

HONG KONG SCIENCE PARK PHASE I THE BUILDING DESIGN

The Science Park is designed as an attractive park-like setting with environmentally friendly buildings in which research personnel work, interact, learn, live and relax. The general feeling will be open and inviting, with no fences or boundary walls.

The buildings are designed with large floor plates designed along a standard grid with high floor-to-floor space, allowing flexible space to accommodate clients with different space requirements. This also allows for future changes and conversions to suit the changing needs of the tenants and market demands. The design considerations have also taken into account the different working hours of future tenants, including the possibility of 24-hour operations.

The exterior design of the 10 buildings in Phase 1 has been co-ordinated to give a coherent appearance while at the same time allows separate individual identity. They are all low rise, ranging from 5 storeys to 8 storeys and designed to step-down from the 40 metres in the Campus's Zone along the Tolo Highway, to 35 metres in the Core's Zone in the middle, and 30 metres in the Corporate Zone along the Tolo Harbour waterfront.

The Core buildings will be connected by covered glazed atriums, lined with retail shops, dining facilities, seating and discussion areas to generate a "street" concept. This allows the users to walk continuously under cover along the length of the park.

Within the buildings, open plans are adopted to create spacious, relaxing and state-of-the-art office environment. Buildings have internal covered glass atriums or courtyards, allowing more natural light into the research floor areas. Seating in common areas within the buildings are provided to promote informal meetings and discussions for tenants. Often, these are situated near open pantries designed as mini coffee bars. Some buildings will be provided with balconies accessible from the office areas for the enjoyment of the excellent views and fresh air.

Along with rental facilities for scientific research, the Science Park will also provide support facilities, which include retail shops, restaurants, conference facilities, business centre, exhibition spaces, and fitness centre. There will also be a number of residential units for visiting overseas staff of the tenants, for short to medium term stays.

香港科學園第1期 建築物的設計

科學園的設計是在一個富有園林氣息的優美環境內，建造環保建築物，供科研人士工作、交流、研習、居住及休憩。科學園內不會設置圍欄或圍牆，從而營造開放適意、親切可人的氣氛。

園內建築物採用標準方格設計的大型樓面，樓層之間有較高空間。靈活的空間設計，既可迎合用戶的不同空間需求，亦方便將來進行變更及改建，以配合租戶及市場的需求轉變。此外，建築物的設計亦考慮到未來租戶的不同工作時間，甚至顧及24小時運作的可能性。

第1期十幢建築物的外在設計是經過悉心協調，以達致調和諧協的外觀，但同時各座亦有獨特風貌。這十幢建築物都是採用低層設計，只有五至八層高。建築物的高度是採取漸降式的設計，由吐露港公路旁校園區的40米高度，降至中間核心區的35米高度，再降至吐露港岸邊企業區的30米高度。核心區內的建築物由有蓋的玻璃天井連接，兩旁設有商店、餐館、閒座及研討區，從而體現“街道”的概念。此外，這個設計亦方便使用者沿著有蓋通道步行至科學園的各處。

建築物內部採用開放式設計，以營造寬敞、舒泰的新式辦公環境。建築物內設有玻璃天井或庭院，使專門用作科研的各層地方，可以多採天然光。建築物內的公用地方設有座椅，方便租戶進行非正式會議及討論。座椅通常位於開放式茶水間附近，而茶水間是採取小型咖啡櫃台的設計。有些建築物更設有露台，而露台可從辦公室地區直達，方便租戶欣賞四周優美景色及呼吸新鮮空氣。

科學園除了提供出租設施以作科研外，亦設有商店、餐館、會議室、商務中心、展覽場所及健身中心等支援設施。另外，科學園內亦設有少量住宅單位，方便租戶的海外到訪員工作短期至中期的住宿。

