

## Low-rise building foundations on soft ground

## Digest 471

This Digest aims to be an authoritative source of general information about how best to provide foundations for low-rise buildings on soft ground. It describes how to identify and investigate soft

ground, outlines the particular difficulties likely to be encountered and provides guidance about the different foundation options available. Most importantly, it emphasises that specialist advice from

competent professionals who are experienced in the engineering of soft ground is essential to the delivery of successful development of soft ground sites.

### Introduction

Increasing environmental and demographic pressures are forcing many new building developments in the UK into areas where the ground was historically considered to be marginal and best avoided. Soft, natural ground, such as alluvial clays and peat deposits, is one of these areas. Improved technology now allows economic building on this ground but its soft nature presents greater challenges than most other ground types. With proper planning and the employment of appropriate professionals who offer expertise in building on soft ground, good results can be achieved.

### The problems with soft ground

Soft ground is characterised by low shear strength (and therefore low bearing capacity), high compressibility, low permeability and the probability of significant variability. Bearing failure, excessive foundation settlement and tilting and disruption between a building and its services are significant risks that must be

minimised. To do this, the advice of professionals experienced in soft ground engineering should be sought at the earliest possible opportunity. It will be difficult, costly and involve long delays if expert opinion is required after problems have occurred on site or after completion of works. Planning authorities and a building control organisation responsible for ensuring compliance with the Building Regulations should be consulted. The building control service may be provided by the local authority building control office or by an approved inspector.

The level of difficulty involved when building on soft ground varies considerably depending on the type and size of structure, and the level of experience and expertise of those involved. For example, a local builder who is experienced in building on soft ground may proceed quite satisfactorily, relying on his own knowledge and guidance from the building control organisation that checks for compliance with the Building Regulations. Conversely, someone not experienced in building on soft ground may struggle and require specialist help.

# Bre Digest Engineering

**Michal Rosen-Zvi**



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## **Table of Contents Bre Digest Engineering**

1. Understanding the eBook Bre Digest Engineering
  - The Rise of Digital Reading Bre Digest Engineering
  - Advantages of eBooks Over Traditional Books
2. Identifying Bre Digest Engineering
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Bre Digest Engineering
  - User-Friendly Interface
4. Exploring eBook Recommendations from Bre Digest Engineering
  - Personalized Recommendations
  - Bre Digest Engineering User Reviews and Ratings
  - Bre Digest Engineering and Bestseller Lists

5. Accessing Bre Digest Engineering Free and Paid eBooks
  - Bre Digest Engineering Public Domain eBooks
  - Bre Digest Engineering eBook Subscription Services
  - Bre Digest Engineering Budget-Friendly Options
6. Navigating Bre Digest Engineering eBook Formats
  - ePub, PDF, MOBI, and More
  - Bre Digest Engineering Compatibility with Devices
  - Bre Digest Engineering Enhanced eBook Features
7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Bre Digest Engineering
  - Highlighting and Note-Taking Bre Digest Engineering
  - Interactive Elements Bre Digest Engineering
8. Staying Engaged with Bre Digest Engineering
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Bre Digest Engineering
9. Balancing eBooks and Physical Books Bre Digest Engineering
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Bre Digest Engineering
10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
11. Cultivating a Reading Routine Bre Digest Engineering
  - Setting Reading Goals Bre Digest Engineering
  - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Bre Digest Engineering
  - Fact-Checking eBook Content of Bre Digest Engineering
  - Distinguishing Credible Sources
13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
  - Exploring Educational eBooks
14. Embracing eBook Trends
- Integration of Multimedia Elements
  - Interactive and Gamified eBooks

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