

Ipswich Local Plan

Central Shopping Area – Identified Frontages December 2014



IPSWICH
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Section A – Introduction and Policy Context

The National Planning Policy Framework¹ states that planning policies should recognise town centres as the heart of their communities and pursue policies to support the viability and vitality of town centres. The Council's planning policies are set out within the Core Strategy and Policies Development Plan Document (DPD) which was adopted in December 2011. 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 for the Primary Shopping Area, Secondary Shopping Area and Specialist Shopping Area. The policy states that the Council would not grant permission for uses outside of classes A1-A5 in ground floor premises. The full text of policies CS14 and DM20 is contained in Appendix 1.

The survey of the Central Shopping Area is carried out annually in the summer months to show retail trends across Ipswich town centre. This survey was completed in June 2014 and involved carrying out a visual inspection of each of the units. 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.

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.

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. The summary information here is based upon identified frontages, and does not necessarily represent the number of individual units. 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 or speciality frontage 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 Tower Ramparts and the Buttermarket shopping 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 3².

¹ National Planning Policy Framework (Department of Communities and Local Government, 2012)

² The Town and Country Planning (Use Classes) Order 1987 (as amended)

Section B – Identified Frontages Index

The frontages as identified in the June 2014 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
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	Tower Ramparts	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	Tower Ramparts Centre (North)	75	68-70 (even) Carr Street
22	Tower Street (West Side)	76	6-20 (even) Upper Orwell Street
23	13 Cornhill to 9 Tavern Street	77	22-28 (even) Upper Orwell Street
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
27	2-14 (even) The Walk, 9-17 (odd) Thoroughfare	81	1a-3 (odd) Upper Orwell Street
28	1 Princes Street	82	25-43 (odd) Upper Orwell Street
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)	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	Tower Ramparts Centre (Ground Floor)
51	St Stephen's Lane (East Side)	105	Tower Ramparts Centre (First Floor)
52	17 St Stephen's Lane to Dogs Head Street	106	<i>Frontage Deleted: redeveloped</i>
53	7-13 (odd) Northgate Street	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	Core Strategy Policy
TC-004	22	Vacant (Billsberry's)	(Delicatessen)	V (A1)	S	8	13	CS14, DM20
TC-003	24	Lola's Nails and Beauty	Beautician	SG	S	9	14	CS14, DM20
TC-002	26	Ipswich Furniture Project	Furniture	A1	S	11.3	18	CS14, DM20
TC-001	28-32	Morrison Local (Blockbuster)	Supermarket	A1	S	33.8	54	CS14, DM20
						62.1		

Percentage of identified frontage length A1 = 86%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 13%

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	Core Strategy Policy
TC-011	2	British Heart Foundation	Charity shop	A1	S	19.7	29	CS14, DM20
TC-010	4-10	Ipswich Furniture Project	2 nd hand furniture	A1	S	10.1	15	CS14, DM20
TC-009	8	Creative Restoration	Furniture restoration	A1	S	11.2	16	CS14, DM20
TC-008	12	St Elizabeth Hospice	Charity shop	A1	S	5.6	8	CS14, DM20
TC-007	14	M&M Pharmacy	Pharmacy	A1	S	5.6	8	CS14, DM20
TC-006	16	CLC Bookshop	Bookshop	A1	S	5.6	8	CS14, DM20
TC-005	18-20	Vacant (Abbey Funeral Service)	(Undertakers)	V (A1)	S	11.2	16	CS14, DM20
						69		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant= 16%

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	Core Strategy Policy
TC-021	1-3	Franklins	Haberdashery	A1	S	7.6	8	CS14, DM20
TC-020	5-7	QD Stores	Discount Store	A1	S	22.7	25	CS14, DM20
TC-019	9	Vacant (Phil's Bike Company)	(Bicycles)	V (A1)	S	4.7	5	CS14, DM20
TC-018	11	M K News Food & Wine	Newsagent	A1	S	5.1	5	CS14, DM20
TC-017	15	Vacant (Anglia Cameras)	(Cameras)	V (A1)	S	5.3	6	CS14, DM20
TC-016	17	Super Kebab House	Takeaway	A5	S	4.4	5	CS14, DM20
TC-015	19	Mind	Charity Shop	A1	S	3.7	4	CS14, DM20
TC-014	21	Star Express Restaurant	Café	A3	S	4.4	5	CS14, DM20
TC-013	23-31	Iceland	Supermarket	A1	S	24	26	CS14, DM20
TC-012	1 Civic Drive	CRI (Suffolk Recovery Service)	Drop-in Clinic	D1	S	10	11	CS14, DM20
						91.9		

Percentage of identified frontage length A1 = 79%

Percentage of identified frontage length A2-A5 = 10%

Percentage of identified frontage length vacant = 11%

Identified Frontage 4 (Secondary)

61 – 67 (odd) Westgate Street

Identified Frontage Length = 30.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-025	59-61	Bretts	Furniture	A1	S	15	50	CS14, DM20
TC-024	63	Games Workshop	Games	A1	S	5.2	17	CS14, DM20
TC-023	65	W T Parish	Butchers	A1	S	5	17	CS14, DM20
TC-022	67	Vacant (Around A Pound)	(Pound shop)	V (A1)	S	5.1	17	CS14, DM20
						30.3		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 17%

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	Core Strategy Policy
TC-033	35	Vacant (SportsisUs)	(Sports Memorabilia)	V(A1)	S	5.6	9	CS14, DM20
TC-032	37	Betfred	Betting Office	A2	S	5.5	9	CS14, DM20
TC-031	39	Granite Outdoors	Outdoor clothng	A1	S	4	6	CS14, DM20
TC-030	41-43	Trespass	Outdoor clothing	A1	S	11.3	18	CS14, DM20
TC-029	45-49	Superdrug	Chemist	A1	S	12.9	21	CS14, DM20
TC-028	51	Greggs	Bakery	A1	S	6.4	10	CS14, DM20
TC-027	53	Cancer Research UK	Charity shop	A1	S	6.7	11	CS14, DM20
TC-026	55-57	Cashino	Gaming	SG	S	9.8	16	CS14, DM20
						62.2		

Percentage of identified frontage length A1 = 75 %

Percentage of identified frontage length A2-A5 = 9%

Percentage of identified frontage length vacant = 9%

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	Core Strategy Policy
TC-044	36 (also Frontage 8)	Ann Summers	Speciality clothing	A1	S	6.7	8	CS14, DM20
TC-043	38	Santander	Bank	A2	S	10	11	CS14, DM20
TC-042	40a-40b	Vacant (Moben Sharps Dolphin)	(Kitchens & bathrooms)	V (A1)	S	5.2	6	CS14, DM20
TC-041	40	PMG Schoolwear	Children's clothing	A1	S	6.7	8	CS14, DM20
TC-040	42	Shoe Zone	Shoe shop	A1	S	9	10	CS14, DM20
TC-039	44	Vacant (Timpson)	(Shoe shop)	V (A1)	S	5.6	6	CS14, DM20
TC-038	46	Suffolk Mind Partnership	Charity shop	A1	S	4.6	5	CS14, DM20
TC-037	48	Welch Pharmacy	Pharmacy	A1	S	6.5	7	CS14, DM20
TC-036	50-54	Bon Marche	Clothing	A1	S	20.1	23	CS14, DM20
TC-035	56	Amplifon	Hearing aids	A1	S	6.3	7	CS14, DM20
TC-034	58	Eastern Savings Credit Union	Financial services	A2	S	7.8	9	CS14, DM20
						88.5		

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 =20%

Percentage of identified frontage length vacant = 12%

Identified Frontage 7 (Specialist)

2 – 30 (even) Crown Street

Identified Frontage Length = 28.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-045	12	Pennington's	Estate agency	A2	SP	7.8	28	CS14, DM20
TC-046	14	Beeston's Coaches	Travel booking office	A1	SP	3.2	12	CS14, DM20

TC-047	22	Vacant (Shimla)	(Takeaway)	V (A1)	SP	6.2	22	CS14, DM20
TC-048	24-26	Vacant (Restaurant)	Restaurant	V (A3)	SP	10.2	36	CS14, DM20
TC-049	30	The Gentle Touch	Beautician	A1	SP	1.3	2	CS14, DM20
						28.7		

Percentage of identified frontage length A1 = 36%

Percentage of identified frontage length A2-A5= 64%

Percentage of identified frontage length vacant = 58%

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	Core Strategy Policy
TC-044	36 Westgate St (also Frontage 6)	Ann Summers	Speciality clothing	A1	S	19.5	36	CS14, DM20
TC-050	5	Hearing Care Centre	Hearing aids	A1	S	3.8	7	CS14, DM20
TC-051	7-9	Vacant (Divine Tanning)	(Tanning salon)	V(SG)	S	9.1	16	CS14, DM20
TC-051a	11-13	Freedom Tattoos	Tattoo studio	SG	S	7.4	13	CS14, DM20
TC-052	15	Home 2 Home	Estate agency	A2	S	4	7	CS14, DM20
TC-053	17	The Money Shop	Pawnbrokers	A2	S	11.5	21	CS14, DM20
						55.3		

Percentage of identified frontage length A1 = 43%

Percentage of identified frontage length A2-A5 = 28%

Percentage of identified frontage length vacant = 16%

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	Core Strategy Policy
TC-054	32 Westgate St (also Frontage 12)	Moss Bros	Clothing	A1	P	16.5	38	CS14, DM20
TC-055	6	Buttery Bar	Sandwich shop	A1	S	5.2	12	CS14, DM20
TC-056	8	PC Factory	Computer repairs	A1	S	6.1	14	CS14, DM20
TC-057	10	Charlene Nail Bar	Beauty treatments	A1	S	5	12	CS14, DM20
TC-058	12	Grace and Lace Bridal	Bridal wear	A1	S	6	14	CS14, DM20
TC-059	14 (also Frontage 10)	Mail Boxes	Post & packaging	A1	S	4.5	10	CS14, DM20
						43.3		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 10 (Primary)

Tower Ramparts

Identified Frontage Length = 57.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-059	14 High St (also Frontage 9)	Mail Boxes Etc.	Printing & packaging	A1	S	6.7	12	CS14, DM20
TC-060	16-26 Westgate St (also Frontages 11 & 12)	Marks and Spencer	Variety store	A1	P	51	88	CS14, DM20
						57.7		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-060	16-26 Westgate St (also Frontages 10 & 12)	Marks and Spencer	Variety store	A1	P	73.2	100	CS14, DM20
						73.2		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-060	16-26 (also Frontages 10 & 11)	Marks and Spencer	Variety store	A1	P	36	67	CS14, DM20
TC-061	28	Burger King	Restaurant	A3	P	7.7	14	CS14, DM20
TC-062	30	Card Factory	Greetings cards	A1	P	6.3	12	CS14, DM20
TC-054	32 (also Frontage 9)	Moss Bros	Clothing	A1	P	3.9	7	CS14, DM20
						53.9		

Percentage of identified frontage length A1 = 86%

Percentage of identified frontage length A2-A5 = 14%

Percentage of identified frontage length vacant = 0%

Identified Frontage 13 (Primary)

1 – 33 (odd) Westgate Street

Identified Frontage Length = 94.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-081	1-3 Westgate St (also Frontage 18)	Now	Clothing	A1	P	18.9	17	CS14, DM20
TC-073	5	H Samuel	Jeweller	A1	P	7	7	CS14, DM20
TC-072	7	Holland & Barrett	Health foods	A1	P	6.1	6	CS14, DM20
TC-071	11	Claire's Accessories	Fashion accessories	A1	P	5.9	6	CS14, DM20
TC-070	13	Mountain Warehouse	Travel store	A1	P	7.5	8	CS14, DM20
TC-069	15-19	JDs	Shoe shop	A1	P	14.4	15	CS14, DM20
TC-068	21-21a	Gap	Clothing	A1	P	17	18	CS14, DM20
TC-067	23	Primark	Clothing	A1	P	12.1	13	CS14, DM20
TC-066	25	Caffé Nero	Café/sandwich shop	A1	P	6	6	CS14, DM20
TC-065	27	Vacant (Holland & Barrett)	(Health foods)	V (A1)	P	5.7	6	CS14, DM20
TC-064	29	Next	Clothing	A1	P	8.1	9	CS14, DM20
TC-063	33	Monsoon	Clothing	A1	P	4.9	5	CS14, DM20
						94.7		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 6%

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	Core Strategy Policy
TC-074	14 Westgate St (also Frontage 17)	Clarks	Shoe shop	A1	P	36.5	100	CS14, DM20
						36.5		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 15 (Primary)

Providence Street (East Side 2)

Identified Frontage Length = 35.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-075	2 Crown & Anchor Mews, Tower Ramparts	The Mews Beautique	Hairdresser	A1	P	20.8	59	CS14, DM20
TC-076	1 Crown & Anchor Mews, Tower Ramparts	Pennikity Pots	Café/Pottery	A1	P	14.3	41	CS14, DM20
						35.1		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-077	Mecca Bingo, Lloyds Avenue	Mecca Bingo	Bingo hall	D2	SP	55.3	47	CS14, DM20
TC-078	2-8 Westgate Street (also Frontage 17)	Debenhams	Department store	A1	P	62.7	53	CS14, DM20
						118		

Percentage of identified frontage length A1 = 53%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-078	2-8 (also Frontage 16)	Debenhams	Department Store	A1	P	59.7	66	CS14, DM20
TC-080	10	Office	Shoe shop	A1	P	6.6	7	CS14, DM20
TC-079	12	W H Smith	Books/Stationery	A1	P	12.6	14	CS14, DM20
TC-074	14 (also Frontage 14)	Clarks	Shoe shop	A1	P	12	13	CS14, DM20
						90.9		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-081	2-6 (also Frontage 13)	Now!	Clothing	A1	P	16.1	32	CS14, DM20
TC-082	8	Mannings	Public house	A4	S	5.4	11	CS14, DM20
TC-084	10	Golden Lion	Hotel	C1	S	5	10	CS14, DM20
TC-083a	10	Mizu	Restaurant	A3	S	13.2	26	CS14, DM20
TC-083	10	Wetherspoons	Public House	A4	S	11	22	CS14, DM20
						50.7		

