

# **Ipswich Local Plan**

## **Central Shopping Area – Identified Frontages Survey Report**

**November 2019**



Planning and Development  
Ipswich Borough Council  
Grafton House, Russell Road  
Ipswich IP1 2DE  
(01473) 432019

email: [planningandregeneration@ipswich.gov.uk](mailto:planningandregeneration@ipswich.gov.uk)

website: [www.ipswich.gov.uk](http://www.ipswich.gov.uk)

## Contents

	Page Number
Section A – Introduction and Policy Context	1
Section B – Identified Frontages Index	3
Section C – Survey Results	4
Section D – Commentary on the Survey	59
Appendix 1 – Core Strategy Policies	61
Appendix 2 – Plans	63
Appendix 3 – Use Classes	66

## Section A – Introduction and Policy Context

The revised National Planning Policy Framework<sup>1</sup> (2019) (NPPF) states that planning policies should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. To achieve this the NPPF states that policies should define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of the centre. The Council's planning policies are set out within the Ipswich Borough Council Local Plan 2011-2031 which was adopted in February 2017. The adopted plan introduced changes to the frontages in the Central Shopping Area by way of additions, alterations and deletions. The deleted frontages were largely in peripheral locations where there was little demand for shops and low pedestrian flows for example Carr Street.

Under the adopted plan, policy CS14 aims to maintain and enhance the attraction and market share of Ipswich Central Shopping Area, and strengthen its regional role. Policy DM20 aims to ensure that retail remains the prominent use within the Central Shopping Area. The policy sets limits on the proportion of frontages in A2-A5 uses and other town centre uses for the Primary, Secondary and Specialist Shopping Frontage Zones. The policy states that the Council would not grant permission for uses outside of classes A1-A5 and other main town centre uses in ground floor premises. The full text of policies CS14 and DM20 is contained in Appendix 1.

The Council is currently undertaking a review of the adopted Local Plan to extend the plan period from 2031 to 2036. At the time of writing this report, a Final Draft (Regulation 19) version of the Local Plan Review has been prepared and is due for consultation from January – March 2020. The Final Draft Local Plan Review includes changes to retail policies. Of particular relevance is the proposed change from a frontage-measurement approach to a unit-counting approach to determining the percentage of uses, as well as a general lowering of the thresholds for non-A1 uses in the Central Shopping Area. In addition, based on evidence from the Retail and Commercial Leisure Study (2017) used to inform the Local Plan Review, changes to the extent of the Primary, Secondary and Specialist shopping areas are also proposed. However, as this Local Plan Review is at an early stage, the frontages will continue to be monitored in accordance with the adopted Local Plan (2017) until the Local Plan Review has been formally adopted (anticipated late-2020). Further information regarding the Local Plan Review can be viewed on the Ipswich Borough Council website: <https://www.ipswich.gov.uk/services/ipswich-local-plan>

The survey of the Central Shopping Area is typically carried out annually in the summer/autumn months to show retail trends across Ipswich town centre. This survey was completed on the basis of the survey of the Town Centre carried out by the Council's Economic Development Team in October 2019 and involved carrying out a visual inspection of each unit. This was supplemented by a further short survey in November 2019 to capture a few of the frontages which were not covered by the Economic Development Team's own survey. The retail area covered is shown on Plan 1 in Appendix 2. A similar survey of the local and district centres is also undertaken annually and is reported separately.

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015. The Order allows for changes of use within the same class. It is generally the case that planning permission is needed to change from one use class to another, although there are exceptions where the Order does allow some changes between uses (known as Permitted Development rights). The Use Classes are shown in Appendix 3.

Planning permission is not needed when the existing and the proposed uses fall within the same 'use class', or if The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the 'GPDO'), says that a change of use is permitted to another specified 'use class'. The latest updates to legislation came into force on 25 May 2019.

---

<sup>1</sup> National Planning Policy Framework (Department of Communities and Local Government, 2018)

On the 15<sup>th</sup> April 2015 the Government created new Permitted Development rights which mean that planning permission is now not required for a change of use from A1 (shop) to either A2 (financial and professional services) or A3 (cafes and restaurants) and from A2 to A3, where the change of use represents 150sqm floorspace or less. Change of use is also permitted from A1 or A2 use to D2 (assembly and leisure uses) where the A1 use existed on 5<sup>th</sup> December 2013. Betting shops and payday loan shops are now classified as Sui Generis (they were formerly A2) and therefore planning permission is required for any change of use to or from such uses. **These uses are therefore now excluded from the calculation of A2-A5 frontage length within this survey.**

Whilst general comparisons can be made between surveys, from 2012 the survey has reclassified the Use Classes to accord with the Use Classes Order 1987 as amended. This has resulted in the reclassifying of units previously identified as 'V' for vacant. Where known, the last known occupant is listed in brackets and the Use Class reassigned to the last known Use Class in brackets after the 'V'. The vacant units are shown on Plan 2. In addition, where the occupant has changed since the previous survey (October 2018) the former occupant is shown in brackets. In this 2019 edition of the report, **nail salons and beauticians have also been corrected to Sui Generis, as in previous monitoring reports they have been recorded as A1.**

The Use Classes included within the tables in Section C of this report are those which represent the use within each unit at the time of the survey. **This should not be taken as an indication of the current lawful use of the unit and does not indicate that the Council would support the use where it is operating outside of its current legal use.**

Where a shop unit is located on a street corner or has frontages on more than one street it will appear on more than one identified frontage, with a note included in the survey identifying the location of the customer access to the unit. The frontage length is shown for each unit in a particular frontage group and has the letter P, S or SP entered, which reflects whether it is a Primary, Secondary and Specialist Shopping Frontage Zone in accordance with Core Strategy policy, as shown on Plan 2 in Appendix 2. The survey relates to the ground floor units with the exception of the Sailmakers Shopping Centre (previously Tower Ramparts) and the Buttermarket Centres where the frontage extends to the first and second floors. This survey refers to the different uses within the frontages in terms of the uses defined in the Use Classes Order. The use classes are shown in Appendix 3<sup>2</sup>. In accordance with the guidance contained in the Council's Central Shopping Areas – Identified Frontages Supplementary Planning Guidance (1997) doors leading to upper floor units are excluded from the calculations of frontages but are included within this report for information.

Please note that the total of '% of frontage' column in the tables below does not sum to 100% in all cases due to rounding.

---

<sup>2</sup> The Town and Country Planning (Use Classes) Order 1987 (as amended)

## Section B – Identified Frontages Index

The frontages as identified in the November 2019 survey of the Central Shopping Area are listed below.

Frontage	Address	Frontage	Address
1	22-32 (even) St Matthew's Street	55	31-47 (odd) Tavern Street
2	2-20 (even) St Matthew's Street	56	Hatton Court (East Side)
3	1-31 (odd) St Matthew's Street	57	46-62 (even) Tavern Street
4	61-67 (odd) Westgate Street	58	2-16 (even) Upper Brook Street
5	35-55 (odd) Westgate Street	59	43-57 (odd) Butter Market
6	36-58 (even) Westgate Street	60	St Lawrence Street (East Side)
7	2-30 (even) Crown Street	61	2-18 St Margaret's Plain & 59 St Margaret's Street. <b>Frontage Deleted</b>
8	1-17 (odd) High Street	62	12-28 (even) Northgate Street
9	High Street (East Side)	63	1-9 (odd) Great Colman Street
10	Sailmakers Centre	64	2-10 (even) Great Colman Street
11	Providence Street (West Side)	65	2-10 (even) Northgate Street
12	16-32 (even) Westgate Street	66	1-19 (odd) Carr Street
13	1-33 (odd) Westgate Street	67	2-24 (even) Carr Street
14	Providence Street (East Side 1)	68	1-9 (odd) Tacket Street
15	Providence Street (East Side 2)	69	1-39 (odd) Upper Brook Street
16	Lloyds Avenue (West Side)	70	39a Upper Brook Street to Tacket Street
17	Waterloo House to 14 Westgate Street	71	21-43 (odd) Carr Street
18	2-10 (even) Cornhill	72	26-38 (even) Carr Street
19	2-38 Queen Street & 3 Princes Street	73	1-19 (odd) Old Foundry Road
20	Lloyds Avenue (East Side)	74	47-75 (odd) Carr Street
21	Sailmakers Centre (North)	75	68-70 (even) Carr Street <b>Frontage Deleted</b>
22	Tower Street (West Side)	76	6-20 (even) Upper Orwell Street <b>Frontage Deleted</b>
23	13 Cornhill to 9 Tavern Street	77	22-28 (even) Upper Orwell Street <b>Frontage Deleted</b>
24	13-19 (odd) Tavern Street	78	34-76 (even) Upper Orwell Street
25	1-7 (odd) Thoroughfare	79	9-13 (odd) Orwell Place
26	2 Tavern Street to The Walk	80	2-26 (even) St Helen's Street <b>Frontage Deleted</b>
27	2-14 (even) The Walk, 9-17 (odd) Thoroughfare	81	1a-3 (odd) Upper Orwell Street <b>Frontage Deleted</b>
28	1 Princes Street	82	25-43 (odd) Upper Orwell Street <b>Frontage Deleted</b>
29	Thoroughfare (south side) Princes Street to the Walk	83	45-75 (odd) Upper Orwell Street
30	18 Thoroughfare to Butter Market	84	1-13 (odd) Eagle Street
31	1-7 (odd) Butter Market	85	3 Friars Street to St Nicholas Street
32	1-15 The Walk (East Side)	86	2-24 (even) St Nicholas Street
33	16-28 Tavern Street	87	2-34 (even) St Peters Street
34	Dial Lane (West Side)	88	Falcon Street to 9 St Nicholas Street
35	9-23a (odd) Butter Market	89	17-47 (odd) St Nicholas Street
36	4 Butter Market & 1-31 (odd) Queen Street	90	St Nicholas Street to 9 Silent Street
37	6-28 (even) Butter Market	91	1-3 (odd) St Peters Street
38	St Stephen's Lane (West Side)	92	5-35 (odd) St Peters Street
39	Old Cattle Market (North Side)	93	2 Falcon Street to Silent Street
40	Tower Street (East Side)	94	32 Silent Street to 6 Old Cattle Market
41	Hatton Court (West Side). <b>Frontage Deleted</b>	95	2-16 (even) Dogs Head Street
42	21-29 (odd) Tavern Street	96	1-5 (odd) Lower Brook Street
43	Dial Lane (East Side)	97	2-26 (even) Tacket Street
44	30-44 (even) Tavern Street	98	18-44 (even) Tacket Street
45	St Lawrence Street (West Side)	99	2-14 (even) Orwell Place
46	25-41 (odd) Butter Market	100	2-6 (even) Fore Street
47	30-54 (even) Butter Market	101	14-32 (even) Fore Street
48	20-26 (even) Upper Brook Street	102	4-10 (even) Eagle Street
49	30-44 (even) Upper Brook Street	103	1-43 (odd) Fore Street
50	1 Dogs Head Street to Upper Brook Street	104	Sailmakers Centre (Ground Floor)
51	St Stephen's Lane (East Side)	105	Sailmakers Centre (First Floor)
52	17 St Stephen's Lane to Dogs Head Street	106	<b>Frontage Deleted: redeveloped</b>
53	7-13 (odd) Northgate Street <b>Frontage Deleted</b>	107	Buttermarket Centre (Ground Floor)
54	1-5 (odd) Northgate Street	108	Buttermarket Centre (First Floor)

## Section C – Survey Results

### Identified Frontage 1 (Secondary)

22 – 32 (even) St Matthew's Street

Identified Frontage Length = 62.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-004	22	Sultan Café (O Patio)	Café	A3	S	8	12.9
TC-003	24	Ipswich Restaurant	Restaurant	A3	S	9	14.5
TC-002	26	Vacant (vacant)	Vacant (vacant)	V (A1)	S	10.2	16.4
TC-001a	28a	Zac's	Barbers	A1	S	6.2	10
TC-001b	28b	Paradise Cuts	Hairdressers	A1	S	6.2	10
TC-001	28	My Local	Convenience Store	A1	S	22.5	36.2
						62.1	

Percentage of identified frontage length A1 (including vacant units) = 72.6%

Percentage of identified frontage length A2-A5 = 27.4%

Percentage of identified frontage length vacant = 16.4%

Percentage of identified frontage length occupied = 83.6%

### Identified Frontage 2 (Secondary)

2 – 20 (even) St Matthew's Street

Identified Frontage Length = 69m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-011	2	British Heart Foundation	Furniture and electrical charity shop	A1	S	19.7	29
TC-010	4-10	Choose to Re-use Secondhand Goods (Ipswich Furniture Project)	Second-hand Goods	A1	S	10.1	15
TC-009	8	Ipswich Furniture Project	Second-hand furniture	A1	S	11.2	16
TC-008	12	St Elizabeth Hospice	Charity shop	A1	S	5.6	8
TC-007	14	M&M Pharmacy	Pharmacy	A1	S	5.6	8
TC-006	16	Coal City Barbers & Beauty (CLC Bookshop)	Barbers	A1	S	5.6	8
TC-005	18-20	Southgate Funeral Directors	Undertakers	A1	S	11.2	16
						69	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 3 (Secondary)**

**1 – 31 (odd) St Matthew's Street**

**Identified Frontage Length = 91.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-021	1	Franklins	Haberdashery	A1	S	7.6	8
TC-020	3-11	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	22.7	25
TC-019	13	<b>Vacant</b> (Armafone)	Vacant (Mobile phones)	V (A1)	S	4.7	5
TC-018	15	Regal	Newsagent	A1	S	5.1	5
TC-017	17	Alpha Hair and Beauty	Beauty	A1	S	5.3	6
TC-016	17a	KEBAPIZZA	Takeaway	A5	S	4.4	5
TC-015	19	Mind	Charity Shop	A1	S	3.7	4
TC-014	21	Star Express Restaurant	Café	A3	S	4.4	5
TC-013	23-31	Spoon World Buffet	Restaurant / Public house	A3	S	24	26
TC-012	1 Civic Drive	Vacant (Vacant)	Vacant (Vacant)	V (D1)	S	10	11
						91.9	

**Percentage of identified frontage length A1 (including vacant units) = 53%**

**Percentage of identified frontage length A2-A5 = 36%**

**Percentage of identified frontage length D1 (including vacant units) = 11%**

**Percentage of identified frontage length vacant = 41%**

**Percentage of identified frontage length occupied = 59%**

### **Identified Frontage 4 (Secondary)**

**59 – 67 (odd) Westgate Street**

**Identified Frontage Length = 30.3m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-025	59a	LAS Barbers	Hairdressers	A1	S	5.2	18.3
TC-025a	59b	Shawarma Bistro	Takeaway	A5	S	4.2	14.7
TC-025b	61	Door to 1 <sup>st</sup> floor flats	N/A	N/A	S	1.8	N/A
TC-025c	59c	Slemani Food store (Ipswich Town European Food Store)	Supermarket	A1 (V)	S	3.8	13.3
TC-024	63	Warhammer	Games	A1	S	5.2	18.3
TC-023	65	Ipswich Outreach	Charity Shop	A1	S	5	17.5
TC-022	67	New Collections	Clothing	A1	S	5.1	17.9
						28.5	

**Percentage of identified frontage length A1 (including vacant units) = 85.3%**

**Percentage of identified frontage length A2-A5 = 14.7%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 5 (Secondary)**

**35 – 55 (odd) Westgate Street**

**Identified Frontage Length = 62.2m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-033	35	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	5.6	9
TC-032	37	Betfred	Betting Office	SG	S	5.5	9
TC-031	39	German Doner Kebab	Take away	A5	S	4	6
TC-030	41-43	Trespass	Outdoor clothing	A1	S	11.3	18
TC-029	45-49	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	12.9	21
TC-028	51	Greggs	Bakery	A1	S	6.4	10
TC-027	53	Cancer Research UK	Charity shop	A1	S	6.7	11
TC-026	55-57	Cashino Amusements	Gaming	SG	S	9.8	16
						62.2	

**Percentage of identified frontage length A1 (including vacant units) = 69%**

**Percentage of identified frontage length A2-A5 = 6%**

**Percentage of identified frontage length SG = 25%**

**Percentage of identified frontage length vacant = 30%**

**Percentage of identified frontage length occupied = 70%**

## **Identified Frontage 6 (Secondary)**

**36 – 58 (even) Westgate Street**

**Identified Frontage Length = 88.5m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-044	36 (also Frontage 8) Door on this side	Ann Summers	Speciality clothing	A1	S	6.7	8
TC-043	38	Love Thy Burger	Restaurant	A3	S	10	11
TC-042	40a	Stylers Hair Salon	Hairdressers	A1	S	5.2	6
TC-041	40	PMG Schoolwear	Children's clothing	A1	S	6.7	8
TC-040	42	Shoe Zone	Shoe shop	A1	S	9	10
TC-039	44	Ecigwizard	E cigarettes	A1	S	5.6	6
TC-038	46	Unknown entrance to office (Suffolk Mind Partnership)	Unknown office (Charity shop)	B1 (A1)	S	4.6	5
TC-037	48	Welch Pharmacy	Pharmacy	A1	S	6.5	7
TC-036	50-54	Bon Marche	Clothing	A1	S	20.1	23
TC-035	56	Stitch World (Everest)	Clothes repair/ decoration (Barber shop)	A1	S	6.3	7
TC-034	58	Pretzie (Eastern Savings Credit Union)	Artisan Bakery (Financial services)	A1 (A2)	S	7.8	9
						88.5	

**Percentage of identified frontage length A1 = 84%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 11%**

**Percentage of identified frontage length B1 = 5%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**



## **Identified Frontage 7 (Specialist)**

2 – 30 (even) Crown Street (TC-047, TC-048 & TC-049 removed from CSA though the Local Plan February 2017)

**Identified Frontage Length = 28.7m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-045	10-12	Pennington's	Estate agency	A2	SP	15.6	67
TC-046	14-16	Ozzie Barber Lounge	Barbers	A1	SP	7.8	33
						23.4	

**Percentage of identified frontage length A1 (including vacant units) = 33%**

**Percentage of identified frontage length A2-A5 = 67%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 8 (Secondary)**

1 – 17 (odd) High Street

**Identified Frontage Length = 55.3m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-044	36 Westgate St (also Frontage 6)	Ann Summers	Speciality clothing	A1	S	19.5	36
TC-050	5	Vaping liquid	E Cigarettes	A1	S	3.8	7
TC-051	7-9	Just Recruitment	Office	B1	S	9.1	16
TC-051a	11-13	Freedom Tattoos	Tattoo studio	SG	S	7.4	13
TC-052	15	Chinese Wellness Centre	Massage/treatments	D1	S	4	7
TC-053	17	H&T (The Money Shop)	Pawnbrokers	A2	S	11.5	21
						55.3	

**Percentage of identified frontage length A1 = 43%**

**Percentage of identified frontage length A2-A5 = 21%**

**Percentage of identified frontage length B1 = 16%**

**Percentage of identified frontage length D1 = 7%**

**Percentage of identified frontage length SG = 13%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## Identified Frontage 9 (Secondary)

High Street (East Side)

Identified Frontage Length = 43.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-054	32 Westgate St (also Frontage 12)	Moss Bros	Clothing	A1	P	16.5	38
TC-055	6	Café Portoccino	Coffee shop	A1	S	5.2	12
TC-056	8	PC Factory	Computer repairs	A1	S	6.1	14
TC-057	10	Charlene Nail Bar	Beauty treatments	SG	S	5	12
TC-058	12	Grace and Lace Bridal	Bridal wear	A1	S	6	14
TC-059	14-16 (also Frontage 10)	Bohemia	Hairdressers	A1	S	4.5	10
						43.3	

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 12%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 10 (Primary)

Sailmakers

Identified Frontage Length = 57.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-059	14 High St (also Frontage 9) Door on corner	Bohemia	Hairdressers	A1	S	6.7	12
TC-060	16-26 Westgate St (also Frontages 11 & 12)	Marks and Spencer	Variety store	A1	P	51	88
						57.7	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## **Identified Frontage 11 (Primary)**

**Providence Street (West Side)**

**Identified Frontage Length = 73.2m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-060	16-26 Westgate St (also Frontages 10 & 12)	Marks and Spencer	Variety store	A1	P	73.2	100
						73.2	

**Percentage of identified frontage length A1 = 100%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 12 (Primary)**

**16-32 (even) Westgate Street**

**Identified Frontage Length = 53.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-060	16-26 (also Frontages 10 & 11) Door on this side	Marks and Spencer	Variety store	A1	P	36	67
TC-061	28	Burger King	Restaurant	A3	P	7.7	14
TC-062	30	Card Factory	Greetings cards	A1	P	6.3	12
TC-054	32 (also Frontage 9) Door on this side	Moss Bros	Clothing	A1	P	3.9	7
						53.9	

