773 Woodbridge Road	Chris's Fruit & Veg	Greengrocer/Florist	A1
018AK	777-779 Woodbridge Rd	Spar	Supermarket	A1
018B	418 Woodbridge Road	Eastern Spice Take Away	Takeaway	A5
018C	420 Woodbridge Road	SSShowers	Bathroom & Shower products	A1
018D	422 Woodbridge Road	The Candy Box Off-Licence	Convenience store	A1
018E	424 Woodbridge Road	Victoria's Bakery	Bakery	A1
018F	426 Woodbridge Road	Community Café	Cafe	A3
018G	428 Woodbridge Road	Rushmere Pharmacy	Chemist	A1
018H	430 Woodbridge Road	Shades	Hairdresser/Beauty	A1
018I	432 Woodbridge Road	Primesight Opticians	Opticians	A1
018J	436 Woodbridge Road	BP	Petrol Station	Sui Generis
018K	438 Woodbridge Road	Sainsburys	Supermarket	A1
018L	468 Woodbridge Road	Hairdressers	Hairdressers	A1
018M	470 Woodbridge Road	Smart Dogs 4 U	Grooming Parlour	A1
018N	472 Woodbridge Road	Launderclean	Dry Cleaner/laundrette	Sui Generis
018O	474 Woodbridge Road	P.I. Mickelsen and Son	Butcher	A1
018P	476 Woodbridge Road	Ladbroke's	Betting office	A1
018Q	482 Woodbridge Road	Vacant (John Bull Public House)	Vacant (Public House)	V (A4)
018R	484 Woodbridge Road	Office Furniture	Furniture Shop	A1
018S	486 Woodbridge Road	National Tyres and Autocare	Motor Repairs	B2
018T	488 Woodbridge Road	Greg Flatt Cars	Motor Repairs	B2
018U	501-699 Woodbridge Road	Barclays Bank	Bank	A2
018V	524 Woodbridge Road	R.M. Grimes	Tailors	A1
018W	524 Woodbridge Road (Rear of)	R.M. Grimes	Tailors	A1

				continued
018X	703a Woodbridge Road	Residential	Residential	C3
018Y	715 Woodbridge Road	Ladbroke's	Bookmaker	A2
018Z	717 Woodbridge Road	Markhams	Fishing Tackle	A1
018AL	787 Woodbridge Road	Persnicity	Second Hand Clothing	A1
Total stores	38	No. of residential conversions	3 (8%)	
Total Vacant	1 (3%)	No. of A1 retail	24	

Local Centre 19 - Cauldwell Hall Road/Spring Road

Unit	Address	Occupant	Occupant Type	Use Class
019A	72 Cauldwell Hall Road	Residential	Residential	C3
019B	74 Cauldwell Hall Road	Flamey Grill	Takeaway	A5
019C	76 Cauldwell Hall Road	I love scooters	Scooters	A1
019D	94 Cauldwell Hall Road	Residential	Residential	C3
019E	169 Spring Road	Residential	Residential	C3
019F	324 Spring Road	The Old Times	Public House	A4
019G	111-113 Cauldwell Hall Road	Co-op Foodstore	Foodstore	A1
019H	121 Cauldwell Hall Road	Residential	Residential	C3
019I	145 Spring Road	Evergreen	Takeaway	A5
019J	147 Spring Road	Cinnamon	Takeaway	A5
019K	149 Spring Road	Spring Clean	Dry Cleaners	A1
019L	153 Spring Road	Fore-most Garage Doors	Garage Doors	A1
019M	155 Spring Road	G & M Humberstone	Newsagent/Off License	A1
019N	157-159 Spring Road	Residential	Residential	C3
019O	175 Spring Road	Adams	Electrical	A1
019P	187 Spring Road	Residential	Residential	C3
019Q	201-203 Spring Road	Starling Chemist	Chemist	A1
019R	211 Spring Road	Residential	Residential	C3
019S	322 Spring Road	Dave Wallis Car Audio	Motor Audio	A1
019T	326 Spring Road	Residential	Residential	C3
019U	366 Spring Road	Marshion Electronics	Electrical	A1
019V	328a Spring Road	The Red Room	Curtain makers	A1
019W	322a Spring Road	Triple Dollar Skate Shop	Retail	A1
Total stores	23	No. of residential conversions	8 (35%)	
Total Vacant	0	No. of A1 retail	11	

Local Centre 20 - Cauldwell Hall Road/St John's Road

Unit	Address	Occupant	Occupant Type	Use Class
020A	69 St John's Road	B & B Collectables	Collectors' Items	A1
020B	71 St John's Road	Kerala Store	Foodstore	A1
020C	73 St John's Road	Vacant (The Cutting Corner)	Vacant (Hairdresser)	V (A1)
020D	166 St John's Road	Vacant (Residential to rear)	Vacant	V (A2)
020E	170 Cauldwell Hall Road	Friendship Takeaway	Takeaway	A5
020F	194 Cauldwell Hall Road	Residential	Residential	C3
020G	200 Cauldwell Hall Road	Vacant (Beautylicious)	Vacant (Hairdresser)	V (A1)
020H	202 Cauldwell Hall Road	D.T. Electrical Suppliers	Hardware	A1
020I	203 Cauldwell Hall Road	S.Kunnam Singh & Sons	Newsagent/Off License	A1
020J	204 Cauldwell Hall Road	Judith's Hair Fashions	Hairdresser	A1

				Continued
020K	215 Cauldwell Hall Road	The Lion's Head	Public House	A4
<i>Total stores</i>	<i>11</i>	<i>No. of residential conversions</i>	<i>1 (9%)</i>	
<i>Total Vacant</i>	<i>2 (18%)</i>	<i>No. of A1 retail</i>	<i>7</i>	