Percentage of identified frontage length A1 = 32%

Percentage of identified frontage length A2-A5 = 59%

Percentage of identified frontage length vacant = 0%

Identified Frontage 19 (Secondary)

2 – 38 Queen Street & 3 Princes Street

Identified Frontage Length = 105.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-173	3 Princes Street	Ladbrokes	Betting office	A2	S	16.1	15	CS14, DM20
TC-172	4 Queen Street	Vacant (Mambos Bar and Grill)	Restaurant	V (A3)	S	20.8	20	CS14, DM20
TC-174	8	Wardale Williams trading as 'Observatory'	Opticians	A1	S	4.9	5	CS14, DM20
TC-175	10	Staff Bank	Employment agency	A2	S	9.2	9	CS14, DM20
TC-176	12	Reed Recruitment Services	Employment agency	A2	S	6.8	6	CS14, DM20
TC-177	16	Music World	Music	A1	S	10.1	10	CS14, DM20
TC-178	20	Urban Vintage	Clothing	A1	S	7.3	7	CS14, DM20
TC-179	22-24	Urban Vintage	Clothing	A1	S	4.8	5	CS14, DM20
TC-181	26-28	Subway	Sandwich shop	A1	S	5.4	5	CS14, DM20
TC-182	30	Old Fashioned Candy Store	Sweet shop	A1	S	4.6	4	CS14, DM20
TC-183	32	S G R Solicitors	Solicitors	A2	S	1.5	2	CS14, DM20
TC-184	34	Rumbles Sandwich Bar	Sandwich shop	A1	S	4.4	4	CS14, DM20
TC-185	36-38	Polka Dot Frog	Employment agency	A2	S	8.6	8	CS14, DM20
						105.8		

Percentage of identified frontage length A1 = 40%

Percentage of identified frontage length A2-A5 = 60%

Percentage of identified frontage length vacant = 20%

Identified Frontage 20 (Specialist)

Lloyds Avenue (East Side)

Identified Frontage Length = 129.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-271 (part)	12 (also Frontage 23)	Lloyds TSB	Bank	A2	P	28.1	22	CS14, DM20
TC-269	6	M W Ashton	Tobacconist	A1	P	4.6	4	CS14, DM20
TC-270	8	Vacant (Newsagent)	(Newsagent/Sandwich bar)	V (A1)	P	4.6	4	CS14, DM20
TC-271 (part)	12	Lloyds TSB (Cash Points)	Bank	A2	P	12.7	10	CS14, DM20
TC-272	18	Optimax Laser Eye Treatment	Medical clinic	D1	SP	19	15	CS14, DM20
TC-273	22	Vacant (Lloyds Tavern)	(Public house)	V (A4)	SP	9.3	7	CS14, DM20
TC-274	24	Pizza Express	Restaurant	A3	SP	11	8	CS14, DM20
TC-275	28	Goodmans Lofts entrance	Residential	C3	SP	2	2	CS14, DM20
TC-276	32	Kerseys Solicitors	Solicitors	A2	SP	4.7	4	CS14, DM20
TC-277	34	US Star Nails	Beauty treatment	A1	SP	5.9	5	CS14, DM20
TC-278	36	Coral	Betting office	A2	SP	6.4	5	CS14, DM20
TC-279	38	Vacant (Café Inn)	(Café)	V (A3)	SP	6.7	5	CS14, DM20
TC-280	40	Ladbrokes	Betting office	A2	SP	9.3	7	CS14, DM20
TC-281	42	Ladbrokes	Betting office	A2	SP	5.2	4	CS14, DM20
						129.5		

Percentage of identified frontage length A1 = 13%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length vacant= 16%

Identified Frontage 21 (Primary)

Tower Ramparts Centre (North)

Identified Frontage Length = 61.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-282	23 Tower Ramparts (also Frontage 105)	McColls	Newsagent	A1	P	11.1	18	CS14, DM20
TC-283	(also Frontages 104 & 105)	Iceland	Supermarket	A1	P	50.6	82	CS14, DM20
						61.7		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-284	11	The Rep	Public house	A4	P	21.7	52	CS14, DM20
TC-285	19 Tavern Street (also Frontage 24)	GAME	Computer games	A1	P	20.1	48	CS14, DM20
						41.8		

Percentage of identified frontage length A1 = 48%

Percentage of identified frontage length A2-A5 = 52%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-271	13-15 Cornhill (also Frontage 20)	Lloyds TSB	Bank	A2	P	18.9	26	CS14, DM20
TC-290	17-19 Cornhill	Burtens	Clothing	A1	P	14.4	20	CS14, DM20
TC-289	3	Clintons	Greetings cards/Gifts	A1	P	8.7	12	CS14, DM20
TC-288	5 (also Frontages 104 & 105)	Boots	Pharmacy/Variety store	A1	P	12.2	17	CS14, DM20
TC-287	7	Carphone Warehouse	Mobile phones	A1	P	10	14	CS14, DM20
TC-286	9	Apple I-store	Electronics	A1	P	7.9	11	CS14, DM20
						72.1		

Percentage of identified frontage length A1 = 74%

Percentage of identified frontage length A2-A5= 26%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-291	13 (also Frontage 104)	Vacant (Notting Hill)	(Clothing)	V (A1)	P	8.2	28	CS14, DM20
TC-292	13 (also Frontage 104)	River Island	Clothing	A1	P	12.3	19	CS14, DM20
TC-293	15	Ipswich Institute Reading Room	Club	D1	P	3	7	CS14, DM20
TC-294	17	Body Shop	Beauty products	A1	P	4.2	9	CS14, DM20
TC-295	17	Body Shop	Beauty products	A1	P	11.2	25	CS14, DM20
TC-285	19 (also Frontage 22)	GAME	Computer games	A1	P	5.4	12	CS14, DM20
						44.3		

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 28%

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	Core Strategy Policy
TC-085	2-10 Tavern St (also Frontage 26)	NatWest	Bank	A2	P	13.6	38	CS14, DM20
TC-086	1	Snappy Snaps	Photographic shop	A1	P	5.3	15	CS14, DM20
TC-087	3	Ipswich bureau de change	Currency exchange	A2	P	4.4	12	CS14, DM20
TC-088	5	Evolution	Crafts/Gifts	A1	P	5.5	15	CS14, DM20
TC-089	7 (also Frontage 27)	Coes	Newsagent	A1	P	7.1	20	CS14, DM20
						35.9		

Percentage of identified frontage length A1 = 50%

Percentage of identified frontage length A2-A5 = 50%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-085	2-10 (also Frontage 25)	Natwest	Bank	A2	P	24	61	CS14, DM20
TC-090	12	HSBC	Bank	A2	P	8	21	CS14, DM20
TC-091	14 (also Frontage 27)	F Hinds	Jeweller	A1	P	7	18	CS14, DM20
						39		

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-089	7 (also Frontage 25)	Coes	Newsagent	A1	P	4.8	7	CS14, DM20
TC-096	11	J Andrews	Jeweller	A1	P	4.5	7	CS14, DM20
TC-095	13	Faststitch	Clothes alterations	A1	P	5.1	8	CS14, DM20
TC-094	15-17	Vacant (The Orangery)	(Café)	V (A3)	P	17.6	27	CS14, DM20
TC-093	12	Procter's Sausages	Food	A1	P	10.3	16	CS14, DM20
TC-092	10	Timpson	Shoe repairs	A1	P	3.9	6	CS14, DM20
TC-091	14 Tavern Street (also Frontage 26)	F Hinds	Jeweller	A1	P	17.9	28	CS14, DM20
						64.1		

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 27%

Identified Frontage 28 (Secondary)

1 Princes Street

Identified Frontage Length = 33m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-097	1 (also Frontages 29 & 31)	Barclays	Bank	A2	S	33	100	CS14, DM20
						33		

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

Identified Frontage 29 (Secondary)

Thoroughfare (South Side) Princes Street to The Walk

Identified Frontage Length = 45.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-097	1 Princes Street (also Frontages 28 & 31)	Barclays	Bank	A2	S	41.1	82	CS14, DM20
TC-098	1 The Walk	Ipswich Cobbler	Shoe repairs	A1	P	5	10	CS14, DM20
TC-099	18 Thoroughfare (also Frontage 30)	Vacant (Enterprising Art Ltd)	(Pictures)	V(A1)	P	4.2	8	CS14, DM20
						45.8		

Percentage of identified frontage length A1 = 18%

Percentage of identified frontage length A2-A5 = 82%

Percentage of identified frontage length vacant = 8%

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	Core Strategy Policy
TC-099	18 (also Frontage 29)	Vacant (Enterprising Art Ltd)	(Pictures)	V(A1)	P	8.9	36	CS14, DM20
TC-100	22	Tandem Personnel	Employment agency	A2	P	1.6	7	CS14, DM20
TC-101	24	Vacant (Moons)	(Fancy goods)	V(A1)	P	10.1	41	CS14, DM20
TC-102	7 Buttermarket (also Frontage 31)	GNC	Sports nutrition	A1	P	4	16	CS14, DM20
						24.6		

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 7%

Percentage of identified frontage length vacant = 77%

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	Core Strategy Policy
TC-097	1 Princes St (also Frontages 28 & 29)	Barclays	Bank	A2	S	20.8	38	CS14, DM20
TC-105	1	Fenn Wright	Estate agency	A2	S	11.1	21	CS14, DM20
TC-104	3	Abbotts	Estate agency	A2	S	8.6	16	CS14, DM20
TC-103	5	Bairstow Eves	Estate agency	A2	S	4.7	9	CS14, DM20
TC-102	7 (also Frontage 30)	GNC	Sports nutrition	A1	P	8.9	16	CS14, DM20
						54.1		

Percentage of identified frontage length A1 = 16%

Percentage of identified frontage length A2-A5 = 84%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-114	16 Tavern St (also Frontage 33)	Thorntons	Confectionery	A1	P	9.5	14	CS14, DM20
TC-113	1	Donato	Hairdresser	A1	P	4.1	6	CS14, DM20
TC-112	3	Spangle	Jeweller	A1	P	3.7	5	CS14, DM20
TC-111	5	Games & Giggles	Games	A1	P	4.2	6	CS14, DM20
TC-110	7-9	Galloway Coach Travel	Travel agency	A1	P	7.3	11	CS14, DM20
TC-109	11	Vacant (Shake Shed)	(Café)	V(A3)	P	5	7	CS14, DM20
TC-108	13	John Michael	Hairdresser	A1	P	6.3	9	CS14, DM20
TC-107	15	Heroes	Fitness products	A1	P	7.4	11	CS14, DM20
TC-106	9 Butter Market (also Frontage 35)	The White Stuff	Clothing	A1	P	20.9	31	CS14, DM20
						68.4		

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 7%

Percentage of identified frontage length vacant = 7%

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	Core Strategy Policy
TC-114	16 (also Frontage 32)	Thorntons	Confectionery	A1	P	6.5	12	CS14, DM20
TC-115	18	Vision Express	Opticians	A1	P	6.1	11	CS14, DM20
TC-116	20	HMV	Home entertainment	A1	P	9.3	17	CS14, DM20
TC-117	22	USC	Clothing	A1	P	12.1	22	CS14, DM20
TC-118	24-26	Paperchase	Stationery	A1	P	7.1	13	CS14, DM20

TC-119	28a	Hotter Comforts Concept	Clothing	A1	P	7.7	14	CS14, DM20
TC-120	28 (also Frontage 34)	Sole Trader	Footwear	A1	P	5.6	10	CS14, DM20
						54.4		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-120	28 Tavern Street (also Frontage 33)	Sole Trader	Shoe shop	A1	P 15.9	31	CS14, DM20
TC-121	4	Berridges	Jeweller	A1	P 6	12	CS14, DM20
TC-122	6	Elegant nails	Nail salon	SG	P 3.8	7	CS14, DM20
TC-123	8	Vacant (The Cusp)	(Gifts)	V (A1)	P 4.1	8	CS14, DM20
TC-124	10-12	Vacant (Memorable Cheeses)	(Food)	V (A1)	P 5.6	11	CS14, DM20
TC-125	14	Vacant (Ashleys Cards)	(Greetings cards)	V (A1)	P 6.3	12	CS14, DM20
TC-126	23a Buttermarket (also Frontage 35)	Vacant (Clarks)	(Shoe shop)	V (A1)	P 9.5	19	CS14, DM20
					51.2		

Percentage of identified frontage length A1 = 93%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 50%

Identified Frontage 35 (Primary)

9 – 23a (odd) Butter Market

Identified Frontage Length = 69.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	Core Strategy Policy
TC-106	9 (also Frontage 32)	The White Stuff	Clothing	A1	P 7.6	11	CS14, DM20
TC-132	1 st , 2 nd & 3 rd floors, 11	JARK Recruitment (entrance to)	Employment agency	A2	P 2	3	CS14, DM20
TC-131	11	Carats	Jeweller	A1	P 2.4	3	CS14, DM20
TC-130	15	Waterstone's	Bookshop	A1	P 18.9	27	CS14, DM20
TC-129	17	Fat Face	Clothing	A1	P 9.1	13	CS14, DM20
TC-128	19	Patisserie Valerie	Café and cakeshop	A3	P 8.5	12	CS14, DM20
TC-127	21	Hawkshead	Clothing	A1	P 10.4	15	CS14, DM20
TC-126	23a (also Frontage 34)	Vacant (Clarks)	(Shoe shop)	V(A1)	P 10.5	15	CS14, DM20
					69.4		

Percentage of Identified Frontage length A1 = 85%

Percentage of Identified Frontage Length A2-A5 = 15%

Percentage of identified frontage length vacant = 15%

Identified Frontage 36 (Secondary)