**Percentage of identified frontage length A1 = 86%**

**Percentage of identified frontage length A2-A5 = 14%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

### Identified Frontage 13 (Primary)

1 – 33 (odd) Westgate Street

Identified Frontage Length = 113.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-081	1-3 Westgate St (also Frontage 18) Door on this side	<b>Vacant</b> (Vacant)	Vacant (Vacant)	V (A1)	P	18.9	17
TC-073	5	H Samuel	Jeweller	A1	P	7	6
TC-072	7	Holland & Barrett	Health foods	A1	P	6.1	5
TC-071	11	Claire's Accessories	Fashion accessories	A1	P	5.9	5
TC-070	13	tReds	Shoe Shop	A1	P	7.5	7
TC-069	15-19	JDs	Shoe shop	A1	P	14.4	13
TC-068 TC-067	21 - 23	Primark	Clothing	A1	P	29.1	26
TC-066	25	Caffé Nero	Café/sandwich shop	A1	P	6	5
TC-065	27	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	5.7	5
TC-064	29	Tessuti	Clothing	A1	P	8.1	7
TC-063	33	<b>Vacant</b> (Monsoon)	Vacant (Clothing)	V (A1)	P	4.9	4
						113.6	

Percentage of identified frontage length A1 (including vacant units) = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 26%

Percentage of identified frontage length occupied = 74%

### Identified Frontage 14 (Primary)

Providence Street (East Side 1)

Identified Frontage Length = 36.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-074	14 Westgate St (also Frontage 17)	Clarks	Shoe shop	A1	P	36.5	100
						36.5	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 15 (Specialist)**

**Providence Street (East Side 2) (TC-075 & TC-076 removed from Primary Frontage though the Local Plan February 2017)**

**Identified Frontage Length = 35.1m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-075	2 Crown & Anchor Mews, Sailmakers	Escape Beauty Rooms	Beauty salon	SG	SP	20.8	59
TC-076	1 Crown & Anchor Mews, Sailmakers	Pennikkity Pots	Ceramics	A1	SP	14.3	41
						35.1	

**Percentage of identified frontage length A1 = 41%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length SG = 59%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

### **Identified Frontage 16 (Primary and Specialist)**

**Lloyds Avenue (West Side)**

**Identified Frontage Length = 118m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-077	Mecca Bingo, Lloyds Avenue	Mecca Bingo	Bingo hall	D2	SP	55.3	47
TC-078	2-8 Westgate Street (also Frontage 17)	Debenhams	Department store	A1	P	62.7	53
						118	

**Percentage of identified frontage length A1 = 53%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length D2 = 47%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 17 (Primary)**

**Waterloo House to 14 Westgate Street**

**Identified Frontage Length = 90.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-078	2-10 (also Frontage 16) Door on this side	Debenhams	Department store	A1	P	59.7	66
TC-080	12a	Office	Shoe shop	A1	P	6.6	7
TC-079	12	WHSmith/Post Office	Books/stationery/post office	A1	P	12.6	14
TC-074	14 (also Frontage 14) Door on this side	Clarks	Shoe shop	A1	P	12	13
						90.9	

**Percentage of identified frontage length A1 = 100%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 18 (Secondary)**

**2 – 10 (even) Cornhill**

**Identified Frontage Length = 50.7m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-081	2-6 (also Frontage 13)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	16.1	32
TC-082	8	Manning's	Public house	A4	S	5.4	11
TC-083a	10	Mizu	Restaurant	A3	S	13.2	26
TC-083 TC-084	10	Vacant (Vacant)	Vacant (Vacant)	V (A4)	S	17	32
						50.7	

**Percentage of identified frontage length A1 (including vacant units) = 32%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 69%**

**Percentage of identified frontage length vacant = 64%**

**Percentage of identified frontage length occupied = 37%**

## **Identified Frontage 19 (Secondary)**

**2 – 38 Queen Street & 3 Princes Street (CSA now includes 5 Princes Street)**

**Identified Frontage Length = 114m**

<b>Unit</b>	<b>Address</b>	<b>Occupant</b>	<b>Type of Business</b>	<b>Use Class</b>	<b>Frontage/m</b>		<b>% of Frontage</b>
TC-172 part	5 Princes Street	Vacant (Vacant)	Vacant (Vacant)	V (A3)	S	9.5	8.3
TC-173	3 Princes Street	Ladbrokes	Betting office	SG	S	16.1	14.1
TC-172 part	4 – 6 Queen Street	Vacant (Vacant)	Vacant (Vacant)	V (A3)	S	20.8	18.2
TC-174	8	Wardale Williams trading as 'Observatory'	Opticians	A1	S	4.9	4.3
TC-175	10	Staff Bank	Employment agency	A2	S	9.2	8.1
TC-176	12	Vacant (Vacant)	Vacant (Vacant)	V (A2)	S	6.8	6.0
TC-177	16	Music World	Music	A1	S	10.1	8.9
TC-178	20	Cats Protection	Charity Shop	A1	S	7.3	6.4
TC-179	22-24	Uniform Research	Clothing	A1	S	4.8	4.2
TC-181	26-28	Subway	Sandwich shop	A1	S	5.4	4.7
TC-182	30	Lady Norfolk and Lord Rust	Furniture/collectables	A1	S	4.6	4.0
TC-183	32	S G R Solicitors	Solicitors	A2	S	1.5	1.3
TC-184	34	Rumbles Sandwich Bar	Sandwich shop	A1	S	4.4	3.9
TC-185 part	36	Century 21 (Philp Davis)	Estate agent	A2	S	8.6	7.5
TC-185 part	38	The Mortgage Link	Mortgage brokers	A2	S		
						114	

**Percentage of identified frontage length A1 = 36.4%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 49.4%**

**Percentage of identified frontage length SG = 14.1%**

**Percentage of identified frontage length vacant = 32.5%**

**Percentage of identified frontage length occupied = 67.4%**

## Identified Frontage 20 (Specialist)

Lloyds Avenue (East Side) (TC-269 & TC-270 no longer in primary frontage)

Identified Frontage Length = 129.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-271 (part)	12 (also Frontage 23)	Lloyds TSB	Bank	A2	P	28.1	22
TC-269	6	M W Ashton	Tobacconist	A1	SP	4.6	4
TC-270	8	Watts for Lunch	Sandwich Bar	A1	SP	4.6	4
TC-271 (part)	12	Lloyds TSB	Bank	A2	SP	12.7	10
TC-272	18	Blackberry Clinic	Medical clinic	D1	SP	19	15
TC-273	22	Three Wise Monkeys (Vacant)	Public House (Vacant)	A4 (V)	SP	9.3	7
TC-274	24-26	Pizza Express	Restaurant	A3	SP	11	8
TC-275	28	Goodmans Lofts	Residential	C3	SP	2	2
TC-276	32	Kerseys Solicitors	Solicitors	A2	SP	4.7	4
TC-277	34	Nail Boutique (US Star Nails)	Nail Bar	SG	SP	5.9	5
TC-278	36	Coral	Betting office	SG	SP	6.4	5
TC-279	38	Hanks Deli and Shop (Powwow and Pip)	Café	A3	SP	6.7	5
TC-280	40	Vacant (Vacant)	Vacant (Vacant)	V (SG)	SP	9.3	7
TC-281	42	Mr Ipswich	Barbers	A1	SP	5.2	4
						129.5	

Percentage of identified frontage length A1 = 12%

Percentage of identified frontage length A2-A5 (including vacant units) = 56%

Percentage of identified frontage length C3 = 2%

Percentage of identified frontage length D1 = 15%

Percentage of identified frontage length SG (including vacant units) = 17%

Percentage of identified frontage length vacant = 7%

Percentage of identified frontage length occupied = 93%

## Identified Frontage 21 (Primary)

Sailmakers (North)

Identified Frontage Length = 61.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-282	23 Tower Ramparts (also Frontage 105)	McColls	Newsagent	A1	P	11.1	18
TC-283	(also Frontages 104 & 105)	Iceland	Supermarket	A1	P	50.6	82
						61.7	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%



## **Identified Frontage 22 (Primary)**

### **Tower Street (West Side)**

**Identified Frontage Length = 41.8m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-284	11	The Rep	Public house	A4	P	21.7	52
TC-285	19 Tavern Street (also Frontage 24)	GAME	Computer games	A1	P	20.1	48
						41.8	

**Percentage of identified frontage length A1 = 48%**

**Percentage of identified frontage length A2-A5 = 52%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 23 (Primary)**

### **13 Cornhill to 9 Tavern Street**

**Identified Frontage Length = 72.1m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-271	13-15 Cornhill (also Frontage 20) Door on this side	Lloyds TSB	Bank	A2	P	18.9	26
TC-290	17-19 Cornhill	Burtens/ Dorothy Perkins	Clothing	A1	P	14.4	20
TC-289	3	Clintons	Greetings cards/gifts	A1	P	8.7	12
TC-288	5 (also Frontages 104 & 105) Door on this side	Boots	Pharmacy/variety store	A1	P	12.2	17
TC-287	7	Carphone Warehouse	Mobile phones	A1	P	10	14
TC-286	9	Apple iStore	Electronics	A1	P	7.9	11
						72.1	

**Percentage of identified frontage length A1 = 74%**

**Percentage of identified frontage length A2-A5= 26%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## Identified Frontage 24 (Primary)

13 – 19 (odd) Tavern Street

Identified Frontage Length = 44.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-291	13 (also Frontage 104) Door on this side	Pandora	Jewellers	A1	P	8.2	28
TC-292	13 (also Frontage 104) Door on this side	River Island	Clothing	A1	P	12.3	19
TC-293	15	Ipswich Institute Reading Room	Club	D1	P	3	7
TC-294 TC-295	17	Body Shop	Beauty products	A1	P	16.4	34
TC-285	19 (also Frontage 22) Door on this side	GAME	Computer games	A1	P	5.4	12
						44.3	

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length D1 = 7%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 25 (Primary)

1 – 7 (odd) Thoroughfare

Identified Frontage Length = 35.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-085	2-10 Tavern St (also Frontage 26)	NatWest	Bank	A2	P	13.6	38
TC-086	1	Snappy Snaps	Photographic shop	A1	P	5.3	15
TC-087	3	No 1 Currency Exchange	Currency exchange	A2	P	4.4	12
TC-088	5	Vacant (Fancy Dress Hut)	Vacant (Fancy dress hire and buy)	V (A1)	P	5.5	15
TC-089	7 (also Frontage 27) Door on corner	Coes Newsagent	Newsagent	A1	P	7.1	20
						35.9	

Percentage of identified frontage length A1 (including vacant) = 50%

Percentage of identified frontage length A2-A5 = 50%

Percentage of identified frontage length vacant = 15%

Percentage of identified frontage length occupied = 85%

## Identified Frontage 26 (Primary)

2 Tavern Street to The Walk

Identified Frontage Length = 39m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-085	2-10 (also Frontage 25) Door on this side	Natwest	Bank	A2	P	24	61
TC-090	12	HSBC	Bank	A2	P	8	21
TC-091	14 (also Frontage 27)	F Hinds	Jeweller	A1	P	7	18
						39	

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 27 (Primary)

2 – 14 (even) The Walk, 9 – 17 (odd) Thoroughfare

Identified Frontage Length = 64.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-089	7 (also Frontage 25) Door on corner	Coes	Newsagent	A1	P	4.8	7
TC-096	11	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	4.5	7
TC-095	13	Faststitch	Clothes alterations	A1	P	5.1	8
TC-094	15-17	Vacant (Vacant)	Vacant (Vacant)	V (A3)	P	17.6	27
TC-093	12	Procter's Sausages	Butchers	A1	P	10.3	16
TC-092	10	Timpson	Shoe repairs	A1	P	3.9	6
TC-091	14 Tavern Street (also Frontage 26) Door on this side	F Hinds	Jeweller	A1	P	17.9	28
						64.1	

Percentage of identified frontage length A1 (including vacant units) = 72%

Percentage of identified frontage length A2-A5 (including vacant units) = 27%

Percentage of identified frontage length vacant = 34%

Percentage of identified frontage length occupied = 65%

## Identified Frontage 28 (Secondary)

1 Princes Street

Identified Frontage Length = 33m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-097	1 (also Frontages 29 & 31). Door on this frontage	Barclays	Bank	A2	S	33	100
						33	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 29 (Secondary)

Thoroughfare (South Side) Princes Street to The Walk

Identified Frontage Length = 50.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-097	1 Princes St (also Frontages 28 & 31) Door on this frontage	Barclays	Bank	A2	S	41.1	82
TC-098	1 The Walk	Ipswich Cobbler	Shoe repairs	A1	P	5	10
TC-099	18 Thoroughfare (also Frontage 30)	Bromley & Co	Gifts	A1	P	4.2	8
						50.3	

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 30 (Primary)

18 Thoroughfare to Butter Market

Identified Frontage Length = 24.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-099	18 (also Frontage 29) Door on this frontage	Bromley & Co	Gifts	A1	P	8.9	36
TC-100	22	Tandem Personnel	Employment agency	A2	P	1.6	7
TC-101	24	Vacant (OHH DEER)	Vacant (Novelty gifts)	V (A1)	P	10.1	41
TC-102	7 Butter Market (also Frontage 31)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	4	16
						24.6	

Percentage of identified frontage length A1 (including vacant) = 93%

Percentage of identified frontage length A2-A5 = 7%

Percentage of identified frontage length vacant = 57%

Percentage of identified frontage length occupied = 43%

## **Identified Frontage 31 (Secondary)**

**1 – 7 (odd) Butter Market**

**Identified Frontage Length = 54.1m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-097	1 Princes St (also Frontages 28 & 29)	Barclays	Bank	A2	S	20.8	38
TC-105	1	Fenn Wright	Estate agency	A2	S	11.1	21
TC-104	3	Abbotts	Estate agency	A2	S	8.6	16
TC-103	5	Zami Fix	Mobile phone repairs	A1	S	4.7	9
TC-102	7 (also Frontage 30) Door on this side	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	8.9	16
						54.1	

**Percentage of identified frontage length A1 = 25%**

**Percentage of identified frontage length A2-A5 = 75%**

**Percentage of identified frontage length vacant = 16%**

**Percentage of identified frontage length occupied = 84%**

## **Identified Frontage 32 (Primary)**

**1 – 15 The Walk (East Side)**

**Identified Frontage Length = 68.4m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-114	16 Tavern St (also Frontage 33) Door not on this frontage	Thorntons	Confectionery	A1	P	9.5	14
TC-113	1	Donato	Hairdresser	A1	P	4.1	6
TC-112	3	Galloway Coach Travel (The Sweet Hut)	Travel Agency (Confectionary)	A1	P	3.7	5
TC-111	5	<b>Vacant</b> (The Sweet Hut)	Vacant (Confectionary)	V (A1)	P	4.2	6
TC-110	7-9	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	7.3	11
TC-109	11	Fish Face	Café & Crafts	A3	P	5	7
TC-108	13	Falltricks Hairdressing Academy (John Michael)	Hairdresser	A1	P	6.3	9
TC-107	15	<b>Vacant</b> (Heroes)	Vacant (Fitness products)	V (A1)	P	7.4	11
TC-106	9 Butter Market (also Frontage 35) Door on both frontages	White Stuff	Clothing	A1	P	20.9	31
						68.4	

**Percentage of identified frontage length A1 (including vacant units) = 93%**

**Percentage of identified frontage length A2-A5 = 7%**

**Percentage of identified frontage length vacant = 28%**

**Percentage of identified frontage length occupied = 72%**

### **Identified Frontage 33 (Primary)**

**16 – 28 Tavern Street**

**Identified Frontage Length = 54.4m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-114	16 (also Frontage 32) Door on this side	Thorntons	Confectionery	A1	P	6.5	12
TC-115	18	Vision Express	Opticians	A1	P	6.1	11
TC-116	20	Superdrug	Beauty / Chemists	A1	P	9.3	17
TC-117	22	Flying Tiger	Household Goods	A1	P	12.1	22
TC-118	24-26	Paperchase	Stationery	A1	P	7.1	13
TC-119	28a	Hotter Shoes	Shoes	A1	P	7.7	14
TC-120	28 (also Frontage 34) Door on this side	Kiko Milano	Cosmetics	A1	P	5.6	10
						54.4	

**Percentage of identified frontage length A1 = 100%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

### **Identified Frontage 34 (Primary)**

**Dial Lane (West Side)**

**Identified Frontage Length = 51.2m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-120	28 Tavern Street (also Frontage 33)	Kiko Milano	Cosmetics	A1	P	15.9	31
TC-121	4	Berridges	Jeweller	A1	P	6	12
TC-122	6	Elegant nails	Nail salon	SG	P	3.8	7
TC-123	8	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	4.1	8
TC-124	10-12	Capellis	Hairdressers	A1	P	5.6	11
TC-125	14	Zeebra Chic	Gifts / Clothing	A1	P	6.3	12
TC-126	23a Butter Market (also Frontage 35)	Sharps	Furniture	A1	P	9.5	19
						51.2	

**Percentage of identified frontage length A1 (including vacant units) = 93%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length SG = 7%**

**Percentage of identified frontage length vacant = 8%**

**Percentage of identified frontage length occupied = 92%**

## Identified Frontage 35 (Primary)

**9 – 23a (odd) Butter Market**

**Identified Frontage Length = 67.4m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-106	9 (also Frontage 32)	The White Stuff	Clothing	A1	P	7.6	11
TC-132	1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> floors, 11 <sup>3</sup>	JARK Recruitment (entrance to)	Employment agency	A2	P	2	n/a
TC-131	11	Carats	Jeweller	A1	P	2.4	4
TC-130	15	Waterstones	Bookshop	A1	P	18.9	28
TC-129	17	Fat Face	Clothing	A1	P	9.1	13
TC-128	19	Patisserie Valerie	Café and cake shop	A3	P	8.5	12
TC-127	21	Joules	Clothing	A1	P	10.4	15
TC-126	23a (also Frontage 34) Door on this frontage	Sharps	Bedrooms	A1	P	10.5	15
						67.4	

**Percentage of Identified Frontage length A1 = 86%**

**Percentage of Identified Frontage length A2-A5 = 12%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 98%**

<sup>3</sup> Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

## Identified Frontage 36 (Secondary)

4 Butter Market and 1 – 31 (odd) Queen Street

Identified Frontage Length = 114.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-199	1-5 Queen Street	Costa Coffee	Coffee bar	A3	S	19.5	17
TC-198	7	Hillfort	Law firm	A2	S	6.3	5
TC-197		Co-operative Bank	Bank	A2	S	4.1	4
TC-196	Ground floor, 7-11	Co-operative Bank	Bank	A2	S	14.1	12
TC-195	13	Central Canteen	Café	A3	S	5.6	5
TC-194	15	Zest	Charity shop	A1	S	12.7	11
TC-193	17	<b>Vacant</b> (Martin & Co)	Vacant (Estate agency)	V (A2)	S	5.7	5
TC-192	19	Z1 Zip	Barbers	A1	S	5.9	5
TC-190	Ground floor, 21-23	Bella Napoli	Restaurant	A3	S	7.8	7
TC-191	<i>Stairs to first floor, 21-23<sup>4</sup></i>	Adecco	<i>Employment agency</i>	A2	S	2	n/a
TC-189	25	Kare Plus	Care agency	A2	S	6.5	6
TC-188	27	Alan d	Hairdressing education	A1	S	5	5
TC-187	29	T K Maxx	Variety store	A1	S	7	6
TC-186	31	The Falcon (Bowmans)	Public House (Bar/Restaurant)	A4	S	14.2	13
						114.4	

Percentage of Identified Frontage length A1 = 27%

Percentage of Identified Frontage length A2-A5 (including vacant units) = 74%

Percentage of identified frontage length vacant = 5%

Percentage of identified frontage length occupied = 95%

<sup>4</sup> Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)



## Identified Frontage 37 (Primary)

6 – 28 (even) Butter Market (TC-133 no longer in primary frontage)

Identified Frontage Length = 76.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-133	6-8	Halifax	Bank	A2	S	6.8	8.8
TC-134	1 Butter Market Centre (also Frontage 107)	Superdry (Vacant)	Clothing (Vacant)	A1 (V)	P	14.2	18.5
TC-627	12 Butter Market (also Frontage 107)	New Look	Clothing	A1	P	16.8	21.8
TC-137	16	TSB	Bank	A2	P	6.6	8.6
TC-138	18	Swarovski	Jewellers	A1 (V)	P	4.6	6
TC-138a	20	<b>Toni &amp; Guy</b> (Vacant)	Hairdressers (Vacant)	A1 (V)	P	8	10.4
TC-139	22	Butter Market Lighting Centre	Lighting	A1	P	8.1	10.5
TC-140	24	Shake Away	Cafe	A3	P	4.9	6.4
TC-141	28 (also Frontage 38) Door on this side	J G Andrews	Jeweller	A1	P	6.8	8.8
						76.8	

Percentage of identified frontage length A1 = 76%

Percentage of identified frontage length A2-A5 = 23.8%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 38 (Primary)

St Stephen's Lane (West Side)

Identified Frontage Length = 78.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-345	1-7 Old Cattle Market (also Frontage 39)	Revolution	Bar	A4	P	19.1	24.2
TC-624	Unit 11 The Buttermarket Centre	Wagamama	Restaurant	A3	P	12.5	15.8
TC-623	Unit 10 The Buttermarket Centre (also Frontage 107)	Byron Burger	Restaurant	A3	P	6.6	8.4
TC-625	Unit 12 The Buttermarket Centre (also Frontage 107) Door on this side	Cosy Club	Cocktail bar	A4	P	9	11.4
TC-347	3	Twist 'n' Shout	Clothing	A1	P	9.5	12.1
TC-346	1	Jacey's Coffee House	Café	A3	P	14.9	18.9
TC-141	28 Butter Market (also Frontage 37)	J G Andrews	Jeweller	A1	P	7.1	9
						78.7	