Local Centre 21 - Foxhall Road

Unit	Address	Occupant	Occupant Type	Use Class
021A	29 Foxhall Road	Moyes stationery	Art and craft	A1
021B	31 Foxhall Road	Valerie	Hairdresser	A1
021C	33 Foxhall Road	Tan Box	Beauty	A1
021D	34-38 Foxhall Road	Co-op Foodstore	Foodstore	A1
021E	35 Foxhall Road	The Grove Studio	Photographers	B1
021F	37 Foxhall Road	The Barber shop	Hairdresser	A1
021G	39 Foxhall Road	Suffolk Grill	Takeaway	A5
021H	40 Foxhall Road	Francesca & Co Hair and Beauty	Hairdresser	A1
021I	41 Foxhall Road	Peking Express	Takeaway	A5
021J	42 Foxhall Road	Vacant (Perfect Image) 11/586 app	Vacant (Beauty)	V (A1)
021K	46 Foxhall Road	Pizza Hut	Takeaway	A5
021L	49 Foxhall Road	Foxhall Dental Practice	Dentist	D1
021M	53 Foxhall Road	Residential	Residential	C3
021N	59 Foxhall Road	Delta Chemists	Chemist	A1
021O	61-63 Foxhall Road	Premier	Newsagent	A1
021P	65 Foxhall Road	BBs Cash for Clothes	Clothes Reclaim	Sui Generis
021Q	67 Foxhall Road	Baba-Z	Hairdresser	A1
021R	78 Foxhall Road	Residential	Residential	C3
021S	84-88 Foxhall Road	Ruskin Engineering	Engineering	B2
021T	90 Foxhall Road	Residential	Residential	C3
021U	92 Foxhall Road	Residential	Residential	C3
021V	95 Foxhall Road	Ruskin House	Residential	C3
021W	97-99 Foxhall Road	Matthews	TV/Music	A1
021X	25 Foxhall Road	Residential	Residential	C3
021Y	45 Foxhall Road	Residential	Residential	C3
021Z	47 Foxhall Road	Residential	Residential	C3
021AA	122-124 Foxhall Road	St Elizabeth Hospice	Charity	A1
<i>Total stores</i>	<i>27</i>	<i>No. of residential conversions</i>	<i>8 (30%)</i>	
<i>Total Vacant</i>	<i>1 (9%)</i>	<i>No. of A1 retail</i>	<i>12</i>	

Local Centre 22 - Bixley Road/Foxhall Road

Unit	Address	Occupant	Occupant Type	Use Class
022A	1-3a Heath Road	Heath News	Newsagent/Off License	A1
022B	2a Bixley Road	Sandwich Shop	Sandwich shop	A1
022C	2b Bixley Road	Easy PC	Computer	A1
022D	2c Bixley Road	Joined to 2d	Sports Golf Centre	A1
022E	2d Bixley Road	Pin & Ligh Golf & Leisure Wear	Sports Golf Centre	A1
022F	5 Heath Road	Eastern Spice	Takeaway	A5
022G	7 Heath Road	Bond Domestic	Electrical	A1
022H	621 Foxhall Road	Thomas's Cycle Revolution	Bicycle shop	A1
022I	623 Foxhall Road	Mandarin	Takeaway	A5
022J	625 Foxhall Road	Jonathan Waters	Estate Agents	A2

				continued
022K	627 Foxhall Road	The Firework Emporium	Fireworks	A1
022L	628a Foxhall Road	Staines & Co Accountants	Office	A2
022M	629a Foxhall Road	Staines & Co Accountants	Office	A2
<i>Total stores</i>	<i>13</i>	<i>No. of residential conversions</i>	<i>0</i>	
<i>Total Vacant</i>	<i>0</i>	<i>No. of A1 retail</i>	<i>8</i>	

District Centre 23 - Felixstowe Road

Unit	Address	Occupant	Occupant Type	Use Class
023A	45 Felixstowe Road	Residential	Residential	C3
023AA	164 Felixstowe Road	Kings of Ipswich	Key cutters	A1
023AB	165 Felixstowe Road	Joe's Fish & Chips	Takeaway	A5
023AC	167 Felixstowe Road	Vacant (Sweet Dreams)	Vacant	V (A1)
023AD	168 Felixstowe Road	East Anglia's Children's Hospices	Charity Shop	A1
023AE	169 Felixstowe Road	Perfect Pizza	Takeaway	A5
023AF	170 Felixstowe Road	Vacant (Kings of Ipswich Shoe Repairs)	Shoe Repairs	V (A1)
023AG	171-173 Felixstowe Road	Britannia	Building Society	A2
023AH	172 Felixstowe Road	Indian Village	Takeaway	A5
023AI	174 Felixstowe Road	Galaxsea	Diving equipment	A1
023AJ	175 Felixstowe Road	Royal Oak	Public House	A4
023AK	176a Felixstowe Road	Fabio's	Hairdressers	A1
023AL	176b Felixstowe Road	China City Takeaway	Takeaway	A5
023AM	178 Felixstowe Road	Curl Up and Dye	Hairdresser	A1
023AN	180 Felixstowe Road	The Laundry Shop	Launderette	Sui Generis
023AO	181 Felixstowe Road	Top Gun Tattoos	Tattoo Parlour	Sui Generis
023AP	182 Felixstowe Road	Quality Furnishings	Furniture Shop	A1
023AQ	183 Felixstowe Road	New Lady Prentice	Clothes shop	A1
023AR	184 Felixstowe Road	The Vanilla Room	Hairdresser	A1
023AS	185 Felixstowe Road	Greetings and Gifts	Gift shop	A1
023AT	186 Felixstowe Road	Victoria's Bakery	Bakery	A1
023AU	187 Felixstowe Road	Rents	Property Management	A2
023AV	188 Felixstowe Road	Lloyds TSB	Bank	A2
023AW	190-192 Felixstowe Road	Betfred	Bookmaker	A2
023AX	191 Felixstowe Road	Vacant (Tiles and Tilers)	Vacant (Tiles and Tilers)	V (A1)
023AY	193 Felixstowe Road	Hares and Graces	Hairdresser/Beauty	A1
023AZ	199 Felixstowe Road	Co-op Foodstore	Supermarket	A1
023B	55 Felixstowe Road	Bobs	Hairdresser	A1
023BA	201 Felixstowe Road	Aldi	Supermarket	A1
023C	59 Felixstowe Road	Flood and French Ltd	Bathrooms, plumbers	A1
023D	83 Felixstowe Road	Residential	Residential	C3
023E	98 Felixstowe Road	Residential	Residential	C3
023F	99-101 Felixstowe Road	Z-We-Ton	Takeaway and Restaurant	A3
023G	105-107 Felixstowe Road	Dominos	Takeaway	A5
023H	111 Felixstowe Road	TriStar	Off-licence	A1
023I	111a Felixstowe Road	Flames Hair Zone	Hairdresser	A1
023J	113-113a Felixstowe Road	Bright Acres Hire or Buy	Tool Hire	A1
023K	115 Felixstowe Road	Anglian Dry Cleaners	Dry Cleaners	A1
023L	120 Felixstowe Road	Barbers Shop	Barbers	A1
023M	122 Felixstowe Road	British red cross shop	Charity Shop	A1
023N	128 Felixstowe Road	Residential	Residential	C3