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

Identified Frontage Length = 110.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-199	Basement and Ground Floor, 1-5	Costa Coffee	Coffee bar	A3	S	19.5	18	CS14, DM20
TC-198	7	Vacant (Clydesdale Bank/Pure Resourcing Solutions)	(Bank)	V (A2 and B1)	S	6.3	6	CS14, DM20
TC-197		Co-operative Bank	Bank	A2	S	4.1	4	CS14, DM20
TC-196	Ground floor, 9-11	Co-operative Bank	Bank	A2	S	14.1	13	CS14, DM20
TC-195	13	Central Canteen	Café	A3	S	5.6	5	CS14, DM20
TC-194	15	Bohemia	Hairdresser	A1	S	12.7	11	CS14, DM20
TC-193	17	Martin & Co	Estate agency	A2	S	5.7	5	CS14, DM20
TC-192	19	Twig	Florist	A1	S	5.9	5	CS14, DM20
TC-191	First floor, 21-23	Adecco	Employment agency	A2	S	2	2	CS14, DM20
TC-190	Ground floor, 21-23	Grumpy Mole	Café	A3	S	7.8	7	CS14, DM20
TC-189	25	Palmer and Partners Estate Agents	Estate agency	A2	S	6.5	6	CS14, DM20
TC-188	27	Capellis Unisex Salon	Hairdresser	A1	S	5	5	CS14, DM20
TC-187	29	Vacant (T J Hughes)	(Variety store)	V (A1)	S	7	6	CS14, DM20
TC-186	31	Bowmans	Bar/Restaurant	A4	S	14.2	13	CS14, DM20
						110.7		

Percentage of Identified Frontage length A1 = 27%

Percentage of Identified Frontage Length A2-A5 = 73%

Percentage of identified frontage length vacant = 12%

Identified Frontage 37 (Primary)

6 – 28 (even) Butter Market

Identified Frontage Length = 63.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-133	6-8	Halifax	Bank	A2	P	6.8	11	CS14, DM20
TC-134	1 (also Frontage 107)	Vacant (Attitude Inc)	(Clothing)	V (A1)	P	14.2	23	CS14, DM20
TC-135	11 Buttermarket Shopping Centre, St Stephens Lane (also Frontage 107)	Starbucks	Café	A3	P	7.6	12	CS14, DM20
TC-136	14	Shake Away	Café	A3	P	3.5	5	CS14, DM20
TC-137	16	TSB	Bank	A2	P	6.6	10	CS14, DM20
TC-138	18-20	Austin Reed / Country Casuals	Clothing	A1	P	4.6	7	CS14, DM20
TC-139	22	Buttermarket Lighting Centre	Lighting	A1	P	8.1	13	CS14, DM20
TC-140	24	Vacant (In Step)	(Shoe repairs)	V (A1)	P	4.9	8	CS14, DM20
TC-141	28	J G Andrews	Jeweller	A1	P	6.8	11	CS14, DM20

	(also Frontage 38)							
						63.1		

Percentage of identified frontage length A1 = 62%

Percentage of identified frontage length A2-A5 = 38%

Percentage of identified frontage length vacant = 31%

Identified Frontage 38 (Primary)

St Stephen's Lane (West Side)

Identified Frontage Length = 84.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-345	1-7 Old Cattle Market (also Frontage 39)	Revolucion de Cuba	Bar	A4	P	10.8	13	CS14, DM20
TC-345	1-7 Old Cattle Market	Revolucion de Cuba	Bar	A4	P	8.3	10	CS14, DM20
TC-346	1	Jacey's Coffee House	Café	A3	P	14.9	18	CS14, DM20
TC-347	3	Twist 'n' Shout	Clothing	A1	P	9.5	11	CS14, DM20
TC-349	9-10 The Buttermarket Centre	Vacant (Jonathon James)	(Shoe shop)	V (A1)	P	24.5	29	CS14, DM20
TC-348	20 The Buttermarket Centre (also Frontage 107)	Grape Tree	Food store	A1	P	9	11	CS14, DM20
TC-141	28 Buttermarket (also Frontage 37)	J G Andrews	Jeweller	A1	P	7.1	8	CS14, DM20
						84.1		

Percentage of identified frontage length A1 = 59%

Percentage of identified frontage length A2-A5 = 41%

Percentage of identified frontage length vacant = 29%

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	Core Strategy Policy
TC-345	1-7 (also Frontage 38)	Revolution	Bar	A4	P	14	29	CS14, DM20
TC-345	1-7	Revolution	Bar	A4	P	34	71	CS14, DM20
						48		

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage Length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-296	21-23 Tavern Street (also Frontage 42)	H&M	Clothing	A1	P	41.1	100	CS14, DM20
						41.1		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 41

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	Core Strategy Policy
TC-296	21-23 (also Frontage 40)	H&M	Clothing	A1	P	14.7	40	CS14, DM20
TC-297	25-27	Vodafone	Mobile phones	A1	P	13	35	CS14, DM20
TC-298	29	Phones 4 U	Mobile phones	A1	P	9.2	25	CS14, DM20
						36.9		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-142	25-31 Butter Market (also Frontage 46)	Edinburgh Woollen Mill	Clothing	A1	P	6.9	22	CS14, DM20
TC-143	1	Pickwicks	Tea and coffee shop	A1	P	9.1	29	CS14, DM20
TC-144	30 Tavern Street (also Frontage 44)	N & P Building Society	Building society	A2	P	15.3	49	CS14, DM20
						31.3		

Percentage of identified frontage length A1 = 51%

Percentage of identified frontage length A2-A5 = 49%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-144	30 (also Frontage 43)	N & P Building Society	Building society	A2	P	4.5	11	CS14, DM20
TC-145	32	Mr Simms Olde Sweet Shop	Confectionery	A1	P	4.5	11	CS14, DM20
TC-146	34	Whittard Coffees	Tea and coffee shop	A1	P	4.8	12	CS14, DM20
TC-147	36	Thomas Cook	Travel agency	A1	P	7	18	CS14, DM20
TC-148	38	Mobile Doctor	Phone repairs/accessories	A1	P	4.1	10	CS14, DM20
TC-149	40	Accessorize	Fashion accessories	A1	P	4.3	11	CS14, DM20
TC-150	42 (also Frontage 45)	Goldsmiths	Jeweller	A1	P	4.9	13	CS14, DM20
TC-151	44 (also Frontage 45)	ESR Services	Shoe repairs	A1	P	5.1	13	CS14, DM20
						39.2		

Percentage of identified frontage length A1 = 89%

Percentage of identified frontage length A2-A5 = 11%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-152	37-41 Buttermarket (also Frontage 46)	Robert Gatward	Jeweller	A1	P	12.6	56	CS14, DM20
TC-150	2 St Lawrence Street (also Frontage 44)	Goldsmiths	Jeweller	A1	P	5.4	24	CS14, DM20
TC-151	44 Tavern Street (also Frontage 44)	ESR Services	Shoe repairs	A1	P	4.5	20	CS14, DM20
						22.5		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-142	25-31 (also Frontage 43)	Edinburgh Woollen Mill	Clothing	A1	P	17.6	42	CS14, DM20
TC-154	33	The Health Store	Health foods	A1	P	5.3	13	CS14, DM20
TC-153	35	Jonathon Waters Estate Agent	Estate agency	A2	P	5.1	12	CS14, DM20
TC-152	37-41 (also Frontage 45)	Robert Gatward	Jeweller	A1	P	14.2	34	CS14, DM20
						42.2		

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage Length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

Identified Frontage 47 (Primary)

30 – 54 (even) Butter Market

Identified Frontage Length = 99.0m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-155	The Ancient House, 30 (also Frontage 51)	Lakeland Ltd	Household goods	A1	P	19.3	19	CS14, DM20
TC-156	32-42 (also Frontage 51)	BHS	Variety store	A1	P & S	43.6	44	CS14, DM20
TC-157	44	Jones	Shoe shop	A1	P	8.9	9	CS14, DM20
TC-158	46-48	The Works	Books/Stationery	A1	P	8.8	9	CS14, DM20
TC-159	50	Toni & Guy	Hairdresser	A1	P	6.3	6	CS14, DM20
TC-160	52	Riley and Riley	Jeweller	A1	P	6.4	6	CS14, DM20
TC-161	54 (also Frontage 48)	Caffé Nero	Café/sandwich shop	A1	P	5.7	6	CS14, DM20
						99		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage Length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-161	18 (also Frontage 47)	Caffé Nero	Café/sandwich shop	A1	S	14.1	31	CS14, DM20
TC-367	20	Fred Olsen Travel Shop	Travel agency	A1	S	7.4	16	CS14, DM20
TC-366	22	William Hill	Betting office	A2	S	9.9	21	CS14, DM20
TC-365	24	Red Cross Shop	Charity shop	A1	S	5	11	CS14, DM20
TC-364	26a	Boreham Christopher Jewellers	Jeweller	A1	S	4.6	10	CS14, DM20
TC-363	26	Cancer Research UK	Charity shop	A1	S	5.1	11	CS14, DM20
						46.1		

Percentage of identified frontage length A1 = 79%

Percentage of identified frontage length A2-A5 = 21%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-362	28-32	Wilkinson	Variety store	A1	S	16.1	32	CS14, DM20
TC-355	38-40 (also Frontage 50)	J Sainsbury	Supermarket	A1	S	21.1	41	CS14, DM20
TC-354	42-44 (also Frontage 50)	Vacant (Everything 90p)	(Variety store)	V (A1)	S	13.7	27	CS14, DM20
						50.9		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 27%

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	Core Strategy Policy
TC-351	1 (also Frontage 52)	Handy Corner	Convenience store	A1	S	8.7	11	CS14, DM20
TC-352	Ground floor, 5a-5b	Ladbrokes	Betting office	A2	S	7.8	10	CS14, DM20
TC-353	7	Benny's	Newsagent	A1	S	4.6	7	CS14, DM20
TC-355	38-40 Upper Brook Street (also Frontage 49)	J Sainsbury	Supermarket	A1	S	33.4	44	CS14, DM20
TC-354	42-44 Upper Brook Street (also Frontage 49)	Vacant (Everything 90p)	(Variety store)	V (A1)	S	21.4	28	CS14, DM20
						75.9		

Percentage of Identified frontage length A1 = 90%

Percentage of identified frontage length A2-A5 = 10%

Percentage of identified frontage length vacant = 28%

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	Core Strategy Policy
TC-155	The Ancient House, 30 Butter Market (also Frontage 47)	Lakeland	Household goods	A1	P	44	51	CS14, DM20
TC-156	32-42 Butter Market (also Frontage 47)	BHS	Variety store	A1	P	42.9	49	CS14, DM20
						86.9		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-351	1 Dogs Head Street (also Frontage 50)	Handy Corner	Convenience store	A1	S	7.6	50	CS14, DM20
TC-350	17 St Stephens Lane	Vacant	(Hairdresser)	V(A1)	S	7.5	50	CS14, DM20
						15.1		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 50%

Identified Frontage 53 (Speciality)

7 – 13 (odd) Northgate Street

Identified Frontage Length = 76.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-309	7	Jackaman	Solicitors	A2	SP	14.6	19	CS14, DM20
TC-310	9	Residential	Residential	C3	SP	7.9	10	CS14, DM20
TC-311	Ipswich & Suffolk Club	Ipswich & Suffolk Club	Club	D2	SP	40	52	CS14, DM20
TC-312	Ground floor, 11	Graham Page Design	Architectural Services	A2	SP	5.3	7	CS14, DM20
TC-313	13	Dental Surgery	Dentist	D1	SP	3.5	5	CS14, DM20
TC-314	Ground floor, 11	Holts Solicitors	Solicitors	A2	SP	5.3	7	CS14, DM20
						76.6		

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 33%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-308	3-5	Vacant (Groove)	(Night club & bar)	SG	SP	28.2	54	CS14, DM20
TC-307	The Great White Horse Hotel, Tavern Street	Vacant (The Great White Horse)	(Hotel)	V (C1)	P	12.8	25	CS14, DM20
TC-306	47 Tavern Street (also Frontage 55)	Starbucks	Café	A3	P	11	21	CS14, DM20
						52		

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 21%

Percentage of identified frontage length vacant = 25%

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	Core Strategy Policy
TC-299	31 (also Frontage 56)	McDonald's	Restaurant	A3	P	9.1	12	CS14, DM20
TC-301	33	Lush	Toiletries	A1	P	9.1	12	CS14, DM20
TC-302	35	O2	Mobile phones	A1	P	9.2	12	CS14, DM20
TC-303	37-39	EE	Mobile phones	A1	P	11.1	14	CS14, DM20
TC-304	41	3 Store	Mobile phones	A1	P	4.8	6	CS14, DM20
TC-305	43-45	Cotswold	Clothing	A1	P	23.8	29	CS14, DM20
TC-306	47 (also Frontage 54)	Starbucks	Café	A3	P	11.9	15	CS14, DM20
						79		

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-299	31 Tavern Street (also Frontage 55)	McDonald's	Restaurant	A3	P	28.2	80	CS14, DM20
TC-300	Church's Bar, The White House, Tower Church Yard	Church's Café Bar	Wine bar	A4	P	6.9	20	CS14, DM20
						35.1		

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-171	46 (also Frontage 60)	Vacant (River Island)	(Clothing)	V(A1)	P	9.3	15	CS14, DM20
TC-379	46a	Vacant (Specsavers)	(Optician)	V(A1)	P	6.2	10	CS14, DM20
TC-378	48	Nationwide Building Society	Building society	A2	P	7.2	12	CS14, DM20
TC-377	50	Virgin Media	Mobile phones	A1	P	4.8	8	CS14, DM20
TC-376	52-56	Vacant (Blacks)	(Outdoor clothing)	V(A1)	P	18.1	30	CS14, DM20
TC-375	58	Thomson	Travel agency	A1	P	4.2	7	CS14, DM20
TC-374	60-62 (also Frontage 58)	Yorkshire Building Society	Building society	A2	P	10.7	18	CS14, DM20
						60.5		