Percentage of identified frontage length A1 = 21.1%

Percentage of identified frontage length A2-A5 = 78.7%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 99.8%

## Identified Frontage 39 (Primary)

Old Cattle Market (North Side)

Identified Frontage Length = 48m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-345	1-7 also Frontage 38) Door on this side	Revolution	Bar	A4	P	48	100
						48	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 40 (Primary)**

Tower Street (East Side)

Identified Frontage Length = 41.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-296	21-23 Tavern Street (also Frontage 42)	H&M	Clothing	A1	P	41.1	100
						41.1	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 41 – (Deleted)**

Hatton Court (West Side)

Frontage Deleted

### **Identified Frontage 42 (Primary)**

21 – 29 (odd) Tavern Street

Identified Frontage Length = 36.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-296	21-23 (also Frontage 40) Door on this frontage	H&M	Clothing	A1	P	14.7	40
TC-297	25-27	Vodafone	Mobile phones	A1	P	13	35
TC-298	29	Accessorize	Fashion accessories	A1	P	9.2	25
						36.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 43 (Primary)**

Dial Lane (East Side)

**Identified Frontage Length = 31.3m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-142	25-31 Butter Market (also Frontage 46)	Edinburgh Woollen Mill	Clothing	A1	P	6.9	22
TC-143	1	Pickwicks	Tea and coffee shop	A1	P	9.1	29
TC-144	30 Tavern Street (also Frontage 44)	Vacant (Vacant)	Vacant (Vacant)	V (A2)	P	15.3	49
						31.3	

**Percentage of identified frontage length A1 = 51%**

**Percentage of identified frontage length A2-A5 (including vacant) = 49%**

**Percentage of identified frontage length vacant = 49%**

**Percentage of identified frontage length occupied = 51%**

### **Identified Frontage 44 (Primary)**

30 – 44 (even) Tavern Street

**Identified Frontage Length = 39.2m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-144	30 (also Frontage 43) Door on this side	Vacant (Vacant)	Vacant (Vacant)	V (A2)	P	4.5	11
TC-145	32	Mr Simms Olde Sweet Shop	Confectionery	A1	P	4.5	11
TC-146	34	Whittards Coffee	Tea and coffee shop	A1	P	4.8	12
TC-147	36	Thomas Cook	Travel agency	A1	P	7	18
TC-148	38	I Mobile (FONE World)	Phone repairs/accessories	A1	P	4.1	10
TC-149	40	Hotel Chocolat	Chocolate shop	A1	P	4.3	11
TC-150	42 (also Frontage 45) Door on this side	T.K Bakers (Goldsmiths)	Jeweller	A1	P	4.9	13
TC-151	44 (also Frontage 45) Door on this side	Timpson's	Shoe repairs	A1	P	5.1	13
						39.2	

**Percentage of identified frontage length A1 (including vacant) = 88%**

**Percentage of identified frontage length A2-A5 = 11%**

**Percentage of identified frontage length vacant = 21%**

**Percentage of identified frontage length occupied = 78%**

## Identified Frontage 45 (Primary)

**St Lawrence Street (West Side)**

**Identified Frontage Length = 22.5m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-152	37-41 Butter Market (also Frontage 46)	Robert Gatward	Jeweller	A1	P	12.6	56
TC-150	2 St Lawrence Street (also Frontage 44)	T.K Bakers (Goldsmiths)	Jeweller	A1	P	5.4	24
TC-151	44 Tavern Street (also Frontage 44)	Timpsons	Shoe repairs	A1	P	4.5	20
						22.5	

**Percentage of identified frontage length A1 = 100%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## Identified Frontage 46 (Primary)

**25 – 41 (odd) Butter Market**

**Identified Frontage Length = 42.2m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-142	25-31 (also Frontage 43) Door on this frontage	Edinburgh Woollen Mill	Clothing	A1	P	17.6	42
TC-154	33	The Health Store	Health foods	A1	P	5.3	13
TC-153	35	Vacant (Vacant)	Vacant (Vacant)	V (A2)	P	5.1	12
TC-152	37-41 (also Frontage 45) Door on this frontage	Robert Gatward	Jeweller	A1	P	14.2	34
						42.2	

**Percentage of identified frontage length A1 = 88%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 12%**

**Percentage of identified frontage length vacant = 12%**

**Percentage of identified frontage length occupied = 89%**

### **Identified Frontage 47 (Primary)**

**30 – 54 (even) Butter Market (TC-156 no longer in secondary frontage)**

**Identified Frontage Length = 99.0m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-155	The Ancient House, 30-34 (also Frontage 51) Door on this frontage	Lakeland Ltd	Household goods	A1	P	19.3	19
TC-156	36-42 (also Frontage 51) Door on this frontage	<b>Vacant</b> (Vacant)	Vacant (Vacant)	V (A1)	P	43.6	44
TC-157	44	British Heart Foundation (Vacant)	Charity Shop (Vacant)	A1 (V)	P	8.9	9
TC-158	46-48	The Works	Books/stationery	A1	P	8.8	9
TC-159	50	<b>Vacant</b> (Ipswich Town FC)	Vacant (Retail)	V (A1)	P	6.3	6
TC-160	52	<b>Vacant</b> (Riley and Riley)	Vacant (Jeweller)	V (A1)	P	6.4	6
TC-161	54 (also Frontage 48)	Caffé Nero	Coffee shop	A1	P	5.7	6
						99.0	

**Percentage of identified frontage length A1 (including vacant units) = 100%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length vacant = 56%**

**Percentage of identified frontage length occupied = 44%**

### **Identified Frontage 48 (Secondary)**

**20 – 26 (even) Upper Brook Street**

**Identified Frontage Length = 46.1m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-161	18 (also Frontage 47) Door on this frontage	Caffé Nero	Café/sandwich shop	A1	S	14.1	31
TC-367	20	Fairtrade Shop	Fairtrade goods	A1	S	7.4	16
TC-366	22	William Hill	Betting office	SG	S	9.9	21
TC-365	24	Food Plus Express Salami Deli	Food store	A1	S	5	11
TC-364	26a	Boreham Christopher Jewellers	Jeweller	A1	S	4.6	10
TC-363	26	Cancer Research UK	Charity shop	A1	S	5.1	11
						46.1	

**Percentage of identified frontage length A1 = 79%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length SG = 21%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 49 (Secondary)**

**30 – 44 (even) Upper Brook Street**

**Identified Frontage Length = 50.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-362	28-32	Wilkinson	Variety store	A1	S	16.1	32
TC-355	38-40 (also Frontage 50) Door on this frontage	J Sainsbury	Supermarket	A1	S	21.1	41
TC-354	42-44 (also Frontage 50)	Kaspas	Ice cream parlour	A3	S	13.7	27
						50.9	

**Percentage of identified frontage length A1 = 73%**

**Percentage of identified frontage length A2-A5 = 27%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 50 (Secondary)**

**1 Dogs Head Street to Upper Brook Street**

**Identified Frontage Length = 75.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-351	1 (also Frontage 52) Door on this frontage	Handy Corner	Convenience store and off licence	A1	S	8.7	11
TC-352	Ground floor, 5a-5b	Betfred	Betting office	SG	S	7.8	10
TC-353	7	7 Dogs Head Street Shop (Benny's)	Newsagent	A1	S	4.6	7
TC-355	38-40 Upper Brook Street (also Frontage 49)	J Sainsbury	Supermarket	A1	S	33.4	44
TC-354	42-44 Upper Brook Street (also Frontage 49) Door on this frontage	Kaspas	Ice cream parlour	A3	S	21.4	28
						75.9	

**Percentage of Identified frontage length A1 = 62%**

**Percentage of identified frontage length A2-A5 = 28%**

**Percentage of identified frontage length SG = 10%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 51 (Primary)**

**St Stephen's Lane (East Side)**

**Identified Frontage Length = 86.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-155	The Ancient House, 30 Butter Market (also Frontage 47)	Lakeland	Household goods	A1	P	44	51
TC-156	32-42 Butter Market (also Frontage 47)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	42.9	49
						86.9	

**Percentage of identified frontage length A1 (including vacant units) = 100%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length vacant = 49%**

**Percentage of identified frontage length occupied = 51%**

## **Identified Frontage 52 (Secondary)**

**17 St Stephen's Lane to Dogs Head Street**

**Identified Frontage Length = 15.1m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-351	1 Dogs Head Street (also Frontage 50)	Handy Corner	Convenience store and off licence	A1	S	7.6	50
TC-350	17 St Stephens Lane	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	7.5	50
						15.1	

**Percentage of identified frontage length A1 (including vacant units) = 100%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length vacant = 50%**

**Percentage of identified frontage length occupied = 50%**

## **Identified Frontage 53 (Specialist)**

**7 – 13 (odd) Northgate Street – frontage deleted (no longer in Central Shopping Area)**



## **Identified Frontage 54 (Primary)**

**1 – 5 (odd) Northgate Street**

**Identified Frontage Length = 52m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-308	3-5	Easy Hotel (Vacant)	Hotel (Vacant)	C1 (V)	SP	28.2	54
TC-307	The Great White Horse Hotel, Tavern Street	Vacant (Vacant)	Vacant (Vacant)	V (C1)	P	12.8	25
TC-306	47 Tavern Street (also Frontage 55)	<b>Vacant</b> (Starbucks)	Vacant (Café)	V (A3)	P	11	21
						52	

**Percentage of identified frontage length A1 = 0%**

**Percentage of identified frontage length A2-A5 (including vacant) = 21%**

**Percentage of identified frontage length C1 (including vacant) = 79%**

**Percentage of identified frontage length vacant = 46%**

**Percentage of identified frontage length occupied = 54%**

## **Identified Frontage 55 (Primary)**

**31 – 47 (odd) Tavern Street**

**Identified Frontage Length = 79m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-299	31 (also Frontage 56) Door on this frontage	McDonald's	Restaurant	A3	P	9.1	12
TC-301	33	Lush	Health and beauty	A1	P	9.1	12
TC-302	35	O2	Mobile phones	A1	P	9.2	12
TC-303	37-39	EE	Mobile phones	A1	P	11.1	14
TC-304	41	Three Store	Mobile phones	A1	P	4.8	6
TC-305	43-45	<b>Vacant</b> (Cotswold)	Vacant (Clothing)	V (A1)	P	23.8	29
TC-306	47 (also Frontage 54) Door on this frontage	Vacant (Vacant)	Vacant (Vacant)	V (A3)	P	11.9	15
						79	

**Percentage of identified frontage length A1(including vacant units) = 73%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 27%**

**Percentage of identified frontage length vacant = 44%**

**Percentage of identified frontage length occupied = 56%**

## **Identified Frontage 56 (Primary)**

**Hatton Court (East Side)**

**Identified Frontage Length = 35.1m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-299	31 Tavern Street (also Frontage 55)	McDonald's	Restaurant	A3	P	28.2	80
TC-300	Church's Bar, The White House, Tower Church Yard	Vacant (Vacant)	Vacant (Vacant)	V (A4)	P	6.9	20
						35.1	

**Percentage of identified frontage length A1 = 0%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 100%**

**Percentage of identified frontage length vacant = 20%**

**Percentage of identified frontage length occupied = 80%**

## **Identified Frontage 57 (Primary)**

**46 – 62 (even) Tavern Street**

**Identified Frontage Length = 60.5m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-171	46 (also Frontage 60) Door on this frontage	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	9.3	15
TC-379	46a	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	6.2	10
TC-378	48	Nationwide Building Society	Building society	A2	P	7.2	12
TC-377	50	Fone World	Mobile phones	A1	P	4.8	8
TC-376	52-56	Jack Wills	Clothing	A1	P	18.1	30
TC-375	58	Tui	Travel agency	A1	P	4.2	7
TC-374	60-62 (also Frontage 58) Door on this frontage	Yorkshire Building Society	Building society	A2	P	10.7	18
						60.5	

**Percentage of identified frontage length A1 (including vacant units) = 70%**

**Percentage of identified frontage length A2-A5 = 30%**

**Percentage of identified frontage length vacant = 25%**

**Percentage of identified frontage length occupied = 75%**

## **Identified Frontage 58 (Secondary)**

**2 – 16 (even) Upper Brook Street**

**Identified Frontage Length = 52.2m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-374	60-62 Tavern Street (also Frontage 57)	Yorkshire Building Society	Building society	A2	P	6.8	13
TC-373	2-4	Tui	Travel agency	A1	S	11.7	22
TC-372	6	Just Essentials	Fashion accessories	A1	S	6.1	12
TC-371	8	Chinese Herbal Medicine	Chinese remedies	A1	S	3.9	7
TC-370	10	Nails and Beauty	Beautician	SG	S	3.9	7
TC-369	12	Thompsons	Estate agency	A2	S	6.8	13
TC-368	14	Gold and silver buyers	Pawn brokers	A1	S	5.1	11
TC-162	16 (also Frontage 59)	Boots Opticians	Optician	A1	S	7.9	15
						52.2	

**Percentage of identified frontage length A1 = 67%**

**Percentage of identified frontage length A2-A5 = 26%**

**Percentage of identified frontage length SG = 7%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 59 (Secondary)**

**43 – 57 (odd) Butter Market**

**Identified Frontage Length = 46.8m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-169	43 Butter Market (also Frontage 60)	<b>Vacant</b> (Robert Gatward)	Vacant (Jeweller)	V (A1)	S	4.9	10
TC-168	43	Blends Coffee House	Café	A3	S	5.7	12
TC-167	45	John Michael	Hairdresser	A1	S	5.4	12
TC-166	47	Global Fruits	Grocer	A1	S	5.6	12
TC-165	49	Time 2 Vape	Electronic cigarettes	A1	S	4.6	10
TC-164	51	Jessop Photo Centre	Photographic shop	A1	S	5.2	11
TC-163	53	Oxfam	Charity shop	A1	S	5.1	11
TC-162	16 Upper Brook Street (also Frontage 58) Door on this frontage	Boots Opticians	Optician	A1	S	10.3	22
						46.8	

**Percentage of identified frontage length A1 (including vacant units) = 88%**

**Percentage of identified frontage length A2-A5 = 12%**

**Percentage of identified frontage length vacant = 10%**

**Percentage of identified frontage length occupied = 90%**

### **Identified Frontage 60 (Primary)**

St Lawrence Street (East Side)

Identified Frontage Length = 49.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-169	43 Butter Market (also Frontage 59)	Vacant (Robert Gatward)	Vacant (Jeweller)	V (A1)	S	13.6	27
TC-170	Brook Craft Market	Craftability	Crafts/Gifts	A1	P	3.2	6
TC-171	46 Tavern St (also Frontage 57)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	33	66
						49.8	

Percentage of identified frontage length A1 (including vacant units) = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 93%

Percentage of identified frontage length occupied = 6%

### **Identified Frontage 61 - (Deleted)**

2 – 18 St Margaret's Plain and 59 St Margaret's Street (including units TC-403 to TC-409)

Frontage Deleted

### **Identified Frontage 62 (Specialist)**

12 – 28 (even) Northgate Street (TC-411 to TC-414 no longer in CSA)

Identified Frontage Length = 78.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-410	12	VK Vietnamese	Restaurant	A3	SP	10	65.8
TC-415	1 Great Colman Street (also Frontage 63)	Vacant (Vacant)	Vacant (Vacant)	V (A4)	SP	5.2	34.2
						15.2	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 (including vacant units) = 100%

Percentage of identified frontage length vacant = 34.2%

Percentage of identified frontage length occupied = 65.8%

### **Identified Frontage 63 (Specialist)**

**1 – 9 (odd) Great Colman Street (TC-419 no longer in CSA)**

**Identified Frontage Length = 53.8m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-415	1 (also Frontage 62) Door on this frontage	Vacant (Vacant)	Vacant (Vacant)	V (A4)	SP	31	67.4
TC-416	3	Action Outdoors	Outdoor pursuits	A1	SP	6.8	14.8
TC-417	5	Slog and Hustle	Barbers	A1	SP	4.1	8.9
TC-418	7	Hamilton Smith	Estate agency	A2	SP	4.1	8.9
						46	

**Percentage of identified frontage length A1 = 23.7%**

**Percentage of identified frontage length A2-A5 = 76.3%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

### **Identified Frontage 64 (Specialist)**

**2 – 10 (even) Great Colman Street (TC-423 no longer in secondary frontage)**

**Identified Frontage Length = 35m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-423	2 (also Frontage 65) Door on corner	Glow Clinics	Glow Clinics	SG	SP	17.1	49
TC-422	4a	Fine and Country Estate Agents	Estate agency	A2	SP	4	11
TC-421	8	John Oliver Haircutters	Hairdresser	A1	SP	8.9	25
TC-420	10	Diabb Ink	Tattoo studio	SG	SP	5	15
						35	

**Percentage of identified frontage length A1 = 25%**

**Percentage of identified frontage length A2-A5 = 11%**

**Percentage of identified frontage length SG = 64%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

### **Identified Frontage 65 (Specialist)**

**2 – 10 (even) Northgate Street (TC-428 to TC-423 no longer in secondary frontage)**

**Identified Frontage Length = 45.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-429	1-3 Carr Street (also Frontage 66) Door on this frontage	Santander	Bank	A2	S	5.9	13
TC-428	2	New Style	Barbers shop	A1	SP	5.2	11
TC-427	4	Willy's and Milly's	Sandwich bar & cafe	A3	SP	5	11
TC-426	6	Tennial	Employment agency	A2	SP	5.7	12
TC-425	8	Cash Converters	Pawnbroker	A2	SP	11.9	27
TC-424	10	The Vaping Emporium	E- Cigarettes	A1	SP	5.7	12
TC-423	2 Gt Colman St (also Frontage 64)	Glow Clinic	Beauty therapy	SG	SP	6.5	14
						45.9	

**Percentage of identified frontage length A1 = 23%**

**Percentage of identified frontage length A2-A5 = 63%**

**Percentage of identified frontage length SG = 14%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

### **Identified Frontage 66 (Secondary)**

**1 – 19 (odd) Carr Street**

**Identified Frontage Length = 48.3m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-429	1-3 (also Frontage 65) Door on this frontage	Santander	Bank	A2	S	15	32
TC-430	5	Mobile fone experts	Mobile phones	A1	S	5.5	11
TC-431	7	Salon Central	Hairdresser	A1	S	5.5	11
TC-432	9	Orient (Smoke Safe)	Convenience Shop (E-Cigarettes)	A1	S	5.8	12
TC-433	13	<b>Vacant</b> (GAME)	Vacant (Computer games)	V (A1)	S	5	10
TC-434	15	The Entertainer	Toys shop	A1	S	5.5	11
TC-435	17	Post Office	Post office	A1	S	6	13
						48.3	

**Percentage of identified frontage length A1 = 68%**

**Percentage of identified frontage length A2-A5 = 32%**

**Percentage of identified frontage length vacant = 10%**

**Percentage of identified frontage length occupied = 90%**

## **Identified Frontage 67 (Secondary)**

2 – 24 (even) Carr Street

Identified Frontage Length = 65.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-443	2-4 (also Frontage 69) Door on corner	Costa Coffee	Café/restaurant	A3	S	10.8	16
TC-442	6-8	<b>Vacant</b> (Subway)	Vacant (Sandwich shop)	V (A1)	S	10.6	16
TC-441	10-12	Smart Phone	Mobile phone accessories	A1	S	9.9	15
TC-440	14-16	Milletts	Camping/Outdoor	A1	S	9.6	15
TC-439	18	Orwells Butchers	Butcher	A1	S	6.3	10
TC-438	20	Samaritans	Charity shop	A1	S	5.8	9
TC-437	22	Sue Ryder	Charity shop	A1	S	6.2	9
TC-436	24	<b>Vacant</b> (British Heart Foundation)	Vacant (Charity shop)	V (A1)	S	6.5	10
						65.7	

Percentage of identified frontage length A1 = 84%

Percentage of identified frontage length A2-A5 = 16%

Percentage of identified frontage length vacant = 26%

Percentage of identified frontage length occupied = 74%

## **Identified Frontage 68 (Secondary)**

1 – 9 (odd) Tacket Street

Identified Frontage Length = 23.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-444 + TC-445	1-3 (also Frontage 70)	RSPCA	Charity shop	A1	S	14.1 + 4.2	77
TC-446	5	Bloom	Hearing aid centre	A1	S	5.6	23
						23.9	

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## **Identified Frontage 69 (Secondary)**

**1 – 39 (odd) Upper Brook Street**

**Identified Frontage Length = 116.0m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-443	1-3 (also Frontage 67) Door on corner	Costa Coffee	Café/restaurant	A3	S	12	10
TC-447	5	Coral	Betting office	SG	S	7.3	6
TC-448	7	Hughes	Electrical goods	A1	S	7.3	6
TC-449	9	Rush	Hairdressers	A1	S	6.3	5
TC-450	11	Hearing Centre Care	Hearing aid centre	A1	S	6.4	5
TC-451	13	Cock & Pye	Public house	A4	S	5.4	5
TC-452	15-17	Sense	Charity shop	A1	S	9	8
TC-453	19	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	7.2	6
TC-454	21	Amplifon	Hearing aid centre	A1	S	7	6
TC-455	Door to snooker centre <sup>5</sup>	Vacant (Vacant)	(Vacant)	V (D2)	S	2.1	n/a
TC-456	23	Shuropody	Shoe shop	A1	S	7.1	6
TC-457	25-27	Cex Entertainment Exchange	Secondhand home entertainment	A1	S	9.5	8
TC-458	29-33	Savers	Toiletries	A1	S	15.5	13
TC-459	35	Greggs	Bakery	A1	S	5	4
TC-460	37	Palace Amusements	Gaming	SG	S	6.8	6
TC-461	39	Lotus Nails (Vacant)	Nail bar (Vacant)	SG (V)	S	4.2	4
						116.0	