				continued
023O	130 Felixstowe Road	Great Kebab & Chicken House	Takeaway	A5
023P	136 Felixstowe Road	Residential	Residential	C3
023Q	137 Felixstowe Road	Lamden Gallery	Art Supplies	A1
023R	142 Felixstowe Road	3 Star	Convenience Store	A1
023S	145 Felixstowe Road	Michael Smy	Funeral Directors	A1
023T	151 Felixstowe Road	Vacant (Adams Wilkinson)	Vacant (Insurance brokers)	V (A2)
023U	153 Felixstowe Road	A.D. Denture Services	Dental Shop	D1
023V	154 -158 Felixstowe Road	Premier	Newsagents	A1
023W	159 Felixstowe Road	Lloyds Pharmacy	Chemist	A1
023X	160-162 Felixstowe Road	Little Trinket Box (160) 1st Graphics Computers	Jewellers Computer shop	A1 A1
023Y	161 Felixstowe Road	Suffolk Animal Rescue	Charity shop	A1
023Z	163 Felixstowe Road	Obsession Tattoos	Tattoo Parlour	Sui Generis
Total stores	53	No. of residential conversions	5 (9%)	
Total Vacant	4 (6%)	No. of A1 retail	32	

Local Centre 24 - Selkirk Road

Unit	Address	Occupant	Occupant Type	Use Class
024A	2-8 Selkirk Road	Co-op Foodstore	Foodstore	A1
024B	10 Selkirk Road	Bradfields Bookmakers	Bookmaker	A2
024C	12 Selkirk Road	Janine Hair Fashions	Hairdresser	A1
024D	14 Selkirk Road	R & K Riley Selkirk Road P/O	Post Office	A1
024E	16 Selkirk Road	R & K Riley Selkirk Road Post Office	Post Office	A1
024F	18 Selkirk Road	Fruit and Vegetables	Greengrocers	A1
024G	20 Selkirk Road	Rushmere Takeaway	Takeaway	A5
024H	22 Selkirk Road	St Elizabeth Hospice	Charity Shop	A1
024I	24 Selkirk Road	The Selkirk	Public House	A4
Total stores	9	No. of residential conversions	0	
Total Vacant	0	No. of A1 retail	6	

Local Centre 25 - Clapgate Lane (207-327a)

Unit	Address	Occupant	Occupant Type	Use Class
025A	207 Clapgate Lane	Viscount Fishing Tackle	Fishing Tackle	A1
025B	209 Clapgate Lane	Snippets	Hairdresser	A1
025C	211 Clapgate Lane	Kings Flavour	Takeaway	A5
025D	213 Clapgate Lane	Amar Brothers Happy Shopper	Foodstore	A1
025E	215 Clapgate Lane	Golden Palace	Takeaway	A5
025F	217-221 Clapgate Lane	Co-op Foodstore	Foodstore	A1
025G	325 Landseer Road	Vacant (AM Carpets & Flooring)	Vacant (Carpets)	V (A1)
025H	327 Landseer Road	Vacant (unnamed)	Vacant (Second hand)	V (A1)
025I	327a Landseer Road	Vacant (JA Snacks)	Vacant (Coffee shop)	V (A1)
Total stores	9	No. of residential conversions	0	
Total Vacant	3	No. of A1 retail	7	

Local Centre 26 - Reynolds Road

Unit	Address	Occupant	Occupant Type	Use Class
026A	2 Reynolds Road	N8 and Co	Hairdressers	A1
026B	2a Reynolds Road	South China	Takeaway	A5
026C	3 Reynolds Road	Food Store	Food Store	A1
026D	4 Reynolds Road	Hot Stuff	Takeaway	A5
026E	5 Reynolds Road	Vacant (Deane Racing Ltd)	Vacant (Bookmaker)	V (A2)
026F	6 Reynolds Road	Star Grill	Takeaway	A5
026G	7 Reynolds Road	Krusty's Bakery	Bakery	A1
026H	8 Reynolds Road	Lilley's	Pets/Greengrocer	A1
026I	9 Reynolds Road	Quality Hardware & DIY	Hardware	A1
026J	10-12 Reynolds Road	One Stop/Post Office	Newsagent/Off License	A1
026K	11 Reynolds Road	Premier	Foodstore	A1
026L	13 Reynolds Road	The Gainsborough Pharmacy	Chemist	A1
026M	15 Reynolds Road	Vacant (Supreme)	Vacant (Sandwich Shop)	V (A1)
Total stores	13	No. of residential conversions	0	
Total Vacant	2 (15%)	No. of A1 retail	9	

Local Centre 27 - Clapgate Lane (251-259)