Percentage of identified frontage length A1 = 70%

Percentage of identified frontage length A2-A5 = 30%

Percentage of identified frontage length vacant = 55%

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	Core Strategy Policy
TC-374	60-62 Tavern Street (also Frontage 57)	Yorkshire Building Society	Building society	A2	P	6.8	13	CS14, DM20
TC-373	2-4	Thomson First Choice	Travel agency	A1	S	11.7	22	CS14, DM20
TC-372	6	Just Essentials	Fashion accessories	A1	S	6.1	12	CS14, DM20
TC-371	8	Chinese Herbal Medicine	Chinese remedies	A1	S	3.9	7	CS14, DM20
TC-370	10	Nails and Beauty	Beautician	A1	S	3.9	7	CS14, DM20
TC-369	12	Thompsons	Estate agency	A2	S	6.8	13	CS14, DM20
TC-368	14	Gold and silver buyers	Jeweller	A1	S	5.1	11	CS14, DM20
TC-162	16 (also Frontage 59)	Boots Opticians	Optician	A1	S	7.9	15	CS14, DM20
						52.2		

Percentage of identified frontage length A1 = 74%

Percentage of identified frontage length A2-A5 = 26%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-169	43 Butter Market (also Frontage 60)	Robert Gatward	Jeweller	A1	S	4.9	10	CS14, DM20
TC-168	43	Blends Coffee House	Café	A3	S	5.7	12	CS14, DM20

TC-167	45	John Michael	Hairdresser	A1	S	5.4	12	CS14, DM20
TC-166	47	Global Fruits	Grocer	A1	S	5.6	12	CS14, DM20
TC-165	49	Johnsons Cleaners	Dry cleaning	A1	S	4.6	10	CS14, DM20
TC-164	51	Jessop Photo Centre	Photographic shop	A1	S	5.2	11	CS14, DM20
TC-163	53	Oxfam	Charity shop	A1	S	5.1	11	CS14, DM20
TC-162	16 Upper Brook Street (also Frontage 58)	Boots Opticians	Optician	A1	S	10.3	22	CS14, DM20
						46.8		

Percentage of identified frontage length A1 = 88%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

Identified Frontage 60 (Primary)

St Lawrence Street (East Side)

Identified Frontage Length = 49.8m

Identified Frontage Length = 49.8m								
Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-169	43 Butter Market (also Frontage 59)	Robert Gatward	Jeweller	A1	S	13.6	27	CS14, DM20
TC-170	Brook Craft Market	Craftability	Crafts/Gifts	A1	P	3.2	6	CS14, DM20
TC-171	46 Tavern St (also Frontage 57)	Vacant (River Island)	(Clothing)	V(A1)	P	33	66	CS14, DM20
						49.8		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 66%

Identified Frontage 61 (Deleted)

2 – 18 St Margaret's Plain and 59 St Margaret's Street

Identified Frontage Length = 40.5m

Identified Frontage Length = 40.5m								
Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-403	2 St Margaret's Plain	Alexandra Hair Artistry	Hairdresser	A1	SP	5.1	13	CS14, DM20
TC-404	10 St Margarets Plain	Vacant (Bar Fontaine)	(Public house)	V(A4)	SP	13	32	CS14, DM20
TC-405	12	Dwelling	Dwelling	C3	SP	4.7	12	CS14, DM20
TC-406	14	EJ	Hairdresser	A1	SP	4.1	10	CS14, DM20
TC-407	16	Shadow Exotics	Exotic pets	A1	SP	4.5	11	CS14, DM20
TC-408	18	The Shop	Off-Licence	A1	SP	5.2	13	CS14, DM20
TC-409	59 St Margaret's Street	Lucky 13	Tattoo studio	SG	SP	3.9	10	CS14, DM20
						40.5		

Percentage of identified frontage length A1 = 47%

Percentage of identified frontage length A2-A5 = 32%

Percentage of identified frontage length vacant = 32%

Identified Frontage 62 (Specialist)

12 – 28 (even) Northgate Street

Identified Frontage Length = 78.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-414	26/28	Residential	Residential	C3	SP	11.2	15	CS14, DM20
TC-413	Public Library	Suffolk County Library	Library	D1	SP	30.4	40	CS14, DM20
TC-412	16	Vacant (Charles Stanley & Co Ltd)	(Stockbroker)	V(A2)	SP	10.8	14	CS14, DM20
TC-411	14	A J Rawlings	Optician	A1	SP	11.2	14	CS14, DM20
TC-410	12	RaRas	Restaurant	A3	SP	10	13	CS14, DM20
TC-415	1 Great Colman Street (also Frontage 63)	Vacant (Barsport)	(Public house)	V(A4)	SP	5.2	7	CS14, DM20
						78.8		

Percentage of identified frontage length A1 = 14%

Percentage of identified frontage length A2-A5 = 33%

Percentage of identified frontage length vacant = 21%

Identified Frontage 63 (Specialist)

1 – 9 (odd) Great Colman Street

Identified Frontage Length = 53.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-415	1 (also Frontage 62)	Vacant (Bar Sport)	(Public house)	V(A4)	SP	31	58	CS14, DM20
TC-416	3	Action Outdoors	Outdoor pursuits	A1	SP	6.8	13	CS14, DM20
TC-417	5	Hamilton Smith	Estate agency	A2	SP	4.1	8	CS14, DM20
TC-418	7	Ipswich Mortgage Centre	Mortgage broker	A2	SP	4.1	8	CS14, DM20
TC-419	9	Alaturka	Restaurant	A3	SP	7.8	14	CS14, DM20
						53.8		

Percentage of identified frontage length A1 = 13%

Percentage of identified frontage length A2-A5 = 87

Percentage of identified frontage length vacant =58%

Identified Frontage 64 (Specialist)

2 – 10 (even) Great Colman Street

Identified Frontage Length = 35m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-423	2 (also Frontage 65)	Vacant (Seatons)	(Estate agency)	V(A2)	S	17.1	49	CS14, DM20
TC-422	4a	Fine and Country Estate Agents	Estate agency	A2	SP	4	11	CS14, DM20
TC-421	8	John Oliver Haircutters	Hairdresser	A1	SP	8.9	25	CS14, DM20
TC-420	10	Diabolink	Tattoo studio (no consent)	A1	SP	5	15	CS14, DM20
						35		

Percentage of identified frontage length A1 = 40%

Percentage of identified frontage length A2-A5 = 60%

Percentage of identified frontage length vacant = 49%

Identified Frontage 65 (Secondary)

2 – 10 (even) Northgate Street

Identified Frontage Length = 45.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-429	1-3 Carr Street (also Frontage 66)	Santander	Bank	A2	S	5.9	13	CS14, DM20
TC-428	2	Bedwells	Florist	A1	S	5.2	11	CS14, DM20
TC-427	4	Willy's and Milly's	Sandwich bar	A1	S	5	11	CS14, DM20
TC-426	6	Busy Fingers	Haberdashery	A1	S	5.7	12	CS14, DM20
TC-425	8	Cash Converters	Pawnbroker	A2	S	11.9	27	CS14, DM20
TC-424	10	Money Shop	Financial services	A2	S	5.7	12	CS14, DM20
TC-423	2 Gt Colman St (also Frontage 64)	Vacant (Seatons)	(Estate agency)	V(A2)	S	6.5	14	CS14, DM20
						45.9		

Percentage of identified frontage length A1 = 34%

Percentage of identified frontage length A2-A5 = 66%

Percentage of identified frontage length vacant = 14%

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	Core Strategy Policy
TC-429	1-3 (also Frontage 65)	Santander	Bank	A2	S	15	32	CS14, DM20
TC-430	5	Mobile fone experts	Mobile phones	A1	S	5.5	11	CS14, DM20
TC-431	7	Love ur Hair	Hairdresser	A1	S	5.5	11	CS14, DM20
TC-432	9	Cheque Centre	Finance	A1	S	5.8	12	CS14, DM20
TC-433	13	GAME	Computer games	A1	S	5	10	CS14, DM20
TC-434	15	The Entertainer	Toys shop	A1	S	5.5	11	CS14, DM20
TC-435	17	Post Office	Post office	A1	S	6	13	CS14, DM20
						48.3		

Percentage of identified frontage length A1 = 68%

Percentage of identified frontage length A2-A5 = 32%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-443	2-4 (also Frontage 69)	Costa Coffee	Café/Restaurant	A3	S	10.8	16	CS14, DM20
TC-442	6-8	Subway	Sandwich shop	A1	S	10.6	16	CS14, DM20
TC-441	10-12	Looks	Clothing	A1	S	9.9	15	CS14, DM20
TC-440	14-16	Blacks	Camping/Outdoor	A1	S	9.6	15	CS14, DM20
TC-439	18	Meat Inn	Butcher	A1	S	6.3	10	CS14, DM20
TC-438	20	Samaritans	Charity shop	A1	S	5.8	9	CS14, DM20
TC-437	22	Sue Ryder	Charity shop	A1	S	6.2	9	CS14, DM20
TC-436	24	British Heart Foundation	Charity shop	A1	S	6.5	10	CS14, DM20
						65.7		

Percentage of identified frontage length A1 = 84%

Percentage of identified frontage length A2-A5 = 16%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-444 + TC-445	1-3 (also Frontage 70)	RSPCA	Charity shop	A1	S	14.1 + 4.2	77	CS14, DM20
TC-446	5	Hearing Solutions	Hearing aids	D1	S	5.6	23	CS14, DM20
						23.9		

Percentage of identified frontage length A1 = 77%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 69 (Secondary)

1 – 39 (odd) Upper Brook Street

Identified Frontage Length = 118.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-443	1-3 (also Frontage 67)	Costa Coffee	Café/Restaurant	A3	S	12	10	CS14, DM20
TC-447	5	Coral	Betting office	A2	S	7.3	6	CS14, DM20
TC-448	7	Hughs	Electrical goods	A1	S	7.3	6	CS14, DM20
TC-449	9	Santander	Bank	A2	S	6.3	5	CS14, DM20
TC-450	11	Hearing Centre	Hearing aids	A1	S	6.4	5	CS14, DM20
TC-451	13	Cock & Pye	Public house	A4	S	5.4	5	CS14, DM20
TC-452	15-17	Sense	Charity shop	A1	S	9	8	CS14, DM20
TC-453	19	Mattressman	Beds and bedding	A1	S	7.2	6	CS14, DM20
TC-454	21	Arthritis Research UK	Charity shop	A1	S	7	6	CS14, DM20
TC-455	Door to snooker centre	Vacant (Snooker centre)	Snooker centre	D2	S	2.1	2	CS14, DM20
TC-456	23	Shuropody	Shoe shop	A1	S	7.1	6	CS14, DM20
TC-457	25-27	Entertainment Exchange	Secondhand home entertainment	A1	S	9.5	8	CS14, DM20
TC-458	29-33	Savers	Toiletries	A1	S	15.5	13	CS14, DM20
TC-459	35	Greggs	Bakery	A1	S	5	4	CS14, DM20
TC-460	37	Joywheel Amusements	Gaming	SG	S	6.8	6	CS14, DM20
TC-461	39	Vacant (Gold and silver discount centre)	(Jeweller)	V (A1)	S	4.2	4	CS14, DM20
						118.1		

Percentage of identified frontage length A1 = 66%

Percentage of identified frontage length A2-A5 = 26%

Percentage of identified frontage length vacant = 4%

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	Core Strategy Policy
TC-462	39a	Can Can	Luggage & bags	A1	S	2.1	5	CS14, DM20
TC-463	41	Salvation Army	Charity shop	A1	S	6.5	15	CS14, DM20
TC-464	41a	Age Concern	Charity shop	A1	S	7.8	19	CS14, DM20
TC-465	43	Browne's Menswear	Clothing	A1	S	4.4	10	CS14, DM20
TC-466	45-49	Jennings	Betting office	A2	S	14.1	34	CS14, DM20
TC-467	51	Stop Press	Newsagent	A1	S	3.7	9	CS14, DM20
TC-444	1-3 Tacket St (also Frontage 68)	RSPCA	Charity shop	A1	S	3.4	8	CS14, DM20
						42		

Percentage of identified frontage length A1 = 66%

Percentage of identified frontage length A2-A5 = 34%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-468	21	Peacocks	Clothing	A1	S	5.6	9	CS14, DM20
TC-469	23-25	Specsavers	Optician	A1	S	11	17	CS14, DM20
TC-470	27	Sports Direct	Sportswear	A1	S	5.5	8	CS14, DM20
TC-471	29-31	Maplin Electronics	Electronics	A1	S	11	17	CS14, DM20
TC-472	33	Card Factory	Cards/Gifts	A1	S	6.5	10	CS14, DM20
TC-473	35	Ladbrokes	Betting office	A2	S	4.6	7	CS14, DM20
TC-474	37	Cashino	Gaming	SG	S	5.4	8	CS14, DM20
TC-475	39-41	Superdrug	Chemist/Toiletries	A1	S	12.6	19	CS14, DM20
TC-476	43	T Junction	Restaurant	A3	S	3.1	5	CS14, DM20
						65.3		

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-477	26	Yippee Its 99p	Pound shop	A1	S	7.7	11	CS14, DM20
TC-478	28-32	Poundland	Pound shop	A1	S	16.5	22	CS14, DM20
TC-479	32a	Craft & Card Hut (One Stop Furnishings)	Craftshop	A1	S	8	11	CS14, DM20
TC-480	34	Betfred	Betting office	A2	S	8	11	CS14, DM20
TC-481	36	Co-op Optician	Optician	A1	S	8.6	12	CS14, DM20
TC-483	38	Co-op Optician	Optician	A1	S	9.1	12	CS14, DM20
TC-482	38	Bright House	Furniture	A1	S	15.3	21	CS14, DM20
						73.2		

Percentage of identified frontage length A1 = 89%

Percentage of identified frontage length A2-A5 = 11%

Percentage of identified frontage length vacant = 0%

Identified Frontage 73 (Secondary)