**Percentage of identified frontage length A1 (including vacant units) = 67%**

**Percentage of identified frontage length A2-A5 = 15%**

**Percentage of identified frontage length SG = 16%**

**Percentage of identified frontage length vacant = 6%**

**Percentage of identified frontage length occupied = 94%**

<sup>5</sup> Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)



## **Identified Frontage 70 (Secondary)**

**39a Upper Brook Street to Tacket Street**

**Identified Frontage Length = 42m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-462	39a	Can Can	Luggage & bags	A1	S	2.1	5
TC-463	41	Salvation Army	Charity shop	A1	S	6.5	15
TC-464	41a	<b>Vacant</b> (Age UK)	Vacant (Charity shop)	V (A1)	S	7.8	19
TC-465	43	Ocean Fish Bar (Vacant)	Restaurant (Vacant)	A3 (A1(V))	S	4.4	10
TC-466	45-49	<b>Vacant</b> (Jennings)	Vacant (Betting office)	V (SG)	S	14.1	34
TC-467	51	Stop Press	Newsagent	A1	S	3.7	9
TC-444	1-3 Tacket St (also Frontage 68)	RSPCA	Charity shop	A1	S	3.4	8
						42	

**Percentage of identified frontage length A1 (including vacant units) = 56%**

**Percentage of identified frontage length A2-A5 = 10%**

**Percentage of identified frontage length SG (including vacant units) = 34%**

**Percentage of identified frontage length vacant = 53%**

**Percentage of identified frontage length occupied = 47%**

## **Identified Frontage 71 (Secondary)**

**21 – 43 (odd) Carr Street**

**Identified Frontage Length = 65.3m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-468	21	Peacocks	Clothing	A1	S	5.6	9
TC-469	23-25	Specsavers	Optician	A1	S	11	17
TC-470	27	Sports Direct	Sportswear	A1	S	5.5	8
TC-471	29-31	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	11	17
TC-472	33	Card Factory	Cards/Gifts	A1	S	6.5	10
TC-473	35	Ladbrokes	Betting office	SG	S	4.6	7
TC-474	37	Cashino Amusements	Gaming	SG	S	5.4	8
TC-475	39-41	<b>Vacant</b> (Superdrug)	Vacant (Health/beauty)	V (A1)	S	12.6	19
TC-476	43	KIO Café (Vacant)	Café (Vacant)	A3 (V)	S	3.1	5
						65.3	

**Percentage of identified frontage length A1 (including vacant) = 80%**

**Percentage of identified frontage length A2-A5 (including vacant) = 5%**

**Percentage of identified frontage length SG = 15%**

**Percentage of identified frontage length vacant = 36%**

**Percentage of identified frontage length occupied = 64%**

## **Identified Frontage 72 (Secondary)**

26 – 38 (even) Carr Street

**Identified Frontage Length = 73.2m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-477	26A	Age UK (Vacant)	Charity Shop (Vacant)	A1 (V)	S	7.7	11
TC-478	26-32	Poundland	Pound shop	A1	S	16.5	22
TC-479	32a	Aston's Art of Turkish Barbering	Barbers	A1	S	8	11
TC-480	34	Betfred	Betting office	SG	S	8	11
TC-481	36	Armstrong & North Optician (Co-op Optician)	Optician	A1	S	8.6	12
TC-483	38	Bright House	Furniture	A1	S	9.1	12
TC-482	38	Vacant (Vacant)	Vacant (Vacant)	V (A1)	S	15.3	21
						73.2	

**Percentage of identified frontage length A1 (including vacant units) = 89%**

**Percentage of identified frontage length A2-A5 = 0%**

**Percentage of identified frontage length SG = 11%**

**Percentage of identified frontage length vacant = 21%**

**Percentage of identified frontage length occupied = 79%**

## **Identified Frontage 73 (Specialist)**

1 – 19 (odd) Old Foundry Road (TC-484 to TC-489 no longer in secondary frontage)

**Identified Frontage Length = 43.9m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-490	75 Carr Street (also Frontage 74) Door on corner	Majors	Newsagent	A1	S	13.2	30
TC-484	3	Daley James (Hairraisers)	Hairdresser	A1	SP	5	11
TC-485	5	Real Taste	Takeaway	A5	SP	5.2	12
TC-486	9	Dwelling	Dwelling	C3	SP	3.9	9
TC-487	11	Dwelling	Dwelling	C3	SP	10.3	23
TC-488	15 and 17	Dwelling	Dwelling	C3	SP	2	5
TC-489	19	Dwelling	Dwelling	C3	SP	4.3	10
						43.9	

**Percentage of identified frontage length A1 = 41%**

**Percentage of identified frontage length A2-A5 = 12%**

**Percentage of identified frontage length C3 = 47%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

### **Identified Frontage 74 (Secondary)**

47 – 75 (odd) Carr Street

Identified Frontage Length = 86.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-496	47-51	B&M Store	Household goods	A1	S	23.2	27
TC-495	53 - 61	Argos	Catalogue store	A1	S	21.6	25
TC-494	63	Angel	Beauty salon	SG	S	7.2	8
TC-493	65-67	The Salutation	Public house	A4	S	13.2	15
TC-492-1	69-71	Asian and Afro Ltd	Convenience store	A1	S	19.9	20
TC-490	75 (also Frontage 73)	Majors	Newsagent	A1	S	4.6	5
						86.7	

Percentage of identified frontage length A1 = 77%

Percentage of identified frontage length A2-A5 = 15%

Percentage of identified frontage length SG = 8%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 75 (Secondary)**

68 – 70 (even) Carr Street – frontage deleted (no longer in Central Shopping Area)

### **Identified Frontage 76 (Secondary & Specialist)**

6 – 20 (even) Upper Orwell Street – frontage deleted (no longer in Central Shopping Area)

### **Identified Frontage 77 (Specialist)**

22 – 28 (even) Upper Orwell Street – frontage deleted (no longer in Central Shopping Area)

### **Identified Frontage 78 (Specialist)**

34 – 76 (even) Upper Orwell Street (TC-507 to TC513 no longer in CSA)

Identified Frontage Length = 42m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-514	60	Turkish Kebab House (Vacant)	Takeaway (Vacant)	A5 (V)	SP	3.8	9
TC-515	62	Istanbul Kebab House	Takeaway	A5	SP	3.8	9
TC-516	64	Chinese Herbs	Chinese remedies	A1	SP	3.9	9.3
TC-517	66	Abrakadvra	Tattoos & piercing	SG	SP	3.6	8.6
TC-518	68	Pulse and Cocktails Adult Superstore	Adult interest	A1	SP	4	9.5
TC-519	70	Nails 4 You	Nail salon	SG	SP	6.6	15.7
TC-519a	72	Hair by Annette	Hairdresser and beauty salon	A1	SP	6.6	15.7
TC-520	17 Orwell Place (also Frontage 79) Door on corner	Miss Quirky Kicks (Vacant)	Cultural Gift Shop (Vacant)	A1 (V)	SP	9.7	23.1
						42	

Percentage of identified frontage length A1 = 57.6%

Percentage of identified frontage length A2-A5 = 18%

Percentage of identified frontage length SG = 24.3%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 79 Specialist)**

9 – 13 (odd) Orwell Place

Identified Frontage Length = 25.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-523	9	Tanning Studio	Beauty salon	SG	SP	4.8	19
TC-522	11	Cambios	Hairdresser	A1	SP	5.6	22
TC-521	15	Alexander Sewing Rooms	Clothes Alteration	A1	SP	7.3	29
TC-520	17 (also Frontage 78)	Miss Quirky Kicks (Vacant)	Cultural Gift Shop (Vacant)	A1 (V)	SP	7.5	30
						25.2	

Percentage of identified frontage length A1 = 81%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length SG = 19%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

### **Identified Frontage 80 (Specialist)**

2 – 26 (even) St Helen's Street - frontage deleted (no longer in Central Shopping Area)

### **Identified Frontage 81 (Specialist)**

1a – 3 (odd) Upper Orwell Street - frontage deleted (no longer in Central Shopping Area)

### **Identified Frontage 82 (Specialist)**

25 – 43 (odd) Upper Orwell Street - frontage deleted (no longer in Central Shopping Area)

### **Identified Frontage 83 (Specialist)**

45 – 75 (odd) Upper Orwell Street (TC-548 to TC-553 no longer in CSA)

Identified Frontage Length = 39m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-547	63	Jamaica Street (Baipo)	Restaurant (Thai restaurant)	A3	SP	6.7	17.2
TC-546	65	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	4.3	11
TC-545	67	Dwelling (Vacant)	Dwelling (Vacant)	C3 (V)	SP	3.7	9.5
TC-544	71	Vacant (Vacant)	Vacant (Takeaway)	V (A5)	SP	13.4	34.4
TC-544a	73	<b>Vacant</b> (Nuevo Mexico)	Vacant (Restaurant)	V (A3)	SP	6.7	17.2
TC-543	75 (also Frontage 84) Door on corner	<b>Vacant</b> (Peak Pancakes)	Vacant (Pancake café)	V (A3)	SP	4.2	10.8
						39	

Percentage of identified frontage length A1 (including vacant units) = 11%

Percentage of identified frontage length A2-A5 (including vacant units) = 79.6%

Percentage of identified frontage length C3 = 9.5%

Percentage of identified frontage length vacant = 73.3%

Percentage of identified frontage length occupied = 26.7%

## Identified Frontage 84 (Specialist)

1 – 13 (odd) Eagle Street

Identified Frontage Length = 48.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-543	75 Upper Orwell Street (also Frontage 83)	Vacant (Peak Pancakes)	Vacant (Pancake café)	V (A3)	SP	8.7	18
TC-559	1-3	Pre-Loved Re-Loved Vintage (EPOS Rentals)	Antiques (PC Spares)	A1	SP	9.2	19
TC-558	5	Angry Elf	Tattoo Studio	SG	SP	4.8	10
TC-557	7	Scarz & Barz	Body piercing	SG	SP	4.4	9
TC-556	9a	What Associates	Creative Agency	A2	SP	4.9	10
TC-555A	11a	ERDM Architecture	Architects	A2	SP	4.8	10
TC-555	11	New Little Hut	Off-Licence	A1	SP	5.6	12
TC-554	13	MONCEF (Perfect Cut)	Hairdresser	A1	SP	5.6	12
						48.0	

Percentage of identified frontage length A1 = 43%

Percentage of identified frontage length A2-A5 = 38%

Percentage of identified frontage length SG = 19%

Percentage of identified frontage length vacant = 18%

Percentage of identified frontage length occupied = 82%

## Identified Frontage 85 (Specialist)

3 Friars Street to St Nicholas Street

Identified Frontage Length = 20.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-201	2 St Nicholas St (also Frontage 86) Door on this side	Palmer and Partners	Estate agents	A2	SP	10.4	52
TC-200	3	Antonio Giovani	Hairdresser	A1	SP	6	32
TC-200a	3A	Easy Peasy Cooking	Cooking and catering (recipe kits)	A1	SP	3.6	16
						20.0	

Percentage of identified frontage length A1 = 48%

Percentage of identified frontage length A2-A5 = 52%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 86 (Specialist)

**2 – 24 (even) St Nicholas Street**

**Identified Frontage Length = 70.4m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-201	2 (also Frontage 85)	Palmers and Partners	Estate agents	A2	SP	7.0	10
TC-201a	4	Idelo Travel	Travel agency	A1	SP	7.8	11
TC-202	6-8	Rocket Music Store	Music store	A1	SP	8.2	12
TC-203	10-12	Ipswich Mortgage Centre	Financial services	A2	SP	10.3	15
TC-204	14-14a	Kwan Thai Restaurant	Restaurant	A3	SP	11.9	17
TC-205	16	Hopsters	Craft ales and fine spirts	A1	SP	4.5	6
TC-206	18	<b>Vacant</b> (Doorsteps)	Vacant (Sandwich bar)	V (A1)	SP	5.8	8
TC-207	20	Olde English Sweet Shop	Sweetshop	A1	SP	4.4	6
TC-208	22	Frame Workshop and Gallery	Picture framing	A1	SP	7.4	11
TC-209	24	Cromwell's	Antiques and collectables	A1	SP	3.1	4
						70.4	

**Percentage of identified frontage length A1 (including vacant units) = 58%**

**Percentage of identified frontage length A2-A5 = 42%**

**Percentage of identified frontage length vacant = 8%**

**Percentage of identified frontage length occupied = 92%**

## Identified Frontage 87 (Specialist)

**2 – 34 (even) St Peters Street**

**Identified Frontage Length = 90.7m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-210	2	Baiss & Co	Hairdresser	A1	SP	17.1	19
TC-211	4-6	Residential	Residential	C3	SP	12.9	14
TC-212	8	Gandhi	Restaurant	A3	SP	5.8	6
TC-213	10	Tavernetta	Restaurant	A3	SP	6.3	7
TC-214	14	Hullabaloo (Jenny Wrens Yarns)	Vegan Café (Haberdashery)	A3 (A1)	SP	8.9	10
TC-215	16	WJ & LD Poulter	Dental Practice	D1	SP	6.7	7
TC-216	18	USDAW	Trades union office	B1	SP	17.2	19
TC-217	30	Purity	Beauty treatments	SG	SP	5.4	6
TC-218	32	Crafty Baba	Fabric	A1	SP	5.1	6
TC-219	34	Keystone	Estate agency	A2	SP	5.3	6
						90.7	

**Percentage of identified frontage length A1 = 25%**

**Percentage of identified frontage length A2-A5 = 29%**

**Percentage of identified frontage length B1 = 19%**

**Percentage of identified frontage length C3 = 14%**

**Percentage of identified frontage length D1 = 7%**

**Percentage of identified frontage length SG = 6%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## Identified Frontage 88 (Specialist)

Falcon Street to 9 St Nicholas Street

Identified Frontage Length = 54.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-220	Friars House, 2 (also Frontage 93)	Leaders	Estate agency	A2	SP	20.8	38
TC-221	1-3	Paul Henri	Hairdresser	A1	SP	7.4	14
TC-222	7	St Nicholas Stores	Delicatessen	A1	SP	3.7	7
TC-223	9	Foot Kandi	Beautician	SG	SP	3.6	7
TC-618	11	Degero	Restaurant	A3	SP	9.8	18
TC-619	13	Zizzi	Restaurant	A3	SP	9.0	16
						54.3	

Percentage of identified frontage length A1 = 21%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length SG = 7%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## Identified Frontage 89 (Specialist)

17 – 47 (odd) St Nicholas Street

Identified Frontage Length = 83.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-224	17	Zaika	Indian restaurant	A3	SP	5.4	6
TC-225	19-21	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	6.9	8
TC-226	23	Trongs	Chinese restaurant	A3	SP	6.8	8
TC-227	25	@twenty5	Restaurant	A3	SP	7	8
TC-228	27-29	Travel Quest	Travel agent	A1	SP	6.5	8
TC-229	31	Modify (Vacant)	Hair Salon (Vacant)	A1 (V)	SP	5.4	6
TC-230	33-37	Bar K Grill	Restaurant	A3	SP	11.6	14
TC-231	39	The Loft (Vacant)	Beauty Salon (Vacant)	SG (A1(V))	SP	4.3	5
TC-232	41	<b>Vacant</b> (Aura)	Vacant (Clothing)	V (A1)	SP	5.0	6
TC-233	43	Aspects Health and Beauty	Beauty salon	SG	SP	4.7	6
TC-234	45	Antonio Giovani	Hairdresser	A1	SP	10.8	13
TC-235	47 (also Frontage 90) Door on corner	Masta Travel Clinic	Medical clinic	D1	SP	9.4	11
						83.8	

Percentage of identified frontage length A1 (including vacant units) = 41%

Percentage of identified frontage length A2-A5 = 36%

Percentage of identified frontage length D1 = 11%

Percentage of identified frontage length SG = 11%

Percentage of identified frontage length vacant = 14%

Percentage of identified frontage length occupied = 86%

## Identified Frontage 90 (Specialist)



## St Nicholas Street to 9 Silent Street (TC-238 no longer in CSA)

### Identified Frontage Length = 24.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-235	47 St Nicholas Street (also Frontage 89) Door on corner	Masta Travel Clinic	Medical clinic	D1	SP	9.6	38.6
TC-236	3-5	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	9.9	40
TC-237	7	Residential	Dwelling	C3	SP	5.4	21.7
						24.9	

Percentage of identified frontage length A1 = 40%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length C3 = 21.7%

Percentage of identified frontage length D1 = 38.6%

Percentage of identified frontage length vacant = 40%

Percentage of identified frontage length occupied = 60.3%

## Identified Frontage 91 (Specialist)

### 1 – 3 (odd) St Peters Street

### Identified Frontage Length = 22.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-239	1	Graceful Hair (Edge)	Hairdresser	A1	SP	4.6	21
TC-239a	1b	<b>Vacant</b> (Truffle)	Vacant (Clothing)	V (A1)	SP	9.0	40
TC-240	3	Entrance to 1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> floor flats <sup>6</sup>	Dwelling	C3	SP	4.1	n/a
TC-241	3a	Jackie's Café and Deli	Café/restaurant	A3	SP	8.6	39
						22.2	

Percentage of identified frontage length A1 (including vacant units) = 61%

Percentage of identified frontage length A2-A5 = 39%

Percentage of identified frontage length vacant = 40%

Percentage of identified frontage length occupied = 60%

<sup>6</sup> Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

## **Identified Frontage 92 (Specialist)**

**5 – 35 (odd) St Peters Street**

**Identified Frontage Length = 105.8m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-242	5-7	Vacant (Vacant)	Vacant (Vacant)	V (D1)	SP	18.1	17
TC-243	Bar IV Public House, 9-9a	Thomas Wolsey	Public house	A4	SP	8.7	8
TC-244	13	Emma's (Myrtle & Mint)	Florist	A1	SP	4.7	5
TC-244a	15	Cake & Catwalk	Clothing/cafe	A1	SP	3.7	3
TC-244b	17	Italian Shirt Shop	Clothing	A1	SP	6.1	6
TC-245	19	Applaud Coffee	Café and coffee shop	A3	SP	4.8	5
TC-246	21	Love One	Fancy goods	A1	SP	3.4	3
TC-247	23	House In The Town	Antique furniture	A1	SP	4.6	4
TC-248	25	Maud's Attic	Antiques	A1	SP	5.5	5
TC-249	27-29	Merchant House Antiques	Antiques	A1	SP	4.4	4
TC-250	29	Merchant House Antiques	Antiques	A1	SP	3.8	4
TC-251	31	Cire (The Harry Potter Shop)	Luxury Surface Design (Shop)	A1	SP	4.5	4
TC-252	33	Revival (Rovian Sports)	Gift Shop (Sports equipment)	A1	SP	4.3	4
TC-253	33a	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	4.4	4
TC-254	35-39	Seven	Office	B1	SP	24.8	24
						105.8	

**Percentage of identified frontage length A1 (including vacant units) = 46%**

**Percentage of identified frontage length A2-A5 = 13%**

**Percentage of identified frontage length D1 (including vacant units) = 17%**

**Percentage of identified frontage length B1 = 24%**

**Percentage of identified frontage length vacant = 21%**

**Percentage of identified frontage length occupied = 79%**

## Identified Frontage 93 (Specialist)

2 Falcon Street to Silent Street

Identified Frontage Length = 81.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-220	Friars House, 2 (also Frontage 88) Door on this side	Leaders	Estate agency	A2	SP	10.8	13
TC-255	4	Vacant (Event)	Vacant (Event Suppliers)	V (A2)	SP	6	7
TC-256	6	Gino's	Hairdresser	A1	SP	4.5	6
TC-257	8	David Brown & Co	Estate agency	A2	SP	5.7	7
TC-258	16a	Cab Smart	Taxi booking office	SG	SP	4.3	5
TC-259	16	Lanterns	Restaurant	A3	SP	8.2	10
TC-260	18	Hidden Hearing	Hearing aid centre	A1	SP	7.7	9
TC-261	20	Perfect Kebab House	Takeaway	A5	SP	5.6	7
TC-262	22	Boutique	Beautician	SG	SP	6.2	8
TC-263	24-26	New York Exchange Bar	Public house	A4	SP	11.1	14
TC-264	37 Silent Street	Armed Forces Careers	Recruitment office	A2	SP	11.2	14
						81.3	

Percentage of identified frontage length A1 = 15%

Percentage of identified frontage length A2-A5 (including vacant units) = 72%

Percentage of identified frontage length SG = 13%

Percentage of identified frontage length vacant = 7%

Percentage of identified frontage length occupied = 93%

## Identified Frontage 94 (Specialist)

32 Silent Street to 6 Old Cattle Market

Identified Frontage Length = 43.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-267	32	Taylor Haldane Barlex	Solicitors	A2	SP	11.9	28
TC-266	34	Ray's Bar (Vacant)	Bar (Vacant)	A4 (A3(V))	SP	5.5	13
TC-265	2 Coachmans Court, Old Cattle Market	Sin	Bar	A4	SP	17.3	40
TC-268	6 Coachmans Court, Old Cattle Market	Ipswich Fish & Chips	Takeaway	A5	SP	8.4	19
						43.1	

