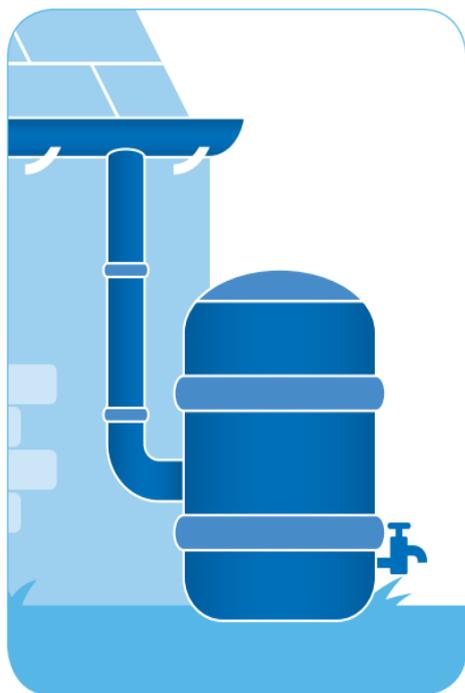


Surface Water to Combined Sewer Domestic Extensions Guide

Relevant Application Types: Pre development Enquiry, Sewer Connection Application, Asset Impact Case



This document intends to provide clear guidance for single house customers regarding surface water design and management for domestic extensions.

In urban areas, the trend is for permeable ground to be replaced with impermeable surfaces, e.g. gardens and other green spaces being paved over, or areas re-developed with higher density buildings. This can significantly increase surface water run-off and flood risk over time.

Individual domestic extensions may not seem of concern due to their average small scale, however, added together across an area these can impact the local network significantly.

There are multiple surface water management solutions that can be implemented to tackle surface water at an appropriate and affordable scale.

Property Extensions

If you are undertaking an extension, which will add to the existing hard standing area within the boundary of your property, you must look to limit an increase to your existing surface water discharge rate and volume. Where possible, we would recommend that you consider the rainwater options and hierarchy for draining rainwater as outlined in our Surface Water Policy.

Please note that you may be asked to provide flow control and attenuation, where local networks are under pressure from surface water flooding.

Let us remember that we are all responsible for protecting ourselves and our properties from flooding, this includes taking action to minimise flood damage to land or property. We all have a vital role in flood protection for Scotland.

Further Guidance on SUDS (Sustainable Urban Drainage Systems):

The following table contains small-scale SUDS options you may wish to consider implementing, to assist with managing surface water on your property.

SUD Type	Description	Available
Rainwater Butt	Small-scale garden water storage device that collects rainwater from the roof via the downpipe.	Available in most DIY, garden and home improvement stores as well as online.
Permeable Paving	A surface that is formed of material impervious to water, but also provides void space through the surface to the subbase to allow infiltration of water to the ground.	Available in most DIY, garden and home improvement stores and online.
Rain Gardens	Rain Gardens are small systems where the plants installed can soak up surface water runoff. These can be fed from a downpipe into a well-draining mix of topsoil, sand, and gravel, which then filters the remaining water and releases it back into the ground.	When designing these systems, we recommend engaging with a suitable qualified/ experienced consultant, engineer, or technical professional.
Raised Planters	Similar to a rain garden but boxed into a container/ pot for a more compact solution. Overflows can be installed where necessary.	Can be handmade or bought from online websites.
Bioretention Pits (Trees)	Similar function to a rain garden, however, can be an ideal solution to significantly increased volumes (if space permits one), as trees tend to have a higher annual average consumption rate than smaller plants.	When designing these systems, we recommend engaging with a suitable qualified/ experienced consultant, engineer, or technical professional.
Garden Ponds	A permanent wet-depression designed to temporarily store surface water runoff above the permanent pool and permit settlement of suspended solids, as well as biological removal of pollutants.	Components available in most DIY, garden, and home improvement stores and online.

For more information about Scottish Water and our services please call our Customer Helpline on **0800 0778778**.