Unit	Address	Occupant	Occupant Type	Use Class
027A	251 Clapgate Lane	The Tree House Children's Centre	Children's Centre	D1
027B	(253 Clapgate Lane)	Residential (was Spice of India)	Residential	C3
027C	(255 Clapgate Lane)	Residential (was Surestart)	Residential	C3
027D	(257 Clapgate Lane)	Residential (was Summers)	Residential	C3
027E	259 Clapgate Lane	The Corner Store	Newsagents	A1
027F	Clapgate Lane	Gainsborough Library	Library	D1
027G	Clapgate Lane	Gainsborough Clinic	Surgery	D1
Total stores	7	No. of residential conversions	3 (43%)	
Total Vacant	0	No. of A1 retail	1	

District Centre 28 - Nacton Road

Unit	Address	Occupant	Occupant Type	Use Class
028A	270 Nacton Road	Residential	Residential	C3
028AA	342 Nacton Road	Nacton Road Fish bar	Takeaway	A5
028AB	344 Nacton Road	Food Store	Food Store	A1
028AC	346 Nacton Road	Barbeque Mania	Takeaway	A5
028AD	348 Nacton Road	Kenny's Café	Café	A3
028AE	350 Nacton Road	Co op Pharmacy	Chemist	A1
028AF	352 Nacton Road	Ladbroke's	Bookmaker	A2
028AG	354 Nacton Road	Premier	Newsagents	A1
028AH	356 Nacton Road	Vacant (Golden Fortune)	Vacant (Takeaway)	V (A5)
028AI	360 Nacton Road	Lloyds TSB	Bank	A2
028AJ	362 Nacton Road	St Elizabeth Hospice	Charity Shop	A1
028AK	364 Nacton Road	Twinkles	Party Shop	A1
028AL	366 Nacton Road	Pizza GO GO	Takeaway	A5
028AM	368 Nacton Road	Kay's	Greengrocer/Florist	A1
028AN	370 Nacton Road	Kelly D's	Hairdresser	A1
028AO	372 Nacton Road	Classic Fitted Interiors	Flooring	A1
028AP	374 Nacton Road	Suffolk Reptiles, Pets	Petshop	A1
028AQ	Rear of 334 Nacton Road	Firmans Garage	Mechanics	B2

				continued
028B	326 Nacton Road	Residential	Residential	C3
028C	328 Nacton Road	Residential	Residential	C3
028D	258 Nacton Road	Julie Dawnnns	Hairdresser	A1
028E	260 Nacton Road	FKC Caraccio Ltd	Building	B1
028F	272 Nacton Road	NacTown Barbers	Barbers	A1
028G	274 Nacton Road	Residential	Residential	C3
028H	278 Nacton Road	Residential	Residential	C3
028I	280 Nacton Road	Furniture Store	Furniture Retail	A1
028J	294 Nacton Road	Essex and Suffolk Lettings	Property Management	A2
028K	294a Nacton Road	Vacant (KM Studios)	Vacant (Photography)	V (A1)
028L	296 Nacton Road	Bootitout	Secondhand	A1
028M	298 Nacton Road	Doug Wade	Insurance	A2
028N	300 Nacton Road	Queen's Way Post Office	Post Office	A1
028O	302 Nacton Road	Ability Learner Driver Centre	Driving Centre	B1
028P	304 Nacton Road	Tasty Wok	Takeaway	A5
028Q	306 Nacton Road	Emma's Florist	Florist	A1
028R	308 Nacton Road	Scooter and Care Centre	Scooter Sales	A1
028S	310 Nacton Road	Vacant (Ideal Stores)	Vacant (Newsagents)	V (A1)
028T	312-316 Nacton Road	Tesco Express	Supermarket	A1
028U	320 Nacton Road	The Clip Joint	Pet Grooming	A1
028V	324 Nacton Road	Bay of Bengal	Takeaway	A5
028W	330a Nacton Road	Coral	Bookmaker	A2
028X	334 Nacton Road	Pick 'n' pay drinks express	Drinks	A1
028Y	336 Nacton Road	Manns	Butcher	A1
028Z	338 Nacton Road	Edwards Family Bakery	Bakery	A1
Total stores	43	No. of residential conversions	5 (12%)	
Total Vacant	3 (7%)	No. of A1 retail	23	

Local Centre 29 - Queen's Way

Unit	Address	Occupant	Occupant Type	Use Class
029A	43 Queen's Way	The Salvation Army Priory Centre	Social Centre & Community Church	D1
029B	45 Queens Way	Community Store	Salvation Army Charity Shop	A1
029C	46 Queen's Way	Residential	Residential	C3
029D	47 Queen's Way	J'ets	Hairdresser	A1
029E	48 Queen's Way	Making Tracks	Office	B1
029F	49 Queen's Way	Fast Forward	TV/Video	A1
029G	50 Queen's Way	Queensway Fish and Chip	Residential	C3
029H	51 Queen's Way	Animal Oasis	Pets	A1
029I	52 Queen's Way	Vacant (Fruit & Veg Shop)	Vacant (Greengrocer)	V (A1)
029J	53 Queen's Way	Bettabuy	Newsagent/Off License	A1
029K	54-54a Queen's Way	Diamond Cuts	Hairdresser	A1
029L	55 Queen's Way	Kings Garden	Takeaway	A5
029M	56 Queen's Way	Coral	Bookmaker	A2
029N	57 Queen's Way	Pizza Chema and Barbeque King	Takeaway	A5
029O	58 Queen's Way	Boots	Chemist	A1
029P	59 Queen's Way	Mobility Scooters	Mobility sales	A1
029Q	60 Queen's Way	Rendezvous Café	Cafe/Bar	A4
029R	61 Queen's Way	Vacant (Animal Oasis)	Vacant (Pet supplies)	V (A1)
029S	62 Queen's Way	Eastern Auto Spares	Motor Spares	A1

				continued
029T	63 Queen's Way	Vacant (Butchers)	Vacant	V (A1)
029U	64-66 Queen's Way	Co-op Foodstore	Foodstore	A1
029V	65-67 Queen's Way	Pick 'n' Pay	Newsagent/Off License	A1
029W	69 Queen's Way	Rinaldi's	Hairdresser	A1
029X	54a Queen's Way	Joined with 54	Joined with 54	Joined with 54
Total stores	24	No. of residential conversions	0	
Total Vacant	3 (13%)	No. of A1 retail	16	