Percentage of identified frontage length A1 = 0%

Percentage of Identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Percentage of identified frontage length occupied = 100%

## **Identified Frontage 95 (Specialist)**

**2 – 16 (even) Dogs Head Street**

**Identified Frontage Length = 70.1m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-361	The Plough PH, 2	The Plough	Public house	A4	SP	23.9	34
TC-360	4	Best Kebab Centre	Takeaway	A5	SP	6.7	9
TC-359	6	Fly Girls	Wigs	A1	SP	9	13
TC-358	8-10	Wahoo	Leisurewear	A1	SP	11.7	17
TC-357	12-14	St Elizabeth's Hospice	Charity shop	A1	SP	12.4	18
TC-356	16	Lewis	Hairdresser	A1	SP	6.4	9
						70.1	

**Percentage of Identified Frontage length A1 = 57%**

**Percentage of Identified Frontage Length A2-A5 = 43%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## **Identified Frontage 96 (Specialist)**

**1 – 5 (odd) Lower Brook Street (TC-561 no longer in CSA)**

**Identified Frontage Length = 13.6m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-561	2 Tacket Street (also Frontage 97)	The Shamrock	Bar	A4	SP	3.9 + 9.7	28.7 + 71
						13.6	

**Percentage of identified frontage length A1 = 0%**

**Percentage of identified frontage length A2-A5 = 100%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## Identified Frontage 97 (Specialist)

2 – 26 (even) Tacket Street

Identified Frontage Length = 61.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-561	2 (also Frontage 96) Door on this side	The Shamrock	Bar	A4	SP	8.3	13
TC-562	4	Vacant (Vacant)	Vacant (Vacant)	V (A1)	SP	7	11
TC-563	6	<b>Vacant</b> (Victoria's Bakery)	Vacant (Bakery)	V (A1)	SP	4.5	7
TC-564	8	TC Barber Shop (Turkish Barber)	Hairdresser	A1	SP	4.4	7
TC-565	10	Distilled Republik	Wine bar	A4	SP	5.3	9
TC-566	10a	Makani Café	Café	A3	SP	3.9	6
TC-618	12	Casablanca	Restaurant	A3	SP	9.6	16
	<i>Doors to upstairs<sup>7</sup></i>				SP	2	n/a
TC-567	12	Cash Exchange	Pawnbroker	A1	SP	6	10
TC-568	14	Star Barbers	Barbers	A1	SP	3.5	6
TC-569	14a	House of Beauty	Hair and beauty	A1	SP	2.7	4
TC-570	16	La Sofre Kitchen (Two Brothers)	BBQ / mezze restaurant	A3	SP	6.6	11
						61.8	

Percentage of identified frontage length A1 (including vacant) = 45%

Percentage of identified frontage length A2-A5 = 55%

Percentage of identified frontage length vacant = 18%

Percentage of identified frontage length occupied = 82%

<sup>7</sup> Doors to upper levels are excluded from the frontage calculations in accordance with the Central Shopping Area Identified Frontages Supplementary Planning Guidance (1997)

## **Identified Frontage 98 (Specialist)**

**18 – 44 (even) Tacket Street**

**Identified Frontage Length = 71.4m**

<b>Unit</b>	<b>Address</b>	<b>Occupant</b>	<b>Type of Business</b>	<b>Use Class</b>	<b>Frontage/m</b>		<b>% of Frontage</b>
TC-571	18	Salt N Pepper	Café	A3	SP	5.6	8
TC-572	20	Tacket Street Convenience Store	Convenience store	A1	SP	3.9	5
TC-573	22	Kersey Opticians	Optician	A1	SP	5.2	7
TC-574	24	Renaissance Hair and Beauty	Hairdresser	A1	SP	5.3	7
TC-575	26	Jonty's	Clothing	A1	SP	4.5	6
TC-576	28	Vacant (Vacant)	Vacant (Vacant)	V (A4)	SP	8.8	12
TC576a	30-32	Go East (Jeneveve)	Groceries (Clothing)	A1	SP	7.5	11
TC-577	34-38	Barr Construction Personnel (Vacant)	Recruitment agency (Vacant)	A2 (V)	SP	12.3	17
TC-578	40	Ipswich 5 Star Convenience Shop	Convenience Store	A1	SP	6.2	9
TC-579	42	Cake Supreme	Cake shop	A1	SP	4.5	6
TC-580	42a	Fusion Hair	Hairdresser	A1	SP	3.2	4
TC-581	44	Bodylines	Beauty salon	A1	SP	4.4	6
						71.4	

**Percentage of identified frontage length A1 = 61%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 37%**

**Percentage of identified frontage length vacant = 12%**

**Percentage of identified frontage length occupied = 88%**

## Identified Frontage 99 (Specialist)

2 – 14 (even) Orwell Place

Identified Frontage Length = 71.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-582	2	Suffolk Bridal	Bridal wear	A1	SP	8.4	12
TC-583	2	Unicorn Studios (Vacant)	Office Space for Hire (Vacant)	B1(a) (A2(V))	SP	8.6	12
TC-584	4-4a	Bangkok Heightz	Restaurant	A3	SP	8.5	12
TC-585	6	The Dhaka	Indian Restaurant	A3	SP	15.3	21
TC-586	8	<b>Vacant</b> (Fun and Funky)	Vacant (Fancy Goods)	V (A1)	SP	6.1	9
TC-587	Orwell House, 10-12	Terrence Higgins Trust	Sexual Health Clinic	D1	SP	17.6	25
TC-588	14 (also Frontage 100) Door on this frontage	<b>Vacant</b> (Go East)	Vacant (Asian foodstuffs)	V (A1)	SP	7	10
						71.5	

Percentage of identified frontage length A1 (including vacant units) = 31%

Percentage of identified frontage length A2-A5 (including vacant units) = 33%

Percentage of identified frontage length B1(a) = 12%

Percentage of identified frontage length D1 = 25%

Percentage of identified frontage length vacant = 19%

Percentage of identified frontage length occupied = 81%

## Identified Frontage 100 (Specialist)

2 – 6 (even) Fore Street

Identified Frontage Length = 33.8m (Length reviewed in 2015)

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-588	14 Orwell Place (also Frontage 99)	<b>Vacant</b> (Go East)	Vacant (Asian foods)	V (A1)	SP	11.2	33
TC-589	2	Exclusive	Hair/beauty	A1	SP	5.6	16.5
TC-590	4a	Countywide	Estate agency	A2	SP	5.6	16.5
	4b	Hydrojetz	Massage/beauty/ treatments	SG	SP	5.6	16.5
TC-591	6-8	Shadow Gallery	Barbers	A1	SP	5.8	17
						33.8	

Percentage of identified frontage length A1 (including vacant units) = 66.5%

Percentage of identified frontage length A2-A5 = 16.5%

Percentage of identified frontage length SG = 16.5%

Percentage of identified frontage length vacant = 33%

Percentage of identified frontage length occupied = 67%

## **Identified Frontage 101 (Specialist)**

**14 – 32 (even) Fore Street**

**Identified Frontage Length = 79.5 (Length reviewed in 2013)**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-592	14-20	Vacant (Al Forno Pizza)	Vacant (Restaurant)	V (A3)	SP	26.1	33
TC-593	20a	Dance Vibe	Dance clothing	A1	SP	6.3	8
TC-594	22	Dance Style	Dance clothing	A1	SP	4.6	6
TC-595	22a	Mens Inc Barbers (Salon 22)	Hairdresser	A1	SP	5.3	7
TC-596	24-26	Find a Job +1	Recruitment agency	A2	SP	20	25
TC-597	28	Takayama	Restaurant	A3	SP	13.4	17
TC-598	32	Vacant (Vacant)	Vacant (Vacant)	V (B1)	SP	3.8	5
						79.5	

**Percentage of identified frontage length A1 = 21%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 75%**

**Percentage of identified frontage length B1 (including vacant units) = 5%**

**Percentage of identified frontage length vacant = 38%**

**Percentage of identified frontage length occupied = 62%**

## **Identified Frontage 102 (Specialist)**

**4 – 10 (even) Eagle Street**

**Identified Frontage Length = 42.5m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-599	Spread Eagle PH, 1-3 Fore Street (also Frontage 103)	Spread Eagle	Public house	A4	SP	18.3	43
TC-600	4-6	Central City Comics	Comics	A1	SP	7.3	17
TC-601	8	Kaleidoscope Eye x Rockafella Industries	Gift Shop (Barbers)	A1	SP	8.3	20
TC-602	10	The Green Man Lounge	Cannabis Lounge	A1	SP	8.6	20
						42.5	

**Percentage of identified frontage length A1 = 57%**

**Percentage of identified frontage length A2-A5 = 43%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**



## **Identified Frontage 103 (Specialist)**

**1 – 43 (odd) Fore Street**

**Identified Frontage Length = 140.4m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-599	Spread Eagle PH, 1 (also Frontage 102) Door on this frontage	Spread Eagle	Public house	A4	SP	11	8
TC-603	5-7	The Dress Circle	Clothing	A1	SP	6.2	4
TC-604	9	Glendale	Hairdresser	A1	SP	3.2	2
TC-605	Education Centre, 11	Co-operative Education Centre	Training centre	D1	SP	16	11
TC-606	13a, b & c	Boo Studio (Vacant)	Body piercings (Vacant)	SG (A1(V))	SP	3.6	3
TC-607	15	Lift Beauty Clinic	Beauty Salon	SG	SP	7.1	5
TC-608	17	Body Care Plus	Chiropractor	D1	SP	6.3	4
TC-609	19-23	Residential	Residential	C3	SP	6.1	4
TC-611	19-23	Residential	Residential	C3	SP	6.1	4
TC-610	19-23	Residential	Residential	C3	SP	6.1	4
TC-612	25	East Ocean	Restaurant	A3	SP	5.2	4
TC-613	27-29-31	A Passage to India	Indian restaurant	A3	SP	14.7	10
TC-614	33	Elizabeth Holdings	Lettings	A2	SP	6.9	5
TC-615	35-43	WS training	Office	D1	SP	41.9	30
						140.4	

**Percentage of identified frontage length A1 (including vacant) = 6%**

**Percentage of identified frontage length A2-A5 = 27%**

**Percentage of identified frontage length C3 = 12%**

**Percentage of identified frontage length D1 = 45%**

**Percentage of identified frontage length SG = 8%**

**Percentage of identified frontage length vacant = 0%**

**Percentage of identified frontage length occupied = 100%**

## Identified Frontage 104 (Primary)

### Sailmakers Centre (Ground Floor)

Identified Frontage Length = 182.1m 7

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-335	1	The Perfume Shop	Beauty products	A1	P	5.8	3.2
TC-334	2	Warren James	Jeweller	A1	P	6.5	3.6
TC-288	5 Tavern Street (also Frontages 23 & 105)	Boots	Pharmacy/Variety store	A1	P	27.5	15.1
TC-333	3	<b>Vacant</b> (Blue Inc)	Vacant (Clothing)	V (A1)	P	11.3	6.2
TC-332	4	Yours	Clothing	A1	P	9.1	5
TC-331	5	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	8.5	4.7
TC-330	6	Baldwins of Ipswich	Clothing	A1	P	10.9	6
TC-283	37	Poundland	Pound shop	A1	P	29.3	16.1
TC-344	7	Subway	Sandwiches	A1	P	6.9	3.8
TC-343	8	Chopsticks	Noodle restaurant	A3	P	7.2	4
TC-342	9-10	BB'S	Cafe	A3	P	9.8	5.4
TC-340	11	Topshop	Clothing	A1	P	12.9	7.1
TC-339	12	Quiz	Clothing	A1	P	7.2	4
TC-338	13	Ernest Jones	Jeweller	A1	P	7.2	4
TC-337	14	<b>Vacant</b> (Bags 4 U)	Vacant (Bag shop)	V (A1)	P	5.9	3.2
TC-336	15	River Island	Clothing	A1	P	6.5	3.6
TC-292	15 Tavern St (also Frontage 24)	River Island	Clothing	A1	P	6.5	3.6
TC-291	13 Tavern St (also Frontage 24)	Pandora	Jewellery	A1	P	3.1	1.7
	KIOSK A	Euro Exchange	Currency exchange/transfer	A2	P		
	KIOSK B	Ravishing Beauty	Beauty salon	SG	P		
						182.1	

Percentage of identified frontage length A1 (including vacant units) = 90.9%<sup>8</sup>

Percentage of identified frontage length A2-A5 = 9.4%

Percentage of identified frontage length vacant = 14.1%

Percentage of identified frontage length occupied = 85.9%

<sup>8</sup> Please note that the kiosks are excluded from the frontage calculations

## Identified Frontage 105 (Primary)

**Sailmakers Centre (First Floor)**

**Identified Frontage Length = 227.0m**

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-288	5 Tavern Street (also Frontages 23 & 104)	Boots	Chemist/Variety store	A1	P	12.7	6
TC-324	17	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	5.3	2
TC-325	18	Emmaus Ipswich	Charity shop	A1	P	7.3	3
TC-326	19	Ryman Stationery	Stationery	A1	P	11.5	5
TC-327	20	HMV	Music/ Video shop	A1	P	10.4	5
TC-328	21	HMV	Music/ Video Shop	A1	P	6.6	3
TC-329	22	Vacant (Vacant)	Vacant (Vacant)	V (A2)	P	10.9	5
TC-330	22a	Ravishing Beauty	Beauticians	SG	P	7.3	3
TC-282	23 (also Frontage 21)	McColl's	Newsagent	A1	P	24.8	11
TC-283	(also Frontage 21)	Iceland	Foodstore	A1	P	44.1	19
TC-620	Unit 39 (adj to Iceland)	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	13	6
TC-315	24	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	7.2	3
TC-316	25	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	7.3	3
TC-317	26	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	5.3	2
TC-318	27	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	6	3
TC-319	28	Topman	Clothing	A1	P	12.1	6
TC-320	30	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	12.1	6
TC-321	31	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	7.1	3
TC-322	32	River Island	Clothing	A1	P	7.2	3
TC-291	33 (also Frontage 24)	River Island	Clothing	A1	P	4.7	2
TC-617	34	Vacant (Vacant)	Vacant (Vacant)	V (A1)	P	4.1	2
						227	

**Percentage of identified frontage length A1 (including vacant units) = 93%**

**Percentage of identified frontage length A2-A5 (including vacant units) = 5%**

**Percentage of identified frontage length SG = 3%**

**Percentage of identified frontage length vacant = 33%**

**Percentage of identified frontage length occupied = 67%**

## Identified Frontage 106 - Deleted

**Eastgate Centre**

**Frontage Deleted**

## Identified Frontage 107 (Primary)

### Buttermarket Centre (Ground Floor)

Identified Frontage Length = 202.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-134	Unit 1 (also Frontage 37)	<b>Superdry</b> (Vacant)	Clothing (Vacant)	A1 (V)	P	12.6	6.2
TC-386	Unit 2a	<b>Superdry</b> (Vacant)	Clothing (Vacant)	A1 (V)	P	8	3.9
TC-387	Unit 2b	<b>Superdry</b> (Vacant)	Clothing (Vacant)	A1 (V)	P	8.2	4
TC-388	Unit 3	Designer Hair Studio	Hairdressers	A1	P	7.1	3.5
TC-389	Unit 4	Select Clothes	Clothing	A1	P	18.1	8.9
TC-391*	Unit 4a	TK Maxx	Variety store	A1	P	18.1	8.9
TC-392	Unit 5	Boots	Pharmacy/variety store	A1	P	16.8	8.3
TC-393	Unit 6	Holland & Barrett	Health foods	A1	P	7.4	3.6
TC-394	Unit 7	Grape Tree	Health foods	A1	P	7.3	3.6
TC-621	Unit 8	Vacant (Vacant)	Vacant (Vacant)	V	P	10.3	5.1
TC-622	Unit 9	Coast to Coast	Restaurant	A3		11.5	5.7
TC-623	Unit 10 (also Frontage 38)	Byron Burger	Restaurant	A3	P	6.3	3.1
TC-625	Unit 12 (ground floor) (also Frontage 38)	Cosy Club	Cocktail bar	A4	P	6.8	3.4
TC-626	Unit 13	Prezzo	Restaurant	A3	P	14.4	7.1
TC-627	12 Butter Market (also Frontage 37)	New Look	Clothes	A1	P	50	24.6
	KIOSK A	Krispy Kreme	Donuts	A5	P		
						202.9	

Percentage of identified frontage length A1 (including vacant units) = 75.5%

Percentage of identified frontage length A2-A5 = 19.3%

Percentage of identified frontage length vacant = 5.1%

Percentage of identified frontage length occupied = 94.9%

## Identified Frontage 108 (Primary)

### Buttermarket Centre (First Floor)

Identified Frontage Length = 105.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage
TC-625	Unit 12 (first floor)	Cosy Club	Restaurant	A3	P	23.5	25.9
TC-628	Unit 14	<b>Vacant</b> (Vacant)	Vacant (Vacant)	V	P	7.2	7.9
TC-629	Unit 15	<b>Vacant</b> (Vacant)	Vacant (Vacant)	V	P	7.2	7.9
TC-632	Unit 18a	Empire Cinema (plus floor above)	Cinema	D2	P	4.4	4.8
TC-633	Unit 18b	Superbowl UK	Bowling/ Laser tag / Play area	D2	P	11.8	13
TC-634	Unit 18c	Superbowl UK	Bowling/ laser tag / Play area	D2	P	7.2	7.9
TC-630	Unit 16	Creams Gelato	Ice-cream parlour	A3	P	23.4	25.7
TC-631	Unit 17	Pure Gym	Gym	D2	P	7	7.7
						91.7	

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 51.6%

Percentage of identified frontage length D2 = 33%

Percentage of identified frontage length vacant = 16%

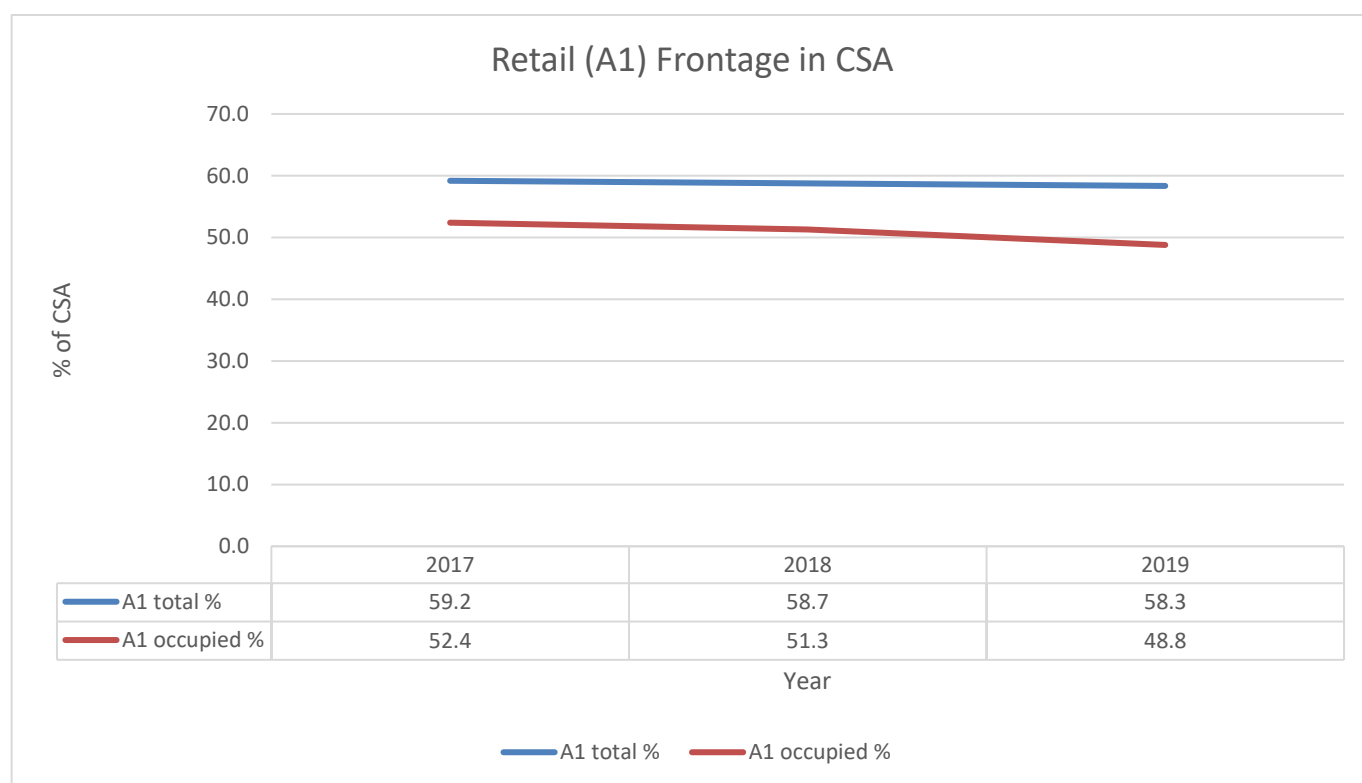
Percentage of identified frontage length occupied = 84%

## Section D – Commentary

### Central Shopping Area/ General Conclusions

Based on the evidence gathered, it is apparent that the Central Shopping Area (CSA) of Ipswich, which broadly covers the town centre, is undergoing a change in its composition. This has not been the result of a sudden shift over the last year and has largely been following the transformation of town centres that has been experienced across the UK in recent years. However, it is evident from these results that 2018-2019 was a particularly challenging year for retail (A1) especially when compared to historic findings.