1 – 19 (odd) Old Foundry Road

Identified Frontage Length = 43.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-490	75 Carr Street (also Frontage 74)	Majors	Newsagent	A1	S	13.2	30	CS14, DM20
TC-484	3	Hairaisers (Image nailbar))	Hairdresser	A1	S	5	11	CS14, DM20
TC-485	5	Real Taste	Takeaway	A5	S	5.2	12	CS14, DM20
TC-486	9	Cleopatra's Massage Parlour	Adult	D1	S	3.9	9	CS14, DM20
TC-487	11	Dwelling	Dwelling	C3	S	10.3	23	CS14, DM20

TC-488	15 and 17	Dwelling and dwelling	Dwelling	C3	S	2	5	CS14, DM20
TC-489	19	Dwelling	Dwelling	C3	S	4.3	10	CS14, DM20
						43.9		

Percentage of identified frontage length A1 = 41%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 0%

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	Core Strategy Policy
TC-496	47-51	QD	Household goods	A1	S 23.2	27	CS14, DM20
TC-495	53 - 61	Argos	Catalogue store	A1	S 21.6	25	CS14, DM20
TC-494	63	Polishdeli	Convenience store	A1	S 7.2	8	CS14, DM20
TC-493	65-67	Salutation	Public house	A4	S 13.2	15	CS14, DM20
TC-492	69	Asian and Afro Ltd	Foodstuffs	A1	S 9.2	11	CS14, DM20
TC-491	71	Hairraisers	Hairdresser	A1	S 7.7	9	CS14, DM20
TC-490	75 (also Frontage 73)	Majors	Newsagent	A1	S 4.6	5	CS14, DM20
					86.7		

Percentage of identified frontage length A1 = 85%

Percentage of identified frontage length A2-A5 = 15%

Percentage of identified frontage length vacant = 0%

Identified Frontage 75 (Secondary)

68 – 70 (even) Carr Street

Identified Frontage Length = 87.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	Core Strategy Policy
TC-497	48-68	Suffolk Age UK ³	Charity shop	A1	S 71.7	82	CS14, DM20
TC-498	70 (also Frontage 76)	Temptations 2	Restaurant	A3	S 15.4	18	CS14, DM20
					87.1		

Percentage of identified frontage length A1 = 82%

Percentage of identified frontage length A2-A5 = 18%

Percentage of identified frontage length vacant = 0%

³ Age UK currently retail from part of the ground floor. It should be noted that the first floor remains vacant and the unit is currently being marketed.

Identified Frontage 76 (Secondary & Speciality)

6 – 20 (even) Upper Orwell Street

Identified Frontage Length = 53.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-498	70 Carr Street (also Frontage 75)	Temptations 2 (Vacant)	Restaurant	A3	S	20.5	38	CS14, DM20
TC-499	6	Absolution	Goth/Punk clothing	A1	SP	4.3	8	CS14, DM20
TC-500	8	Sacred Earth	Crafts/Gifts	A1	SP	5.3	10	CS14, DM20
TC-501	10	Ipswich Origo	Community centre	D1	SP	14.5	27	CS14, DM20
TC-502	12-20	Vacant (Barnes of Ipswich)	(Carpets)	V(A1)	SP	8.8	17	CS14, DM20
						53.4		

Percentage of identified frontage length A1 = 35%

Percentage of identified frontage length A2-A5 = 38%

Percentage of identified frontage length vacant = 17%

Identified Frontage 77 (Speciality)

22 – 28 (even) Upper Orwell Street

Identified Frontage Length = 19.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-503	22	Roberts	Jeweller	A1	SP	4.8	24	CS14, DM20
TC-504	24	City Grill	Takeaway	A5	SP	4.8	24	CS14, DM20
TC-505	26	Sweet P's	Takeaway	A5	SP	5	26	CS14, DM20
TC-506	28	Fresh Kebabs	Takeaway	A5	SP	5	26	CS14, DM20
						19.6		

Percentage of identified frontage length A1 = 24%

Percentage of identified frontage length A2-A5 = 76%

Percentage of identified frontage length vacant = 0%

Identified Frontage 78 (Speciality)

34 – 76 (even) Upper Orwell Street

Identified Frontage Length = 49.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-507	34	Demolished			SP			CS14, DM20
TC-508	36	Demolished			SP			CS14, DM20
TC-509	38	Demolished			SP			CS14, DM20
TC-510	42-44	Demolished			SP			CS14, DM20
TC-511	46	Demolished			SP			CS14, DM20
TC-512	56	Vacant (Ipswich Bagel Bakery)	(Bakery)	V(A1)	SP	3.6	7	CS14, DM20
TC-513	58	Roberterry Hair Group	Hairdresser	A1	SP	3.7	7	CS14, DM20
TC-514	60	Athens	Takeaway	A5	SP	3.8	8	CS14, DM20
TC-515	62	Istanbul Kebab House	Takeaway	A5	SP	3.8	8	CS14, DM20
TC-516	64	Chinese Herbs	Chinese remedies	A1	SP	3.9	8	CS14, DM20
TC-517	66	Ipswich Inx	Tattoos & Piercing	SG	SP	3.6	7	CS14, DM20
TC-518	68	Adult Superstore Pulse and Cocktails	Adult interest	A1	SP	4	8	CS14, DM20

TC-519	70-72	Franco's	Hairdresser	A1	SP	13.3	27	CS14, DM20
TC-520	17 Orwell Place (also Frontage 79)	Chic Beauty	Beauty treatment	SG	SP	9.7	20	CS14, DM20
						49.4		

Percentage of identified frontage length A1 = 57%

Percentage of identified frontage length A2-A5 = 16%

Percentage of identified frontage length vacant = 7%

Identified Frontage 79 Speciality)

9 – 13 (odd) Orwell Place

Identified Frontage Length = 25.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-523	9	Tanning Studio	Beauty salon	SG	SP	4.8	19	CS14, DM20
TC-522	11	Cambios	Hairdresser	A1	SP	5.6	22	CS14, DM20
TC-521	15	Fair Trade Shop	Ethical variety store	A1	SP	7.3	29	CS14, DM20
TC-520	17 (also Frontage 78)	Chic Beauty	Beauty products	SG	SP	7.5	30	CS14, DM20
						25.2		

Percentage of identified frontage length A1 = 51%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 80 (Speciality)

2 – 26 (even) St Helen's Street

Identified Frontage Length = 56.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-524	2 (also Frontage 81)	Masons	Estate agency	A2	SP	3.6	6	CS14, DM20
TC-525	4	T&D Flavour of Portugal	Delicatessen	A1	SP	5.3	9	CS14, DM20
TC-526	6	Scissors and Needles	Clothing alterations	A1	SP	5.1	9	CS14, DM20
TC-527	8-10	M F Frames	Picture framing	A1	SP	6.4	11	CS14, DM20
TC-528	12	New Little Hut	Newsagent	A1	SP	5.4	10	CS14, DM20
TC-529	14	Barber Hairdressing	Hairdresser	A1	SP	4.6	8	CS14, DM20
TC-530	16	AVG Pastimes	Retro goods	A1	SP	4.6	8	CS14, DM20
TC-531	18	Damnation	'Goth' boutique	A1	SP	5.4	10	CS14, DM20
TC-532	20	World Food Store	Grocer	A1	SP	4.6	8	CS14, DM20
TC-533	22	Vacant (Mark Young)	(Solicitor)	V (A2)	SP	6.1	11	CS14, DM20
TC-534	24-26	My Keralam	Restaurant	A3	SP	5.8	10	CS14, DM20
						56.9		

Percentage of identified frontage length A1 = 73%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 11%

Identified Frontage 81 (Speciality)

1a – 3 (odd) Upper Orwell Street

Identified Frontage Length = 17.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-524	2 St Helens St (also Frontage 80)	Masons	Estate Agent	A2	SP	5	28	CS14, DM20
TC-535 & TC-536	1-3	CabSmart	Taxi office	SG	SP	12.8	72	CS14, DM20
						17.8		

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 28%

Percentage of identified frontage length vacant = 0%

Identified Frontage 82 (Speciality)

25 – 43 (odd) Upper Orwell Street

Identified Frontage Length = 38.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-542	25-27	Tandoori House	Restaurant	A3	SP	8.7	21	CS14, DM20
TC-541	29	Downtown Barbers	Hairdresser	A1	SP	3.9	9	CS14, DM20
TC-541a	31	Sid's Connection	Phone accessories	A1	SP	3.8	9	CS14, DM20
TC-540	33	Vacant (Lockdales)	Collectables	V (A1)	SP	3.2	8	CS14, DM20
TC-539	35-37	Vacant (Lockdales)	Collectables	V (A1)	SP	7.9	19	CS14, DM20
TC-538	39	Indian Palace	Restaurant	A3	SP	8.7	21	CS14, DM20
TC-537	41	Ipswich Motorcycle Accessories	Motor spares	A1	SP	5.9	13	CS14, DM20
						42.1		

Percentage of identified frontage length A1 = 58%

Percentage of identified frontage length A2-A5 = 42%

Percentage of identified frontage length vacant = 27%

Identified Frontage 83 (Speciality)

45 – 75 (odd) Upper Orwell Street

Identified Frontage Length = 69.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-553	45-47	Oaks	Tanning & fitness	SG	SP	5.6	8	CS14, DM20
TC-552	49	M and M International	Supermarket	A1	SP	6.6	10	CS14, DM20
TC-551	51-53	Kacper-ek	Convenience store	A1	SP	7.7	11	CS14, DM20
TC-550	55	Vacant (Edgeriders)	(Clothing)	V (A1)	SP	5.5	8	CS14, DM20
TC-549	57-59	Mosque	Place of worship	D1	SP	8.1	12	CS14, DM20
TC-548	61	Multi Off licence	Off-Licence	A1	SP	3.5	5	CS14, DM20
TC-547	63	Baipo	Thai restaurant	A3	SP	6.7	10	CS14, DM20
TC-546	65	Vacant (Ipswich Sewing Centre)	(Haberdashery)	V (A1)	SP	4.3	6	CS14, DM20
TC-545	67	Napoli Deli	Foodstore	A1	SP	3.7	5	CS14, DM20
TC-544	71-73	Krazy Kitchen	Takeaway/Restaurant	A3	SP	13.4	19	CS14, DM20

TC-543	75 (also Frontage 84)	Café Jam	Café	A3	SP	4.2	6	CS14, DM20
						69.3		

Percentage of identified frontage length A1 = 45%

Percentage of identified frontage length A2-A5 = 35%

Percentage of identified frontage length vacant = 14%

Identified Frontage 84 (Speciality)

1 – 13 (odd) Eagle Street

Identified Frontage Length = 48m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-543	75 Upper Orwell Street (also Frontage 83)	Café Jam	Café	A3	SP	8.7	18	CS14, DM20
TC-559	1-3	PC Spares	Computers & art	A1	SP	9.2	19	CS14, DM20
TC-558	5	Top Gun Tattoos	Tattoo studio	SG	SP	4.8	10	CS14, DM20
TC-557	7	Vacant (Barber Shop)	(Hairdresser)	V(A1)	SP	4.4	9	CS14, DM20
TC-556	9	New Dawn	Vintage Pop-up	A1	SP	9.7	20	CS14, DM20
TC-555	11	New Little Hut	Off-Licence	A1	SP	5.6	12	CS14, DM20
TC-554	13	Perfect Cut	Hairdresser	A1	SP	5.6	12	CS14, DM20
					48			

Percentage of identified frontage length A1 = 72%

Percentage of identified frontage length A2-A5 = 18%

Percentage of identified frontage length vacant = 9%

Identified Frontage 85 (Speciality)

3 Friars Street to St Nicholas Street

Identified Frontage Length = 20m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-201	2 St Nicholas St (also Frontage 86)	Vacant (Ajax)	(Domestic spares)	V (A1)	SP	10.4	52	CS14, DM20
TC-200	3	Antonio Giovani	Hairdresser	A1	SP	9.6	48	CS14, DM20
						20		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 52%

Identified Frontage 86 (Speciality)

2 – 24 (even) St Nicholas Street

Identified Frontage Length = 70.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-201	2 (also Frontage 85)	Vacant (Ajax)	(Domestic Spares)	V (A1)	SP	7.0	10	CS14, DM20
TC-201a	4	Idelo Travel	Travel agency	A1	SP	7.8	11	CS14, DM20
TC-202	6-8	Rocket Music Store	Music store	A1	SP	8.2	12	CS14, DM20
TC-203	10-12	Clay Oven	Bar/Restaurant	A4	SP	10.3	15	CS14, DM20
TC-204	14-14a	Kwan Thai Restaurant	Restaurant	A3	SP	11.9	17	CS14, DM20

TC-205	16	Fat Bottom Girl	Clothing	A1	SP	4.5	6	CS14, DM20
TC-206	18	Arnie's Sarnies	Sandwich bar	A1	SP	5.8	8	CS14, DM20
TC-207	20	Olde English Sweet Shop	Sweetshop	A1	SP	4.4	6	CS14, DM20
TC-208	22	Frame Workshop	Picture framing	A1	SP	7.4	11	CS14, DM20
TC-209	24	Vacant (Chocolates Boutique)	(Confectionary)	V (A1)	SP	3.1	4	CS14, DM20
						70.4		

Percentage of identified frontage length A1 = 68%

Percentage of identified frontage length A2-A5 = 32%

Percentage of identified frontage length vacant = 14%

Identified Frontage 87 (Speciality)

2 – 34 (even) St Peters Street

Identified Frontage Length = 90.7m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-210	2	Baiss & Co	Hairdresser	A1	SP	17.1	19	CS14, DM20
TC-211	4-6	Residential	Residential	C3	SP	12.9	14	CS14, DM20
TC-212	8	Gandhi	Restaurant	A3	SP	5.8	6	CS14, DM20
TC-213	10	Blackstone	Kitchens	A1	SP	6.3	7	CS14, DM20
TC-214	14	Jenny Wrens Yarns	Haberdashery	A1	SP	8.9	10	CS14, DM20
TC-215	16	Dental Surgery	Dentist	D1	SP	6.7	7	CS14, DM20
TC-216	18	USDAW	Trades union office	B1	SP	17.2	19	CS14, DM20
TC-217	30	Purity	Beauty treatments	A1	SP	5.4	6	CS14, DM20
TC-218	32	Vacant (Staunch Building)	Skateboard clothing	V (A1)	SP	5.1	6	CS14, DM20
TC-219	34	Keystone	Estate agency	A2	SP	5.3	6	CS14, DM20
						90.7		

