

SEED BED Residency

A collaboration between Circus Artspace
and Black Isle Permaculture & Arts

Key Practical Information –
BIPA Site & Facilities



Funded by Creative Scotland

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1. Description of the place and accommodation

Coll cabin is situated at The Warren, an organic garden, domestic smallholding and woodland where your hosts, Clive and Julie, live and work. There they run Black Isle Permaculture & Arts, a sustainable business partnership focusing on ecological living, learning and accommodation. Their aim is to create a welcoming place where visitors can see how the ethics, principles, nature connection and design processes which make up 'Permaculture' have been applied and how they relate to the physical site and the way we live here, and hopefully take something away that will inspire them to make positive actions!

The household and gardens here are being transformed using design and techniques to create a balanced ecosystem for people, plants and animals while also adapting to the unfolding climate and ecological crisis. We have a mosaic of meadows, forest gardens, mixed woodland, wildlife pond and bog garden, a kitchen garden growing vegetables, salads, herbs, fruit, polycultures of wild flowers for insects and pollinators, and some free range hens. We use organic and no dig methods to create healthy soil, working with closed loop systems so nothing is wasted, either through composting, wormeries, mulching, reusing/upcycling materials, and wood processing for fuel

Coll cabin was designed and handcrafted by the owners, and is situated in a pleasant glade in the woodland garden. It has a double bed, with cooking facilities, a compact dining/seating area, and a compost toilet and bucket shower in a small en suite bathroom. The comfortable, eco-friendly cabin has a wood burner with firewood supplied from our own woodland. There is a desk area and some wall space, with tranquil views out across the woodland.

The cabin has only one mains socket, so is not suited to practices requiring lots of electrical equipment, but there are low voltage lights and USB phone charger, run from a solar charged battery. There are also rechargeable lanterns as well as a speaker to play music from your smartphone. In the kitchenette you have cooking equipment and essentials, a double gas hob, sink, fridge and storage. Fresh water, which can be heated on the gas hob or wood burner, is supplied by a foot pump. Water and wood will need to be replenished during your stay. An old whisky barrel has been repurposed as a shower tray (or micro bathtub!) where you can fill the bucket with heated water for a short shower. All bedding and towels are provided. There is access to a washing machine in the main house by arrangement with the owners.

The woodland is within a 2.5 acre Permaculture Learning Action Demonstration (LAND) site. This is part of a network of homes, smallholdings and community projects across Scotland which showcase what can be achieved using Permaculture, a framework for creating sustainable ways

of living, and this sustainable ethos is continued in the construction of the cabin. Wherever possible low-impact materials have been used, for example, locally milled larch and sustainable certified timber, sheep's wool insulation, green sedum roof, rainwater harvesting, low VOC natural paints, organic towels and recycled wool or plastic bottle mattresses, duvets and curtains. They have been furnished with upcycled and hand-crafted items using beechwood cut and milled from the woods around you.

A residency here is ideal for people with an interest in nature, slow and sustainable living, ecology, organic food growing or Permaculture. There is plenty of wildlife around, with many animals, birds and insects frequently visiting. Residents are welcome to explore the small woodland, following the meandering paths. Note the house and immediate surrounding gardens are private unless by arrangement.

Please note: due to the location, size limitations and off grid nature of the cabin, it is not fully accessible. The entrance to the cabin is via a woodland path and a small number of steps, although it is single level inside, so it is not wheelchair accessible. If you have specific accessibility needs, please contact BIPA to discuss it.

Other activities happening at the site:

- The owners live onsite, and are both makers and growers with an interest in sustainable living, arts and crafts.
- Guests staying in another on-site cabin.
- Workshops and events at various times of the year.
- Volunteers working in the gardens.



2. Our location

We are a few miles from Muir of Ord, Scotland, in the small hamlet of Kilcoy, close to the Beaulieu Firth on the Black Isle. We are around 20 minutes by car/bus from Inverness. We are within 20 minutes walking distance of a bus stop with frequent services to Inverness and Dingwall, where train links and further bus and coach connections can be made. The property is less than 10 minutes drive from the A9 Tore interchange. There is a farm shop and garage with a small convenience store at Tore in cycling/walking distance. There are further convenience shops at Muir of Ord and Conon Bridge, with larger supermarkets and other amenities in Inverness or Dingwall, both approximately seven miles away which are easily accessible by bus.

3. Facilities

The resident artist will have access to:

- A comfortable self contained, private off grid cabin with sleeping and cooking facilities, small clean workspace and desk area. The cabin is a studio style open plan space and doesn't have a separate studio area, so is not suited to large scale or 'messy' work.
- En suite bathroom with Compost toilet and bucket shower, and wood burner for hot water.
- 12v low energy lighting and USB socket for phone/device charging.
- Some mains electricity is available via a single socket in the cabin (e.g. for a laptop).
- A good 4G signal but there is no wifi in the cabin (residents are responsible for supplying their own mobile network device and data allowance).
- A washing machine in the main house by arrangement and outdoor drying.
- Option to purchase home made and grown food including sourdough bread, jams, eggs, herb tea, organic coffee, local milk, seasonal vegetables etc.
- A yurt which may be used as an alternative space for workshops, talks, presentations etc. (Covid-19 restrictions dependant)
- Option to borrow a bike.

BIPA will provide:

- Bedding, towels and blankets
- Firewood, kindling, paper, matches etc.
- Drinking water

4. Other things to note

- Due to the ecological nature and location of the cabin, it is requested that artists only use water based paints and maintain the cleanliness of the cabin.
- The site neighbours working farms and an estate, so there may be noise from rural machinery, animals, and traffic.
- There are no street lights which means on a clear night you'll have a beautiful view of the night sky, but you will also need a head torch if venturing for an evening walk.

5. Resident guidelines

- Please respect our neighbours right to peace and quiet.
- No smoking in the cabins.
- As part of our sustainable ethos we ask that you consider minimising waste and rubbish and the environmental impact of any materials used (recycling facilities are provided)
- We request residents keep to the woodland paths to avoid trampling wildflowers and plants.
- The cabin is thoroughly cleaned before your arrival but we appreciate residents who keep it in a clean and tidy condition during and at the end of their stay.
- We have a grey-water soak away so request residents try to use materials such as water based paints and inks and natural toiletries which don't harm the environment!
- Residents are required to read and follow the instructions provided for the water, woodburner and compost toilet which we'll talk you through.
- A deposit of is normally charged to cover any cleaning, damages or losses which residents are responsible for (in this residency we will deduct any claims from the final fee payment).

6. Covid-19 Policy

BIPA is fully Covid-19 compliant and are taking extra precautions to avoid the spread of Covid-19. Please be assured that we thoroughly clean, disinfect and reset the cabin in accordance with government guidelines with at least 24 hours between guests. We will maintain physical distancing and when in contact with residents indoors we will wear face masks.

For further information about BIPA visit:

<https://blackislepermacultureandarts.co.uk>