Figure 1 below shows how despite the total amount of retail (A1) frontage remaining broadly stagnant across the CSA over the last three years, the proportion of active (non-vacant) retail frontages has declined from 52.4% in 2017 to 48.8% in 2019. Furthermore, the 2.5% drop between 2018 and 2019 was over double the equivalent decline between 2017 and 2018 which suggests that the difficult trading environment for retail have been felt worse over the last year.



Occupancy rates for the other main town centre uses (A2 – A5) also declined by approximately 1.1% over the same three-year period, down from 26.6% (2017) to 25.5% (2019). The proportion of Sui Generis uses, which includes uses such as betting shops, nail bars and beauty salons, increased over the three-year period, although remained fairly steady (-0.2%) between 2018 and 2019.

Overall, the proportion of frontage that was recorded as vacant has been increasing sharply between 2017 and 2019, which is largely explained by the significant reduction in retail occupancies identified in Figure 1. Between 2017 and 2019 the proportion of the frontage recorded as vacant increased roughly 1.5% year on year. Figures 2 and 3 below demonstrates this uplift in frontage vacancy in the CSA:

Figure 2

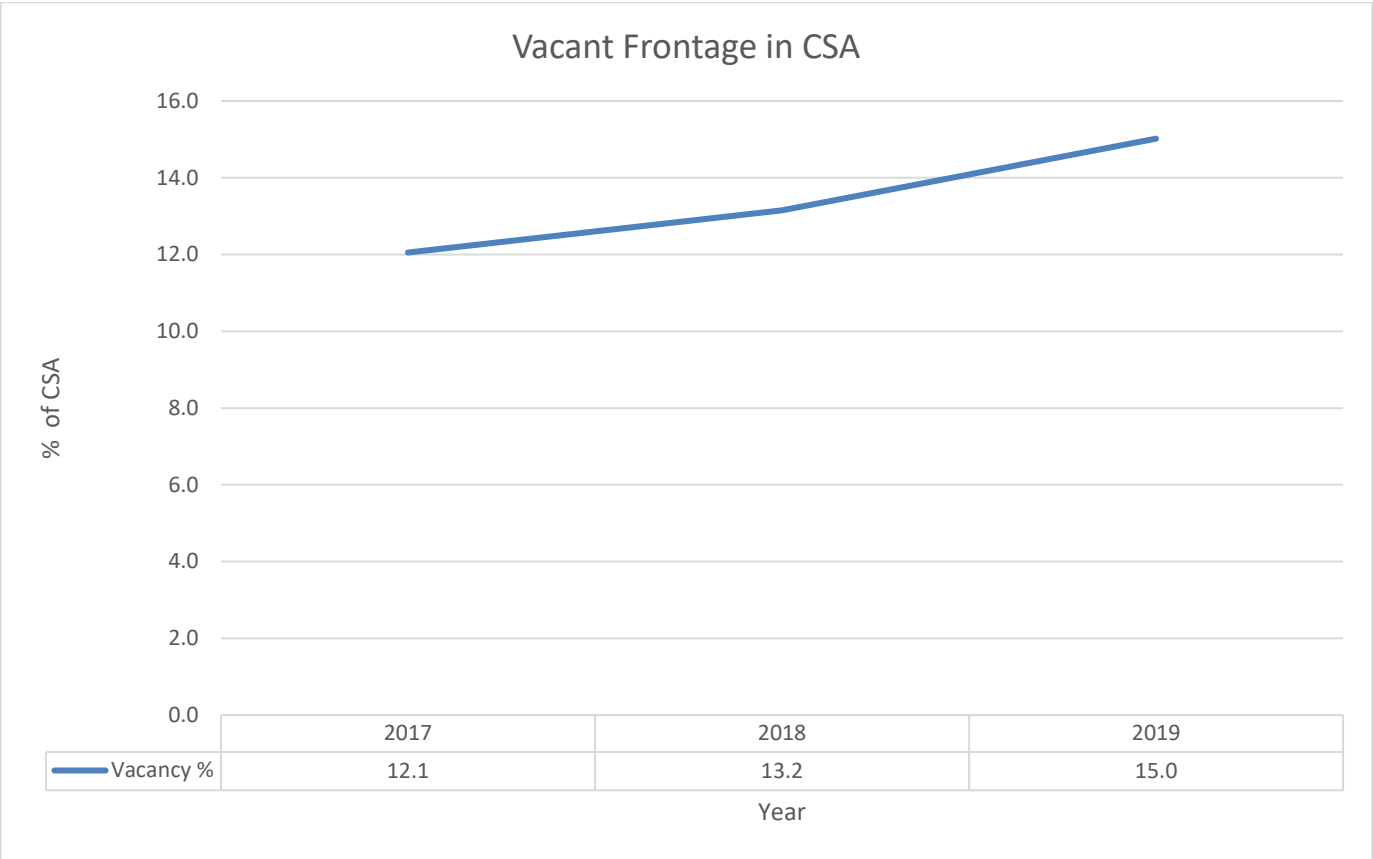
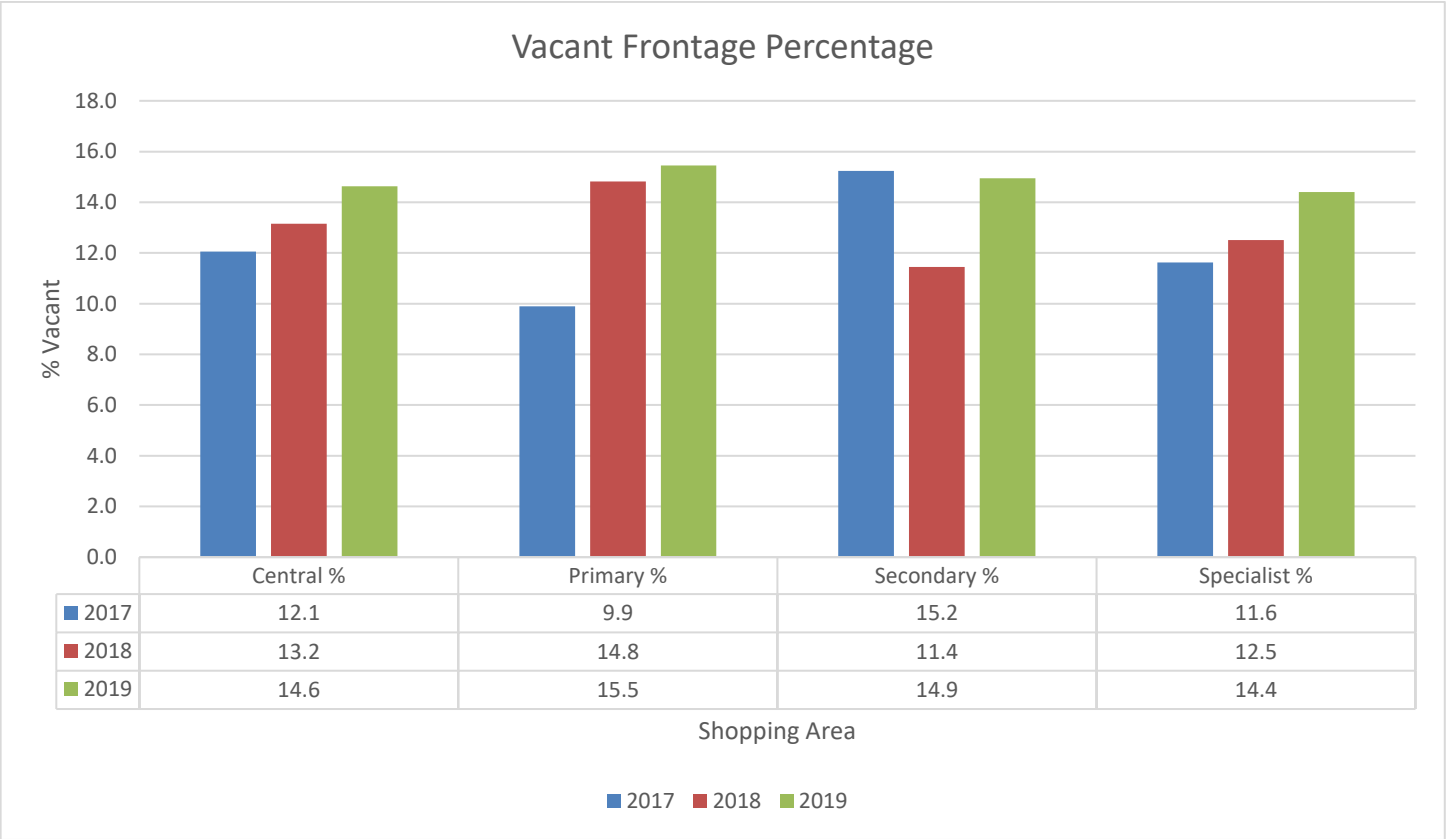


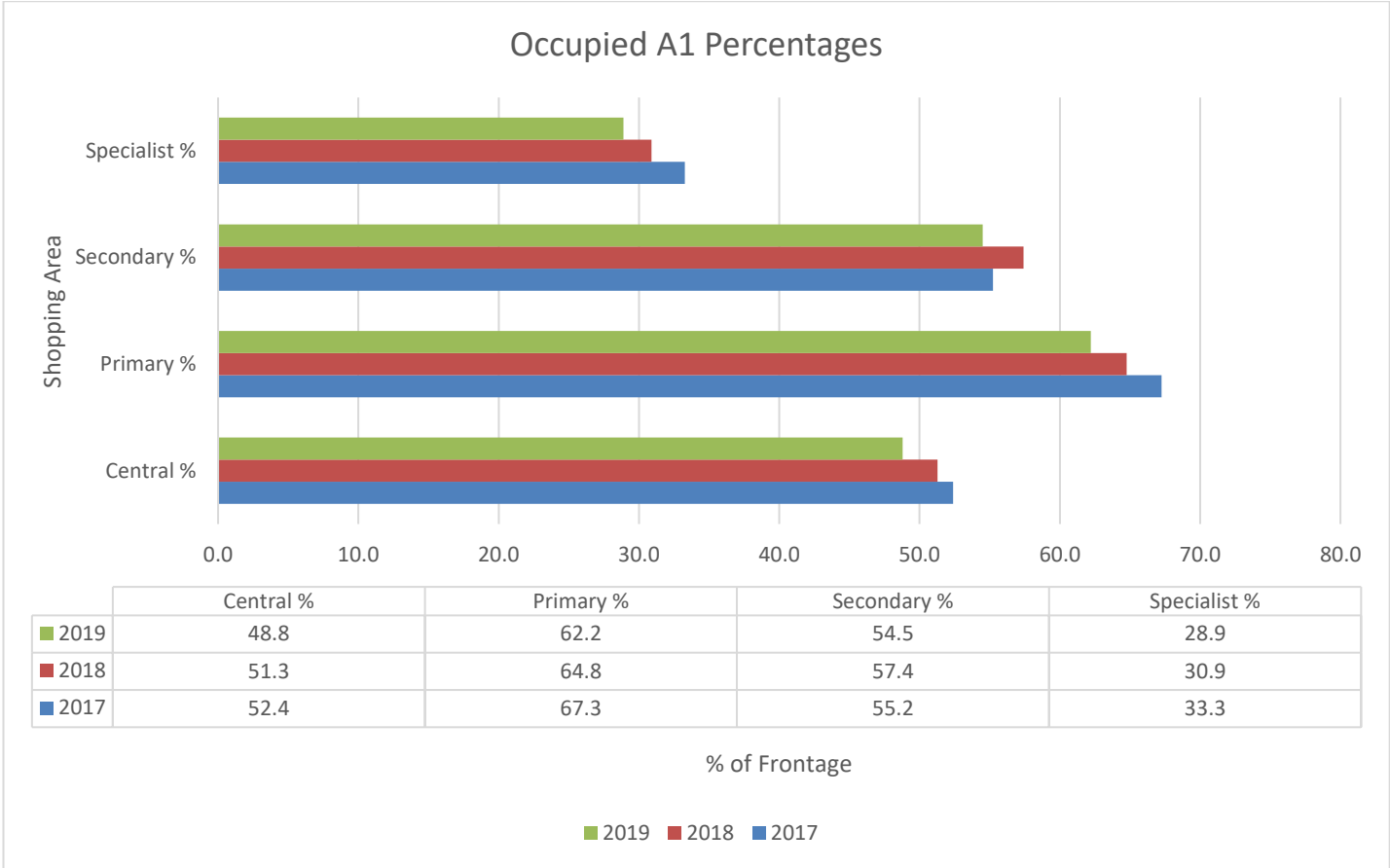
Figure 3



Primary Shopping Area

In looking specifically at the Primary Shopping Area (PSA), it was evident that this had suffered the worst of the three respective areas that collectively make up the CSA. The PSA is the heart of the town centre and it is here where the amount of retail (A1) frontage is expected to be at its greatest. The proportion of retail frontage present in the PSA has remained relatively steady at 73.2% for the past three years. Meanwhile, the occupancy of this critical mass of retail frontage has declined abruptly over the same period with a 5% reduction between 2017 and 2019, equivalent to 2.5% per year. The significance of this fall in occupancy in the PSA is also emphasised by the fact that it is roughly 1.5% higher than the average reduction of 3.6% experienced across the CSA more generally. This is demonstrated in the comparison bar chart in figure 4 below:

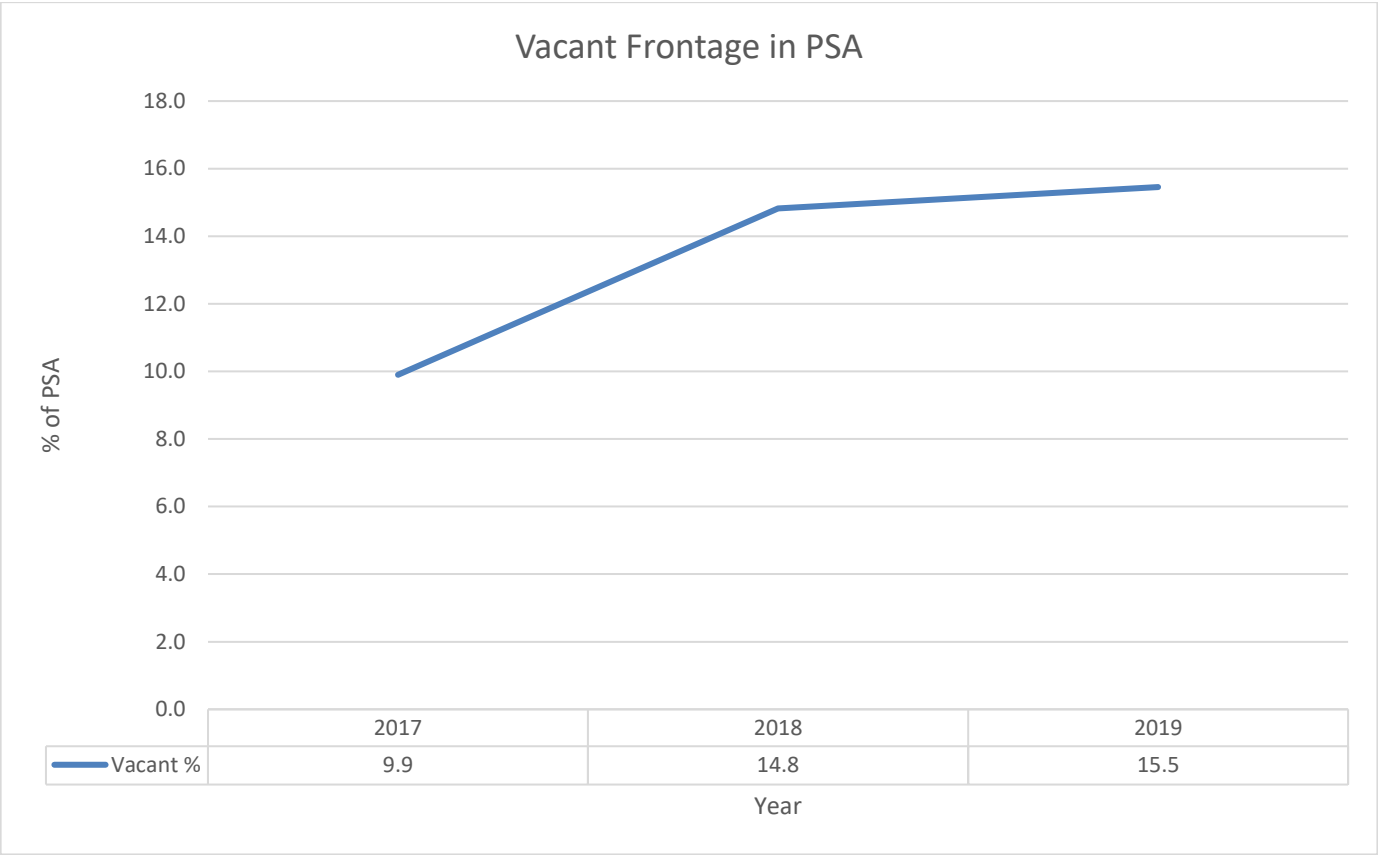
**Figure 4**



This weakening of the occupancy levels of the retail frontage is reflected in the increase of 5.5% in vacant frontage over the three-year period. However, as figure 5 below shows, the majority of this increase (4.9%) was experienced in-between 2017 and 2018 and not 2019.

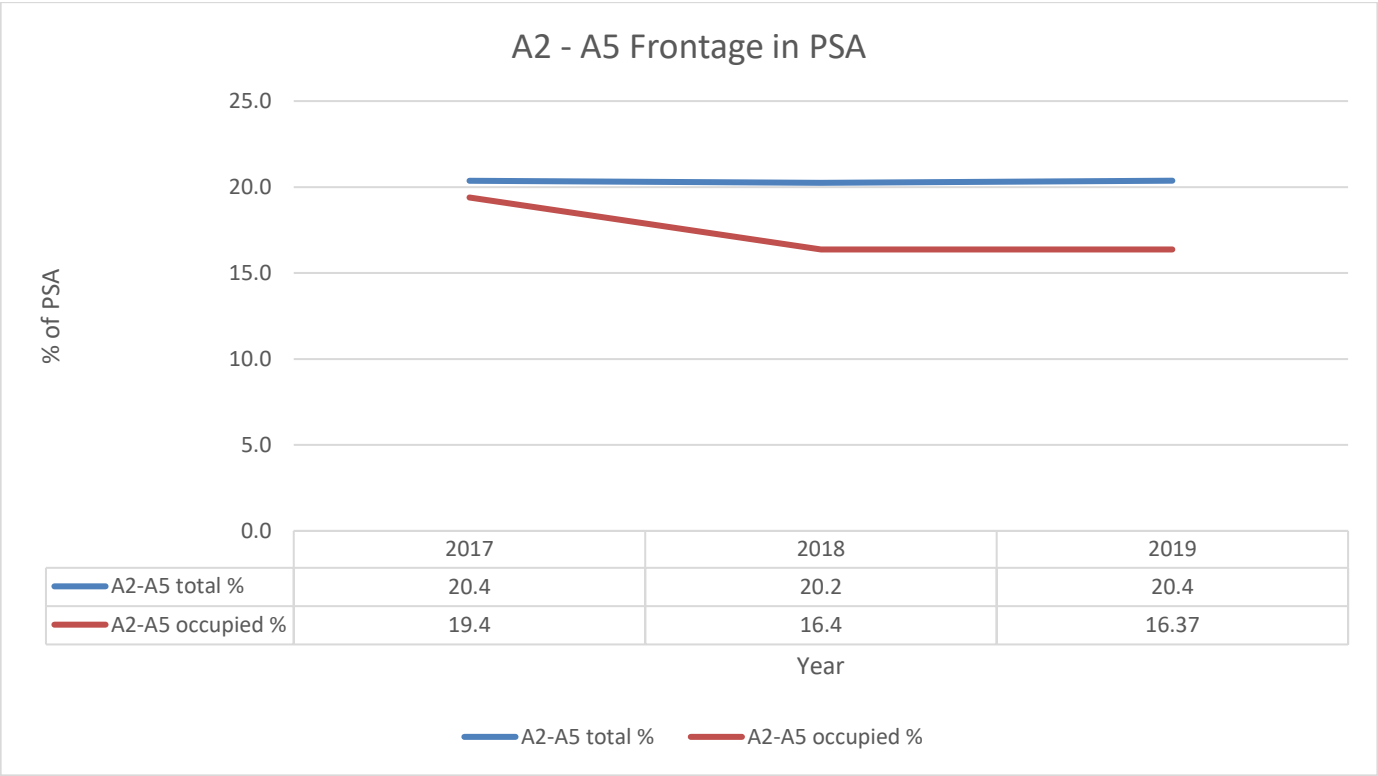


Figure 5



A decline of 3% in the amount of A2 – A5 occupied frontages was recorded in the PSA (see figure 6). However, much like the vacancy rates, the brunt of this decline was confined to 2017 – 2018 and was not impacted during 2018 – 2019.