Local Centre 30 - Felixstowe Road

Unit	Address	Occupant	Occupant Type	Use Class
030A	474 Felixstowe Road	Johnsons Dry Clean	Dry Cleaners	A1
030B	476 Felixstowe Road	Tinity Vetinary Surgery	Vetinerary Clinic	D1
030C	478 Felixstowe Road	Rococco	Hairdresser	A1
030D	480 Felixstowe Road	Pascalls News	Newsagent/Off License	A1
030E	482 Felixstowe Road	Subway	Takeaway	A5
030F	484 Felixstowe Road	Kentucky Fried Chicken	Takeaway	A5
030G	486 Felixstowe Road	Windows/Conservatories	UPVC windows sales	A1
Total stores	7	No. of residential conversions	0	
Total Vacant	0	No. of A1 retail	4	

Local Centre 31 - Penshurst Road

Unit	Address	Occupant	Occupant Type	Use Class
031A	91 Penshurst Road	Premier	Newsagent/Off License	A1
031B	95 Penshurst Road	Michael Richards	Hairdresser	A1
031C	99 Penshurst Road	Vacant	Vacant (TV/Audio repairs)	V (A1)
031D	103 Penshurst Road	Jaipur	Takeaway	A5
031E	107 Penshurst Road	Fresh Fry	Takeaway	A5
031F	111 Penshurst Road	Donato's	Hairdresser	A1
031G	115 Penshurst Road	The Helsinki Health Centre	Beauty	A1
031H	119-123 Penshurst Road	Co-op Foodstore	Foodstore	A1
Total stores	8	No. of residential conversions	0	
Total Vacant	1 (13%)	No. of A1 retail	6	

Local Centre 32 - Cliff Lane

Unit	Address	Occupant	Occupant Type	Use Class
032A	52 Cliff Lane	Margaret Catchpole	Public House	A4
032B	93-95 Cliff Lane	Highcliff Veterinary Practice	Vets	D1
032C	97 Cliff Lane	The Beauty Place	Beauty	A1
032D	99 Cliff Lane	Building Plans Shop	Architectural design	B1
032E	101 Cliff Lane	G. Debman	Butcher	A1
032F	103 Cliff Lane	Master Chef	Takeaway	A5
032G	105a Cliff Lane	Princess Bakery	Bakers	A1
032H	105b Cliff Lane	Hairtistique	Hairdresser	A1
032I	107a Cliff Lane	Cliff Lane Electrical	Electrical	A1
032J	107b Cliff Lane	B.Smith Carpet Shop	Flooring	A1
032K	109 Cliff Lane	Cliff Lane Post Office	Post Office	A1
032L	111 Cliff Lane	Johnsons Mini Market	Newsagent/Off License	A1
Total stores	12	No. of residential conversions	0	
Total Vacant	0	No. of A1 retail	8	

Local Centre 33 - St Helen's Street

Unit	Address	Occupant	Occupant Type	Use Class
033A	29 St Helen's Street	Vacant (County of Suffolk)	Public House	V (A4)
	36 St Helen's Street	Hairdressers	Hairdressers	A1
033B	38 St Helen's Street	Twisted Monkey	Tattoo Studio	Sui Generis
033C	40 St Helen's Street	Beauty	Beauty	Sui Generis
033D	42 St Helen's Street	Vacant (SCC office)	Vacant (Office)	V (A2)
033E	43-45 St Helen's Street	Ipswich Railway Club	Club	D1
033F	44 St Helen's Street	Residential	Residential	C3
033G	46-48 St Helen's Street	Residential	Residential	C3
033H	55 St Helen's Street	R Hyde-Chambers	Undertakers	A1
033I	60 St Helen's Street	J.W. Emeny Newsagent	Newsagent/Off License	A1
033J	62-64 St Helen's Street	Vacant (Aerial Vision)	Vacant (Digital TV)	V (A1)
033K	66-68 St Helen's Street	The Grinning Rat	Public House	A4
033L	70-72 St Helen's Street	Joined with 74	Joined with 74	Joined with 74
033M	74 St Helen's Street	SCRT (NHS)	Suffolk Refugee Team	B1
033N	76 St Helen's Street	The Dove	Public House	A4
033O	82 St Helen's Street	Dove Street Brew Shop	Brew Shop	A1
033P	84 St Helen's Street	Aysha Tandoori	Takeaway	A5
033Q	86-88 St Helen's Street	Elmy Cycles	Bicycle Shop	A1
033R	90 St Helen's Street	Anisha	General vacancies	A1
033S	92 St Helen's Street	Vacant	Vacant	V
033T	94 St Helen's Street	Kishmish	Takeaway	A5
033U	96 St Helen's Street	Vacant	Vacant (Money)	V (A2)
033V	98-100 St Helen's Street	The Water Lily	Public House	A4
033W	116-118 St Helen's Street	Residential	Residential	C3
033X	125 St Helen's Street	Residential	Residential	C3
033Y	102 St Helen's Street	Robertson's	Florist	A1
033Z	104 St Helen's Street	Vacant (Scograil)	Vacant (Model Railway Shop)	V (A1)
033AA	106-108 St Helen's Street	Patricia Sharman and Co	Office	B1
033AB	110-114 St Helen's Street	Shahjalal Masjid	Muslim Place of Worship	D1
033AC	127 St Helen's Street	St. Helen's News/Off Licence	Newsagent/Off License	A1
033AD	129 St Helen's Street	Roma	Hairdresser	A1
033AE	131 St Helen's Street	Al-Amin	Newsagent/Off License	A1
033AF	133 St Helen's Street	Vacant (Toys 'n' Joy)	Vacant (Toys)	V (A1)
Total stores	33	No. of residential conversions	4 (12)	
Total Vacant	6 (18%)	No. of A1 retail	12	