Percentage of identified frontage length A1 = 48%

Percentage of identified frontage length A2-A5 = 12%

Percentage of identified frontage length vacant = 6%

Identified Frontage 88 (Speciality)

Falcon Street to 9 St Nicholas Street

Identified Frontage Length = 54.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-220	Friars House, 2 (also Frontage 93)	JSM Properties	Estate agency	A2	SP	20.8	38	CS14, DM20
TC-221	1-3	Paul Henri	Hairdresser	A1	SP	7.4	14	CS14, DM20
TC-222	7	St Nicholas Stores	Delicatessen	A1	SP	3.7	7	CS14, DM20
TC-223	9	Foot Kandi	Beautician	A1	SP	3.6	7	CS14, DM20
TC-618	11	Degero	Restaurant	A3	SP	9.8	18	CS14, DM20
TC-619	13	Zizzi	Restaurant	A3	SP	9.0	16	CS14, DM20
						54.3		

Percentage of identified frontage length A1 = 28%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length vacant = 0%

Identified Frontage 89 (Speciality)

17 – 47 (odd) St Nicholas Street

Identified Frontage Length = 83.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-224	17	Zaika	Restaurant	A3	SP	5.4	6	CS14, DM20
TC-225	19-21	Baiss and Co	Hairdresser	A1	SP	6.9	8	CS14, DM20
TC-226	23	Trongs	Restaurant	A3	SP	6.8	8	CS14, DM20
TC-227	25	Twenty5	Restaurant	A3	SP	7	8	CS14, DM20
TC-228	27-29	Biotecare	Beautician	A1	SP	6.5	8	CS14, DM20
TC-229	31	Finishing Touches	Household goods	A1	SP	5.4	6	CS14, DM20
TC-230	33-37	Bar K Grill+Smoke and Cure	Wine bar/restaurant	A4	SP	11.6	14	CS14, DM20
TC-231	39	Rachels	Aromatherpy	A1	SP	4.3	5	CS14, DM20
TC-232	41	Aura	Clothing	A1	SP	10.2	12	CS14, DM20
TC-233	43	Aspects Health and Beauty	Beauty salon	A1	SP	4.7	6	CS14, DM20
TC-234	45	Antonio Giovani	Hairdresser	A1	SP	5.6	7	CS14, DM20
TC-235	47 (also Frontage 90)	Travel Clinic	Medical clinic	D1	SP	9.4	11	CS14, DM20
						83.8		

Percentage of identified frontage length A1 = 52%

Percentage of identified frontage length A2-A5 = 36%

Percentage of identified frontage length vacant = 0%

Identified Frontage 90 (Speciality)

St Nicholas Street to 9 Silent Street

Identified Frontage Length = 30.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-235	47 St Nicholas Street (also Frontage 89)	Travel Clinic	Medical clinic	D1	SP	9.6	31	CS14, DM20
TC-236	3-5	Claude Cox	Old & rare books	A1	SP	9.9	32	CS14, DM20
TC-237	7	Residential (part Claude Cox)	Dwelling	C3	SP	5.4	18	CS14, DM20
TC-238	9	Residential	Dwelling	C3	SP	5.7	19	CS14, DM20
						30.6		

Percentage of identified frontage length A1 = 32%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 0%

Identified Frontage 91 (Speciality)

1 – 3 (odd) St Peters Street

Identified Frontage Length = 26.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-239	1	Edge	Hairdresser	A1	SP	13.6	52	CS14, DM20
TC-240	3	Entrance to 1 st , 2 nd & 3 rd floor flats	Dwelling	C3	SP	4.1	15	CS14, DM20
TC-241	3a	Saints	Café	A3	SP	8.6	33	CS14, DM20
						26.3		

Percentage of identified frontage length A1 = 52%

Percentage of identified frontage length A2-A5 = 33%

Percentage of identified frontage length vacant = 0%

Identified Frontage 92 (Speciality)

5 – 35 (odd) St Peters Street

Identified Frontage Length = 104.6m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-242	5-7	GNMA	Skillcentre	D1	SP	18.1	17	CS14, DM20
TC-243	Bar IV Public House, 9-9a	Thomas Wolsey	Public house	A4	SP	8.7	8	CS14, DM20
TC-244	13	Myrtle & Mint	Florist	A1	SP	4.7	5	CS14, DM20
TC-244a	15	Nelson	Interior design	A1	SP	3.7	3	CS14, DM20
TC-244b	17	Italian Shirt Shop	Clothing	A1	SP	6.1	6	
TC-245	19	Baker & Barista (Residential)	Café and coffee shop	A3	SP	4.8	5	CS14, DM20
TC-246	21	Love One	Fancy goods	A1	SP	3.4	3	CS14, DM20
TC-247	23	House In The Town	Antique furniture	A1	SP	4.6	4	CS14, DM20
TC-248	25	Maud's Attic	Antiques	A1	SP	5.5	5	CS14, DM20
TC-249	27-29	Merchant House Antiques	Antiques	A1	SP	4.4	4	CS14, DM20
TC-250	29	Merchant House Antiques	Antiques	A1	SP	3.8	4	CS14, DM20
TC-251	31	I Scream	Ice cream parlour	A1	SP	4.5	4	CS14, DM20
TC-252	33	Rovian Sports	Sports equipment	A1	SP	4.3	4	CS14, DM20
TC-253	33a	Marianna	Clothing	A1	SP	4.4	4	CS14, DM20
TC-254	35-39	Seven	Office	B1	SP	24.8	24	CS14, DM20
						105.8		

Percentage of identified frontage length A1 = 46%

Percentage of identified frontage length A2-A5 = 13%

Percentage of identified frontage length vacant = 0%

Identified Frontage 93 (Speciality)

2 Falcon Street to Silent Street

Identified Frontage Length = 81.3m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-220	Friars House, 2 (also Frontage 88)	JSM Properties	Estate agency	A2	SP	10.8	13	CS14, DM20
TC-255	4	Northwood	Estate agency	A2	SP	6	7	CS14, DM20
TC-256	6	Gino's	Hairdresser	A1	SP	4.5	6	CS14, DM20
TC-257	8	David Brown & Co	Estate agency	A2	SP	5.7	7	CS14, DM20
TC-258	16a	Taxi Office	Taxi booking office	SG	SP	4.3	5	CS14, DM20
TC-259	16	The Brasserie	Restaurant	A3	SP	8.2	10	CS14, DM20
TC-260	18	Hidden Hearing	Hearing aids	A1	SP	7.7	9	CS14, DM20
TC-261	20	Perfect Kebab House	Takeaway	A5	SP	5.6	7	CS14, DM20
TC-262	22	Boutique	Beautician	SG	SP	6.2	8	CS14, DM20
TC-263	24-26	New York Exchange Bar	Public house	A4	SP	11.1	14	CS14, DM20
TC-264	37 Silent Street	Armed Forces Careers	Recruitment office	A2	SP	11.2	14	CS14, DM20
						81.3		

Percentage of identified frontage length A1 = 15%

Percentage of identified frontage length A2-A5 = 72%

Percentage of identified frontage length vacant = 0%

Identified Frontage 94 (Speciality)

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	Core Strategy Policy
TC-267	32	Future Recruitment and Pitman Training	Employment agency	A2	SP	11.9	28	CS14, DM20
TC-266	34	Vacant (Ray's Bistro)	(Café)	V (A3)	SP	5.5	13	CS14, DM20
TC-265	2 Coachmans Court, Old Cattle Market	Sin	Bar	A4	SP	17.3	40	CS14, DM20
TC-268	6 Coachmans Court, Old Cattle Market	Ipswich Fish & Chips	Restaurant	A3	SP	8.4	19	CS14, DM20
						43.1		

Percentage of identified frontage length A1 = 0%

Percentage of Identified frontage length A2-A5 = 100%

Percentage of identified frontage length vacant = 13%

Identified Frontage 95 (Speciality)

2 – 16 (even) Dogs Head Street

Identified Frontage Length = 70.1m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-361	The Plough PH, 2	The Plough	Public House	A4	SP	23.9	34	CS14, DM20
TC-360	4	Best Kebab Centre	Takeaway	A5	SP	6.7	9	CS14, DM20

TC-359	6	Fly Girls	Wigs	A1	SP	9	13	CS14, DM20
TC-358	8-10	Wahoo	Leisurewear	A1	SP	11.7	17	CS14, DM20
TC-357	12-14	St Elizabeth's Hospice	Charity shop	A1	SP	12.4	18	CS14, DM20
TC-356	16	Lewis	Hairdresser	A1	SP	6.4	9	CS14, DM20
						70.1		

Percentage of Identified Frontage length A1 = 57%

Percentage of Identified Frontage Length A2-A5 = 43%

Percentage of identified frontage length vacant = 0%

Identified Frontage 96 (Speciality)

1 – 5 (odd) Lower Brook Street

Identified Frontage Length = 24m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	Core Strategy Policy
TC-560	5	Dwelling	Dwelling	C3	SP 10.4	43	CS14, DM20
TC-561	2 Tacket Street (also Frontage 97)	Vacant (Ollie's Cocktail Bar)	(Bar/Restaurant)	V (A4)	SP 3.9 + 9.7	16 + 40	CS14, DM20
					24		

Percentage of identified frontage length A1 = 0%

Percentage of identified frontage length A2-A5 = 56%

Percentage of identified frontage length vacant = 56%

Identified Frontage 97 (Speciality)

2 – 26 (even) Tacket Street

Identified Frontage Length = 63.8m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m	% of Frontage	Core Strategy Policy
TC-561	2 (also Frontage 96)	Vacant (Ollie's Cocktail Bar)	(Bar/Restaurant)	V (A4)	SP 8.3	13	CS14, DM20
TC-562	4	Polski Sklep	Convenience Store	A1	SP 7	13	CS14, DM20
TC-563	6	Victoria's Bakery	Bakery	A1	SP 4.5	7	CS14, DM20
TC-564	8	Turkish Barber	Hairdresser	A1	SP 4.4	7	CS14, DM20
TC-565	10	Cocktail Wine Bar	Wine bar	A4	SP 5.3	8	CS14, DM20
TC-566	10a	Hot off the Press	Printing	A1	SP 3.9	6	CS14, DM20
TC-618	12	Vacant	Retail shop	V (A1)	SP 9.6	15	CS14, DM20
	Doors to upstairs				SP 2	3	
TC-567	12	Cash Exchange	Pawnbroker	A1	SP 6	9	CS14, DM20
TC-568	14	Pacific Oriental Store	Asian goods	A1	SP 3.5	5	CS14, DM20
TC-569	14a	Annabelles Accessories	Fashion accessories	A1	SP 2.7	4	CS14, DM20
TC-570	16	L'apres	Café	A3	SP 6.6	10	CS14, DM20
					63.8		

Percentage of identified frontage length A1 = 69%

Percentage of identified frontage length A2-A5 = 31%

Percentage of identified frontage length vacant = 28%

Identified Frontage 98 (Speciality)

18 – 44 (even) Tacket Street

Identified Frontage Length = 71.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-571	18	Caffe Basso	Café/pizzeria	A3	SP	5.6	8	CS14, DM20
TC-572	20	Convenience Store	Convenience store	A1	SP	3.9	5	CS14, DM20
TC-573	22	Kersey Ophthalmic Opticians	Optician	A1	SP	5.2	7	CS14, DM20
TC-574	24	Renaissance	Hairdresser	A1	SP	5.3	7	CS14, DM20
TC-575	26	Jonty's	Clothing	A1	SP	4.5	6	CS14, DM20
TC-576	28-32	Vacant (Fire & Ice)	(Bar/Night club)	V(A4)	SP	8.8	12	CS14, DM20
TC-577	34-38	Vacant (Pronuptia)	(Bridalwear)	V(A1)	SP	19.8	28	CS14, DM20
TC-578	40	Vacant (Izzi Izaiah)	(Bridalwear)	V(A1)	SP	6.2	9	CS14, DM20
TC-579	42	Cake Supreme	Cake shop	A1	SP	4.5	6	CS14, DM20
TC-580	42a	Fusion	Hairdresser	A1	SP	3.2	4	CS14, DM20
TC-581	44	Bodylines	Beauty Salon	A1	SP	4.4	6	CS14, DM20
						71.4		

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 = 20%

Percentage of identified frontage length vacant = 49%

Identified Frontage 99 (Speciality)

2 – 14 (even) Orwell Place

Identified Frontage Length = 71.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-582	2	Suffolk Bridal	Bridalwear	A1	SP	8.4	12	CS14, DM20
TC-583	2	E A A A Charity Shop	Charity shop	A1	SP	8.6	12	CS14, DM20
TC-584	4-4a	Town House Restaurant	Restaurant	A3	SP	8.5	12	CS14, DM20
TC-585	6	The Dhaka	Indian Restaurant	A3	SP	15.3	21	CS14, DM20
TC-586	8	Peggy's Place	Fancy Goods	A1	SP	6.1	9	CS14, DM20
TC-587	Orwell House, 10-12	Indigo Dyslexia Centre	Advice Centre	D1	SP	17.6	25	CS14, DM20
TC-588	14 (also Frontage 100)	Go East	Asian foodstuffs	A1	SP	7	10	CS14, DM20
						71.5		

Percentage of identified frontage length A1 = 43%

Percentage of identified frontage length A2-A5 = 33%

Percentage of identified frontage length vacant = 0%

Identified Frontage 100 (Speciality)