Figure 6



The most notable changes to the specific frontages in the PSA are summarised in table 1 below:

**Table 1**

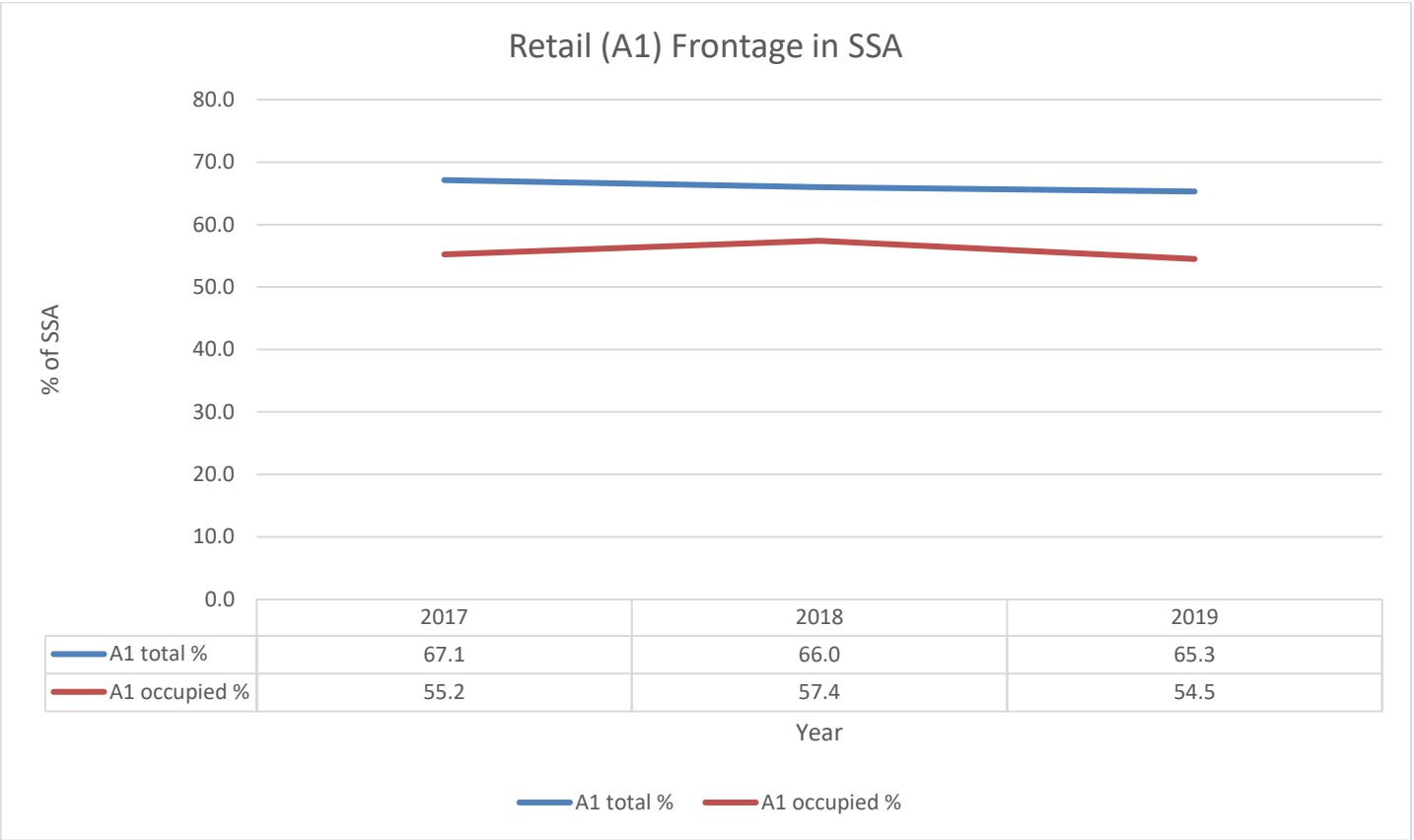
<b>Frontage No.</b>	<b>Address</b>	<b>2018 Occupier &amp; Use</b>	<b>2019 Occupier &amp; Use</b>	<b>% of Frontage</b>	<b>Change Description</b>
30	24 Buttermarket	Ohh Deer (A1)	Vacant (V)	41%	Negative – The sizeable frontage is now vacant.
32	5 and 15 The Walk	The Sweet Hut and Heroes (both A1)	Both Vacant (V)	17% (collectively)	Negative – Although individually the vacating of a unit would not be dramatic, the vacating of two units in the same frontage has had a noticeable impact on this frontage.
37	1 Buttermarket Centre and 20 Buttermarket	Vacant and Vacant	Superdry (A1) and Toni & Guy (A1)	28.9%	Positive – These two units represent a considerable length of this primary frontage. The frontage is now fully occupied.
47	44, 50 and 52 Buttermarket	Vacant (V), ITFC Shop (A1) and Riley & Riley (A1)	British Heart Foundation (A1), Vacant (V) and Vacant (V)	19%	Mixed – The introduction of an active user into the slightly larger unit (9%) into 44 Buttermarket was offset by the vacancy of 12% caused by the inactive units of 50 and 52 Buttermarket.
54	3 – 5 Northgate Street	Vacant (V)	Easy Hotel (C1)	54%	Positive – Although not a retail (A1) use, the addition of Easy Hotel along Northgate Street has resulted in the majority of this primary frontage becoming active.
55	43 – 45 Tavern Street	Cotswold (A1)	Vacant (V)	29%	Negative – This unit has the longest frontage in this part of Tavern Street and the emptying of this unit has a significant impact on occupancy rates in the Primary Shopping Area. This is exacerbated by the continued lack of activity at the adjacent unit, which is the second longest frontage.
104	Sailmakers (Groundfloor)	Blue Inc (A1) and Bags 4 U (A1)	Vacant (V) and Vacant (V)	9.4%	Negative – Ordinarily the loss of two retailers in a shopping centre such as this would not be a major concern as there is usually

					a high degree of churn. However, no new occupiers came into Sailmakers in 2019 and the vacancy levels of this primary frontage were already relatively high, particularly when compared to the successful Buttermarket shopping centre (see below). It's also pertinent to note that no new occupiers came in on the upper floor of Sailmakers either to compensate for the vacancies identified.
107	Buttermarket (Groundfloor)	Vacant (V), Vacant (V) and Vacant (V)	Superdry (A1) (occupying all three units)	14.1%	Positive – In contrast to the poor performance of the Sailmakers, the Buttermarket is performing relatively strongly despite the overall decline in retail being experienced. This was solely down to the introduction of Superdry into the shopping centre which occupied 14.1% of what was previously three vacant units.

### **Secondary Shopping Area**

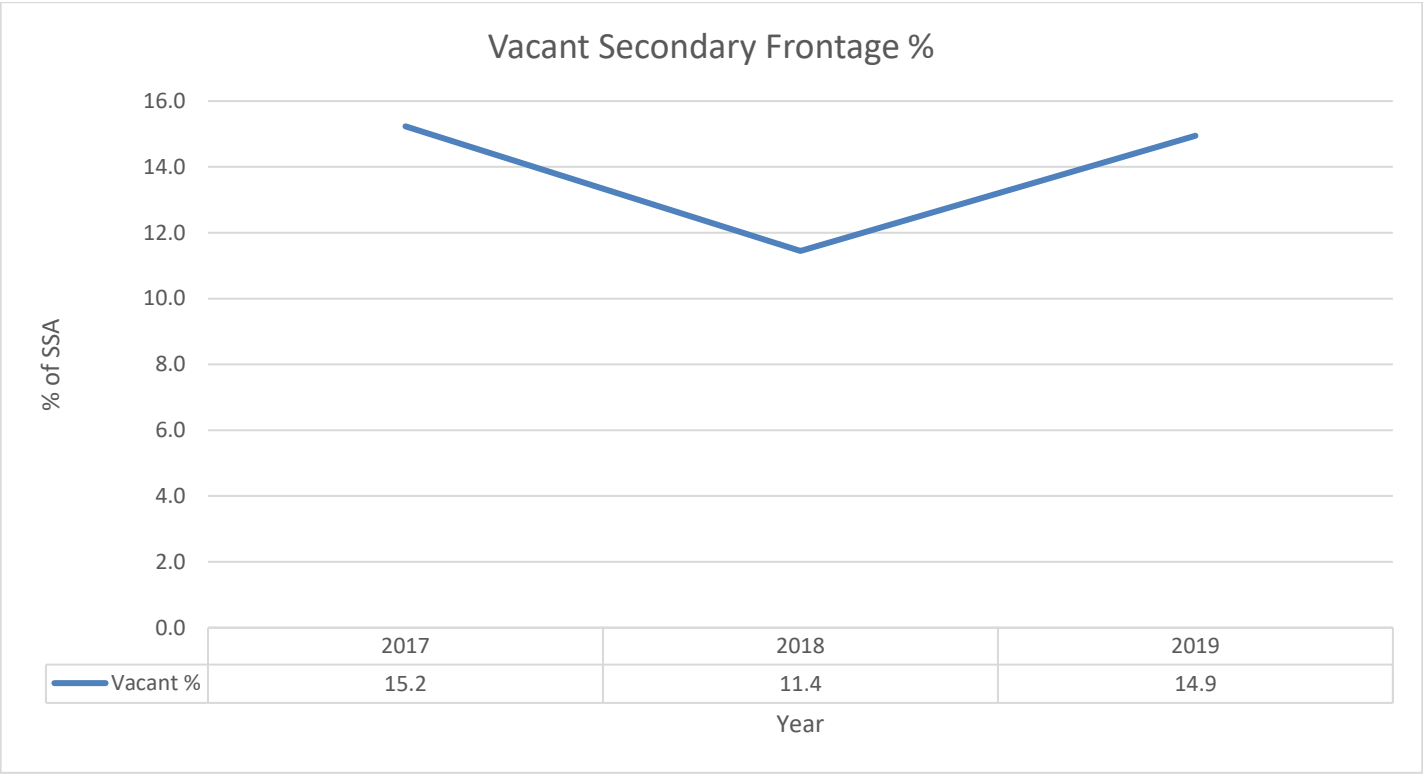
The Secondary Shopping Area is comprised of secondary frontages on the edge of the Primary Shopping Area as the town centre expands outwards. Of the three identified shopping areas (primary, secondary and specialist) the Secondary Shopping Area has been recorded as the most resilient in terms of retail occupancy levels. Figure 4 (see the PSA commentary) demonstrates the levels of retail occupancy compared to the other shopping areas. Figure 7 below shows the occupancy rates for the Secondary Shopping Area and this highlights how the occupancy level is broadly similar to that which was recorded in 2017.

Figure 7



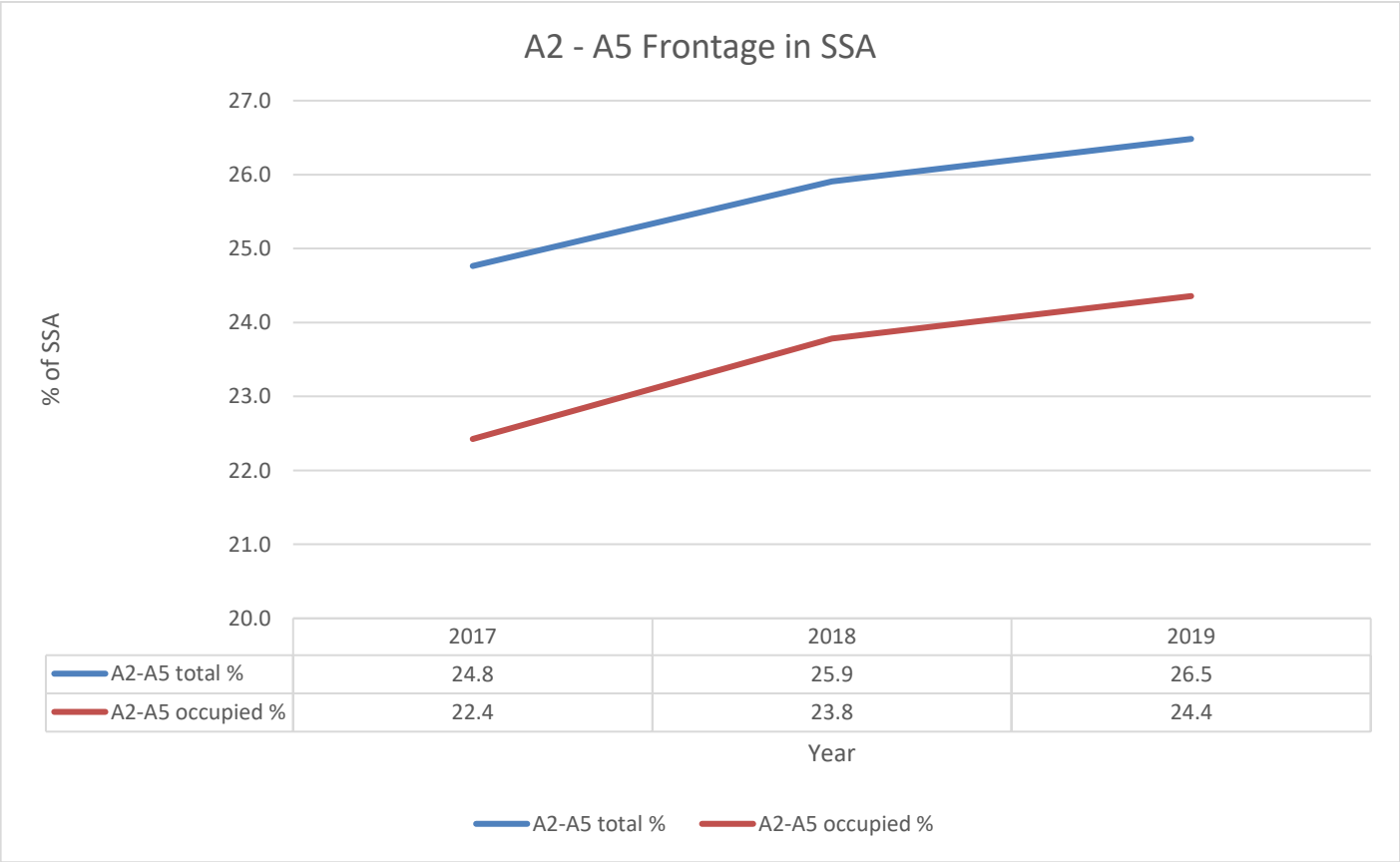
However, as shown above, the return in 2019 to the approximate 2017 levels has detracted from some of the positive growth in retail occupancy experienced in 2018. Notwithstanding this, and unlike the PSA, the Secondary Shopping Area has diversified gradually into other non-retail uses as illustrated by the slight decline in the total amount of retail frontage present. This peaking and troughing of retail performance is reflected by way of the vacancy percentage overall for the Secondary Shopping Area decreasing and increasing across the three-year time frame (figure 8):

Figure 8



The gradual decline in retail frontage was compensated for by a slight increase in A2 – A5 frontage (see figure 9 below) and the introduction of office (B1(a)) into the Secondary Shopping Area. However, it should be noted that these increases occurred from 2017 to 2018, and 2019 was more a year of stability from a non-retail perspective in this area.

Figure 9



The most notable changes to the specific frontages in the Secondary Shopping Area are summarised in table 2 below:

**Table 2**

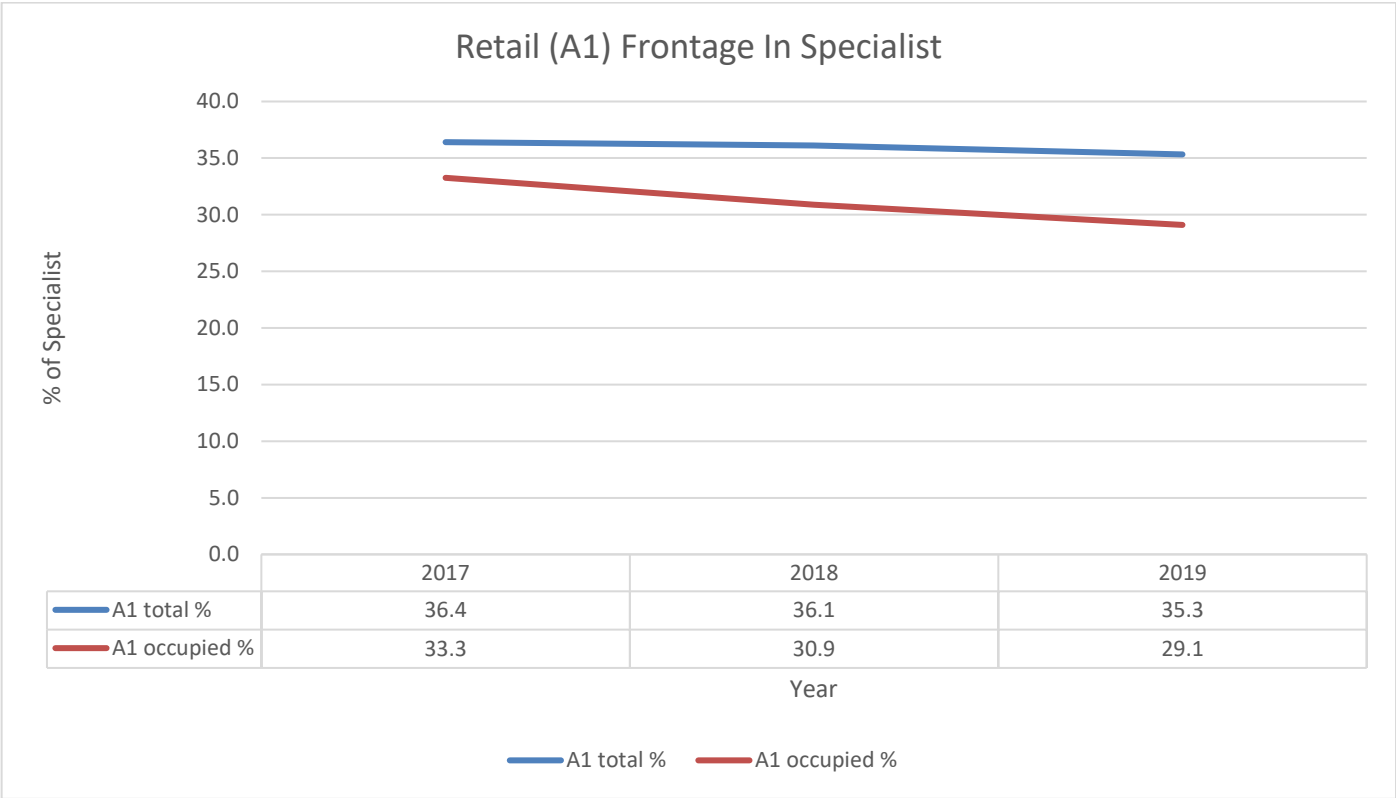
Frontage No.	Address	2018 Occupier & Use	2019 Occupier & Use	% of Frontage	Change Description
4	59 – 67 Westgate Street	Ipswich Town European Food Store (A1)	Shawarma Bistro (A5), Door to first floor flats (N/A) and Slemani Food Store (A1)	28	Mixed – Original larger retail (A1) unit now sub-divided and used partly for hot food takeaway (A5) and part of frontage used as the entrance to upper-floor flats.
59 and 60	43 Buttermarket	Robert Gatward (A1)	Vacant (V)	37%	Negative – The corner frontage previously occupied by the jewellers Robert Gatward has been vacated.
67	6-8 and 24 Carr Street	Subway (A1) and British Heart Foundation (A1)	Both Vacant (V)	26%	Negative – Frontage 67 (2 – 24 Carr Street was previously fully occupied and is now 26% vacant.
70	41a, 43 and 45 – 49 Upper Brook Street	Age UK (A1), Vacant (V) and Jennings (Sui Generis)	Vacant (V), Ocean Fish Bar (A3) and Vacant (V)	63%	Negative – The loss of the occupiers for the two largest frontage units (34% & 19%) on this side of the street has resulted in a drastic increase in the vacancy level from 10% to 53%. The opening of Ocean Fish Bar (10%) and subsequent change of use from A1 to A3 was positive but not able to compensate effectively for the two vacancies identified.
71	39 – 41 Carr Street	Superdrug (A1)	Vacant (V)	19%	Negative – This is the largest unit along this frontage and the empty status of the unit is detrimental.
72	26A Carr Street	Vacant (V)	Age UK (A1)	11%	Positive – The occupation of this frontage has had a positive effect on this side of Carr Street

### **Specialist**

The Specialist Shopping Area is formed of the streets on the periphery of the town centre and is the location where a greater diversity of uses is anticipated. This area has experienced a decline in occupied retail uses equivalent to approximately 4.2% (see figure 10). This is slightly worse than the

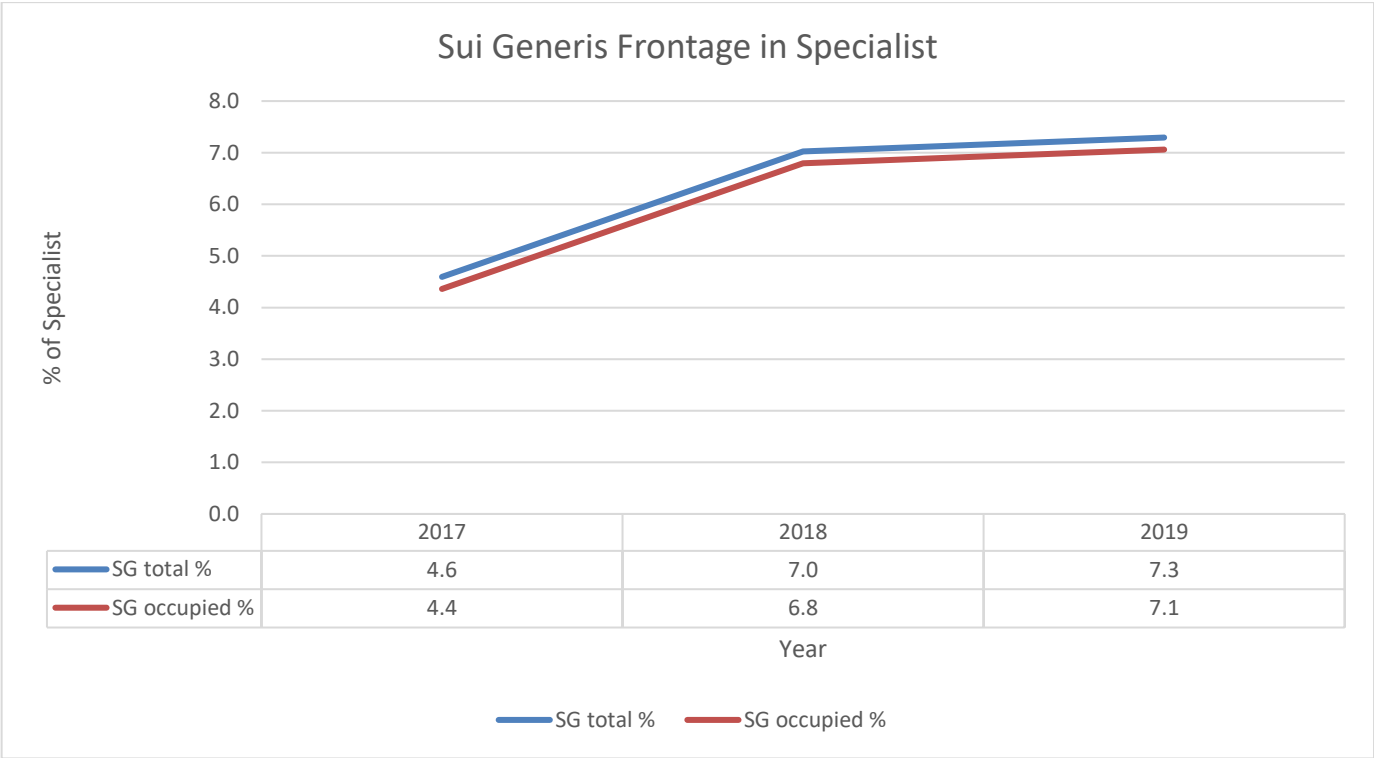
overall impact on the wider Central Shopping Area which suffered from a 3% drop in retail occupancy.