Local Centre 34 - Bramford Lane

Unit	Address	Occupant	Occupant Type	Use Class
034A	87 Surbiton Road	Surbiton Road Post Office	Post Office	A1
034B	117-121 Bramford Lane	Aaron Lord	Photographers	A1
034C	155 Bramford Lane	Tim Lee	Takeaway	A5
034D	184 Bramford Lane	Cats Protection League	Charity Shop	A1
034E	199 Bramford Lane	Vacant (Cast A Smile)	Vacant (Stationers)	V (A1)
034F	201 Bramford Lane	Co-op Foodstore	Foodstore	A1
034G	205 Bramford Lane	Residential (was Sweets @ Last)	Residential	C3
034H	205a Bramford Lane	Residential (was The Launderette)	Residential	C3

				continued
034I	205b Bramford Lane	Residential (was Methodist Church Charity Shop)	Residential	C3
034J	236 Bramford Lane	2 Unique	Hairdresser	A1
034K	240 Bramford Lane	Salamander Gems	Jewellery	A1
034L	242b Bramford Lane	Residential	Residential	C3
<i>Total stores</i>	<i>12</i>	<i>No. of residential conversions</i>	<i>4 (33%)</i>	
<i>Total Vacant</i>	<i>1 (8%)</i>	<i>No. of A1 retail</i>	<i>7</i>	

Local Centre 35 - Bramford Road

Unit	Address	Occupant	Occupant Type	Use Class
035A	1 Bramford Road	Siyako Kebab	Takeaway	A5
035B	3 Bramford Road	Mediterranean Foods	Foodstore	A1
035E	39 Bramford Road	Vacant (Cash traders)	Vacant (Second hand goods)	V (A1)
035F	41 Bramford Road	Poloneze Best Price	Food	A1
035G	59 Bramford Road	Savege Sandwiches	Sandwich shop	A1
035H	61-63 Bramford Road	B. B. Launderette	Launderette	Sui Generis
035I	65 Bramford Road	Canine Grooming Parlour	Pet Grooming	A1
035J	67 Bramford Road	KGD Electrics	Electrical	A1
035K	69 Bramford Road	Welet	Off Licence	A1
035L	71-73 Bramford Road	Adam & Eve Hairdressers	Hairdresser	A1
035M	84 Bramford Road	Relax Furniture	Furniture	A1
035N	86 Bramford Road	Domino's Pizza	Takeaway	A5
035O	88 Bramford Road	Farmfoods	Foodstore	A1
035P	109 Bramford Road	Joined with 111	Joined with 111	Joined with 111
035Q	17 Bramford Road	Residential	Residential	C3
035R	21 Bramford Road	Residential	Residential	C3
035S	5-7 Bramford Road	Residential	Residential	C3
035T	105 Bramford Road	Christine's Florist	Florist	A1
035U	107 Bramford Road	Joined with 105	Joined with 105	Joined with 105
035V	111 Bramford Road	Canhams News	Newsagent/Off License	A1
035W	113 Bramford Road	Mrs Gs Pantry	Bakery	A1
035X	115 Bramford Road	Ipswich Kebabs	Takeaway	A5
035Y	117 Bramford Road	Massala	Takeaway	A5
035Z	119 Bramford Road	Barbour Pharmacy	Chemist	A1
035AA	129 Bramford Road	Blue Sky	Takeaway	A5
035AB	131 Bramford Road	Duncan Contracts	Tool hire	A1
035AC	Demolished	Demolished	Demolished	Demolished
035C	15 Bramford Road	Residential	Residential	C3
035D	19 Bramford Road	Soma Barber	Hairdresser	A1
<i>Total stores</i>	<i>29</i>	<i>No. of residential conversions</i>	<i>4 (14%)</i>	
<i>Total Vacant</i>	<i>1 (3%)</i>	<i>No. of A1 retail</i>	<i>18</i>	

Local Centre 36 - Spring Road

Unit	Address	Occupant	Occupant Type	Use Class
036A	436 Spring Road	Residential	Residential	C3
036B	265 Spring Road	California Grill	Takeaway	A5
036C	315 Spring Road	The Brickmakers Arms	Public House	A4
036D	333 Spring Road	BP & Mace Express	Petrol Station	Sui Generis
036E	385 Spring Road	Barry's Fish & Chips	Takeaway	A5
036G	409a Spring Road	DAD Property Maintenance	Maintenance	B1
036F	550-552 Spring Road	GSK's Express	Newsagent/Off License	A1
036H	554 Spring Road	Olav Hair Salon	Hairdresser	A1
036I	556 Spring Road	The Edwardian Shop	Secondhand Goods	A1
036J	558 Spring Road	Acefast	Computer repair	A1
Total stores	10	No. of residential conversions	1 (10%)	
Total Vacant	0	No. of A1 retail	4	

Local Centre 37 - Woodbridge Road

Unit	Address	Occupant	Occupant Type	Use Class
037A	333 Woodbridge Road	Residential	Residential	C3
037B	357 Woodbridge Road	Demolished 1998	Demolished 1998	Demolished
037C	291 Woodbridge Road	Vacant (Flowers & BOA Balloons)	Vacant (Florist)	V (A1)
037D	299-305 Woodbridge Road	Bristos	Motor Sales	Sui Generis
037E	313 Woodbridge Road	Beauticians	Beauty	A1
037G	335-337 Woodbridge Road	Co-op Foodstore	Foodstore	A1
037H	341-343 Woodbridge Road	The Case is Altered	Public House	A4
037I	345-355 Woodbridge Road	Bristos Used Vehicle Centre	Used vehicles	Sui Generis
037J	359 Woodbridge Road	J Johnston News	Newsagent/Off License	A1
037K	361 Woodbridge Road	Andrews Reprographics	Electrical	A1
037L	386 Woodbridge Road	Papa Noel's	Takeaway	A5
037F	321 Woodbridge Road	Sophisticuts	Hairdresser	A1
Total stores	12	No. of residential conversions	1 (8%)	
Total Vacant	1 (8%)	No. of A1 retail	6	