2 – 6 (even) Fore Street

Identified Frontage Length = 40.2m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-588	14 Orwell Place (also Frontage 99)	Go East	Asian foods	A1	SP	11.2	28	CS14, DM20
TC-589	2	Vacant (Go East)	(Asian foods)	V (A1)	SP	7.8	19	CS14, DM20
TC-590	4a	Countywide	Estate agency	A2	SP	3.9	10	CS14, DM20
	4b	Hydrojetz	Massage/Beauty/ Treatments	SG	SP	3.9	10	CS14, DM20
TC-591	6-8	Vacant (Cargill and Co)	(Hairdresser)	V (A1)	SP	13.5	33	CS14, DM20
						40.2		

Percentage of identified frontage length A1 = 80%

Percentage of identified frontage length A2-A5 = 10%

Percentage of identified frontage length vacant = 52%

Identified Frontage 101 (Speciality)

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	Core Strategy Policy
TC-592	14-20	Ladies that lunch/Blackfriars coffee shop	Restaurant + clothing	A3	SP	26.1	33	CS14, DM20
TC-593	20a	Dance Vibe	Dance clothing	A1	SP	6.3	8	CS14, DM20
TC-594	22	Vacant (Portman Consultancy)	(Architectural services)	V (A2)	SP	4.6	6	CS14, DM20
TC-595	22a	Salon 22	Hairdresser	A1	SP	5.3	7	CS14, DM20
TC-596	24-26	Find a Job +1	Recruitment agency	A2	SP	20	25	CS14, DM20
TC-597	28	Relax...dine with us	Restaurant	A3	SP	13.4	17	CS14, DM20
TC-598	32	Crafted Media	Architect's Office	B1	SP	3.8	5	CS14, DM20
						79.5		

Percentage of identified frontage length A1 = 15%

Percentage of identified frontage length A2-A5 = 81%

Percentage of identified frontage length vacant = 6%

Identified Frontage 102 (Speciality)

4 – 10 (even) Eagle Street

Identified Frontage Length = 42.5m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-599	Spread Eagle PH, 1-3 Fore Street (also Frontage 103)	Spread Eagle	Public house	A4	SP	18.3	43	CS14, DM20
TC-600	4-6	Central City Comics	Comics	A1	SP	7.3	17	CS14, DM20
TC-601	8	Shared Studio Ltd	Wooden Ornaments	A1	SP	8.3	20	CS14, DM20
TC-602	10	Vacant (Lady Liz)	(Curios)	V (A1)	SP	8.6	20	CS14, DM20
						42.5		

Percentage of identified frontage length A1 = 57%

Percentage of identified frontage length A2-A5 = 43%

Percentage of identified frontage length vacant = 20%

Identified Frontage 103 (Speciality)

1 – 43 (odd) Fore Street

Identified Frontage Length = 140.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-599	Spread Eagle PH, 1 (also Frontage 102)	Spread Eagle	Public house	A4	SP	11	8	CS14, DM20
TC-603	5-7	The Dress Circle	Clothing	A1	SP	6.2	5	CS14, DM20
TC-604	9	Ben Gummer Office	MP's surgery	B1	SP	3.2	2	CS14, DM20
TC-605	Education Centre, 11	Co-operative Education Centre	Training Centre	D1	SP	16	12	CS14, DM20
TC-606	13a, b & c	Hair by Glendale	Hairdresser	A1	SP	3.6	3	CS14, DM20
TC-607	15	John Olivers	Hairdresser	A1	SP	7.1	5	CS14, DM20
TC-608	17	BodyCare Plus	Chiropractor	D1	SP	6.3	5	CS14, DM20
TC-609	19-23	Vacant (Girls Love Roses)	(Clothing)	V (A1)	SP	6.1	5	CS14, DM20
TC-611	19-23	Vacant (Petz Crazee)	(Pet Boutique)	V (A1)	SP	6.1	5	CS14, DM20
TC-610	19-23	Vacant (Precious Memories)	(Antiques)	V (A1)	SP	6.1	5	CS14, DM20
TC-612	25	East Ocean	Restaurant	A3	SP	5.2	4	CS14, DM20
TC-613	27-29-31	A Passage to India	Indian Restaurant	A3	SP	14.7	10	CS14, DM20
TC-614	33	Elizabeth Holdings	Lettings	A2	SP	6.9	5	CS14, DM20
TC-615	35 + 37-43	Vacant (Infobar)	(Office + Internet Café)	V (B1) + V (A1)	SP	7.2 + 34.7	5 + 25	CS14, DM20
						140.4		

Percentage of identified frontage length A1 = 53%

Percentage of identified frontage length A2-A5 = 27%

Percentage of identified frontage length vacant = 45%

Identified Frontage 104 (Primary)

Tower Ramparts Centre (Ground Floor)

Identified Frontage Length = 163.9m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-335	1	The Perfume Shop	Beauty products	A1	P	5.8	3	CS14, DM20
TC-334	2	Warren James	Jeweller	A1	P	6.5	3	CS14, DM20
TC-288	5 Tavern Street (also Frontages 23 & 105)	Boots	Pharmacy/Variety store	A1	P	27.5	15	CS14, DM20
TC-333	3	Baldwins	Variety store	A1	P	11.3	6	CS14, DM20
TC-332	4	Vacant (Wallis)	(Clothing)	V(A1)	P	9.1	5	CS14, DM20
TC-331	5	Vacant	(Vacant)	V(A1)	P	8.5	5	CS14, DM20
TC-330	6	Vacant (Strides)	(Clothing)	V(A1)	P	10.9	6	CS14, DM20
TC-283	(also Frontages 21 & 105)	Poundland	Pound shop	A1	P	29.3	16	CS14, DM20
TC-344	7	Vacant (Clinton cards)	(Cards/Gifts)	V(A1)	P	6.9	4	CS14, DM20
TC-343	8	Vacant	Vacant	V(A1)	P	7.2	4	CS14, DM20
TC-342	9	Total Mobiles	Mobile phones	A1	P	7	4	CS14, DM20
TC-341	10	Touch of Beauty	Beauty salon	A1	P	7.4	4	CS14, DM20
TC-340	11	Topshop	Clothing	A1	P	12.9	7	CS14, DM20
TC-339	12	Quiz	Clothing	A1	P	7.2	4	CS14, DM20
TC-338	13	Ernest Jones	Jeweller	A1	P	7.2	4	CS14, DM20
TC-337	14	Virgin Media	Mobile phones	A1	P	5.9	3	CS14, DM20
TC-336	15	River Island	Clothing	A1	P	6.5	3	CS14, DM20
TC-292	15 Tavern St (also Frontage 24)	River Island	Clothing	A1	P	6.5	3	CS14, DM20
TC-291	13 Tavern St (also Frontage 24)	Vacant (Notting Hill)	(Clothing)	V(A1)	P	3.1	2	CS14, DM20
	KIOSK	Shoecare	Shoe Repairs	A1	P			CS14, DM20
	KIOSK	Café Sienna	Cafe	A3	P			CS14, DM20
						186.7		

Percentage of identified frontage length A1 = 100% excluding 1 kiosk

Percentage of identified frontage length A2-A5 = 1 kiosk

Percentage of identified frontage length vacant = 26%

Identified Frontage 105 (Primary)

Tower Ramparts Centre (First Floor)

Identified Frontage Length = 214m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-288	5 Tavern Street (also Frontages 23 & 104)	Boots	Chemist/Variety store	A1	P	12.7	6	CS14, DM20
TC-324	17	Vacant (Carmens Bakery)	(Bakery)	V (A1)	P	5.3	2	CS14, DM20
TC-325	18	Vacant (Test trading)	(Business start-up)	V (A1)	P	7.3	3	CS14, DM20
TC-326	19	Ryman Stationery	Stationery	A1	P	11.5	5	CS14, DM20
TC-327	20	Crack-On	Charity shop	A1	P	10.4	5	CS14, DM20
TC-328	21	Vacant (Capel Galleries)	(Picture gallery)	V (A1)	P	6.6	3	CS14, DM20
TC-329	22	Ipswich Building Society	Building society	A2	P	10.9	5	CS14, DM20
TC-330	22a	New Life Mobility Centre	Shop Mobility	A1	P	7.3	3	CS14, DM20
TC-282	23 (also Frontage 21)	McColls	Newsagent	A1	P	24.8	12	CS14, DM20

TC-283	(also Frontages 21)	Iceland	Foodstore	A1	P	44.1	21	CS14, DM20
TC-315	24	Crack-On	Charity shop	A1	P	7.2	3	CS14, DM20
TC-316	25	All About Weddings	Wedding shop	A1	P	7.3	3	CS14, DM20
TC-317	26	Vacant (Supercuts)	(Hairdresser)	V (A1)	P	5.3	2	CS14, DM20
TC-318	27	Bear garden	Soft toys	A1	P	6	3	CS14, DM20
TC-319	28	Topshop	Clothing	A1	P	12.1	6	CS14, DM20
TC-320	30	Post Office	Post office	A1	P	12.1	6	CS14, DM20
TC-321	31	Thomson	Travel agency	A1	P	7.1	3	CS14, DM20
TC-322	32	River Island	Clothing	A1	P	7.2	3	CS14, DM20
TC-291	33 (also Frontage 24)	River Island	Clothing	A1	P	4.7	2	CS14, DM20
TC-617	34	Vacant (Miss Selfridge)	(Clothing)	V (A1)	P	4.1	2	CS14, DM20
						214		

Percentage of identified frontage length A1 = 95%

Percentage of identified frontage length A2-A5 = 5%

Percentage of identified frontage length vacant = 33%

Identified Frontage 106 - Deleted

Eastgate Centre - Deleted

Identified Frontage 107 (Primary)

Buttermarket Centre (Ground Floor)⁴

Identified Frontage Length = 222.4m

Unit	Address	Occupant	Type of Business	Use Class	Frontage/m		% of Frontage	Core Strategy Policy
TC-134	1 (also Frontage 37)	Vacant (Attitude Inc)	(Clothing)	V (A1)	P	12.6	5	CS14, DM20
TC-386	2a	Vacant (Inside Out)	(Clothing)	V (A1)	P	8	3	CS14, DM20
TC-387	2b	Vacant (2b)	(Clothing)	A1	P	8.2	4	CS14, DM20
TC-388	3	Carousel	Cake decoration	A1	P	7.1	3	CS14, DM20
TC-389	4	Blue Inc	Clothing	A1	P	18.1	8	CS14, DM20
TC-391	4a (also Frontage 108)	Vacant (T J Hughes)	(Variety store)	V (A1)	P	18.1	8	CS14, DM20
TC-392	5	Boots	Pharmacy/variety store	A1	P	16.8	7	CS14, DM20
TC-393	6	Holland & Barrett	Health foods	A1	P	7.4	3	CS14, DM20
TC-394	7	Unit 7	Clothing	A1	P	7.3	3	CS14, DM20
TC-396	7a	New Look +Laura Ashley	Clothing	A1	P	23.2	10	CS14, DM20
TC-397	8	Java Store	Fancy goods	A1	P	7.4	3	CS14, DM20
TC-398	9-10	Vacant (Jonathan James)	(Shoe shop)	V (A1)	P	15	7	CS14, DM20
TC-135	11 (also Frontage 37)	Starbucks	Café	A3	P	13.3	6	CS14, DM20
TC-385	12	Hallmark	Greeting cards	A1	P	7.8	3	CS14, DM20
TC-384	13	Vacant (Model Zone)	(Model shop)	V (A1)	P	7.8	3	CS14, DM20
TC-383	14-15	Café Giardino	Café	A3	P	7.2	3	CS14, DM20
TC-382	16	Vacant (Planet Blue)	ITFC merchandise	V (A1)	P	7.2	3	CS14, DM20
TC-381	17-18	Vacant (Internationale)	Clothing	V (A1)	P	14.6	6	CS14, DM20
TC-380	19	Vacant (Julian Graves)	Health food	V (A1)	P	7.8	3	CS14, DM20

⁴ Units TC-395 and TC-390 are staircases to upper floors and have therefore been excluded from the calculations.

TC-348	20 (also Frontage 38)	Grape Tree	Foodstuffs	A1	P	7.5	3	CS14, DM20
						222.4		

Percentage of identified frontage length A1 = 91%

Percentage of identified frontage length A2-A5 = 9%

Percentage of identified frontage length vacant = 38%

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	Core Strategy Policy
TC-391	4a (also Frontage 107)	Vacant (T J Hughes)	(Variety store)	V (A1)	P	12.1	11	CS14, DM20
TC-402	29-30	Vacant (The Pound Shop)	(Pound shop)	V (A1)	P	13.6	13	CS14, DM20
TC-400	31	T K Maxx	Clothing	A1	P	35	33	CS14, DM20
TC-401	36a-36b	DeeSigner Hair Studio	Hairdressers	A1	P	15.5	15	CS14, DM20
TC-395	40	Laura Ashley	Clothing and homeware	A1	P	22.1	21	CS14, DM20
TC-399	41	Vacant (Carousel)	Cake decoration	V (A1)	P	7.2	7	CS14, DM20
						105.5		

Percentage of identified frontage length A1 = 100%

Percentage of identified frontage length A2-A5 = 0%

Percentage of identified frontage length vacant = 31%

Section D – Commentary

The 2014 survey reveals a number of emerging patterns in the retail offer for Ipswich town centre. Nevertheless the structure of the town centre remains largely unaltered with 'value/discount' retail outlets sitting to the east and west of the centrally positioned Primary Shopping Area which accommodates the more traditional high street names including Marks & Spencers and Debenhams. Despite a continuing number of vacant premises, there is clearly vitality in evidence in parts of the town and the number of vacant units has reduced overall since 2013, although the town's two shopping centres, Tower Ramparts and the Buttermarket, noticeably continue to struggle in this regard.

On the western edge of the Secondary Shopping Area, St Matthews Street has experienced a small turnover in retailers and is significant for its charity shops selling bulky goods, namely the British Heart Foundation and the long established Ipswich Furniture Project. There is a good deal of stability in the retail offer at this end of town, the most significant change perhaps being the arrival of a Morrisons Local supermarket in the former Blockbuster Video premises. The west end of Westgate St continues to host 'value/discount' retail outlets such as QD as well as a non-retail element in the form of Cashino gaming and Betfred bookmakers and a new Credit Union office. High St has gained a tattoo studio and a nail bar, however there are eleven vacant shop units between St Matthews Street roundabout and the junction of High St with Westgate Street, although five new businesses have also occupied premises in this area since last year.