Figure 10



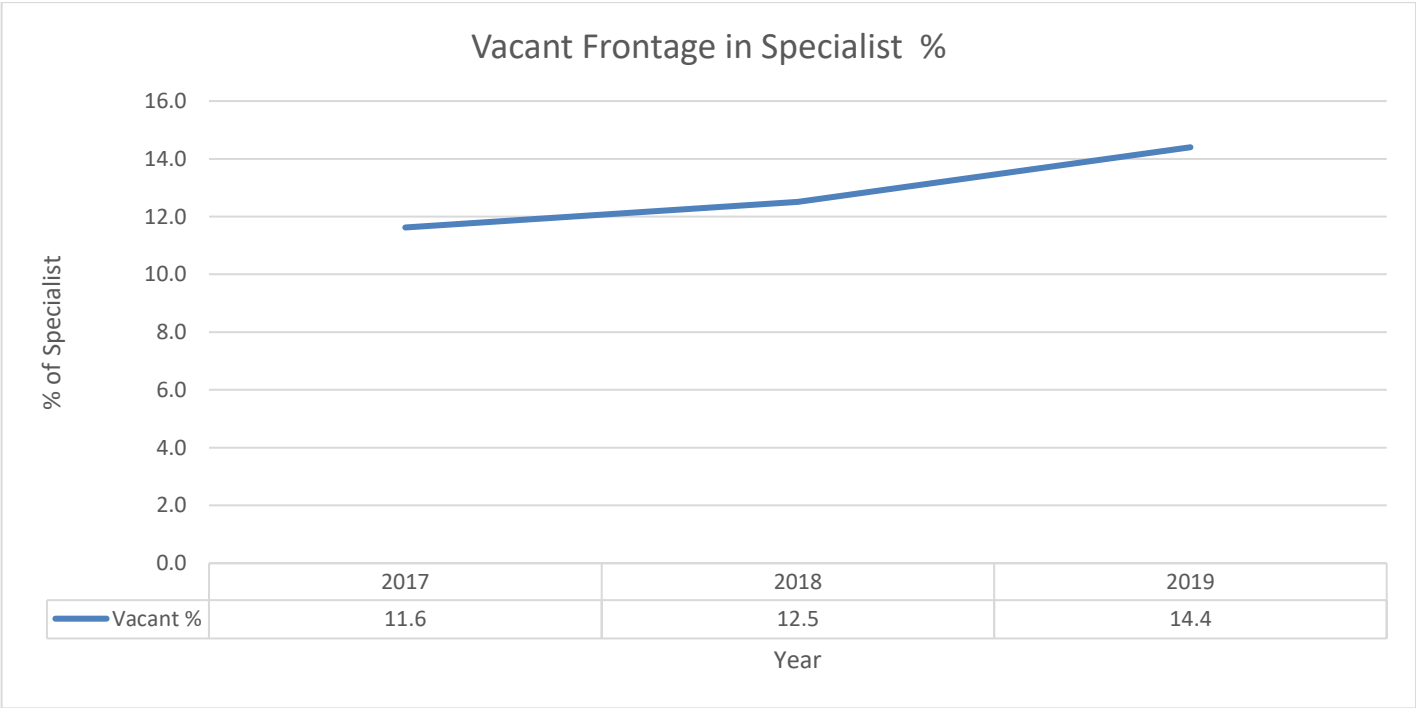
Interestingly, instead of A2-A5 uses, it was Sui Generis uses (e.g. tattoo studios, beauty salons and piercing studios) that was the only use to thrive and absorb some of the loss of A1 occupancy identified above. Figure 11 below demonstrates how during the three-year period there was a growth of 2.7% of occupied Sui Generis uses, although it should be pointed out that the bulk of this growth came in 2018. The growth in 2019 equated to approximately 0.3% and was much more modest.

Figure 11



The above increases in the proportion of Sui Generis frontage in the Specialist Shopping Area was not however able to counteract the rising vacancy rates that had impacted the wider Central Shopping Area (see figure 12):

Figure 12



The most notable changes to the frontages in the Specialist Shopping Area are summarised in table 3 below:



**Table 3**

<b>Frontage No.</b>	<b>Address</b>	<b>2018 Occupier &amp; Use</b>	<b>2019 Occupier &amp; Use</b>	<b>% of Frontage</b>	<b>Change Description</b>
20	22 Lloyds Avenue	Vacant (V)	Three Wise Monkeys (A4)	7%	Positive – The specialist frontage on the east side of Lloyds Avenue has been benefited by the opening of Three Wise Monkeys public house.
78 and 79	17 Orwell Place and 60 Upper Orwell Street	Vacant (V) and Vacant (V)	Miss Quirky Kicks (A1) and Turkish Kebab House (A5)	62.1%	Positive – The re-occupation of the takeaway and introduction of the new A1 unit on Upper Brook Street has resulted in frontage 78 being fully occupied. Furthermore, the unit at 17 Orwell Place is a corner frontage and so this also has a positive impact on frontage 79.
83 and 84	73 and 75 Upper Orwell Street	Nuevo Mexico (A3) and Peak Pancakes (A3)	Both Vacant (V)	46%	Negative – These two restaurant/ café (A3) uses have both become vacant which has left a significant amount of frontage 83 as vacant. In addition, 75 Upper Orwell Street is a corner unit and the vacancy of this has subsequently had a negative impact on frontage 84.
87	14 St Peter's Street	Jenny Wrens Yarns (A1)	Hullabaloo (A3)	10%	Positive – Although technically this is a loss of A1 frontage, the diversification of the unit to another town centre use suggests there is a demand for alternatives to retail.
91	1 – 3 St Peters Street	Truffle (A1)	Vacant (V)	40%	Negative – The previously fully occupied frontage at 1 – 3 St Peters Street is now 60% vacant due to the vacating of this unit.
94	34 Silent Street	Ray's Bar (A4)	Vacant (V)	13%	Positive – The opening of this A4 unit has resulted in the relevant frontage becoming fully occupied.
98	34-38 Tacket Street	Vacant (V)	Barr Construction Personnel (A2)	17%	Positive – This is the longest unit along this frontage and so the introduction of an active unit is positive.

99 & 100	2, 8 and 14 Orwell Place	Vacant (V), Fun and Funky (A1) and Go East (A1)	Unicorn Studios (B1(a)), Vacant (V) and Vacant (V)	64%	Mixed – The introduction of a creative office space into no.2 Orwell Place was welcomed but unfortunately nos.8 and 14 are now vacant. The latter of these also occupies a corner unit facing onto Fore Street which takes up a considerable length (33%) of the Fore Street (frontage 100) frontage.
101	14-20 Fore Street	Al Forno Pizza (A3)	Vacant (V)	33%	Negative – The former restaurant unit is equivalent to 33% of this frontage and consequently the vacancy of this unit is detrimental.
103	13a, b & c Fore Street	Vacant (A1)	Boo Studio (SG)	3%	Positive – Although this is a relatively small proportion of the overall frontage, this change of use has meant that the entire frontage is now fully occupied.

## **Appendix 1: Core Strategy Policies**

The policies below are contained in the adopted Ipswich Borough Council Local Plan Core Strategy and Policies Development Plan Document Review 2011-2031 which was adopted in February 2017.

### **POLICY CS14: RETAIL DEVELOPMENT AND MAIN TOWN CENTRE USES**

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

Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, the Council extends the Central Shopping Area to include the Westgate quarter and allocates a site for retail development within it. This will enable the delivery of additional floorspace to diversify the retail offer. As part of the review of the plan, a floorspace requirement for future retail provision will be set and, if necessary, further allocations will be made through a future Site Allocations DPD. In the interim period proposals for retail development over 200 sq m net on sites allocated for other uses will be considered against policy SP1 and on other sites outside the Central Shopping Area and defined district or local centres against policy DM23. Retail development of less than 200 sq m net will be permitted subject to compliance with other policies of the plan.

The Council will direct other town centre uses including offices, leisure, arts, culture, tourism and hotel developments into an extended town centre area, with some provision being appropriate in the CSA and Waterfront, in recognition of the area's good accessibility by public transport, cycle and foot.

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

### **POLICY DM20: THE CENTRAL SHOPPING AREA**

The Council will support the town's vitality and viability by promoting and enhancing appropriate development in the Central Shopping Area.

The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Frontage Zones, which are defined on the IP-One Area inset map. A site identified as suitable for major retail investment will be allocated in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

Class A1 retail use should remain the predominant use at all times in the Central Shopping Area, to ensure the strategic retail function of Ipswich is maintained. A2-A5 uses and other main town centre uses will also be supported in the Secondary and Specialist Shopping Frontage Zones, provided the overall percentage of the frontage does not exceed the levels specified and accords with the criteria set out below.

- a. Primary Shopping Frontage Zone – A2-A4 uses, betting shops and payday loan shops will be permitted where they will not exceed 15% of a group of identified ground floor frontages and ground and first floor frontages in the Buttermarket and Tower Ramparts Shopping Centres and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. A5 uses will not be permitted.
- b. Secondary Shopping Frontage Zone – A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 25% of a group of identified ground floor frontages, and provided the proposal does not create a concentration of more than 30 metres of non-A1 frontage, and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. Of this 25%, no more than 10% of the total identified ground floor frontage will be permitted for A4 or A5 uses.

- c. Specialist Shopping Frontage Zone – A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 40% of a group of identified ground floor frontages. Of this 40%, no more than 35% of the total identified ground floor frontage will be permitted for A2, A4 or A5 uses.**

**A3, A4 and A5 uses and other main town centre uses will only be permitted where they have no detrimental effect on the amenities of nearby residential accommodation in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.**

**Mixed use development, including B1 office, A2 financial and professional services, C3 housing, and C1 hotel or any combination of these uses will be supported in the Central Shopping Area, provided there is a ground floor use in accordance with the above.**

**The Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5 in Primary Shopping Frontage Zones and outside A1 to A5 and other main town centre uses in Secondary Shopping Frontage Zones.**

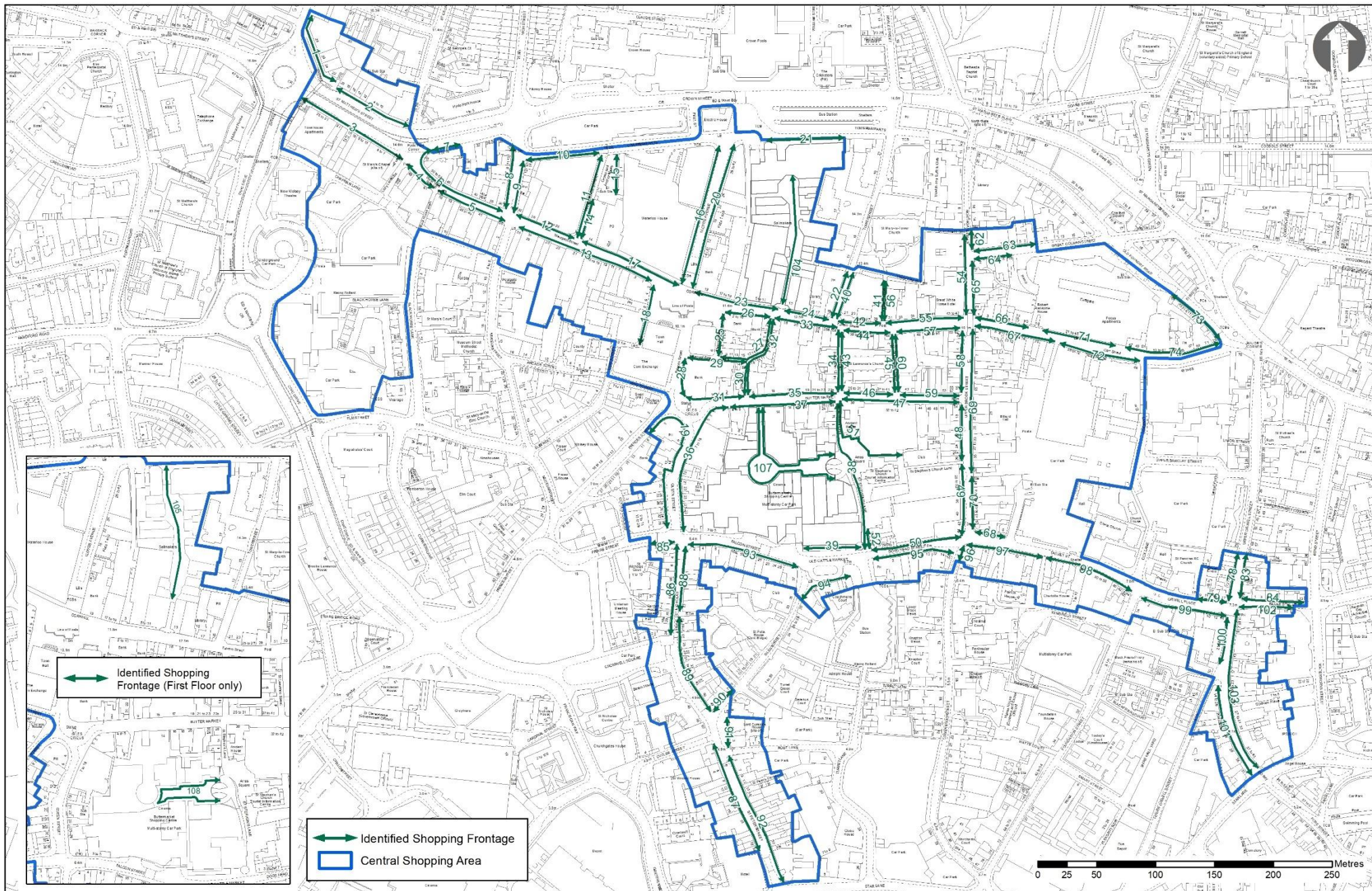
**The Council is planning to redevelop the Cornhill. When applying frontage policies in this area any redevelopment proposal would be taken into account. The Council also supports the retention of the open market.**

## **Appendix 2: Plans**

Plan 1: Survey Area – Ipswich Central Shopping Area

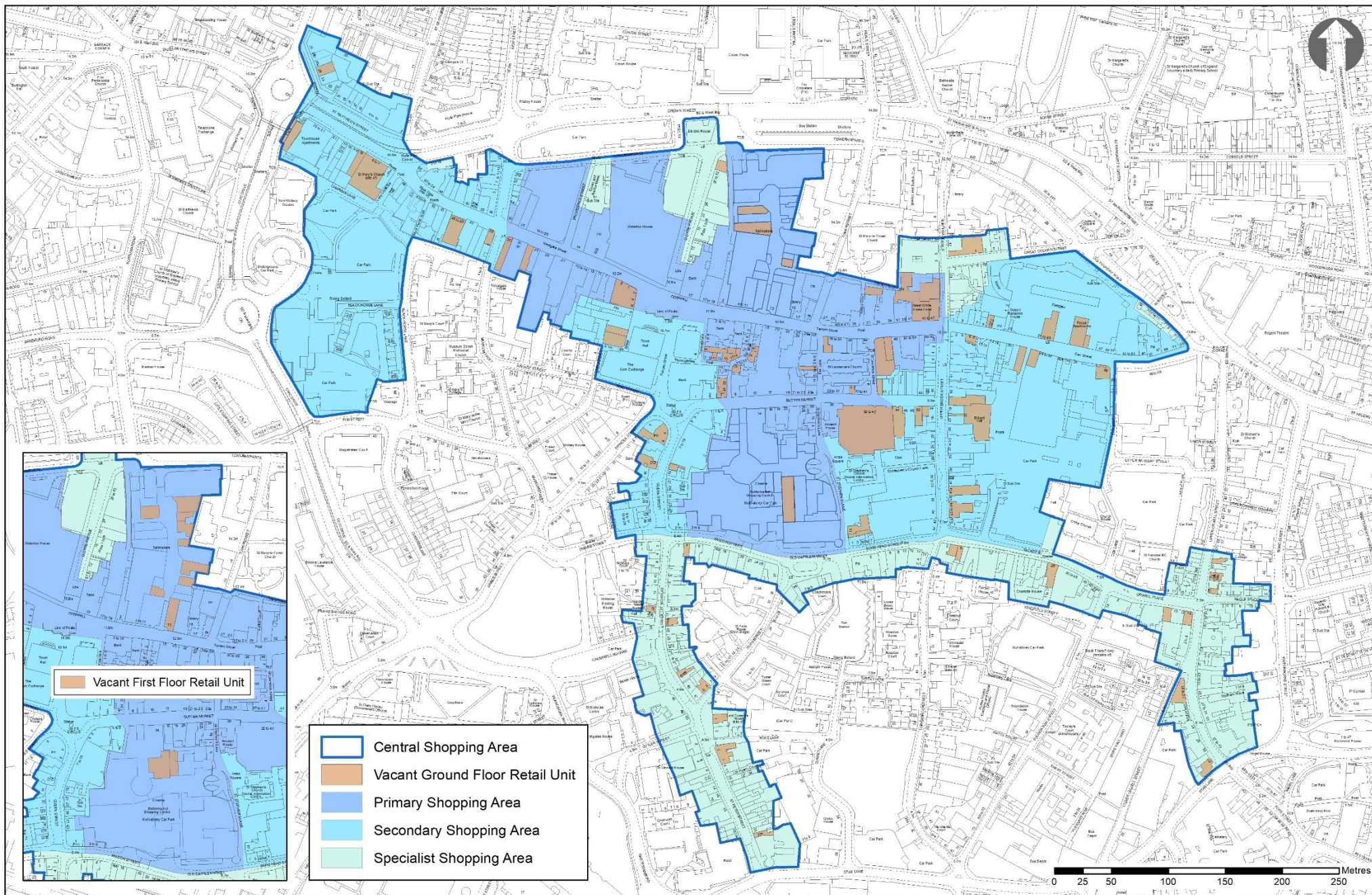
Plan 2: Vacant Units in Ipswich Central Shopping Area, November 2019





Plan 1. Survey Area - Ipswich Central Shopping Area





Plan 2. Vacant Units in Ipswich Central Shopping Area, November 2019



## Appendix 3: Use Classes

Source: Planning Portal <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>

**A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

**A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies. (Note this excludes betting shops and pay day loan shops which are classed as sui generis uses).

**A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

**A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.

**A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

**B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

**B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

**B8 Storage or distribution** - This class includes open air storage.

**C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

**C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

**C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

**C3 Dwellinghouses** - this class is formed of 3 parts:

- C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
- C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

**C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.



**D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

**D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

**Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: beauty salons, nail bars, betting and payday loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.