Local Centre 38 - Lavender Hill

Unit	Address	Occupant	Occupant Type	Use Class
038A	26 Lavender Hill	Vacant (Community Shop)	Vacant (Community Centre)	V (A1)
038B	30 Lavender Hill	Lavender News	Newsagent/Off License	A1
038C	34 Lavender Hill	Peking Chef	Takeaway	A5
Total stores	3	No. of residential conversions	0	
Total Vacant	1	No. of A1 retail	2	

Local Centre 39 - Prince of Wales Drive

Unit	Address	Occupant	Occupant Type	Use Class
039A	57 Prince of Wales Drive	Studio 57	Hairdresser	A1
039B	59 Prince of Wales Drive	Kitchen Plus	Kitchens	A1
039C	61 Prince of Wales Drive	Co-op Foodstore	Foodstore	A1
<i>Total stores</i>	3	<i>No. of residential conversions</i>	0	
<i>Total Vacant</i>	0	<i>No. of A1 retail</i>	3	

Local Centre 40 - Bramford Road (560-677)

Unit	Address	Occupant	Occupant Type	Use Class
040A	560 Bramford Road	Demolished 2008	Demolished 2008	Demolished
040B	651 Bramford Road	Tesco Express & Post Office	Foodstore & Post Office	A1
040C	653-655 Bramford Road	Top 2 Toe Studios	Hairdresser	A1
040D	657 Bramford Road	Mortgages and Loans	Financial services	A2
040E	675 Bramford Road	D 'n' S	Takeaway	A5
040F	677 Bramford Road	Vacant (Cards and X Stitch)	Vacant (Gifts)	V (A1)
<i>Total stores</i>	6	<i>No. of residential conversions</i>	0	
<i>Total Vacant</i>	1 (17%)	<i>No. of A1 retail</i>	3	

Local Centre 41 - Grove Lane/St Helen's Street

Unit	Address	Occupant	Occupant Type	Use Class
041A	4 Grove Lane	Residential	Residential	C3
041B	2 Grove Lane	Residential	Residential	C3
041C	198 St Helen's Street	PC Wakeup	Computer	A1
041D	200 St Helen's Street	Masha of India	Restaurant	A3
<i>Total stores</i>	4	<i>No. of residential conversions</i>	2 (50%)	
<i>Total Vacant</i>	0	<i>No. of A1 retail</i>	1	

Local Centre 42 - Bramford Lane (483-487)

Unit	Address	Occupant	Occupant Type	Use Class
042A	483 Bramford Lane	East Cottage	Takeaway	A5
042B	485 Bramford Lane	Blondees	Hairdresser	A1
042C	487 Bramford Lane	Estate Stores	Newsagent/Off Licence	A1
<i>Total stores</i>	3	<i>No. of residential conversions</i>	0	
<i>Total Vacant</i>	0	<i>No. of A1 retail</i>	2	

Local Centre 43 - Suffolk Road/Tuddenham Avenue

Unit	Address	Occupant	Occupant Type	Use Class
043A	3 Tuddenham Avenue	Residential	Residential	C3
043B	7 Tuddenham Avenue	Vacant (Copy Cats)	Vacant (Printers)	V (A1)
043C	30 Suffolk Road	City Friend	Takeaway	A5
043D	32 Suffolk Road	Residential (was Suffolk Road stores)	Residential	C3
043E	68a Norfolk Road	Residential	Residential	C3
043F	10 Tuddenham Avenue	W. G. Crotch Ltd.	Architectural Mouldings	A1
043G	8 Tuddenham Avenue	Marble works	Gravestones/Marbleworks	A1
<i>Total stores</i>	7	<i>No. of residential conversions</i>	3 (43%)	
<i>Total Vacant</i>	1 (14%)	<i>No. of A1 retail</i>	3	

Local Centre 44 - St Matthew's Street

Unit	Address	Occupant	Occupant Type	Use Class
044A	32 St Matthew's Street	Chinese Shop	Retail	A1
044B	34 St Matthew's Street	Boots	Chemis	A1
044C	36 St Matthew's Street	St Matthew's Laundrette	Laundrette	Sui Generis
044D	40 St Matthew's Street	Granspen R U OK	Newsagent	A1
044E	42 St Matthew's Street	Sunrise Cafe	Café	A3
044F	44 St Matthew's Street	Reliance Employment	Employment	A2
044G	46 St Matthew's Street	Perfect Fried Chicken	Takeaway	A5
044H	46a St Matthew's Street	Centre for Racial Equality	Office	B1
044I	48 St Matthew's Street	Nails & Spa	Beauty	A1
044J	50 St Matthew's Street	Chinese Health	Complimentary Medicine	A1
044K	52 St Matthew's Street	Special Occasions	Wedding	A1
044L	54 St Matthew's Street	Christian Science Reading Room	Bookshop	A1
044M	56 St Matthew's Street	The Men's Room	Barber	A1
044N	58 St Matthew's Street	Drawing Blood Tattoo Studio	Tattoo Parlour	Sui Generis
044O	60 St Matthew's Street	Rose Health Care	Health	A1
044P	61 St Matthew's Street	Francesco Hair Salon	Hairdresser	A1
044Q	62 St Matthew's Street	SF Chicken Kebab Express	Takeaway	A5
044R	63 St Matthew's Street	Vacant (Videoheaven)	Vacant (Video/DVD Hire & Retail)	V (A1)
044S	64-68 St Matthew's Street	Welch	Chemist	A1
044T	65 St Matthew's Street	Act Anglia Care Trust	Office	B1
044U	67 St Matthew's Street	Rasputin	Newsagent/Off License	A1
044V	68a St Matthew's Street	Residential	Residential	C3
044W	69 St Matthew's Street	Vacant (Olan Mills Photographers)	Vacant (Photographers)	V (B1)
044X	70 St Matthew's Street	Residential	Residential	C3
044Y	71 St Matthew's Street	96	Chinese Restaurant	A3
044Z	73 St Matthew's Street	Part of Alexander House	Residential	C3
Total stores	26	No. of residential conversions	3 (12%)	
Total Vacant	2 (8%)	No. of A1 retail	13	