The Primary Shopping Area along Westgate Street and Tavern Street remains largely unchanged and mostly buoyant with just one small vacant shop in Westgate Street (a result of Holland and Barrett relocating), although there is a cluster of empty units towards the east end of Tavern Street due to Specsavers, River Island and Blacks all having relocated within the town centre. One notable change in the past year is within Dial Lane which has suffered the closure of three shops over the period which has led to this frontage being around 50% vacant.

The most significant numbers of vacant units in the Primary Shopping Area are in the Tower Ramparts Shopping Centre (11 empty units) and the Buttermarket Shopping Centre (10 empty units). In the Buttermarket Centre there is a current planning permission for conversion of a number of units into a multi-screen cinema, although this is yet to be implemented.

There has been some churn amongst town centre units as already mentioned with some retailers switching premises whilst Patisserie Valerie and Hawkshead are two national chains that have now arrived in Ipswich occupying previously vacant premises in the Buttermarket. One of the most vibrant parts of the Secondary Shopping Area is now Upper Brook Street and Carr Street which, whilst offering little for the higher-spending consumer, provides a range of discount, second-hand and charity shops and a variety of other retailers plus betting shops, coffee shops and two public houses. Whilst perhaps indicative of 'weak' spending power within the Ipswich population, the shop units are well presented and the streets are busy.

Whilst the 'value/discount' stores of the town centre seems to be thriving, the other most notable improvement has occurred in St Peters Street, a part of the Specialist Shopping Area where all but one of the previously vacant units have been occupied. With their many medieval buildings and high quality public realm, St Nicholas Street and St Peters Street now provide a very attractive corridor from the town centre towards the western end of the waterfront. On the eastern side of the town centre, Upper Orwell Street and Fore Street provide a similar link and whilst there are some similarities such strong signs of revival are absent, although there is some indication of new retail aimed at the student and more artistic/bohemian and youthful sections of the population.

Table 1 below shows that, in terms of vacant units, the Secondary Shopping Area is currently the most vibrant part of town, although figures for the Primary Shopping Area are largely influenced by the vacant premises in the town's shopping centres. The discrepancy between the rates of vacancies by unit and frontage suggest that it is the smaller units in the Primary and Secondary Shopping Areas that are unoccupied whilst the reverse is true of the Specialist Shopping Area.

Table 1: Vacancy rates by shop unit and frontage across the primary, secondary and specialist frontage areas

	Primary	Secondary	Specialist
Vacant by frontage lengths	13.8%	8.9%	18.9%
Vacant shop units	18.8%	8.9%	13.6%

Table 2 below indicates that the number of vacant units with permitted A1 retail use far outnumber those for other uses. Within the Primary Shopping Area policy DM20 allows up to 10% of any given frontage to be occupied by uses within the A2-A5 uses classes, and the current proportion of A2-A5 in any given frontage would therefore be a key consideration should such uses be proposed in these vacant premises. As a whole, across the Primary Shopping Area 14.3% of identified frontages are currently occupied by A2-A5 uses, which would suggest limited scope for additional non-A1 uses in some frontages.

Table 2: Number of empty premises within each type of shopping area and permitted uses

Use	Primary	Secondary	Specialist
A1	34	12	20
A2-A5	2	4	12
Sui Generis	0	1	0
Other	1	0	0

Table 3 below indicates changes in occupancy within the frontages since the last survey. The figures for the net change in occupancy suggest that there is currently demand for premises from independent, specialist providers but also that the turnover in occupants in the Primary and Secondary areas indicates that these units are still in demand.

Table 3: Changes in Occupancy

	Primary	Secondary	Specialist	Total
Occupied to occupied ⁵	16	22	28	66
Occupied to vacant	17	5	12	34
Vacant to occupied	16	4	27	47
Net change in occupancy	-1	-1	+15	+13

Table 4 shows that the greatest number of new uses are A1 retail premises despite the continuing rise of on-line retailing. It is not possible to say whether those non-retail uses that located in the Specialist Shopping Area would have preferred to locate in the Primary Shopping Area.

Table 4: New uses in previously vacant premises

	Primary	Secondary	Specialist
A1 (Retail)	13	3	16
A2 (Professional Services)			1
A3 (Restaurant/café)	2	1	1
A5 (Takeaway)			2
D1 (Medical & Training)			4
Sui Generis	1		3
Totals	16	4	27

⁵ Occupied to Occupied refers to changes in occupier, but includes cases where businesses may have altered their trading name, for example Cheltenham & Gloucester Building Society has become TSB, but both 'brands' are within the Lloyd's Banking Group. In addition, there are some premises that have gone from occupied to vacant and back to being occupied during the course of the year.

Appendix 1: Core Strategy Policies

POLICY CS14: RETAIL DEVELOPMENT

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

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

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

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

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

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

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 Areas, which will be defined through the IP-One Area Action Plan. Sites identified as suitable for major retail investment will be allocated in the IP-One Area Action Plan.

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 retail uses will also be supported, provided the overall percentage of the frontage does not exceed the levels specified below. A2-A5 uses are defined in the Glossary.

- a. Primary Shopping Area - A2-A5 retail uses will be permitted where they will not exceed 10% of a group of identified ground floor frontages and the site is not adjacent to an existing non-A1 retail use within the same Use Class as the proposal. A5 uses will not be permitted.
- b. Secondary Shopping Area - A2-A5 retail 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 retail frontage, and the site is not adjacent to an existing non-A1 retail 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 Area - A2-A5 retail 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 A4 or A5 uses.

A3, A4 and A5 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.

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 retail use in accordance with the above.

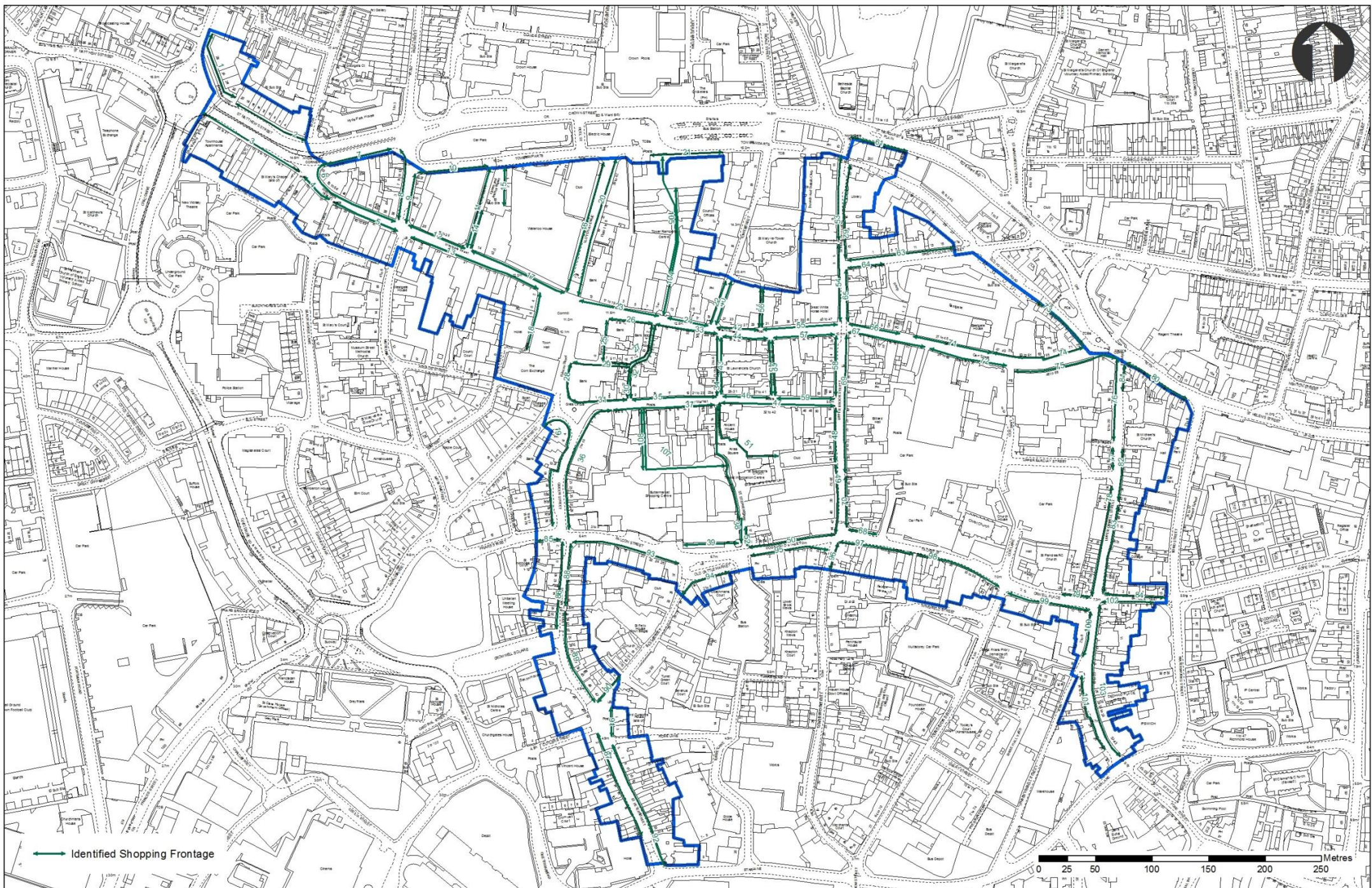
Within Primary and Secondary Shopping Areas, the Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5.

The Council also supports the retention of the open market.

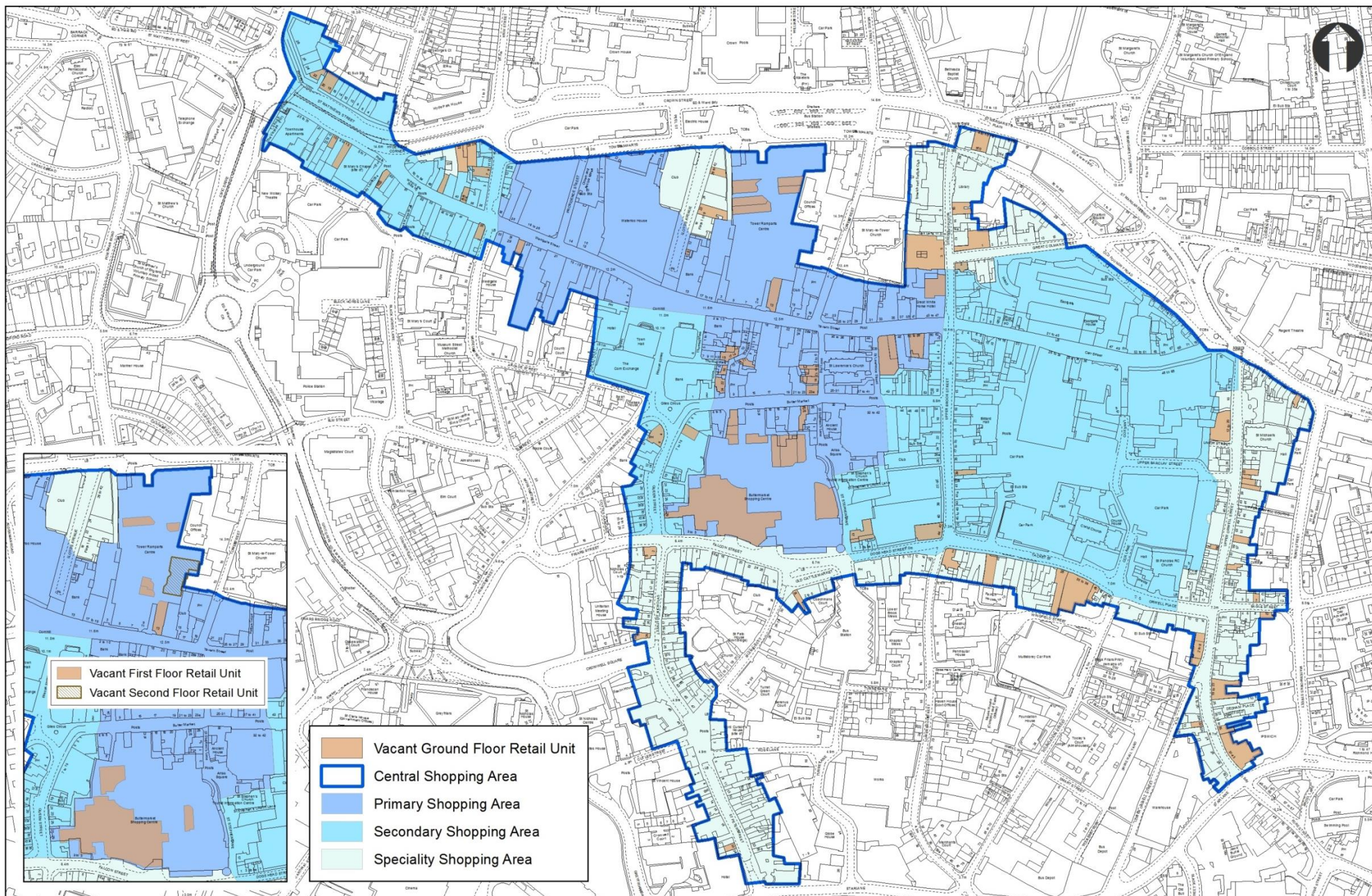
Appendix 2: Plans

Plan 1: Survey Area – Ipswich Central Shopping Area

Plan 2: Vacant Units in Ipswich Central Shopping Area, June 2014



Plan 1. Survey Area - Ipswich Central Shopping Area



Plan 2. Vacant Units in Ipswich Central Shopping Area, July 2014.

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 and betting offices.

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).

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: 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.