Local Centre 45 - Grimwade Street

Unit	Address	Occupant	Occupant Type	Use Class
045A	28 Grimwade Street	Fresh Fry	Hot Food Takeaway	A5
045B	32 Grimwade Street	Vacant (Community Centre)	Vacant (Community Centre – Closed)	V (D1)
045C	36-40 Grimwade Street	Ink Xpress	Graphics	A1
045D	42 Grimwade Street	Joined with 36	Joined with 36	Joined with 36
045E	44 Grimwade Street	Premier	Newsagent	A1
045F	48 Grimwade Street	Premier	Newsagent	A1
045G	52 Grimwade Street	Premier	Newsagent	A1
045H	54 Grimwade Street	Vacant (Peter's Ice Cream)	Vacant (Ice cream parlour)	V (A1)
045I	60 Grimwade Street	T & G.W.U District Offices	Office	B1
Total stores	9	No. of residential conversions	0	
Total Vacant	1 (11%)	No. of A1 retail	6	

Local Centre 46 - Woodbridge Road (28-110)

Unit	Address	Occupant	Occupant Type	Use Class
046A	28 Woodbridge Road	Residential	Residential	C3
046B	32 Woodbridge Road	Residential	Residential	C3
046C	35 Woodbridge Road	Fat Bob's	Tattooist	Sui Generis
046D	36 Woodbridge Road	Residential	Residential	C3
046E	37 Woodbridge Road	Sonar Bangla Balti House	Restaurant	A3
046F	39 Woodbridge Road	Poplar Fishbar	Takeaway	A5
046G	52 Woodbridge Road	M.R.S Foodstore	Foodstore	A1
046H	58 Woodbridge Road	The Jester	Public House	A4
046I	62-64 Woodbridge Road	Ebony - Ivory	Hairdresser	A1
046J	66 Woodbridge Road	Ebony - Ivory	Hairdresser	A1
046K	68 Woodbridge Road	The Drumming Shop	Musical Instruments	A1
046L	70-74 Woodbridge Road	Vacant (S M Cash and Carry)	Vacant (Foodstore)	V (A1)
046M	76-78 Woodbridge Road	Vacant (Fortune Inn)	Vacant (Takeaway)	V (A5)
046N	104-106 Woodbridge Road	Residential (was vacant public house)	Residential	C3
046O	110 Woodbridge Road	Residential	Residential	C3
046P	Tudor Place	Vacant (Restaurant)	Vacant (Restaurant)	V (A3)
Total stores	16	No. of residential conversions	5 (31%)	
Total Vacant	1 (6%)	No. of A1 retail	5	

District Centre 47 – Ravenswood

Unit	Address	Occupant	Occupant Type	Use Class
047A	Ravenswood	Co-op	Supermarket	A1
047B	Ravenswood	Pharmacy NHS	Chemist	A1
047C	Ravenswood	Jade Garden	Takeaway	A5
047D	Ravenswood	Fish 'n' Chicken	Takeaway	A5
047E	Ravenswood	The Childrens Society	Charity shop	A1
047F	Ravenswood	POSH	Hairdresser	A1
047G	Ravenswood	Barnardo's	Charity Shop	A1
047H	Ravenswood	Subway	Takeaway	A5
047I	Ravenswood	Perfect Pets	Veterinary	D1
047J	Ravenswood	Ladbroke's	Bookmaker	A2
047K	Ravenswood	Ipswich Building Society	Building Society	A2
047L	Ravenswood	Lidl	Supermarkets	A1
047M	Ravenswood	McDonalds	Restaurant	A3
Total stores	13	No. of residential conversions	0	
Total Vacant	0	No. of A1 retail	6	

District Centre 48 – Duke Street

Unit	Address	Occupant	Occupant Type	Use Class
048A	2 Duke Street	Country Life	Fireplaces/woodburners and interiors	A1
048B	1-3 Duke Street	Loch Fyne	Seafood restaurant / bar	A3
048C	7-9 Duke Street	Bargain Booze	Off Licence	A1
048D	10 Duke Street	Trebuchet	Marketing and design	A2
048E	12 Duke Street	Lituanica	Food retail	A1
048F	201-207 Duke Street	Classic Medi Care	Community care services provider	A2
048G	201-207 Duke Street	Vacant		

				continued
048H	201-207 Duke Street	Tax Assist Accountants	Accountants	A2
048I	1-53 Pownhall Road	Vacant (Sun Touch)	Vacant (Beauty Studio)	V (A2)
048J	2-22 Pownhall Road	Something Yummy	Sandwich Bar	A1
048K	2-22 Pownhall Road	Bella Napoli	Hot Food Take-Away	A5
048L	Unit1 209-281 Duke Street	Vacant		
048M	Unit 2 209-281 Duke Street	Vacant		
048N	Unit3 209-281 Duke Street	Vacant		
048O	Unit 4 209 – 281 Duke Street	Vacant		
048P	283-349 Duke Street	Papa Johns Pizza	Hot Food Take-Away	A5
048Q	283-349 Duke Street	Vacant		
048R	283-349 Duke Street	Tesco	Supermarket	A1
048S	1-15 Tye Road	Neptunes	Fish and Chips Take-Away	A5
048T	1-15 Tye Road	Grill House	Hot Food Take-Away	A5
048U	53-89 John Street	Vacant (Marketing Suite)	Vacant (Estate Agent)	V (A2)
048V	Island House Duke Street	Reflections	Sports Bar / Night Club	A4
048W	Unit 1 50-56 Duke Street	Vacant		
048X	Unit 2 50-56 Duke Street	Vacant		
048Y	Unit 3 50-56 Duke Street	Aqua Pharmacy	Pharmacy	A1
048Z	Unit 4 50-56 Duke Street	Vacant		
048AA	Unit 5 50-56 Duke Street	Café Marino	Restaurant	A3
Total stores	27	No. of residential conversions	0	
Total Vacant	11 (41%)	No. of A1 retail	6 NB Some vacant properties only recently completed	